



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)

INDEPENDENT PROFESSIONAL VALUATION OF INVESTMENT PROPERTIES
AS AT 31 DECEMBER 2022

Pursuant to Rule 703 of the SGX-ST Listing Manual and subsequent to the preliminary valuation announcement on 24 April 2023, Dasin Retail Trust Management Pte. Ltd. (the “Trustee-Manager”), as Trustee-Manager of Dasin Retail Trust (“DRT”), wishes to announce that the Trustee-Manager has obtained independent valuations as at 31 December 2022 from Jones Lang LaSalle Corporate Appraisal and Advisory Limited (“JLL”) 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 DRT as follows:

Description of Property	Preliminary Valuation announced on 24.04.2023 (RMB)	Preliminary Valuation announced on 24.04.2023 (SGD)	Valuation based on JLL’s reports dated 29.06.2023 (RMB)	Valuation based on JLL’s reports dated 29.06.2023 (SGD)
Xiaolan Metro Mall No. 18 Shengping Middle Road, Xiaolan Town, Zhongshan City, Guangdong Province, the PRC	1,540,000,000	298,713,800	1,666,000,000	323,154,020
Ocean Metro Mall No. 28 Boai Six Road, Dongqu District, Zhongshan City, Guangdong Province, the PRC	1,302,000,000	252,548,940	1,305,000,000	253,130,850
Dasin E-Colour South Tower, No. 4 Qitou New Village Longfeng Road, Shiqi	193,000,000	37,436,210	188,000,000	36,466,360

District, Zhongshan City, Guangdong Province, the PRC				
Shiqi Metro Mall No. 2, Daxin South Road, Shiqi District, Zhongshan City, Guangdong Province, the PRC	2,445,000,000	474,256,650	2,445,000,000	474,256,650
Doumen Metro Mall No. 328 Zhongxing Middle Road, Doumen District, Zhuhai, Guangdong Province, the PRC	1,679,000,000	325,675,630	1,676,000,000	325,093,720
Shunde Metro Mall No. 1 Caihong Road, Shunde District, Foshan City, Guangdong Province, the PRC	2,184,000,000	423,630,480	2,185,000,000	423,824,450
Tanbei Metro Mall No. 153 Xierma Road, Dongsheng Town, Zhongshan City, Guangdong Province, the PRC	64,000,000	12,414,080	63,000,000	12,220,110
Total	9,407,000,000	1,824,675,790	9,528,000,000	1,848,146,160

The decrease in fair value of the investment properties by RMB1,763 million (16%) from RMB11,291 million as at 31 December 2021 to RMB9,528 million as at 31 December 2022 is primarily due to the general decline in market performance and rental rates, lower passing rent, lower projected short term growth rate in rent (Growth rate of year 1 to year 5 from 0% to 6% in 31 December 2022 compare to 3% to 10% in 31 December 2021 while growth rate of year 6 to year 10 from 3% to 5% in 31 December 2022 compare to 3% to 6% in 31 December 2021), negative reversion in rental rate from some leases contracted in 2022, and an increase in vacancy rates. The decrease in fair value of the investment properties by SGD548 million (23%) from SGD2,396 million as at 31 December 2021 to SGD1,848 million as at 31 December 2022 is also contributed by the weakening of renminbi against Singapore dollar as the investment properties are denominated in RMB.

Due to the decrease in the valuation of the investment 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, interest coverage ratio and loan to valuation ratio which the Trust is obliged to maintain under its Offshore Facilities as announced on 24 April 2023.

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

The valuation report of the investment properties as at 31 December 2022 highlighted that several anchor leases which were terminated in early 2023 may have certain impact to property value, the valuation therefore factored into these situations for prudent purpose despite those leases were still valid as at valuation date 31 December 2022. Those leases include: -

1. A related party, Zhongshan Dasin Metro-Mall Merchant Investment Co. Ltd (中山市大信新都汇商业投资有限公司) had terminated their lease early in March 2023, an NLA of 11,534.25 sqm with an original lease expiration date of 25 September 2027, as announced on 7 April 2023;
2. A related party, Zhongshan Dasin Metro-Mall Merchant Investment Co. Ltd (中山市大信新都汇商业投资有限公司) had terminated their lease early in March 2023, an NLA of 4,593 sqm with an original lease expiration date of 1 March 2024, as announced on 7 April 2023; and
3. A third party, Guangzhou Jia Guang Supermarket Co. Ltd (广州家广超市有限公司), a subsidiary of Carrefour China, had terminated their lease early in March 2023, an NLA of 17,770 sqm with an original lease expiration date of 27 December 2034, as announced on 24 April 2023.

The valuation figures were conducted using the Discounted Cash Flow and Income Capitalisation methods. In valuing the investment properties, JLL have complied with all requirements contained in the RICS Valuation – Global Standards published by the Royal Institution of Chartered Surveyors; the HKIS Valuation Standards published by the Hong Kong Institute of the Surveyors; the International Valuation Standards published by the International Valuation Standards Council; and the Singapore Institute of Surveyors and Valuers as required by Singapore Exchange Limited.

Copies of the valuation reports dated 29 June 2023 for the above properties are available for inspection at the Trustee-Manager’s registered office at 138 Market Street CapitaGreen #26-02 Singapore 048946 during normal business hours for three months from the date of this announcement. Prior appointment is appreciated.

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)

Dr. Kong Weipeng

Chairman and Non-Executive Director

2 July 2023

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 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.