



BHG RETAIL REIT

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

**ANNUAL GENERAL MEETING FY2025 TO BE HELD ON 28 APRIL 2026
RESPONSES TO SUBSTANTIAL AND RELEVANT QUESTIONS**

We refer to the notice dated 7 April 2026 convening the annual general meeting of BHG Retail REIT (“**Notice of AGM**”). BHG Retail Trust Management Pte. Ltd., as manager of BHG Retail REIT (the “**Manager**” and the “**REIT**”, respectively) would like to thank all unitholders (“**Unitholders**”) of BHG Retail REIT for submitting their questions in advance of our Annual General Meeting (“**AGM**”) to be held at Raffles City Convention Centre, Level 4, Minto Room, 80 Bras Basah Rd, Singapore 189560, on Tuesday, 28 April 2026 at 10.30 a.m. (Singapore Time).

The Manager's responses to the substantial and relevant questions received from Unitholders can be found in the Appendix to this announcement. Where there is substantial overlap between questions, we have, for ease of reference and readability, consolidated the most frequently asked questions, as well as those relevant to the AGM agenda and key aspects of the business, into grouped responses. Accordingly, not all questions received may be individually addressed. These responses are based on the Manager's best knowledge as at the date of this announcement.

Please refer to the following pages for the Manager's responses to these substantial and relevant questions.

By Order of the Board

BHG Retail Trust Management Pte. Ltd.

as Manager of BHG Retail REIT

(Company Registration No. 201504222D)

Chan Iz-Lynn

Chief Executive Officer

22 April 2026

Important Notice

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Appendix

1. With ongoing geopolitical tensions in the Middle East, how might this impact performance within your China portfolio?

At this stage, we do not anticipate any material disruption to our business arising from the ongoing geopolitical tensions. Our portfolio consists of community focused retail properties frequented by middle class professionals and families and is primarily focused on domestic consumption within China.

The Manager continues to keep close track of the ongoing events in the Middle East, and our present assessment is that the direct impact on our operations is expected to be minimal. We will continue to monitor developments closely, including any indirect impacts such as due to energy costs and/or consumer sentiment.

From an operational perspective, we have also implemented energy management policies such as energy efficiency cooling systems and LED lights across our malls to enhance efficiency and mitigate cost pressures.

2. In the current economic environment, what are the strategies that the Manager is looking at to manage rental performance?

China's recent policy measures are aimed at strengthening consumer and business confidence. For example, the government has introduced initiatives such as household income support, consumer vouchers, and electronics trade-in programmes under broader efforts to shift towards consumption-led growth.

Notwithstanding this, overall consumer sentiment remains prudent, which is reflected in the leasing demand and tenant sales across parts of our portfolio.

We undertake active management of our malls and tenant spaces, through amongst others, optimising occupancy levels through the management of rental rates. As part of our occupancy management strategy, we may offer rental adjustments and support to selected tenants, taking into account market conditions. The Manager works closely with the Board of Directors in executing these strategies in the best interest of unitholders.

3. How is the REIT positioning its portfolio to navigate evolving retail trends, including the impact of e-commerce, and what does this mean for your longer-term strategy?

The Manager looks to continuously enhance the positioning of our malls as community-centric destinations, repositioning the mall through undertaking asset enhancement initiatives and adjusting the tenant mix to complement evolving consumer needs and the direction of the growth of the Chinese economy.

In recent years, we have introduced digital-first tenants such as Freshippo (Hema) and Xiaoxiang Supermarket, backed by technology platforms such as Alibaba and Meituan respectively, which integrate online and offline retail experiences. We continue to focus on community-driven marketing activities and experiential offerings, which account for over 65% of our diversified tenant mix, supporting footfall and enhancing customer engagement across our malls.

In terms of portfolio management, the Manager adopts a selective and disciplined approach, including ongoing evaluation of potential acquisitions and asset recycling opportunities. This will allow us to continuously refine the portfolio, strengthen asset quality and position the REIT for a more sustainable performance across market cycles.

4. Could you elaborate on the ESG and sustainability initiatives you are implementing at the property level, and how these efforts are improving operational efficiency and long-term asset value?

ESG and sustainability are important priorities for us, and we are actively implementing initiatives at the property level to improve efficiency and resilience.

On energy efficiency, we have rolled out LED lighting, motion sensor and timer-controlled systems, as well as energy-efficient escalators across our malls. In addition, we continuously optimise air-conditioning and other building systems based on real-time weather conditions and temperature. These measures help reduce energy consumption, lower our carbon footprint, and deliver sustainable cost savings over time.

On water management, we have implemented water-saving measures such as water-efficient flushing systems, motion sensor faucets, and reduced tap flow rates. These initiatives support responsible resource use while improving operating efficiency.

Overall, these efforts not only enhance the sustainability of our assets but also help mitigate the impact of potential rising utility costs, including energy price volatility driven by global developments.

5. The REIT completed a syndication loan rollover in 2025. How has this strengthened your debt profile, and what are your key refinancing considerations and strategy over the next 2–3 years?

The syndication loan rollover in March 2025 allowed us to extend debt maturities and maintain a diversified funding base, while continuing to receive support from our banking partners.

The Manager remains focused on prudent capital management, including managing our interest rate exposure through a balanced mix of fixed and floating rate borrowings, and evaluating funding options across both onshore and offshore markets where appropriate. In the current environment, interest rates have softened in certain markets, including China and benchmark rates such as SORA, and the Manager continues to monitor these developments closely in our financing strategy.

The Manager continues to actively explore opportunities to diversify funding sources and optimise the overall cost of debt. This includes maintaining relationships with a broad network of lending partners both in Singapore and internationally, evaluating different funding instruments, and refinancing existing facilities to improve maturity profiles and cost efficiency. The REIT is not dependent on any single source of financing and continues to receive support from its lenders, while remaining disciplined in managing its overall financing costs.

The Manager also conducts regular scenario analysis on interest rate and revenue assumptions, including downside cases, to assess potential impacts on distributions and ensure that appropriate mitigating measures can be implemented where necessary and to maintain sufficient financial flexibility to support the portfolio over the medium term.