# SECURITIES AND FUTURES ACT (CAP. 289) SECURITIES AND FUTURES (DISCLOSURE OF INTERESTS) REGULATIONS 2012

## NOTIFICATION FORM FOR SUBSTANTIAL SHAREHOLDER(S)/UNITHOLDER(S) IN RESPECT OF INTERESTS IN SECURITIES

FORM

3
(Electronic Format)

#### **Explanatory Notes**

- 1. Please read the explanatory notes carefully before completing the notification form.
- 2. This form is for a Substantial Shareholder(s)/Unitholder(s) to give notice under section 135, 136, 137, 137J (as applicable to sections 135, 136 and 137) or 137U (as applicable to sections 135, 136 and 137) of the Securities and Futures Act (the "SFA").
- 3. This electronic Form 3 and a separate Form C, containing the particulars and contact details of the Substantial Shareholder(s)/Unitholder(s), must be completed by the Substantial Shareholder(s)/Unitholder(s) or a person duly authorised by the Substantial Shareholder(s)/Unitholder(s) to do so. The person so authorised should maintain records of information furnished to him by the Substantial Shareholder(s)/Unitholder(s).
- 4. This form and Form C, are to be completed electronically and sent to the Listed Issuer via an electronic medium such as an e-mail attachment. The Listed Issuer will attach both forms to the prescribed SGXNet announcement template for dissemination as required under section 137G(1), 137R(1) or 137ZC(1) of the SFA, as the case may be. While Form C will be attached to the announcement template, it will not be disseminated to the public and is made available only to the Monetary Authority of Singapore (the "Authority").
- 5. Where a transaction results in similar notifiable obligations on the part of more than one Substantial Shareholder/Unitholder, all of these Substantial Shareholders/Unitholders may give notice using the same notification form.
- 6. A single form may be used by a Substantial Shareholder/Unitholder for more than one transaction resulting in notifiable obligations which occur within the same notifiable period (i.e. within two business days of becoming aware of the earliest transaction). There must be no netting-off of two or more notifiable transactions even if they occur within the same day.
- 7. All applicable parts of the notification form must be completed. If there is insufficient space for your answers, please include attachment(s) by clicking the paper clip icon on the bottom left-hand corner or in item 11 of Part II or item 10 of Part III. The total file size for all attachment(s) should not exceed 1MB.
- 8. Except for item 5 of Part II and item 1 of Part IV, please select only one option from the relevant check boxes.
- 9. Please note that submission of any false or misleading information is an offence under Part VII of the SFA.
- 10. In this form, the term "Listed Issuer" refers to -
  - (a) a company incorporated in Singapore any or all of the shares in which are listed for quotation on the official list of a securities exchange;
  - (b) a corporation (not being a company incorporated in Singapore, or a collective investment scheme constituted as a corporation) any or all of the shares in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing;

- (c) a registered business trust (as defined in the Business Trusts Act (Cap. 31A)) any or all of the units in which are listed for quotation on the official list of a securities exchange;
- (d) a recognised business trust any or all of the units in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing; or
- (e) a collective investment scheme that is a trust, that invests primarily in real estate and real estaterelated assets specified by the Authority in the Code on Collective Investment Schemes, and any or all the units in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing ("Real Estate Investment Trust").
- 11. For further instructions and guidance on how to complete this notification form, please refer to section 7 of the User Guide on Electronic Notification Forms which can be accessed at the Authority's Internet website at <a href="http://www.mas.gov.sg">http://www.mas.gov.sg</a> (under "Regulations and Financial Stability", "Regulations, Guidance and Licensing", "Securities, Futures and Fund Management", "Forms", "Disclosure of Interests").

