



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)

ASSET VALUATION

Pursuant to Rule 703 of the SGX-ST Listing Manual, 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 2021 from Jones Lang LaSalle Corporate Appraisal and Advisory Limited 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	Valuation (RMB)
Xiaolan Metro Mall No. 18 Shengping Middle Road, Xiaolan Town, Zhongshan City, Guangdong Province, the PRC	2,023,800,000
Ocean Metro Mall No. 28 Boai Six Road, Dongqu District, Zhongshan City, Guangdong Province, the PRC	1,675,500,000
Dasin E-Colour South Tower, No. 4 Qitou New Village Longfeng Road, Shiqi District, Zhongshan City, Guangdong Province, the PRC	265,000,000
Shiqi Metro Mall No. 2, Daxin South Road, Shiqi District, Zhongshan City, Guangdong Province, the PRC	2,812,900,000
Doumen Metro Mall No. 328 Zhongxing Middle Road, Doumen District, Zhuhai, Guangdong Province, the PRC	1,974,000,000
Shunde Metro Mall No. 1 Caihong Road, Shunde District, Foshan City, Guangdong Province, the PRC	2,468,250,000
Tanbei Metro Mall No. 153 Xierma Road, Dongsheng Town, Zhongshan City, Guangdong Province, the PRC	71,600,000

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

Dasin Retail Trust Management Pte. Ltd.

As Trustee-Manager of **Dasin Retail Trust**

Wang Qiu

Chief Executive Officer

27 February 2022

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.