

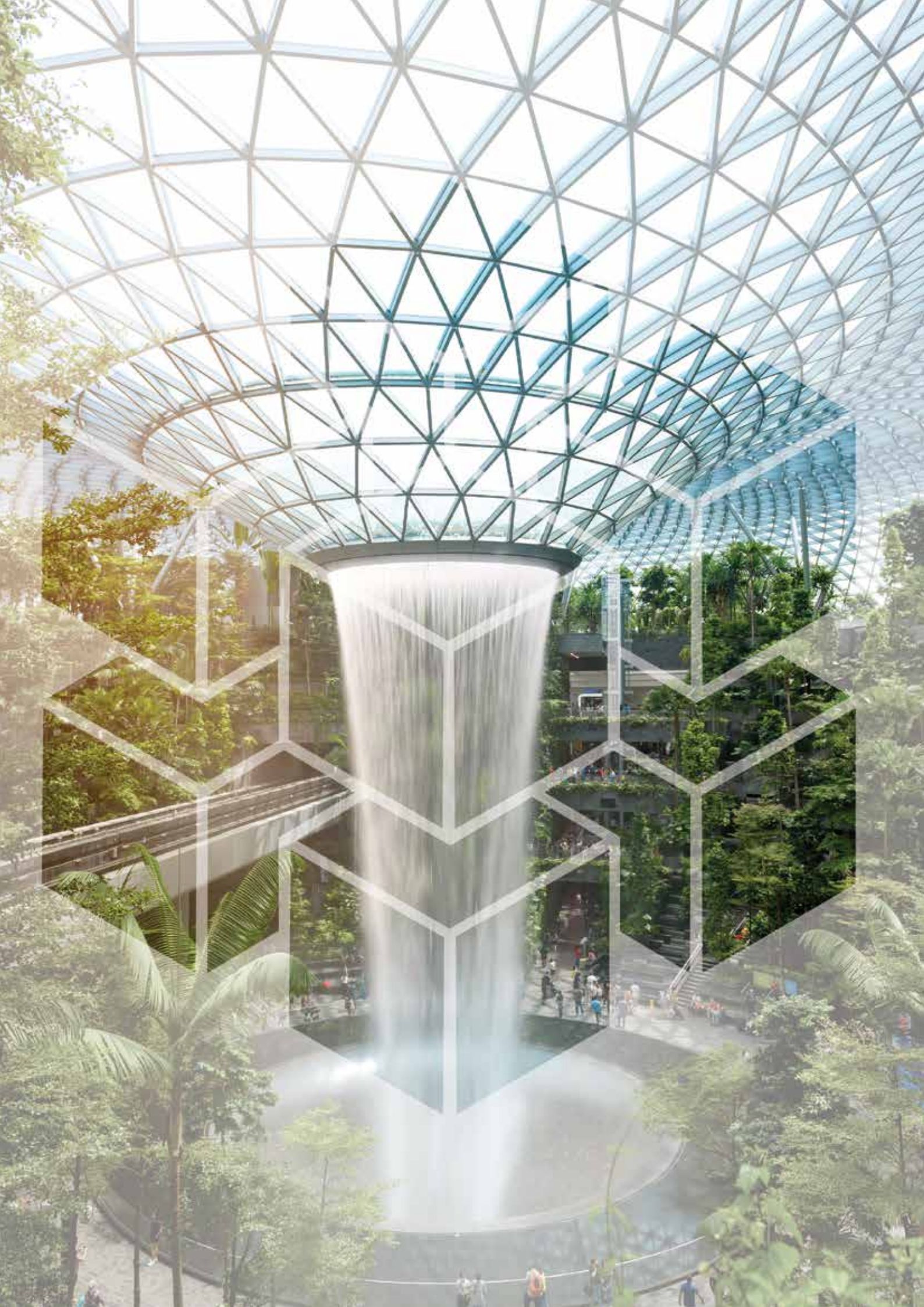


EC World
运通网城 REIT



SHAPING CONTINUITY **NAVIGATING CHANGE**

ANNUAL REPORT 2025



CORPORATE PROFILE

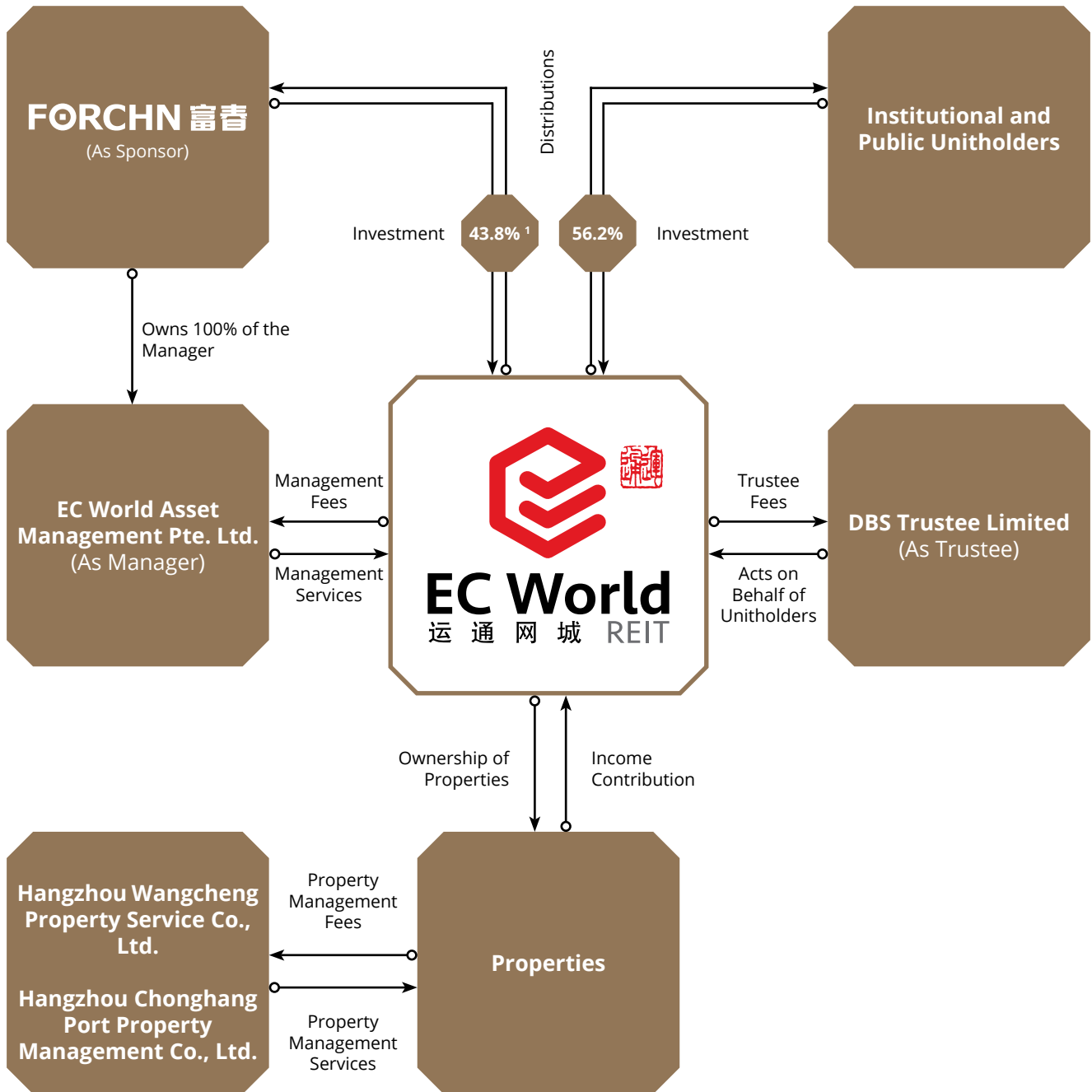
Listed on 28 July 2016, EC World Real Estate Investment Trust (“ECW REIT” or “ECW”) is the first specialized and e-commerce logistics real estate investment trust listed on the Singapore Exchange Securities Trading Limited (“SGX-ST”). ECW’s investment strategy is to invest principally, directly or indirectly, in a diversified portfolio of income producing real estate which is used primarily for e-commerce, supply-chain management and third-party logistics purposes, as well as real estate-related assets, with an initial geographical focus on the People’s Republic of China (“PRC”).

ECW offers investors a unique exposure to the specialised logistics and e-commerce sector in the PRC. As at 31 December 2025, its portfolio consists of seven properties located within the largest e-commerce clusters of Hangzhou in the Yangtze River Delta and Wuhan, with an aggregate net lettable area of 927,157 sqm valued at approximately S\$554 million. ECW is managed by EC World Asset Management Pte. Ltd..

CONTENTS

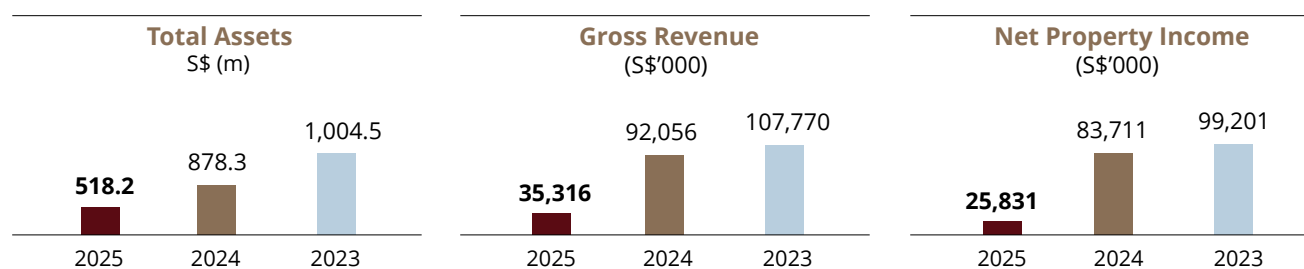
01	Corporate Profile	35	Management Team
02	Trust Structure	37	Stakeholders Engagement and Investors Relations
03	Financial Highlights	38	Sustainability
06	Letter to Unitholders	40	Corporate Governance
12	Management Review	67	Enterprise Risk Management
20	Property Portfolio Overview	69	Financial Statements
29	The Property Manager	139	Additional Information
32	Board of Directors	141	Statistics of Unitholdings

TRUST STRUCTURE



¹ As at 31 December 2025. Includes Units held by the Manager.

FINANCIAL HIGHLIGHTS



	As at 31 December 2025	As at 31 December 2024 (Restated)	As at 31 December 2023 (Restated)	As at 31 December 2022	As at 31 December 2021
Balance Sheet (\$ million)					
Total Assets	518.2	878.3	1,004.5	1,666.8	1,895.3
Investment Properties	498.6	713.7	805.6	1,469.8	1,673.9
Total Liabilities	748.3	846.8	909.7	1,059.8	1,143.5
Net Assets	(230.1)	31.5	94.8	607.0	751.8

Key Financial Indicator					
Gross borrowings / Total assets	95.1%	57.0%	57.9%	38.8%	38.2%
Interest cover ratio (times) ¹	0.5	1.7	2.1	2.7	2.9
Weighted average debt maturity (years) ²	0.1	0.7	1.0	0.4	0.6 years
Annualised all-in interest rate	9.1%	8.8%	7.2%	5.8%	4.9%
Annualised all-in blended running interest rate ³	8.8%	8.2%	6.3%	4.9%	4.1%
Total operating expenses as percentage of net assets ⁴	N/M	26.4%	9.0%	1.7%	1.7%

	For the Financial Year Ended 31 December 2025	For the Financial Year Ended 31 December 2024 (Restated)	For the Financial Year Ended 31 December 2023	For the Financial Year Ended 31 December 2022	For the Financial Year Ended 31 December 2021
Financial Performance					
Gross Revenue (\$'000)	35,316	92,056	107,770	121,568	125,488
Net Property Income (\$'000)	25,831	83,711	99,201	110,956	113,025
Calculated Distribution to Unitholders (\$'000)	-	13,087	29,631	38,564	50,615
Calculated Distribution Per Unit (Singapore cents)	-	1.616 ⁷	3.659 ⁷	4.762 ⁶	6.263 ⁵
Calculated Distribution yield (%) (Based on IPO price of S\$0.81 per Unit)	-	2.0	4.5	5.9	7.7
Calculated Distribution yield (%) (Based on Unit Price of S\$0.28 per Unit on 28 Aug 2023)	-	5.8	13.1	10.7	14.1

¹ Calculated by dividing the trailing 12 months earnings before interest, tax, depreciation and amortisation (excluding effects of any fair value changes of derivatives and investment properties, and foreign exchange translation), by the trailing 12 months interest expense and borrowing-related fees.

² Calculated based on original loan maturity date.

³ Exclude upfront financing fee.

⁴ Defined as property expenses divided by net assets.

⁵ FY21 distribution includes payout of distribution previously retained in 4Q2019, 1Q2020 and 2Q2020 (partial) in 2Q2021 amounting to approximately S\$2.0 million.

⁶ FY22 distribution includes payout of distribution previously retained in 2Q2020 (balance) and 3Q2020 (partial) in 2Q2022 amounting to approximately S\$1.3 million.

⁷ ECW was not able to pay the distribution to unitholders with effect from 1 January 2023. The payment of the distribution will be deferred to a future date when ECW has sufficient free cash for the said distribution.



NAVIGATING **MARKET HEADWINDS**

In a challenging operating environment, EC World focused on managing its portfolio with discipline and resilience. The Group remained committed to sustaining its core logistics assets while addressing operational and financial pressures.



LETTER TO **UNITHOLDERS**



Occupancy Rate at
83.4%



Portfolio valuation at
RMB3,016 million



LETTER TO UNITHOLDERS

Dear Unitholders,

On behalf of the Board of Directors (“**the Board**”) and management of EC World Asset Management Pte. Ltd. (“**the Manager**”), as Manager of EC World REIT (“**ECW**”), we are pleased to present the report to ECW Unitholders for the Financial Year ended 31 December 2025 (“**FY2025**”).

The 2025 global economy is characterised by tenuous resilience amid persistent uncertainties. It was driven by higher trade tariffs, policy uncertainties, and weakened investments. For China, growth has decelerated due to property market adjustments and reduced fiscal support.

For ECW, FY2025 was a year continued to be marked by deep operational and financial challenges. While we continue to resolve sponsor-related issues, unauthorised mortgage matters, weak leasing conditions in our key markets and other issues have significantly impacted the value of our portfolio and our income. This has, in turn, led to uncertainties whether ECW is able to continue to operate on a going concern. Nevertheless, the Board and the management remain dedicated to stabilise ECW and to find ways to overcome the various going concern issues. To be prudent, the financial statement in this annual report has been prepared on an alternative basis other than that of going concern.

In FY2025, gross revenue declined 61.6% year-on-year to S\$35.3 million, while net property income fell 69.1% to S\$25.8 million. This was primarily due to the expiry and novation of master leases and related party leases, alongside with continued pressure from the leasing environment in China. The discontinuation of a third party anchor tenant leases at Stage 2 of Hengde Logistics further affected income while we implemented plan to improve the overall occupancy.

As at 31 December 2025, the ECW's portfolio valuation declined by 29.1% in RMB terms compared to the previous year, mainly driven by deteriorating market conditions, oversupply of warehouse space in China and weaker global economic sentiment.

ECW's capital structure continues to face significant pressure and challenges while the loan facilities are in default situation. As at 31 December 2025, aggregated leverage declined to 95.1% compared to 57% FY2024 (restated). Net asset value further

dropped to \$0.28 per unit in the negative as a result of lower valuation of the portfolio.

Distributions remain suspended in light of the financial challenges present and ahead.

Looking Ahead

The pre-enforcement notice issued by the offshore lenders requires ECW divest a sufficient quantum of assets by 31 May 2025 to fully repay the offshore facility. While all efforts were put in including the appointment of several consultants to divest one or more of our assets, due to the prevailing market conditions, no buyer has committed as of end of 2025 despite some potential buyers having performed initial due diligence but did not proceed. While efforts will continue to be made in 2026 to divest our assets, difficulties remain. ECW is expected to continue to face acute financial challenges in 2026. Without any concession from the lenders, ECW's loan facilities are expected to continue to be in default situation

Governance And Board Updates

Three independent directors retired during the year as they had all served nine years. We are pleased that Mr Chia Yew Boon has agreed to continue as non-executive and non-independent director to help in the transition after his nine years' service as independent director. Mr Chia will retire on the day of the AGM.

I have been appointed as the Chairman and independent director while Ms Irene Ho and Mr Douglas Koh had graciously accepted as independent director.

Appreciation

On behalf of the Board, I wish to express our sincerest gratitude towards our unitholders for their understanding given our challenges. We would also like to express our sincere appreciation to the four former independent directors for their contributions and service over the past nine years and thank our tenants, business partners, bankers, auditors and other professional advisers who continue to support us in this difficult period.

Kelvin Chow

Chairman of the Board & Independent Director

Amid a challenging year and complex market conditions, we remain committed to strengthening our operations, optimizing resource allocation, and securing the long-term stability and growth of the REIT.

The image is a complex, layered architectural graphic. At the top, there are several overlapping, slanted rectangular panels with a white and blue striped pattern. Below these, a series of white-outlined hexagons are arranged in a honeycomb-like pattern against a light blue sky with soft, white clouds. In the lower-left corner, a portion of a modern building's facade is visible, featuring a grid of windows and a blue-tinted glass section. The overall aesthetic is clean, modern, and geometric, with a strong emphasis on blue and white tones.

