



EC World
运通网城 REIT

EC WORLD REAL ESTATE INVESTMENT TRUST

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

ASSET VALUATION

Pursuant to Rule 703 of the Listing Manual, EC World Asset Management Pte. Ltd., as manager of EC World Real Estate Investment Trust (“**EC World REIT**”) (the “**Manager**”), wishes to announce that it has obtained independent valuations, as of 31 December 2017 (“**FY2017**”), for all the six properties owned by EC World REIT (the “**Properties**”).

The FY2017 valuations which were conducted by Savills Real Estate Valuation (Guangzhou) Limited – Shanghai Branch (“**Savills**”) are set out in the table below.

Properties	Market Valuation (RMB' mil) As at 31 Dec 2017	Market Valuation (SGD' mil) As at 31 Dec 2017¹
Chongxian Port Investment	2,218.0	452.9
Chongxian Port Logistics	854.0	174.4
Fu Zhuo Industrial	114.0	23.3
The Stage 1 Properties of Bei Gang Logistics	1,296.0	264.6
Fu Heng Warehouse	577.0	117.8
Hengde Logistics	1,463.0	298.7
Total Portfolio	6,522.0	1,331.7

Note:

1. Based on valuation by Savills as at 31 Dec 2017 and converted to SGD using the closing rate of 4.8971 RMB/SGD as at 31 Dec 2017.

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

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



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By Order of the Board

Alvin Cheng
Chief Executive Officer and Executive Director

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

5 February 2018

IMPORTANT NOTICE

The value of the Units and the income derived from them may fall as well as rise. The Units are not obligations of, deposits in, or guaranteed by the Manager, DBS Trustee Limited (as trustee of EC World REIT), or any of their respective affiliates.

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

This announcement may contain forward-looking statements that involve assumptions, risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Predictions, projections or forecasts of the economy or economic trends of the markets are not necessarily indicative of the future or likely performance of EC World REIT. The forecast financial performance of EC World REIT is not guaranteed. A potential investor is cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view of future events.