#### Part I - General

Name of Listed Issuer:  BHG RETAIL REIT  Type of Listed Issuer:  Company/Corporation  Registered/Recognised Business Trust  Real Estate Investment Trust  Name of Trustee-Manager/Responsible Person:  BHG Retail Trust Management Pte. Ltd. (the "Manager")  Is more than one Substantial Shareholder/Unitholder giving notice in this form?  No (Please proceed to complete Part II)  Yes (Please proceed to complete Parts III & IV)  Date of notification to Listed Issuer:	
Type of Listed Issuer:  Company/Corporation  Registered/Recognised Business Trust  Real Estate Investment Trust  Name of Trustee-Manager/Responsible Person:  BHG Retail Trust Management Pte. Ltd. (the "Manager")  Is more than one Substantial Shareholder/Unitholder giving notice in this form?  No (Please proceed to complete Part II)  Yes (Please proceed to complete Parts III & IV)	
<ul> <li>Company/Corporation</li> <li>Registered/Recognised Business Trust</li> <li>✓ Real Estate Investment Trust</li> <li>Name of Trustee-Manager/Responsible Person:</li> <li>BHG Retail Trust Management Pte. Ltd. (the "Manager")</li> <li>Is more than one Substantial Shareholder/Unitholder giving notice in this form?</li> <li>No (Please proceed to complete Part II)</li> <li>✓ Yes (Please proceed to complete Parts III &amp; IV)</li> </ul>	
<ul> <li>✓ Real Estate Investment Trust</li> <li>Name of Trustee-Manager/Responsible Person:</li> <li>BHG Retail Trust Management Pte. Ltd. (the "Manager")</li> <li>Is more than one Substantial Shareholder/Unitholder giving notice in this form?</li> <li>No (Please proceed to complete Part II)</li> <li>✓ Yes (Please proceed to complete Parts III &amp; IV)</li> </ul>	
Name of Trustee-Manager/Responsible Person:  BHG Retail Trust Management Pte. Ltd. (the "Manager")  Is more than one Substantial Shareholder/Unitholder giving notice in this form?  No (Please proceed to complete Part II)  Yes (Please proceed to complete Parts III & IV)	
BHG Retail Trust Management Pte. Ltd. (the "Manager")  Is more than one Substantial Shareholder/Unitholder giving notice in this form?  No (Please proceed to complete Part II)  Yes (Please proceed to complete Parts III & IV)	
Is more than one Substantial Shareholder/Unitholder giving notice in this form?  ☐ No (Please proceed to complete Part II)  ☐ Yes (Please proceed to complete Parts III & IV)	
<ul><li>No (Please proceed to complete Part II)</li><li>✓ Yes (Please proceed to complete Parts III &amp; IV)</li></ul>	
✓ Yes (Please proceed to complete Parts III & IV)	
Date of notification to Listed Issuer:	
15-Dec-2015	

### Part III - Substantial Shareholder(s)/Unitholder(s) Details

[To be used for multiple Substantial Shareholders/Unitholders to give notice]



Sub	ostantial Shareholder/Unitholder A
1.	Name of Substantial Shareholder/Unitholder:
	China Hi-Tech Holding Company Ltd. ("CHTHC")
2.	Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in the securities of the Listed Issuer are held solely through fund manager(s)?  Yes
	✓ No
3.	Notification in respect of:
	✓ Becoming a Substantial Shareholder/Unitholder
	Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder
	Ceasing to be a Substantial Shareholder/Unitholder
4.	Date of acquisition of or change in interest:
	11-Dec-2015
5.	Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest (if different from item 4 above, please specify the date):
	11-Dec-2015
6.	Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):
	N.A.
7.	Quantum of total voting shares/units (including voting shares/units underlying rights/options/warrants/convertible debentures {conversion price known}) held by Substantial Shareholder/

Unitholder before and after the transaction:

Immediately before the transaction	Direct Interest	Deemed Interest	l otal
No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures:	0	0	0
As a percentage of total no. of voting shares/units:	0	0	0
Immediately after the transaction	Direct Interest	Deemed Interest	Total
Immediately after the transaction  No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures :	Direct Interest 40,625,000	Deemed Interest  0	Total 40,625,000

