

BHG RETAIL REIT

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

RESULTS OF THE ANNUAL GENERAL MEETING HELD ON 28 APRIL 2026

BHG Retail Trust Management Pte. Ltd., as manager of BHG Retail REIT (the “**Manager**”), wishes to announce that at the annual general meeting (the “**AGM**”) of the holders of units in BHG Retail REIT (“**Units**”, and the holders of Units, the “**Unitholders**”) held at Raffles City Convention Centre, Level 4, Minto Room, 80 Bras Basah Rd, Singapore 189560 on 28 April 2026, all resolutions set out in the Notice of AGM dated 7 April 2026, and put to vote by poll at the AGM, were duly passed.

The information as required under Rule 704(16) of the Listing Manual of the Singapore Exchange Securities Trading Limited is set out below:

(a) Breakdown of all valid votes cast at the AGM

Resolution number and details	Total number of Units represented by votes for and against the relevant resolution	For		Against	
		Number of Units	As a percentage of total number of votes for and against the resolution (%)	Number of Units	As a percentage of total number of votes for and against the resolution (%)
Ordinary Business					
<u>Ordinary Resolution 1</u> To receive and adopt the Report of DBS Trustee Limited, as trustee of BHG Retail REIT, the Statement by the Manager and the Audited Financial Statements of BHG Retail REIT for the financial year ended 31 December 2025 and the Auditors’ Report thereon	205,067,217	205,067,217	100.00	0	0.00
<u>Ordinary Resolution 2</u> To re-appoint KPMG LLP as Auditors of BHG Retail REIT and authorise the Manager to fix the Auditors’ remuneration	205,078,217	205,067,217	99.99	11,000	0.01
Special Business					
<u>Ordinary Resolution 3</u> To authorise the Manager to issue Units and to make or grant convertible instruments	205,098,317	205,078,217	99.99	20,100	0.01
<u>Ordinary Resolution 4</u> To approve the entry into the new master property management agreement	31,692,671	31,672,571	99.94	20,100	0.06

(b) Details of parties who are required to abstain from voting on any resolution(s), including the number of Units held and the individual resolution(s) on which they are required to abstain from voting

As set out in paragraph 9 of the circular to Unitholders dated 7 April 2026, the Manager, BHG Mall (Singapore) Property Management Pte. Ltd., and their associates are required to abstain from voting on Ordinary Resolution 4. Based on the information available to the Manager as at the date of the AGM today, the following parties have abstained from voting on Ordinary Resolution 4:

Name of the Party	Number of Units Held
Beijing Hualian Mall (Singapore) Commercial Management Pte. Ltd.	25,820,489
BHG Retail Trust Management Pte. Ltd.	8,526,481
BHG Mall (Singapore) Property Management Pte. Ltd.	7,606,652

Save as disclosed above, no party was required to abstain from voting on any of the abovementioned resolutions put to vote at the AGM today.

Nonetheless, to demonstrate good corporate governance practices, the following parties have voluntarily abstained from voting on Ordinary Resolution 4:

Name of the Party	Number of Units Held
Beijing Hualian Group (Singapore) International Trading Pte. Ltd.	151,659,997
Beijing Hualian Hypermarket (Singapore) Purchasing Pte. Ltd.	8,308,508
Mr Xiong Zhen	125,000
Mr Peng Ge	125,000
Ms Chan Iz-Lynn (under DBS Nomiees Pte Ltd)	126,873

(c) Name of firm and/or person appointed as scrutineer

DrewCorp Services Pte Ltd was the appointed scrutineer for the conduct of the poll at the AGM.

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
28 April 2026

IMPORTANT NOTICE

The past performance of BHG Retail REIT (the "REIT") is not indicative of future performance. The listing of the units in the REIT ("Units") on the Singapore Exchange Securities Trading Limited (the "SGX-ST") does not guarantee a liquid market for the Units. 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, BHG Retail Trust Management Pte. Ltd., as manager of the REIT (the "Manager"), or any of its affiliates. An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request that the Manager redeem or purchase their Units while the Units are listed on the SGX-ST. It is intended that holders of Units may only deal in their Units through trading on the SGX-ST.

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Units.