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DASIN RETAIL TRUST
大信商用信托

(a business trust constituted on 15 January 2016
under the laws of the Republic of Singapore)

ANNOUNCEMENT

DETAILS OF ADVANCED DISTRIBUTION IN DASIN RETAIL TRUST PURSUANT TO THE PRIVATE PLACEMENT

Further to the “Notice of Advanced Distribution Books Closure and Distribution Payment Dates” announcement dated 3 September 2019 in relation to an advanced distribution to be made for the period from 1 July 2019 to 11 September 2019 in connection with the private placement of 82,354,000 new units in Dasin Retail Trust (“**New Units**”), at an issue price of S\$0.836 per New Unit (the “**Private Placement**”), Dasin Retail Trust Management Pte. Ltd. as trustee-manager of Dasin Retail Trust (the “**Trustee-Manager**”), is pleased to announce that it has declared an advanced distribution (the “**Advanced Distribution**”) of 1.37 Singapore cents per unit in Dasin Retail Trust (“**Unit**”) in issue on 11 September 2019 (the “**Existing Units**”), comprising wholly of a capital component of the distribution per Existing Unit.

Unitholders of Dasin Retail Trust with Units in their securities account with the Central Depository (Pte) Limited as at **5.00 p.m. on Wednesday, 11 September 2019** will be entitled to the Advanced Distribution, which will be paid on **Tuesday, 3 December 2019**. For the avoidance of doubt, the New Units issued under the Private Placement will not be entitled to the Advanced Distribution.

The next distribution following the Advanced Distribution will comprise Dasin Retail Trust’s distributable income for the period from 12 September 2019 to 31 December 2019. Semi-annual distributions will resume thereafter.

By Order of the Board

Dasin Retail Trust Management Pte. Ltd.

(Company Registration No. 201531845N)

(in its capacity as trustee-manager of Dasin Retail Trust)

25 November 2019

IMPORTANT NOTICE

This Announcement may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, 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, (including employee wages, benefits and training costs), property expenses and governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business.

Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Trustee-Manager's current view on future events.

This Announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for Units. The value of Units and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Trustee-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 have no right to request the Trustee-Manager to redeem their Units while the Units are listed. It is intended that Unitholders of Dasin Retail Trust 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.

The past performance of Dasin Retail Trust is not necessarily indicative of the future performance of Dasin Retail Trust.

This announcement is not an offer to sell, or a solicitation of an offer to buy, securities in the United States (including its territories and possessions, any state of the United States and the District of Columbia), European Economic Area, European Union, Canada, Japan, Australia or any other jurisdiction. The securities referred to herein have not been, and will not be, registered under the Securities Act and may not be offered or sold within the United States or to or for the account or benefit of any U.S. person, absent registration pursuant to the Securities Act or pursuant to an applicable exemption under the Securities Act and in compliance with any applicable U.S. state or local securities laws. No public offering of securities of Dasin Retail Trust is being made, or will be made, in the United States.

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