



EC World

运通网城 REIT

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

ANNOUNCEMENT

UPDATES IN RELATION TO:
(I) MASTER LEASE ARRANGEMENTS;
(II) DECLINE IN VALUATIONS;
(III) THE ECW FACILITIES;
(IV) APPLICATIONS FOR EXTENSION OF TIME IN RELATION TO AGM;
(V) DISTRIBUTIONS OF EC WORLD REIT; AND
(VI) MORTGAGES OVER FUZHOU E-COMMERCE AND FUHENG WAREHOUSE

1. Update on the Master Lease Arrangements of the Relevant Properties

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 the following:

- (i) the circular to unitholders of EC World REIT (“**Unitholders**”) dated 29 March 2019 (the “**29 March 2019 Circular**”) in relation to, among others, the proposed entry into the master lease agreements in relation to Stage 1 Properties of Bei Gang Logistics (“**BG**”), Chongxian Port Investment (“**CXI**”) and Fu Heng Warehouse (“**FHCC**”);
- (ii) the announcement dated 10 May 2019 in relation to the entry into of:
 - a. the master lease agreement between Hangzhou Bei Gang Logistics Co., Ltd. (the “**BG Property Co**”) (a wholly-owned subsidiary of DBS Trustee Limited, as trustee of EC World REIT (the “**Trustee**”) and Forchn Holdings Group Co., Ltd. (the sponsor of EC World REIT (the “**Sponsor**”)), in relation to BG (the “**Existing BG MLA**”)¹;
 - b. the master lease agreement between Hangzhou Chongxian Port Investment Co., Ltd. (the “**CXI Property Co**”) (a wholly-owned subsidiary of the Trustee) and Hangzhou Fu

¹ The Existing BG MLA commenced on 1 November 2020 and runs for a term of 48 months. After 2021, there is a rent step-up of 1.0% at the then prevailing rent at every 12-month period until the termination of the Existing BG MLA. Please refer to paragraph 2.4 of the 29 March 2019 Circular for further details.

Gang Supply Chain Co., Ltd. (the “**CXI Master Lessee**”) (a wholly-owned subsidiary of the Sponsor), in relation to CXI (the “**Existing CXI MLA**”)²; and

- c. the new master lease agreement between Hangzhou Fu Heng Warehouse Co., Ltd. (a wholly-owned subsidiary of the Trustee) and Hangzhou Fuyang Yuntong E-Commerce Co., Ltd. (a wholly-owned subsidiary of the Sponsor), in relation to FHCC (the “**Existing FHCC MLA**”)²;
- (iii) the circular to Unitholders dated 4 June 2019 (the “**4 June 2019 Circular**”) in relation to, among others, the proposed entry into the master lease agreements of Fuzhou E-Commerce (“**FZDS**”, and together with BG, CXI and FHCC, the “**Relevant Properties**”) which comprise of:
- a. a warehouse lease agreement between Zhejiang Fuzhou E-commerce Co., Ltd. (“**FZDS Property Co**”) (a wholly-owned subsidiary of the Trustee) and Hangzhou Fuyang Yuntong E-Commerce Co., Ltd. (as the lessee of the three-storey warehouse component of FZDS (the “**FZDS Warehouse**”)) in respect of the grant of a lease over the entire FZDS Warehouse (the “**FZDS Warehouse MLA**”); and
 - b. an office and support buildings lease agreement between the FZDS Property Co and Zhejiang Yuntong ECommerce Co., Ltd., as lessee of the two 14-storey buildings, used primarily for office space with auxiliary use for dormitory purposes of FZDS (the “**FZDS Office and Support Buildings**”), in respect of the grant of a lease over the entire FZDS Office and Support Buildings (the “**FZDS Office and Support Buildings MLA**”, together with the FZDS Warehouse MLA, the “**Existing FZDS MLAs**”, and together with the Existing BG MLA, the Existing CXI MLA and the Existing FHCC MLA, the “**Existing MLAs**”) and
- (iv) the announcement dated 8 August 2019, in relation to, among others, the completion of the acquisition of FZDS³.

