



EC WORLD REAL ESTATE INVESTMENT TRUST
(a real estate investment trust constituted on 5 August 2015 under the laws of
the Republic of Singapore)

UPDATE ON EC WORLD REIT'S OPERATIONS IN CHINA

EC World REIT Asset Management Pte Ltd, as the Manager (the “**Manager**”) of EC World REIT (the “**EC World REIT**”), wishes to provide an update on EC World REIT’s operations in China.

The Chinese government has announced the extension of the Chinese New Year holidays to the end of this week with some local governments extending the holidays to an even later date. Currently, the majority of the staff of the Manager and the property manager of EC World REIT’s properties (the “**Property Manager**”) are off for the Chinese New Year holidays. The Manager, together with the Property Manager and Forchn Holdings Group Co., Ltd., the sponsor of EC World REIT (the “**Sponsor**”), are doing all we can to ensure the safety of our employees and partners. This includes daily temperature measurement for all staff and vendors entering the premises and advising staff to stay away from crowded places during the Chinese New Year holidays. In addition, advisories and frequent reminders by the top management has been issued to our staff to remind them of the importance of hand and respiratory hygiene. The above measures are implemented at the group-level including all of the assets and offices of EC World REIT and the Sponsor.

As EC World REIT is in the logistics sector catering largely to the e-commerce sector, EC World REIT is less exposed compared to businesses with operations that rely largely on human traffic. EC World REIT has a portfolio of eight assets of which, one is in Wuhan, China. The Manager is in regular contact with our property management staff in Wuhan to understand the happenings on the ground. Currently, there is no significant impact on tenants’ business.

As reported in EC World REIT’s 3QFY19 financial results presentation, EC World REIT has a weighted average lease expiry of 4.3 years by gross rental (as at 30 September 2019) and four out of eight EC World REIT’s assets are under master lease arrangements which provide for fixed rental with built-in escalation. There is no variable rental component under the master lease arrangements. EC World REIT’s Wuhan asset accounts for less than 2% of EC World REIT’s portfolio net property income. Hence, the Manager has not observed any major disruptions to EC World REIT’s operations and financials. Having said that, the Manager continues to remain highly vigilant to any changes in situation and stand

ready to respond promptly. Barring any adverse deterioration in the current situation, the Manager does not expect any material impact on the operations of EC World REIT.

By Order of the Board

Goh Toh Sim

Executive Director and Chief Executive Officer

EC World Asset Management Pte. Ltd.

(Company Registration No. 201523015N)

As manager of EC World Real Estate Investment Trust

Date: 29 January 2020

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 the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

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