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

ANNOUNCEMENT

UPDATE ANNOUNCEMENT ON THE LEGAL PROCEEDINGS IN RELATION TO THE MORTGAGES AND GUARANTEES IN FAVOUR OF FUYANG FINANCIAL INSTITUTIONS

EC World Asset Management Pte. Ltd., in its capacity as manager of EC World Real Estate Investment Trust ("**ECW**", and as manager of ECW, the "**Manager**"), refers to the announcements dated 2 January 2024, 15 January 2024, 18 January 2024, 24 January 2024, 1 February 2024, 27 February 2024[1], 21 March 2024[2], 26 March 2024, 31 March 2024, 1 May 2024, 31 May 2024, 30 June 2024, 1 September 2024, 30 September 2024, 14 April 2025, 13 November 2025, 4 February 2026, 17 April 2026, 8 May 2026 and 25 September 2026 in relation to the unauthorised mortgages and corporate guarantees in favour of the Fuyang Financial Institutions[3] (collectively, the "**Announcements**")

Unless otherwise defined, capitalised terms in this announcement shall have the same meaning as the Announcement.

As disclosed in the announcement dated 4 February 2026, the Hangzhou Intermediate People's Court issued judgments on 29 January 2026 dismissing the ECW group's appeal applications for orders on the invalidity and revocation of the mortgage contracts over Fuzhou E-Commerce ("**FZDS**") executed in favour of the Fuyang Financial Institutions (the "**Outstanding Relevant Mortgage**")[4]. Based on the recommendations of its PRC legal counsel, the Manager subsequently applied to the higher-level courts for a re-trial of the relevant judgments.

The Manager wishes to update unitholders of ECW ("**Unitholders**") that, based on information received from PRC Counsel of ECW, the ECW group's applications for re-trial have not been successful. As announced on 25 September 2026, the contingent in relation to the unresolved mortgages and guarantees in favour of the Fuyang Financial Institutions was adjusted to RMB222.5 million. The amount remains subject to further adjustment depending on the circumstances, including developments in the restructuring exercise of the Sponsor and the applicability of other securities provided to the Fuyang Financial Institutions by entities outside ECW. There is no adjustment at this juncture.

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1 Released on 28 February 2024 midnight.

2 2 announcements.

3 "**Fuyang Financial Institutions**" refer to 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), which are two entities linked to the Fuyang Government in the PRC in favour of which the Outstanding Relevant Mortgage (as defined herein) was created.

4 As stated in the 31 May 2024 Announcement, of the mortgages previously granted in favour of the Fuyang Financial Institutions, the unauthorised mortgages over FHCC and Hengde Logistics have been discharged, and it is only the unauthorised mortgage imposed over FZDS which remains outstanding.

Cautionary Statement

Unitholders are advised to read this announcement and any further announcements by the Manager carefully. Unitholders should consult their stockbrokers, bank managers, solicitors or other professional advisors if they have any doubt about the actions that they should take.

The Manager will make further announcements on the SGXNET in the event there are any material developments which warrant disclosure, in compliance with its obligations under the Listing Manual. Unitholders and investors are advised to refrain from taking any action in respect of ECW 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
02 November 2026

Important Notice

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

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

Unitholders and potential investors are advised to exercise caution when dealing in Units. Unitholders and potential investors are advised to read this announcement and any further announcements to be released by EC World REIT carefully. Unitholders and potential investors should consult their stockbrokers, bank managers, solicitors or other professional advisers if they have any doubt about the actions they should take.

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Units.

The past performance of EC World REIT is not necessarily indicative of the future performance of EC World REIT.

This announcement may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses, property expenses and governmental and public policy changes. You are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view of future events.