

BHG RETAIL REIT

(A real estate investment trust constituted in the Republic of Singapore pursuant to a Trust Deed dated 18 November 2015 (as "amended"))

PROXY FORM

ANNUAL GENERAL MEETING

IMPORTANT:

1. The Proxy Form is not valid for use by persons who hold Units through relevant intermediaries (as defined in the notice of annual general meeting ("AGM") dated 7 April 2026 (the "Notice of AGM")) (including CPF and SRS investors) and shall be ineffective for all intents and purposes if used or purported to be used by them. All persons who hold Units through relevant intermediaries should instead approach his/her relevant intermediary through which they hold such Units as soon as possible to make necessary arrangements to ensure their participation and ability to vote at the AGM.
2. The AGM will be held in a wholly physical format. There is no option to participate virtually.
3. The Proxy Form is available on BHG Retail REIT's corporate website at <http://bhgreit.listedcompany.com/newsroom.html> and on the SGX-ST's website at <https://www.sgx.com/securities/company-announcements>

Personal Data Privacy

By submitting an instrument appointing proxy or proxies and/or representative(s), a unitholder of BHG Retail REIT accepts and agrees to the personal data privacy terms set out in the Notice of AGM.

*I/We _____ (Name) _____ (NRIC/Passport/Company Registration Number)

of _____ (address)

being a *Unitholder/Unitholders of BHG Retail REIT, hereby appoint:

Name	NRIC/Passport No.	Proportion of Unitholdings	
		No. of Units	%
Address			

*and/or (delete as appropriate)

Name	NRIC/Passport No.	Proportion of Unitholdings	
		No. of Units	%
Address			

or failing *him/her/them, the Chairman of the AGM as *my/our *proxy/proxies to attend, speak and vote for *me/us on *my/our behalf at the AGM of BHG Retail REIT to be held at Raffles City Convention Centre, Level 4, Minto Room, 80 Bras Basah Road, Singapore 189560 on **Tuesday, 28 April 2026, at 10:30 a.m.** and at any adjournment thereof.

*I/We direct *my/our *proxy/proxies to vote for or against the Ordinary Resolutions to be proposed at the AGM as indicated hereunder. If no specific directions as to voting is given, the *proxy/proxies will vote or abstain from voting at *his/her/their discretion as *he/she/they may on any other matter arising at the AGM.

No.	Ordinary Resolutions	For [#]	Against [#]	Abstain [#]
1	To receive and adopt the Report of DBS Trustee Limited, as trustee of BHG Retail REIT, the Statement by BHG Retail Trust Management Pte. Ltd., as manager of BHG Retail REIT (the " Manager "), and the Audited Financial Statements of BHG Retail REIT for the financial year ended 31 December 2025 and the Auditors' Report thereon.			
2	To re-appoint KPMG LLP as Auditors of BHG Retail REIT and authorise the Manager to fix the Auditors' remuneration.			
3	To authorise the Manager to issue Units and make or grant convertible instruments.			
4	To approve the entry into the New Master Property Management Agreement.			

* Delete accordingly.

If you wish to exercise all your votes "For", "Against" or to "Abstain", please indicate with a "✓" within the relevant box provided. Alternatively, please indicate the number of votes as appropriate.

Dated this ____ day of _____ 2026

Signature(s) of Unitholder(s)
or Common Seal of Corporate Unitholder

Total number of Units in:	No. of Units
(a) CDP Register	
(b) Register of Unitholders	

Notes:

1. A Unitholder who wishes to exercise his/her/its voting rights at the AGM may: (a) (where the Unitholder is an individual) vote in person at the AGM themselves; or (whether the Unitholder is an individual or a corporate) appoint a proxy(ies) (other than the Chairman of the AGM) to vote on his/her/its behalf at the AGM; or (b) (where the Unitholder is a corporate) appoint corporate representative(s) to vote on its behalf at the AGM; or (c) (where the Unitholder is an individual or a corporate) appoint the Chairman of the AGM as his/her/its proxy to vote on his/her/its behalf at the AGM.
2. The Proxy Form is available on BHG Retail REIT's corporate website at <http://bhgreit.listedcompany.com/newsroom.html> and on the SGX-ST's website at <https://www.sgx.com/securities/company-announcements>.
3. CPF and SRS investors may vote at the AGM if they are appointed as proxy(ies) by their respective CPF Agent Banks or SRS Operators, and should contact their respective CPF Agent Banks or SRS Operators as soon as practicable if they have any queries regarding their appointment as proxy(ies).