LETTER TO
UNITHOLDERS

致单位持有人

致单位持有人：

本人谨代表运通网城资产管理私人有限公司(作为运通网城房地产投资信托(“运通网城”)之管理人)的董事会及管理层,欣然向各位运通网城单位持有人呈报截至2025年12月31日止财政年度(“2025财年”)的年度报告。

2025年全球经济在持续不确定性中呈现脆弱复苏状态,主要受到国际贸易关税上升、政策不确定性以及投资疲弱的影响。中国经济方面,由于房地产市场调整及相关财政支持减弱,增长速度有所放缓。

对于运通网城而言,2025财年持续面临严峻的运营及财务挑战。在我们继续处理与发起人相关问题及未经授权抵押事项的同时,中国主要市场租赁环境疲弱以及其他因素已对本信托的资产组合价值及收入产生重大不利影响,进而对本信托持续经营能力构成重大不确定性。基于审慎原则,本年度报告中的财务报表已按实现基础编制。尽管如此,董事会及管理层仍致力于稳定运通网城,并积极寻求解决阻碍持续经营问题的方案。

于2025财年,信托总收入同比下降61.6%至35.3百万新元,物业净收入下降69.1%至25.8百万新元,主要由于整租租约及关联方租约的到期及转让,以及中国租赁市场持续承压所致。此外,恒德物流第二期的第三方总租户租约到期将对之后的信托收入产生进一步压力,而我们亦正实施相关计划来促进并提升整体出租率。

截至2025年12月31日,运通网城资产组合估值(以人民币计)较上一年度下降29.1%,主要由于市场环境持续低迷、中国仓储空间供应过剩以及全球宏观经济转弱所致。

运通网城的资本结构持续面临重大压力及挑战,贷款融资目前仍处于违约状态。截至2025年12月31日,综合杠杆率为95.1%,较上一年度跟新数据的57%有所上升。由于资产组合估值下调,每单位净资产值已降至负数水平。

鉴于当前及未来的财务挑战,信托将继续暂停派息,直至本信托财务状况显著改善。

未来展望

根据离岸贷款人发出的执行前通知,运通网城于2025年5月31日前出售足够数量的资产以全额偿还离岸融资。尽管管理人已采取多项措施,包括委任多家顾问以出售部分或全部资产,但由于当前市场环境,截至2025年底仍未有买方作出合理承诺。虽然部分潜在买方曾进行初步尽职调查,但最终未有推进交易。管理人将继续于2026年积极推进资产处置方案。然而,在当前市场环境下,相关执行存在重大不确定性。倘若未能取得贷款人之同意或宽免,本信托之融资违约状况预计将持续。

公司治理及董事会更新

三名独立董事已于年内退任,因其任期已达九年。我们欣然宣布,谢有文先生已同意转任非执行及非独立董事,以协助完成其作为独立董事九年任期后的过渡安排,并将于股东周年大会当日退任。

本人已获委任为董事会主席及独立董事,而何玉凤女士及高求尚先生亦已接受委任为独立董事。

致谢

本人谨代表董事会,衷心感谢各单位持有人在信托面临挑战期间所给予的理解与支持。我们亦对2025年退任的四位前独立董事致以诚挚谢意,感谢他们在过去九年中所作出的宝贵贡献及尽职服务。同时,我们亦感谢本信托的租户、业务伙伴、银行、审计师及其他专业顾问在此艰难时期持续给予支持。

周颂业

董事长及独立非执行董事



MANAGEMENT
REVIEW



MANAGEMENT REVIEW

Following the lease restructuring, the portfolio achieved a stable occupancy at 83.4%¹ with a well-diversified multi tenancy mix across the assets. Management and the Property Managers remained diligent in maintaining the assets to a high standard, navigating the portfolio through a period of reduced revenue while positioning for market recovery.

As at 31 December 2025

Assets	Type of Lease	Committed Occupancy Rate
Chongxian Port Investment	Multi Tenanted	87.2%
Fu Heng Warehouse	Multi Tenanted	77.3%
Hengde Logistics	Multi Tenanted	88.4%
Wuhan Meiluote	Multi Tenanted	97.3%
Fuzhou E-commerce	Multi Tenanted	58.9%
Stage 1 Properties of Bei Gang Logistics	Master leased	100%
Chongxian Port Logistics	Multi Tenanted	95.9%
Total Occupancy Rate		83.4%

Prioritizing Occupancy amid Slow Market Recovery

Our portfolio underwent a significant lease restructuring, resulting in lower rental revenue amid a highly competitive logistics market. Our current priorities are to secure building occupancy and stabilize portfolio cash flow.

In 2025, China's online sales of physical goods reached RMB13.09 trillion, a 5.2% year-on-year increase that accounted for 26.1% of total retail sales.² China's logistics and industrial property segment continues to benefit from structural drivers such as e-commerce penetration, advanced manufacturing upgrading, and trade-related supply chain activity, but near-term fundamentals remain cautious. While freight volumes and trade activity remain resilient at the macro level,³ market research indicates continued net absorption alongside rental softening and elevated vacancy in the logistics property sector, reflecting supply pressures and tenant cost sensitivity, and further suggests that the current supply-demand balance may continue to limit near-term rental growth until vacancy rates stabilise.^{4,5}

Overdue Rent Receivables and Financial Impact

As at 31 December 2025, in connection with the adoption of the alternative basis, the Group has undertaken a comprehensive assessment of the recoverability of its assets, including trade and other receivables, in particular amounts due from the Sponsor Group. In view of the prolonged overdue status of these receivables and uncertainties arising from the ongoing reorganisation process of the Sponsor Group, an additional impairment allowance of S\$73.7 million has been recognised to reduce the carrying amount of the trade and other receivables to their estimated recoverable amounts.

There was no distribution declared for FY2025 and it remains unlikely that any distribution will be made in FY2026 until the financial condition improves. Nevertheless, the Manager and the Board remain committed to actively sourcing for alternatives to divest some or whole of the Group's assets to pare down existing loan facilities while the negotiations with the Administrator of the Sponsor to resolve the outstanding receivables are ongoing.

¹ Underlying occupancy rate weighted by NLA

² https://www.stats.gov.cn/sj/zxfb/202602/t20260228_1962662.html

³ https://english.www.gov.cn/archive/statistics/202601/14/content_WS69673a26c6d00ca5f9a088f1.html

⁴ <https://www.cbre.com/insights/figures/china-figures-q4-2025>

⁵ <https://research.jllapsites.com/appd-market-report/q4-2025-logistics-industrial-shanghai/>

MANAGEMENT REVIEW

The Downward Trend in Asset Valuations Continued

The independent valuations of our properties as of 31 December 2025 have shown a decline, with the overall portfolio value dropped by 21.2% from RMB 3,829 million to RMB 3,016 million year-on-year.

The decline in valuation was primarily attributed to lower rent commitments during the year and the adoption of lower market rents, reflective of the challenging logistic real estate market condition in China. Furthermore, revisions to the property management fee structure across the portfolio led to a reduction in Net Operating Income (NOI) while the revenue from the port assets softened in line with the performance of the local steel market which adversely impacted fee collections from the port operator.

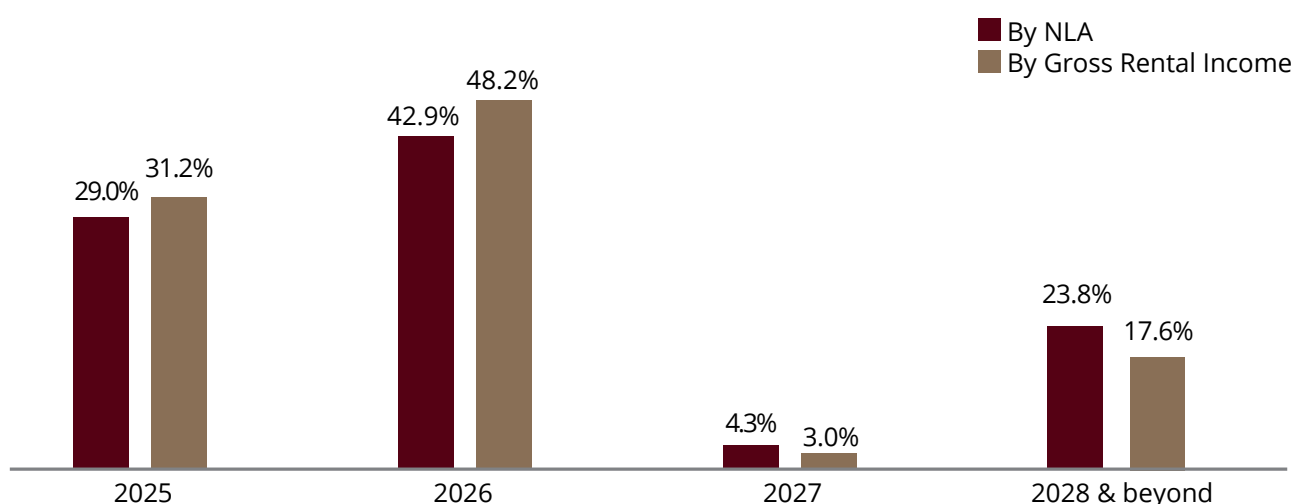
Market conditions have continued to deteriorate with limited demand yet intensified competition. In response, the Manager has maintained a leasing strategy focused on preserving occupancy and cash flow.

Active Lease Management

The Manager works closely with the Property Managers to optimize the occupancy rates of the properties. Existing and prospective tenants are engaged well in advance of lease expiry dates to mitigate the risk of non-renewals and vacancies. December 2025, the portfolio WALE was 1.1 years by net lettable area and 0.9 year by gross revenue.

The expiry profile of leases that were committed as at 31 December 2025 is shown in the chart below:

Lease Expiry Profile



Amidst a challenging and competitive market situation, the Manager maintained a disciplined approach to active lease management, prioritizing the preservation of portfolio stability and cash flow generation. While the market conditions led to some non-renewal of leases and continued downward pressure on rental reversion, our team worked diligently to mitigate vacancy risk and entice new tenants through targeted marketing and competitive lease terms with the goal to maintain resilient and diversified tenant base.

MANAGEMENT REVIEW

The duration and rental escalation of the leases are shown in the table below:

Property	Lease Terms (As at 31 December 2025)	Rental Escalation
E-COMMERCE LOGISTICS		
Fu Heng Warehouse	Multiple tenancies	Leases come with rent escalation up to 5%
Stage 1 Properties of Bei Gang Logistics	Master leased	Current lease has no escalation
Wuhan Meiluote	Multiple tenancies	1 lease comes with rent escalation up to 5%
Fuzhou E-commerce	Multiple tenancies	Leases come with rent escalation up to 5%
SPECIALISED LOGISTICS		
Hengde Logistics	Multiple tenancies	Leases come with rent escalation up to 5%
PORT LOGISTICS		
Chongxian Port Investment	Multiple tenancies	Current leases have no escalation
Chongxian Port Logistics	Multiple tenancies	Leases come with rent escalation up to 2%

During 2025, the gross revenue of the portfolio recorded S\$35.3 million and there was no distributable DPU. As compared to the projected market rent⁴, the gross rent of master lease for Stage 1 Properties of Bei Gang Logistics is approximately RMB16.5 million, posted a rental difference of RMB11.1million which constituted 5.7% of total portfolio gross rent in 2025.

Property	2025 MLA Gross Rental (RMB'000)
Stage 1 Properties of Bei Gang Logistics	16,467

⁴ Projected market rent for Stage 1 Properties of Bei Gang Logistics is based on the market rental rate adopted in the year-end valuation conducted by JLL on 31 Dec 2025.

MANAGEMENT REVIEW

Diversified Tenancy

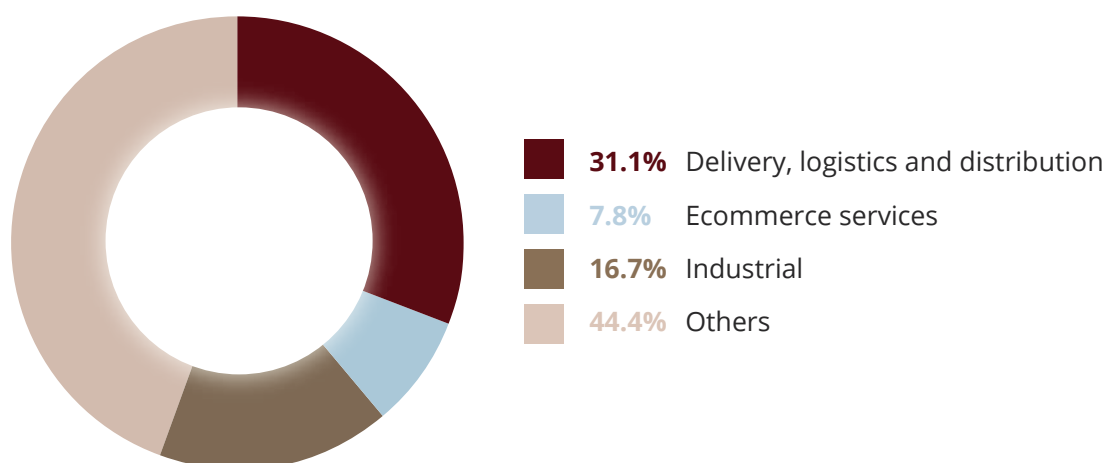
As at 31 December 2025, there were a total of 91 multiple tenants across the portfolio and the contribution to gross rental income, based on lock-in rental, by the top 10 tenants is stated below:

#	Tenants	% of Contribution
1	杭州崇航港供应链有限公司 (Hangzhou Chonghang Port Supply Chain Co., Ltd.)	12.2%
2	浙江中烟工业有限责任公司 (China Tobacco Zhejiang Industrial Co., Ltd.)	11.4%
3	阿童木云仓 (杭州) 人工智能科技有限公司 (ATM Cloud (Hangzhou) Artificial Intelligence Technology Co., Ltd.)	9.6%
4	杭州富阳宇通速递有限公司 (Hangzhou Fuyang Yutong Express Co., Ltd.)	5.0%
5	浙江京鸿供应链管理有限公司 (Zhejiang Jinghong Supply Chain Management Co., Ltd.)	4.3%
6	张小泉股份有限公司 (Zhang Xiaoquan Co., Ltd.)	3.1%
7	杭州大冷供应链有限公司 (Hangzhou Daleng Supply Chain Co., Ltd.)	2.8%
8	杭州远顺贸易有限公司 (Hangzhou Yuanshun Trading Co., Ltd.)	2.8%
9	杭州小药药医药科技有限公司 (Hangzhou Xiaoyaoyao Pharmaceutical Technology Co., Ltd.)	2.3%
10	杭州四港物流有限公司 (Hangzhou Sigang Logistics Co., Ltd.)	2.3%

Tenants Operate Across Diverse Industries

The tenants of the properties operate across diverse industries. The chart below shows the breakdown of tenancy according to trade sector, weighted on gross revenue contribution in 2025.

Breakdown of tenancy according to trade sector, by gross revenue contribution







STRENGTHENING **THE FOUNDATION,**

During the year, EC World prioritised stabilising its operations and reinforcing its financial position. Through proactive asset management and efforts to secure new third-party leases, the Group focused on supporting portfolio performance while preserving the relevance and competitiveness of its logistics assets.



PROPERTY PORTFOLIO OVERVIEW



PROPERTY PORTFOLIO OVERVIEW

31.7

Average Remaining
Tenure (Years)
as at 31 December 2025



PORT LOGISTICS

Chongxian Port Investment

Land Tenure (Expiry):
30 Dec 55

Remaining Tenure (Years):
30.0

Chongxian Port Logistics

Land Tenure (Expiry):
30 Dec 55

Remaining Tenure (Years):
30.0



SPECIALISED LOGISTICS

Hengde Logistics - complex 1

and Tenure (Expiry):
9 Jul 59

Remaining Tenure (Years):
33.5

Hengde Logistics - complex 2

and Tenure (Expiry):
28 Jul 53

Remaining Tenure (Years):
27.6



E-COMMERCE LOGISTICS

Fu Heng Warehouse

Land Tenure (Expiry):
3 May 59

Remaining Tenure (Years):
33.4

Fuzhou E-Commerce

Land Tenure (Expiry):
3 May 59

Remaining Tenure (Years):
33.4

Stage 1 Properties of Bei Gang Logistics

Land Tenure (Expiry):
14 Mar 52

Remaining Tenure (Years):
26.2

Wuhan Meiluote

Land Tenure (Expiry):
29 Jun 65

Remaining Tenure (Years):
39.5

PROPERTY PORTFOLIO OVERVIEW

E-COMMERCE LOGISTICS

EC World REIT's e-commerce logistics assets houses tenants mainly from the 3PL industry and e-commerce platforms. To suit the demands of the e-commerce logistics, the warehouses are typically fitted with wide column spacing, spacious and modern loading docks as well as enhanced safety systems and the integration with inventory and warehouse management technology as well as other value-added features.

Fu Heng Warehouse

Located in Dongzhou Industrial Park, Fuyang District, Hangzhou, Fu Heng Warehouse serves as a full capability e-commerce centre with its integrated and highly developed system of storage and warehousing, inventory control, pick-and-pack services and express delivery capabilities.

Fu Heng Warehouse comprises two four-storey buildings housing e-commerce merchant offices, online-to-offline ("O2O") businesses, retail outlets, and warehouse space. In alignment with EC World REIT's decarbonization strategy, a 1.2MW rooftop solar photovoltaic system was implemented at the asset under its renewable energy programme.

Property Information (As at 31 December 2025)

Net Lettable Area (sqm)	95,076*
Land Use Expiry	3 May 2059
Purchase Consideration (RMB million)	444.2
Valuation (RMB Million)	255.0
Committed Occupancy	77.3%
Key Tenant	Hangzhou Fuyang Yutong Express Co., Ltd.
WALE (by NLA)	1.0
WALE (by Gross Rental Revenue)	0.7

* includes covered outdoor space and underground space.



PROPERTY PORTFOLIO OVERVIEW

E-COMMERCE LOGISTICS

Fuzhou E-Commerce

Fuzhou E-Commerce is strategically located on the western side of Mingxing Road, Fuyang District, Hangzhou. This e-commerce logistics property is in close proximity to the Changshen Highway and Hangzhou city centre and enjoys convenient water transportation provided by the Fuchun River.

Fuzhou E-Commerce is adjacent to Fu Heng Warehouse, which is also focused on e-commerce related fulfilment activities. Together with Fu Heng Warehouse, these two properties form a combined 303,400 sq m logistics hub, well supported by industry participants such as online market places, brand manufacturers, last mile delivery companies as well as office space and other auxiliary facilities. The asset is equipped with a 3.7MW rooftop solar photovoltaic system as part of its sustainability initiatives.

Property Information (As at 31 December 2025)

Net Lettable Area (sqm)	208,324
Land Use Expiry	3 May 2059
Purchase Consideration (RMB million)	1,112.5
Valuation (RMB Million)	611.0
Committed Occupancy	58.9%
Key Tenant	Zhejiang Jinghong Supply Chain Management Co., Ltd.
WALE (by NLA)	0.9
WALE (by Gross Rental Revenue)	1.0



PROPERTY PORTFOLIO OVERVIEW

E-COMMERCE LOGISTICS

Wuhan Meiluote

Located in Caidian District in Wuhan, China, Wuhan Meiluote comprises three two-storey warehouses, one five-storey multi-purpose building and one six-storey building. The property is mainly used for warehousing purposes with ancillary building for dormitory usage. The Wuhan Property is leased to reputable logistics and e-commerce tenants.

