



(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 (“**ECW**”, and as manager of ECW, the “**Manager**”), refers to the Manager’s announcement dated 14 May 2025 in relation to the unaudited financial statements of ECW for the first quarter ended 31 March 2025 (the “**Q1FY2025 Unaudited Financial Statements**”) and wishes to make the following clarifications in response to the following queries from Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) relation to the Q1FY2025 Unaudited Financial Statements.

Responses to Queries from the SGX-ST

1. **We note that the Group was issued the Pre-enforcement Notice, which allows up to 31 May 2025 for the Group to divest its assets in such amount sufficient to repay the Offshore Facility and that discussions are ongoing with Offshore lenders to explore flexibility or an extension of the divestment timeline. Please provide updates on:**

- (a) **The plans and progress made by the Group to divest sufficient assets to repay the Offshore Facility; and**

As announced on 25 January 2024, Savills Property Services (Shanghai) Co., Ltd. and Cushman & Wakefield (HK) Ltd. were appointed as ECW’s consultants in relation to the sourcing of potential purchaser(s) for the divestment of one or more properties of the ECW group since January 2024. However, due to prevailing market conditions, ECW has not received any confirmed interest to date.

- (b) **The status of the discussions with the Offshore lenders, including:**

- (i) **whether an extension of the divestment timeline was agreed on;**

As at the date of this announcement, the lenders under the offshore facility agreement dated 31 May 2023 (“**Offshore Facility Agreement**” and the lenders under the Offshore Facility Agreement, “**Offshore Lenders**”) have not indicated whether they are agreeable to an extension of the divestment timeline.

- (ii) **whether the lenders intend to accelerate the existing bank loans under the ECW Facility.**

As at the date of this announcement, the Manager has not received any indication from the lenders under the existing facilities of ECW (“**ECW Facilities**”) that they require accelerated repayment of the existing bank loans under the ECW Facilities.

2. We note that the Group's gross revenue decreased by S\$12.6 million in 1Q2025 mainly due to termination of the MLAs upon lease expiry for CXI, BG, FHCC and FZDS.

- (a) **Please clarify what is the rental arrangement for each of CXI, BG, FHCC and FZDS upon the expiry of the MLAs.**

Following completion of the novation process to take over the underlying leases in respect of Fuheng Warehouse (“**FHCC**”), Fuzhou E-Commerce (“**FZDS**”) and warehouse component of Chongxian Port Investment (“**CXI**”) and the expiry of the master lease arrangements in relation to the Stage 1 Properties of Bei Gang Logistics (“**BG**”) and the port operations of CXI, the tenants of each of the abovementioned properties pay the rentals directly to the bank account of the relevant asset holding entity of the ECW group.

- (b) **Please disclose the following details for each of CXI, BG, FHCC and FZDS:**

- (i) **Its book value as at 31 March 2025;**
- (ii) **Its occupancy rate;**
- (iii) **The date on which the MLA was terminated;**
- (iv) **The monthly rental payable to the Group by the Sponsor under the MLA;**
- (v) **The monthly rental payable to the Group by the underlying lessees upon expiry of the MLA; and**
- (vi) **The Board's assessment of whether any impairment of the properties is needed and the basis for its assessment.**

Please refer to the following table for the relevant details in respect of each of CXI, BG, FHCC and FZDS.

Asset	Book value (RMB million)	Occupancy Rate	Date the master lease agreement (“MLA”) was terminated	Monthly MLA Rent (RMB)	Monthly Underlying Rent (RMB)
CXI	951	88.9%	31 December 2024	14,724,486	2,411,261
BG	594	100.0%	31 July 2024	11,153,424	3,106,928
FHCC	285	71.3%	31 July 2024	4,425,362	1,158,483

FZDS	689	74.5%	31 July 2024	7,833,764	4,001,435
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As stated in the Q1FY2025 Unaudited Financial Statements, the carrying values of the ECW group's properties as of 31 March 2025 were based on the independent valuations as at 31 December 2024 conducted by Savills Real Estate Valuation (Guangzhou) Ltd - Shanghai Branch and announced on 24 February 2025. The Manager regularly monitors the market conditions for any indicators of change in the fair value of the investment properties, and if required, the Manager will appoint an independent valuer to reassess the property valuation(s) and based on such valuation(s), the Board will then determine whether an impairment is needed.

3. We note that the Sponsor had on 25 March 2025 received the decision of the Fuyang Court to conduct Pre-reorganisation.

Please provide updates on:

(a) Whether the reorganisation procedure has been entered into or will be entered into in the future;

Forchn Holdings Group Co., Ltd., the sponsor of ECW ("**Sponsor**"), has advised that the interim administrator has commenced work on asset verification, debt registration, and other related matters, and in general, the pre-reorganisation plan will be negotiated based on the outcomes of these processes. The Manager does not have visibility on the specific duration of the pre-reorganisation and/or whether the pre-reorganisation will proceed to a formal reorganisation. The Manager will provide unitholders of ECW ("**Unitholders**") with a further update as and when there are material developments.

(b) The status of the negotiations with respect to the Master Offset Agreement; and

The Manager has been in negotiations with the Sponsor on the Master Offset Agreement¹. As at the date of this announcement, no definitive or binding agreement has been entered into in connection therewith. As the Sponsor is currently undergoing pre-reorganisation and is under the oversight of the administrator, any resolution involving offset, recovery, or restructuring will require time and involve coordination with the Sponsor and its administrator, and other stakeholders. There is no certainty or assurance that any transaction will materialise from the above-mentioned negotiations, or that any definitive or binding agreement will be reached in connection with the Master Offset Agreement.

¹ "**Master Offset Agreement**" refers the agreement to offset all the receivables from the Sponsor group against its payables to the Sponsor group including the security deposit amount paid by the master lessees and the prepayment made by the Sponsor group in respect of the proposed divestment of BG and Chongxian Port Logistics ("**Proposed Divestment**") (which Proposed Divestment was terminated in 2023).

(c) The Board's assessment of the recoverability of the amount that is owed by the Sponsor to the Group, including any amounts in excess of the cash security deposit, and the basis for its assessment.

The overdue rent receivables owing by the Sponsor group to ECW group had exceeded RMB 647.2 million as of 31 March 2025. However, the Board has assessed that no impairment allowance is required to be made at this juncture given that the master lessees have provided the cash security deposit of RMB 345.1 million under the master lease agreements and the Sponsor group has provided prepayment of RMB 333 million in respect of the Proposed Divestment.

Nevertheless, the utilisation of the advance payments made by the Sponsor group to offset the overdue rent receivables would require the Master Offset Agreement to be in place. The Master Offset Agreement is in turn subject to negotiations as well as compliance with all applicable legal and regulatory requirements. Please refer to the response to question 3(b) in relation to the status of the negotiations with respect to the Master Offset Agreement.

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 advisors 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 the 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
11 June 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. 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 ECW 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 ECW is not necessarily indicative of the future performance of ECW.

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.