

Focused on Stability, Staying on Strategy

Sustainability Report 2020



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Board Statement

Dear Stakeholders,

Welcome to our fourth sustainability report for EC World Real Estate Investment Trust (“EC World REIT” or the “REIT”). This report, as prepared by EC World Asset Management Pte. Ltd. (“ECWAM” or the “Manager”) with the Board’s guidance, features our Environmental, Social and Governance (“ESG”) performance from 1 January to 31 December 2020 (“FY2020”).

This year, the COVID-19 pandemic proved to be a potentially severe threat to the global economy. Against this challenging backdrop, EC World REIT remains committed to our efforts in minimising the impact of COVID-19 on our operations through our business continuity plans. As the well-being of our stakeholders remains our utmost priority, we have various health and safety measures in place to protect our people and partners. As a show of togetherness and solidarity with our stakeholders, the key management personnel (i.e. Chief Executive Officer, Chief Investment Officer and Deputy Chief Financial Officer) of the Manager took a 10% remuneration reduction from April 2020 to June 2020. Similarly, fees for board directors of the Manager were also reduced by 10% for the 3-month period from April 2020 to June 2020. We do not foresee any COVID-19 related material impacts to our financial strength in 2020 and beyond, and believe EC World REIT continues to be well-placed to manage our sustainability strategy and support our people and partners in every way possible. In this year’s report, we have included an “Our Response to COVID-19” section on page 12 which details our COVID-19 mitigation strategy.

Despite COVID-19 implications in 2020, sustainability remains a core tenet to EC World REIT’s business, and we continue to make progress across the ESG factors material to our operations. ECWAM continues to integrate sustainability into EC World REIT’s strategic formulation through our top-down governance structure and framework with the Board’s support. The Board is also informed of any material ESG findings and the measures by the senior management. This management approach has been endorsed by Forchn Holdings Group Co. Ltd. (“the Sponsor”).

Responsible corporate governance continues to be at the forefront of our operational strategy as we continue to uphold a credible and established governance framework. Our comprehensive suite of policies covers all relevant governance aspects, from risk management to whistle-blowing, that enables the REIT to identify, examine, and prevent any misbehaviour and negligence. We continue to express transparency and credibility to our stakeholders and society via prompt updates and circulars (refer to Stakeholder Engagement on Page 9 for more information).

EC World REIT also recognises the importance of reducing our business’ impact on the environment, where one of our focus areas is on energy use and greenhouse gas (GHG) emissions. We continue to keep a close eye on our energy use across our assets, adopt energy-efficient lighting, explore the use of renewable solar technologies to reduce our reliance on the local electricity grid, and promote energy conservation in our employees and tenants. Apart from energy use, EC World REIT has also taken steps to manage its water use, waste generation, and emissions of other air pollutants.

In the social realm, the REIT continues to provide a safe and healthy workplace to our stakeholders. This year, there were zero fatalities, work-related injuries nor work-related ill health cases for EC World REIT's workers in both China and Singapore. We have also organised the annual fire drill in our China properties to ensure that all relevant personnel are equipped with emergency response knowledge. Despite the advent of COVID-19 this year, the REIT has continuously put resources into product innovation, some of EC World REIT's properties have also undergone upgrading projects to improve our asset quality standards and create a comfortable environment for our tenants.

We are grateful for the generous support from the Sponsor and all stakeholders in our sustainability journey, and we look forward to continuing our advancements in the sustainability space in the coming year and beyond.

Yours sincerely,

Mr Goh Toh Sim

on behalf of the Board of EC World Asset Management Pte. Ltd.

About the Report

This report has been prepared in accordance with the internationally recognised GRI Standards: Core option and GRI's Construction and Real Estate Sector Supplement. The Manager also ensures that sustainability reporting practices at the REIT comply with SGX-ST Listing Manual Rules 711(A) and 711(B). External assurance has not been obtained for this reporting period, though we will consider doing so as our sustainability reporting journey advances. For questions, suggestions, and feedback related to sustainability matters, please send them to Ms Sabrina Tay, Senior Manager (Investor Relations) at ir@ecwreit.com.



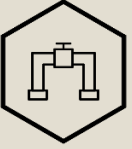

Reporting Scope

This report covers ESG data and practices of EC World REIT for FY2020. 3-year ESG trend analyses will be presented with the ESG performance data from FY2018 to FY2020, wherever applicable. The reporting scope for FY2020 remains the same as in FY2019, covering our eight properties in China and our Corporate Office in Singapore.

Singapore	Hangzhou, China	Wuhan, China
9 Raffles Place #45-02 Republic Plaza, Singapore (Corporate Office)	<ol style="list-style-type: none"> 1. Fu Heng Warehouse 2. Fuzhou E-Commerce 3. Stage 1 Properties of Bei Gang Logistics 4. Hengde Logistics 5. Chongxian Port Investment 6. Chongxian Port Logistics 7. Fu Zhuo Industrial 	8. Wuhan Meiluote

Reporting Scope by Geographical Locations in FY2020

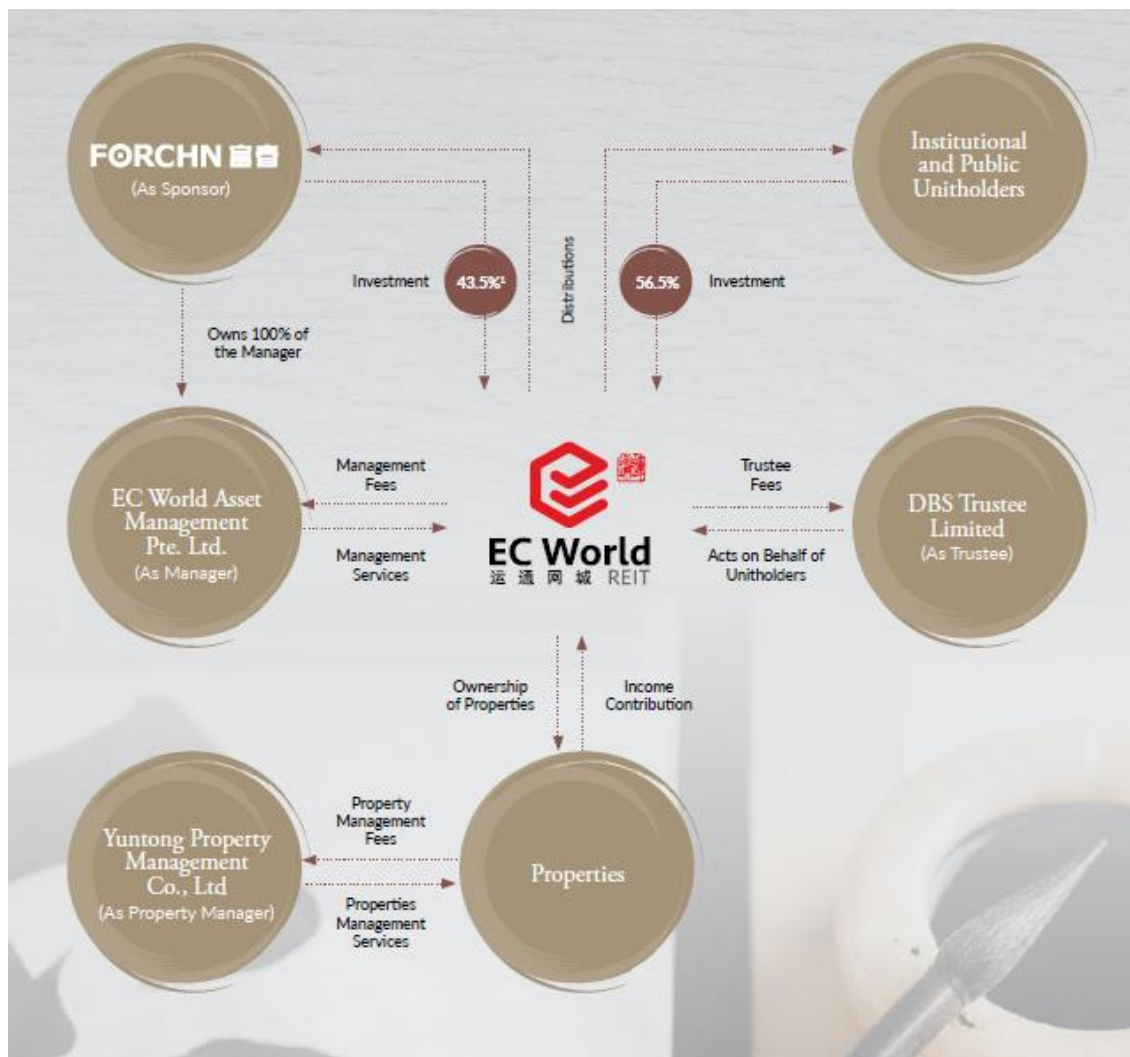
FY2020 Highlights

	<p>Zero non-compliance issues</p> <p>No non-compliances with environmental and socioeconomic laws and regulations</p>		<p>Zero work-related injuries</p> <p>No work-related injuries in 2020 that resulted in staff disability or fatality</p>
	<p>Rain and Sewage Pipe Network Reconstruction Project</p> <p>Improving our pipeline network, increasing the efficiency of utilising repurposed rainwater and reducing costs of municipal sewage treatment.</p>		<p>Fuzhou E-Commerce Photovoltaic Project</p> <p>Installation of photovoltaic panels in Fuzhou E-Commerce facility, removing air pollution and reducing reliance on the grid for electricity</p>

About EC World REIT

Overview of EC World REIT

EC World REIT is a Singapore Real Estate Investment Trust (REIT), with a strategy to invest principally, directly or indirectly in a diversified portfolio of income-producing real estates. The real estates are primarily used for e-commerce, supply-chain management and logistics purposes, as well as real estate-related assets, with an initial geographical focus on the People’s Republic of China (the “PRC”). The Manager is a wholly-owned subsidiary of the Sponsor – Forchn Holdings Group Co. Ltd. Yuntong Property Management Co. Ltd., also a wholly-owned subsidiary of the Sponsor, is the property manager (“Property Manager”) for the properties in China.



EC World REIT's Structure

¹ As at 31 December 2020. Includes Units held by the Manager.