The Manager wishes to provide Unitholders with an update in relation to the master lease arrangements of the Relevant Properties and the Existing MLAs.

In relation to BG and CXI, the Manager, with the support of EC World REIT's appointed financial adviser, KPMG Services Pte. Ltd. (the “**Financial Adviser**”)⁴, is currently in the process of conducting a business review of the master lease arrangements in order to ascertain the appropriate leasing and management strategies to adopt for BG and CXI moving forward. The

2 The Existing Chongxian MLA and the Existing Fu Heng MLA commenced on 1 January 2021, and run for a term of 48 months. After 2021, there is a rent step-up of 2.0% at the then prevailing rent at every 12-month period until the termination of the Existing Chongxian MLA or the Existing Fu Heng MLA, as the case may be. Please refer to paragraph 2.4 of the 29 March 2019 Circular for further details.

3 The Existing FZDS MLAs would commence for a term of five years from the completion of the acquisition of FZDS (which were completed on 8 August 2019) subject to an option to renew for a further term of five years exercisable by the respective lessees subject to FZDS Property Co's acceptance at its sole discretion. Please refer to paragraph 2.5 of the 4 June 2019 Circular for further details.

4 Please refer to the Manager's announcement dated 19 February 2024 titled “Appointment of Advisers” for further details on the appointment of the Financial Adviser.

Manager intends to procure the termination of the Existing BG MLA and the Existing CXI MLA upon the completion of the business reviews⁵.

Additionally, the Manager would like to inform Unitholders that the Sponsor had commenced renovation works of BG in the first half of 2023, however, due to the financial difficulties of the Sponsor group in the second half of 2023, the renovation works of BG have halted since November 2023. The Manager estimates that reinstatement costs to reinstate BG to its condition immediately prior to the commencement of the Existing BG MLA will be approximately RMB 80 million.

In relation to FHCC and FZDS, the Manager has been coordinating the process of novating to the FHCC Property Co and the FZDS Property Co respectively the underlying leases that (i) Hangzhou Fuyang Yuntong E-Commerce Co., Ltd. (as the master lessee of the Existing FHCC MLA); and (ii) Hangzhou Fuyang Yuntong E-Commerce Co., Ltd. and Zhejiang Yuntong E-Commerce Co., Ltd. (as the master lessees of the Existing FZDS MLAs), had entered into with various sub-lessees in connection with FHCC and FZDS (the “**Underlying Leases**”, and the process of novating such leases, the “**Underlying Leases Novation**”). As at the date of this announcement, approximately 100% and 71% of the Underlying Leases Novation in respect of FHCC and FZDS respectively have been completed.

The latest occupancy rates for the properties of EC World REIT, assuming 100% completion of the Underlying Leases Novation, are set out in the table below.

Asset	NLA (sqm)	Occupancy Rate	Lease Status
Fuheng Warehouse (FHCC)	95,076	84.7%	Directly leased from the EC World REIT group to multiple tenants
Fuzhou E-Commerce (FZDS)	208,324	84.0%	Directly leased from the EC World REIT group to multiple tenants
Chongxian Port Investment (CXI)	102,560	95.6%	Directly leased from CXI Property Co to multiple tenants for warehouse and storage yard, with the Existing CXI MLA remaining in force until new arrangements set by the Manager
Chongxian Port Logistic (CXPL)	114,021	91.3%	Directly leased from the EC World REIT group to multiple tenants
Stage 1 Properties of Bei Gang Logistics (BG)	120,449	100.0%	Existing BG MLA remaining in force until new arrangements set by the Manager

5 Pursuant to the terms of the Existing BG MLA and the Existing CXI MLA, the respective agreements may be unilaterally terminated by the BG Property Co or the CXI Property Co, being the master lessor of the Existing BG MLA or the Existing CXI MLA, as the case may be, if the Sponsor or the CXI Master Lessee, being the master lessee of the Existing BG MLA or the Existing CXI MLA, as the case may be, fails to make payment of the rent for 30 days or more after payment is due. As at 31 January 2024, given that the Sponsor and Hangzhou Fugang Supply Chain Co., Ltd. have outstanding rent payables of approximately 6.6 months and 6.6 months respectively, the BG Property Co and the CXI Property Co are entitled to unilaterally terminate the Existing BG MLA and the Existing CXI MLA respectively.

