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

ANNOUNCEMENT

UPDATE ANNOUNCEMENT ON THE LEGAL PROCEEDINGS IN RELATION TO THE MORTGAGES AND GUARANTEES IN FAVOUR OF FUYANG FUTOUFA

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

(i) the announcement dated 13 November 2025 in relation to the guarantees signed by Fuzhou E-Commerce ("**FZDS**"), Fuheng Warehouse ("**FHCC**") and Hengde Logistics ("**HDSP**"); and
(ii) the update announcements dated 4 February 2026; and
(iii) the update announcements dated 17 April 2026 and
(iv) the update announcements dated 8 May 2026

(collectively, the "**Announcements**")

Unless otherwise defined, capitalised terms in this announcement shall have the same meaning as the Announcement.

The Manager wishes to update unitholders of ECW ("**Unitholders**") that, based on information received from the Administrator of the Sponsor, Fuyang Futoufa has received RMB 107.3 million from an investor for the Sponsor Group's reorganisation through utilising other securities provided to the Fuyang Futoufa by entities outside ECW. As a result, based on Administrator's records, the remaining loans due to Fuyang Futoufa from the Sponsor would be adjusted to RMB 141.5 million (included adjustment for interest expenses and other costs amounted to RMB 43.8 million awarded by PRC Court and accepted by the Administrator).

As such, the contingent liability of RMB 286 million relating to unresolved mortgages and guarantees that was previously recognised by ECW for Fuyang Financial Institutions in the financial statements would be adjusted to RMB 222.5 million at this juncture. Further sum may be provided depending on the circumstances including but not limited the developments in the restructuring exercise of the Sponsor and the applicability of other securities provided to Fuyang Financial Institutions by entities outside ECW.

The Board of Directors of the Manager will update Unitholders as and when there is material development.

Cautionary Statement

Unitholders are advised to read this announcement and any further announcements by the Manager carefully. Unitholders should consult their stockbrokers, bank managers, solicitors or other professional advisors if they have any doubt about the actions that they should take.

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 ECW units ("**Units**") which may 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
25 September 2026

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.