EC World REIT's Vision and Mission

EC World REIT primarily leases assets in E-Commerce Logistics Facilities, Port Logistics Facilities and Specialised Logistics Facilities. The REIT strives to provide our stakeholders and unitholders with sustained value generation through enhancement of our assets. This overarching aim has been integrated into the REIT's vision and mission as below:

Vision	Mission
<div data-bbox="440 558 553 688" data-label="Image"> </div> <p data-bbox="233 716 764 978">EC World REIT aims to be the premier e-commerce and specialised logistics REIT in Asia and strives to create long-term value for all of our stakeholders by capturing opportunities driven by the fast growing e-commerce and specialised logistics sectors.</p>	<div data-bbox="1045 562 1183 680" data-label="Image"> </div> <ul data-bbox="850 716 1386 1100" style="list-style-type: none"> • Deliver stable, sustainable and growing distributions to our unitholders • Grow and diversify our portfolio through yield accretive acquisitions • Offer a differentiated and high-quality asset portfolio • Adopt active asset management strategies to enhance performance and value of our properties

Properties of EC World REIT

E-commerce Logistics			
			
1 Fu Heng Warehouse	2 Fuzhou E-Commerce	3 Stage 1 Properties of Bei Gang Logistics	4 Wuhan Meiluote
Specialised Logistics		Port Logistics	
			
5 Hengde Logistics	6 Chongxian Port Investment	7 Chongxian Port Logistics	8 Fu Zhuo Industrial Logistics

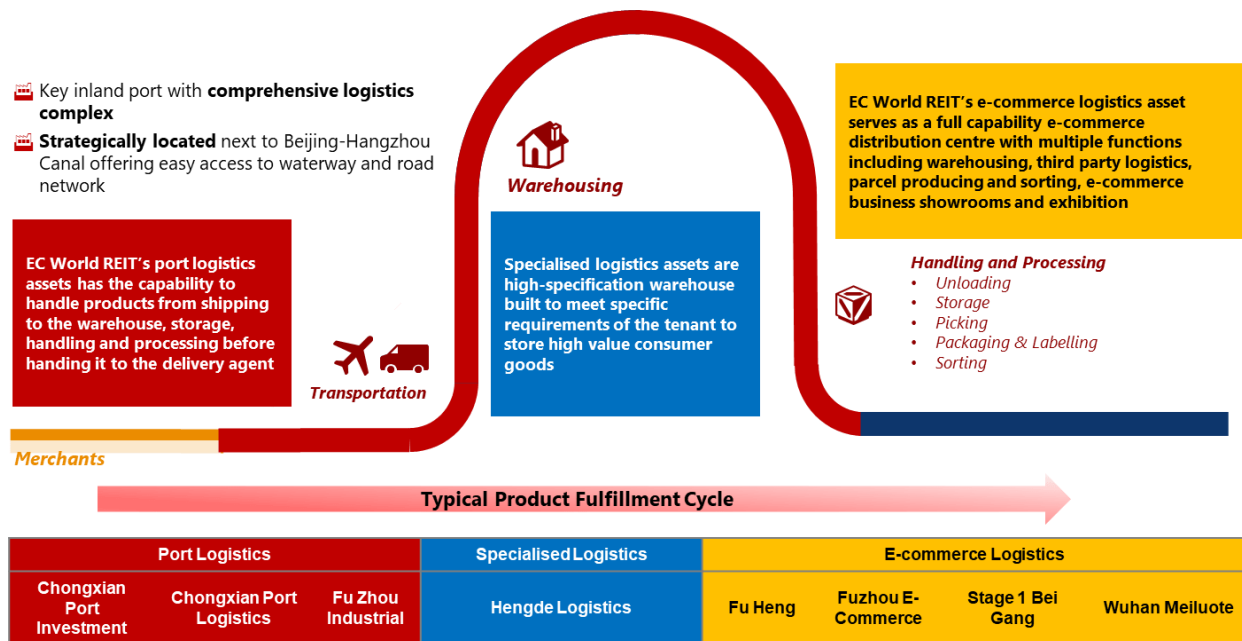
Supply Chain Management

As a REIT focusing on logistics and e-commerce, EC World REIT is always cognisant of the importance of supply chain management in the organisation’s reputation and success. Hence, the Manager at EC World REIT strives to actively and responsibly manage the supply chain, with an emphasis on procuring materials sustainably.

EC REIT adopts a twofold evaluation to achieve procurement that maximises benefits for EC World REIT and our stakeholders. The products and services our long-term suppliers provide will be assessed accordingly, while our short-term suppliers are required to acknowledge and abide by terms and conditions related to sustainability considerations. We believe this evaluation will prevent inappropriate behaviour and safeguard our stakeholders’ interests.

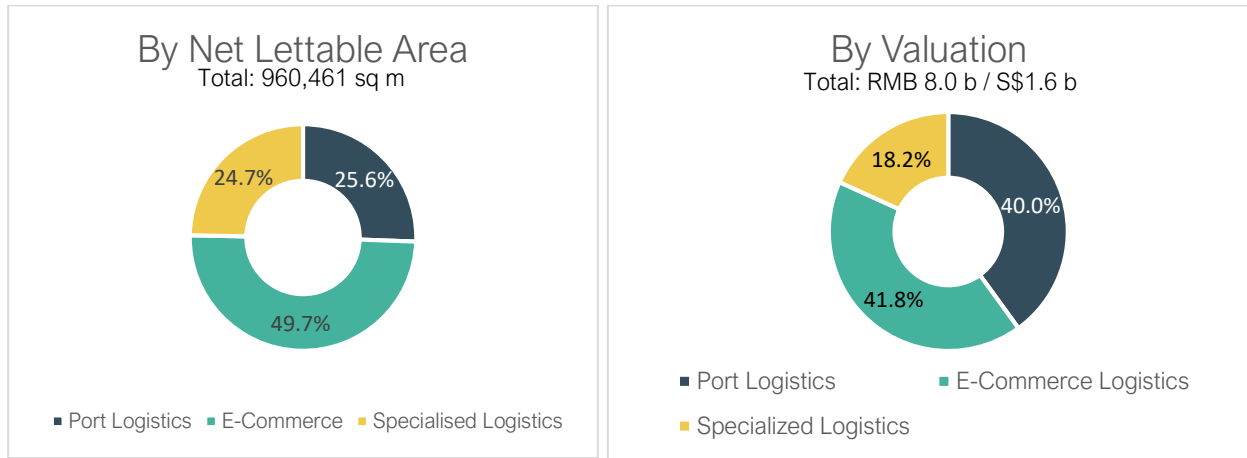
EC World REIT’s Product Fulfilment Cycle

EC World REIT asset portfolio is strategic and fulfils critical sections in the supply chain of the e-commerce and specialised logistics business. The figure below illustrates the role of our different asset types.



Tenancy Mix and Types of Assets

As of 31 December 2020, there were a total of 28 different tenants across the portfolio that contributed to gross rental income. Figures below show the breakdown of tenancy according to trade sector by net lettable area and by valuation. We also present the breakdown of tenancy according to trade sector, weighted on gross revenue contribution in 2020. For more information, please refer to our Annual Report 2020.



Tenancy Mix and asset type (breakdown by net lettable area) as of 31 December 2020



Breakdown of tenancy according to trade sector, weighted on gross revenue contribution in 2020

Our Sustainability Approach

Sustainability Commitment

As EC World REIT continues to expand its portfolio of assets, the Manager recognises the importance of sustainability as a key business driver and a critical component of the REIT’s success. As such, EC World REIT’s sustainable ESG framework, as well as ESG initiatives and projects, are incorporated into the REIT’s daily operations. The Manager also seeks to enhance sustainability awareness among our stakeholders and unitholders by organising internal training and external advocacy campaigns. With the Sponsor’s continued support and our established rapport with our stakeholders, the Manager looks forward to further improving EC World REIT’s sustainability performance in the years ahead.

Sustainability Governance

At EC World REIT, our Executive Director and Chief Executive Officer Mr Goh Toh Sim leads the assessment of the REIT’s ESG policies and practices. The senior management of the Manager and Property Manager facilitate this evaluation and drive these sustainability practices and initiatives within the properties held by the REIT.

Stakeholder Engagement

The Manager believes that fostering quality stakeholder relationships is key to achieving the goal of sustainable long-term value creation for all. As such, the Manager frequently engages with our stakeholders to understand their concerns and respond appropriately.

Stakeholders	Goals	Mode	Frequency	Stakeholders' Concerns	Our Response
Unitholders	Provide clear and accurate information to the investing public through timely communication	Telephone calls	Ad-hoc	<ul style="list-style-type: none"> Financial performance Outlook and growth Regulatory compliance 	<ul style="list-style-type: none"> Proactive investor outreach programme Timely communication through SGXnet and website Adoption and adaption of relevant policies and procedures such as Enterprise Risk Management (“ERM”), corporate governance policies
		Email correspondence	Ad-hoc		
		AGM/EGM (if necessary)	Annually for AGM		
		Face-to-face	Ad-hoc		
		Conferences	Ad-hoc		
		Site Visits	As and when required		
		Social Media	As and when required		
		Corporate Website	As and when required		
Announcements on SGX-ST	At least quarterly				