	N.A.
	Relationship between the Substantial Shareholders/Unitholders giving notice in this form: [You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/Unitholders]
	CHTCH is wholly owned by CHTC Fong's Industries Co., Ltd., which is in turn wholly owned by China Hi Tech Group Corporation (CHTC).
).	Attachments (if any):
	(The total file size for all attachment(s) should not exceed 1MB.)
	If this is a replacement of an earlier notification, please provide:
	(a) SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (the "Initial Announcement"):
	(b) Date of the Initial Announcement:
	(c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:
	Remarks (if any):
	The percentage of unitholding set out above is calculated on the basis of 492,725,000 outstanding Units immediately after completion of the Offering and the Redemption (each as defined in the Prospectus).  Sponsorship Statement:
	DBS Bank Ltd. is the Financial Adviser, Issue Manager, Bookrunner and Underwriter to the Offering.
b	stantial Shareholder/Unitholder B
	Name of Substantial Shareholder/Unitholder:
	CHTC Fong's Industries Co., Ltd.
	Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in the securities of the Listed Issuer are held solely through fund manager(s)?  Yes

	Notification in respect of:			
	✓ Becoming a Substantial Sharehold	der/Unitholder		
	Change in the percentage level of	interest while still re	emaining a Substantia	al Shareholder/Unitholde
	Ceasing to be a Substantial Share	eholder/Unitholder		
4.	Date of acquisition of or change in	interest:		
	11-Dec-2015			
5.	Date on which Substantial Shareh change in, interest (if different 11-Dec-2015			
6.	Explanation (if the date of become change in, interest):	ing aware is differ	ent from the date o	f acquisition of, or the
	N.A.			
7.	Quantum of total voting shares/ur warrants/convertible debentures { Unitholder before and after the tra	conversion price l	•	
	Immediately before the transaction	Direct Interest	Deemed Interest	Total
No	of voting shares/units held and/or	0	0	0
unc	derlying the rights/options/warrants/ overtible debentures:			
con	derlying the rights/options/warrants/ nvertible debentures:  a percentage of total no. of voting shares/	0	0	0
con	derlying the rights/options/warrants/ nvertible debentures:  a percentage of total no. of voting shares/	0 Direct Interest	0  Deemed Interest	0 Total
As unit	derlying the rights/options/warrants/ nvertible debentures:  a percentage of total no. of voting shares/ ts:			
As unit	derlying the rights/options/warrants/ evertible debentures:  a percentage of total no. of voting shares/ tts:  Immediately after the transaction  of voting shares/units held and/or derlying the rights/options/warrants/ evertible debentures:  a percentage of total no. of voting shares/	Direct Interest	Deemed Interest	Total
As unit	derlying the rights/options/warrants/ evertible debentures:  a percentage of total no. of voting shares/ tts:  Immediately after the transaction  of voting shares/units held and/or derlying the rights/options/warrants/ evertible debentures:  a percentage of total no. of voting shares/	Direct Interest  0  0  ned interests (if the	Deemed Interest 40,625,000  8.3  e interest is such):	Total 40,625,000 8.3
As unit	derlying the rights/options/warrants/ nvertible debentures:  a percentage of total no. of voting shares/ ts:  Immediately after the transaction  of voting shares/units held and/or derlying the rights/options/warrants/ nvertible debentures:  a percentage of total no. of voting shares/ ts:  Circumstances giving rise to deem [You may attach a chart in item 10 to	Direct Interest  0  0  ned interests (if the illustrate how the Su	Deemed Interest 40,625,000  8.3  e interest is such): ubstantial Shareholde	Total 40,625,000 8.3 er/Unitholder's deemed