Property Information (As at 31 December 2025)

Net Lettable Area (sqm)	48,695
Land Use Expiry	29 Jun 2065
Purchase Consideration (RMB million)	145.0
Valuation (RMB Million)	97.0
Committed Occupancy	97.3%
Key Tenant	Jimei Packaging Printing Technology (Xiamen) Co., Ltd.
WALE (by NLA)	1.4
WALE (by Gross Rental Revenue)	1.5



PROPERTY PORTFOLIO OVERVIEW

E-COMMERCE LOGISTICS

Stage 1 Bei Gang Logistics

Stage 1 Bei Gang Logistics comprise eight buildings (Buildings No. 1 to No. 8) of which, Building No. 1 is a 15-storey building, Building No. 2 is a four-storey building, and Buildings No. 3 to No. 8 are five-storey buildings. The properties serve as a logistics hub to enhance the e-commerce ecosystem in Zhejiang province and could offer huge potential for retail space and other commercial businesses.

Property Information (As at 31 December 2025)

Net Lettable Area (sqm)	120,449*
Land Use Expiry	14 March 2052
Purchase Consideration (RMB million)	1,039.7
Valuation (RMB Million)	535.0
Committed Occupancy	100%
Key Tenant	Master leased to Forchn Holdings Group Co., Ltd
WALE (by NLA)	0.6
WALE (by Gross Rental Revenue)	0.6

* includes underground carpark space
Subject to confirmation from the Administrator of the Sponsor



PROPERTY PORTFOLIO OVERVIEW

SPECIALISED LOGISTICS

Hengde Logistics

Hengde Logistics is located in Dongzhou Industrial Park, Hangzhou City. It comprises two clusters of warehouses where the first complex of the Property comprises six five-storey blocks and a six-storey block, while the second complex comprises two five-storey blocks and one three-storey block. The first complex is occupied by a cluster of tenants from pharmaceutical logistics sector whereas the second complex is leased to a key tenant in the tobacco industry.

The buildings are equipped with a dual circuit power supply system with an isolated power grid to reduce any risks of electrical blackouts which may affect the operations of the building. In addition, the availability of containment areas and docking bays facilitates efficient and effective loading and unloading of goods for transportation. Meanwhile, a total of 5.6MW rooftop solar photovoltaic systems were installed at Hengde Phase 1 and Phase 2 under its renewable energy programme.

Property Information (As at 31 December 2025)

Net Lettable Area (sqm)	238,032
Land Use Expiry	Phase 1: 9 July 2059 Phase 2: 28 July 2053
Purchase Consideration (RMB million)	1,173.9
Valuation (RMB Million)	660.0
Committed Occupancy	88.4%
Key Tenant	Astro Cloud Warehouse (Hangzhou) Artificial Intelligence Technology Co., Ltd. ; China Tobacco Zhejiang Industrial Co., Ltd.
WALE (by NLA)	2.2
WALE (by Gross Rental Revenue)	1.9



PROPERTY PORTFOLIO OVERVIEW

PORT LOGISTICS

Strategically located at the side of the National Highway No. 320 and the Jiaxing-Huzhou Expressway, EC World REIT's port logistics assets are coveted assets with prime access to the Beijing-Hangzhou Grand Canal which has been zoned UNESCO Heritage Site. The UNESCO Heritage Site zoning hinders any construction of new ports along the canal, intensifying demand for such quality port operations.

Chongxian Port Investment

Located in north of Hangzhou, on the east bank of the Beijing-Hangzhou Grand Canal, Chongxian Port Investment is one of the key inland port operations in the China. It is the one of the largest inland ports in Hangzhou in terms of the total number of berth and the scale of annual throughput, contributing income to the portfolio. It is a large and comprehensive logistics complex that integrates, inter alia, port operation, storage processing and logistics distribution for steel products and is currently leased to a third party port operator.

Property Information (As at 31 December 2025)

Net Lettable Area (sqm)	102,560
Land Use Expiry	30 December 2055
Purchase Consideration (RMB million)	1,682.1
Valuation (RMB Million)	440.0
Committed Occupancy	87.2%
Key Tenant	Hangzhou Chonghang Port Supply Chain Co., Ltd.
WALE (by NLA)	2.5*
WALE (by Gross Rental Revenue)	2.6*

*as of 31 Jan 2026



PROPERTY PORTFOLIO OVERVIEW

PORT LOGISTICS

Chongxian Port Logistics

Chongxian Port Logistics is strategically located in the west of Chongxian New City, north of Hangzhou, on the east bank of the Beijing-Hangzhou Grand Canal, and next to the National Highway No. 320 and Jiaxing-Huzhou Expressway. It is an integrated complex with warehouses and office buildings which support the operations of Chongxian Port Investment, and is one of the largest metal warehouse and logistics developments in the Yangtze River Delta.

Property Information (As at 31 December 2025)

Net Lettable Area (sqm)	114,021
Land Use Expiry	30 December 2055
Purchase Consideration (RMB million)	685.5
Valuation (RMB Million)	418.0
Committed Occupancy	95.9%
Key Tenant	Hangzhou Fuchun Rehabilitation Hospital; Hangzhou Sigang Logistics Co., Ltd.
WALE (by NLA)	1.2*
WALE (by Gross Rental Revenue)	1.2*

*as of 31 Jan 2026



THE PROPERTY MANAGER

The management of EC World REIT's portfolio of properties is undertaken by Hangzhou Wangcheng Property Service Co., Ltd. (杭州网城物业服务服务有限公司) ("Wangcheng") and Hangzhou Chonghang Port Property Management Co., Ltd. (杭州崇航港物业管理有限公司), a wholly-owned subsidiary of Hangzhou Chonghang Port Supply Chain Co., Ltd. ("Chonghang"). Both Wangcheng and Chonghang are independent third-party service providers.

Wangcheng manages the property and lease operations for Fuzhou E-Commerce, Fuheng Warehouse, Hengde Logistics, Wuhan Meiluote, and Beigang Logistics Stage 1. Chonghang manages Chongxian Port Investment and Chongxian Port Logistics and also serves as the port operator, providing integrated services tailored to the specific operational requirements of these assets.

The Property Managers provide the following main services to the properties:

- Property and Lease Management Services: Manage rental leases, ensuring a high standard of tenant satisfaction and efficient administration of property operations.
- Marketing Services: Market available space within EC World REIT's portfolio, enhancing the properties' market positioning and attractiveness to maximize returns to Unitholders.
- Property Maintenance and Repair Services: Maintain and repair properties, ensuring they remain in optimal condition.
- Project Management Services: Oversee construction and development projects within the properties, managing costs and schedules effectively.

Wangcheng and Chonghang have teams of experienced professionals skilled in managing prominent real estate assets in China. The Property Managers' capabilities and rigorous internal controls support EC World REIT's commitment to operational excellence and Unitholder value.





SHAPING THE **PATH FORWARD**

As EC World continues to navigate change, the Group remains focused on rebuilding stability and positioning its portfolio for long-term sustainability. With a disciplined approach and continued efforts to address structural challenges, EC World is laying the groundwork for recovery and future progress.



BOARD OF DIRECTORS



MR KELVIN CHOW CHUNG YIP, FCCA AND MBA

*Chairman of the Board, Independent
Non-Executive Director*

Mr Chow was appointed as Chairman of the Board and Independent Non-Executive Director on 1 August 2025. He is also a member of the Audit and Risk Committee and a member of the Nomination and Remuneration Committee.

Mr. Chow brings with him approximately 30 years of experience in real estate investment, fund management, and financial leadership, and has held senior management roles across both listed REITs and private real estate platforms in Asia.

Mr Chow was most recently the Chief Executive Officer (“CEO”) of Lendlease Global Commercial Trust Management Pte. Ltd. (“LGCTMPL”), manager of Lendlease Global Commercial REIT listed on the Singapore Exchange (“SGX”). He was named the Executive of the Year (Commercial Real Estate Trust) at the SBR Management Excellence Awards 2023 as well as Best CEO (Gold) and Best CEO (Platinum) at the Asia Pacific Best of the Breeds REITs Award in 2023 and 2024 respectively. The REIT also bagged multiple accolades for its performance in various business operations.

Mr Chow currently serves as the Lead Independent Director and Chairman of the Audit Committee, as well as a member of the Nominating and Remuneration Committee, of YTL Starhill Global REIT Management Limited. He is also an Independent Non-Executive Director at Addvalue Technologies Ltd., where he chairs the Audit and Risk Committee and sits on the Nominating and Remuneration Committee.

Prior to Mr Chow appointment as the CEO of LGCTMPL, he was the Managing Director of Investment Management in Lendlease Asia, responsible for overseeing the performance of the Asia private funds of approximately S\$10.0 billion. Before joining Lendlease Asia, he was the Chief Financial Officer of the manager of various REITs including Keppel REIT and CapitaLand Ascendas REIT. Under his guidance, the REITs received recognition at the Singapore Corporate Awards in 2016 (Best Annual Report (Gold)) and 2014 (Best Investor Relations (Merit) and Best Annual Report (Bronze)) respectively.

Mr Chow serves as a member of the Corporate Governance and Risk Management Committee of the Institute of Singapore Chartered Accountants (“ISCA”). He also serves as a Global Council Member of the Association of Chartered Certified Accountants (“ACCA”) and as a Council Member of Association of Singapore Listed Companies (“SGListCos”). He was previously a member of the executive committee of the REIT Association of Singapore (“REITAS”) and co-chairperson of REITAS’ sustainability taskforce, where he provided guidance to the association in helping its members to accelerate their sustainability journey.

Mr Chow holds a Master of Business Administration from Universitas 21 Global. He is a Fellow of the ACCA and a member of ISCA. Mr Chow also earned an executive certification from INSEAD on senior leadership and is an accredited Director certified by the Singapore Institute of Directors.

BOARD OF DIRECTORS



MR DOUGLAS KOH KEW SIONG

Chairman of Nomination and Remuneration Committee, Independent Non-Executive Director

Mr Douglas Koh Kew Siong was appointed as Independent Non-Executive Director on 1 June 2025. He is the Chairman of Nomination and Remuneration Committee and a member of the Audit and Risk Committee.

Mr Koh brings over 30 years of professional experience across legal practice, corporate advisory, and international business. He has advised on a wide range of corporate actions including IPOs, mergers and acquisitions, joint ventures, restructurings, and fundraisings, with exposure to transactions on the SGX, HKEx, and ASX.

Mr Koh currently serves as an Independent Director of Asiatic Group (Holdings) Limited and YKGI Ltd, both listed on the SGX-ST Catalist board. He was previously the Independent Director of LCT Holdings Limited and Digiland International Limited, and also served as Company Secretary for Longcheer Holdings Limited and CHT (Holdings) Ltd.

From 2014 to 2023, Mr Koh was a Partner and subsequently a Consultant at Virtus Law LLP, advising on listings, placements, rights issues, delistings, start-ups, and corporate transactions. Prior to that, he was also a Partner at Colin Ng & Partners LLP, Harry Elias Partnership LLP, Drew & Napier LLC and Tan & Au LLP.

Beyond his legal career, Mr Koh held executive roles in the technology and manufacturing sectors. He served as General Manager (CEO) of Zhuhai deYin Internet Co., Ltd., leading it to become one of China's top web design companies in the nighties, and as Vice President of Access Network Ltd, overseeing telecom infrastructure projects across Asia and M&A transactions. He started his career with Lam Soon (Hong Kong) Ltd, where he managed factory development projects in Guangdong, China.

Mr Koh is currently the legal advisor to Gao Clan Association and Singapore Leong Khay Huey Guan.

He holds a Bachelor of Laws (LLB Honours) from the National University of Singapore and was admitted to the Singapore Bar in 1993.



IRENE HO YOKE FOONG , FCCA, MFIN-AN and MSID-AD

*Chairman of Audit and Risk Committee,
Independent Non-Executive Director*

Ms Irene Ho was appointed as Chairman of Audit and Risk Committee and Independent Non-Executive Director on 11 August 2025. She is also a member of the Nomination and Remuneration Committee.

Ms Ho brings over 20 years of diverse professional experience across audit, financial due diligence, IPO advisory, strategic planning, branding, and stakeholder communications. She has held senior roles in leading accounting firms as well as in entrepreneurial ventures with a focus on luxury branding and UHNW engagement.

Ms. Ho is currently an Independent Director of Prospera Group Limited (formerly Sinjia Land Limited), listed on the SGX Catalist board. She is also an Advisor with Guidepoint Global, where she provides insights as a subject matter expert to support informed decision-making by global clients. Since 2013, she has served as the Founder and Chief Executive Officer of The Luxury Network Singapore, a platform for strategic partnerships and marketing in the luxury and lifestyle space.

Ms Ho's earlier career spans senior roles in Deloitte Singapore, KPMG Singapore, and PKF Corporate Advisory Brisbane, where she was involved in IPO audit, M&A, valuation, and financial due diligence. She began her career in audit and bookkeeping before attaining her ACCA qualification.

Beyond her professional career, Ms Ho actively contributes to the community. She currently serves District Councilor and Vice Chair of Finance Committee for the Northeast CDC, and a Committee Member of Lions Club of Singapore Majestic. She was also the Singapore Head of Mission for the Diplomatic Council (UNO Reg) and a former Elected Network Panel Member of ACCA Singapore.

Ms Ho holds a Master of Financial Analysis from the University of New South Wales and is a Fellow of the Association of Chartered Certified Accountants (ACCA). She has also completed the Listed Entity Directors Program (LED 1 to 9) by the Singapore Institute of Directors ("SID") in October 2024 and is SID's Accredited Director since May 2025.

BOARD OF DIRECTORS



MR CHIA YEW BOON

Non-Independent Non-Executive Director

Mr Chia was re-designated as Non-Independent Non-Executive Director on 21 June 2025. Prior to this appointment, he was an Independent Non-Executive Director, the Chairman of the Audit and Risk Committee, and a member of Nominating and Remuneration Committee.

Mr Chia has more than 30 years of experience working in various fields such as investments, business consultancy and corporate finance. He is the founding Managing Director of Catalyst Advisors Private Ltd. and Catalyst Advisors International Private Limited, which are both private equity investment and venture capital business consultancy firms.

In September 2011, Mr Chia was appointed as an Independent Non-Executive Director of Technovator International Limited, a leading company in energy management systems, solutions and services; it is part of the Tsinghua Tongfang group of companies. He is also a Board Director of Hydrecyc, a waste-to-energy technology engineering company, and an Advisor to Rosemoor Capital, a firm investing in blockchain infrastructure companies.

From July 2005 to June 2007, Mr Chia was the Director of Business Development at SGX-listed Boustead Singapore Limited, and concurrently the Chief Executive Officer of a Boustead subsidiary, ASX-listed EasyCall International Ltd. Prior to that, from January 1999 to June 2005, Mr Chia served as Senior Vice President of GIC Special Investments Pte Ltd. ("GIC SI"), the venture capital and private equity arm of GIC, the sovereign wealth fund of Singapore. Mr Chia holds a Diplôme d'Ingénieur (equivalent to a Master's Degree in Engineering) from L'École Nationale Supérieure de Chimie de Strasbourg, France.



MR GOH TOH SIM

*Executive Director and Chief Executive Officer
Refer to management profile on the following page.*

MANAGEMENT TEAM



MR GOH TOH SIM

Executive Director and Chief Executive Officer

Mr Goh has over 26 years of experience in the management of industrial parks, real estate development and business management in China. Prior to joining the Manager, he was the Chief Representative in China for Keppel Corporation Limited where he was responsible for government relations and business development. Prior to that, Mr Goh was the Chief Executive Officer of SGX-listed Evergro Properties Limited, a real estate developer in Tianjin, Jiangyin and Changzhou. Mr Goh also served as the Chief Executive Officer of Ascendas (China) Pte Ltd from January 2004 to June 2006, where he was responsible for developing and managing Ascendas' businesses in China. He was the Deputy Chief Executive Officer of China-Singapore Suzhou Industrial Park Development Co., Ltd. from January 2000 to December 2003 where he was responsible for infrastructure development, finance and government relations. Mr Goh holds a Diplôme d'Ingénieur (French engineering degree which is equivalent to a Master's degree) in Telecommunications from the Ecole Nationale Supérieure des Télécommunications, Paris, France, and a Master of Business Administration from INSEAD, Fontainebleau, France.



MR WANG FENG (FCCA, CA, CIA)

Chief Financial Officer

Mr Wang is responsible for the overall finance, accounting, tax, treasury and risk management function for ECW REIT as well as overseeing compliance matters and the implementation of EC World REIT's short and medium-term business plans, and REIT management activities. Prior to his current appointment, he was heading the compliance and risk management functions of the Manager where he was responsible for internal audit, risk management and compliance with requirements under the Securities and Futures Act and the Code on Collective Investment Schemes for ECW and the Manager.

Prior to joining the Manager, Mr Wang was an Audit Manager with KPMG Singapore. He spent over five years at KPMG providing audit and review services to many multinational corporations listed in Singapore and overseas exchanges. Mr Wang has in-depth knowledge on key corporate reporting issues such as valuation, lease and revenue recognition in construction, shipping and freight forwarders, offshore oil and gas segment, health and aviation industry. In addition, Mr Wang had more than 12 years' experience as a project manager in real estate development industry before joining KPMG. Mr Wang is currently a Fellow member (FCCA) of Association of Chartered Certified Accountants in United Kingdom, a Chartered Accountant (CA) with Institute of Singapore Chartered Accountants and a Certified Internal Auditor (CIA) accredited by the Institute of Internal Auditors.

MANAGEMENT TEAM



MS JOYCE WANG XIAOOU
Senior Manager, Finance

Ms Wang assists the Chief Financial Officer in financial reporting, taxation and financial planning & analysis matters of the ECW. She has over 20 years of experience in statutory reporting, taxation and finance. Ms Wang started her professional career as an external auditor with Deloitte LLP Singapore, providing audit and review services to a number of clients in various industry. She spent over 10 years in Real Estate Industry, prior to joining ECW REIT, she was responsible for group reporting in several public-listed companies in Singapore including WingTai, Mapletree, Keppel and CapitaLand. Ms Wang graduated with a Bachelor's degree in Applied Accounting (First Class Honours) from Oxford Brooks University. She is currently a Fellow member (FCCA) of Association of Chartered Certified Accountants in United Kingdom, a Chartered Accountant (CA) with Institute of Singapore Chartered Accountants.



