



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)

UPDATE ON APPLICATION FOR FURTHER EXTENSION OF TIME

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**”), refers to the announcement dated 6 July 2023 in relation to the notification received from the Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) on 4 July 2023 stating that SGX-ST did not approve the Trust’s application for further extension of time to hold the Annual General Meeting (“**AGM**”) for the year ended 31 December 2022 (“**FY2022**”).

Following the above, the Trust had on 21 July 2023 submitted an appeal to SGX-ST owing to the following reasons:

Remittance of Funds from China to Singapore

As stated in the Trust’s unaudited condensed interim consolidated financial statements for the year ended 31 December 2022 released on 10 July 2023, it was mentioned in Note 2.2 Going Concern Basis of Preparation of Financial Statements that the onshore facility agent for Onshore Facility 1 does not allow and has restricted the remittance of funds out of China via payment of dividends by the Trust’s onshore subsidiaries for payment of the interest expenses amounting to approximately S\$11.9 million on the Offshore Facility 1 for the period from 1 January 2023 to 30 June 2023 and essential offshore operating and business expenses of the Trust which is subject to the execution of the debt restructuring agreement. In addition, the lenders of Offshore Facility 3 have not approved a reduction of share capital of an onshore subsidiary for the remittance of funds out of China for payment of interest expenses amounting to approximately S\$2.95 million for Offshore Facility 3 and essential offshore operating and business expenses of the Trust which is subject to execution of the debt restructuring agreement.

As a result, the Trustee-Manager cannot make payment of audit fees before execution of the debt restructuring agreement and that our external auditors will not commence the audit of the Trust and of the Group until the outstanding audit fees are paid.

Timetable for Execution of Debt Restructuring Agreement

As stated in the Trust’s unaudited financial statements for the financial year ended 31 December 2022 which was announced on 10 July 2023, the Trustee-Manager will continue to negotiate the terms of debt restructuring with the Lenders and explore options which include but are not limited to, (i) engaging CBRE and JLL to dispose retail malls of the Trust within 24-month timeframe in an orderly and structured manner; and (ii) to search for other potential strategic investors.”

It is envisaged that the time required by the lenders to obtain the in-principle approval internally and for the debt restructuring agreement to be prepared and executed is about two months.

Audit Timetable

Our external auditors, Deloitte Singapore can only commence the audit of the financial statements of the Trust and its Singapore subsidiaries for the year ended 31 December 2022, after the outstanding audit fees for the year ended 31 December 2021 are fully paid to avoid any threat on their independence in accordance with the Accountants (Public Accountants) Rules. In addition, the external auditors will require the audit fees for the year ended 31 December 2022 to be paid in full before issuance of the auditors' report on the financial statements of the Group and the Trust for the year ended 31 December 2022.

Although the audit on the Trust's subsidiaries in China have been substantially completed, Deloitte China will need to carry out additional audit procedures on the Trust's subsidiaries in China given the recent announcements released by the Group and the events subsequent to 31 December 2022.

Further, Deloitte Singapore must review the audit workpapers of Deloitte China on site instead of by remote review following the easing of China's National Health Commission zero-COVID restrictions.

Deloitte Singapore indicated that they require two months to complete the audit and to issue the auditors' report after their fees are paid.

Taking into consideration that the debt restructuring agreement can only be executed by end of September 2023 and that Deloitte Singapore can only complete the audit report by end of November 2023, the Trust submitted an appeal against the non-approval and request the SGX-ST to consider the Trust's application for further extension of time to convene the AGM for FY2022 no later than 31 December 2023.

The Trustee-Manager will make further announcements on the SGXNET in the event there are any material developments which warrant disclosure, in compliance with its obligations under the Listing Manual.

On behalf of the Board

Dasin Retail Trust Management Pte. Ltd.

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

Dr. Kong Weipeng

Chairman and non-Executive Director

31 July 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.