	CHTC	
0.	Attac	chments ( <i>if any</i> ): 👔
	Ŋ	(The total file size for all attachment(s) should not exceed 1MB.)
1.	If this	s is a <b>replacement</b> of an earlier notification, please provide:
	(a)	SGXNet announcement reference of the <u>first</u> notification which was announced
		on SGXNet (the "Initial Announcement"):
	(b)	Date of the Initial Announcement:
	(c)	15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:
		Which was attached in the initial Ambuncement.
	N.A.	
ub		al Shareholder/Unitholder C
	stantia	al Shareholder/Unitholder C  e of Substantial Shareholder/Unitholder:
	stantia Nam	al Shareholder/Unitholder C e of Substantial Shareholder/Unitholder: Hi Tech Group Corporation (CHTC)
	Stantia  Nam China  Is S secu	e of Substantial Shareholder/Unitholder:  Hi Tech Group Corporation (CHTC)  ubstantial Shareholder/Unitholder a fund manager or a person whose interest in the rities of the Listed Issuer are held solely through fund manager(s)?
	Stantia  Nam China Is S secu Y N	e of Substantial Shareholder/Unitholder:  Hi Tech Group Corporation (CHTC)  ubstantial Shareholder/Unitholder a fund manager or a person whose interest in the rities of the Listed Issuer are held solely through fund manager(s)?
	Stantia  Nam China Is S secu Y Notif	e of Substantial Shareholder/Unitholder:  Hi Tech Group Corporation (CHTC)  ubstantial Shareholder/Unitholder a fund manager or a person whose interest in the rities of the Listed Issuer are held solely through fund manager(s)? es
	Stantia  Nam China Is S secu Y Notif	e of Substantial Shareholder/Unitholder:  Hi Tech Group Corporation (CHTC)  ubstantial Shareholder/Unitholder a fund manager or a person whose interest in the rities of the Listed Issuer are held solely through fund manager(s)? es o ication in respect of: ecoming a Substantial Shareholder/Unitholder
	Stantia  Nam China Is S secu Y Notif	e of Substantial Shareholder/Unitholder:  Hi Tech Group Corporation (CHTC)  ubstantial Shareholder/Unitholder a fund manager or a person whose interest in the rities of the Listed Issuer are held solely through fund manager(s)? es o ication in respect of: ecoming a Substantial Shareholder/Unitholder
	Stantia  Nam China Is S secu Y Notif B C	e of Substantial Shareholder/Unitholder:  Hi Tech Group Corporation (CHTC)  ubstantial Shareholder/Unitholder a fund manager or a person whose interest in the rities of the Listed Issuer are held solely through fund manager(s)? es  o  ication in respect of: ecoming a Substantial Shareholder/Unitholder hange in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder
ub:	Stantia  Nam China Is S secu Y Notif B C Date	e of Substantial Shareholder/Unitholder:  Hi Tech Group Corporation (CHTC)  ubstantial Shareholder/Unitholder a fund manager or a person whose interest in the rities of the Listed Issuer are held solely through fund manager(s)? es  o  ication in respect of: ecoming a Substantial Shareholder/Unitholder hange in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder easing to be a Substantial Shareholder/Unitholder