MS EVELYN KU MEEI SHYEN
Manager, Investment & Asset Management

Ms Ku is responsible for executing both the acquisition and divestment transactions. She is also responsible for driving the business plans and strategic initiatives to maximise asset performance. She has more than 10 years of experience in the real estate industry, covering areas such as property management, leasing, investment and asset management.

Prior to joining the Manager in May 2023, she held investment and asset management roles in Viva Capital (SG) Pte Ltd covering a mixed portfolio of office, retail shophouse and hotel assets. She graduated from University of Technology Malaysia with a Bachelor's degree (Honours) in Property Management.

STAKEHOLDERS ENGAGEMENT AND INVESTORS RELATIONS

The Manager has a dedicated investor relations and corporate communications function to keep the market informed of its operational and financial performance, and strategies. To ensure regular, effective, and fair communication, the Manager has implemented a Unitholders' Communication and Investor Relations policy. Committed to providing timely, accurate, and clear information, the Manager aims to foster constructive relations with unitholders and uphold high standards of corporate governance.

ECW's financial and corporate information such as financial results, press releases, results and corporate presentations, company announcements as well as yearly publications, comprising annual

report and sustainability report are available on our corporate website aside from releasing through SGXNET to the market. Unitholders and public who are keen to receive the latest updates on ECW can subscribe to email alerts via our corporate website. The contact details of the Investor Relations department are published on ECW's website to facilitate communication with its stakeholders. The Company held its AGM for the financial year ended 31 December 2024 ("2025 AGM") on 30 April 2025 in a wholly physical format. Unitholders (themselves or through their appointed proxies) were able to vote and ask questions in person at the said AGM. All the Directors except the Board Chairman were present at the AGM.

Calendar of Financial Events for 2026

Subject to changes by the Manager without prior notice

February 2026	Release of Financial Year FY2025 Results
April 2026	Annual General Meeting for FY2025
May 2026	Release of First Quarter FY2026 Financial Results
August 2026	Release of FY2026 Second Quarter and Half-Yearly Financial Results
November 2026	Release of FY2026 Third Quarter Financial Results
February 2027	Release of Financial Year FY2026 Results

ECW's FY2025 Distribution

No distribution was declared for FY2025 due to insufficient funds

ECW Unit Price Performance in FY2025

Opening Price (as at 2 January 2025) (\$)	0.280
Highest (\$)¹	-
Lowest (\$)¹	-
Closing Price (31 December 2025) (\$)	0.280
Average Daily Trading Volume (units)¹	-
Trading Volume for the Year (units)¹	-
Calculated Distribution Yield²	-%

¹ The trading of the units has been suspended since August 31, 2023, and will remain suspended further notice

² Based on share price of S\$0.28 per unit as at 28 August 2023

SUSTAINABILITY

The Manager strives to uphold its core sustainability values in business activities and strategic initiatives. We regularly refine our approaches to integrate sustainability into ECW through our top-down governance structure and robust framework led by the Board. The Manager continues to plan and undertake Environmental, Social, and Governance (ESG) initiatives in day-to-day operations to generate favorable financial and non-financial impacts and create long-term, sustainable value. Additionally, the Manager seeks to enhance sustainability awareness among ECW's stakeholders, including Unitholders, through targeted capability-building sessions.

At ECW, the Executive Director and Chief Executive Officer, Mr. Goh Toh Sim, leads the assessment of ESG policies and practices. He is supported by the Management of the Manager and Property Managers, who facilitate evaluation and maintain accountability for sustainability practices. Through the adaptation of best corporate practices in the ESG framework and reporting in accordance with SGX-ST Listing Manual Rules 711(A) and 711(B), and referencing the Global Reporting Initiative (GRI) Universal Standards 2021 and GRI's Construction and Real Estate Sector Supplement (CRESS). As part of our ongoing journey towards enhancing sustainability disclosures, the Manager disclosed climate-related disclosures in FY2025 based on the illustrative phased approach of the SGX guidelines for TCFD. The Manager has disclosed our key ESG performance in a balanced report to communicate ECW's progress and continued maturity in its sustainability journey. A transition plan in its FY2025 sustainability report ahead of mandatory climate-related reporting under IFRS standards from FY2026, while continuing to comply with SGX's current disclosure requirements.

ECW encountered considerable headwinds in 2025, which weighed on its overall performance despite the implementation of its Business Continuity Plan and Enterprise Risk Management framework. With economic uncertainty expected to persist into the coming year, the REIT foresees continued operational challenges. Even so, ECW remains firmly committed to its sustainability priorities and will continue supporting its stakeholders through this period of uncertainty.

Governance

Robust risk management is an integral part of the business, both at strategic and operational levels for ECW and its subsidiaries (collectively, the "ECW Group"). The Manager undertakes to execute timely and proactive measures to identify, manage,

monitor, and report material risks across the ECW Group.

Enterprise Risk Management

The Audit and Risk Committee (the "ARC") assists the Board who maintains overall responsibility for the oversight and execution of risk management functions at ECW. The Board's responsibilities include the determination of ECW Group's overall risk appetite and oversight of its Enterprise Risk Management ("ERM") framework. In addition, the Board regularly reviews ECW Group's risk profile, material risks and mitigation strategies, and ensures the effectiveness of risk management policies and procedures. The ERM programme consolidates the ECW's risk management practices in a structured framework, which is substantively aligned with best practices in Singapore. In the current reporting period, the Board has reviewed the augmentation of the Environmental Risk Management Guidelines to extend into the management of climate related risks in the ERM framework, to ensure all risks are managed holistically.

Code of Business Conduct

At ECW, the Manager assumes responsibility for maintaining integrity and reputation of our business. All employees are required to comply with applicable laws and regulations, ECW's code of conduct, and internal ethical standards. ECW and the Manager maintain zero tolerance of any unethical behaviour and will not hesitate to take disciplinary actions if situations so warrant. A comprehensive set of policies on regulatory compliance has been adopted to ensure ethical behaviour in conduct of business. These include Insider Trading, Gifts and Entertainment Policy, Anti-Money Laundering and Countering the Financing of Terrorism, Prevention of Corruption Act ("PCA"), Use of Employee Personal Data, as well as policies on the Access and Correction Requests of the Employee. For cross-border transactions, the Manager requires employees of the Manager to strictly abide by laws and regulations in the respective operating countries. With regards to conflicts of interest, the Manager has established policies to identify and manage any potential cases of conflict between the Manager, its directors, and/or employees of the Manager. Procedures in place include internal mediation and disclosure with consent from the affected parties.

The Manager requires all employees of the Manager to complete an annual declaration pledging to uphold the Manager's core values and refrain from any corrupt or unethical practices.

SUSTAINABILITY

Whistle-Blowing Policy

ECW has adopted a clear and trustworthy whistle-blowing policy to enhance overall enterprise risk management. Management has refined this policy during the current reporting period and communicated the updates to all employees. Employees are encouraged to report any concerns, including ethical breaches such as fraud, corruption, bribery, blackmail, criminal offenses, non-compliance with legal or regulatory requirements, miscarriage of justice, health and safety threats, and risks. The policy protects whistle-blowers from discrimination, retaliation, harassment, or reprisal. Whistle-blowers can directly contact the ARC Chairman via email, who will review all reports and direct an independent investigation as needed.

Asset Improvements

Quality property management is crucial for improving tenants' leasing experiences, attracting and retaining key tenants, and generating sustainable returns for stakeholders. The Manager actively assesses the need for asset, facility, and equipment improvements, implementing upgrades and production innovation strategies to solidify our position in the e-commerce logistics market. In the past year, a rooftop photovoltaic power station with an installed capacity of approximately 1.64 MW was connected to the grid and passed inspection in May 2025. The system was developed under a leasing agreement signed earlier in the year and is expected to support internal energy needs and reduce carbon emissions.

The Manager of ECW prioritizes workplace health and safety for employees, visitors, and customers through a robust health and safety promotion program, complying with relevant regulations in all operating countries. Occupational health and safety training is mandatory for all employees. In FY2025, our employees received an average of 6.17 hours of training, in which managerial employees received an average of 7.4 hours. For property level, the flood and typhoon emergency drill was conducted for Chongxian Port Investment and Chongxian Port Logistics to enhance evacuation procedures and response team coordination. Additionally, annual fire drills were carried out across all assets to reinforce our commitment to occupational health and safety, demonstrated social responsibility and strengthened property level risk management. No major safety incidents were reported in the properties for the Financial Year 2025.

Environmental Initiatives

The Manager recognizes that reducing energy use and GHG emissions positively impacts business performance through cost reductions and enhances market reputation. Energy usage and GHG emissions are evaluated through various initiatives and raising energy-saving awareness. Key initiative in the past year included:

- **Hengde Logistics Phase 2:** Successfully completed grid connection and inspection of a rooftop photovoltaic power station with an installed capacity of approximately 1.64 MW.

The Manager is aware of the risks and opportunities associated with energy use and GHG emissions. EC World REIT adopted the TCFD recommendations and met the requirements of SGXRegCo ahead of time by incorporating climate related financial disclosures based on TCFD recommendations from previous reporting year onwards. FY2025 marks the fourth year of ECW's climate-related disclosures aligned with the TCFD framework, in line with Year 4 of SGX's phased implementation approach. The REIT is progressively strengthening its climate-related disclosures to support an orderly transition towards mandatory reporting aligned with the IFRS Sustainability Disclosure Standards, consistent with SGX RegCo's phased implementation roadmap, under which full climate-related disclosures for smaller non-STI listed issuers are expected from FY2030.

CORPORATE GOVERNANCE

OUR CORPORATE GOVERNANCE CULTURE

EC World Real Estate Investment Trust (“**ECW**”) is a real estate trust listed on the Main Board of the Singapore Exchange Securities Trading Limited (“**SGX-ST**”).

EC World Asset Management Pte. Ltd. (the “**Company**”) is the manager (the “**Manager**”) of ECW and aspires to achieving the highest standards of corporate governance.

The Manager is committed to ongoing improvement in corporate governance policies and practices to meet the specific business needs of ECW and to provide a firm foundation for a trusted and respected business enterprise. The Manager shall endeavour to comply with the substance and spirit of the principles and provisions of the Code of Corporate Governance 2018 (last amended 11 January 2023) (the “**Code**”) while achieving operational excellence and delivering ECW’s long-term strategic objectives. The Board of Directors of the Manager (the “**Board**”) is responsible for the Manager’s corporate governance standards and policies, underscoring their importance to the Manager.

This report sets out the corporate governance framework and practices for the financial year ended 31 December 2025 (“**FY2025**”) with reference to the Code. The practices and activities of the Board and management of the Manager (“**Management**”) adhere closely to the provisions under the Code. The Manager generally complies with the principles of the Code. Where there are deviations from the provisions of the Code, explanations are provided within this report.

The Manager

The primary role as the Manager is to establish the strategic direction of ECW in accordance with its mandate and make recommendations to DBS Trustee Limited, in its capacity as trustee of ECW (the “**Trustee**”), on any investment, divestments and enhancement of the assets of ECW.

The Manager ensures that the business and practices of ECW are carried out in a manner that complies with the applicable laws, rules and regulations, including the Securities and Futures Act 2001 of Singapore (“**SFA**”), the SGX-ST Listing Manual, the Code, the Code on Collective Investment Scheme (the “**CIS Code**”) issued by the Monetary Authority of Singapore (“**MAS**”) (including Appendix 6 of the CIS, the “**Property Funds Appendix**”), the trust deed constituting ECW between the Manager and DBS Trustee dated 5 August 2015 (as amended)(“**Trust Deed**”) as well as written directions, notices and other guidelines that the MAS and other regulators may issue from time to time.

The Manager has general powers of management over the assets of ECW. As a manager of ECW, the Manager holds a Capital Markets Services Licence issued by MAS to carry out ECW’s management activities. The primary responsibility of the Manager is to manage the assets and liabilities of ECW for the benefit of the unitholders of ECW (the “**Unitholders**”). The Manager does this with a focus on generating rental income, sustaining growth and enhancing asset value of ECW over time so as to maximise the returns from the investments, and ultimately delivering regular and stable distributions to Unitholders. Other functions and responsibilities of the Manager include undertaking evaluation and analysis of ECW’s assets performance, market research analysis and managing finance functions relating to ECW.

(A) BOARD MATTERS

The Board’s Conduct of Affairs

Principle 1: An effective Board for the long-term success of ECW

The Board is collectively responsible for the overall leadership and oversight of both ECW and the Manager’s business, financial, investment and operational affairs, performance objectives and long-term success. The Board works with Management to achieve this and Management remains accountable to the Board.

CORPORATE GOVERNANCE

Directors' Fiduciary Duties and Conflicts of Interest (Provision 1.1)

The Board oversees the affairs of the Manager in furtherance of the Manager's primary responsibility of managing the assets and liabilities of ECW for the benefit of Unitholders. All directors of the Board ("**Directors**") exercise due care and independent judgement and make decisions objectively in the best interests of Unitholders. Apart from the Board's statutory duties and responsibilities, the Board provides leadership to the Chief Executive Officer ("**CEO**") and Management and sets the strategic vision, direction and long-term objectives for ECW.

The Board constructively challenges Management, reviews its performance and monitors the achievement of these goals. It ensures that proper and effective controls are in place to assess and manage business risks and compliance with the legislative and regulatory requirements. It also sets the values, disclosure and transparency standards for ECW and ensures that obligations to Unitholders and other stakeholders are understood and met.

The Board considers sustainability issues such as environmental, social and governance factors as part of its strategic formulation and has identified the key stakeholder groups and recognises that their perceptions affect ECW's reputation.

Board Reserved Matters (Provision 1.3)

The Board has formalised a set of internal controls wherein key matters are specifically reserved for approval by the Board. To facilitate operational efficiency, approval of operational transactions below certain level is delegated to Management.

The Board has reserved authority to approve certain key matters which include:

- (a) acquisitions, investments, disposals and divestments;
- (b) issue of new units in ECW ("**Units**");
- (c) income distributions and other returns to Unitholders;
- (d) matters which involve a conflict of interest with a controlling unitholder or a director;
- (e) corporate strategies and policies of ECW;
- (f) annual budget;
- (g) financial performance of ECW and to approve the release of quarterly and full year results;
- (h) audited financial statements;
- (i) sustainability framework, targets and report

Directors' Orientation, Induction, Training and Development (Provision 1.2)

To keep pace with regulatory changes, where these changes have an important bearing on the disclosure obligations of the Manager or its Directors, the Directors are briefed either during Board meetings of the Manager or at specially convened sessions involving the relevant advisers and professionals if necessary, or via circulation of Board papers. Management will also provide the Board with relevant and adequate information in a timely manner through regular updates, and at least quarterly during the quarterly Board meetings on financial results, market trends and business developments.

The Directors are kept abreast of any updates to the listing rules of the SGX-ST Listing Manual, the SFA, the Code, the Property Funds Appendix and the Companies Act 1967, as well as any applicable laws, regulations and rules. The Directors who are members of the Audit and Risk Committee ("**ARC**") are also updated on any changes in the financial reporting standards by the external auditors as well as the regulatory compliance requirements by the compliance advisers.

CORPORATE GOVERNANCE

The Directors also receive regular briefings and updates on relevant laws, rules and regulations and are encouraged to participate in conferences, seminars or training programmes to develop and maintain their skills and knowledge. The costs of arranging and funding of the training of Directors are borne by the Manager.

The Manager maintains a training register with respect to the courses/seminars attended by Directors and such register is also tabled for the Nominating and Remuneration Committee (“**NRC**”) for information at its meeting. As at the date of this report, one of the Directors have completed the Essential & Key Updates for Directors of REIT Manager.

All Directors are given formal appointment letters setting out the terms of their appointment as well as their duties and obligations.

Newly appointed Directors will be briefed on the business activities of ECW, its business plan, the regulatory environment in which ECW operates, its corporate governance practices and their statutory duties and responsibilities as Directors. A new director who has no prior experience as a director of an issuer listed on the SGX-ST will attend the mandatory training in his or her roles and responsibilities as prescribed by the SGX-ST.

In FY2025, the newly appointed Directors visited the key portfolio properties of ECW and met staffs of ECW’s local operation companies in the People’s Republic of China. The Board intends to make more visits to the key portfolio properties of ECW.

Delegation of Authority by the Board to its Board Committees (Provision 1.4)

The Board has established the ARC and the NRC, which will submit their recommendations to assist the Board in the discharge of its functions. The ARC and the NRC operate under its own terms of reference, with the Board retaining overall oversight. A summary of the terms of reference and the activities undertaken by the ARC and NRC are set out in the relevant sections of this report.

The Board may form other board committees as and when required. Membership of the board committees is managed to ensure an equitable distribution of responsibilities among Board members, to maximise the effectiveness of the Board and to foster active participation and contribution from Board members. Diversity of experience and appropriate skills are considered in the composition of the respective board committees.

The current composition of the Board and Board Committees is set out in the table below.

Board	ARC	NRC
Mr Kelvin Chow Chung Yip ¹ (Chairman)	Ms Irene Ho Yoke Foong ² (Chairman)	Mr Douglas Koh Kew Siong ³ (Chairman)
Mr Douglas Koh Kew Siong	Mr Chia Yew Boon ⁴	Ms Irene Ho Yoke Foong
Ms Irene Ho Yoke Foong	Mr Kevin Chow Chung Yip	Mr Kevin Chow Chung Yip
Mr Chia Yew Boon	Mr Douglas Koh Kew Siong	Mr Chia Yew Boon
Mr Goh Toh Sim		

1. Mr Kelvin Chow Chung Yip was appointed as Independent Non-Executive Director and Chairman of the Board with effect from 01 August 2025. He is also a member of the ARC and a member of the NRC.
2. Ms Irene Ho Yoke Foong was appointed as Independent Non-Executive Director with effect from 11 August 2025. She is also the Chairman of ARC and a member of the NRC.
3. Mr Douglas Koh Kew Siong was appointed as Independent Non-Executive Director with effect from 01 June 2025. He is also the Chairman of NRC and a member of the ARC.
4. Mr Chia Yew Boon is re-designated as Non-Independent Non-Executive Director (“**NINED**”) with effect from 21 June 2025 and stepped down as ARC Chairman and continues to remain as a member of the ARC and a member of the NRC.

