



BHG Retail REIT Wins Two Prestigious Awards At The Global Good Governance Awards 2018™

SINGAPORE, April 25, 2017 – BHG Retail Trust Management Pte. Ltd., the Manager of BHG Retail REIT (the “Manager”), is pleased to announce that BHG Retail REIT has been awarded two prestigious awards at The Global Good Governance Awards 2018™ held on 19th April 2018¹. BHG Retail REIT has received Bronze awards for both the ‘Best Governed and Transparent Company’ and the ‘Best Corporate Communications and Investor Relations’ categories.

The Good Governance Awards 2018™ is a high profile international recognition award event held in conjunction with the 10th Annual Global CSR Summit and Awards™ to recognise companies and public institutions with the highest standards in governance, transparency and performance. The ‘Best Governed and Transparent Company’ award category recognises companies’ excellence in corporate governance, transparency, ethics, and risk management; while the ‘Best Corporate Communications and Investor Relations’ award category recognises the best corporate communication and investor relations team that helps the company achieve its goal in communicating with investors, the media, stakeholders, and the communities they operate in.

Ms Chan Iz-Lynn, Chief Executive Officer of BHG Retail Trust Management Pte. Ltd., said, “we are humbled to receive these awards as an affirmation of our commitment to good corporate governance practices, and proactive communication with investors. We will continue to strive for excellence, and remain focused on our mission to deliver sustainable returns to our unitholders.

Footnote:

1. The results of The Global Good Governance Awards™ 2018 was published by the organiser at <http://globalcsr.pinnaclegroup.global/2018/press-media/> on the 24th April 2018.

ABOUT BHG RETAIL REIT (<http://www.bhgreit.com>)

BHG Retail REIT is the first pure-play China Retail REIT sponsored by a leading China integrated retail group. The REIT was listed on the Main Board of the Singapore Exchange Securities Trading Limited on 11 December 2015. The principal investment strategy of BHG Retail REIT is to invest, directly or indirectly, in a diversified portfolio of income-producing real estate which is used primarily for retail purposes (whether either wholly or partially), as well as real estate-related assets in relation to the foregoing, with an initial focus on China.

Its portfolio comprises five retail properties, Beijing Wanliu (60%), Chengdu Konggang, Hefei Mengchenglu, Xining Huayuan, Dalian Jinsanjiao located in Tier 1, Tier 2 and other cities of significant economic potential in China. As at 31 December 2017, the portfolio gross floor area ("GFA") of about 264,000 sqm, has a committed occupancy of 99.7%. As at 31 December 2017 (date of latest valuation), total appraised value of approximately RMB 3,946 million.

Under voluntary right of first refusal agreements ("ROFR"), 14 properties may potentially be offered to BHG Retail REIT as future pipeline assets. Of these 14 ROFR properties, 10 are held by the Sponsor. Three ROFR properties, namely Tongchengjie, Libao, and Changying are held by a private fund, managed by a fund manager 50% owned by Beijing Hualian Group Investment Holding Co., Ltd.. One ROFR property, Anzhen Mall, is held by Beijing Hualian Group Investment Holding Co., Ltd. jointly with other third parties, and the consent of such third parties is required for Anzhen Mall to be offered to BHG Retail REIT.

ABOUT THE REIT MANAGER

BHG Retail REIT is managed by BHG Retail Trust Management Pte. Ltd., an indirect wholly owned subsidiary of the Sponsor, Beijing Hualian Department Store Co., Ltd. The Manager's key financial objectives are to provide Unitholders of BHG Retail REIT with an attractive rate of return on their investment through regular and stable distributions to Unitholders and to achieve long-term sustainable growth in distribution per unit ("DPU") and net asset value ("NAV") per Unit, while maintaining an appropriate capital structure for BHG Retail REIT.

ABOUT THE SPONSOR

BHG Retail REIT is the first retail REIT sponsored by an established PRC home-grown retail property operator, Beijing Hualian Department Store Co., Ltd. (the "Sponsor"). Established in May 1998, the Sponsor is a listed company on the Shenzhen Stock Exchange (stock code: 000882). The Sponsor is one of the first companies to be engaged in retail property management in China whose focus is mainly on the ownership and management of community retail properties. These properties are positioned as one-stop family-oriented destinations for the community in its locality, with shopping, dining, recreational and entertainment facilities to cater to an extensive variety of communal needs.

For further information and enquiries:

Nigel Nai Zi
Investor Relations Manager
BHG Retail Trust Management Pte. Ltd.
Contact: (65) 6805 8283
Email: ir@bhgreit.com

IMPORTANT NOTICE

The value of units in BHG Retail REIT (“Units”) and the income derived from them, if any, 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 BHG Retail REIT (the “Manager”) or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested. The past performance of BHG Retail REIT is not necessarily indicative of its future performance.

Investors have no right to request the Manager to redeem their Units while the Units are listed. It is intended that unitholders of BHG Retail REIT (“Unitholders”) may only deal in their Units through trading on the SGX-ST. Listing of the Units on SGX-ST does not guarantee a liquid market for the Units.

This press release may contain forward-looking statements that involve risks and uncertainties. Such forward-looking statements and/or financial information involve a number of factors, risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, the present and future business strategies, the environment in which BHG Retail REIT will operate in the future, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses, property expenses and governmental and public policy changes, and the continued availability of financing. The actual results, performance or achievements of BHG Retail REIT or the Manager, or industry results, may be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements and/or financial information, as these statements and financial information reflect the Manager’s current views concerning future events and necessarily involve risks, uncertainties and assumptions. Prospective investors and Unitholders are cautioned not to place undue reliance on these forward-looking statements, which are based on the current view of the Manager on future events.