

BHG RETAIL REIT

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

ASSETS VALUATION

Pursuant to Rule 703 of the SGX-ST Listing Manual, the Board of Directors of BHG Retail Trust Management Pte. Ltd. (the “**Manager**”), as Manager of BHG Retail REIT (the “**REIT**”), wishes to announce that the Manager has obtained independent valuations as of 31 December 2025 from Knight Frank Petty Limited for the properties owned by the REIT as follows:

Description of Property	Valuation (RMB)
Beijing Wanliu Mall No.2 Bagou Road, Haidian District, Beijing, The People’s Republic of China	2,507,000,000
Chengdu Konggang Mall No. 166 Jinhua Road Second Section, Shuangliu County, Chengdu, Sichuan Province, The People’s Republic of China	720,000,000
Hefei Mengchenglu Mall No. 99 Mengcheng Road, Luyang District, Hefei, Anhui Province, The People’s Republic of China	589,000,000
Hefei Changjiangxilu Mall No. 639 Changjiang West Road, Shushan District, Hefei, Anhui Province, The People’s Republic of China	481,000,000
Xining Huayuan Mall No.16 - 19 Shipo Road, Chengzhong District, Xining, Qinghai Province, The People’s Republic of China	251,000,000
Dalian Jinsanjiao Property No. 18 Huadong Road, Ganjingzi District, Dalian, Liaoning Province, The People’s Republic of China	146,000,000

Copies of the valuation reports for the above properties are available for inspection at the Manager’s registered office at 250 North Bridge Road #32-01 Raffles City Tower Singapore 179101 during normal business hours for three months from the date of this Announcement.

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 February 2026

IMPORTANT NOTICE

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