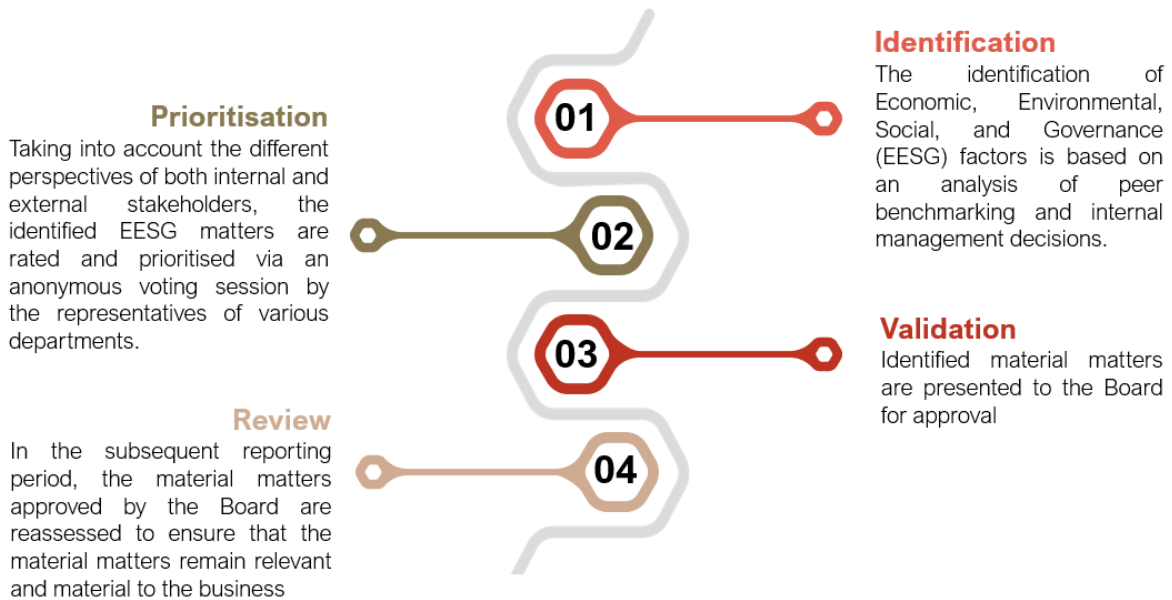
Employees and Workers	Provide a holistic and inclusive environment with enhanced well-being and productivity, with potential for growth and self-development	Weekly staff meeting	Weekly	<ul style="list-style-type: none"> · Competitive remuneration · Personal career growth 	<ul style="list-style-type: none"> · Adoption of competitive compensation and benefits programme
		Email correspondence	Ad-hoc		
		Open discussion	Ad-hoc		
		Annual performance appraisal	Annually		
Tenants	Provide a comfortable, safe, secured and clean work environment for our tenants	Instant messaging apps	Ad-hoc	<ul style="list-style-type: none"> · Competitive rental · Responsiveness to requests and feedback 	<ul style="list-style-type: none"> · Active discussions on a regular basis
		Telephone calls	Daily		
		Emails	Ad-hoc		
		Face-to-face engagements	Ad-hoc		
Suppliers	Secure reliable supply chain	Real-time problem solving	As and when needed	<ul style="list-style-type: none"> · Delay/default in payment 	<ul style="list-style-type: none"> · Prompt processing of payment
		Emails	Ad-hoc		
Local Communities	Create a comfortable, safe, secured and clean environment in the work areas	Community participation activities such as cleaning	Ad-hoc	<ul style="list-style-type: none"> · Pollution · Traffic jams · Trash 	<ul style="list-style-type: none"> · Promptly responding to the needs of the community and neighbours
Government	Compliance with relevant government policies, rules and regulations	External consultations	Ad-hoc	<ul style="list-style-type: none"> · Compliance with local laws and regulations 	<ul style="list-style-type: none"> · Internal Compliance Senior Manager · External legal consultants
		Meetings/ emails	Ad-hoc		
Non-profit organisations	Actively seek donation drives in local communities, lend a helping hand, monetary donation	Emails Sending employee volunteer groups	Ad-hoc As and when needed	<ul style="list-style-type: none"> · Contributions to local communities · Responsible and ethical business practices 	<ul style="list-style-type: none"> · Evaluation of sponsorship opportunities that are in line with REIT's ESG efforts and goals

Materiality Assessment

The Manager undertook EC World REIT’s first materiality assessment with assistance from an external consultant in June 2018. This evaluation comprised four steps and involved key stakeholders from various departments within the REIT. Through this exercise, three material and two additional matters were determined.

In FY2020, the Board confirmed the continued relevance of the material matters identified and agreed to continue the disclosure of the two additional reporting matters that are relevant to our business. Please refer to the figure below for a full list of the REIT’s material matters and additional matters.

Four-step approach in EC World REIT’s materiality assessment



	Material matters			Additional matters	
EESG Matter	1 Regulatory Compliance	2 Workplace Health and Safety	3 Quality of Assets	1 Energy Use and GHG Emissions	2 Product Innovation (Value Added)
Mapped GRI Standard	GRI 307 GRI 419	GRI 403	GRI G4 CRE-8	GRI 302 GRI 305	No topic-specific GRI Standard

Our Response to COVID-19

The COVID-19 crisis has significantly impacted the global economy and created uncertainties in many business operations. However, as EC World REIT's properties cater largely to the e-commerce logistics sector, our business is less exposed to the impacts of COVID-19 compared to businesses with operations that rely largely on human traffic.

As soon as practically possible, our existing Business Continuity Plans (BCPs) were activated promptly by the Manager and the Property Managers in Singapore and China respectively to ensure minimal disruption to our business while keeping our employees safe. When restrictions were relaxed and the economy gradually opened in both countries, COVID-19-specific guidelines as described below were implemented as our employees gradually returned to the workplace.

China: COVID-19 Prevention and Control Scheme

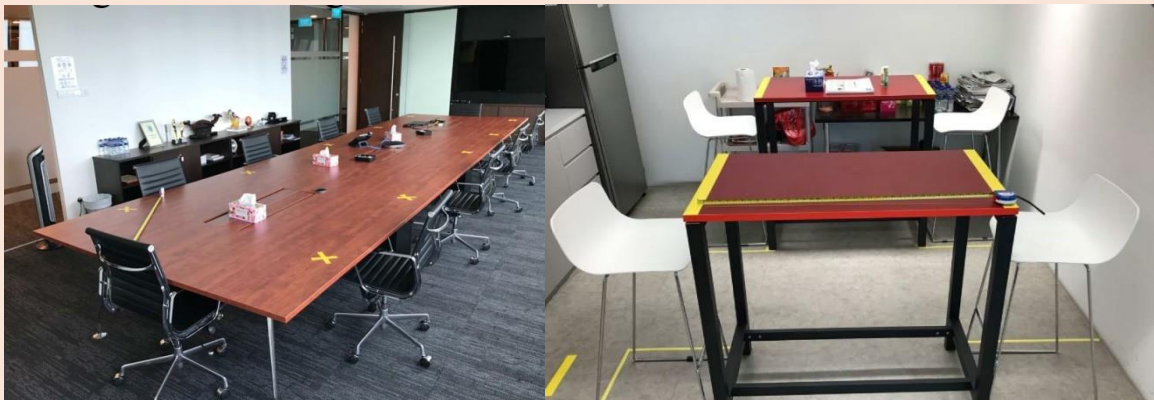
EC World REIT's eight property assets are situated in the Zhejiang and Hubei Provinces of China, a country that bore the brunt in the early months of the pandemic. As part of the Chinese Government's strategy to contain the spread of COVID-19 in February, the Spring Break Holiday in Zhejiang was extended by more than a week by the Zhejiang Provincial Government. This created a slowdown of tenants' operations at the REIT's seven Hangzhou assets due to a shorter operational period and a shortage of employees that resulted from a government-imposed quarantine period for returning workers. Meanwhile, due to a strict lockdown in Wuhan (in Hubei Province) from 23 January to 22 March 2020, the operations at Wuhan Meiluote was also significantly impacted as tenants were unable to resume business. Since then, the operations at ECW REIT's assets have received the necessary permits to restart operations, and lease activities at the Property Manager level have become fully operational since May 2020.

The COVID-19 Prevention and Control Scheme, designed in accordance with the national COVID-19 regulations and guidelines, covers all eight REIT assets in China. Under this scheme, a Prevention and Control Committee consisting of the CEO, CFO and Property Managers has been set up who oversee the local Prevention and Control Teams in each property asset. Each local team is required to ensure sufficient manpower to oversee the implementation of the Scheme's guidelines in the logistics parks and ensuring all stakeholders, including tenants and employees, follow the safe distancing and personal hygiene guidelines in place.

As far as possible, guests and visitors are not allowed to enter the property management areas, and goods sent by suppliers are sent to designated storage areas before tenants are notified to pick up, thereby minimising physical contact. Areas more prone to unhygienic conditions such as waste management areas of the logistic parks follow a twice-daily disinfection schedule, and special designated collection bins are set aside for bio-waste such as masks and gloves to be disposed of by the relevant local health authority.

Singapore: COVID-19 Safe Management Measures Plan

When the local lockdown period was lifted in June 2020, the Manager implemented the COVID-19 Safe Management Measures Plan in line with Ministry of Manpower guidelines to provide a safe working environment in EC World Asset Management and minimise risks of further outbreaks. The Plan includes detailed instruction on safe distancing measures, split operations with a maximum number of staff allowed in the office at any one time, and measures to manage suspected cases if any. Visiting contractors, suppliers and customers are also required to sign a health and travel declaration form and abide by our safe distancing guidelines.



Safe distancing markers in meeting rooms and office pantry in the Singapore office

It is expected that more time will be needed for EC World REIT's assets to resume at full operational capacity and for business demand to return to pre-COVID-19 levels given the uncertainty of the global COVID-19 situation. The Manager continues to keep close communication with our property management staff to understand the on-ground situation. Barring any adverse deterioration in the current situation, the Manager does not expect any long-term material impact on the operations of EC World REIT.

Our combined efforts have enabled us to navigate through the global crisis smoothly, protect the health and safety of our stakeholders, and maintain compliance with all regulations in the countries in which we operate without any breaches. We further explain our mitigation strategies to minimise the impact of COVID-19 on our stakeholders in the sections below.

Employees

The Manager, together with the Property Manager and Forchn Holdings Group Co., Ltd., the sponsor of EC World REIT (the "Sponsor"), are doing our best to ensure the safety of our employees, and the REIT has spared no costs when it comes to safeguarding the health, jobs and livelihoods of our people. At the Group-level, including all the assets and offices of EC World REIT and the Sponsor, several safe distancing and hygiene measures were implemented to ensure the well-being of all staff. Daily temperature measurements are conducted for all employees working on-site, and staff were advised


to avoid crowded places during the Spring Break Holidays. Advisories and frequent reminders from the local authorities were also disseminated to remind staff of the importance of personal hygiene.

Wear Mask at Workplace

<p>When Should You be Wearing a Mask</p> <p>The following requirements are mandated by law:</p> <ul style="list-style-type: none"> • Outside of home • During commute • At all work premises including offices <p>Exceptions</p> <ul style="list-style-type: none"> • During activities that require masks to be removed (e.g. mealtimes) • To replace mask with face shield when: <ul style="list-style-type: none"> ◦ engaged in strenuous activities ◦ it is impractical to use mask (e.g. when speaking for long periods in front of a class) <p><i>*Safe distancing to be maintained at all times</i></p>	<p>A Guide to Wearing Mask</p> <ul style="list-style-type: none"> • Before putting on a mask, clean hands with alcohol-based hand rub or soap and water • Cover mouth and nose with mask and make sure there are no gaps between your face and the mask  <ul style="list-style-type: none"> • To be effective, change your masks regularly or if soiled or wet • Wash your hands with soap and water after disposing the soiled mask properly into a bin
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权威发布！富阳区“新冠肺炎”疫情防控期间企业员工“十项”守则

富阳发布 2020-02-11



为全力做好企业疫情防控，全力严把员工健康关，促进社会和谐稳定，决定自即日起在全区企业执行员工“十项”守则。现就相关事项通告如下。

Examples of posters and information disseminated by local authorities for employees

In Singapore, the Manager first initiated a work-split arrangement, followed by a full Work From Home (WFH) scheme during the local lockdown period. Computer hardware and software (including anti-virus software, video conferencing equipment and relevant interface) were up-to-date, providing employees with the capacity to transition into a WFH environment seamlessly. These virtual platforms allowed for all business operations, including additional employee training sessions conducted online for staff looking to improve their skillsets, to carry on as usual. To further safeguard our employees' well-being, the Manager ensured that employee medical insurance coverage included the cost of COVID-19 treatment at a selected panel of medical centres. EC World REIT also ensured clear communication channels through email and WhatsApp and provided consistent updates on the evolving COVID-19 situation.

