

BHG RETAIL REIT

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

PAYMENT OF MANAGER'S MANAGEMENT FEE AND PROPERTY MANAGEMENT FEE BY WAY OF ISSUE OF UNITS IN BHG RETAIL REIT

BHG Retail Trust Management Pte. Ltd. (the "**Manager**"), as manager of BHG Retail REIT, wishes to announce that a total of 2,073,658 units (the "**Units**") in BHG Retail REIT have been issued as tabled below:-

Payment for the First Quarter ended 31 March 2019

Description	Period	Number of Units	Issue Price per Unit
Manager's Management Fee	1 January 2019 – 31 March 2019 (both dates inclusive)	669,201	S\$0.7117
Property Management Fee	1 January 2019 – 31 March 2019 (both dates inclusive)	280,837	
Total		950,038	

Payment for the Second Quarter ended 30 June 2019

Description	Period	Number of Units	Issue Price per Unit
Manager's Management Fee	1 April 2019 – 30 June 2019 (both dates inclusive)	747,481	S\$0.7040
Property Management Fee	1 April 2019 – 30 June 2019 (both dates inclusive)	376,139	
Total		1,123,620	

The issue price per unit is the volume weighted average traded price for a unit for all trades on the Singapore Exchange Securities Trading Limited ("**SGX-ST**") in the ordinary course of trading for the period of ten business days immediately preceding 29 March 2019 for the first quarter ended 31 March 2019 and 28 June 2019 for the second quarter ended 30 June 2019, being the last business day for the respective period.

The Units have been issued as payment of the base component of the Manager's Management Fee and the Property Management Fee for the first quarter ended 31 March 2019 and second quarter ended 30 June 2019.

This manner of payment of the Manager's Management Fee and Property Management Fee in Units was disclosed in the Prospectus of BHG Retail REIT dated 2 December 2015.

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

6 September 2019

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 to the Offering, the Bookrunner and Underwriter or any of its 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. The Units have not been and will not be registered under 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.