Asset	NLA (sqm)	Occupancy Rate	Lease Status
Hengde Logistics	238,032	32.6% ⁶	Directly leased from the EC World REIT group to multiple tenants
Wuhan Meiluote	48,695	43.9% ⁷	Directly leased from the EC World REIT group to multiple tenants
Overall	927,157	73.0%	

2. Decline in Valuations

The Manager wishes to inform Unitholders that the Manager has obtained independent valuations for the properties of EC World REIT as at 31 December 2023 conducted by Knight Frank Petty Limited (the “**Independent Valuer**”). The real estate valuation of the portfolio of EC World REIT has declined by 43% to RMB4,336 million (versus RMB7,604 million as at 31 December 2022).

Details of the valuations of these properties of EC World REIT are as follows:

Property	Market Valuation ⁸ (as at 31 December 2023)	Market Valuation ⁸ (as at 31 December 2022)	% Change (in RMB terms)
Chongxian Port Investment	RMB 1,108 million SGD 206 million	RMB 2,187 million SGD 423 million	-49.3%
Chongxian Port Logistics	RMB 552 million SGD 103 million	RMB 820 million SGD 158 million	-32.7%
Stage 1 Properties of Bei Gang Logistics	RMB 686 million SGD 127 million	RMB 1,213 million SGD 234 million	-43.4%
Fu Heng Warehouse	RMB 295 million SGD 55 million	RMB 588 million SGD 114 million	-49.8%
Fuzhou E-commerce	RMB 709 million SGD 132 million	RMB 1,251 million SGD 242 million	-43.3%
Hengde Logistics	RMB 846 million SGD 157 million	RMB 1,375 million SGD 266 million	-38.5%
Wuhan Melluote	RMB 140 million	RMB 170 million	-17.6%

6 The decrease in occupancy rate of Hengde Logistics was due to China Tobacco Zhejiang Industrial Co., Ltd deciding not to continue its lease in relation to Hengde Phase 1 (forming 159,752 square metres of Hengde Logistics). Please refer to the Manager’s announcement dated 31 October 2023 titled “Update in Relation to the Leases at Hengde Logistics”.

7 The decrease in occupancy rate of Wuhan Meiluote was due to, among others, an influx of new warehouse supply as well as global and local economic slowdown in Wuhan.

8 The FY2023 valuation figures were converted from RMB to SGD using the closing exchange rate of 0.1858 SGD/RMB as at 31 December 2023 whilst the figures the FY2022 valuation figures were converted from RMB to SGD using the closing exchange rate of 0.1933 SGD/RMB as at 31 December 2022. The figures have been rounded to the nearest million.

Property	Market Valuation ⁸ (as at 31 December 2023)	Market Valuation ⁸ (as at 31 December 2022)	% Change (in RMB terms)
	SGD 26 million	SGD 33 million	
Total	RMB 4,336 million SGD 806 million	RMB 7,604 million SGD 1,470 million	-43.0%

The decline in the valuations is largely due to the following factors:

