



BHG Retail REIT Wins Two Platinum Awards at The Asia Pacific Best of the Breeds REITs Awards 2023™

SINGAPORE, 20 March 2023 – BHG Retail Trust Management Pte. Ltd., the Manager of BHG Retail REIT (the “Manager”), is pleased to announce that BHG Retail REIT was conferred two platinum awards at The Asia Pacific Best of the Breeds REITs Awards 2023™¹, specifically in the ‘Best Retail REIT (for companies with less than US\$1 billion in market capitalisation)’ and ‘Best Investor Relations’ categories.

The Asia Pacific Best of the Breeds REITs Awards 2023™ which featured some of the market’s most influential market makers and thought leaders, honours Asia Pacific’s most outstanding companies and REIT managers with the highest standards and performance in the REITs sector. The winners of the ‘Best of the Retail REIT’ awards were evaluated based on their financial performance, market performance, quality of REIT manager, quality of underlying assets, as well as sustainability of performance over the long term. BHG Retail REIT was awarded the ‘Best Investor Relations’ platinum award for its efforts in adhering to high standards of corporate governance and transparency in its communication with stakeholders and investment community.

Ms Chan Iz-Lynn, Chief Executive Officer of BHG Retail Trust Management Pte. Ltd., said, “We are pleased to have received these prestigious awards as a testament and recognition of our efforts in driving our business responsibly. We would like to share the honour with the Board and REIT management team for their dedication and commitment to ensuring the overall sustainable growth of our business. We would like to thank all of our stakeholders for their steadfast support and confidence in us, and the investment community for recognising BHG Retail REIT’s quality. These awards will motivate us to

Footnote:

1. The results of The Asia Pacific Best of the Breeds REITs Awards 2023™ were published by the organiser at <https://reitsasia.pinnaclegroup.global/press-release/> on 17 March 2023.

continually grow our business responsibly and sustainably. Looking forward, we will remain unwavering in our drive to remain as an attractive long-term yield-play investment, and capture and deliver value for our stakeholders.”

ABOUT BHG RETAIL REIT (<http://www.bhgreit.com>)

BHG Retail REIT is the first pure-play China Retail REIT sponsored by a leading China integrated retail group. The REIT was listed on the Main Board of the Singapore Exchange Securities Trading Limited on 11 December 2015. The principal investment strategy of BHG Retail REIT is to invest, directly or indirectly, in a diversified portfolio of income-producing real estate which is used primarily for retail purposes (whether either wholly or partially), as well as real estate-related assets in relation to the foregoing, with an initial focus on China.

As at 31 December 2022, the REIT’s portfolio comprises six retail properties, Beijing Wanliu (60%), Chengdu Konggang, Hefei Mengchenglu, Hefei Changjiangxilu, Xining Huayuan, Dalian Jinsanjiao located in Tier 1, Tier 2 and other cities of significant economic potential in China. The portfolio gross floor area of about 311,691 sqm, has a committed occupancy of 95.2% as at 31 December 2022.

As at the latest date of valuation, total appraised value was approximately RMB 4,703 million. Under voluntary right of first refusal agreements, properties may potentially be offered to BHG Retail REIT as future pipeline assets.

ABOUT THE REIT MANAGER

BHG Retail REIT is managed by BHG Retail Trust Management Pte. Ltd., an indirect wholly owned subsidiary of the Sponsor, Beijing Hualian Department Store Co., Ltd. The Manager's key financial objectives are to provide Unitholders of BHG Retail REIT with an attractive rate of return on their investment through regular and stable distributions to Unitholders and to achieve long-term sustainable growth in distribution per unit and net asset value per Unit, while maintaining an appropriate capital structure for BHG Retail REIT.

ABOUT THE SPONSOR

BHG Retail REIT is the first retail REIT sponsored by an established PRC home-grown retail property operator, Beijing Hualian Department Store Co., Ltd. (the “Sponsor”). Established in May 1998, the Sponsor is a listed company on the Shenzhen Stock Exchange (stock code: 000882). The Sponsor is one of the first companies to be engaged in retail property management in China whose focus is mainly on the ownership and management of community retail properties. These properties are positioned as one-stop family-oriented destinations for the community in its locality, with shopping, dining, recreational and entertainment facilities to cater to an extensive variety of communal needs.

For further information and enquiries:

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IMPORTANT NOTICE

The value of units in BHG Retail REIT (“Units”) and the income derived from them, if any, may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, BHG Retail Trust Management Pte. Ltd., as manager of BHG Retail REIT (the “Manager”) or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested. The past performance of BHG Retail REIT is not necessarily indicative of its future performance.

Investors have no right to request the Manager to redeem their Units while the Units are listed. It is intended that unitholders of BHG Retail REIT (“Unitholders”) may only deal in their Units through trading on the SGX-ST. Listing of the Units on SGX-ST does not guarantee a liquid market for the Units.

This press release may contain forward-looking statements that involve risks and uncertainties. Such forward-looking statements and/or financial information involve a number of factors, risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, the present and future business strategies, the environment in which BHG Retail REIT will operate in the future, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses, property expenses and governmental and public policy changes, and the continued availability of financing. The actual results, performance or achievements of BHG Retail REIT or the Manager, or industry results, may be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements and/or financial information, as these statements and financial information reflect the Manager’s current views concerning future events and necessarily involve risks, uncertainties and assumptions. Prospective investors and Unitholders are cautioned not to place undue reliance on these forward-looking statements, which are based on the current view of the Manager on future events.