When employees returned to the office, a box of surgical-grade masks and hand sanitisers was provided for each employee. An excess supply of masks is also available in the office, and hand sanitisers are placed in common areas such as the reception lobby and the general office. Staff are also required to sign in and out at reception and check body temperatures twice daily. EC World also benefited under the Singapore government's Jobs Support Scheme payouts, enabling the Manager to provide our employees with additional wage support during this period of economic uncertainty.

In China, after the lockdown periods stipulated by the government, employees have been allowed to return to work subject to the provision of health declarations as declared on the national Health Code mobile application. The Health Code algorithm assigns different QR code colours to users based on medical records and travel history to indicate the risk level of contracting COVID-19; persons with red and yellow codes are required to isolate for 14 and 7 days respectively before returning to work.



Description of the QR colour code for individuals

Employees are also required to adhere to the safe distancing and personal hygiene guidelines as outlined under the COVID-19 Prevention and Control Scheme.

Tenants

One of the first actions of Management was to assess the rate of recovery for our tenants' operation during 1H2020 and survey our tenants to better understand the implications of COVID-19 on their operations. As a result of these proactive measures, Management realised that a significant number of tenants (and in the case of assets under a master lease arrangement, the sub-tenants) were facing difficulties, and hence provided cash rental rebates amounting to approximately RMB 19.7 million (before VAT) to tenants under EC World's portfolio in April. EC World REIT believes that these rebates have helped tenants tide through economic hardships in the face of COVID-19. We also provided our tenants with masks and hand sanitisers and will continue to support our tenants in every way we can.

Community

As we face this trying period together, EC World REIT has also rendered its support to the local community in Singapore. Mr. Zhang Guobiao, in his capacity as Chairman of ECWAM and the ultimate owner of the Sponsor, contributed essential medical supplies and personal protective equipment to Singapore. The donation included 5000 surgical-grade protective coveralls, 5000 overalls for non-surgery use, and 500,000 face masks.



Governance

Risk Management

In EC World REIT and its subsidiaries (“EC World REIT Group”), robust risk management ranging from risk identification to response and reporting is a core responsibility. The Manager takes a prudent and precautionary approach to manage and monitor exposed risks that may potentially have a material impact on the strategy and operations across EC World REIT Group.

The Board executes risk governance across the Group with the help of the Audit and Risk Committee (the “ARC”). The Board’s responsibilities include determining EC World REIT Group’s risk appetite, overseeing the Manager’s Enterprise Risk Management (“ERM”) Framework, reviewing EC World REIT Group’s risk profile, material risks and mitigation strategies on a regular basis, and overseeing risk management policies and procedures.

The Manager adopts the ERM Framework as illustrated below for risk management. Please refer to EC World REIT’s Annual Report 2020 to understand more about our risk management approach.

Enterprise Risk Management (ERM) Framework Risk-Aware Risk Strategy



Material risks			
✓ Business interruption risk	✓ Competition risk	✓ Credit risk	✓ Economic risk
✓ Information technology risk	✓ Foreign currency risk	✓ Interest rate risk	✓ Investment risk
✓ Liquidity risk	✓ Regulatory and compliance risk	✓ Leasing risk	

Ethics and Integrity

At EC World REIT, the Manager is responsible for maintaining the integrity and reputation of our business. All employees are required to comply with applicable laws and regulations, code of conduct, and internal ethical standards. EC World REIT does not tolerate any unethical behaviour and takes disciplinary actions without hesitation where necessitated. Regarding cross-boundary transactions, the Manager also requires employees to abide by the laws and regulations in our operating countries.

When it comes to conflicts of interest, the Manager implements policies to identify and manage any potential cases between the Manager, its directors, and employees. Standard procedures in place include internal mediation and disclosure with the consent of the affected party.

All employees under the Manager are expected to abide by the following provisions:

01

Act with integrity, competence, diligence, respect and in an ethical manner with the public, clients, prospective clients, employers, employees, colleagues in the investment profession, and other participants in the global capital markets.

02

Place the integrity of the investment profession and the interests of clients above their personal interests.

03

Use reasonable care and exercise independent professional judgement when conducting investment analysis, making investment recommendations, taking investment actions, and engaging in other professional activities.

04

Practice and encourage others to practice professionally and ethically that will reflect credit on themselves and the profession.

05

Promote the integrity and viability of the global capital markets for the ultimate benefit of society.

06

Maintain and improve their professional competence and strive to maintain and enhance the expertise of other investment professionals.

Whistle-blowing

EC World REIT has in place a whistle-blowing policy that complements its internal risk management strategy and protects the whistle-blower's identity and prevents them from receiving unfair treatment as a result, including discrimination, retaliation, harassment or reprisal of any kind. All employees are encouraged to report concerns and possible ethical breaches such as fraud, corruption, bribery or blackmail, criminal offences, non-compliance with legal or regulatory requirements, miscarriage of justice, health and safety threats and risks. Concerns raised by a whistle-blower will undergo independent investigations, follow-up plans and corrective actions to protect our business.

01	02	03	04	05
Any person may report allegations of suspected serious misconduct or any breach or suspected breach of law or regulation, which may adversely impact the Company, unitholders, employees, investors or the public at large.	Acts of misconduct may be disclosed in writing, by telephone or in-person. However, all reports are encouraged to be made in writing to ensure a clear understanding of the issues raised.	All misconduct must be reported directly to the Compliance Officer who will report to the ARC Chairman in writing, telephone or in-person, whichever is appropriate.	The whistle-blower shall be expected to prove the truth of an allegation and to demonstrate sufficiency on grounds for concern.	All employees shall refer to the Company's whistle-blowing policy for details and procedures in reporting misconduct.

General whistle-blowing procedures for employees

Regulatory Compliance

Why this material topic and its boundary



Complying with the regulations and laws is a prerequisite for EC World REIT to be reputable, profitable, and sustainable in the long term. In instances of non-compliance, the REIT may be impacted by fines or punitive measures that can affect its operations and limit revenue generation. The Board of the Manager and its employees may also be subject to a significant number of fines or even imprisonment.

The topic covers EC World REIT and its subsidiaries.

Responsibilities



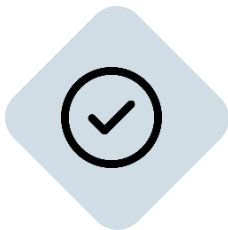
The Board and Key Management Personnel of the Manager are accountable for the compliance and the organisation-wide ethical culture of EC World REIT.

Grievance Mechanism



When it comes to complaints handling, the Manager takes charge of timely, fair, and thorough investigation and response to all claims, regardless of the degree of justification. In cases of whistle-blowing, the REIT issues a set of rules that prohibits employees from following up with the reporter regarding the issue, confronting the reporter, or spreading any words regarding the reporter that could be used against the Manager as an admission of liability.

Evaluation



An annual external audit and quarterly internal audits are conducted to test the effectiveness of policies regarding regulatory compliance.

EC World further engages an external consultant to assist in compliance matters and enhance regulatory framework and practices within the REIT / Manager. The external consultant also reports directly to the Board quarterly.

Policies

At EC World REIT, we have adopted a diverse range of policies on regulatory compliance as described below.



Insider Trading

01

The Manager is privy to market research, client's information and its own internally generated research. The Manager and its employees must be aware and vigilant to ensure that no one can be accused of being a party to any "insider trading".

Where an employee who knowingly trades either personally or for a client while in possession of insider information may be subjected to immediate suspension and/or dismissal.



Prevention of corruption act ("PCA")

02

The Manager adheres strictly to the PCA and has a strong stance against any form of corruption. Any kind of corruption will not be tolerated.

It is an offence for a person in Singapore either individually or with another person to corruptly solicit or receive or agree to receive or corruptly give, promise or offer another person any gratification as an inducement to or reward for any person doing or forbearing to do anything. Similar prohibitions apply on an agent accepting or giving bribes for his principal. In either case, an offence has occurred which is punishable in Singapore by a fine up to S\$100,000 and imprisonment for five years.



Use of Employees' Personal Data

04

The Manager seeks to ensure that its employees have the right of protecting the personal data, and also the need for the firm to collect, use and disclose personal data only for purposes that a reasonable person would consider appropriate in the circumstances.

The Manager complies with the Personal Data Protection Act ("PDPA"), as well as the common law and other relevant laws that are applied to the fund management Industry, when handling personal data in their possession.



Access and Correction Request of the Employee

03

Every individual has the right of access to his/her personal data. Hence, the Manager will grant individual access to his/her personal data which it has in its own possession or under its control when a request is obtained. The Manager will also make the relevant disclosures or amendments to the information kept within 30 days of obtaining the requests.

Employees are required to submit a request for access and correction of available information via email detailing the type and scope of personal information they would like to access or amend.



Anti-Money Laundering and Countering the Financing of Terrorism

05

The manager is required to comply with local legislation in respect of anti-money laundering and terrorist financing as well as applicable international law and standards.



Gifts and Entertainment Policy

06

To reduce the likelihood of a breach of section 5 or 6 of the Prevention of Corruption Act ("PCA"), the Manager has adopted a gift and hospitality policy which allows employees of the Manager to accept gifts of value not more than S\$200.

Employees of the Manager must exercise discretion when accepting gifts of any form from a Business Associate such that it does not influence the proper discharge of the employee's duties to raise any question of impropriety.

Practices

The Manager manages EC World REIT's regulatory compliance based on the Compliance Manual, Internal Delegation of Authority (DOA) and Office Automation system. Periodic training is provided by the Manager to its Directors and employees to ensure that they are updated and aware of applicable anti-money laundering and terrorist financing regulations.

Procedures/Processes Summary	
Compliance Manual	The Compliance Manual is the principal resource to assist employees in understanding and demonstrating compliance with laws and regulations applicable to the Manager.
Internal DOA	The Delegation of Authority is established for subdivision and sub-allocation of powers to make a business decision for the EC World REIT to achieve effective results as well as maintain a high standard of corporate governance.
Office Automation Approval System	Office Automation Approval System is deployed in the subsidiaries of EC World REIT, to reduce manual processes and provide a consistent framework for daily operational decision making as well as provide mobility and good corporate governance.

Perpetual Target	
Zero major compliance issues	Achieved. In FY2020, EC World REIT complied with the environmental and socioeconomic laws and regulations.

