

BHG Retail REIT

1Q 2025 Business Update

23 May 2025



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Photo of Hefei Mengchenglu

1Q 2025 Updates



Photo of Beijing Wanliu

Portfolio Overview

MULTI-TENANTED



Beijing Wanliu



Hefei Mengchenglu



Chengdu Konggang



Hefei Changjiangxilu



● Multi-tenanted

● Master-leased

MASTER-LEASED



Xining Huayuan



Dalian Jinsanjiao

Portfolio Overview¹

6 Properties
4,729.0 (RMB million) Valuation²
179,277 Net Lettable Area (NLA) sqm
94.9% Committed Occupancy Rate
4.9 Years Weighted Ave. Lease Expiry by NLA

	Beijing Wanliu	Chengdu Konggang	Hefei Mengchenglu	Hefei Changjiangxilu	Xining Huayuan	Dalian Jinsanjiao
Valuation ² (RMB million)	2,557.0 ³	674.0	595.0	485.0	259.0	159.0
NLA (sqm)	52,992	37,325	28,067	24,741	20,807	15,345
Committed Occupancy Rate	96.4%	94.4%	93.7%	86.3% ⁴	100.0%	100.0%
WALE (NLA) years	3.0	2.6	3.5	5.2	9.8	9.8

1. As at 31 March 2025.

2. Based on independent valuation from Knight Frank Petty Limited as at 31 December 2024.

3. Based on 100% interest of Beijing Wanliu. Valuation of Beijing Wanliu based on 60% interest amounted to RMB 1,534.2 million.

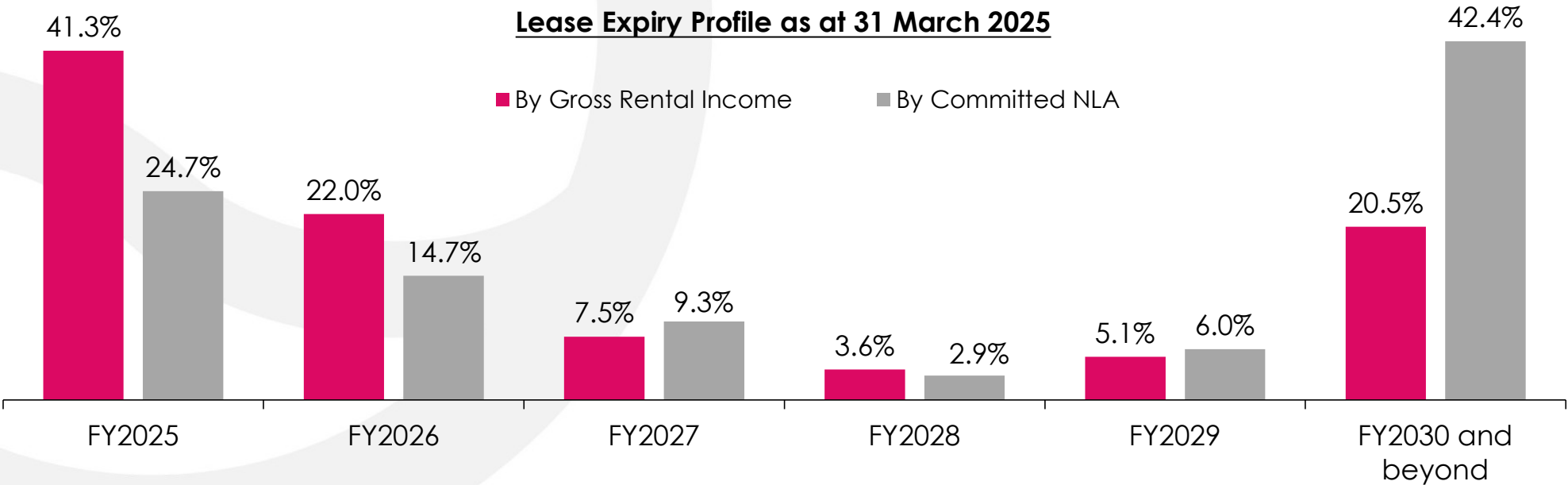
4. Due to ongoing tenancy rejuvenation.

