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 RENTAL COLLECTION IN SHUNDE METRO MALL

The Board of Directors (the "**Board**") of Dasin Retail Trust Management Pte. Ltd. (the "**Trustee-Manager**" or "**DRTM**"), as trustee-manager of Dasin Retail Trust (the "**Trust**"), wishes to announce the following developments in respect of rental collection in the Shunde Metro Mall.

The Shunde Metro Mall is owned by Foshan Dasin Commercial Management Co., Ltd. (佛山市大信商业管理有限公司) ("**Foshan Dasin**"), a Chinese subsidiary of the Trust. The rental management company of Shunde Metro Mall is Foshan Shunde Dasin Metro-Mall Commercial Management Co., Ltd. (佛山市顺德大信新都汇商业管理有限公司) ("**Foshan Shunde Commercial**").

Hang Seng Bank Zhongshan Sub-Branch, Shunde Rural Commercial Bank and DBS Guangzhou Branch (collectively, the "**Shunde Onshore Lenders**") discovered that Foshan Shunde Commercial and its legal representative, Zhang Zhongming ("**ZZM**"), had on 20 September 2024 sent a notice to tenants, without the consent of the Shunde Onshore Lenders, to change the bank account receiving rental payments from the tenants to a bank account operated by Zhongshan Dasin Commercial Property Management Co., Ltd., Foshan Branch (中山市大信商用物业管理有限公司佛山分公司) ("**Zhongshan Dasin Commercial, Foshan Branch**"). This has caused rental income from the Shunde Metro Mall to be diverted to a bank account that is not owned by a Chinese subsidiary of the Trust and not under the supervision of the Shunde Onshore Lenders.

Zhongshan Dasin Commercial, Foshan Branch is an associate of Zhang Zhencheng ("**ZZC**"), a director and shareholder of DRTM. The shareholders of Zhongshan Dasin Commercial, Foshan Branch are Zhang Kaicheng (45%), Zhang Jiucheng (45%), Zhang Kunming (5%), and Zhongshan Dasin Real Estate Co., Ltd. (中山市大信置业有限公司) (5%) (the "**Sponsor**"). The shareholders of the Sponsor are Zhang Kaicheng (37.5%), Zhang Jiucheng (37.5%) and ZZM (25%). Zhang Kunming is the son of Zhang Jiucheng. Zhang Kaicheng, Zhang Jiucheng and ZZC are brothers (the "**Zhang Brothers**"). ZZM is the nephew of the Zhang Brothers and an alternate director to ZZC of DRTM.

Zhongshan Dasin Commercial, Foshan Branch was previously the commercial manager of the Shunde Metro Mall. The commercial management agreement was resolved by the Board to be terminated on its expiry on 31 October 2024, as announced by DRTM on 15 October 2024.

Following the discovery of the diversion in rental income, on 8 January 2025, the Shunde Onshore Lenders sent a letter to the Trust's finance personnel in the People's Republic of China (the "**PRC**"), namely Liang Dongyi, Zheng Runsheng and Wu Shumei, to inform them that the diversion of rental income was a serious violation of the Loan Agreement and the

Accounts Receivable Pledge Agreement. The Shunde Onshore Lenders also requested that the following steps be taken:

(a) Foshan Shunde Commercial is to send a notice to all tenants of Shunde Metro Mall within 7 working days to inform them that rental income should be paid to the account specified in the Loan Agreement with the Shunde Onshore Lenders;

(b) all rental income collected by Zhongshan Dasin Commercial, Foshan Branch should be transferred to the bank account of Foshan Shunde Commercial that is under the supervision of the Shunde Onshore Lenders within 7 working days; and

(c) Foshan Dasin is to hire a supervisory accountant specified by the Shunde Onshore Lenders within 30 working days at the cost of Foshan Dasin.

In the same letter from the Shunde Onshore Lenders, the banks highlighted that non-compliance with the requested steps was a breach of the Loan Agreement, and that the banks will take action against such breaches pursuant to the Loan Agreement.

On 9 January 2025, Liang Dongyi, on behalf of the Trust's PRC personnel, informed the Shunde Onshore Lenders that the rental income collected by Zhongshan Dasin Commercial, Foshan Branch between September to December 2024 amounted to RMB 2,941,757. However, there was no confirmation that Zhongshan Dasin Commercial and Foshan Dasin would comply with the requested steps.

On 10 February 2025, the Shunde Onshore Lenders updated DRTM on the developments set out above. DRTM understands that the Shunde Onshore Lenders are considering their next steps.

The Board believes that ZZC, ZZM and the PRC personnel under their control have diverted rental income belonging to the Trust to companies affiliated to ZZC and the Zhang family. The Board has been advised that these actions are illegal and are not in the interests of the Trust and its unitholders. It is necessary for DRTM to obtain control of the Chinese subsidiaries of the Trust, and DRTM is in the process of seeking legal advice on the further steps to be taken in the PRC.

The Board (other than ZZC and his alternate, ZZM (together with ZZC, the "**Conflicted Directors**")) are of the view that the Conflicted Directors are conflicted in matters referred to in this announcement. Accordingly, this announcement has not been reviewed by the Conflicted Directors prior to its publication. The opinion of the Board set out in this announcement should not be taken to represent the views of the Conflicted Directors.

In the meantime, the Board wishes to advise unitholders and potential investors to exercise caution when dealing in the units of the Trust. In the event of any doubt, they should consult with their stockbrokers, bank managers, solicitors, accountants or other professional advisers.

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)

Lyu Guoliang

Chairman and Non-Executive Director

28 February 2025