

EC WORLD REAL ESTATE INVESTMENT TRUST

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

ANNOUNCEMENT ON ASSETS VALUATION

Pursuant to Rule 703 of the Listing Manual, 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**”), wishes to announce that it has obtained updated independent valuations as of 31 December 2025 for Chongxian Port Investment, Chongxian Port Logistics, Beigang Logistics Stage 1, Fu Heng Warehouse, Fuzhou E-Commerce, Hengde Logistics and Wuhan Meiluote (the “**Relevant Properties**”).

The following tables set out the updated independent valuations as at 31 December 2025 for the Relevant Properties (which were conducted by Jones Lang LaSalle Corporate Appraisal Limited (“**JLL**”).

Property	Valuation ^(1,3) (RMB' million) (30 Jun 2025)	Valuation ^(1,3) (RMB' million) (31 Dec 2025)	% Change
Chongxian Port Investment	448	440	-1.8%
Chongxian Port Logistics	458	418	-8.7%
Beigang Logistics Stage 1	540	535	-0.9%
Fuheng Warehouse	270	255	-5.6%
Fuzhou E-Commerce	649	611	-5.9%
Hengde Logistics	719	660	-8.2%
Wuhan Meiluote	99	97	-2.0%
Total	3,183	3,016	-5.2%

Property	Valuation ^(1,2,3) (SGD' million) (30 Jun 2025)	Valuation ^(1,2,3) (SGD' million) (31 Dec 2025)	% Change
Chongxian Port Investment	80	81	1.3%
Chongxian Port Logistics	82	77	-5.9%
Beigang Logistics Stage 1	96	98	2.2%
Fuheng Warehouse	48	47	-2.6%
Fuzhou E-Commerce	116	112	-2.9%
Hengde Logistics	128	121	-5.3%
Wuhan Meiluote	18	18	1.1%
Total	567	554	-2.3%

Notes:

- The 2025 year-end valuation figures were converted from RMB to SGD using the closing exchange rate of 0.1837 SGD/RMB as at 31 December 2025;
- The 2025 mid-year valuation figures were converted from RMB to SGD using the closing exchange rate of 0.1781 SGD/RMB as at 30 June 2025;
- The figures have been rounded to the nearest million.

The valuation reports for the Relevant Properties issued by JLL are available for inspection at the Manager's registered office at 6 Shenton Way, #41-03, OUE Downtown, Singapore 068809, during normal business hours for a period of three months from the date of this announcement. Prior appointment with the Manager would be appreciated.

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 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.

By Order of the Board

Goh Toh Sim
Executive Director and Chief Executive Officer

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

26 January 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.