● **Multi-tenanted**
● **Master-leased**

Lease Expiry Profile

Weighted Average Lease Expiry (WALE) as at 31 March 2025

By Gross Rental Income:	2.8 years
By Committed NLA:	4.9 years

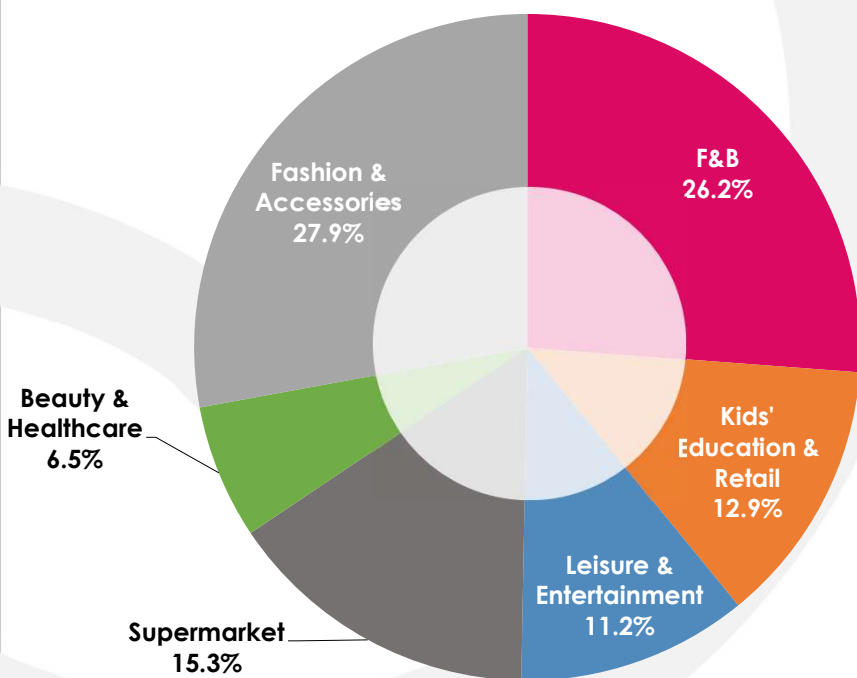


Diversified Tenant Mix

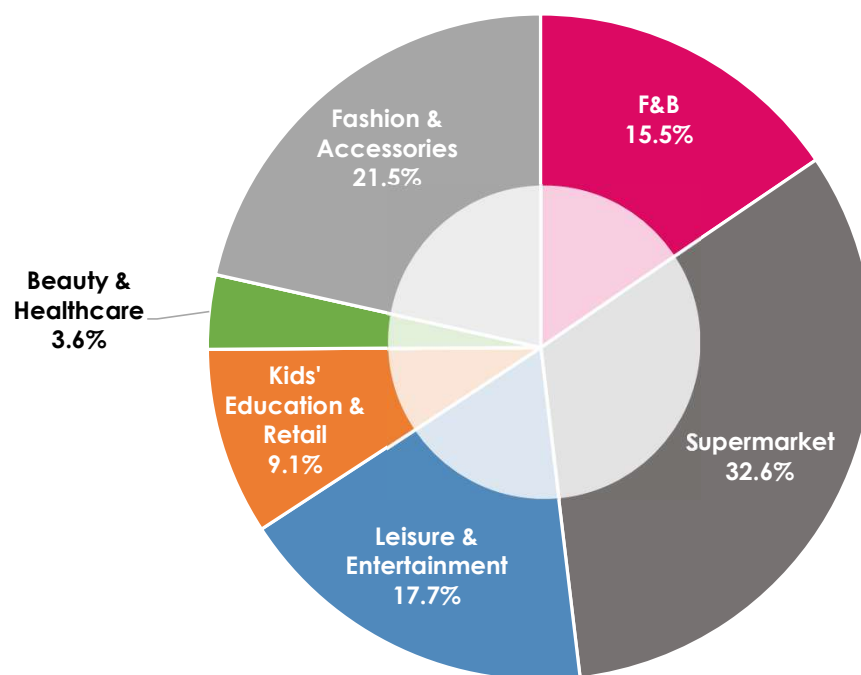
- Close to 72% of Gross Rental Income and 78% of Net Lettable Area from experiential segment (exclude fashion & accessories)