CORPORATE GOVERNANCE

Board's and Board Committees' Meetings and Attendance (Provision 1.5)

The Board meets at least once every quarter, and as and when required between the scheduled meetings. Where exigencies prevent a director from attending a Board meeting in person, the Constitution of the Manager permits the director to participate via teleconferencing or video conferencing. The Board and Board Committees may also make decisions by way of passing written resolutions.

The Board's responsiveness has allowed Management to manage ECW's business and operations effectively in an increasingly competitive business environment. Individual Directors make themselves available and accessible to Management for discussion and consultation outside the formal framework of the Board's and Board Committees' meetings.

Directors may request for explanations, briefings by or discussions with Management on any aspect of ECW's operations or business. When circumstances require, Board members exchange views outside the formal environment of Board meetings. The independent directors of ECW ("**Independent Directors**") may also meet without the presence of Management on a need basis.

All draft agendas for meetings are prepared by the company secretary of the Manager ("**Company Secretary**") and reviewed by the Chairman of the Board or the Chairman of the respective Board Committees. Papers and/or other information are forwarded to the Directors in advance of each meeting, enabling sufficient time for their review and consideration. Management is also invited to attend the meetings to present information and/or render clarification when required.

The number of Board, Board Committees meetings and general meetings held during FY2025 and the attendance record of the Directors and key management personnel ("**KMP**") is set out below.

	BOD	NRC	ARC	Annual General Meeting
	No. of Meetings Held	No. of Meetings Held	No. of Meetings Held	No. of Meetings Held
	5	1	6	1
Name of Director	No. of Meetings Attended	No. of Meetings Attended	No. of Meetings Attended	No. of Meetings Attended
Mr Zhang Guobiao ⁽¹⁾	-	-	-	-
Mr Chan Heng Wing ⁽²⁾	2	1	-	1
Dr Wong See Hong ⁽³⁾	2	1	3	-
Mr Chia Yew Boon ⁽⁴⁾	4	1	6	1
Mr Li Guosheng ⁽⁵⁾	2	1	3	1
Mr Goh Toh Sim	5	1*	6*	1
Mr Kelvin Chow Chung Yip ⁽⁶⁾	3	0	3	-
Mr Douglas Koh Kew Siong ⁽⁷⁾	2	0	3	-
Ms Irene Ho Yoke Foong ⁽⁸⁾	3	0	3	-
Name of KMP				
Mr Wang Feng (CFO)	5*	1*	6*	1*

CORPORATE GOVERNANCE

Notes :

* By invitation

- (1) Mr Zhang Guobiao stepped down as NINED from the Board on 14 April 2025.
- (2) Mr Chan Heng Wing stepped down as Independent Non-Executive Director (“INED”) from the Board on 21 June 2025.
- (3) Dr Wong See Hong stepped down as INED from the Board on 21 June 2025.
- (4) Mr Chia Yew Boon stepped down as INED from the Board on 21 June 2025 and was appointed as NINED on 21 June 2025.
- (5) Mr Li Guosheng stepped down as INED from the Board on 21 June 2025.
- (6) Mr Kelvin Chow Chung Yip was appointed as INED on 1 August 2025.
- (7) Mr Douglas Koh Kew Siong was appointed as INED on 1 June 2025.
- (8) Ms Irene Ho Yoke Foong was appointed as INED on 11 August 2025.

At the Board and Board Committees meetings, the Directors actively participate, discuss, deliberate and appraise matters requiring their attention and decision. Where necessary for the proper discharge of their duties, the Directors may seek and obtain independent professional advice at the REIT Manager’s expense.

The Manager believes in the overall contribution of its Directors beyond their attendance at formal Board and Board Committees meetings. The Manager believes that judging a Director’s contributions based on his attendance at formal meetings alone would not do justice to his overall contributions, which include being accessible to Management for guidance or exchange of views outside the formal environment of Board and Board Committee meetings.

At all times the Directors are collectively and individually obliged to act honestly, in good faith and with diligence, and to consider the best interest of Unitholders. In addition to disclosure of any interest a Director may have in a matter under consideration by the Board, any Director who is in a conflict of interest situation is also required to abstain from participating in discussions and decision on the matter.

Access to Information (Provision 1.6)

Management provides directors with complete, adequate and timely information prior to Board and Board Committees meetings and on an ongoing basis, to enable the Directors to make informed decisions to discharge their duties and responsibilities. Reports on ECW’s performance are also provided to the Board on a regular basis. Management provides update on ECW’s business and operations as well as financial performance, presentations in relation to specific business areas are also made by key executives and external consultants and/or experts, if required.

The Board is satisfied that Management has given timely and regular updates on the Group’s business and financial position. Where necessary, important and/or critical information is highlighted promptly.

Where appropriate, informal meetings are also held for Management to brief Directors on prospective deals and potential developments in the early stages before formal Board approval is sought.

The Board and Board Committees meetings for each year are scheduled in advance to facilitate the Directors’ arrangements and commitments. Board papers are circulated in advance of each meeting and include background explanatory information for the Directors to prepare for the meeting and make informed decisions. Board papers are also uploaded onto tablet devices for the Directors. Board papers which are confidential and sensitive nature are distributed to the Directors on the day of meeting.

Minutes of all Board Committees are circulated to the Board so that Directors are aware of and kept undated as to the proceedings, matters discussed and decisions made during such meetings. This would also enable Directors to weigh in on any key points under consideration.

Access to Management and Company Secretaries (Provision 1.7)

Directors have separate and independent access to Management, the Company Secretary, and external advisers (where necessary). The appointment and removal of the Company Secretary is a decision of the Board as a whole.

CORPORATE GOVERNANCE

Board Composition and Guidance

Principle 2: Appropriate level of independence and diversity of thought and background

Independent Directors comprise a majority on the Board (Provisions 2.1 to 2.3)

The NRC reviews on an annual basis, the structure, the size and composition of the Board and Board Committees taking into account the Code and Regulations 13D to 13H of the Securities and Futures (Licensing and Conduct of Business) Regulations (the “**SFLCB Regulations**”).

The NRC has assessed that the current structure, size and composition of the Board and Board Committees are appropriate in facilitating effective decision-making in the best interests of the ECW and its Unitholders, taking into account the scope and nature of the operations of ECW and its subsidiaries (the “ECW Group”); and that the Board has a strong independent element.

The Board comprises five (5) Directors: one (1) Executive Director (“ED”), one (1) NINED and three (3) Independent Non-Executive Directors (the “**IDs**”). In compliance with the Code, the IDs and NINED make up a majority of the Board.

Board Composition and Diversity (Provisions 2.4)

The NRC is responsible for :

- (a) the Board Diversity Policy which has been adopted by the Board;
- (b) setting qualitative and quantitative objectives (where appropriate) for achieving board diversity;
- (c) monitoring and implementing the Board Diversity Policy, and taking the principles of the Board Diversity Policy into consideration when determining the optimal composition of the Board and recommending any proposed changes to the Board; and
- (d) reviewing the Manager’s progress towards achieving the objectives under the Board Diversity Policy.

The Board Diversity Policy recognises that a diverse Board will enhance decision making process by utilising a variety in skills, industry and business experience, gender, age and other distinguishing qualities of the members of the Board. In accordance with the Board Diversity Policy, the NRC shall strive for the inclusion of diverse groups and viewpoints. If there is a need for Board renewal or adding in new member, the Board will abide by the Board Diversity Policy in its search of the new director candidate. The final decision on selection of directors will be based on merit against the objective criteria set and after giving due regard for the benefits of diversity on the Board.

Diversity will be considered in determining the optimum composition of the Board as a whole. The Board believes that board diversity is more than just about gender diversity and embraces other factors such as a need for individuals from all backgrounds, skill-sets, life experiences, abilities and beliefs for better Board performance. Notwithstanding, the NRC will strive to ensure that (a) any brief to external search consultants to identify candidates for appointment to the Board will include a requirement to present female candidates; and (b) female candidates are included for the NRC’s consideration whenever it seeks to identify a new Director for appointment to the Board.

During the year, three out of the four independent directors retired on 21 June 2025 during the year as they had all served nine years. Mr Chia Yew Boon has agreed to continue as NINED to help in the transition after his nine years’ service as independent director and thus the Board and Board Committees were reconstituted with three (3) new Independent Non-Executive Directors came on board. Mr Chia will step down as NINED of the Manager at the conclusion of the upcoming ECW’s AGM. Furthermore, the Manager has taken its first step in fulfilling the gender diversity with Ms Irene Ho Yoke Yoong appointed as Independent Non-Executive Director and the ARC Chairman with effect from 11 August 2025.

CORPORATE GOVERNANCE

The current Board comprises individuals who are business leaders and professionals with legal, financial, banking, real estate, strategic planning, investment, entrepreneurial and management experience. The diversity of the composition of the Board enables Management to benefit from their diverse expertise, competencies and experience. Such diversity enables the Board to consider issues more holistically.

Each Director brings to the Board skills, experience, insights and sound judgement which, together with his strategic networking relationships, serve to further the interests of ECW. Profiles of the Directors are provided on pages 32 to 34 of this Annual Report.

As at FY2025, the Board has achieved its diversity in terms of gender, skills and expertise.

Currently, there is no alternate Director appointed.

The IDs contribute to the Board process by monitoring and reviewing Management's performance against goals and objectives. Their view and opinions provide alternative perspectives to ECW's business and enable the Board to make informed and balanced decisions. IDs also enable the Board to interact and work with Management to help shape the strategic process.

When reviewing Management proposals or decisions, the IDs bring their objective judgement to bear on business activities and transactions involving conflicts of interest and other complexities.

Meeting of Independent Directors without Management (Provisions 2.5)

The IDs regularly meet and communicate (without the presence of Management) both formally and informally, on diverse issues including business activities and transactions involving conflicts of interest and other complexities.

Chairman and Chief Executive Officer

Principle 3: Clear division of responsibilities between the Chairman of the Board and Chief Executive Officer ("CEO") of the Manager

Separation of and Roles of the Chairman and Chief Executive Officer ("CEO") (Provisions 3.1 and 3.2)

To maintain an appropriate balance of power, increased accountability and greater capacity of the Board for independent decision making, the roles and responsibilities of the Chairman and the CEO are held by separate individuals.

The Chairman of the Board, Mr Kelvin Chow Chung Yip, is an Independent Non-Executive Director who is responsible for leadership of the Board and for creating the conditions for overall effectiveness of the Board, Board Committees and individual Directors. This includes setting the agenda of the Board in consultation with the CEO and promoting constructive engagement among the Directors as well as between the Board and the CEO on strategic issues.

The CEO is Mr Goh Toh Sim, who has full executive responsibilities over the business directions and operational decisions of ECW and is responsible for implementing ECW's strategies and policies and conducting ECW's business.

The Chairman and the CEO are not immediate family members. The separation of the roles of the Chairman and the CEO and the clarity of roles provide a healthy professional relationship between the Board and Management, and facilitate robust deliberations on the business activities of ECW and the exchange of ideas and views to help shape the strategic process.

The Manager had adopted the terms of reference of Chairman and CEO which sets out clearly their respective duties.

CORPORATE GOVERNANCE

The Chairman leads the Board and ensures the effectiveness on all aspects of its role. His responsibilities include, *inter alia*:

1. constructively determining and approving, with the full Board, the Manager's strategy;
2. ensuring that the Board is properly organized, functioning effectively and meeting its obligations and responsibilities;
3. setting the agenda and ensuring adequate time is available for discussion of all agenda items, in particular, strategic issues;
4. communicating with the management to ensure that Directors receive complete, adequate and timely information;
5. fostering effective communication and constructive relations amongst the Directors, within Board Committees, between Unitholders, between the Directors and Management;
6. encouraging the constructive exchange of views within the Board and between Board members and Management;
7. facilitating the effective contributions of NEDs and IDs;
8. promoting a culture of openness and debate at the Board level and promoting high standards of corporate governance; and
9. establishing a relationship of trust with the CEO.

The CEO leads the Management and ensures the development and execution of the Manager's long-term strategy and plans:

1. day-to-day running of the Manager's and ECW Group's business in accordance with the business plans and within approved budgets;
2. meeting or communicating with the Chairman on a regular basis to review key developments, issues, opportunities and concerns;
3. developing and proposing the Manager's strategies and policies for the Board's consideration;
4. implementing the strategies and policies approved;
5. maintaining regular dialogue with the Chairman on important and strategic issues facing the Manager and ECW Group;
6. providing timely reports to the Board which contain relevant, accurate, timely and clear information necessary for the Board to fulfil its duties;
7. ensuring the Board is alerted to forthcoming complex, contentious or sensitive issues affecting the Manager and ECW Group of which they might otherwise not be aware; and
8. overseeing the affairs of the Manager and ECW Group in accordance with the practices and procedures adopted by the Board and promoting the highest standards of integrity, probity and corporate governance within the Manager and ECW Group.

CORPORATE GOVERNANCE

Appointment of Lead Independent Director (Provision 3.3)

There is no Lead Independent Director given that the Board Chairman is an Independent Non-Executive Director.

Board Membership

Principle 4: Formal and transparent process for the appointment and re-appointment of directors to the Board

Composition of the NRC (Provisions 4.2 and 6.2)

The NRC comprises four Directors, a majority of whom, including the NRC Chairman are IDs. The members of the NRC are:

Mr Douglas Koh Kew Siong	(Independent Non-Executive Director)	Chairman
Mr Kelvin Chow Chung Yip	(Independent Non-Executive Director)	Member
Ms Irene Ho Yoke Foong	(Independent Non-Executive Director)	Member
Mr Chia Yew Boon	(Non-Independent Non-Executive Director)	Member

Process for selection, appointment and re-appointment of Directors (Provision 4.3)

Under the NRC's terms of reference, the NRC is tasked with making recommendations to the Board on all Board's appointments and re-appointments, taking into account, among other things, the scope and nature of the operations of ECW Group, the requirements of the business.

The NRC has adopted a process for selecting, appointing and re-appointing Directors. The NRC will consider different channels to source candidates for Board appointment, depending on the requirements, including tapping on existing network of contacts and recommendations. External consultants may be engaged where appropriate to assist in assessing and selecting potential candidates. Suitable candidates are carefully evaluated by the NRC so that recommendations made on proposed candidates are objective and well supported. The said process also includes setting the tenure of Directors as well as the Directors' fees framework.

The NRC will review the suitability of any candidates put forward for appointment and re-appointment, having regard to the skills required and the skills represented on the Board and whether a candidate's skills, knowledge and experience will complement the existing Board and whether he/she has sufficient time available to commit to his/her responsibilities as a Director, and whether he/she is a fit and proper person for the office in accordance with the Guidelines on Fit and Proper criteria issued by MAS (which require the candidate to be, among other things, competent, honest, to have integrity and be financially sound).

The adopted process takes into account the requirements in the Code that the composition of the Board, including the selection of candidates for new appointments to the Board as part of the Board's renewal process, be determined using the following principles:

- (a) the Board should comprise Directors with a broad range of commercial experience, including expertise in funds management, the property industry, banking and strategic planning;
- (b) independent directors make up a majority of the Board where the Chairman is not independent; and
- (c) non-executive directors make up a majority of the Board.

Directors of the Manager are not subject to periodic retirement by rotation, nor re-appointment through voting by Unitholders. Since the majority of the Board comprises IDs, the Manager will not voluntarily subject the appointment or re-appointment of directors to voting by Unitholders. The Board intends to continue with the principle that majority of the Board shall comprise IDs.

CORPORATE GOVERNANCE

The Manager believes that Board renewal is a necessary and continual process, for good governance and ensuring that the Board and its Board Committees comprise directors who as a group provide an appropriate balance and diversity of skills, experience and industry knowledge and knowledge ECW's business; renewal or replacement of a Director therefore does not necessarily reflect his performance or contributions to date. The term of each Director is for a period of three years, which is extendable for two additional terms of three years each. The re-nomination and re-appointment as a non-executive Director of the Company after the three consecutive 3-year terms shall be on an annual basis, subject to the recommendation of the NRC and approval of the Board.

No member of the Board will be involved in any decision of the Board relating to his own appointment, re-appointment.

In reviewing its Board composition, the NRC and the Board will also take into account the regulatory requirement that an Independent Non-Executive Director of the Manager shall not be appointed for a continuous period of nine (9) years or longer.

The search for new Independent Non-Executive Directors commenced in 2024 to allow sufficient time to identify suitable candidates and support the board succession planning. Accordingly, Mr Douglas Koh Kew Siong was appointed on 1 June 2025 followed by Mr Kelvin Chow Chung Yip appointed on 1 August 2025 and Ms Irene Ho Yoke Fong on 11 August 2025.

Determining Directors' Independence (Provision 4.4)

The NRC reviews annually the independence of each Director in accordance with the guidelines in the Code and the SFLCB Regulations, and the existence of relationships or circumstances. Under the enhanced independence requirements set out in the SFLCB Regulations an independent Director is one who: (i) is independent from Management and business relationship with the Manager and ECW; (ii) is independent from any substantial shareholder of the Manager and any substantial unitholder of ECW; and (iii) has not served on the Board for a continuous period of nine years or longer.

Each ID had provided declarations of their independence which have been deliberated upon by the NRC.

The NRC is of the view that the IDs are independent and that no individual or small group of individuals dominate the Board's decision making process. The Board has determined after taking into account the views of the NRC, that each of Mr Douglas Koh Kew Siong, Mr Kelvin Chow Chung Yip and Ms Irene Ho Yoke Foong to be independent in terms of their character and judgement in the discharge of their responsibilities as Directors and there are no relationships or circumstances which are likely to affect, or could appear to affect, the Directors' judgement. Each member of the NRC had recused himself or herself from deliberations on his or her own independence.

Role and Responsibilities of the Nominating Committee (Provision 4.1)

Apart from the above, the responsibilities of the NRC as set out in its terms of reference include:

- (a) review of Board succession plans for Directors, in particular, the Chairman of the Board, the CEO and key management personnel ("**KMP**");
- (b) review of the performance of the Board, Board Committees and Directors annually;
- (c) review of training and professional development programmes for the Board;
- (d) the development of a remuneration policy with regard to the objective of attracting, rewarding and retaining performing staff.

