



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

ANNOUNCEMENT

RESPONSES TO QUERIES FROM THE SGX-ST

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 Manager’s announcement dated 31 October 2023 in relation to the update on the leases at Hengde Logistics (the “**31 October 2023 Announcement**”) and wishes to make the following clarification in response to the following queries from Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) in relation to the 31 October 2023 Announcement.

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

1. Please disclose China Tobacco’s revenue contributions in quantum and as a percentage of the EC World REIT group’s revenue, for the past 3 financial years.

China Tobacco Zhejiang Industrial Co., Ltd’s (“**China Tobacco**”) revenue contribution for the past 3 financial years is as follows:

	China Tobacco’s Revenue Contributions	
	Quantum (RMB)	As a percentage of the EC World REIT group’s revenue (%)
FY2022	57,502,829	10%
FY2021	59,013,900	10%
FY2020	67,833,390	12%

2. Please disclose the current occupancy rate and the resulting occupancy rate of Hengde Logistics following the expiry of China Tobacco’s lease at Hengde Phase 1. Please clarify whether the drop in occupancy rate would have any implication on the REIT’s existing banking

covenants. Please provide the *pro forma* financial impacts on the Group arising from the China Tobacco’s discontinuation of the lease for Hengde Phase 1.

The current occupancy rate of Hengde Logistics Phase 1 is 99.9% based on net lettable area (“**NLA**”). The resulting occupancy rate of Hengde Logistics Phase 1 immediately following the discontinuation of China Tobacco’s lease at Hengde Phase 1 (the “**Discontinuation**”) (assuming no replacement lessee is found) will be 32.8% based on the NLA.

The drop in the occupancy rate is not expressly stipulated as an event of default or as a trigger for the debt covenants under the existing loan facilities of the EC World REIT group.

For illustrative purposes only, the *pro forma* financial impact arising from the Discontinuation on EC World REIT, based on the audited consolidated financial results for FY2022 for the EC World REIT group, is set out below. It should be noted that the *pro forma* financial information set out below is **strictly for illustrative purposes only** and does not purport to be indicative or a projection of the results and financial position of EC World REIT after the Discontinuation.

***Pro forma* Net Asset Value (“NAV”)**

The *pro forma* financial impact arising from the Discontinuation on the EC World REIT group’s NAV, based on the audited consolidated financial results for FY2022 for the EC World REIT group, and assuming that the Discontinuation took place on 31 December 2021, is set out below.

	As at 31 December 2022	
	Before the Discontinuation	After the Discontinuation
NAV (S\$’000)	606,994	601,929

***Pro forma* Distribution Per Unit in EC World REIT (“DPU”)**

The *pro forma* financial impact arising from the Discontinuation on EC World REIT’s DPU, based on the audited consolidated financial results for FY2022 for the EC World REIT group and based on the total number of EC World REIT units in issue as at the date of this announcement, and assuming that the Discontinuation took place on 31 December 2021, is set out below.

	FY2022	
	Before the Discontinuation	After the Discontinuation
DPU (Singapore cents)	4.762	4.161

CAUTIONARY STATEMENT

Unitholders are advised to read this announcement and any further announcements by the Manager carefully. The Manager wishes to highlight that there is no certainty or assurance as at the date of this

announcement that any discussions or prospects will be successfully concluded or any definitive agreements in relation to any transactions will be entered into. Unitholders should consult their stockbrokers, bank managers, solicitors or other professional advisors if they have any doubt about the actions they should take.

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

3 November 2023

Important Notice

The value of 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.