Multi-tenanted Malls (As at 31 March 2025)

Breakdown of Gross Rental Income by Trade Sector



Breakdown of Net Lettable Area by Trade Sector



Capital Management



Photo of Chengdu Konggang

Capital Management

Stable Gearing with Debt Headroom for Growth	As at 31 March 2025
Aggregated Borrowings Drawn Down	\$298.6m
Gearing Ratio ¹	40.2%
Average Cost of Debt ²	5.0%
Interest Coverage Ratio (ICR) ³	1.8 times

- Successfully rolled over Secured Term Loan facilities for 3 years in March 2025

- Above 80% of borrowings are denominated in Singapore dollars (offshore borrowings)

1. Based on total loans and borrowings principal attributable to Unitholdings divided by total assets attributable to Unitholders.

2. Average cost of debt will be approximately 5.9% per annum if amortisation of loan establishment fee is included.

3. The ratio is calculated by dividing the trailing 12 months EBITDA (excluding effects of any fair value changes of derivatives and investment properties, and foreign exchange translation) by the trailing 12 months' interest expense, borrowing related fees and distributions on hybrid securities (i.e. perpetual securities) in accordance with the revised Property Funds Appendix guidelines with effect from 28 November 2024.



Revitalising Tenancies

Enhancing Experiences

Photo of Hefei Mengchenglu

New Lifestyle and Retail Offerings In our Malls

Yiweimeng Fashion
伊唯梦



@ Beijing Wanliu

Yazan Bedding
雅赞



@ Beijing Wanliu

Mu Hua Xiang Fashion
木花巷



@ Chengdu Konggang

Xin Tan CS Experience Center
兴探营地真人CS体验馆



@ Hefei Mengchenglu

Popular F&B Selections

Yeskewer Snack
为友宵野 炸串拌饭



@ Beijing Wanliu

C98 Hamburger
C98 汉堡



@ Chengdu Konggang

Chao Jia Wa She Bibimbap
朝家瓦舍



@ Chengdu Konggang

Molly Tea
茉莉奶白



@ Beijing Wanliu

Old Market Hot Pot
火牛菜场市集老火锅



@ Hefei Changjiangxilu

New Tenants In Our Malls (Fashion and Children)

USHGEE Fashion
USHGEE 女装



@ Beijing Wanliu

TotGuard & Imoo
护童&小天才



@ Chengdu Konggang

Si Tan Xiong Escape Room
斯坦熊亲子密室



@ Beijing Wanliu

Dishilu Kids Clothing
迪士鹿



@ Chengdu Konggang

Engaging Communities Creating Lasting Memories



Photo of Chengdu Konggang

Engaging Shoppers and Communities



CNY Lion Dance @ Beijing Wanliu



CNY Celebration @ Chengdu Konggang



CNY Celebration @ Hefei Mengchenglu



CNY Lion Dance @ Hefei Changjiangxilu

Children and Family Activities



Our Sustainability Journey

Environmental, Social and Governance (ESG)



Environmental, Social and Governance (ESG)

Background

- We are cognisant of ESG issues that are relevant for BHG Retail REIT and our stakeholders
- Proactively strive to consider and address these ESG issues during our business strategy formulation
- Started annual sustainability reporting and issued first Sustainability Report in FY 2018



Climate Change

- We recognise that climate change has a widespread and severe impact on the environment we live in
- Constantly finding ways to reduce carbon emissions and started exploring innovative solutions for our retail properties
- Started climate risk assessment and scenario analysis in FY 2021 for our retail properties located in China



