SECURITIES AND FUTURES ACT (CAP. 289) SECURITIES AND FUTURES (DISCLOSURE OF INTERESTS) REGULATIONS 2012

NOTIFICATION FORM FOR SUBSTANTIAL SHAREHOLDER(S)/UNITHOLDER(S) IN RESPECT OF INTERESTS IN

3 (Electronic Format)

FORM

Explanatory Notes

- 1. Please read the explanatory notes carefully before completing the notification form.
- This form is for a Substantial Shareholder(s)/Unitholder(s) to give notice under section 135, 136, 137, 137J (as applicable to sections 135, 136 and 137) or 137U (as applicable to sections 135, 136 and 137) of the Securities and Futures Act (the "SFA").
- 3. This electronic Form 3 and a separate Form C, containing the particulars and contact details of the Substantial Shareholder(s)/Unitholder(s), must be completed by the Substantial Shareholder(s)/Unitholder(s) or a person duly authorised by the Substantial Shareholder(s)/Unitholder(s) to do so. The person so authorised should maintain records of information furnished to him by the Substantial Shareholder(s)/Unitholder(s).
- 4. This form and Form C, are to be completed electronically and sent to the Listed Issuer via an electronic medium such as an e-mail attachment. The Listed Issuer will attach both forms to the prescribed SGXNet announcement template for dissemination as required under section 137G(1), 137R(1) or 137ZC(1) of the SFA, as the case may be. While Form C will be attached to the announcement template, it will not be disseminated to the public and is made available only to the Monetary Authority of Singapore (the "Authority").
- 5. Where a transaction results in similar notifiable obligations on the part of more than one Substantial Shareholder/Unitholder, all of these Substantial Shareholders/Unitholders may give notice using the same notification form.
- 6. A single form may be used by a Substantial Shareholder/Unitholder for more than one transaction resulting in notifiable obligations which occur within the same notifiable period (i.e. within two business days of becoming aware of the earliest transaction). There must be no netting-off of two or more notifiable transactions even if they occur within the same day.
- 7. All applicable parts of the notification form must be completed. If there is insufficient space for your answers, please include attachment(s) by clicking the paper clip icon on the bottom left-hand corner or in item 11 of Part II or item 10 of Part III. The total file size for all attachment(s) should not exceed 1MB.
- 8. Except for item 5 of Part II and item 1 of Part IV, please select only one option from the relevant check boxes.
- 9. Please note that submission of any false or misleading information is an offence under Part VII of the SFA.
- 10. In this form, the term "Listed Issuer" refers to -
 - (a) a company incorporated in Singapore any or all of the shares in which are listed for quotation on the official list of a securities exchange;
 - (b) a corporation (not being a company incorporated in Singapore, or a collective investment scheme constituted as a corporation) any or all of the shares in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing;

- (c) a registered business trust (as defined in the Business Trusts Act (Cap. 31A)) any or all of the units in which are listed for quotation on the official list of a securities exchange;
- (d) a recognised business trust any or all of the units in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing; or
- (e) a collective investment scheme that is a trust, that invests primarily in real estate and real estaterelated assets specified by the Authority in the Code on Collective Investment Schemes, and any or all the units in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing ("Real Estate Investment Trust").
- 11. For further instructions and guidance on how to complete this notification form, please refer to section 7 of the User Guide on Electronic Notification Forms which can be accessed at the Authority's Internet website at http://www.mas.gov.sg (under "Regulations and Financial Stability", "Regulations, Guidance and Licensing", "Securities, Futures and Fund Management", "Forms", "Disclosure of Interests").

Part I - General

1. Name of Listed Issuer:

BHG Retail REIT

2. Type of Listed Issuer:

Company/Corporation

Registered/Recognised Business Trust

✓ Real Estate Investment Trust

Name of Trustee-Manager/Responsible Person:

BHG RETAIL TRUST MANAGEMENT PTE LTD

- 3. Is more than one Substantial Shareholder/Unitholder giving notice in this form?
 - No (Please proceed to complete Part II)
 - ✓ Yes (Please proceed to complete Parts III & IV)
- 4. Date of notification to Listed Issuer:

02-Oct-2023

Part III - Substantial Shareholder	(s)/Unitholder(S) Details

[To be used for multiple Substantial Shareholders/Unitholders to give notice]

Substantial Shareholder/Unitholder A

1. Name of Substantial Shareholder/Unitholder:

Beijing Hualian Mall (Singapore) Commercial Management Pte. Ltd.