CORPORATE GOVERNANCE

Summary of activities carried out by the NRC during the year is as below:

- i) reviewed the Board composition;
- ii) reviewed performance of the Board, Board Committees and individual Directors;
- iii) reviewed the training and professional development programmes for the Board;
- iv) reviewed the tenure and independence of IDs;
- v) reviewed the Board Diversity Policy; and
- vi) reviewed the board representations outside ECW Group held by Directors

A Director with multiple directorships is expected to ensure that sufficient attention can be and is given to the affairs of the Manager in managing the assets and liabilities of ECW for the benefit of Unitholders. All Directors had confirmed that they were able to devote sufficient time and attention to the affairs of the Manager in managing the assets and liabilities of ECW for the benefit of Unitholders. Taking into account also the attendance, preparedness, participation and candor of the Directors at meetings of the Board and Board committees during FY2025, the NRC is of the view that the current commitments of each of its Directors are reasonable and each of the Directors is able to and has been adequately carrying out his duties.

In consultation with the NRC, the Board has prescribed that Independent Directors who do not have a full-time executive employment should not have more than six listed company board representations; while for Independent Directors having a full-time executive employment, the number is three (3) listed companies. For Executive Director of the Manager of EC World REIT, the number shall be not more than two (2) companies outside the Group and in non-executive role.

Board Performance

Principle 5: Formal annual assessment of the effectiveness of the Board as a whole and that of each of its Board Committees and individual directors

Assessing the effectiveness of the Board, Board Committees and Individual Directors (Provisions 5.1 and 5.2)

The Board has put in place a formal system of evaluating Board performance and assessing the effectiveness of the Board, the Board Committees and the individual Directors through the use of performance evaluation forms.

The evaluation of Board's performance as a whole deal with matters on Board composition, information, process, attendance at Board meetings, accountability, risk management and internal controls and standards of conduct. The Board Committees' evaluation deals with the efficiency and effectiveness of each Board Committee in assisting the Board. The criteria for the evaluation of individual Directors include, amongst others, the Directors' attendance and participation at Board and Board Committee meetings, understanding of business plans and strategies, and ability to articulate thoughts and opinions in a clear and concise manner.

Each Director is required to objectively assess his personal performance and the performance of the Board as a whole and its Board Committees. For FY2025, the Directors had completed the evaluation forms and returned them to the Company Secretary for compilation of the summary of the results of the evaluation. The summary was circulated to the NRC for its review.

CORPORATE GOVERNANCE

The performance evaluation of the Board, Board Committees and individual Director in respect of FY2025 was carried out and reviewed by the NRC. Following the review of the performance evaluation results, the Board with the concurrence of the NRC was of the view that each and every Director had demonstrated commitment and had contributed to the effective functioning of the Board and the Board Committees. No external facilitator was used in the evaluation process.

(B) REMUNERATION MATTERS

Procedures For Developing Remuneration Policies

Principle 6: Procedures for Developing Remuneration Policies

ECW is externally managed by the Manager and accordingly has no personnel of its own. Remuneration of all Directors and employees of the Manager are paid by the Manager and not by ECW. The Manager adopts the principle that remuneration for the Board and Management should be assessed holistically. The remuneration structure supports the continuous development of the management team to ensure robust talent management and succession planning.

The Manager adopts the principle that remuneration matters should be appropriately structured to attract, retain and motivate qualified talent to provide good stewardship of ECW and KMP to successfully manage ECW for the long term.

Role and responsibilities of the Remuneration Committee (Provision 6.1)

In the case for the Manager, the NRC takes up the role and responsibilities of a remuneration committee. The NRC has written terms of reference setting out its scope and authority in performing the functions of a remuneration committee, which include advising the Board in matters relating to:

- the framework of remuneration for the Board and KMP of the Manager;
- the specific remuneration packages for each Director and for KMP of the Manager covering all aspects of remuneration including but not limited to Directors' fees, salaries, allowances, bonuses, options, unit-based incentives, awards and benefits in kinds; and
- the development of a remuneration policy with regard to the objective of attracting, rewarding and retaining performing staff.

Remuneration Framework (Provision 6.3)

The RC reviews all matters concerning the remuneration of the Directors and KMP to ensure that their remuneration commensurate with their contributions, responsibilities and market benchmarks. The remuneration framework covers all aspects of remuneration including fees for IDs and NEDs, salaries, allowances, performance bonuses, benefits in kind, termination terms and payments and incentives for KMP. The NRC considers all such aspects of remuneration to ensure they are fair and avoid rewarding poor performance.

There are no termination, retirement or post-employment benefits that are granted over and above what have been disclosed in this annual report.

There are no contractual provisions to allow the Manager to reclaim incentive components of remuneration from the Executive Director and KMP in exceptional circumstances of misstatement of financial results, or of misconduct resulting in financial loss to the Manager and ECW as performance-related remuneration (link rewards to corporate and individual performance) had been adopted to align with the interests of Unitholders and other stakeholders of ECW and promotes the long-term success of ECW.

The NRC will review the need for long term incentive plan when appropriate.

CORPORATE GOVERNANCE

Access to expert professional advice (Provision 6.4)

The NRC had reviewed and determined the remuneration packages of Directors and KMP of the Manager, to ensure that they are adequately but not excessively remunerated. The NRC seeks expert advice on remuneration and governance matters from external consultants, where necessary. The Board will ensure that existing relationships between ECW and its appointed remuneration consultants, if any, will not affect the independence and objectivity of the external remuneration consultants. For FY2025, the NRC did not recommend the engagement of any remuneration consultant.

Level and Mix of Remuneration

Principle 7: Level and structure of the remuneration of the Board and key management personnel *Remuneration of IDs/ Non-Executive Directors (Provisions 7.2)*

IDs' and NEDs' fees are established and reviewed annually based on each Director's level of responsibilities on the Board and its Board Committees.

The NRC reviews and makes recommendations to the Board the remuneration framework for the IDs and NEDs. Their fees are based on a structured fees framework reflecting the responsibilities and time commitment of each ID and NED. It comprises a base fee and additional fee for holding appointment as Board Chairman, Chairman or member of Board Committees. The Chairman of the Board and of each Board Committee are paid a higher fee compared with members of the Board and of such Board Committee in view of the greater responsibility carried by that office. The Directors' fees are paid entirely in cash. The CEO who is also a Director is remunerated as part of the KMP of the Manager and therefore, he does not receive any Director's fee.

No member of the Board will be involved in any decision of the Board relating to his own remuneration.

Remuneration of Executive Directors and Key Management Personnel (Provisions 7.1 and 7.3)

The NRC reviews the level, structure and mix of remuneration and benefits of the Executive Director and KMP of the Manager, to ensure that they are appropriate. In establishing the remuneration structure of the Executive Director and KMP of the Manager, the NRC exercises broad discretion and independent judgement in ensuring that an appropriate proportion of the Executive Director's and KMP's remuneration is structured so as to link rewards to corporate and individual performance. Performance-related remuneration is aligned with the interests of Unitholders and other stakeholders of ECW and promotes the long-term success of ECW. The Board will, with the recommendation of the NRC, review the Executive Director's specific remuneration package to ensure its compliance with the substance and spirit of such directions and guidelines.

The total remuneration mix of the CEO/Executive Director and KMP of the Manager comprises fixed and variable components. The fixed component comprises the base salary, annual wage supplement, fixed allowances and compulsory employer contribution to an employee's central provident fund. The variable component is performance related, which will be paid in cash or in the units of ECW (which were received by the Manager as payment for its own fees).

When conducting the remuneration framework review, the NRC takes into account the performance of ECW and individual performance. Annual performance targets are aligned to the business strategy for ECW Group and linked to the performance of ECW. Individual performance is measured via the KMP's annual appraisal based on competencies and key performance indicators.

CORPORATE GOVERNANCE

Disclosure on Remuneration

Principle 8: Remuneration policies, level and mix of remuneration, procedure for setting remuneration, and relationships between remuneration, performance and value creation.

Disclosure of the remuneration of Directors and Key Management Personnel (Provisions 8.1, 8.3)

The Code and the notice to all holders of a Capital Markets Services Licence for Real Estate Investment Trust Management (issued pursuant to Section 101 of the SFA) require:

- (i) the disclosure of the remuneration of each individual Director and the CEO on a named basis, and
- (ii) the disclosure of the remuneration of at least the top five KMP of the Manager (who are neither Directors nor the CEO) in bands of S\$250,000.

Information on the fees of the IDs and NED for FY2025 is set out below :

Board Members	FY2025	FY2024
Chan Heng Wing ¹	65,501	119,000
Wong See Hong ¹	28,274	82,500
Li Guosheng ¹	35,342	75,000
Chia Yew Boon ²	88,849	77,500
Kelvin Chow Chung Yip ³	46,110	-
Douglas Koh Kew Siong ⁴	43,973	-
Irene Ho Yoke Foong ⁵	39,178	-
Zhang Guobiao ⁶	-	40,000

1. Mr Chan Heng Wing, Dr Wong See Hong and Mr Li Guosheng stepped down as Independent Non-Executive Director (“INED”) from the Board on 21 June 2025.
 2. Mr Chia Yew Boon stepped down as INED from the Board on 21 June 2025 and was appointed as NINED on 21 June 2025.
 3. Mr Kelvin Chow Chung Yip was appointed as INED on 1 August 2025.
 4. Mr Douglas Koh Kew Siong was appointed as INED on 1 June 2025.
 5. Ms Irene Ho Yoke Foong was appointed as INED on 11 August 2025.
 6. Mr Zhang Guobiao stepped down as NINED from the Board on 14 April 2025.
- ^ In FY2025, only partial payments of S\$5,000 each (2024: S\$Nil) for the outstanding independent director fees were made to Mr. Chan Heng Wing, Dr. Wong See Hong, Mr. Li Guo Sheng, and Mr. Chia Yew Boon. No payments were made to all directors in FY2024. Newly appointed Directors—Kelvin Chow Chung Yip, Koh Kew Siong, and Ho Yoke Foong Irene—each received partial payment of S\$3,000 in FY2025.

Pursuant to Listing Rule 1207(10D), the CEO’s remuneration in FY2025 is as follows:

Remuneration of CEO/ Executive Director	Basic Salary	Bonus	Other Benefits	Total
Goh Toh Sim	97%	1%	2%	\$470,180

Given the commercially sensitivity and confidential nature of remuneration matters of the REIT management industry, the Board believes that disclosing the remuneration of the KMP of the Manager in exact quantum is not in the best interests of ECW and its Unitholders. In view of the highly competitive human resource environment, it is important for the Manager to retain talent for the long-term interests of ECW and its Unitholders, and ensure stability and continuity of business operations with a competent and experienced management team are in place.

The current management team has been stable and to ensure continuity of business and operations of ECW, it is important that the Manager continues to retain its team of competent and committed staff.

CORPORATE GOVERNANCE

Remuneration of the KMP (who are not Directors or the CEO) in bands of S\$250,000 for FY2025 is as follows:

Remuneration Band and Name of KMP (other than Directors and CEO)	Basic Salary	Bonus	Other Benefits	Total
S\$250,000 to S\$500,000				
Wang Feng	93%	2%	5%	100%

The Manager has only one KMP other than its one Executive Director and CEO for FY2025.

Taking into account the disclosure of the exact fees for all Directors and the remuneration policies, composition of remuneration and performance metrics which go towards determination of the total remuneration packages of the CEO and KMP, the Board has determined that there is sufficient transparency and information on the Manager's remuneration policies, level and mix of remuneration, the procedure for setting remuneration and the relationships between remuneration, performance and value creation consistent with the intent of Principle 8 of the Code.

Disclosure of the remuneration of employees who are substantial unitholders, immediate family members of a Director, the CEO or a substantial unitholder Provision 8.2)

There were no employees of the Manager who is a substantial unitholder, or who is an immediate family member of a Director, the CEO or a substantial unitholder, whose remuneration exceeds S\$100,000 during the year.

(C) ACCOUNTABILITY AND AUDIT

Accountability, Risk Management and Internal Controls

Principle 9: A sound system of risk management and internal controls to safeguard the interests of the company and its Unitholders

Design, implementation and monitoring of risk management and internal control systems (Provision 9.1)

The Manager has put in place an adequate and effective system of internal controls addressing material financial, operational, compliance (including sanctions-related) and information technology risks to safeguard Unitholders' interests and ECW's assets.

The Board has overall responsibility for the governance of risk and oversees the Manager in the design, implementation and monitoring of the risk management and internal control systems. The ARC assists the Board in carrying out the Board's responsibility of overseeing the risk management framework and policies of ECW Group.

The ARC is guided by its terms of reference, in particular, the ARC:

- (a) assesses the adequacy and effectiveness of the risk management and internal control systems established by the Manager to manage risks;
- (b) oversees Management in the formulation, updating and maintenance of an adequate and effective risk management framework, policies and strategies for managing risks that are consistent with ECW Group's risk appetite and reports to the Board on its decisions on any material matters concerning the aforementioned;
- (c) makes the necessary recommendations to the Board such that an opinion relating to the adequacy and effectiveness of the risk management and internal control systems can be made by the Board in the annual report of ECW in accordance with the Listing Rules and the Code; and
- (d) considers and advises on risk matters referred to it by Management or the Board including reviewing and reporting to the Board on any material non-compliance with the approved framework and policies and the adequacy of any proposed action.

CORPORATE GOVERNANCE

The Manager adopted an Enterprise Risk Management (“ERM”) Framework which sets out the required environmental and organisational components for managing risk in an integrated, systematic and consistent manner. The ERM Framework and related policies are reviewed annually by the Management.

The Manager consistently seeks to improve and strengthen its ERM Framework. As part of the ERM Framework, the Manager, among other things, undertakes and performs a Risk and Control Self-Assessment (“RCSA”) process. From the RCSA process, the Manager maintains a risk register which identifies the material risks ECW Group faces and the corresponding internal controls it has put in place to manage or mitigate those risks. The update of material risks, if any, would be reviewed by the ARC and the Board. The ARC will also review the approach of identifying and assessing risks and internal controls. The system of risk management and internal controls is reviewed and, where appropriate, improved by Management, the ARC and the Board. Where relevant, reference is made to the best practices and guidance in the Risk Governance Guidance for listed Boards issued by the Corporate Governance Council.

Management has established an approach on how risk appetite is defined, monitored and reviewed for ECW Group. ECW Group’s Risk Appetite Statements (“RAS”) addresses the management of material risks faced by ECW Group. Alignment of ECW Group’s risk profile to the RAS is achieved through various communication and monitoring mechanisms put in place across the various functions within the Manager.

More information on the Manager’s ERM Framework can be found in the Enterprise Risk Management section on pages 67 to 68 of this Annual Report.

The internal and external auditors conduct audits that involve testing the effectiveness of the material internal controls for ECW Group addressing financial, operational, compliance (including sanctions-related) and information technology risks. This includes testing, where practical, material internal controls in areas managed by external service providers. Any material non-compliance or lapses in internal controls together with corrective measures recommended by the internal and external auditors are reported to and reviewed by the ARC. The adequacy and effectiveness of the measures taken by Management in response to the recommendations made by the internal and external auditors are also reviewed by the ARC. During the financial year, due to restriction of cash expenditure by the lenders of ECW, no internal audit was performed as the internal audit work has been temporarily deferred till sufficient funding is available offshore.

Written assurances on adequacy and effectiveness of risk management and internal control systems (Provision 9.2)

At every quarterly meeting, the CEO and CFO of the Manager will give their written assurance that:

- (a) the financial records of ECW Group have been properly maintained and the financial statements of the relevant quarter give a true and fair view of ECW Group’s operations and finances;
- (b) the system of risk management and internal controls in place for ECW Group is adequate and effective in addressing the material risks faced by ECW Group in its current business environment including material financial, operational, compliance and information technology risks;
- (c) Management is aware of their responsibilities for establishing, maintaining and evaluating the effectiveness of the risk management and internal control systems of the ECW Group; and
- (d) there are no known significant deficiencies or lapses in the risk management and internal controls systems relating to the ECW Group’s financial, operational, compliance and information technology controls which could adversely affect the ECW Group’s ability to record, process, summarise or report financial data, or of any fraud, whether material or not.

CORPORATE GOVERNANCE

Separately, the CEO and other KMP of the Manager also provide a written confirmation of the above items (c) and (d). (the written assurance and written confirmation collectively, the “Management Assurance Letters”)

The Board has received the Management Assurance Letters duly signed by the CEO and the CFO. Other than the CFO, the Company has no other KMP.

The Board recognises that any internal control system would not provide absolute assurance to the financial, operational, compliance and information technology risks. While acknowledging the ERM Framework established and the reviews conducted by Management and the external auditor, as well as the Management Assurance Letters, the Board, with the concurrence of the ARC, is of the opinion, that in the absence of the internal audit process during the financial year, whether the system of risk management and internal controls addressing material financial, operational, compliance and information technology risks established by the Manager would meet the needs of ECW Group in its current business environment for FY2025, remains unclear. The Board and ARC have instructed the Management to resume the internal audits when feasible.

The Board noted that in view of multiple issues faced by ECW Group, including but not limited to the unauthorised guarantees and mortgages, litigation involving the assets of the Sponsor which affected Hangzhou Beigang Logistics Co., Ltd., and the termination of the master lease, a more comprehensive review of the internal control and risk management system of ECW Group may be required. The ARC will conduct such a review in FY2026/2027.

Audit and Risk Committee

Principle 10: Establishment of Audit and Risk Committee with written terms of reference

Composition of the ARC (Provision 10.2)

The ARC currently comprises three IDs and one NINED namely:

Ms Irene Ho Yoke Foong	Chairman
Mr Kelvin Chow Chung Yip	Member
Mr Douglas Koh Kew Siong	Member
Mr Chia Yew Boon	Member

All four ARC members bring with them invaluable and relevant managerial and professional expertise in accounting, legal and related financial management domains

Former partner or Director of the Company's existing auditing firm (Provision 10.3)

In compliance with the Code, none of the ARC members is a former partner or Director of ECW's existing external audit firm within the previous two years or who hold any financial interest in the auditing firm.

Duties of ARC and Activities of the ARC (Provision 10.1)

The ARC has explicit authority to investigate any matter within its terms of reference. Management is required to provide the fullest co-operation in providing information and resources, and in implementing or carrying out all requests made by the ARC. The ARC has direct access to the internal and external auditors and full discretion to invite any Director or executive officer to attend its meetings. Similarly, both the internal and external auditors are given unrestricted access to the ARC.

In practice, all ARC meetings will be attended by the Group's CEO and CFO so that they are better able to give a complete account of the issues being reviewed and answer questions from the ARC members. Where there are matters of potential sensitivity, Management will be asked to excuse themselves from the meeting so that the ARC may discuss matters openly.

