

## BHG RETAIL REIT

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

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### ASSETS VALUATION

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Pursuant to Rule 703 of the SGX-ST Listing Manual, the Board of Directors of BHG Retail Trust Management Pte. Ltd. (the “**Manager**”), as Manager of BHG Retail REIT (the “**REIT**”), wishes to announce that the Manager has obtained independent valuations as of 31 December 2018 from Cushman & Wakefield Limited for the properties owned by the REIT as follows:

Description of Property	Valuation (RMB)
<b>Beijing Wanliu Mall</b> No. 2 Bagou Road, Haidian District, Beijing, The People’s Republic of China	2,394,000,000
<b>Hefei Mengchenglu Mall</b> No. 99 Mengcheng Road, Luyang District, Hefei, Anhui Province, The People’s Republic of China	605,000,000
<b>Chengdu Konggang Mall</b> No. 166 Jinhua Road Second Section, Shuangliu County, Chengdu, Sichuan Province, The People’s Republic of China	640,100,000
<b>Dalian Jinsanjiao Property</b> Xinhe Building, No. 18 Huadong Road, Ganjingzi District, Dalian, Liaoning Province, The People’s Republic of China	162,000,000
<b>Xining Huayuan Mall</b> No. 16-19 Shipo Street, Chengzhong District, Xining, Qinghai Province, The People’s Republic of China	280,000,000

Copies of the valuation reports for the above properties are available for inspection at the Manager’s registered office at 100 Beach Road #25-11 Shaw Towers Singapore 189702 during normal business hours for three months from the date of this announcement.

#### 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  
26 February 2019

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