- 2. Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in the securities of the Listed Issuer are held solely through fund manager(s)?
 - Yes
 - ✓ No
- 3. Notification in respect of:
 - Becoming a Substantial Shareholder/Unitholder
 - ✓ Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder
 - Ceasing to be a Substantial Shareholder/Unitholder
- 4. Date of acquisition of or change in interest:

28-Sep-2023

5. Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest (1) (*if different from item 4 above, please specify the date*):

28-Sep-2023

6. Explanation (*if the date of becoming aware is different from the date of acquisition of, or the change in, interest*):

N/A

7. Quantum of total voting shares/units (*including voting shares/units underlying rights/options/warrants/convertible debentures {conversion price known}*) held by Substantial Shareholder/Unitholder before and after the transaction:

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures:	20,695,720	16,076,632	36,772,352
As a percentage of total no. of voting shares/t 🕥 :	3.999	3.107	7.106
Immediately after the transaction	Direct Interest	Deemed Interest	Total
			, otal
No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures :	20,850,594	16,133,133	36,983,727

Beijing Hualian Mall (Singapore) Commercial Management Pte Ltd (PMT) and BHG Retail Trust Management Pte Ltd SCM is deemed interested in an aggregate of 16,133,133 Units, which include 8,526,481 Unit RM and 7,606,652 Units owned by the PM. 9. Relationship between the Substantial Shareholders/Unitholders giving notice in <i>Yrou may attach a chart in item 10 to show the relationship between the Substantial Shareholders/Unitholders</i>] BHM SCM is wholly-owned by Beijing Hualian Department Store Co., Ltd. (*BHDS*). Beijing Hualian Group*) is deemed interested in the issued eq BHDS. 10. Attachments (<i>if any</i>):	older's deemed
[You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/Unitholders] BHM SCM is wholly-owned by Beijing Hualian Department Store Co., Ltd. (*BHDS*). Beijing H Investment Holding Co., Ltd. (*Beijing Hualian Group*) is deemed interested in the issued eq BHDS. 10. Attachments (<i>if any</i>): ③ <i>(The total file size for all attachment(s) should not exceed 1MB.</i>) 11. If this is a replacement of an earlier notification, please provide: (a) SGXNet announcement reference of the first notification which was a on SGXNet (<i>the "Initial Announcement</i> "): (b) Date of the Initial Announcement: (c) 15-digit transaction reference number of the relevant transaction in the which was attached in the Initial Announcement: (b) Date of unitholding before the change is calculated based on the total issued unit The percentage of unitholding after the change is calculated based on the total issued units Substantial Shareholder/Unitholder B Substantial Shareholder/Unitholder : Beijing Hualian Department Store Co., Ltd. 2. Is Substantial Shareholder/Unitholder a fund manager or a person whose securities of the Listed Issuer are held solely through fund manager(s)?	d ("RM"). BHM
 Investment Holding Co., Ltd. ("Beijing Hualian Group") is deemed interested in the issued eq BHDS. 10. Attachments (<i>if any</i>): () (<i>The total file size for all attachment(s) should not exceed 1MB.</i>) 11. If this is a replacement of an earlier notification, please provide: (a) SGXNet announcement reference of the <u>first</u> notification which was a on SGXNet (<i>the "Initial Announcement"</i>): (b) Date of the Initial Announcement: (c) 15-digit transaction reference number of the relevant transaction in the which was attached in the Initial Announcement: (c) 15-digit transaction reference number of the relevant transaction in the which was attached in the Initial Announcement: 12. Remarks (<i>if any</i>): The percentage of unitholding before the change is calculated based on the total issued units Substantial Shareholder/Unitholder B (a) Substantial Shareholder/Unitholder: Beijing Hualian Department Store Co., Ltd. 2. Is Substantial Shareholder/Unitholder a fund manager or a person whose securities of the Listed Issuer are held solely through fund manager(s)? 	n this form:
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 Name of Substantial Shareholder/Unitholder: Beijing Hualian Department Store Co., Ltd. Is Substantial Shareholder/Unitholder a fund manager or a person whose securities of the Listed Issuer are held solely through fund manager(s)? 	its of 517,484,953. s of 519,602,601.
 Name of Substantial Shareholder/Unitholder: Beijing Hualian Department Store Co., Ltd. Is Substantial Shareholder/Unitholder a fund manager or a person whose securities of the Listed Issuer are held solely through fund manager(s)?]
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 Is Substantial Shareholder/Unitholder a fund manager or a person whose securities of the Listed Issuer are held solely through fund manager(s)? 	
securities of the Listed Issuer are held solely through fund manager(s)?	
	interest in the
✓ No	
 3. Notification in respect of: Becoming a Substantial Shareholder/Unitholder 	

