

BHG RETAIL REIT

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

NOTICE OF BOOKS CLOSURE AND DISTRIBUTION PAYMENT DATE

NOTICE IS HEREBY GIVEN that the Transfer Books and Register of Unitholders of BHG Retail REIT (“**BHG REIT**”) will be closed at 5.00 p.m. on 10 March 2026 (the “**Books Closure Date**”) for the purpose of determining the entitlement of unitholders of BHG REIT (“**Unitholders**”) to the distribution of 0.07 Singapore cents per unit for the period from 1 July 2025 to 31 December 2025 (the “**Distribution**”).

The Distribution consists solely of capital component.

Unitholders whose securities accounts with The Central Depository (Pte) Limited are credited with units of BHG REIT as at the Books Closure Date will be entitled to the Distribution, which will be paid on 31 March 2026.

SINGAPORE INCOME TAX ON BHG REIT DISTRIBUTION

The capital distribution represents a return of capital to Unitholders for Singapore income tax purpose and is therefore not subject to Singapore income tax.

For Unitholders who hold the units as trading assets, the amount of capital gain distribution will be applied to reduce the cost base of their units for the purpose of calculating the amount of taxable trading gains arising from the disposal of the units.

IMPORTANT DATES AND TIMES

Date/Deadline	Event
10 March 2026, Tuesday, 5.00 p.m.	Books Closure Date
31 March 2026, Friday	Payment of Distribution

By Order of the Board
BHG Retail Trust Management Pte. Ltd.
as Manager of BHG Retail REIT

Chan Iz-Lynn
Chief Executive Officer
27 February 2026

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 to the Offering, the Bookrunner and Underwriter or any of its 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. The Units have not been and will not be registered under 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.