



BHG RETAIL REIT

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

ANNOUNCEMENT

ISSUE AND LISTING OF NEW UNITS UNDER THE DISTRIBUTION REINVESTMENT PLAN

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 4,299,152 new units in BHG REIT (“**Units**”) will be issued on 28 September 2022 at an issue price of S\$0.5070 per new Unit to eligible unitholders of BHG REIT (“**Unitholders**”) who have elected to participate in the distribution reinvestment plan (“**DRP**”) in respect of the distribution of 0.76 Singapore cents per Unit for the period from 1 January 2022 to 30 June 2022 (the “**Distribution**”).

Distribution payments to eligible Unitholders who did not elect to participate in the DRP will be paid in cash on 28 September 2022.

The new Units will commence trading on the Main Board of Singapore Exchange Securities Trading Limited at 9.00 a.m. on 28 September 2022.

The new Units will rank *pari passu* in all respects with the existing Units. Following the issue of the new Units, the number of issued Units will be increased from 513,185,801 to 517,484,953.

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

Chan Iz-Lynn
Chief Executive Officer
27 September 2022

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.