- (i) the deteriorating market situation in the People's Republic of China (the "**PRC**") due to an influx of new warehouse supply as well as a slowdown on the global and local economy, which resulted in softer demand, higher vacancy rate and keen competition in the industry. Accordingly, higher concession packages are required to attract new tenants or retain existing tenants, giving rise to higher leasing costs and lower market rental;
- (ii) a slowdown in the growth of the local economy in Hangzhou which reflects risks under the unstable macroeconomic environment on a local level and weak performance at the property level arising from higher vacancy, inactive leasing activities and a more passive capital market. Further, a large number of new warehouse supply has caused the vacancy in Wuhan to edge up and consequently the industry has prioritised occupancy instead of rental growth;
- (iii) as a measure to tackle the rental arrears issue arising from the master leases and related parties' leases (the "**Relevant Leases**"), the Manager has commenced the process on the Underlying Leases Novation to take over the Underlying Leases. The Underlying Leases were supported by higher rental from the Relevant Leases over the past few years since the initial public offering of EC World REIT which has built-in organic rental escalation in majority of the Relevant Leases against the softer Underlying Leases. However, the market rental did not grow as much especially during the economic downturn since the COVID-19 pandemic to date. The novation process had resulted in rentals reflecting the real current market situation in the PRC as a result of competitive rental package offered to secure occupancy in the logistics market in the PRC. The termination of the Relevant Leases followed by low rental inherited from the Underlying Leases in general has posed a significant gap in the rent rates between the Relevant Leases and Underlying Leases which led to the material drop in the market values of Chongxian Port Investment, Chongxian Port Logistics, Fuheng Warehouse and Fuzhou E-Commerce respectively. The novation process is still on-going;
- (iv) Forchn Holdings Group Co., Ltd., being the sponsor of EC World REIT (the "**Sponsor**"), had commenced asset enhancement work on Beigang Logistics Stage 1 in the first half of 2023 in order to upgrade the property and attract new tenants at its own costs in its capacity as master lessee of Beigang Stage 1. However, the Sponsor encountered severe financial difficulties towards the end of 2023 and could not complete the asset enhancement work till date. The refurbishment requirements and new tenant take-up period have been factored into the valuation assessment; and
- (v) the discontinuation of the lease with China Tobacco in Hengde Logistics Phase 1 had impacted the assessment of the property after taking into consideration the necessary new-

tenant take-up period. The leasing department of the property manager of EC World REIT is actively marketing Hengde Logistics Phase 1 in order to build up occupancy.

As at 31 December 2023, as a result of the decline in the property valuations of EC World REIT as set out above, the total borrowings and deferred payments (collectively, the “**Aggregate Leverage**”) of EC World REIT is 58.3%.

Pursuant to paragraph 9.2(b) of Appendix 6 of the Code on Collective Investment Schemes issued by the Monetary Authority of Singapore (the “**Property Funds Appendix**”), the aggregate leverage of EC World REIT should not exceed (i) 45% of EC World REIT’s deposited property; or (ii) 50% if EC World REIT has a minimum adjusted interest coverage ratio⁹ of 2.5 times after taking into account its interest payment obligations arising from any new borrowings (the “**Aggregate Leverage Limit**”).

However, paragraph 9.4(a) of the Property Funds Appendix states that the aggregate leverage limit is not considered to be breached if exceeding the limit is due to circumstances beyond the control of the Manager. Accordingly, pursuant to paragraph 9.4(a) of the Property Funds Appendix, the Aggregate Leverage Limit of EC World REIT will not be considered to be breached given that the change in the Aggregate Leverage of EC World REIT was due to circumstances beyond the control of the Manager, such as the depreciation in the asset value of the properties of EC World REIT. Nevertheless, the increased leverage ratio has breached the financial covenant under the existing offshore facility agreement, which requires ECW’s leverage ratios to be no more than 40%. The Manager intends to resolve this issue by restructuring the EC World REIT group’s existing offshore facility (the “**Offshore Facility**”). In such a scenario, the Manager shall not incur additional borrowings or enter into further deferred payment arrangements.

3. Updates in relation to the ECW Facilities

3.1 Mandatory Prepayment Event under the Offshore Facility

Pursuant to Offshore Facility, the EC World REIT group and the Trustee shall promptly notify the facility agent under the Offshore Facility if, at any time, the maximum aggregate amount of the outstanding loans under the Offshore Facility and the EC World REIT group’s existing onshore facilities (the “**Onshore Facilities**”, and together with the Offshore Facility, the “**ECW Facilities**”) exceeds the lowest of (i) S\$498,000,000 (or its equivalent); (ii) 45% of the aggregate valuation of the properties of EC World REIT as reflected in the latest valuation report delivered pursuant to the ECW Facilities; and (iii) 40% of the deposited property of EC World REIT (the “**Relevant Prepayment Conditions**”).

