



**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)

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**PRELIMINARY VALUATION OF INVESTMENT PROPERTIES  
AS AT 31 DECEMBER 2022**

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Pursuant to Rule 703 of the SGX-ST Listing Manual, the Board of Directors (the “**Board**”) of Dasin Retail Trust Management Pte. Ltd. (the “**Trustee-Manager**”), as trustee-manager of Dasin Retail Trust (the “**Trust**”), wishes to announce that Jones Lang LaSalle Corporate Appraisal and Advisory Limited, has on 31 March 2023, provided preliminary independent valuations as at 31 December 2022 for Xiaolan Metro Mall, Ocean Metro Mall, Dasin E-Colour, Shiqi Metro Mall, Doumen Metro Mall, Shunde Metro Mall and Tanbei Metro Mall owned by the Trust as follows:

<b>Description of Property</b>	<b>Valuation (RMB)</b>	<b>Valuation (S\$)</b>
<b>Xiaolan Metro Mall</b> No. 18 Shengping Middle Road, Xiaolan Town, Zhongshan City, Guangdong Province, the PRC	1,540,000,000	298,713,800
<b>Ocean Metro Mall</b> No. 28 Boai Six Road, Dongqu District, Zhongshan City, Guangdong Province, the PRC	1,302,000,000	252,548,940
<b>Dasin E-Colour</b> South Tower, No. 4 Qitou New Village Longfeng Road, Shiqi District, Zhongshan City, Guangdong Province, the PRC	193,000,000	37,436,210
<b>Shiqi Metro Mall</b> No. 2, Daxin South Road, Shiqi District, Zhongshan City, Guangdong Province, the PRC	2,445,000,000	474,256,650
<b>Doumen Metro Mall</b> No. 328 Zhongxing Middle Road, Doumen District, Zhuhai, Guangdong Province, the PRC	1,679,000,000	325,675,630
<b>Shunde Metro Mall</b> No. 1 Caihong Road, Shunde District, Foshan City, Guangdong Province, the PRC	2,184,000,000	423,630,480
<b>Tanbei Metro Mall</b> No. 153 Xierma Road, Dongsheng Town, Zhongshan City, Guangdong Province, the PRC	64,000,000	12,414,080

The valuation figures were conducted using the Discounted Cash Flow and Income Capitalisation methods.

The preliminary independent valuations as at 31 December 2022 show a decrease of about 14% (in RMB terms) and 23% (in S\$ terms) in the aggregate value of the properties listed above compared to the independent valuations as at 30 June 2022 (details of which were set out in the announcement dated 14 August 2022). The decrease is attributable to several factors including a general decline in market performance and rental rates, lower passing rent, lower projected growth rate in rent, negative reversion rental rate from some leases contracted in 2022, and an increase in vacancy rates. For example (capitalised terms below as defined in the relevant announcements):

As stated in the Board's announcement dated 7 April 2023: (i) pursuant to the termination of the Xiaolan Master Lease on 31 March 2023, the Trustee-Manager has signed a new lease agreement on 1 April 2023 with Youyuecheng Store Management at the rent level that Youyuecheng Store Management has been paying (after netting off the sponsorship fee payable by Dasin Management and Investment) to Dasin Merchant Investment for the units that Youyuecheng Store Management has been renting in Xiaolan Metro Mall; and (ii) with the cancellation of the Xiaolan Master Lease and E-Colour Master Lease and entry into lease agreement directly with third parties, the Trust's rental income would be expected to decrease having regard to the generally lower market rental rates.

In the Board's announcement dated 17 January 2023, it was stated, amongst others, that the Group met the stipulated debt covenants, namely gearing ratio, interest coverage ratio, property interest coverage ratio and loan to valuation ratio during the period up to 30 September 2022; and (ii) the Group is in the process of finalising its financials for the year ended 31 December 2022 and the calculation of the stipulated debts covenants will depend largely on the Group's valuation of its investment properties as at 31 December 2022.

In the Board's announcement dated 7 April 2023, it was stated, amongst others, due generally to higher interest rates, the Trustee-Manager's exercise of its entitlement for its fees to be paid in cash instead of Units and the consequential derecognition of the rental income from the two master leases recognised for the financial year ended 31 December 2022 in accordance with International Financial Reporting Standards IFRS 16 Leases, there has been a breach of the interest coverage ratio which the Trust is obliged to maintain under its Offshore Facilities.

Due to the decrease in the valuation of the properties listed above and the weakening of renminbi against Singapore dollar, United States dollar and Hong Kong dollar in which the Trust's offshore loans are denominated, there has been a breach of the gearing ratio, loan to valuation ratio and interest coverage ratio which the Trust is obliged to maintain under its Offshore Facilities.

The Trustee-Manager intends to seek a waiver from the lenders of any breach of the financial covenants as part of the discussions with the lenders to restructure and reschedule the Group's debt obligations.

On behalf of the Board

**Dasin Retail Trust Management Pte. Ltd.**

(Company Registration No. 201531845N)

(in its capacity as Trustee-Manager of Dasin Retail Trust)

Dr. Kong Weipeng

Chairman and Non-Executive Director

24 April 2023

**IMPORTANT NOTICE**

The value of the units of Dasin Retail Trust (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 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 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 other companies and venues for the sale or distribution of goods and services, shifts in customer demands, customers and partners, changes in operating expenses (including employee wages, benefits and training costs), 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.