



(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 (the “**Circular**”);
- (iv) the update announcements dated 29 December 2022, 31 December 2022 and 3 January 2023, all of which were in relation to the Proposed Divestment and the financing obligations of EC World REIT; and
- (v) the update announcement dated 17 January 2023 in relation to the Proposed Divestment and the financing obligations of EC World REIT (the “**17 January 2023 Announcement**”).

Unless otherwise defined, all capitalised terms used in this announcement shall have the meaning ascribed to them in the Circular and the 17 January 2023 Announcement.

2. EXTENSION OF LONG-STOP DATE

As stated in paragraph 4.5(i) of the Circular, “Subject to the Conditions, Completion shall take place on the date falling six Business Days after the Record Date or at such other date and time, and at such location, as may be agreed in writing between the Purchasers and the Vendor, and in any event, no later than the long-stop date of 31 January 2023 or such other

date as may be agreed among the Parties (the “**Long-Stop Date**”). In any event, no later than the Long-Stop Date, and prior to the Record Date, the Vendor, the Sponsor or the Purchasers may, by notice in writing to the other Parties, postpone Completion to a date not later than the Long-Stop Date.”

The Manager wishes to update Unitholders that the Parties have on 30 January 2023 entered into a supplementary agreement (the “**Supplementary Agreement**”) to amend the Equity Purchase Agreement to extend the Long-Stop Date from 31 January 2023 (or such other than date may be agreed among the Parties) to 28 February 2023 (or such other date as may be determined by the Vendor).

The rationale for the extension of the Long-Stop Date is as follows:

- (a) the Purchasers have advised that they are unable to complete the Proposed Divestment by 31 January 2023, as they are in the process of obtaining the relevant financing approvals from their lending banks in relation to their financing for the Proposed Divestment; and
- (b) the deadline for the repayment of the remaining Mandatory Repayment Amount is now **28 February 2023** based on the Repayment Plan, which was disclosed in the 17 January 2023 Announcement and is also subject to the conditions specified therein. The Sponsor demonstrated its support for EC World REIT by working closely together with the Manager to engage the Lenders and arrive at a Repayment Plan which the Lenders are agreeable to and by procuring the fulfilment of certain conditions under the Repayment Plan, such as by placing the Margin Deposit in the escrow account of the onshore facility agent under the Existing Onshore Bank Loans and by paying S\$4,400,000 (approximately RMB22,622,108¹) to the Lenders as partial repayment of the Existing Offshore Bank Loans².

3. DOCUMENTS FOR INSPECTION

Copies of the Supplementary Agreement are available for inspection during normal business hours at the registered office of the Manager at 6 Shenton Way, #41-03 OUE Downtown 1, Singapore 068809 from the date of this announcement up to and including the date falling three months thereafter³.

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 in EC World REIT (“**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.

¹ Based on the exchange rate RMB1.00 = S\$0.1945 as of 4 January 2023, being the date on which the prepayment of the Equity Consideration of S\$4,400,000 was received from Forchn International Pte. Ltd.

² The Parties to the Equity Purchase Agreement have agreed that the Sponsor’s payments referred to in paragraph (b) of this announcement (amounting to an aggregate of approximately RMB22,622,108) will constitute prepayment in part by the Purchasers to the Vendor (being a wholly-owned subsidiary of EC World REIT) of the Equity Consideration pursuant to the Equity Purchase Agreement. The balance of the Equity Consideration (amounting to approximately RMB1,147,377,892) will be payable to the Vendor by Completion.

³ Prior appointment with the Manager (telephone: +65 6221 9018) will be appreciated.

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

30 January 2023

Important Notice

The value of 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.