Our Business

Quality of Assets

Why this material topic and its boundary



A building's rental rate, tenant attraction and retention rates, property valuation, and synergy with the surroundings depend significantly on the quality of its assets. As such, identifying and maintaining quality assets is a key pillar of EC World REIT's real estate investment strategy. Quality property management not only improves our tenants' leasing experience, but also generates sustainable returns to unitholders via competitive rental rates at our properties, and creates a positive impact on local communities.

This topic covers all our eight properties in China.

Responsibilities



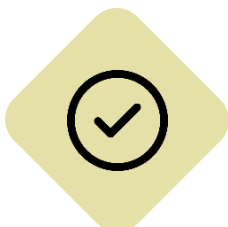
The Board of Directors, Mr Goh Toh Sim (Chief Executive Officer and Executive Director), and Mr Teo Kah Ming (Investment and Asset Management) oversee the management of quality of assets.

Grievance Mechanism



When tenants experience any property-related issues during the lease term, they can report the problem to the Property Manager, who may then escalate the issue to the Manager's asset management department on a case-by-case basis. The asset management department and the project department will then conduct an on-site investigation to address the issue.

Evaluation



Quarterly internal audits, annual external audits on our ISO9001 Quality Management System, and annual tenant surveys.

Policies

To manage the quality of our assets and services, EC World REIT has implemented four comprehensive standards, as detailed below, for all projects covering equipment and property. EC World REIT has reviewed these standards in 2020 to ensure their continued relevance to our operations.

Property Management Standards	Established to strengthen the management of EC World REIT’s real estate, scientifically carry out the transfer, supervision and post-evaluation of investment project assets, achieve investment objectives, maximise investment benefits, and promote the rapid development of EC World REIT.
Equipment Assets Management Standards	Formulated to strengthen the management of the equipment assets of EC World REIT and ensure the completeness, safety, reasonable and practical use of the equipment assets.
Asset Security Management Standards	Internally developed to: a) strengthen the effectiveness and safety of asset management function; b) comprehensive security management of the rented units, property managers; c) comprehensive prevention of various types of safety accidents, natural disasters; and d) protection of the company’s business orders and assets
Fixed Assets Security Management Standards	Internally formulated to strengthen the management of fixed assets of EC World REIT and ensure the completeness, safety, reasonable and adequate use of the fixed assets.

Practices

The Manager at EC World REIT oversees asset quality, ensuring that our stakeholders’ expectations and interests are protected. The Manager also collaborates with the Property Manager to conduct timely and efficient asset maintenance.

EC World REIT continually assesses the necessity for improvements that can be made to our assets, facilities and equipment to improve resource utilisation and efficiency. The processes we take for asset quality assessments include:

- Assess the type of tenants and tenants' products that we want to attract
- Perform annual reviews of property upkeep requirements

- Determine the best environment and equipment to offer tenants such that supplies are loaded/unloaded and stored in optimal conditions
- Evaluate the expected commercial impacts of decisions by budgeting and forecasting
- Establish what is required to reduce and eliminate pollution

In order to ensure the quality of our facilities and equipment, EC World REIT conducts regular maintenance and annual inspections by the Maintenance Units across properties to fulfil the local and national asset management standards as demonstrated in the table below.

Equipment name	Frequency
Elevators	Biweekly – Monthly (depending on facility)
Fire equipment (including fire alarm systems, water sprinkler systems, building ventilators, fire extinguishers, emergency telephones, etc.)	Weekly to semi-annually (depending on system or equipment)

In addition, we also carried out annual tenant surveys at Chongxian Port Logistics and Chongxian Port Investment, Stage 1 Properties of Bei Gang Logistics, Fu Heng Warehouse and Fuzhou E-Commerce facilities in FY2020. These surveys cover several components of a tenant’s experience in our buildings, including customer hotline responsiveness, front desk customer service, industrial park maintenance, responsiveness, hygiene condition, and security. Tenants can also provide other comments and suggestions via this channel.

Performance

Our facilities have received several accolades in recognition of our investment into enhancing our assets. Chongxian Port Investment has received the “AAAAA” Logistics Enterprise Award by the China Federation of Logistics and Purchasing, as well as the "Trustworthy and Creditable" Enterprise Award by the Market Supervision and Administration Bureau of Yuhang District in Hangzhou. Further to that, the EC World REIT office in Singapore has also obtained the BCA Green Mark Award (Office Interior), which assesses office spaces based on their energy and water efficiency, sustainable management and operations, and indoor environmental quality.

Chongxian Port Investment, and Hengde Logistics have also been externally audited against the ISO9001:2015 quality management system standards, certifying the establishment, maintenance, and validity of the management system at these operations.

This year, our annual tenant survey results have been generally satisfactory across the assessed facilities. There were also some comments and suggestions raised by some of the respondents, which we have taken note of and will address accordingly in the coming year.

Perpetual Target	
1. New/renewed leases at rental rates equal to or above the rental rate of the current property.	Not met
2. Perform maintenance and inspection of the assets as per national and local standards.	Achieved

In FY2020, we achieved 74% of new/renewed leases at rental rates equal to or above the current property. This is mainly due to the economic situation as impacted by COVID-19. Though we were not able to meet our 100% target in FY2020, we will endeavour to optimise the portfolio to meet this target in the next reporting year should the situation allows.

Rain and Sewage Pipe Network Reconstruction Project in Hangzhou Chongxian Port Area

The Hangzhou Municipal Government, the regulator for urban drainage and sewage treatment in Hangzhou, has recently strengthened its requirements, requiring all enterprises in the area to divert rain and sewage efficiently and to discharge all sewage into the municipal pipe network. In view of this development and as part of our continuous efforts to maintain good quality assets, EC World conducted inspections and reformed the drainage and sewage pipeline networks in our Chongxian Port Investment and Stage 1 Properties of Beigang Logistics in 2019 and 2020. This will allow for better reutilisation of diverted rainwater to be used as natural landscape water or urban municipal water for spraying roads, and also improve the efficiency and reduce costs of municipal sewage treatment.

Initial inspections of our pipelines detected several issues that arose as a result of the natural settlement of the foundation and the passage of heavy-duty vehicles on the roads in the area. As such, several rectifications were made to the network, including excavation of sections of the pipeline network that were damaged or deformed, flushing out the network to ensure no blockages, and re-adjusting the connection of the outlet to the municipal sewage pipe network. All excavated roads were restored to their original condition and the project was a success, ultimately ensuring that the pipeline network met the regulatory requirements.



Excavation and replacement works of drainage pipes in the Beigang facility

Product Innovation

Why this material topic and its boundary



EC World REIT values the importance of innovation in attracting new tenants and improving client relationships, especially in the real estate sector. At EC World REIT, we take initiative and foster innovation in the structure of rental lease and services, flexibility in the building's aesthetics and fixtures, availability of space for leasing, as well as in our customer service.

Innovation takes place across all our properties, including the corporate office in Singapore.

Responsibilities



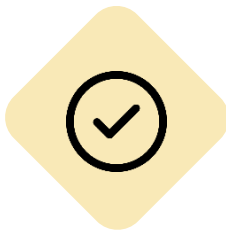
The Engineering Department at the Property Manager works closely with the Investment and Asset Management Department of the Manager in implementing innovation initiatives at EC World REIT.

Grievance Mechanism



The Engineering Department at the Property Manager welcomes any ideas or feedback regarding innovation from all employees. These suggestions will be submitted to the General Manager for review and approval.

Evaluation



While product innovation in itself cannot be evaluated, the success of our innovation strategies can be reflected in other material matters. For example, product innovation can enhance the quality of assets, improve workplace health and safety, increase the tenant retention rate, and boost energy efficiency.

Policies and Practices

As product innovation offers a competitive advantage in the market and contributes to its business sustainability, EC World REIT ensures regular communications between the Property Manager, the tenants, and other departments for product innovation identification and creation. After identified projects proposed by the Property Manager are approved by the General Manager, a dedicated Asset Department then implements these asset transformations or upgrades, using funds set aside every year for improving identified assets.

To stimulate and promote innovation in our organisation, the Manager has also formulated an incentive policy. Employees who bring positive economic, environmental, or social values via innovation in their work or projects will be rewarded.

From the perspective of customer needs, EC World REIT adds value to the relationship with our customers by innovating the customer experience and providing customised services for our tenants. Recognising that tenants have different requirements, EC World REIT provides information regarding the labour service companies registered in the park at no additional charge, allowing customers to identify and connect with the service best suited to their needs. We also upgrade the dormitories within our facilities according to tenant needs. To better assist our tenants in their logistic needs, we are also looking to increase the accessibility of logistics equipment leasing in the future.

Performance

As part of the Manager and Property Manager’s continuous endeavours to explore new innovative products and services to complement our logistics operations, some upgrading projects we undertook in FY2020 include the automatic voltage stabilisation project of Hengde Logistics fire gas system and the installation of exhaust fans in Fuzhou Warehouse and Fu Heng Warehouse (see case study below for more information).

EC World REIT is also in the process of installing photovoltaic panels to the roof of our Fuzhou facility, which will translate to significant energy savings. The solar panels are currently under construction and are targeted for completion by May 2021. (see the case study under the “Our Environment – Energy Use and GHG Emissions” section for more information).

Overall, these improvements bring about excellent efficiency improvements to our tenants’ logistics operations, and they will help to enhance our stakeholder relationships in the long run.

FY2020 Target	
Upgrading 1-2 property features annually	Achieved

Increasing tenant comfort in Fu Heng Warehouse and Fuzhou E-Commerce facilities

In Hangzhou city, the summer temperatures are high, and this is further exacerbated in indoor areas, creating a potentially stuffy, humid working environment. The Property Managers at Fu Heng Warehouse and Fuzhou E-Commerce have recognised this effect in the two properties and the adverse impact this may have on the long-term health and well-being of tenants and other relevant personnel who work in the space.

As such, with the aim to improve ventilation in the warehouses, exhaust fans on the top floors of these two assets were installed in FY2020. Temperature measures before and after installation have shown an average decrease of 4-5 degrees Celsius, thereby increasing customer comfort and preventing adverse impacts such as heat exhaustion.



