

**EC WORLD REAL ESTATE INVESTMENT TRUST**

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

**ANNOUNCEMENT ON ASSET VALUATION**

Pursuant to Rule 703 of the Listing Manual, 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 obtained independent valuations, as of 31 December 2021, for all the eight properties owned by EC World REIT (the “**Properties**”).

The Financial Year 2021 valuations which were conducted by Beijing Colliers International Real Estate Valuation Co., Ltd. (“**Colliers**”) are set out in the table below.

Properties	Market Valuation (RMB' mil) As at 31 Dec 2021	Market Valuation (SGD' mil) As at 31 Dec 2021 <sup>1</sup>
Chongxian Port Investment	2,216	470
Chongxian Port Logistics	841	178
Bei Gang Logistics Phase 1	1,251	265
Fu Zhuo Industrial	117	25
Fu Heng Warehouse	593	126
Hengde Logistics	1,438	305
Wuhan Meiluote	180	38
Fuzhou E-Commerce	1,256	267
<b>Total Portfolio</b>	<b>7,892</b>	<b>1,674</b>

Note:

1. Based on valuation by Colliers as at 31 December 2021 and converted to SGD using the closing exchange rate of 0.2121 SGD/RMB as at 31 December 2021. The figures were rounded up to nearest million.



**EC World**  
运通网城 REIT

The valuation reports for the Properties are available for inspection at the Manager's registered office at 6 Shenton Way, #41-03, OUE Downtown, Singapore 068809, during normal business hours for a period of three months from the date of this announcement. Prior appointment with the Manager would be appreciated.

For and on behalf 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

28 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 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.