Upon such a notification, the EC World REIT group shall within three (3) business days repay or prepay the loans under the ECW Facilities such that the maximum aggregate amount of the loans under the ECW Facilities outstanding will be no more than the lowest of the Relevant Prepayment Conditions.

Due to the decline in the valuations, all of the Relevant Prepayment Conditions have been triggered. The EC World REIT group has requested that the lenders under the ECW Facilities temporarily waive the application of the Relevant Prepayment Conditions until the EC World REIT group is able

⁹ As at 31 December 2023, the adjusted interest coverage ratio of EC World REIT is 2.11 times.

to improve its financial performance and financial positions to meet such requirements. The lenders under the Offshore Facility are currently reviewing this request.

In view of the foregoing, the Manager intends to divest certain properties of EC World REIT in order to pare down part of the loans under the ECW Facilities in order to ensure that the Relevant Prepayment Conditions will cease to be triggered. As announced by the Manager on 25 January 2024, the Manager has appointed Savills Property Services (Shanghai) Co., Ltd. and Cushman & Wakefield (HK) Ltd. as its consultants in relation to the sourcing of potential purchaser(s) for the divestment of one or more properties of the EC World REIT group. Additionally, the Manager has commenced discussions with the lenders under the ECW Facilities to potentially restructure the ECW Facilities.

3.2 Breach of Divestment Longstop Date under the ECW Facilities

As disclosed in the Manager announcement dated 31 May 2023, the ECW Facilities impose a requirement for the proposed divestment of Stage 1 Properties of Bei Gang Logistics and Chongxian Port Logistics (the “**Proposed Divestment**”) to take place by no later than 31 October 2023 (or such later date, that is on or prior to 30 April 2024, that is agreed to by all the offshore and onshore lenders) (the “**Divestment Longstop Date**”). However, no breach of such obligation to divest would arise if on or before the Divestment Longstop Date, prepayment which would result in, inter alia, the aggregate amount of the ECW Facilities remaining outstanding being no more than S\$410,000,000 (or its equivalent) is made. It is an event of default under the ECW Facilities if the Proposed Divestment does not occur by 30 April 2024.

Please note that the obligation to divest by the Divestment Longstop Date under the ECW Facilities has been breached. As at the date of this announcement, the lenders under the ECW Facilities have not made a decision on whether to extend the Divestment Long-Stop Date to a date later than 31 October 2023 and the aggregate amount of the ECW Facilities remaining outstanding is more than S\$410,000,000.

Additionally, the Manager would like to highlight to Unitholders that, as announced by the Manager on 26 October 2023, the Sponsor and the purchasers under the Proposed Divestment had informed the EC World REIT group that the Sponsor was not able to obtain sufficient financing for the Proposed Divestment and hence the Sponsor and the purchasers under the Proposed Divestment would not be able to complete the Proposed Divestment by the relevant long-stop date under the terms of the Proposed Divestment. Hence, please note that the Proposed Divestment cannot be completed by 30 April 2024.

The EC World REIT group is in the process of seeking various waivers from the lenders of the ECW Facilities in relation to, among others, the foregoing.

3.3 Expiry of the Offshore Facility

As announced by the Manager on 31 May 2023, the Offshore Facility is for a tenure of 11 months from 31 May 2023 (the “**Initial Termination Date**”). The Initial Termination Date may, subject to certain conditions (including the registration of the Offshore Facility with the National Development and Reform Commission of the People’s Republic of China (the “**NDRC**”) or its competent local branch or any authority succeeding to its functions), be extended for a period of 24 months, with such extended date not extending beyond 30 April 2026.

