PRESS RELEASE

For Immediate Release
7th August 2026

BHG Retail REIT Received Four Accolades

For Social Impact and Corporate Citizenship

SINGAPORE, 7th August 2026 – BHG Retail Trust Management Pte. Ltd., the Manager of BHG Retail REIT ("Manager"), is pleased to announce that BHG Retail REIT and the Manager have received four recognitions for their commitment to social impact and responsible corporate citizenship.

BHG Retail REIT received two awards at the 18th Annual Global CSR & ESG Summit & Awards 2026[1]. BHG Retail REIT was conferred Silver for Empowerment of Women Award, and Bronze for Best Community Programme Award.

The Global CSR & ESG Awards recognize outstanding organisations that have demonstrated leadership and made meaningful contributions in environmental, social and governance ("ESG") and corporate social responsibility ("CSR") practices worldwide. The Empowerment of Women Award recognises efforts to advance women's participation, development and leadership within the workplace and wider community. The Best Community Programme Award recognises organisations that create positive and sustainable impact through meaningful community initiatives.

The Manager was also conferred the Company of Good – 3 Hearts[2] recognition by the National Volunteer & Philanthropy Centre ("NVPC"). The Company of Good Recognition System assesses organisations across the People, Society, Governance, Environment and Economic dimensions of corporate purpose and impact.

In addition, the Manager received the NS Mark (Gold)[3], a national-level accreditation awarded by Singapore's Ministry of Defence. The recognition acknowledges organisations that have implemented human-resource policies and workplace practices that support National Service and Total Defence.

Ms Chan Iz-Lynn, Chief Executive Officer of BHG Retail Trust Management Pte. Ltd., said, "We are honoured to receive these recognitions, which affirm our continued commitment to creating positive impact for our people, communities and stakeholders.

We recognise that our responsibilities extend beyond managing physical spaces and we continue to seek to foster inclusive communities, empower our people and support the wider society in which we operate. We will continue to embed responsible practices across our operations and work towards creating sustainable, long-term value for our unitholders and the communities we serve."

The four recognitions build on BHG Retail REIT's established sustainability journey and reflect its continuing focus on responsible business practices, inclusive workplaces and community engagement. The Manager remains committed to integrating ESG considerations into its business and operational strategies while strengthening the role of BHG Retail REIT's malls as accessible and inclusive community spaces.

Footnotes:
1. Pinnacle Group International, "Global Leaders Converge in Bangkok for the 18th Annual Global CSR & ESG Summit & Awards 2026," published via press release on 24 April 2026.
2. National Volunteer & Philanthropy Centre, Company of Good Directory.
3. Ministry of Defence (Singapore), NS Mark and NS Mark (Gold) Recipients.

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.

As at 30 June 2026, the REIT's portfolio comprises six retail properties, Beijing Wanliu (60%), Chengdu Konggang, Hefei Mengchenglu, Hefei Changjiangxilu, Xining Huayuan, Dalian Jinsanjiao located in Tier 1, Tier 2 and other cities of significant economic potential in China. The portfolio gross floor area of about 311,691 sqm, has a committed occupancy of 94.0% as at 30 June 2026.

As at the latest date of valuation, total appraised value was approximately RMB 4,694 million. Under voluntary right of first refusal agreements, properties may potentially be offered to BHG Retail REIT as future pipeline assets.

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 and net asset value 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:

Investor Relations
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.