(a real estate investment trust constituted on 5 August 2015
under the laws of the Republic of Singapore)

ANNOUNCEMENT

UPDATE ON THE PROPOSED DIVESTMENT

1. INTRODUCTION

EC World Asset Management Pte. Ltd., in its capacity as manager of EC World Real Estate Investment Trust ("**EC World REIT**", and as manager of EC World REIT, the "**Manager**"), refers to:

(i) the announcement dated 3 October 2022 in relation to the proposed divestment of Stage 1 Properties of Bei Gang Logistics and Chongxian Port Logistics (the "**Proposed Divestment**");

(ii) the update announcement dated 20 November 2022 in relation to the Proposed Divestment;

(iii) the circular to unitholders of EC World REIT ("**Unitholders**") dated 24 November 2022 in relation to the Proposed Divestment;

(iv) the update announcements dated 29 December 2022, 31 December 2022, 3 January 2023 and 17 January 2023 all of which were in relation to the Proposed Divestment and the financing obligations of EC World REIT;

(v) the update announcement dated 30 January 2023 in relation to the Proposed Divestment;

(vi) the update announcement dated 12 February 2023 in relation to the Proposed Divestment and the financing obligations of EC World REIT;

(vii) the update announcement dated 28 February 2023 in relation to the Proposed Divestment and the financing obligations of EC World REIT;

(viii) the update announcements dated 2, 7, 10 and 17 March 2023 in relation to the Proposed Divestment and the financing obligations of EC World REIT;

(ix) the announcement dated 7 April 2023 in relation to the applications for the extension of time to the Monetary Authority of Singapore ("**MAS**") and the Singapore Exchange Securities Trading Limited (the "**SGX-ST**") and the financing obligations of EC World REIT;

(x) the update announcement dated 9 April 2023 in relation to the Proposed Divestment;

(xi) the update announcement dated 1 May 2023 in relation to the receipt of waivers from the MAS and the SGX-ST for an extension of time and update on the Proposed Divestment;

(xii) the update announcement dated 1 May 2023 in relation to the financing obligations of EC World REIT;

(xiii) the update announcement dated 15 May 2023 in relation to the update on the refinancing, the Mandatory Repayment and the Proposed Divestment;

(xiv) the update announcement dated 31 May 2023 in relation to the update on the refinancing, Mandatory Repayment and disclosure pursuant to Rule 704(31) of the Listing Manual of the SGX-ST (the "**Listing Manual**") and on the Proposed Divestment (the "**31 May 2023 Announcement**"); and

(xv) the update announcements dated 1, 5 and 6 June 2023 in relation to the refinancing.

Unless otherwise defined, all capitalised terms used in this announcement shall have the meaning ascribed to them in the Circular and the 31 May 2023 Announcement.

2. RECEIPT OF THE WAIVER FROM THE MAS

As mentioned in the 31 May 2023 Announcement, the Manager applied to the MAS to seek a waiver from paragraph 5.4(b)(ii) of the Appendix 6 of the Code on Collective Investment Schemes issued by the MAS (the "**Property Funds Appendix**") which would require EC World REIT to complete the Proposed Divestment by 16 June 2023 (being six months from the date when the Proposed Divestment was approved by Unitholders on 16 December 2022).

The Manager wishes to update Unitholders that the MAS has granted EC World REIT a waiver from compliance with paragraph 5.4(b)(ii) of the Property Funds Appendix, subject to the following conditions:

(i) that the Proposed Divestment must be completed by 31 October 2023 (the "**Extended Timeline**");

(ii) that Unitholders' approval is obtained for the Extended Timeline as well as any proposed revision to the terms of the Proposed Divestment;

(iii) the Manager obtaining two independent valuations for the current market valuations of the properties under the Proposed Divestment, being Stage 1 Properties of Bei Gang Logistics and Chongxian Port Logistics (collectively, the "**Divestment Properties**"), and complying with paragraph 5.1(d) of the Property Funds Appendix which requires the transaction price of an asset sold to an interested party to be not less than the lower of the two assessed values. The updated valuations should be disclosed in the circular to Unitholders in relation to the Proposed EGM[1]; and

[1] "**Proposed EGM**" means the extraordinary general meeting to be convened by the Manager in order to seek Unitholders' approval to extend the Long-Stop Date.

