



EC WORLD REAL ESTATE INVESTMENT TRUST

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

ASSET VALUATION

Pursuant to Rule 703 of the Listing Manual, EC World Asset Management Pte. Ltd., as manager of EC World Real Estate Investment Trust (“**EC World REIT**”) (the “**Manager**”), wishes to announce that it has obtained independent valuations, as of 31 December 2016, for all the six properties owned by EC World REIT (the “**Properties**”).

The valuations for the Properties are set out in the table below.

Description of Property	Valuer	Valuation as of 31 December 2016
Chongxian Port Investment 5 Yunhe Road, Yuhang District, Hangzhou, Zhejiang Province, People’s Republic of China (“ PRC ”)	Colliers International (Hong Kong) Limited	RMB 2,124,000,000
Chongxian Port Logistics 5-2 Yunhe Road, Yuhang District, Hangzhou, Zhejiang Province, PRC	Colliers International (Hong Kong) Limited	RMB 871,000,000
Fu Zhuo Industrial 5-1 Yunhe Road, Yuhang District, Hangzhou, Zhejiang Province, PRC	Colliers International (Hong Kong) Limited	RMB 110,000,000
The Stage 1 Properties of Bei Gang Logistics 5-4 Yunhe Road, Yuhang District, Hangzhou, Zhejiang Province, PRC	Colliers International (Hong Kong) Limited	RMB 1,295,000,000
Fu Heng Warehouse 11 Mingxing Road, Dongzhou Industrial Zone, Dongzhou Sub-district, Fuyang District, Hangzhou, Zhejiang Province, PRC	Colliers International (Hong Kong) Limited	RMB 551,000,000
Hengde Logistics 21 Sanhao Road and 2-2 Dongqiao Road, Dongzhou Industrial Zone, Dongzhou Sub-district, Fuyang District, Hangzhou, Zhejiang Province, PRC	Colliers International (Hong Kong) Limited	RMB 1,456,000,000
Total valuation for all the six properties		RMB 6,407,000,000

DBS Bank Ltd. is the sole financial adviser, global coordinator and issue manager for the initial public offering of EC World REIT. DBS Bank Ltd., Bank of China Limited, Singapore Branch, China International Capital Corporation (Singapore) Pte. Limited and Maybank Kim Eng Securities Pte. Ltd. are the joint bookrunners and underwriters for the initial public offering of EC World REIT.

The valuation reports for the Properties are available for inspection at the Manager's registered office at 8 Shenton Way, #37-03, AXA Tower, Singapore 068811, during normal business hours for a period of three months from the date of this announcement. Prior appointment with the Manager would be appreciated.

By Order of the Board

Lai Hock Meng
Chief Executive Officer and Executive Director

EC World Asset Management Pte. Ltd.
(Company Registration No. 201523015N)
As manager of EC World Real Estate Investment Trust

13 January 2017

IMPORTANT NOTICE

The value of 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, DBS Trustee Limited (as trustee of EC World REIT), or any of their respective affiliates.

An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. Unitholders have no right to request that the Manager redeem or purchase their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on Singapore Exchange Securities Trading Limited (the "SGX-ST"). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This announcement may contain forward-looking statements that involve assumptions, 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. Predictions, projections or forecasts of the economy or economic trends of the markets are not necessarily indicative of the future or likely performance of EC World REIT. A potential investor is cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view of future events.