✓ Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder

Ceasing to be a Substantial Shareholder/Unitholder

4. Date of acquisition of or change in interest:

28-Sep-2023

5. Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest (if different from item 4 above, please specify the date):

28-Sep-2023

6. Explanation (*if the date of becoming aware is different from the date of acquisition of, or the change in, interest*):

N/A

7. Quantum of total voting shares/units (*including voting shares/units underlying rights/options/warrants/convertible debentures {conversion price known}*) held by Substantial Shareholder/Unitholder before and after the transaction:

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures:	0	36,772,352	36,772,352
As a percentage of total no. of voting shares/ເງ	0	7.106	7.106
Immediately after the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures :	0	36,983,727	36,983,727
As a percentage of total no. of voting shares/t	0	7.118	7.118

8. Circumstances giving rise to deemed interests (*if the interest is such*): [You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed interest arises]

Beijing Hualian Department Store Co., Ltd. ("BHDS") wholly-owns BHM SCM. BHDS is deemed interested in the total Units owned and deemed interested by BHM SCM.

9. Relationship between the Substantial Shareholders/Unitholders giving notice in this form: [You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/Unitholders]

Beijing Hualian Group is deemed interested in the issued equity interest of BHDS. BHDS wholly-owns BHM SCM.

10. Attachments (if any): 🕤

(The total file size for all attachment(s) should not exceed 1MB.)

- 11. If this is a **replacement** of an earlier notification, please provide:
 - (a) SGXNet announcement reference of the **first** notification which was announced on SGXNet (*the "Initial Announcement"*):

(b) Date of the Initial Announcement:

(c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:

12. Remarks (if any):

The percentage of unitholding before the change is calculated based on the total issued units of 517,484,953. The percentage of unitholding after the change is calculated based on the total issued units of 519,602,601.

Substantial Shareholder/Unitholder C

1. Name of Substantial Shareholder/Unitholder:

Beijing Hualian Hypermarket (Singapore) Purchasing Pte. Ltd.

2. Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in the securities of the Listed Issuer are held solely through fund manager(s)?

9

- Yes
- ✓ No
- 3. Notification in respect of:
 - Becoming a Substantial Shareholder/Unitholder
 - ✓ Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder

Ceasing to be a Substantial Shareholder/Unitholder

4. Date of acquisition of or change in interest:

28-Sep-2023

5. Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest () (*if different from item 4 above, please specify the date*):

28-Sep-2023

6. Explanation (*if the date of becoming aware is different from the date of acquisition of, or the change in, interest*):

N/A

7. Quantum of total voting shares/units (*including voting shares/units underlying rights/options/warrants/convertible debentures {conversion price known}*) held by Substantial Shareholder/Unitholder before and after the transaction:

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures:	8,246,794	0	8,246,794
As a percentage of total no. of voting shares/ເງ:	1.594	0	1.594
Immediately after the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures :	8,308,508	0	8,308,508
As a percentage of total no. of voting shares/t	1.599	0	1.599

8. Circumstances giving rise to deemed interests (*if the interest is such*): [You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed interest arises]

Beijing Hualian Group is deemed interested in the 8,308,508 Units held by Beijing Hualian Hypermarket (Singapore) Purchasing Pte. Ltd. ("BHH SPP").

