



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

## ANNOUNCEMENT

### UPDATE IN RELATION TO THE IMPOSITION OF MORTGAGES OVER FUZHOU E-COMMERCE, FUHENG WAREHOUSE AND HENGDE LOGISTICS

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 2 January 2024 in relation to the imposition of mortgages over Fuzhou E-Commerce, Fuheng Warehouse and Hengde Logistics (collectively, the “**Relevant Properties**”);
- (ii) the update announcement dated 15 January 2024 in relation to the imposition of mortgages over the Relevant Properties;
- (iii) the update announcement dated 18 January 2024 in relation to the discharge of the illegal mortgage imposed over Hengde Logistics (the “**18 January 2024 Announcement**”);
- (iv) the announcement dated 24 January 2024 in relation the responses to queries from the Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) and the update in relation to the imposition of mortgages over the Relevant Properties; and
- (v) the update announcement dated 25 January 2024 in relation to the update in relation to the imposition of mortgages over the Relevant Properties (the “**25 January 2024 Announcement**”).

*Unless otherwise defined, all capitalised terms used in this announcement shall have the meaning ascribed to them in the 25 January 2024 Announcement.*

As stated in the 25 January 2024 Announcement, the Manager understands that the lenders under the existing onshore and offshore facilities of the EC World REIT Group (the “**ECW Facilities**”, and the lenders of the ECW Facilities, the “**Lenders**”) had issued a demand letter on 24 January 2024 to the Forchn Holdings Group Co., Ltd. (the “**Sponsor**”) to, among others, demand that the Sponsor negotiate with the Fuyang Government to have the illegal mortgages imposed over the Relevant Properties be discharged by 31 January 2024. As stated in the 18 January 2024 Announcement, the illegal mortgage imposed over Hengde Logistics has been discharged.

The Manager wishes to update Unitholders that as at the date of this announcement, based on information provided by the Sponsor to the Manager, the illegal mortgages imposed over Fuzhou

E-Commerce and Fuheng Warehouse (the “**Relevant Mortgages**”) have not yet been discharged as the Sponsor is still exploring various options to discharge the Relevant Mortgages. In light of the foregoing, the EC World REIT group is in the process of initiating legal actions against 杭州富阳富投发振富股权投资合伙企业 (有限合伙) (Hangzhou Fuyang Futoufa Zhenfu Equity Investment LLP) and 浙江富月融资租赁有限公司 (Zhejiang Fuyue Finance Lease Co., Ltd.), being the two entities linked to the Fuyang Government involved in the Relevant Mortgages (the “**Fuyang Financial Institutions**”), and the Sponsor in the People’s Republic of China to procure the discharge of the Relevant Mortgages. This decision was made by the Manager further to discussions with the Lenders and DBS Trustee Limited, in its capacity as trustee of EC World REIT (the “**Trustee**”).

The board of directors of the Manager is in the process of evaluating various options for EC World REIT and will provide Unitholders with a further update as and when there are material developments.

### **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 discussion 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 advisers if they have any doubt about the actions that 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 EC World REIT units (“**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 February 2024

## **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, 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.