

BHG RETAIL REIT

(A real estate investment trust constituted on 18 November 2015

under the laws of the Republic of Singapore)

COMPLETION OF ACQUISITION OF HEFEI CHANGJIANGXILU MALL IN THE SHUSHAN DISTRICT OF HEFEI, ANHUI PROVINCE, THE PEOPLE'S REPUBLIC OF CHINA AND PAYMENT OF ACQUISITION FEE BY WAY OF ISSUE OF UNITS

Capitalised terms used herein, but not otherwise defined, shall have the meanings ascribed to them in the announcement of BHG Retail REIT dated 6 November 2018 titled "The Proposed Acquisition of Hefei Changjiangxilu Mall in the Shushan District of Hefei, Anhui Province, the People's Republic of China, as an Interested Person Transaction" (the "Acquisition Announcement")

Further to the Acquisition Announcement, BHG Retail Trust Management Pte. Ltd., in its capacity as manager of BHG Retail REIT (the "**Manager**"), is pleased to announce the completion of the Acquisition ("**Completion**") by BHG Retail REIT today. Accordingly, both the SG SPV and its wholly owned subsidiary, the PRC SPV, are now subsidiaries of BHG Retail REIT. The total cost of the Acquisition is approximately RMB348.4 million (approximately S\$69.7 million¹), comprising:

- (i) the Transaction Amount of RMB328.3 million (S\$65.7 million);
- (ii) the Acquisition Fee of approximately RMB2.5 million (approximately S\$0.5 million); and
- (iii) the estimated professional and other fees and expenses incurred or to be incurred by BHG Retail REIT in connection with the proposed Acquisition of approximately RMB17.6 million (approximately S\$3.5 million).

Units in BHG Retail REIT will be issued to the Manager as payment of the Acquisition Fee (the "**Acquisition Fee Units**") at a later date. The payment of the Acquisition Fee and the manner of such payment will be done in accordance with the trust deed dated 18 November 2015, as amended, supplemented or restated from time to time, constituting BHG Retail REIT. The Manager will make an announcement via SGXNET once the Acquisition Fee Units have been issued.

BY ORDER OF THE BOARD

BHG Retail Trust Management Pte. Ltd.

(as manager of BHG Retail REIT)

(Company Registration No. 201504222D)

Chan Iz-Lynn

Chief Executive Officer

2 April 2019

IMPORTANT NOTICE

¹ Unless otherwise stated, the S\$ equivalent of the RMB figures in this announcement have been arrived at based on an assumed exchange rate of RMB5.00 : S\$1.00.

The value of Units and the income derived from them, if any, may fall or rise. Units are not obligations of, deposits in, or guaranteed by, 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.

Investors should note that they have no right to request the Manager to redeem or purchase their Units for so long as the Units are listed on the SGX-ST. It is intended that Unitholders may only deal in their Units through trading on the SGX-ST. The listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

The past performance of BHG Retail REIT is not necessarily indicative of the future performance of BHG Retail REIT.