



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

ANNOUNCEMENT

UPDATE ANNOUNCEMENT ON THE LEGAL PROCEEDINGS IN RELATION TO THE IMPOSITION OF THE UNAUTHORISED MORTGAGES

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:

- (i) the announcement dated 2 January 2024 in relation to the imposition of mortgages over Fuzhou E-Commerce (“**FZDS**”), Fuheng Warehouse (“**FHCC**”) and Hengde Logistics (“**HDSP**”);
- (ii) the update announcements dated 15 January 2024 (the “**15 January Announcement**”), 18 January 2024, 24 January 2024, 15 January 2024, 1 February 2024, 27 February 2024,¹ 21 March 2024,² 26 March 2024, 31 March 2024, 1 May 2024, 31 May 2024 (the “**31 May 2024 Announcement**”), 30 June 2024, 1 September 2024, 30 September 2024 and 14 April 2025 (the “**14 April Announcement**”).

As disclosed in the 14 April 2025 Announcement, the People’s Court of Fuyang District, Hangzhou City had issued judgements on 8 April 2025 and 10 April 2025 dismissing the ECW group’s applications for orders on the invalidity and revocation of the mortgage contracts over FZDS executed in favour of the Fuyang Financial Institutions.³ (the “**Outstanding Relevant Mortgage**”) ⁴ (the “**April 2025 Judgments**”). The Manager had sought the advice of its PRC legal counsel, whose view was that the April 2025 Judgments did not address regarding certain issues highlighted by the ECW group during the court proceedings. Accordingly, the Manager has appealed against the April 2025 Judgments. The case are currently pending in the Hangzhou Intermediate People’s Court (“**Hangzhou Intermediate Court**”).

The Manager wishes to update unitholders of ECW (“**Unitholders**”) that one of the Fuyang Financial Institutions, 杭州富阳富投发振富股权投资合伙企业 (有限合伙) (“**Fuyang Futoufa**”), has initiated two separate cases in the Hangzhou Court, against the three ECW’s subsidiaries as follows:

¹ Released on 28 February 2024 midnight.

² 2 announcements.

³ “**Fuyang Financial Institutions**” refer to 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), which are two entities linked to the Fuyang Government in the PRC in favour of which the Outstanding Relevant Mortgage (as defined herein) was created.

⁴ As stated in the 31 May 2024 Announcement, of the mortgages previously granted in favour of the Fuyang Financial Institutions, the unauthorised mortgages over FHCC and Hengde Logistics have been discharged, and it is only the unauthorised mortgage imposed over FZDS which remains outstanding.

- (a) a lawsuit against HDSP and FZDS in relation to the guarantees signed by HDSP and FZDS on 26 September 2023 (the “**Sep 2023 Guarantees**”) guaranteeing a loan of up to RMB140 million granted by Fuyang Futoufa to Forchn Holdings Group Co., Ltd. (the “**Sponsor**”); and
- (b) a lawsuit against HDSP, FZDS and FHCC (collectively, the “**ECW Guarantors**”) in relation to the guarantees signed by HDSP, FZDS and FHCC on 20 November 2023 (the “**Nov 2023 Guarantees**”, together with the Sep 2023 Guarantees, the “**2023 Guarantees**”) guaranteeing a loan of up to RMB120 million granted by Fuyang Futoufa to the Sponsor.

Both lawsuits related to the rescue funds provided by Fuyang Futoufa to the Sponsor which is also the secured target under the Outstanding Relevant Mortgage. For the avoidance of doubt, as announced previously, the rescue funds were provided to the Sponsor pursuant to various arrangements between the Fuyang Government and the Sponsor group. EC World REIT is not privy to and did not consent to such arrangements (including the unauthorised mortgages and 2023 Guarantees). As disclosed in the 15 January 2024 Announcement, the Manager had demanded the Sponsor to provide all relevant documents relating to the unauthorised mortgages. Unfortunately, documents relating to the 2023 Guarantees were not provided by the Sponsor. On 6 November 2025, the Manager reiterated our demand to the Sponsor to provide all relevant documents which any Group company had entered into relating to the rescue funds and/or the unauthorised mortgages.

On 11 November 2025, the Sponsor responded to the Manager explaining that: (i) the outstanding principal amount of the relevant rescue fund is RMB286 million; (ii) the Sponsor is actively negotiating a settlement plan with Fuyang Futoufa to repay the debts with other collaterals, and the purpose of the current lawsuits is merely to preserve the creditor’s rights under the 2023 Guarantees rather than actively enforcing the guarantees; and (iii) the Sponsor admitted its failure to disclose the 2023 Guarantees due to shortage of manpower resulted from the financial crisis faced by the Sponsor group.

Notwithstanding the foregoing, the Manager has also sought the advice of its PRC legal counsel and intends to defend both lawsuits.

The Board of Directors of the Manager will update Unitholders as and when there are material developments.

Cautionary Statement

Unitholders are advised to read this announcement and any further announcements by the Manager carefully. 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 ECW 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

13 November 2025

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.