CORPORATE GOVERNANCE

The ARC is guided by its terms of reference, which defines its duties and scope of authority and in line with the Code, term of reference was reviewed during the year. In particular, the duties of the ARC include the following:

- (a) reviews the annual audit plan, including the nature and scope of the internal and external audits before the commencement of the audits;
- (b) reviews the significant financial reporting issues and judgements so as to ensure the integrity of the financial statements of ECW Group and any announcements relating to ECW Group's financial performance;
- (c) reviews and reports to the Board at least annually the adequacy and effectiveness of the Manager's internal controls, including financial, operational, compliance and information technology controls, and risk management systems;
- (d) reviews the adequacy and effectiveness of the Manager's internal audit and compliance functions;
- (e) reviews the scope and results of the external audit and independence and objectivity of the external auditors;
- (f) makes recommendations to the Board on the proposals to Unitholders on the re-appointment of the external auditors, and approving the remuneration of the external auditors;
- (g) reviews and approves processes to regulate transactions involving an Interested Person (as defined in Chapter 9 of the Listing Rules) and/or Interested Party (as defined in the Property Funds Appendix) (each, an Interested person) and ECW and/or its subsidiaries (Interested Person Transactions) to ensure compliance with the applicable regulations, in particular, the requirements that the transactions are on normal commercial terms and are not prejudicial to the interests of ECW and its minority Unitholders and, in respect of any property management agreement which is an Interested person or Interested party transaction, the requirement that reviews of the Property Manager's compliance with the terms of the property management agreement and any remedial actions taken, where necessary, are carried out at intervals commensurate with the tenure of such agreement;
- (h) reviews the policy and arrangements by which employees of the Manager and any other persons may, in confidence, report suspected fraud or irregularity or suspected infringement of any laws or regulations or rules, or raise concerns about possible improprieties in matters of financial reporting or other matters with a view to ensuring that arrangements are in place for such concerns to be raised and independently investigated, and for appropriate follow-up action to be taken;
- (i) reviews the procedures implemented to ensure the legal and regulatory compliance of ECW's financing activities in the applicable jurisdiction; and
- (j) reviews the Sponsor's compliance with various undertakings given in respect of the relevant issues until such time that the Deeds of Indemnity are terminated in accordance with their terms.

CORPORATE GOVERNANCE

In FY2025, the ARC discussed with Management and the external auditors on significant financial reporting matters, in particular the going concern assumption, valuation of investment properties, impairment of the trade and other receivables, as well as the contingent liabilities arising from unauthorised use of Relevant Seals and Stamps led to unauthorised mortgages and unauthorised corporate guarantees. The valuation of investment properties has considered all the relevant facts and circumstances in arriving at the basis of valuation. The ARC also considered the findings of the external auditors, including their basis for disclaimer of opinion. For prudent purpose, the ARC recommended to the Board and the Board concurred with the recommendation of ARC that the financial statements of ECW REIT for FY2025 to be prepared on realisation basis.

The aggregate amount of fees paid and payable to the external auditors for FY2025 was approximately S\$330,000 which was solely related to provision of audit services. There was no non-audit fee in FY2025. The external auditors have also provided confirmation of their independence to the ARC. The ARC is satisfied that the independence of the external auditors.

Internal Audit (Provision 10.4)

The Board recognises the importance of maintaining a system of internal controls, procedures and processes to safeguard the interests of Unitholders' investments and the assets of ECW. The ARC needs to satisfy itself at least once every two to five years, and more frequently that the Manager has i) periodically reviewed the compliance of the Property Manager (which was an interested party) with the terms of the Property Management Agreement; and ii) taken remedial actions where necessary. The Manager has previously appointed Deloitte Singapore Assurance Pte. Ltd ("Deloitte"), for the provision of internal audit services to perform internal audit annually over the Property Manager before FY2025. In light of the challenging financial circumstances currently faced by the Group and replacement of the Property Manager with a third party service provider, the Group has reduced the frequency of the internal audit and will appoint a new internal auditor once sufficient financial resources are available beyond FY2025.

Although an internal audit was not conducted during the financial year, the Group maintained robust oversight of its internal control environment. Key controls over financial reporting, significant processes, and identified risk areas were subject to close and continuous monitoring on a day-to-day basis by the asset management and finance teams, with overall supervision and oversight provided by the Chief Financial Officer.

The ARC and the Board regularly received the KMP's written assurance confirmation statements provided by KMP on the adequacy and effectiveness of the Group's internal controls, as disclosed under Provision 9.2. of the CG Code.

Meeting with EA (Provision 10.5)

For FY2025, the ARC met with the external auditors, without Management's presence, to discuss the reasonableness of the financial reporting process, the system of internal controls, and the significant comments and recommendations by the auditors. Where relevant, the ARC makes reference to the best practices and guidance in the Guidebook for Audit Committees in Singapore and the practice directions issued from time to time in relation to the Financial Reporting Surveillance programme administered by the Accounting and Corporate Regulatory Authority of Singapore.

The Manager confirms, on behalf of ECW, that ECW complies with Rule 712 and Rule 715 of the Listing Rules.

(D) UNITHOLDER RIGHTS AND RESPONSIBILITIES

Unitholder Rights

Principle 11: Unitholders' rights and conduct of Unitholder meetings

The Manager is committed to treating all Unitholders fairly and equitably. All Unitholders enjoy specific rights under the Trust Deed and the relevant laws and regulations. These rights include, among other things, the right to participate in profit distributions. They are also entitled to attend general meetings and are accorded the opportunity to participate effectively and vote at general meetings.

CORPORATE GOVERNANCE

Participation of Unitholders' meetings (Provision 11.1)

The Manager supports the principle of encouraging Unitholders' participation and voting at general meetings.

Unitholders are informed of meetings through notices which are accompanied by the annual reports or circulars sent to them. If any unitholder is unable to attend, he/she is allowed to appoint up to two proxies to vote on his/her behalf at the meeting through proxy forms.

Separate resolutions at general meetings on each substantially separate issue (Provision 11.2)

At the general meetings, each distinct issue is proposed as a separate resolution and full information is provided for each item in the notice. Notices of the general meetings are also advertised in the press and issued on SGXNet. To ensure transparency in the voting process and better reflect Unitholders' interest, the Manager conducts poll voting for Unitholders/proxies for all the resolutions proposed at the general meetings. An independent external party is also appointed as scrutineers for the poll voting procedures. The Manager will announce the results of the votes cast for and against each resolution and the respective percentages after the general meeting. Unitholders may appoint the Chairman of the meeting as proxy to vote on their behalf at the general meeting.

Attendance at general meetings (Provision 11.3)

Management makes its presentation to Unitholders to update them on ECW's performance, position and prospect at general meetings. The presentation materials are made available to Unitholders on SGXNet and the Company's website. Unitholders are given the opportunity to communicate their views on matters affecting ECW. Representatives of the trustee, Directors (including the chairpersons of the Board, the NRC and the ARC), the Manager's senior management and the external auditors, shall be present at general meetings.

Absentia voting (Provision 11.4)

The Trust Deed currently does not provide for absentia voting. Voting in absentia and by email which are currently not permitted may only be possible following careful study to ensure that the integrity of information and authentication of the identity of Unitholders through the web are not compromised, and legislative changes are effected to recognise remote voting.

Despite the deviation from Provision 11.4 of the Code, Unitholders nevertheless have opportunities to communicate their view on matters affecting the ECW Group even when they are not in attendance at general meetings. For example, in an ordinary meeting setting (i.e physical meetings), Unitholders may appoint proxies to attend, speak and vote, on their behalf, at general meetings.

Conduct of General Meetings

The Company held its AGM for the financial year ended 31 December 2024 ("2024 AGM") on 30 April 2025 in a wholly physical format. Unitholders (themselves or through their appointed proxies) were able to vote and ask questions in person at the said AGM.

Prior to voting at an AGM or any other general meetings, the voting procedures will be made known to the Unitholders to facilitate them in exercising their votes. An independent scrutineer is also appointed for the purpose of vote-taking and validation of votes at general meetings. The CEO will also give his presentation to keep unitholders better informed of the purpose of the general meetings. The presentation slides will also be released to SGX-ST.

For the forthcoming AGM for the financial year ended 31 December 2025 ("2025 AGM"), this will also be held in a wholly physical format. Please refer to the Notice of AGM for further information.

CORPORATE GOVERNANCE

Minutes of general meetings (Provision 11.5)

The minutes of general meetings which include the attendance of Board members at the meetings, matters approved by unitholders, voting results, substantial and relevant comments or queries from unitholders relating to the agenda of the general meetings together with responses from Board and Management, will be released to the SGX-ST and published on the Manager's corporate website within one month from the date of the general meeting.

Distribution policy (Provision 11.6)

In accordance with the prospectus for IPO of ECW, ECW's distribution policy is to distribute 100% of ECW's Distributable Income for the period from the listing Date to 31 December 2017. Thereafter, ECW will distribute at least 90% of its Distributable Income on a semi-annual basis. Notwithstanding, ECW had been making its distribution on a quarterly basis until the financial year ended 31 December 2022.

ECW's distribution frequency was set on a half-year basis with effect from 1 January 2023. The planned distributions for all periods after 1 January 2023 had been deferred to a later date to be announced due to insufficient funds.

For FY2025, the Manager had announced a calculated distribution of Nil Singapore cents per unit (2024 related : 1.616 Singapore cent per unit).

Engagement with Unitholders

Principle 12: Regular communication with Unitholders and facilitates the participation of Unitholders during general meetings and other dialogues

Communication with shareholders (Provision 12.1)

The Manager is committed to keeping all unitholders and other stakeholders and analysts informed of the performance and changes in ECW or its business which would be likely to materially affect the price or value of the units, on a timely and consistent basis, so as to assist unitholders and investors in their investment decisions.

Before the release of ECW's quarterly results announcements, the Manager will keep unitholders informed on the expected date of the release of quarterly results announcements.

At the AGM, a presentation is made to unitholders to update on ECW's financial and operational performance. Similarly for EGM, a presentation on the subject matter will also be made to brief unitholders to keep them informed on the purpose and rationale for the resolutions which require unitholders' approval. The presentation materials are made available on SGXNet and the Manager's website for the benefit of unitholders.

The Chairman of the meeting is tasked with facilitating constructive dialogue between the Unitholders and the Board, Management and the external auditors. Where appropriate, the Chairman invites management or Board Committee chairmen, to answer queries on matters related to their roles.

Investor Relations Policy (Provisions 12.2 & 12.3)

The Manager has an Investor Relations and Corporate Communications function which facilitates effective communication with Unitholders, analysts, fund managers and the media.

The Manager actively engages with Unitholders and has put in place a Unitholders' Communication and Investor Relations policy to promote regular, effective and fair communications with Unitholders.

More information on the Manager's investor and media relations with Unitholders can be found in the Stakeholders Engagement and Investor Relations section on page 37 of this Annual Report.

Unitholders are notified in advance of the date of release of ECW's financial results through an announcement via SGXNet.

CORPORATE GOVERNANCE

Managing Stakeholders Relationships

Principle 13: Engagement with stakeholders

Material stakeholder groups (Provisions 13.1)

Management of stakeholder relationships (Provision 13.2)

In keeping with its commitments to good corporate governance, the Manager has put in place a Sustainability Reporting Framework, which is published on the Manager's website. In the report, the Manager focuses on ECW's Economic, Social and Governance ("ESG") impacts and its progress towards the goal of sustainable management of its property portfolio. The Manager has identified the following as their key stakeholders:

- Unitholders;
- Employees and workers;
- Tenants;
- Suppliers;
- Local Communities;
- Government; and
- Non-profit Organisations

Corporate website to communicate and engage with stakeholders (Provision 13.3)

The Manager engages with these stakeholders through various informal and formal channels of communication. For example, the Manager maintains a corporate website (<https://www.ecwreit.com/>) to leverage on internet platforms, which enables it to communicate with key stakeholders and the public.

For more information, please refer to the "Sustainability" section on page 38 of this Annual Report.

(E) ADDITIONAL INFORMATION

Dealings With Interested Persons

Review Procedures for Interested Person Transactions

The Manager has established internal control procedures to ensure that all Interested person transactions are undertaken on an arm's length basis and on normal commercial terms, which are generally no more favourable than those extended to unrelated third parties, and are not prejudicial to the interests of ECW and Unitholders. A formal policy has also been drawn up to document the procedures.

In respect of such transactions, Management would have to demonstrate to the ARC that such transactions are undertaken on normal commercial terms and are not prejudicial to the interests of ECW and Unitholders which may include obtaining (where practicable) third party quotations or obtaining valuations from independent valuers (in accordance with applicable provisions of the Listing Rules and the Property Funds Appendix). The internal control procedures also ensure compliance with Chapter 9 of the Listing Rules and the Property Funds Appendix.

CORPORATE GOVERNANCE

In particular, the procedures in place include the following:

Interested person transactions¹ Approving Authority, procedures and Disclosure

Board Members	Approval Authority
S\$100,000 and above per transaction (which singly, or when aggregated with other transactions ² with the same Interested person in the same financial year is less than 3.0% of ECW's latest audited net tangible assets/net asset value)	Trustee ARC
Transaction ² which:	Trustee ARC
(a) is equal to or exceeds 3.0% of ECW's latest audited net tangible assets/net asset value; or	Immediate announcement
(b) when aggregated with other transactions ³ with the same Interested person in the same financial year is equal to or exceeds 3.0% of ECW's latest audited net tangible assets/net asset value	
Transaction which:	Trustee ARC
(a) is equal to or exceeds 5.0% of ECW's latest audited net tangible assets/net asset value; or	Unitholders Immediate announcement
(b) when aggregated with other transactions ³ with the same Interested person in the same financial year is equal to or exceeds 5.0% of ECW's latest audited net tangible assets/net asset value	

Role of the ARC for Interested Person Transactions

The Manager's internal control procedures are intended to ensure that Interested person transactions are conducted at arm's length and on normal commercial terms, and are not prejudicial to ECW and Unitholders' interests. The Manager maintains a register to record all Interested Person Transactions which are entered into by ECW (and the basis on which they are entered into).

All Interested Person Transactions are subject to regular periodic reviews by the ARC, to ascertain that the guidelines and procedures established to monitor Interested person transactions, including the relevant provisions of the Listing Rules and the Property Funds Appendix, as well as any other guidelines which may from time to time be prescribed by the SGX-ST, MAS or other relevant authorities, have been complied with. The review includes an examination of the nature of the transaction and its supporting documents or such other information deemed necessary by the ARC. If a member of the ARC has an interest in a transaction, he is to abstain from participating in the review and approval process in relation to that transaction. In addition, the trustee also has the right to review such audit reports to ascertain that the Listing Rules and the Property Funds Appendix have been complied with.

Details of all Interested person transactions (equal to or exceeding S\$100,000 each in value) entered into by ECW during FY2025 are disclosed on page 139 of this Annual Report.

1 This table does not include the procedures applicable to interested person transactions falling under the exceptions set out in Rules 915 and 916 of the listing Rules.

2 Any transaction of less than S\$100,000 in value is disregarded

3 In relation to approval by Unitholders for transactions that equal to or exceed 5.0% of ECW's latest audited net tangible assets/net asset value (whether singly or aggregated), any transaction which has been approved by Unitholders, or is the subject of aggregation with another transaction that has been approved by Unitholders, need not be included in any subsequent aggregation.

CORPORATE GOVERNANCE

The Board noted that the guidelines and procedures established to monitor interested person transactions did not prevent the unauthorised guarantees and mortgages which, if authorised, should have been interested person transactions. The Board noted that since their discovery, the Manager has adopted several new control measures, including but not limited to the safekeeping of seals. The ARC will be reviewing these measures, guidelines and procedures in FY2026/2027.

Dealing with Conflicts of Interest

The following principles and procedures have been established to deal with potential conflicts of interest which the Manager (including its Directors, executive officers and employees) may encounter in managing ECW:

- (a) the Manager is a dedicated manager to ECW and will not manage any other real estate investment trust or be involved in any other real property business;
- (b) all resolutions at meetings of the Board in relation to matters concerning ECW must be decided by a majority vote of the Directors, including at least one ID;
- (c) in respect of matters in which Sponsor and/or its subsidiaries have an interest, whether direct or indirect, any nominees appointed by Sponsor and/or its subsidiaries to the Board will abstain from voting. In such matters, the quorum must comprise a majority of IDs and shall exclude such nominee Directors of Sponsor and/or its subsidiaries;
- (d) in respect of matters in which a Director or his associates have an interest, whether direct or indirect, such interested Director will abstain from voting. In such matters, the quorum must comprise a majority of the Directors and shall exclude such interested Director(s);
- (e) if the Manager is required to decide whether or not to take any action against any person in relation to any breach of any agreement entered into by the trustee for and on behalf of ECW with an affiliate of the Manager, the Manager is obliged to consult with a reputable law firm (acceptable to the trustee) which shall provide legal advice on the matter. If the said law firm is of the opinion that the trustee, on behalf of ECW, has a prima facie case against the party allegedly in breach under such agreement, the Manager is obliged to pursue the appropriate remedies under such agreement;
- (f) any decision by the Manager not to take action against a related party of the Manager shall not constitute a waiver of the trustee's right to take such action as it deems fit against such related party; and
- (g) at least one-third of the Board shall comprise IDs.

Additionally, the Trustee has been granted a right of first refusal by the Sponsor to purchase any income-producing real estate worldwide with certain specified characteristics which may in the future be identified and targeted for acquisition by the Sponsor or any of its subsidiaries.

Under the trust Deed, in respect of voting rights where the Manager would face a conflict between its own interests and that of Unitholders, the Manager shall cause such voting rights to be exercised according to the discretion of the trustee.

The Board noted that the termination of the master leases and the potential internalisation of the real estate investment management function of ECW, if carried out, may lead to new potential conflict of interest. Regardless of whether the potential internalisation of the real estate investment management function of ECW proceeds, the Board intends to review the ECW's policy on conflict of interest in FY2026/2027.

CORPORATE GOVERNANCE

Dealings in Securities

Each Director and the CEO of the Manager is to give notice to the Manager of his acquisition of ECW units or of changes in the number of units or, as the case may be, ECW units which he holds or in which he has an interest, within two business days after such acquisition or the occurrence of the event giving rise to changes in the number of the units or, as the case may be, ECW units which he holds or in which he has an interest.

All dealings in the ECW units by the Manager's Directors will be announced via SGXNet.