An interior and exterior look at the installed ventilation fans

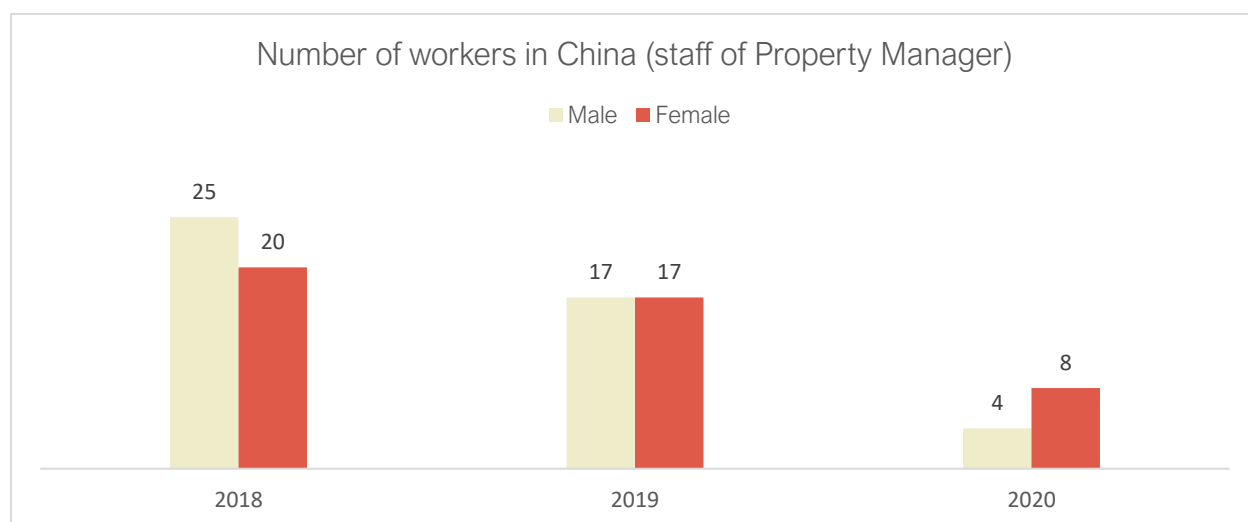
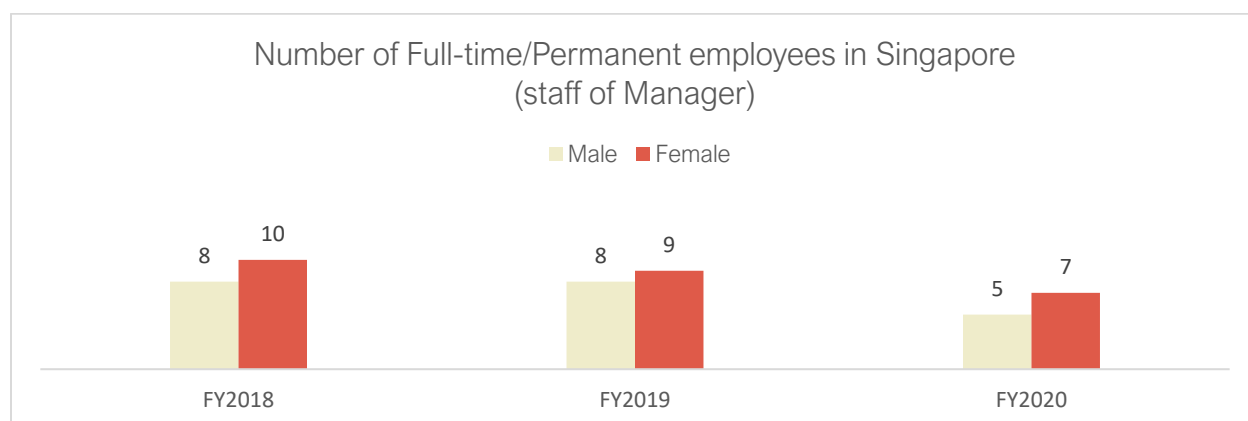
Our People

Profile of Our Workforce

EC World REIT's long-term success depends on a healthy, diverse, and competent workforce. Due to the nature of our business, workers under the Property Manager located in China, accounting for a significant portion of our workforce, are defined as non-employees under the REIT. The REIT's direct employees are under the responsibility of the Manager located in Singapore. There were also no part-time or temporary employees in Singapore in 2019 nor 2020.

In Singapore, the number of full-time/permanent employees fell slightly in FY2020, due to natural accretions and turnovers. There was a fall in the number of staff of property manager in China due to changes in the organisational structure which resulted in the relocation of manpower to other sister companies and outsourcing of non-core activities.

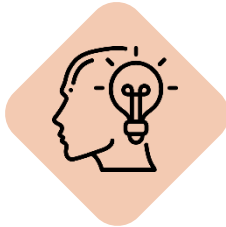
Details of our workforce can be found in the graphs below.



**Staff under the Property Manager in China are defined as non-employee workers in EC World REIT.*

Workplace Health and Safety

Why this material topic and its boundary



Workplace health and safety concerns all stakeholders of EC World REIT, with the potential to significantly impact business continuity and the well-being of our employees, visitors, and customers. When management of health and safety is weak, an organisation may face legal liability, damage its business profitability, and lose its competency in the market. As such, to protect our stakeholders, the Manager sets and implements rigorous procedures regarding health and safety at the workplace.

The Manager at EC World REIT stresses the importance of workplace health and safety across all departments.

Responsibilities



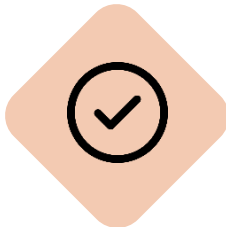
The Board, Senior Management, the Compliance & Risk Management Department, and the HR Department oversee and monitor workplace health and safety both in the REIT's assets and at the Manager's operational premises.

Grievance Mechanism



Employees under both the Manager and Property Manager are encouraged to immediately report any incidents or potential risks regarding workplace health and safety via our Whistle-blowing Policy.

Evaluation



Multiple internal audits are conducted annually to identify and correct potential misbehaviour and issues.

A monthly report is also recorded and sent to the Board/Senior Management.

Policies

EC World REIT ensures our operations are conducted in accordance with the relevant workplace health and safety regulations in the countries we operate in.

Singapore	China	
Workplace Safety and Health (WSH) Act	Work Safety Law	Guideline of China Occupational Safety and Health Management System
The WSH Act is a legislation that covers the safety, health and welfare of persons at work. The WSH Act requires stakeholders to take reasonably practicable measures to ensure the safety and health of workers and contributes to creating a safety culture in the workplace.	The Work Safety Law is a national legislation that creates an obligation for employers in China to provide a safe and healthy working environment for employees by establishing a comprehensive health and safety program and protects workers from accidents in the workplace.	This standard stipulates the principles and general requirements for the establishment, maintenance and evaluation of the standardized management system for enterprise safety production. It also outlines the responsibilities of on-site safety risk control and risk management in implementing proper emergency and accident management procedures.

Additionally, the Property Manager sets comprehensive safety management policies and procedures at our assets in China. These range from the roles and responsibilities of a work safety committee, work safety meeting arrangements, special equipment safety management, fire safety, safety education and training, electricity use, management of hazardous items and more.

Practices

Our workplace health and safety practices are guided by a standard operating procedure – Workplace Health and Safety Promotion Plan. Its objectives are outlined as follows.

Workplace Health and Safety Promotion Plan

EC World REIT promotes a healthy and safe workplace by:

- Inspecting and checking workplace surroundings
- Training employees on safety awareness
- Regular engagement of employees through talks and feedback sessions
- Investigation of incidents
- Maintenance of incident records
- Fire/safety drills
- Banners to promote workplace health and safety

Hazard Identification and Risk Assessments

The Environmental and Safety Department and Safety Steering Committee from the Property Manager of each facility collaborate to confirm compliance with Health and Safety Management System as well as relevant regulations. Risk assessments and internal audits are also conducted annually. The following case study details an example of how a hazard identification framework is implemented in two of EC World REIT's facilities.

Hazard identification at Chongxian Port Investment and Chongxian Port Logistics

Workplace Safety Committee. Comprising the management and representatives from various departments of the sole tenant (Fu Gang Supply Chain), the Committee oversees and monitors the health and safety policies, performance, and targets. The Committee meets quarterly to summarise the health and safety practices in operations at Chongxian Port Investment and Chongxian Port Logistics. Every month, the Committee also holds a firm-wide meeting with key Environment, Health, and Safety (EHS) personnel to ensure effective implementation of the health and safety standards.

Hazard Identification and Risk Assessment. Led by the Workplace Safety Committee, hazard identification involves processes such as the investigation of key devices and equipment, the examination of electricity and fire suppression systems, inspections of seasonal-related risks. Based on the relative hazard potential identified from the risk assessment, the tenant conducts the relevant investigation method (see below diagram for further details).



When any hazards are detected, workers can report such hazards to their respective departmental leaders at Fu Gang Supply Chain. For general hazards, departments involved need to plan the

corrective actions within 24 hours. For significant or major hazards, the workplace safety committee shall assess and report immediately. The workplace safety office and the firm's management will monitor a major or significant hazard until it is eliminated. A reward and consequence system has been established for hazard identification, and no reprisals against the reporters will be tolerated.

Incident Investigation. At Chongxian Port Investment and Chongxian Port Logistics, work-related incidents are categorised into three severity levels based on the seriousness of impact to human health, direct and indirect economic loss, and degree of environmental pollution. Apart from documenting essential information such the location and date, the investigation process will also entail reviewing the associated hazards that resulted in the incident (e.g. defects in personal protective equipment) to prevent any future occurrences.

Occupational Health Services

The well-being of employees is one of EC World REIT's primary concerns. The REIT sponsors employees with an annual medical health check-up; in our China facilities, the Property Manager also arranges transport where necessary to professionally certified screening centres. While a health expert is usually invited annually at the medical screening centre to give both occupational health and general wellbeing advice to our employees, this initiative was not carried out this year due to COVID-19, but we hope to resume these wellbeing talks when the situation allows.

Worker Training and Consultation on Occupational Health and Safety

Training on occupational health and safety (OHS) is aligned with governmental regulations and is compulsory for all employees. All incoming employees will also undergo a safety training programme to familiarise themselves with handling electrical items in the office pantry, safety guidelines for using the ladder, emergency exits and fire extinguishers and proper handling of heavy or bulky items. In the Singapore office, a health and safety office tour is also arranged for new employees. These trainings were not conducted in FY2020 as there were no new employees for the year.

Contractor staff must attend a safety briefing and acknowledge safety agreements before commencing work. For special equipment operators such as electricians, the REIT requires the provision of relevant certificates and training records before engaging them for work.

In China, staff meetings within EC REIT's working groups are also held weekly to gather any feedback regarding occupational health and safety in our daily operations. Any concerns and feedback will then be conveyed to management.

Prevention and Mitigation of OHS Impacts

We conduct frequent workplace inspections to provide a safe work environment for the employees. Various workplace inspections at our China assets include daily inspections of electrical rooms, biweekly and quarterly lift maintenance, monthly checks on fire suppression systems, and canteen work checks. Should any issues detected or occurred, timely maintenance and repair works will be arranged and documented.

