



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

ANNOUNCEMENT

UPDATE ANNOUNCEMENT ON THE REFINANCING, THE MANDATORY REPAYMENT AND THE PROPOSED DIVESTMENT

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:

- (i) the announcement dated 3 October 2022 in relation to the proposed divestment of Stage 1 Properties of Bei Gang Logistics and Chongxian Port Logistics (the “**Proposed Divestment**”);
- (ii) the update announcement dated 20 November 2022 in relation to the Proposed Divestment;
- (iii) the circular to unitholders of EC World REIT (“**Unitholders**”) dated 24 November 2022 in relation to the Proposed Divestment;
- (iv) the update announcements dated 29 December 2022, 31 December 2022, 3 January 2023 and 17 January 2023 all of which were in relation to the Proposed Divestment and the financing obligations of EC World REIT;
- (v) the update announcement dated 30 January 2023 in relation to the Proposed Divestment;
- (vi) the update announcement dated 12 February 2023 in relation to the Proposed Divestment and the financing obligations of EC World REIT;
- (vii) the update announcement dated 28 February 2023 in relation to the Proposed Divestment and the financing obligations of EC World REIT;
- (viii) the update announcements dated 2, 7, 10 and 17 March 2023 in relation to the Proposed Divestment and the financing obligations of EC World REIT;
- (ix) the announcement dated 7 April 2023 in relation to the applications for the extension of time to the Monetary Authority of Singapore (“**MAS**”) and the Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) and the financing obligations of EC World REIT;

- (x) the update announcement dated 9 April 2023 in relation to the Proposed Divestment;
- (xi) the update announcement dated 1 May 2023 in relation to the receipt of waivers from the MAS and the SGX-ST for an extension of time and update on the Proposed Divestment;
- (xii) the update announcement dated 1 May 2023 in relation to the financing obligations of EC World REIT;
- (xiii) the update announcement dated 15 May 2023 in relation to the update on the refinancing, the Mandatory Repayment and the Proposed Divestment;
- (xiv) the update announcement dated 31 May 2023 in relation to the update on the refinancing, Mandatory Repayment and disclosure pursuant to Rule 704(31) of the Listing Manual of the SGX-ST (the “**Listing Manual**”) and on the Proposed Divestment (the “**31 May 2023 Announcement**”);
- (xv) the update announcements dated 1 and 5 June 2023 in relation to the update on the refinancing;
- (xvi) the update announcements dated 6 June 2023 in relation to the update on the refinancing; and
- (xvii) the update announcement dated 13 June 2023 in relation to the Proposed Divestment (the “**MAS Waiver Announcement**”).

Unless otherwise defined, all capitalised terms used in this announcement shall have the meaning ascribed to them in the Circular and the 31 May 2023 Announcement.

2. UPDATE ON THE REFINANCING, THE MANDATORY REPAYMENT AND THE PROPOSED DIVESTMENT

As announced by the Manager on 1 May 2023, the waiver granted by the SGX-ST on 28 April 2023 in relation to the extension of time for holding EC World REIT’s annual general meeting for the financial year ended 31 December 2022 is subject to, among others, EC World REIT providing fortnightly updates (the “**Update Condition**”) via SGXNet on the following:

- (i) the negotiations with the Lenders in respect of the refinancing of the April 2023 Outstanding Loans;
- (ii) the status of the Mandatory Repayment; and
- (iii) the progress of the pending completion of the Proposed Divestment.

2.1. The Refinancing and the Mandatory Repayment

As announced by the Manager on 6 June 2023, the refinancing of the Existing Bank Loans has been fully completed. Accordingly, the April 2023 Outstanding Loans have been refinanced.

Further, the outstanding Mandatory Repayment amount as of today is S\$75,694,691¹, in line with what was disclosed in the 31 May 2023 Announcement.

Please refer to the 31 May 2023 Announcement and the Manager's announcements dated 1, 5 and 6 June 2023 for further details, including the terms of the refinancing.

2.2. Update on the Proposed Divestment

The Manager wishes to update Unitholders that pursuant to the Equity Purchase Agreement (as amended), the Vendor has on 16 June 2023 issued a written notice to the Sponsor and the Purchasers to extend the Long-Stop Date of the Proposed Divestment to 31 October 2023 (subject to (i) the entry into of a supplemental agreement to the Equity Purchase Agreement on terms agreeable to the Vendor and (ii) independent Unitholders' approval of such Long-Stop Date at an extraordinary general meeting to be convened) or such other date as may be determined by the Vendor with the approval of the MAS and the independent Unitholders.

As disclosed in the MAS Waiver Announcement, the MAS has granted EC World REIT a waiver from compliance with paragraph 5.4(b)(ii) of the Property Funds Appendix, subject to the following conditions:

- (i) that the Proposed Divestment must be completed by 31 October 2023 (the "**Extended Timeline**");
- (ii) that Unitholders' approval is obtained for the Extended Timeline as well as any proposed revision to the terms of the Proposed Divestment;
- (iii) the Manager obtaining two independent valuations for the current market valuations of the properties under the Proposed Divestment, being Stage 1 Properties of Bei Gang Logistics and Chongxian Port Logistics (collectively, the "**Divestment Properties**", and such valuations thereof, the "**Independent Valuations**"), and complying with paragraph 5.1(d) of the Property Funds Appendix which requires the transaction price of an asset sold to an interested party to be not less than the lower of the two assessed values. The updated valuations should be disclosed in the circular to Unitholders in relation to the Proposed EGM (as defined herein); and
- (iv) the board of the Manager (the "**Board**") providing the MAS with a written confirmation that the Board has assessed that the Extended Timeline and any proposed revision to the terms of the Proposed Divestment are in the best interests of EC World REIT and its Unitholders. The Board's assessment should be disclosed in an SGXNET announcement and in the circular to Unitholders².

In terms of next steps, the Manager intends to:

- (1) procure that the Vendor enter into a supplemental agreement to the Equity Purchase Agreement with the Purchasers and the Sponsor (the "**Supplemental Agreement**") which, among others, sets out the Extended Timeline for the Proposed Divestment, and, if

1 For illustrative purpose, amounts are calculated based on the exchange rates of RMB1.00 = S\$0.1933 and US\$1.00 = S\$1.3446 which were the actual exchange rates as at 30 December 2022.

2 Please note that the Board's assessment in relation to the Extended Timeline for the Proposed Divestment has been disclosed in the MAS Waiver Announcement.

applicable, any other revision to the terms of the Proposed Divestment which the Board assesses to be in the best interests of EC World REIT and its Unitholders; and

- (2) subject to the entry into of the Supplemental Agreement, convene an extraordinary general meeting (the “**Proposed EGM**”) in order to seek Unitholders’ approval for the Extended Timeline and, if applicable, any proposed revision to the terms of the Proposed Divestment. In connection with the foregoing, the Manager intends to issue a circular to Unitholders setting out, among others, the rationale and benefits of the Extended Timeline, the Independent Valuations, as well as the Board’s assessment referred to in paragraph 2.2(iv) above.

The Vendor, the Purchasers and the Sponsor are currently in the course of negotiations on the Supplemental Agreement and target to finalise it as soon as possible, although there is no certainty or assurance that any agreement will be entered into. In the event the Supplemental Agreement is entered into, the Manager will make the relevant announcement on SGXNET setting out details on the Supplemental Agreement.

Cautionary Statement

Unitholders and investors should note that there is no certainty or assurance that the Supplemental Agreement will be entered into, that the Proposed Divestment will be completed, and/or that the Proposed Divestment will be completed by 31 October 2023.

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

16 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.