9. Relationship between the Substantial Shareholders/Unitholders giving notice in this form: [You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/Unitholders]

Beijing Hualian Group is deemed interested in the Units held by BHH SPP.

10. Attachments (if any): 🕤

(The total file size for all attachment(s) should not exceed 1MB.)

- 11. If this is a **replacement** of an earlier notification, please provide:
 - (a) SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (*the "Initial Announcement"*):

	(b)	Date of the Initial Announcement:
	(c)	15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:
12.	Rema	arks (<i>if any</i>):
		crcentage of unitholding before the change is calculated based on the total issued units of 517,484,953. Arcentage of unitholding after the change is calculated based on the total issued units of 519,602,601.
Subs	stantia	I Shareholder/Unitholder D
1.	Name	e of Substantial Shareholder/Unitholder:
	Beijing	g Hua Lian Group (Singapore) International Trading Pte Ltd
2.		
3.		cation in respect of:
		ecoming a Substantial Shareholder/Unitholder
		nange in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder easing to be a Substantial Shareholder/Unitholder
4.	Date	of acquisition of or change in interest:
	28-Sep	p-2023
5.		on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the ge in, interest () (if different from item 4 above, please specify the date):
	28-Sep	p-2023
6.	-	nation (if the date of becoming aware is different from the date of acquisition of, or the ge in, interest):
	N/A	
7.	rights	ntum of total voting shares/units (<i>including voting shares/units underlying s/options/warrants/convertible debentures {conversion price known}</i>) held by Substantial eholder/Unitholder before and after the transaction:
	Immedi	iately before the transaction Direct Interest Deemed Interest Total

No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures:	150,533,491	0	150,533,491
As a percentage of total no. of voting shares/t	29.089	0	29.089
Immediately after the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures :	151,659,997	0	151,659,997

8. Circumstances giving rise to deemed interests (*if the interest is such*): [You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed interest arises]

N/A

9. Relationship between the Substantial Shareholders/Unitholders giving notice in this form: [You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/Unitholders]

Beijing Hualian Group wholly owns Beijing Hua Lian Group (Singapore) International Trading Pte. Ltd. ("BHG SIT") and is deemed interested in the 151,659,997 Units held by BHG SIT.

10. Attachments (if any): 🕤

(The total file size for all attachment(s) should not exceed 1MB.)

- 11. If this is a **replacement** of an earlier notification, please provide:
 - (a) SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (*the "Initial Announcement"*):

	(b)	Date of the Initial Announcement:
	(c)	15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:
12.	Rem	narks (<i>if any</i>):
		ercentage of unitholding before the change is calculated based on the total issued units of 517,484,953. ercentage of unitholding after the change is calculated based on the total issued units of 519,602,601.

Sub	stantial Shareholder/Unitholder E	•		
1.	Name of Substantial Shareholder/U	Jnitholder:		7
	Beijing Hualian Group Investment Holdin	ng Co., Ltd.		
2.	Is Substantial Shareholder/Unithe securities of the Listed Issuer are h		U 1	vhose interest in the
	✓ No			
3.	Notification in respect of:			
	Becoming a Substantial Sharehold	ler/Unitholder		
	✓ Change in the percentage level of	interest while still re	maining a Substantia	I Shareholder/Unitholde
	Ceasing to be a Substantial Share	holder/Unitholder		
4.	Date of acquisition of or change in	interest:		
	28-Sep-2023			
5.	Date on which Substantial Shareho change in, interest (1) (<i>if different</i>			•
	28-Sep-2023			
6.	Explanation (<i>if the date of becomin change in, interest</i>):	ng aware is differe	ent from the date of	acquisition of, or the
	N/A			
7.	Quantum of total voting shar rights/options/warrants/convertible Shareholder/Unitholder before and	debentures {conv	ersion price known	
	Immediately before the transaction	Direct Interest	Deemed Interest	Total
und	of voting shares/units held and/or erlying the ts/options/warrants/convertible debentures:	0	195,552,637	195,552,637
	a percentage of total no. of voting res/(0	37.789	37.789

rights/options/warrants/convertible debentures:			
As a percentage of total no. of voting shares/t	0	37.789	37.789
Immediately after the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures :	0	196,952,232	196,952,232
As a percentage of total no. of voting shares/(0	37.904	37.904