CPF and SRS investors may also appoint the Chairman of the AGM as proxy to vote on their behalf at the AGM, in which case they should approach their respective CPF Agent Banks or SRS Operators to submit their votes by 5:00 p.m. on Friday, 17 April 2026, being seven working days before the date of the AGM. For the avoidance of doubt, CPF and SRS investors will not be able to appoint third party proxy(ies) (i.e., persons other than the Chairman of the AGM) to vote live at the AGM on their behalf.
4. A Unitholder should insert the total number of Units held in the Proxy Form. If the Unitholder has Units entered against his/her name in the Depository Register maintained by The Central Depository (Pte) Limited ("CDP"), he/she should insert that number of Units. If the Unitholder has Units registered in his/her name in the Register of Unitholders of BHG Retail REIT, he/she should insert that number of Units. If the Unitholders has Units entered against his/her name in the said Depository Register and registered in his/her name in the Register of Unitholders, he/she should insert the aggregate number of Units. If no number is inserted, this Proxy Form will be deemed to relate to all the Units held by the Unitholder.
5. A Unitholder who wishes to appoint a proxy(ies) must complete and sign the Proxy Form, before submitting it in the manner set out below.
6. The Proxy Form must be submitted to BHG Retail REIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., by 10:30 a.m. on Sunday, 26 April 2026, being forty-eight (48) hours before the time fixed for the AGM, in the following manner:
 - (a) if submitted by post, be lodged at the office of BHG Retail REIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at 1 Harbourfront Avenue, #14-07 Keppel Bay Tower, Singapore 098632; or
 - (b) if submitted electronically, be submitted via email to BHG Retail REIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd. at srs.proxy@boardroomlimited.com
7. The Proxy Form is not valid for use by persons who hold Units through relevant intermediaries (including CPF and SRS investors) and shall be ineffective for all intents and purposes if used or purported to be used by them. All persons who hold Units through relevant intermediaries should instead approach his/her relevant intermediary through which they hold such Units as soon as possible to make necessary arrangements to ensure their participation and ability to vote at the AGM.

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8. A Unitholder who is a relevant intermediary entitled to attend and vote at the meeting is entitled to appoint more than two proxies to attend and vote instead of the Unitholder, but each proxy must be appointed to exercise the rights attached to a different Unit or Units held by such Unitholder. Where such Unitholder appoints more than one proxy, the appointment shall be invalid unless the Unitholder specifies the number of Units in relation to which each proxy has been appointed. "relevant intermediary" means:
 - (a) a banking corporation licensed under the Banking Act 1970, or a wholly owned subsidiary of such a banking corporation, whose business includes the provision of nominee services and who holds Units in that capacity;
 - (b) a person holding a capital markets services licence to provide custodial services for securities under the Securities and Futures Act 2001, and who holds Units in that capacity; or;
 - (c) the Central Provident Fund Board ("CPF Board") established by the Central Provident Fund Act 1953, in respect of Units purchased under the subsidiary legislation made under that Act providing for the making of investments from the contributions and interest standing to the credit of members of the Central Provident Fund, if the CPF Board holds those Units in the capacity of an intermediary pursuant to or in accordance with that subsidiary legislation.
9. The Proxy Form must be executed under the hand of the appointor or of his/her attorney duly authorised in writing. Where the Proxy Form is executed by a corporation, it must be executed either under its common seal or under the hand of its attorney or a duly authorised officer.
10. Where the Proxy Form is signed on behalf of the appointor by an attorney, the power of attorney or a duly certified copy thereof must (failing previous registration with the Manager), if the Proxy Form is submitted by post, be lodged with the Proxy Form, or, if the Proxy Form is submitted electronically via email, be emailed with the Proxy Form, failing which the Proxy Form may be treated as invalid.
11. Any reference to a time of day is made by reference to Singapore time.
12. All Unitholders will be bound by the outcome of the AGM regardless of whether they have attended or voted at the AGM.

General

The Manager shall be entitled to reject any Proxy Form which is incomplete, improperly completed or illegible or where the true intentions of the appointor are not ascertainable from the instructions of the appointor specified on and/or attached to the Proxy Form (including any related attachment). In addition, in the case of unitholders whose units are entered against their names in the Depository Register, the Manager may reject any Proxy Form if the unitholder, being the appointor, is not shown to have units entered against the unitholder's name in the Depository Register not less than forty-eight (48) hours before the time appointed for holding the AGM, as certified by CDP to the Manager.

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**Affix
Postage
Stamp**

BHG RETAIL TRUST MANAGEMENT PTE. LTD.
(As Manager of BHG Retail REIT)

c/o Boardroom Corporate & Advisory Services Pte. Ltd.,
1 Harbourfront Avenue
#14-07, Keppel Bay Tower Singapore 098632