(iv) the board of the Manager (the "**Board**") providing the MAS with a written confirmation that the Board has assessed that the Extended Timeline and any proposed revision to the terms of the Proposed Divestment are in the best interests of EC World REIT and its Unitholders. The Board's assessment should be disclosed in an SGXNET announcement and in the circular to Unitholders,

(collectively, the "**MAS Conditions**").

Accordingly, if the MAS Conditions are satisfied, completion of the Proposed Divestment after 16 June 2023 but by 31 October 2023 will not trigger a breach of paragraph 5.4(b)(ii) the Property Funds Appendix.

3. BOARD'S OPINION

The Board has assessed the Extended Timeline for the Proposed Divestment in accordance with the MAS Condition set out in paragraph 2(iv) above, and is of the view that the Extended Timeline is in the best interests of ECW and the Unitholders. This is on the basis of the following reasons:

(i) the Purchasers and the Sponsor have advised the Manager that they are unable to complete the Proposed Divestment by 16 June 2023, as the Purchasers have yet to secure the requisite financing for the Proposed Divestment;

(ii) the Sponsor demonstrated its support for EC World REIT by, among others, working closely together with the Manager to engage the relevant lenders in relation to EC World REIT's refinancing exercise, which has completed as announced by the Manager on 6 June 2023;

(iii) EC World REIT will continue to receive income from the Divestment Properties, pending completion of the Proposed Divestment; and

(iv) as of the date of this announcement, out of the Equity Consideration of RMB1,370,000,000 under the Equity Purchase Agreement, a total of RMB333,028,995[2] has been prepaid to the Vendor by the Sponsor.

In the event that there are any proposed revisions to the terms of the Proposed Divestment, the Board will provide its assessment on whether such revisions are in the best interests of EC World REIT and the Unitholders and disclose such assessment in an SGXNET announcement in accordance with the MAS Condition set out in paragraph 2(iv) above.

Cautionary Statement

Unitholders and investors should note that there is no certainty or assurance that the Proposed Divestment will be completed, or that the Proposed Divestment will be completed by 31 October 2023.

The 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. Unitholders and investors are advised to refrain from taking any action in respect of Units which may

[2] Calculated based on the exchange rate of RMB1.00 = S$0.1933 as at 30 December 2022, the exchange rate of RMB1.00 = S$0.1945 as at 4 January 2023, the exchange rate of RMB1.00 = US$0.1442 as at 28 February 2023 and the exchange rate of RMB1.00 = US$0.1435 as at 10 March 2023, being the dates on which the respective prepayments of the Equity Consideration were made by the Sponsor.

be prejudicial to their interests, and to exercise caution when dealing in the Units. Persons who are in doubt as to the action they should take should consult their stockbroker, bank manager, solicitor or other professional advisers.

For and on behalf of the Board

EC WORLD ASSET MANAGEMENT PTE. LTD.
(as manager of EC World Real Estate Investment Trust)
(Company Registration No. 201523015N)

Goh Toh Sim
Executive Director and Chief Executive Officer
13 June 2023

Important Notice

The value of the units in EC World REIT (the "**Units**") and the income derived from them may fall as well as rise. The Units are not obligations of, deposits in, or guaranteed by, the Manager, the Trustee or any of their 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 the Manager to redeem their Units while the Units are listed. It is intended that Unitholders 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.

Unitholders and potential investors are advised to exercise caution when dealing in Units. Unitholders and potential investors are advised to read this announcement and any further announcements to be released by EC World REIT carefully. Unitholders and potential investors should consult their stockbrokers, bank managers, solicitors or other professional advisers if they have any doubt about the actions they should take.

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Units.

The past performance of EC World REIT is not necessarily indicative of the future performance of EC World REIT.

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 similar developments, shifts in expected levels of property rental income, changes in operating expenses, property expenses and governmental and public policy changes. You are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view of future events.