8.	Circumstances giving rise to deemed interests (<i>if the interest is such</i>): [You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed interest arises]
	Beijing Hualian Group wholly owns BHG SIT and is deemed interested in the 151,659,997 Units held by BHG SIT.
	Beijing Hualian Group is deemed interested in the 8,308,508 Units held by BHH SPP.
	Beijing Hualian Group is deemed interested in the issued equity interest of BHDS. Accordingly, Beijing
	Hualian Group is deemed interested in the total Units deemed interested by BHDS.
9.	Relationship between the Substantial Shareholders/Unitholders giving notice in this form: [You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/Unitholders]
	Beijing Hualian Group is deemed interested in BHSIT, BHH SPP and the issued equity interest of BHDS. BHDS wholly-owns BHM SCM.
10.	Attachments (<i>if any</i>):
	(The total file size for all attachment(s) should not exceed 1MB.)
11.	If this is a replacement of an earlier notification, please provide:
	 (a) SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (<i>the "Initial Announcement"</i>):
	(b) Date of the Initial Announcement:
	(c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:
12.	Remarks (<i>if any</i>):
	The percentage of unitholding before the change is calculated based on the total issued units of 517,484,953. The percentage of unitholding after the change is calculated based on the total issued units of 519,602,601.
<u>Sub</u>	stantial Shareholder/Unitholder F
1.	Name of Substantial Shareholder/Unitholder:
	Hainan Hong Ju Industrial Co., Ltd.
2.	Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in th securities of the Listed Issuer are held solely through fund manager(s)?
	✓ No

- Becoming a Substantial Shareholder/Unitholder
- ✓ Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder
- Ceasing to be a Substantial Shareholder/Unitholder
- 4. Date of acquisition of or change in interest:

28-Sep-2023

5. Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest (i) (if different from item 4 above, please specify the date):



6. Explanation (*if the date of becoming aware is different from the date of acquisition of, or the change in, interest*):

N/A			

7. Quantum of total voting shares/units (*including voting shares/units underlying rights/options/warrants/convertible debentures {conversion price known}*) held by Substantial Shareholder/Unitholder before and after the transaction:

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures:	0	195,552,637	195,552,637
As a percentage of total no. of voting shares/ເງ:	0	37.789	37.789
Immediately after the transaction	Direct Interest	Deemed Interest	Total
Immediately after the transaction No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures :	Direct Interest	Deemed Interest 196,952,232	Total 196,952,232

8. Circumstances giving rise to deemed interests (*if the interest is such*): [You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed interest arises]

Hainan Hong Ju Industrial Co., Ltd. holds 30% of the total issued equity interest of Beijing Hualian Group and is deemed interested in the total Units that Beijing Hualian Group is deemed interested in.

9. Relationship between the Substantial Shareholders/Unitholders giving notice in this form: [You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/Unitholders]

Hainan Hong Ju Industrial Co. 1 to	I. holds 30% of the total issued equity	interest of Beijing Hualian Group
1 aman nong sa maasinar co., Eu	i. Holds 5070 of the total issued equity	f interest of beijing nualian oroup.

10. Attachments (if any):

(The total file size for all attachment(s) should not exceed 1MB.)

- 11. If this is a **replacement** of an earlier notification, please provide:
 - (a) SGXNet announcement reference of the **first** notification which was announced on SGXNet (*the "Initial Announcement"*):

- Г								
- I								
- I								
- I								

(b) Date of the Initial Announcement:

(c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:

12. Remarks (if any):

The percentage of unitholding before the change is calculated based on the total issued units of 517,484,953. The percentage of unitholding after the change is calculated based on the total issued units of 519,602,601.

Substantial Shareholder/Unitholder G

1. Name of Substantial Shareholder/Unitholder:

Hainan Hong Ju Culture Media Group Limited

2. Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in the securities of the Listed Issuer are held solely through fund manager(s)?

