



BHG RETAIL REIT

(A real estate investment trust constituted on 18 November 2015
under the laws of the Republic of Singapore)

RESPONSE TO SGX QUERY

BHG Retail Trust Management Pte. Ltd. (the “**Manager**”), as Manager of BHG Retail REIT (the “**REIT**”), is providing the following response to the query by the Singapore Exchange Securities Trading Limited (“**SGX-ST**”) on 25 September 2023 relating to the unaudited financial results of the REIT for the half year ended 30 June 2023.

SGX Query

Please explain why interest income amounted to only S\$29,000 for the 6 months ended 30 June 2023 when the Group reported cash and cash equivalents of S\$37,880,000 as at 30 June 2023.

Company’s response

The Group’s cash and cash equivalents amounting to S\$37,880,000 as of 30 June 2023 comprised of cash deposits in current accounts primarily held in its subsidiaries to support their day-to-day operations. Accordingly, the interest income generated is minimal due to the Group’s cash being held in current accounts with relatively low interest rates.

By Order of the Board

BHG Retail Trust Management Pte. Ltd.
(Company Registration No.: 201504222D)
as Manager of BHG Retail REIT

Chan Iz-Lynn
Chief Executive Officer
27 September 2023

IMPORTANT NOTICE

This announcement is for information only and does not constitute an offer, invitation to purchase or subscribe for or solicitation of Units in Singapore or any other jurisdiction nor should it or any part of it form the basis of, or be relied upon in connection with, any contract or commitment whatsoever. The value of the Units and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager, DBS Trustee Limited, as trustee of BHG Retail REIT, Beijing Hualian Department Store Co., Ltd., as the sponsor of BHG Retail REIT or any of their respective affiliates. An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. Following the listing of the Units on the SGX-ST, investors have no right to request that the Manager redeem or purchase their Units while the Units are listed. It is intended that holders of Units may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This announcement is not an offer or sale of the Units in the United States or any other jurisdiction. The Units have not been and will not be registered under the United States Securities Act of 1933, as amended (the “**Securities Act**”) and may not be offered or sold in the United States absent registration except pursuant to an exemption from, or in a transaction not subject to, the registration requirements under the Securities Act. Any public offering of the Units in the United States would be made by means of a prospectus that would contain detailed information about BHG Retail REIT, the Manager and its management, as well as financial statements. There is no intention to register any portion of the offering in the United States or to conduct a public offering of securities in the United States. The Units are being offered and sold outside the United States (including to institutional and other investors in Singapore) in reliance on Regulations under the Securities Act.

This announcement is not to be distributed or circulated outside of Singapore. Any failure to comply with this restriction may constitute a violation of United States securities laws or the laws of any other jurisdiction.