



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

## ANNOUNCEMENT

### UPDATE ON THE REFINANCING

#### 1. INTRODUCTION

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**”), refers to the update announcement dated 31 May 2023 released at 4:21 p.m. (the “**31 May Announcement**”) in relation to the update on the refinancing, the Mandatory Repayment and the Proposed Divestment.

*Unless otherwise defined, all capitalised terms used in this announcement shall have the meaning ascribed to them in the 31 May Announcement.*

#### 2. UPDATE ON THE REFINANCING EXERCISE

The Manager wishes to update Unitholders that the Existing Offshore Bank Loans (other than Zhejiang Fuzhou E-Commerce Co., Ltd.'s offshore borrowings under the Existing Offshore Bank Loans (the “**FZDS Offshore Borrowings**”)) have been refinanced in full on 31 May 2023. As mentioned in the 31 May announcement, the FZDS Offshore Borrowings will be refinanced within five business days of 31 May 2023. The drawdown of new loans under the Onshore Facility was completed on 31 May 2023. However, as the lenders of the Onshore Facility received confirmation of completion of conditions precedent in the late afternoon on 31 May 2023, it is expected that the Existing Onshore Bank Loans will be refinanced on 1 June 2023 instead of on 31 May 2023. Default interest would be payable in respect of the technical delay in the refinancing of the Existing Onshore Bank Loans.

The Manager will provide further updates in due course.

#### Cautionary Statement

Unless and until the Existing Onshore Bank Loans are repaid, the ECW Group (as defined in the Circular) is in breach of its Mandatory Repayment obligations, which triggers an event of default under the Facilities.

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 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

1 June 2023

**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.