The Manager wishes to update Unitholders that, as at the date of this announcement, the registration of the Offshore Facility with the NDRC has not been completed, and the Manager believes that it is unlikely that the registration can be completed by 30 April 2024. Accordingly, if registration with the NDRC is not completed by 30 April 2024, this will result in the Offshore Facility maturing on 30 April 2024.

In light of the foregoing, the Manager has commenced negotiations with the lenders of the ECW Facilities on the possibility of restructuring the ECW Facilities and, as announced on 19 February 2024, appointed the Financial Adviser to explore various options available to EC World REIT to help address its ongoing challenges.

4. Applications for Extension of Time in relation to AGM

The Manager wishes to inform Unitholders that the Manager has applied to:

- (i) Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) for a waiver from Rule 707(1) of the Listing Manual of the SGX-ST to allow for an extension of time from 30 April 2024 to 31 July 2024 for EC World REIT to hold its annual general meeting for the financial year ended 31 December 2023 (the “**2024 AGM**”); and
- (ii) the Monetary Authority of Singapore (the “**MAS**”) for a waiver from paragraph 4.1(d) of the Property Funds Appendix to allow an extension of time for the audited statement of total return and the audited balance sheet of ECW and its group to be laid before the 2024 AGM to be made up to or as at (as the case may be) 31 December 2023, notwithstanding that the 2024 AGM may be held after 30 April 2024,

(collectively, the “**Applications**”).

Given the various challenges faced by EC World REIT currently, the Applications were made because, among other reasons, EC World REIT’s external auditors do not have sufficient appropriate audit evidence to determine on the appropriateness of the Manager’s preparation of EC World REIT’s financial statements for FY2023 on a going concern basis, as well as EC World REIT’s liabilities (due to the imposition of the Relevant Mortgages (as defined below) by the Sponsor group) and resulting financial position, and the Manager will require more time to address its ongoing challenges.

The Manager will update Unitholders on the outcome of the Applications in due course.

5. Update on Distributions of EC World REIT

The Manager wishes to inform Unitholders that due to insufficient funds at this juncture, EC World REIT will not be declaring any distribution to Unitholders in respect of the period from 1 July 2023 to 31 December 2023. Additionally, the Manager has determined that it is in the best interest of EC World REIT and Unitholders to suspend distributions to a future date until the ongoing challenges faced by EC World REIT have been resolved and EC World REIT has sufficient free cash for distribution.

6. Update on the Relevant Mortgages

As announced by the Manager on 1 February 2024, the EC World REIT group is in the process of initiating legal actions against 杭州富阳富投发振富股权投资合伙企业 (有限合伙) (Hangzhou Fuyang Futoufa Zhenfu Equity Investment LLP) and 浙江富月融资租赁有限公司 (Zhejiang Fuyue Finance Lease Co., Ltd.), being the two entities linked to the Fuyang Government involved in the imposition of mortgages over Fuzhou E-Commerce and Fuheng Warehouse (the “**Relevant Mortgages**”), and the Sponsor in the PRC to procure the discharge of the Relevant Mortgages.

The Manager wishes to update Unitholders that the EC World REIT group has submitted pleadings to the relevant PRC court to initiate lawsuits to revoke the Relevant Mortgages on the basis that the Relevant Mortgages are unauthorised (the “**Relevant Lawsuits**”). The case application is now being reviewed and is yet to be accepted by the relevant PRC court. If the EC World REIT group can obtain a favourable judgment in the Relevant Lawsuits, the EC World REIT Group may de-register the Relevant Mortgages with the mortgage registration authority based on the judgment.

The board of directors of the Manager is in the process of evaluating various options for EC World REIT and will provide Unitholders with a further update as and when there are material developments.

Cautionary Statement

Unitholders are advised to read this announcement and any further announcements by the Manager carefully. The Manager wishes to highlight that there is no certainty or assurance as at the date of this announcement that any discussion or prospects will be successfully concluded or any definitive agreements in relation to any transactions will be entered into. Unitholders should consult their stockbrokers, bank managers, solicitors or other professional advisers 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 EC World REIT 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

27 February 2024

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, 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.