Our Sustainability Journey: Environmental

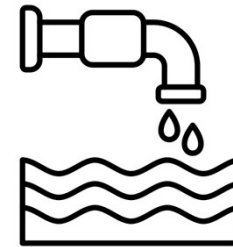
Energy Efficiency



Established energy savings plan to ensure energy efficiency through lighting management efforts and optimisation of air-conditioning system output, such as:

- ✓ Installing motion sensor-based and timing-controlled lights and LED lights;
- ✓ Installing air curtains, strip curtains and sunshades to dissipate excess heat, keeping the mall interior cool without requiring a high system output;
- ✓ Regular readjustment of system output based on actual weather conditions and temperature to minimise energy wastage

Water Management



Implemented practices to control and manage water wastage such as:

- ✓ Utilising water-efficient flushing cisterns;
- ✓ Installing motion sensor water faucets;
- ✓ Reducing tap flow rate

Our Sustainability Journey: Social (CSR Initiatives)

Pet Adoption 宠物回家



Community Hearing Test 社区听力检测



Lei Feng Community Giving Day 雷锋社区献爱心日



Giving Back at the Dog Shelter 关怀流浪狗



Our Sustainability Journey: Governance

Awards		Results	Year
1	Best Retail REIT (for companies with less than US\$500 million in market capitalization) Asia Pacific Best of the Breed REITs Awards 2024™	Gold	2024
2	Best Investor Relations (for companies with less than US\$500 million in market capitalization) Asia Pacific Best of the Breed REITs Awards 2024™	Platinum	2024
3	Best Corporate Communications and Investor Relations Team (The Global CSR & ESG Awards 2024™)	Platinum	2024
4	Best CEO (The Global CSR & ESG Awards 2024™)	Gold	2024
5	CSR & ESG Leadership Award (The Global CSR & ESG Awards 2024™)	Silver	2024

Looking Forward



Photo of Beijing Wanliu

China Macroeconomic Outlook

China		1Q 2025
GDP Growth (y-on-y)	+5.4%	<ul style="list-style-type: none">China's 1Q 2025 gross domestic product ("GDP") grew 5.4% year-on-year, underpinned by solid consumption and industrial output¹.1Q 2025 disposable income per capita of urban residents grew 4.9% year-on-year, while retail sales of consumer goods increased 4.6% year-on-year².Chinese Premier Li Qiang named boosting consumption as the top task for the year ahead. China's central government announced plans to doubled subsidies for selected range of products to RMB 300 billion, an expansion from last year's RMB 150 billion program³.
Disposable income per capita of urban residents (y-on-y)	+4.9%	
Retail Sales of Consumer Goods Growth (y-on-y)	+4.6%	

1. Reuters (16 April 2025): China Q1 GDP growth tops expectations, but US tariff shock looms large.

2. Source: National Bureau of Statistics of China.

3. CNBC(17 Mar 2025): China's \$41 billion plan to boost consumption is just a start as deflationary pressures deepen.

Looking Forward

The Manager remains focused and committed to proactively manage the existing portfolio, as well as to pursue growth

Creating Organic Value

Proactive Asset Management

- Reinforce community positioning of our malls
- Improve rent while maintaining healthy occupancy rates
- Build firm partnerships with tenants, and demonstrate proactive tenant management
- Proactive marketing strategies
- Tap on the Sponsor's (Beijing Hualian Department Store Co., Ltd.) and Beijing Hualian Group's retail network and experience

Proactive Asset Enhancement

- Identify opportunities to improve the malls
- Achieve better efficiency and higher rental potential
- Upgrade existing facilities and reconfigure existing spaces

Pursuing Acquisition Growth

- Completed acquisition of Hefei Changjiangxilu in April 2019
- We will continue to explore acquisition opportunities in relation to quality income-producing properties from the Sponsor's pipeline as well as third-party vendors



Photo of Chengdu Konggang

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Thank you

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