

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 ASSETS 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 updated independent valuations as of 31 December 2024 for Chongxian Port Investment, Chongxian Port Logistics, Beigang Logistics Stage 1, Fu Heng Warehouse, Fuzhou E-Commerce, Hengde Logistics and Wuhan Meiluote (the “**Relevant Properties**”).

The following tables set out the updated independent valuations as at 31 December 2024 for the Relevant Properties (which were conducted by Savills Real Estate Valuation (Guangzhou) Ltd (“**Savills**”)).

Property	Valuation ⁽¹⁾ (RMB' million) (30 Jun 2024)	Valuation ⁽¹⁾ (RMB' million) (31 Dec 2024)	% Change
Chongxian Port Investment	975	951	-2.5
Chongxian Port Logistics	479	468	-2.3
Beigang Logistics Stage 1	623	594	-4.7
Fuheng Warehouse	291	285	-2.1
Fuzhou E-Commerce	700	689	-1.6
Hengde Logistics	747	737	-1.3
Wuhan Meiluote	107	105	-1.9
Total	3,922	3,829	-2.4

Property	Valuation ⁽¹⁾ (SGD' million) (30 Jun 2024)	Valuation ⁽¹⁾ (SGD' million) (31 Dec 2024)	% Change
Chongxian Port Investment	182	177	-2.7
Chongxian Port Logistics	90	87	-2.6
Beigang Logistics Stage 1	116	111	-4.9
Fuheng Warehouse	54	53	-2.3
Fuzhou E-Commerce	131	128	-1.8
Hengde Logistics	140	137	-1.6
Wuhan Meiluote	20	20	-2.1
Total	733	714	-2.6

Note:

- The FY2024 year-end valuation figures were converted from RMB to SGD using the closing exchange rate of 0.1864 SGD/RMB as at 31 December 2024;
The FY2024 mid-year valuation figures were converted from RMB to SGD using the closing exchange rate of 0.1869 SGD/RMB as at 30 June 2024;
The figures have been rounded to the nearest million.

The valuation reports for the Relevant Properties issued by Savills 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.

By Order 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

24 February 2025

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. 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 the 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.

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.