	Quantum of total voting shares/unwarrants/convertible debentures unitholder before and after the tra	(conversion price		
	Immediately before the transaction	Direct Interest	Deemed Interest	Total
und	. of voting shares/units held and/or derlying the rights/options/warrants/ overtible debentures:	0	0	0
As uni	a percentage of total no. of voting shares/	0	0	0
	Immediately after the transaction	Direct Interest	Deemed Interest	Total
und	of voting shares/units held and/or derlying the rights/options/warrants/nvertible debentures:	0	68,125,000	68,125,000
As uni	a percentage of total no. of voting shares/	0	13.8	13.8
8.	Circumstances giving rise to deen [You may attach a chart in item 10 to	•		er/Unitholder's dee
	interest arises]			
	CHTC wholly owns CHTC Fong's Industrinterested in the 40,625,000 Units held by	ies Co., Ltd., which in by CHTHC.	·	
	CHTC wholly owns CHTC Fong's Industr	ies Co., Ltd., which in by CHTHC. quity interest in Jingv	wei Textile Machinery (	Co., Ltd. ("JTMC"). J
	CHTC wholly owns CHTC Fong's Industrinterested in the 40,625,000 Units held to CHTC holds 33.83% of the total issued e	ies Co., Ltd., which in by CHTHC. quity interest in Jingv pany Limited ("Hongk ted in CHTC Fong's In	wei Textile Machinery ( Kong Huaming"), which dustries Co., Ltd., CHTI	Co., Ltd. ("JTMC"). J n holds 27,500,000 l
9.	CHTC wholly owns CHTC Fong's Industrinterested in the 40,625,000 Units held be CHTC holds 33.83% of the total issued e wholly owns HongKong Huaming Comp	ies Co., Ltd., which in by CHTHC. quity interest in Jingw pany Limited ("Hongk ted in CHTC Fong's In est in 68,125,000 Unit	wei Textile Machinery ( Kong Huaming"), which dustries Co., Ltd., CHTI s. /Unitholders giving	Co., Ltd. ("JTMC"). Jon holds 27,500,000 ld. HC, JTMC and Hong
9.	CHTC wholly owns CHTC Fong's Industrinterested in the 40,625,000 Units held be CHTC holds 33.83% of the total issued e wholly owns HongKong Huaming Compart in the substantial control of the CHTC is therefore deemed to be interest Huaming's aggregate holdings of/interest Huaming's aggregate holdings of/interest Relationship between the Substantial Cyou may attach a chart in item 10 to	ies Co., Ltd., which in by CHTHC. quity interest in Jingwany Limited ("Hongk ted in CHTC Fong's In est in 68,125,000 Unitential Shareholders, show the relationsh	wei Textile Machinery ( Kong Huaming"), which dustries Co., Ltd., CHTI s. /Unitholders giving nip between the Subs	Co., Ltd. ("JTMC"). J n holds 27,500,000 l HC, JTMC and Hong notice in this for tantial Shareholde

	(a)	on SGXNet (the "Initial Announcement"):
	(b)	Date of the Initial Announcement:
	(c)	15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:
12.	Rem	narks (if any):
	N.A.	
	14.7 (.	
Sub	stantia	al Shareholder/Unitholder D
1.	Nam	ne of Substantial Shareholder/Unitholder:
	Jingw	vei Textile Machinery Co., Ltd
		urities of the Listed Issuer are held solely through fund manager(s)?  les
3.	Notif	fication in respect of:
	<b>✓</b> B	ecoming a Substantial Shareholder/Unitholder
	□ C	change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder
	□ C	ceasing to be a Substantial Shareholder/Unitholder
4.	Date	e of acquisition of or change in interest:
	11-De	ec-2015
5.		e on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the nge in, interest (if different from item 4 above, please specify the date):
	11-De	ec-2015
6.		anation (if the date of becoming aware is different from the date of acquisition of, or the age in, interest):
	N.A.	

7. Quantum of total voting shares/units (including voting shares/units underlying rights/options/ warrants/convertible debentures {conversion price known}) held by Substantial Shareholder/ Unitholder before and after the transaction: Immediately before the transaction Direct Interest Deemed Interest Total 0 0 No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures: 0 0 0 As a percentage of total no. of voting shares/ units: Immediately after the transaction Direct Interest Deemed Interest Total 0 27,500,000 27,500,000 No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures: 0 5.6 5.6 As a percentage of total no. of voting shares/ units: 8. Circumstances giving rise to deemed interests (*if the interest is such*): [You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed interest arises] JTMC wholly owns HongKong Huaming which in turn holds 27,500,000 Units and is deemed interested in the 27,500,000 Units held by HongKong Huaming. 9. Relationship between the Substantial Shareholders/Unitholders giving notice in this form: [You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/ Unitholders] JTMC wholly owns HongKong Huaming. CHTC holds 33.83% of JTMC. 10. Attachments (if any): 👔 (The total file size for all attachment(s) should not exceed 1MB.) If this is a **replacement** of an earlier notification, please provide: 11. SGXNet announcement reference of the first notification which was announced (a) on SGXNet (the "Initial Announcement"): Date of the Initial Announcement: (b) 15-digit transaction reference number of the relevant transaction in the Form 3 (c) which was attached in the Initial Announcement: Remarks (if any): 12.

