



BHG RETAIL REIT

北京华联商业信托

Factsheet

As at 11th May 2018

SINGAPORE'S FIRST PURE-PLAY CHINA RETAIL REIT SPONSORED BY A CHINA-BASED GROUP

Listed on SGX-ST, BHG Retail REIT has a diversified portfolio of five retail properties strategically located in major cities in China, namely Beijing, Chengdu, Hefei, Xining and Dalian.

All of BHG Retail REIT's malls are located in high population density areas frequented by growing middle class professionals and families. Designed as lifestyle destinations, each multi-tenanted mall features a compelling mix of shopping, dining, education and entertainment establishments. In every mall, the anchor tenant or master lessee is the highly popular Beijing Hualian Hypermarket Co., Ltd. (北京华联综合超市股份有限公司) catering to the daily needs of residents of the surrounding neighbourhoods.

BHG Retail REIT is managed by BHG Retail Trust Management Pte. Ltd., an indirect wholly-owned subsidiary of Beijing Hualian Department Store Co., Ltd. (北京华联商厦股份有限公司) (the "Sponsor"). The Sponsor and Beijing Hualian Hypermarket Co., Ltd are part of Beijing Hualian Group Investment Holding Co., Ltd. (北京华联集团投资控股有限公司), one of China's largest retail enterprises with more than 20 years of retail operating experience.

In August 2017, BHG Retail REIT won the **Bronze Award at the Asia Pacific Best of the Breeds REITs Awards 2017**, under the Retail REITs category.

In April 2018, BHG Retail REIT was awarded **two Bronze awards at The Global Good Governance Awards 2018™**. The two award categories were, the 'Best Governed and Transparent Company' and the 'Best Corporate Communications and Investor Relations'.

COMMITTED OCCUPANCY RATE AS AT 31 MARCH 2018

Beijing Wanliu	100.0%
Chengdu Konggang	96.2%
Hefei Mengchenglu	100.0%
Xining Huayuan	100.0%
Dalian Jinsanjiao	100.0%
Portfolio (NLA Weighted)	99.0%

ROBUST RETAIL OUTLOOK IN CHINA¹

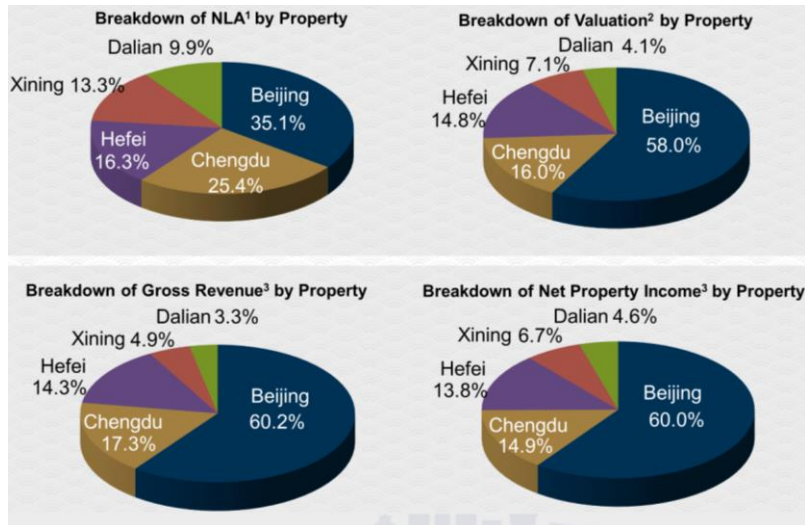


¹ Source: National Bureau of Statistics of China

INVESTMENT MANDATE

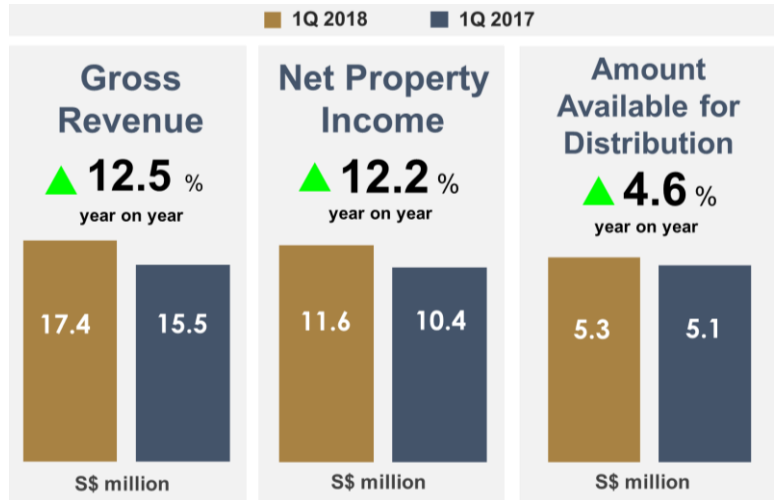
Income-producing real estate used primarily for retail purposes, with an initial focus on China.

PORTFOLIO OF FIVE PROPERTIES IN CHINA



1. As at 31 March 2018
2. Based on independent valuation from Cushman & Wakefield Limited as at 31 December 2017.
3. Based on 1Q 2018 results

KEY FINANCIAL HIGHLIGHTS 1Q 2018 STABLE AND RESILIENT PERFORMANCE



Distribution
Per Unit
1Q 2018
1.39
cents

Annualised
Distribution
Yield¹
7.3%

Portfolio
Valuation²
3,946
million RMB

Gearing³
33.0%

Portfolio
Occupancy⁴
99.0%



1. Based on closing price of S\$0.77 as at 31 March 2018 and 1Q 2018 Distribution per Unit.
2. Based on independent valuation from Cushman & Wakefield Limited as at 31 December 2017.
3. Based on total loans and borrowings principal attributable to Unitholders divided by total assets attributable to Unitholders.
4. As at 31 March 2018.