Promotion of Worker Health

Apart from employees' occupational health and safety, EC World REIT also endeavours to promote workers' overall health and well-being. In the Singapore office, the Manager organises welfare events such as fruit sessions. At the China assets, the Property Manager provides sports utilities and frequently holds mass sports events. In 2020 however, due to the unprecedented impacts of COVID-19, the Manager and Property Manager were unable to carry out such activities due to safe distancing measures in place, and the Manager and Property Manager look forward to resuming such sessions in the future.

2020 SGX Bull Charge Run

SGX Bull Charge is a corporate charity initiative that rallies Singapore's financial community and listed companies to support the needs of underprivileged children and families, persons with disabilities. This year, the Manager was a Bronze Bull Sponsor for the Charity Run segment of the event.

While the Charity Run has been held as a physical running event for the past 16 years, it was instead transformed into a two-week fundraiser to protect the well-being of participants due to COVID-19. This did not dampen the spirits of ECWAM employees, as participants ran at their own pace and space over the fundraising period.

Performance

In FY2020, EC World REIT recorded zero fatalities as a result of work-related injuries, as well as zero high-consequence work-related injuries² and zero recordable work-related injuries for both workers in China and employees in Singapore. No cases of recordable work-related ill health or fatality as a result of work-related ill health were recorded either.

FY2020 Targets	
0 work-related injuries that resulted in staff permanent disability or fatality	Achieved
Conduct annual fire safety drill	Achieved

² As defined by GRI 403 2018 Standard, high-consequence work-related injury refers to work-related injury that results in a fatality or an injury from which the worker cannot, does not, or is not expected to recover fully to pre-injury health status within 6 months.

Our Environment

Energy Use and Greenhouse Gas (GHG) emissions



Why this material topic and its boundary

Energy use and its associated GHG emissions directly contribute to climate change. As a responsible organisation, we are fully aware of our duty to protect the environment and combat global warming by maximising the energy efficiency across our properties.

This report includes the total energy use and GHG emissions data generated from the properties under the REIT's operational control. Scope 1 (direct GHG emissions) and Scope 2 (energy indirect GHG emissions) are both reported.

Responsibilities



Mr Teo Kah Ming (Vice President, Investment and Asset Management) oversee the energy-saving initiatives and the corresponding emissions which are undertaken by the Property Manager in China.

Grievance Mechanism



Employees are encouraged to report any excessive or inefficient energy use to the Property Manager.

Evaluation



The Manager evaluates energy usage and GHG emissions based on the number of energy initiatives and energy-saving awareness across our properties.

Policy

In China, our properties meet the Energy Conservation Law, which is China's national regulation on energy and emissions.

Practices

EC World REIT tracks energy usage trends systematically, by generating an energy usage analysis report every month. Based on the review, the Manager implements the most practical energy-saving initiatives which can tackle significant sources of energy use and emissions across our properties.

To increase general awareness of energy conservation, relevant training and education are also conducted for relevant personnel. EC World REIT also takes steps to increase environmental awareness in our lessees.

In FY2020, EC World REIT continued our initiative of switching our lighting systems to more energy-efficient LED options. To fully utilise the useful lifespan of the lightings, we have been implementing this progressively in batches. In public areas, we have also been replacing lights with energy-saving or voice-control lights and reducing night lighting use where reasonable.

This year, a total of 650 light bulbs were replaced with LED lights, resulting in a combined estimated energy saving of 61,838 kWh annually.

Property	Number of replaced LED light bulbs	Estimated energy savings (kWh/year)
Hengde Logistics	350	27,466
Fu Heng Warehouse	52	9,110
Fuzhou E-Commerce	110	19,200
Stage 1 Properties of Bei Gang Logistics	138	6,062

FY2020 Performance³

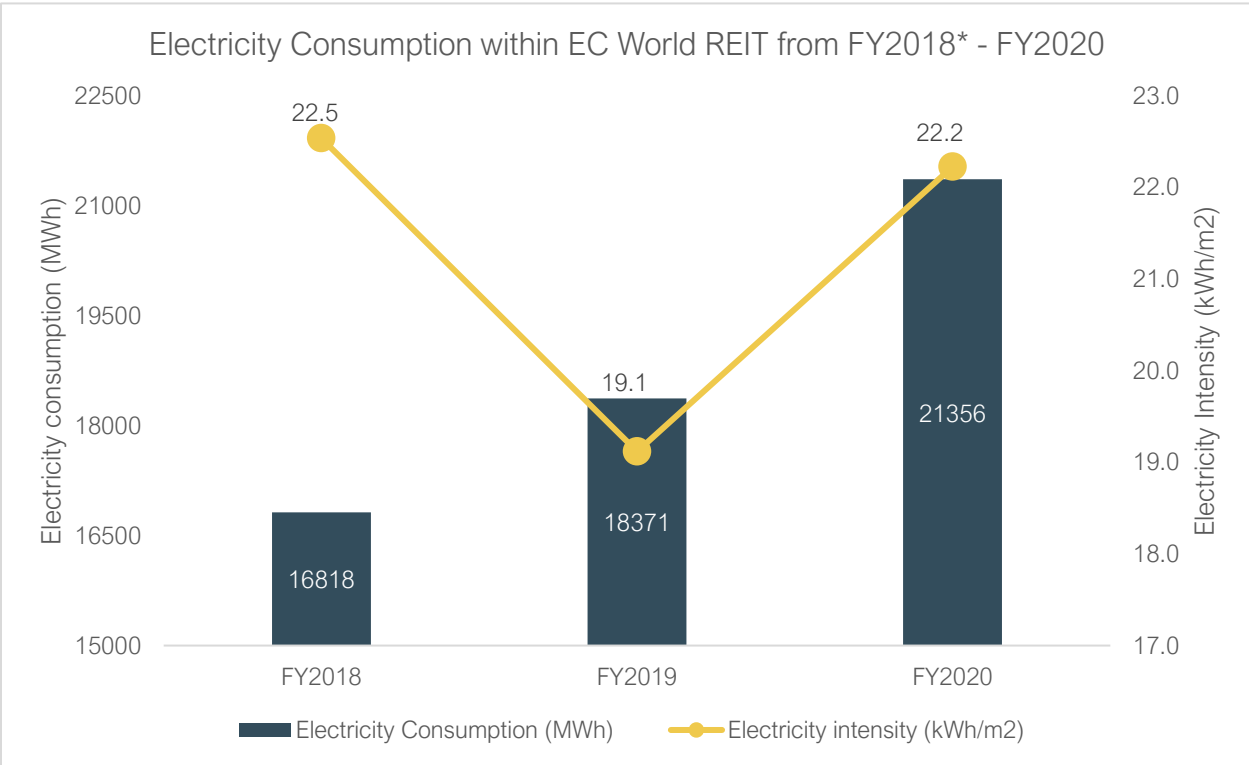
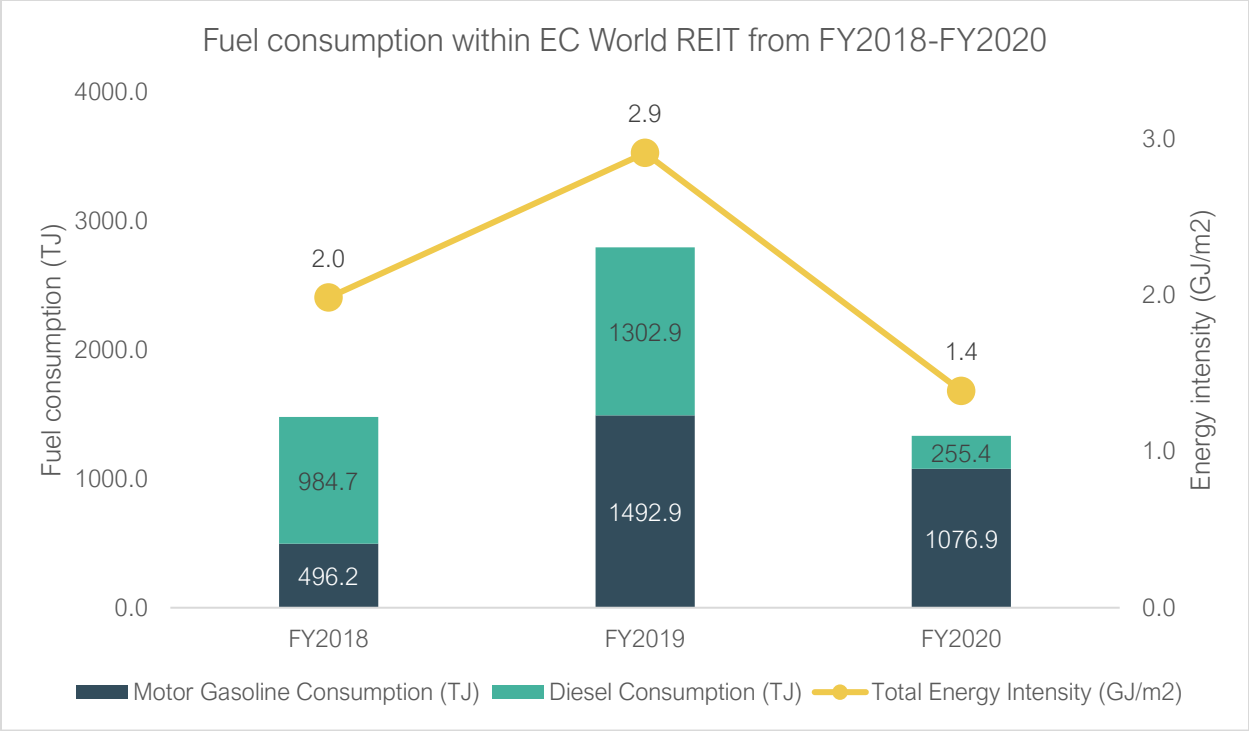
At EC World REIT, only Chongxian Port Investment has fuel consumption (and Scope 1 GHG emissions). Unless otherwise stated, the denominator used in intensity figures in this report is the sum of the total net lettable area across our properties in China and the floor area of the corporate office in Singapore within each year's reporting scope.

In FY2020, EC World REIT's fuel consumption, related Scope 1 GHG emissions and corresponding intensity decreased as compared to FY2019. While this was in part due to the COVID-19 pandemic that resulted in a slowdown of operations, the reduction in the usage of forklifts that require fuel to operate has also contributed to the reduction in energy consumed. On the other hand, electricity consumption, related Scope 2 GHG emissions, and its corresponding intensity have increased, mainly due to the new cold room facility that was set up in Fuzhou E-Commerce last year.

