



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)

DASIN RETAIL TRUST'S PRECAUTIONARY MEASURES IN RESPONSE TO THE CORONAVIRUS

大信商用信托关于应对新型冠状病毒肺炎疫情的公告

Capitalised terms not otherwise defined herein shall have the meanings respectively ascribed to them in the Prospectus dated 13 January 2017.

The board of directors (the “**Board**”) of Dasin Retail Trust Management Pte. Ltd. (“**DRTM**” or the “**Trustee-Manager**”), as trustee-manager of Dasin Retail Trust (the “**Trust**”), would like to announce that in response to the spread of coronavirus in the People’s Republic of China, the Trustee-Manager has implemented the following precautionary measures at its five shopping malls.

大信商用信托管理有限公司的董事会（“董事会”）作为大信商用信托（“信托”）的受托人管理人（DRTM）或“受托管理人”谨宣布，针对新型冠状病毒肺炎疫情在中国的传播，受托管理人在其五个购物商场中采取了以下预防措施。

1. Dasin Retail Trust's five retail malls shorten business hours

一、大信商用信托旗下五个购物中心缩短营业时间

As an organisation with a high sense of social responsibility and in order to undertake prevention and control of the coronavirus efforts as well as to minimise contagious risk due to crowd gatherings, the business hours for Dasin Retail Trust's shopping malls (which include Shiqi Metro Mall, Xiaolan Metro Mall, Ocean Metro Mall, Doumen Metro Mall and Dasin E-Colour), has been adjusted to 10:00 to 18:00 since 24 January 2020. With effect from 26 January 2020, the respective malls' business hours were shortened to 10:00 to 16:00 with the exception of the provision of basic public services such as supermarkets and certain F&B outlets etc. Cinemas, KTVs, ice skating rings, bookstores and other crowded places are temporarily closed.

作为一家有高度社会责任感的企业，为做好疫情防控工作，避免人群聚集带来的传染风险，大信新都汇（包括石岐店、小榄店、远洋店、斗门店和溢彩荟）的营业时间自1月24日起营业时间调整为10:00—18:00。1月26日起，大信新都汇上述门店再次缩短营业时间为10:00—16:00，16:00以后商场提供基本公共服务（如大型超市、部分餐饮等）。电影院、KTV、溜冰场、书城等人流密集型场所全天暂停营业。

2. Proactive measures taken by Dasin Retail Trust in response to the coronavirus

二、大信商用信托正采取积极措施应对新型冠状病毒肺炎

Dasin Retail Trust has always made sustainability a priority for the safety of its customers and employees. At present, all shopping malls have issued the "Guidelines for the Prevention of New Coronavirus" and initiated preventive measures such as requiring staffs, tenants and all personnel entering and leaving the malls to wear face masks; cooperate with government departments to carry out epidemic inspection and conducting temperature tests on people entering the malls. Door handles, elevator buttons, escalator handrails, atrium guardrails and public facilities such as seats are sanitised every 2 hours to ensure the safe operations of the malls.

大信商用信托始终将可持续发展作为目标，将顾客及员工的生命安全放在首位。目前，大信新都汇各店已发布《防范新型冠状病毒的工作指引》，并启动各项预防措施，如：要求商场员工、租户员工及所有出入商场人员佩戴口罩；配合政府部门设点进行疫情检查，对进入商场的人员进行体温检测；对门把手、电梯按钮、扶梯扶手、中庭护栏、休息座椅等公共设施每 2 小时消毒 1 次等，保证商场安全运营。

3. Impact on Financial Performance

三、对财务业绩的影响

As the current situation relating to the spread of the virus remains uncertain, it is difficult to ascertain the full financial impact on the financial performance of Dasin Retail Trust. Dasin Retail Trust's lease structure includes four types of components such as fixed rent, fixed rent with built-in escalation, higher of base rent or turnover rent and pure turnover rent. Relatively speaking, the portion of pure turnover rent, will be most impacted by the situation. This portion, which is approximately 3%¹ of Dasin Retail Trust's gross rental income, in view of the relatively small proportion, the financial impact of this situation to Dasin Retail Trust, if any, will not be significant at this point in time.

因目前疫情仍存在不稳定性，大信商用信托难以确定疫情对财务业绩的影响。但大信商用信托的资产租赁结构包含固定租金、固定与递增租金、保底与提成租金、以及纯营业额提成租金四种结构，相对来说，纯营业提成租金受疫情影响较大，按总收入比例来计算，纯营业额提成租金约占总收入的 3%¹，鉴于该占比比较小，就目前而言，本次疫情对大信商用信托财务业绩稳定性（如有）影响有限。

In addition, the Chinese government is taking active measures to prevent the virus from spreading further. On 26 January 2020, the General Office of the State Council of China issued the "Notice of the General Office of the State Council on the Extension of the Spring Festival Holiday 2020"², which extended the 2020 spring festival holiday from the original 24 January 2020 to 30 January 2020, to 2 February 2020, and to resume working from 3 February 2020 onwards. If the virus can be controlled within short period of time, the Trustee-Manager believes that this will not have a significant impact on the financial performance of Dasin Retail Trust.

此外，我们也看到中国政府正在采取积极措施以防止疫情进一步蔓延。1 月 26 日，中国国务院办公厅发布《国务院办公厅关于延长 2020 年春节假期的通知》²，决定把 2020 年春节假期由原定的 1 月 24 日至 1 月 30 日，延长至 2 月 2 日（农历正月初九，星期日），2 月 3 日

(星期一)起正常上班。如果疫情能够在短期内得到控制，我们相信这不会对大信商用信托的财务业绩产生很大影响。

Unless specifically requested by the Government, Dasin Retail Trust will not implement any temporary closure of its shopping malls. The Trust will continue to maintain at least 6 hours of business hours per day, which is also in line with the government's requirement. We will closely monitor the development of the virus and maintain communication with relevant departments to resume normal operation of the shopping malls as soon as it is appropriate to do so in the circumstances.

除非政府特别要求，大信新都汇暂时不会关闭购物中心，我们仍将保持每天至少6个小时的营业时间，这也是符合政府部门要求的。我们将高度关注疫情发展态势，并与相关部门保持沟通，在合适的情况下，尽快恢复购物中心正常运营。

Sources:

1. Dasin Retail Trust Financial Results for the Third Quarter and Nine Months ended 30 September 2019.
2. Chinese Government Website.

来源:

1. 大信商用信托第三季度路演公开材料
2. 中国政府网

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)

Li Wen

Chief Executive Officer

28 January 2020

IMPORTANT NOTICE

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for units in Dasin Retail Trust.

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 Trustee-Manager, Zhongshan Dasin Real Estate Co., Ltd., as the sponsor to the Offering, DBS Bank Ltd., as the sole financial adviser, global coordinator and issue manager, and a joint bookrunner and underwriter, Bank of China Limited, Singapore Branch, as a joint bookrunner and underwriter, Haitong International Securities (Singapore) Pte. Ltd., as a joint 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. Investors have no right to request that the Trustee-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.