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- Yes
- ✓ No
- 3. Notification in respect of:
 - Becoming a Substantial Shareholder/Unitholder
 - Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder

Ceasing to be a Substantial Shareholder/Unitholder

4. Date of acquisition of or change in interest:

28-Sep-2023

5. Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest () (*if different from item 4 above, please specify the date*):

28-Sep-2023

6. Explanation (*if the date of becoming aware is different from the date of acquisition of, or the change in, interest*):

N/A

7. Quantum of total voting shares/units (*including voting shares/units underlying rights/options/warrants/convertible debentures {conversion price known}*) held by Substantial Shareholder/Unitholder before and after the transaction:

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures:	0	195,552,637	195,552,637
As a percentage of total no. of voting shares/ເ	0	37.789	37.789
Immediately after the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/	0	196,952,232	196,952,232
convertible debentures :			

8. Circumstances giving rise to deemed interests (*if the interest is such*): [You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed interest arises]

Hainan Hong Ju Culture Media Group Limited holds 51.0% of the total issued equity interest of Hainan Hong Ju Industrial Co., Ltd. and is deemed interested in the Units that Hainan Hong Ju Industrial Co., Ltd. is deemed interested in.

9. Relationship between the Substantial Shareholders/Unitholders giving notice in this form: [You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/Unitholders]

Hainan Hong Ju Culture Media Group Limited holds 51.0% of the total issued equity interest of Hainan Hong Ju Industrial Co., Ltd.

10. Attachments (if any): 🕤

(The total file size for all attachment(s) should not exceed 1MB.)

- 11. If this is a **replacement** of an earlier notification, please provide:
 - (a) SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (*the "Initial Announcement"*):

(b)	Date of the Initial Announcement:
(c)	15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:
Rem	arks (<i>if any</i>):

12.

The percentage of unitholding before the change is calculated based on the total issued units of 517,484,953. The percentage of unitholding after the change is calculated based on the total issued units of 519,602,601.

Part IV - Transaction details

-	ype of securities which are the subject of the transaction (more than one option may be hosen):
\checkmark	Voting shares/units
	Rights/Options/Warrants over voting shares/units
	Convertible debentures over voting shares/units (conversion price known)
	Others (<i>please specify</i>):
NI	under of charge, units, rights, entions, warrants and/or principal emount of convertible
	umber of shares, units, rights, options, warrants and/or principal amount of convertible bentures acquired or disposed of by Substantial Shareholders/Unitholders:
15	4,874
	nount of consideration paid or received by Substantial Shareholders/Unitholders (<i>excluding</i> okerage and stamp duties):
\$0	.4677 per Unit
Ci	rcumstance giving rise to the interest or change in interest:
Ac	equisition of:
	Securities via market transaction
	Securities via off-market transaction (e.g. married deals)
	Securities via physical settlement of derivatives or other securities
	Securities pursuant to rights issue
	Securities via a placement
	Securities following conversion/exercise of rights, options, warrants or other convertibles
Dis	sposal of:
	Securities via market transaction
	Securities via off-market transaction (e.g. married deals)
Ot	her circumstances:
	Acceptance of take-over offer for the Listed Issuer
	Corporate action by the Listed Issuer which Substantial Shareholders/Unitholders did not participate in (<i>please specify</i>):
✓	Others (please specify):
15	4,874 units have been issued to Beijing Hualian Mall (Singapore) Commercial Management Pte. Ltd. arising
fro of	the distribution of 0.35 Singapore cents per unit in BHG Retail REIT for the distribution period from 1 nuary 2023 to 30 June 2023.

Item 5 is to be completed by an individual submitting this notification form on behalf of the Substantial Shareholders/Unitholders.

5. Particulars of Individual submitting this notification form to the Listed Issuer:

(a) Name of Individual:

Zhao Fei

(b) Designation (*if applicable*):

Company Secretary

(c) Name of entity (*if applicable*): Beijing Hualian Group Investment Holding Co., Ltd.

Transaction Reference Number (auto-generated):

		2	6	3	3	3	9	4	4	8	2	1	0	7	5	3
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