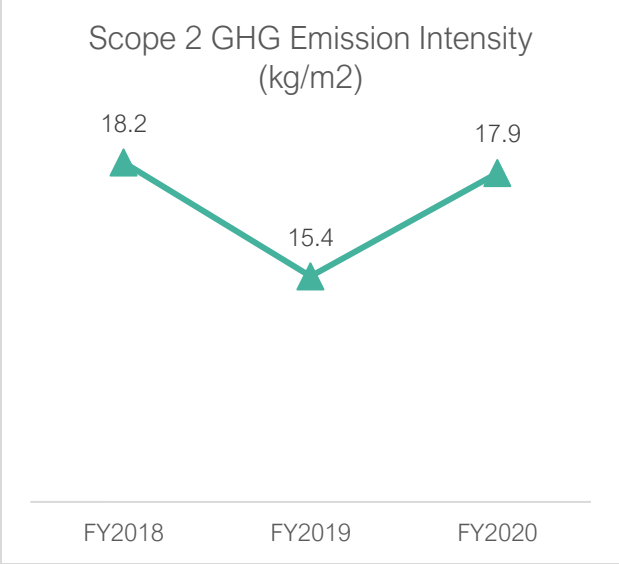
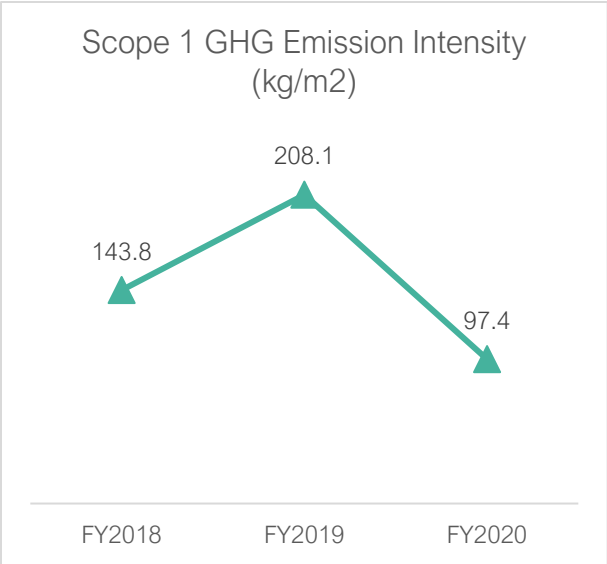
Total Energy Consumption	Fuel Consumption		Electricity Consumption
1409.2 TJ	Diesel	255.4 TJ	21,356 MWh
	Motor Gasoline	1076.9 TJ	

GHG Emissions (Scope 1)	93.6 ktCo2e	GHG Emissions (Scope 2)	17.2 ktCo2e
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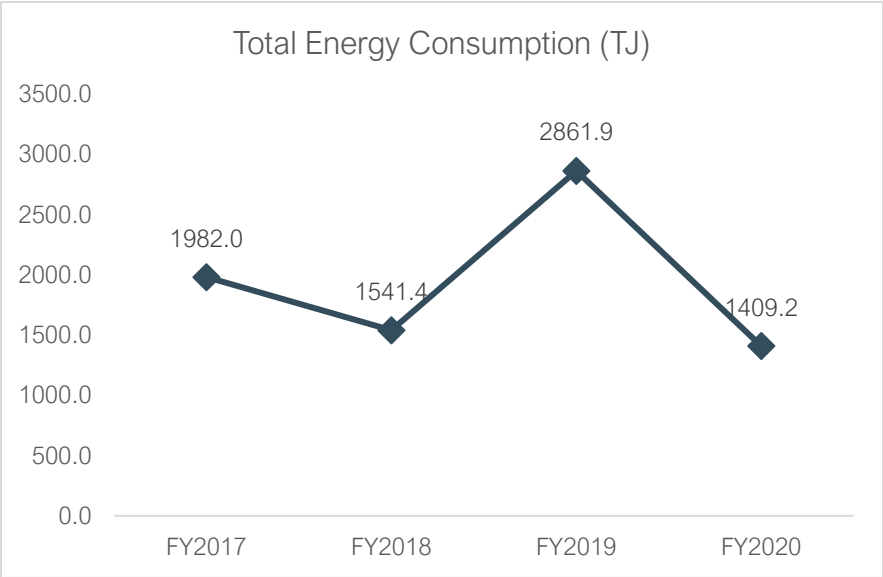
³ GHG emissions are calculated following the requirements and principles of Greenhouse Gas Protocol. Scope 1 emission factors are sourced from the 2006 IPCC Guidelines for National Greenhouse Gas Inventories. Scope 2 emission factors are sourced from relevant official documents from Singapore and China.



*FY2018 electricity consumption data for Fu Heng Warehouse is an estimated figure.



FY2022 Target	
EC World REIT aims to reduce its total energy consumption from the properties under its operation control gradually over the next five years (with FY2017 being the baseline)	In progress



Since 2017, EC World REIT has achieved an overall reduction of 29% in its total energy consumption across its properties. We look forward to continual improvement of this target, and are on track towards meeting this target next year too, as we continue to explore more energy efficient options in our business operations.

Fuzhou E-Commerce Photovoltaic Project

Solar energy is a vast and clean form of renewable energy, and photovoltaic systems harness the sun's energy in the form of light and radiation and convert it into usable electricity. The Fuzhou E-Commerce Photovoltaic Project is a collaboration between EC World REIT and Hangzhou Sunny Energy Science and Technology Co. Ltd, a key producer for photovoltaic (PV) products and PV systems in China to install photovoltaic panels on the rooftops of a building within the Fuzhou E-Commerce facility.

This project commenced in early 2020 and is scheduled to be connected to the grid for power generation by the first half of 2021. Based on the geographical location of the property and roofing conditions, it is estimated that this photovoltaic system can generate an average of 2.4 million kWh of electricity annually.

Considerations of which building to install these solar panels on is also expected to bring about other advantages, such as reducing indoor temperatures of the warehouse of which it is housed above by 3-5 degrees Celsius. The photovoltaic system also offsets some of the electricity generated from non-renewable sources, indirectly reducing secondary impacts such as air pollution.

Projected energy saving and emissions reduction (Fuzhou E-Commerce Photovoltaic Project)	
Name	Average reduction (tonnes/year)
Standard coal usage	960.6
Carbon dust emissions	653.2
Carbon dioxide emissions	2394.3
Sulfur dioxide emissions	72.04
Nitrogen oxide emissions	36.02



Solar panels in the installation process at the Fuzhou Commerce property

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	102-45	Entities included in the consolidated financial statements	About the Report	4
	102-46	Defining report content and topic Boundaries	About the Report	4
	102-47	List of material topics	Materiality Assessment	11

GRI Standard	Disclosure		Section of Report	Page Reference
	102-48	Restatements of information	There are no restatements of information in this Report.	N.A.
	102-49	Changes in reporting	About the Report	4
	102-50	Reporting period	About the Report	4
	102-51	Date of most recent report	31 May 2020	N.A.
	102-52	Reporting cycle	About the Report	4
	102-53	Contact point for questions regarding the report	About the Report	4
	102-54	Claims of reporting in accordance with the GRI Standards	About the Report	4
	102-55	GRI content index	GRI Content Index	42-47
	102-56	External assurance	Not sought	N.A.
Topic-specific GRI Standard Disclosures				
Category: Economic		Product Innovation (Value-added Service)		
GRI 103: General Disclosures 2016	103-1	Explanation of the material topic and its Boundary	Product Innovation	27
	103-2	The management approach and its components	Product Innovation	27
	103-3	Evaluation of the management approach	Product Innovation	27
Category: Environmental		Energy Use and GHG Emissions		
GRI 103: General	103-1	Explanation of the material topic and its Boundary	Energy Use and GHG Emissions	36-41

GRI Standard	Disclosure		Section of Report	Page Reference
Disclosures 2016	103-2	The management approach and its components	Energy Use and GHG Emissions	36-41
	103-3	Evaluation of the management approach	Energy Use and GHG Emissions	36-41
GRI 302: Energy 2016	302-1	Energy consumption within the organisation	Energy Use and GHG Emissions	36-41
	302-3	Energy intensity	Energy Use and GHG Emissions	36-41
GRI 305: Emissions 2016	305-2	Energy indirect (Scope 2) GHG emissions	Energy Use and GHG Emissions	36-41
	305-4	GHG emissions intensity	Energy Use and GHG Emissions	36-41
GRI G4 Sector Disclosure: Construction and Real Estate	CRE-3	Greenhouse gas emissions intensity from buildings	Energy Use and GHG Emissions	36-41
Category: Social		Workplace Health and Safety		
GRI 103: General Disclosures 2016	103-1	Explanation of the material topic and its Boundary	Workplace Health and Safety	31-35
	103-2	The management approach and its components	Workplace Health and Safety	31-35
	103-3	Evaluation of the management approach	Workplace Health and Safety	31-35
GRI 403: Occupational Health and Safety 2018	403-1	Occupational health and safety management system	Workplace Health and Safety	31-35
	403-2	Hazard identification, risk assessment, and incident investigation	Workplace Health and Safety	31-35

GRI Standard	Disclosure		Section of Report	Page Reference
	403-3	Occupational health services	Workplace Health and Safety	31-35
	403-4	Worker participation, consultation, and communication on occupational health and safety	Workplace Health and Safety	31-35
	403-5	Worker training on occupational health and safety	Workplace Health and Safety	31-35
	403-6	Promotion of worker health	Workplace Health and Safety	31-35
	403-7	Prevention and mitigation of occupational health and safety impacts directly linked by business relationships	Workplace Health and Safety	31-35
	403-9	Work-related injuries	Workplace Health and Safety	31-35
	403-10	Work-related ill health	Workplace Health and Safety	31-35
Category: Social		Quality of Assets		
GRI 103: General Disclosures 2016	103-1	Explanation of the material topic and its Boundary	Quality of Assets	22-26
	103-2	The management approach and its components	Quality of Assets	22-26
	103-3	Evaluation of the management approach	Quality of Assets	22-26
GRI G4 Sector Disclosure: Construction and Real Estate	CRE-8	Type and number of sustainability certification, rating and labeling schemes for new construction, management, occupation and redevelopment	Quality of Assets	22-26

GRI Standard	Disclosure		Section of Report	Page Reference
Category: Governance	Regulatory Compliance			
GRI 103: General Disclosures 2016	103-1	Explanation of the material topic and its Boundary	Regulatory Compliance	19-21
	103-2	The management approach and its components	Regulatory Compliance	19-21
	103-3	Evaluation of the management approach	Regulatory Compliance	19-21
GRI307: Environmental Compliance 2016 & GRI 419: Socioeconomic Compliance 2016	307-1	Non-compliance with environmental laws and regulations	Regulatory Compliance	19-21
	419-1	Non-compliance with laws and regulations in the social and economic area	Regulatory Compliance	19-21