	N.A.			
Sub	stantial Shareholder/Unitholder E			
1.	Name of Substantial Shareholder/	Unitholder:		7
	HongKong Huaming Company Limited			
2.	Is Substantial Shareholder/Unithous securities of the Listed Issuer are hardy Yes  No		•	vhose interest in the
3.	Notification in respect of:  ✓ Becoming a Substantial Sharehold	der/Unitholder		
	☐ Change in the percentage level of	interest while still re	maining a Substantia	I Shareholder/Unitholde
	Ceasing to be a Substantial Share	holder/Unitholder		
4.	Date of acquisition of or change in	interest:		
	11-Dec-2015			
5.	Date on which Substantial Sharehochange in, interest (if different			
	11-Dec-2015			
6.	Explanation (if the date of becoming change in, interest):	ng aware is differe	ent from the date of	acquisition of, or the
	N.A.			
7.	Quantum of total voting shares/un warrants/convertible debentures {c Unitholder before and after the training shares and after the training shares and after the training shares and shares are shares as the shares are shar	conversion price k	•	
	Immediately before the transaction	Direct Interest	Deemed Interest	Total
und	of voting shares/units held and/or erlying the rights/options/warrants/vertible debentures:	0	0	0
As a	a percentage of total no. of voting shares/	0	0	0

Direct Interest

27,500,000

Deemed Interest

0

convertible debentures :

Immediately after the transaction

No. of voting shares/units held and/or underlying the rights/options/warrants/

Total

27,500,000

[Y	Circumstances giving rise to deemed interests You may attach a chart in item 10 to illustrate how interest arises]		
N.A			
[Y	Relationship between the Substantial Sharehol You may attach a chart in item 10 to show the relat Initholders]		
Но	ongKong Huaming is the wholly owned subsidiary of	JTMC.	
СН	HTC holds 33.83% of JTMC.		
Λ.	Attachments ( <i>if any</i> ): 👔		
/	O.		
C	(The total file size for all attachment(s) should not		
	this is a replacement of an earlier notification	•	
(a	<ul> <li>SGXNet announcement reference of the on SGXNet (the "Initial Announcement"):</li> </ul>		on which was announced
(b	b) Date of the Initial Announcement:		
(c	c) 15-digit transaction reference number of	of the relevant to	ansaction in the Form 3
	which was attached in the Initial Announce	cement:	
R	Remarks ( <i>if any</i> ):		
N.A	.A.		

#### Part IV - Transaction details

	Imber of shares, units, rights, options, warrants and/or principal amount of convertible bentures acquired or disposed of by Substantial Shareholders/Unitholders:
68	,125,000 units in BHG Retail REIT ("Units")
	nount of consideration paid or received by Substantial Shareholders/Unitholders (excluding okerage and stamp duties):
S\$(	0.80 per Unit
Cir	cumstance giving rise to the interest or change in interest:
Dis	Securities via market transaction  Securities via off-market transaction (e.g. married deals)  Securities via physical settlement of derivatives or other securities  Securities pursuant to rights issue  Securities via a placement  Securities following conversion/exercise of rights, options, warrants or other convertibles  sposal of:  Securities via market transaction  Securities via off-market transaction (e.g. married deals)  her circumstances:  Acceptance of take-over offer for the Listed Issuer
	Corporate action by the Listed Issuer which Substantial Shareholders/Unitholders did not participate in ( <i>please specify</i> ):  Others ( <i>please specify</i> ):  stated in the prospectus of BHG RETAIL REIT dated 2 December 2015 ("Prospectus"), concurrently with but parate from the initial public offering of BHG RETAIL REIT (the "Offering"), CHTHC has subscribed for 40,625,000

Pari	iculars of Individual submitting this notification form to the Listed Issuer:
(a)	Name of Individual:
	Zhu Ming
(b)	Designation (if applicable):
	Finance Director
(c)	Name of entity (if applicable):
	China Hi Tech Group Corporation (CHTC)
	on Reference Number (auto-generated): 9 3 5 2 4 3 2 4 9 4 0 3