



BHG RETAIL REIT

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

DESPATCH OF NOTICES OF ELECTION PURSUANT TO THE DISTRIBUTION REINVESTMENT PLAN FOR THE DISTRIBUTION PERIOD FROM 1 JANUARY 2023 TO 30 JUNE 2023

BHG Retail Trust Management Pte. Ltd., in its capacity as manager of BHG Retail REIT (“**BHG REIT**” and as manager of BHG REIT, the “**Manager**”), wishes to announce that further to the announcement dated 08 August 2023 titled “(I) Notice of Books Closure and Distribution Payment Date; (II) Application of Distribution Reinvestment Plan to the Distribution for the Distribution Period from 1 January 2023 to 30 June 2023” in relation to the application of a distribution reinvestment plan (“**DRP**”) to the distribution of 0.35 Singapore cents per unit in BHG REIT (“**Unit**”) for the period from 1 January 2023 to 30 June 2023 (the “**Distribution**”), the Notices of Election¹ have been despatched today to all eligible unitholders of BHG REIT whose securities accounts with The Central Depository (Pte) Limited (“**CDP**”) are credited with Units (“**Eligible Unitholders**”) as at 5.00 p.m. on 17 August 2023 (the “**Books Closure Date**”).

Unitholders with registered addresses outside Singapore (“**Overseas Unitholders**”) who did not provide any address in Singapore for the service of notices and documents to CDP, 11 North Buona Vista Drive, #06-07 The Metropolis Tower 2, Singapore 138589 (or such other address as may be announced by the Manager from time to time), at least three (3) Market Days² prior to the Books Closure Date will not receive the Notices of Election.

Eligible Unitholders who wish to participate in the DRP must complete, sign and return the Notices of Election to CDP, as the processing agent for BHG REIT (the “**Processing Agent**”), at Robinson Road Post Office, P.O. Box 1597, Singapore 903147 (or such other address as may be announced by the Manager from time to time). Unitholders who wish to receive their Distribution in cash need not take any action.

The Notices of Election must be received by the Processing Agent by 5.30 p.m. on 11 September 2023, and may not be withdrawn or cancelled upon receipt. Notices of Election received after 5.30 p.m. on 11 September 2023 will not be processed.

The Distribution will be paid on 28 September 2023. The new Units to be issued pursuant to the DRP are expected to be issued, credited and listed on the SGX-ST on 28 September 2023. Eligible Unitholders who do not elect to participate in the DRP and Overseas Unitholders who did not provide registered addresses in Singapore to CDP will receive all of their respective entitlements to the Distribution in cash. Unitholders who are subject to the laws and regulations of jurisdictions outside

¹ “**Notices of Election**” means one or more notices of election (in such form as the Manager may approve) which the Manager will, at its discretion, send to each Unitholder and through which each Unitholder may indicate whether they wish to participate in the DRP.

² “**Market Day**” means a day on which Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) is open for trading in securities.

Singapore shall, in participating in the DRP, be deemed to have complied with all applicable legal and regulatory requirements of the relevant jurisdictions.

Unitholders who wish to participate in the DRP and do not receive the Notices of Election within three (3) Market Days after the date of this announcement may obtain a copy from the Processing Agent at 11 North Buona Vista Drive, #06-07 The Metropolis Tower 2, Singapore 138589 (or such other address as may be announced by the Manager from time to time).

Important Dates and Times

Date/Time	Event
By Monday, 11 September 2023 at 5.30 p.m.	Completed Notices of Election in respect of participation in the DRP must be received by the Processing Agent
Thursday, 28 September 2023	Payment of Distribution and Issuance, Crediting and Listing of the Units issued pursuant to the DRP on the SGX-ST

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

Chan Iz-Lynn
Chief Executive Officer
28 August 2023

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 of BHG Retail REIT or any of their 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 or any other jurisdiction. The Units have not been and will not be registered under the United States Securities Act of 1933, as amended (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.