



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

ANNOUNCEMENT

NOTICE OF COMPULSORY EXPROPRIATION OF FU ZHUO INDUSTRIAL

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**”), wishes to announce that it has been informed that Fu Zhuo Industrial has received a formal notice (the “**Notice**”) from the People's Government of Linping District, Hangzhou City, People's Republic of China on 6 January 2022 with regard to the compulsory expropriation of Fu Zhuo Industrial for the development of the Grand Canal National Cultural Park in Hangzhou.

Fu Zhuo Industrial is a port property which comprises berths and office buildings and is located in the west of Chongxian New City, north of Hangzhou, on the east bank of the Beijing-Hangzhou Grand Canal, and next to the National Highway No. 320 and Jiaxing-Huzhou Expressway. It has a total land area of approximately 24,403 square metres (“**sq m**”) and a total net lettable area of approximately 7,128 sq m with a remaining lease tenure of approximately 34 years. Fu Zhuo Industrial is owned by Hangzhou Fu Zhuo Industrial Co., Ltd. which is in turn wholly-owned by EC World REIT. Based on the latest valuation conducted by Savills Real Estate Valuation (Guangzhou) Ltd - (Shanghai Branch) dated 31 December 2020, the valuation of Fu Zhuo Industrial was RMB 117,000,000, representing 1.45% of the whole portfolio of EC World REIT.

In accordance with the Notice, EC World REIT is entitled to receive compensation based on the expropriation valuation of Fu Zhuo Industrial (including the land use right, buildings and equipment). The target date of vacating the property is 31 March 2022. The Manager, with the support of Property Manager, has engaged the relevant authorities to discuss the details of the compulsory expropriation, including the details of compensation. The Manager will provide further updates to unitholders once it has more information.

For and on behalf of the Board

EC WORLD ASSET MANAGEMENT PTE. LTD.
(as manager of EC World Real Estate Investment Trust)
(Company registration number: 201523015N)

Goh Toh Sim
Executive Director and Chief Executive Officer
10 January 2022

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 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