The Manager has devised and adopted a securities dealing policy for the Manager's officers and employees which applies the best practice recommendations in the Listing Rules. To this end, the Manager has issued guidelines to its Directors and employees which set out prohibitions against dealings in ECW Group's securities:

- (i) while in possession of material unpublished price sensitive information;
- (ii) during two weeks immediately preceding, and up to the time of the announcement of, ECW's financial results for each of the first three quarters of ECW's financial year; and
- (iii) during one month immediately preceding, and up to the time of the announcement of, ECW's financial results for the full financial year.

Prior to the suspension of the trading of units of ECW in the SGX-ST in Aug 2023, an email would be sent out to all Directors and employees of the Manager to inform them of the duration of the relevant period prior to the commencement of each relevant period. The Manager also would not deal in ECW Group's securities during the same period.

Directors and employees of the Manager are prohibited from dealing in securities of ECW Group if they are in possession of unpublished price sensitive information of ECW Group. As and when appropriate, they would be issued an advisory to refrain from dealing in ECW Group's securities.

Under the policy, Directors and employees of the Manager are discouraged to trade on short-term or speculative considerations. They are also prohibited from using any information with respect to other companies or entities obtained in the course of their employment in connection with securities transactions of such companies or entities.

The Manager has complied with its securities dealing policy in accordance with listing Rule 1207(19).

Notwithstanding the above, the trading of the units of ECW has been suspended on a voluntary basis pursuant to listing Rule 1302 since 30 August 2023. As announced on 15 December 2025, the SGX-ST has no objection to ECW's application for an extension of time to 31 May 2026, subject to certain conditions and among which, to provide a resumption of trading proposal by 31 May 2026.

(F) CODE OF BUSINESS CONDUCT

The Manager adheres to ethical code of business conduct policies which deal with issues such as confidentiality, conduct and work discipline, corporate gifts and concessionary offers. Clear policies and guidelines on how to handle workplace harassment and grievances are also in place. The policies that the Manager has implemented aim to help to detect and prevent occupational fraud in mainly three ways as follow:

- (i) the Manager offers fair compensation packages, based on practices of pay-for-performance and promotion based on merit to its employees. The Manager also provides various healthcare subsidies and financial assistance schemes to alleviate the common financial pressures its employees face;

CORPORATE GOVERNANCE

- (ii) documenting policies and work procedures incorporate internal controls which ensure that adequate checks and balances are in place. Periodic audits are also conducted to evaluate the efficacy of these internal controls; and
- (iii) the Manager seeks to build and maintain the right organisational culture through its core values, educating its employees on good business conduct and ethical values.

Bribery and Corruption Prevention Policy

The Manager adopts a strong stance against bribery and corruption. In addition to clear guidelines and procedures for the giving and receipt of corporate gifts and concessionary offers, all employees of the Manager are required to make a declaration on an annual basis where they pledge to uphold the Manager's core values and not to engage in any corrupt or unethical practices. This serves as a reminder to all employees to maintain the highest standards of integrity in their work and business dealings. The Manager's zero tolerance policy towards bribery and corruption extends to its business dealings with third parties. Pursuant to this policy, the Manager requires that certain agreements incorporate anti-bribery and anti-corruption provisions.

Whistle-Blowing Policy

A whistle-blowing policy and other procedures are put in place to provide employees of the Manager and parties who have dealings with the Manager with well defined, accessible and trusted channels to report suspected fraud, corruption, dishonest practices or other improprieties in the workplace, and for the independent investigation of any reported incidents and appropriate follow up action. The objective of the whistle-blowing policy is to encourage the reporting of such matters so that employees or external parties making any reports in good faith will be able to do so with the confidence that they will be treated fairly and, to the fullest extent possible, be protected from reprisal.

The ARC is responsible for oversight and monitoring of whistleblowing report. To ensure the confidentiality and independence of the whistle-blowing process, an email address directly linked to ARC Chairman is specifically created for whistle-blower to report directly to ARC Chairman who will review the information reported and if need to, he will direct an independent investigation team to investigate the reported matter.

All whistleblowing reports can be made via this channel:

Website: https://ecwreit.listedcompany.com/whistle_blowing_policy.html

Identities of whistle-blower, participants of the investigations and the investigation subject(s) will be kept confidential. No person will be subject to any reprisal for having made a report in accordance with the policy or having participated in the investigation and any reprisal suffered may be reported directly to the ARC Chairman.

Under the Whistle-Blowing Policy, upon receiving instruction from ARC Chairman, the "Delegated Officer" of the Company may assist the ARC for the administration, implementation and overseeing ongoing compliance with the said policy. The Delegated Officer(s) reports directly and independently to the ARC Chairman on all matters arising under the Whistle-Blowing Policy.

The Whistle-Blowing Policy is available on the website of ECW and whistle-blowing parties are able to lodge their concerns via the channels mentioned above. There was no whistle-blowing report received for FY2025.

CORPORATE GOVERNANCE

Anti-Money Laundering and Countering the Financing of Terrorism Measures

As a holder of a Capital Markets Services Licence issued by MAS, the Manager abides by the MAS' guidelines on the prevention of money laundering and countering the financing of terrorism. Under these guidelines, the main obligations of the Manager are:

- (a) evaluation of risk;
- (b) customer due diligence;
- (c) suspicious transaction reporting;
- (d) record keeping;
- (e) employee screening and representative screening; and
- (f) training.

The Manager has developed and implemented a policy on the prevention of money laundering and terrorist financing and is alert at all times to suspicious transactions. Where there is a suspicion of money laundering or terrorist financing, the Manager performs due diligence checks on its counterparties in order to ensure that it does not enter into business transactions with terrorist suspects or other high-risk persons or entities. Suspicious transactions are also reported to the Suspicious Transaction Reporting Office of the Commercial Affairs Department.

Under this policy, the Manager must retain all relevant records or documents relating to business relations with its customers or transactions entered into for a period of at least five years following the termination of such business relations or the completion of such transactions.

All prospective employees, officers and representatives of the Manager are also screened against various lists of terrorist suspects issued by MAS. Periodic training is provided by the Manager to its Directors, employees and representatives to ensure that they are updated and aware of applicable anti-money laundering and terrorist financing regulations, the prevailing techniques and trends in money laundering and terrorist financing and the measures adopted by the Manager to combat money laundering and terrorist financing.

ENTERPRISE RISK MANAGEMENT

Information Technology Risk

IT risk comprises cyber risk, information security risk, and technology infrastructure risk. As IT is an integral part of ECW Group's business, the security of sensitive information, including tenancy details and financial information, is crucial. Increasing threats to information security, such as hacking and website defacement, pose risks of data leakage and damage to ECW Group's reputation. To manage IT risks, the outsourced IT team has implemented policies and procedures governing IT security, access controls, and data security. Disaster recovery testing is conducted periodically to validate the system continuity plan, and network penetration testing is also conducted regularly to check for potential security gaps.

Foreign Currency Risk

ECW Group's cash flows from property operations are denominated in RMB, while distributions are paid in Singapore dollars. This exposes ECW Group to fluctuations in RMB and SGD currency rates. To mitigate foreign exchange risks on distributions to Unitholders, ECW Group may enter into derivative contracts to hedge foreign exchange risks.

Interest Rate Risk

ECW Group's exposure to changes in interest rates relates primarily to interest-bearing financial liabilities. Interest rate risk is managed on an ongoing basis with the primary objective of minimizing the impact on interest expenses caused by adverse movements in interest rates. The Manager deploys relevant hedging tools to hedge ECW Group's borrowings when required.

Investment Risk

The main sources of growth for ECW Group are asset enhancement initiatives (AEI), acquisition of properties, and property developments. Investment risks are managed through a rigorous investment process, including evaluating potential for growth in yield, rental sustainability, and potential for value creation. Key financial assumptions are reviewed, and sensitivity analysis is performed on key variables. Potential risks associated with proposed projects and issues that may prevent their smooth implementation or achievement of projected outcomes are identified at the evaluation stage, enabling the Manager to devise action plans to mitigate such risks early.

Leasing Risk

Leasing risk remains a key concern for the REIT. While the Manager has undertaken efforts to take over underlying leases and secure positive cashflow, the expiry and novation of master leases and related party leases have led to a loss of contracted cash inflow and exposed the REIT to direct tenant-level risk under challenging market conditions. In addition, the subdued demand environment, oversupply of warehouse space, and slow rental recovery continue to limit tenant replacement efforts. These factors collectively exacerbate leasing risk and may lead to further income volatility. The Manager continues to work with third-party leasing agents and consultants to formulate tailored leasing strategies, but the leasing outlook remains highly uncertain in the near term.

Liquidity Risk

ECW Group currently faces significant liquidity risks. Due to insufficient cash flow, the company is under pressure to meet its financial obligations and received pre-enforcement notice from the Offshore Facility Agreement regarding potential enforcement actions if certain conditions set are not met. These actions could include accelerating loans, appointing a receiver, or initiating legal proceedings. The aggregate leverage for the Group was 95.1% as of 31 December 2025, as a result of the decline in the property valuation of ECW. The increased leverage ratio breached the financial covenant under the existing offshore facility agreement, which requires ECW's leverage ratios to be no more than 40%.

ENTERPRISE RISK MANAGEMENT

Regulatory and Compliance Risk

ECW Group is required to comply with applicable legislations and regulations, including the Listing Rules of the SGX-ST, the Code on Collective Investment Schemes issued by MAS, tax rulings by the Inland Revenue Authority of Singapore, sanctions-related laws or regulations, as well as laws and regulations in the country where ECW Group's assets are located. The Manager proactively identifies applicable laws and regulatory obligations, legal updates, and integrates compliance into day-to-day operations. ECW does not have exposure or nexus to sanctions-related risks.

Risk Identification & Assessment

- Risk Appetite
- Risk & Control Self-Assessment
- Investment Risk Evaluation
- Whistle-blowing/Business Malpractice

Risk Response

- Accept
- Avoid
- Mitigate
- Transfer



Risk Monitoring & Reporting

- Key Risk Indicators

FINANCIAL CONTENTS

Report of the Trustee	70
Statement by the Manager	71
Independent Auditor's Report to the Unitholders	72
Consolidated Statement of Total Return	75
Statements of Financial Position - Group and ECW	76
Consolidated Distribution Statement	77
Consolidated Statement of Cash Flows	78
Statements of Movements in Unitholders' Funds - Group and ECW	80
Investment Properties Portfolio Statement	81
Notes to the Financial Statements	83

REPORT OF THE TRUSTEE

DBS Trustee Limited (the “Trustee”) is under a duty to take into custody and hold the assets of EC World Real Estate Investment Trust (“ECW”) held by it or through its subsidiaries (collectively the “Group”) in trust for the holders (“Unitholders”) of units in ECW (the “Units”). In accordance with the Securities and Futures Act 2001, its subsidiary legislation and the Code on Collective Investment Schemes, the Trustee shall monitor the activities of EC World Asset Management Pte. Ltd. (the “Manager”) for compliance with the limitations imposed on the investment and borrowing powers as set out in the trust deed dated 5 August 2015 as amended by the First Amending and Restating Deed dated 29 June 2016, First Supplemental Deed dated 27 October 2016, Second Supplemental Deed dated 7 August 2019, Third Supplemental Deed dated 9 April 2020 and Fourth Supplemental Deed dated 23 February 2023 (the “Trust Deed”) between the Trustee and the Manager in each annual accounting period and report thereon to Unitholders in an annual report.

To the best knowledge of the Trustee, other than disclosures made by the Manager on (i) the imposition of mortgages over Fuzhou E-Commerce, Fuheng Warehouse and Hengde Logistics including via SGX announcements made on 2 January 2024, 15 January 2024, 18 January 2024, 24 January 2024, 25 January 2024, 1 February 2024, 27 February 2024, 31 March 2024, 1 May 2024, 31 May 2024, 30 June 2024, 1 September 2024, 30 September 2024, 14 April 2025, 10 June 2025, 13 August 2025, 13 November 2025, 27 November 2025, 4 February 2026 and 27 February 2026 (ii) the distributions of ECW including via SGX announcements made on 27 February 2024 and (iii) the ECW Facilities including via SGX announcements made on 27 February 2024, 31 March 2024, 1 May 2024, 31 May 2024, 11 June 2024, 30 June 2024, 17 July 2024, 26 October 2024, 11 November 2024, 18 November 2024, 10 June 2025, 27 November 2025 and 27 February 2026 (iv) the SGX announcement on the responses to substantive and relevant questions on 26 July 2024, (v) the SGX announcement pursuant to Rule 704(5) of the Listing Manual on 15 April 2025, (vi) the SGX announcements on ECW’s financial statements on 14 May 2025, 13 August 2025, 13 November 2025, 27 February 2026 and 10 March 2026, (vii) the SGX announcement on the responses to queries from the SGX-ST on 11 June 2025, and (viii) the impact of the Sponsor reorganisation on the REIT including via SGX announcements on 4 August 2025, 13 August 2025 and 25 September 2025, the Manager has, in all material respects, managed ECW and its subsidiaries during the financial year covered by these financial statements set out on pages 75 to 138, in accordance with the limitations imposed on the investment and borrowing powers set out in the Trust Deed.

For and on behalf of the Trustee DBS Trustee Limited

Jane Puay Yuen Lim
Authorised Signatory

Singapore
13 April 2026

STATEMENT BY THE MANAGER

In the opinion of the directors of EC World Asset Management Pte. Ltd., the accompanying financial statements of EC World Real Estate Investment Trust (“ECW”) and its subsidiaries (the “Group”), set out on pages 75 to 138, comprising the Statements of Financial Position of ECW and the Group, the Investment Properties Portfolio Statement of the Group as at 31 December 2025, the Statements of Movements in Unitholders’ Funds for ECW and the Group and the Consolidated Statement of Total Return, Consolidated Distribution Statement, Consolidated Statement of Cash Flows of the Group and Notes to the Financial Statements for the year ended 31 December 2025 are drawn up so as to present fairly, in all material respects, the consolidated financial position of the Group, the financial position of ECW and the consolidated portfolio holdings of the Group as at 31 December 2025, and the consolidated movements of unitholders’ funds of the Group, the movements in unitholders’ funds of ECW, the consolidated financial performance of the Group, the consolidated amount distributable of the Group and the consolidated cash flows of the Group for the year ended 31 December 2025, in accordance with the recommendations of Statement of Recommended Accounting Practice 7 “Reporting Framework for Unit Trusts” issued by the Institute of Singapore Chartered Accountants and the provisions of the trust deed dated 5 August 2015 as amended by the First Amending and Restating Deed dated 29 June 2016, First Supplemental Deed dated 27 October 2016, Second Supplemental Deed dated 7 August 2019, Third Supplemental Deed dated 9 April 2020 and Fourth Supplemental Deed dated 23 February 2023 (the “Trust Deed”). At the date of this statement, as disclosed in the Note 2.1 (a) to the financial statements, the financial statements have been prepared on an alternative basis other than that of going concern, whereby the assets and liabilities are stated at the amounts to be realised and settled respectively within 12 months from the reporting date.

For and on behalf of the Manager,
EC World Asset Management Pte. Ltd.

Goh Toh Sim
Director

Singapore
13 April 2026

INDEPENDENT AUDITOR'S REPORT TO THE UNITHOLDERS OF EC WORLD REAL ESTATE INVESTMENT TRUST

(CONSTITUTED UNDER A TRUST DEED IN THE REPUBLIC OF SINGAPORE)

Disclaimer of Opinion

We were engaged to audit the financial statements of EC World Real Estate Investment Trust ("ECW") and its subsidiaries ("the Group"), as set out from page 75 to page 138, which comprise the statements of financial position of the Group and of ECW and the investment properties portfolio statement of the Group as at 31 December 2025, and statements of movements in unitholders' funds of the Group and of ECW, and the consolidated statement of total return, consolidated distribution statement and consolidated statement of cash flows of the Group for the financial year then ended, and notes to the financial statements, including material accounting policy information.

We do not express an opinion on the financial statements of ECW and the Group. Because of the significance of the matters described in the Basis for Disclaimer of Opinion section of our report, we have not been able to obtain sufficient appropriate audit evidence to provide a basis for an audit opinion.

Basis for Disclaimer of Opinion

Going concern assumption

The going concern assumption has not been used in the preparation of the accompanying financial statements based on the matters disclosed in Note 2.1(a) to the financial statements. However, we were unable to obtain sufficient appropriate audit evidence regarding the outcome of these matters to support the Manager's basis to prepare the financial statements on an alternative basis other than that of going concern.

Investment properties

As disclosed in Note 13 to the financial statements, the fair values of investment properties of the Group totalling S\$498,635,000 as at 31 December 2025 are based on certain assumptions and estimates used in the valuation of these investment properties. As the financial statements is not prepared on a going concern basis as disclosed in Note 2.1 (a) to the financial statements, we were unable to obtain sufficient appropriate audit evidence regarding the appropriateness of the valuation technique and assumptions applied by the Manager. Consequently, we were unable to determine whether any adjustment to the accompanying financial statements in relation to the carrying amount of investment properties is necessary.

Impairment allowance for trade and other receivables

As disclosed in Note 11(a) to the financial statements, the assessment of impairment allowance for the Group's trade receivables of S\$557,000 and other receivables of S\$5,989,000 as at 31 December 2025 is based on certain assumptions, including a positive outcome of the Group's negotiations with the debtors. We were unable to obtain sufficient appropriate audit evidence regarding the reasonableness of these assumptions as the Manager was unable to provide satisfactory supporting documentary information. Consequently, we were unable to determine whether any adjustment to the accompanying financial statements in relation to the carrying amount of trade and other receivables is necessary.

INDEPENDENT AUDITOR'S REPORT TO THE UNITHOLDERS OF EC WORLD REAL ESTATE INVESTMENT TRUST

(CONSTITUTED UNDER A TRUST DEED IN THE REPUBLIC OF SINGAPORE)

Basis for Disclaimer of Opinion (Continued)

Unauthorised use of Relevant Seals and Stamps

As disclosed in Note 22 to the financial statements, the unauthorised mortgages and guarantees arose primarily from the unauthorised use of the ECW's China subsidiaries' company seal, legal representative seal, finance stamp and/or contract stamp (collectively, the "Relevant Seals and Stamps") and title deeds of the properties by the Sponsor. We were unable to obtain sufficient appropriate audit evidence to determine if there were other instances of unauthorised use of the Relevant Seals and Stamps and title deeds of the properties which have not been identified by the Manager. Consequently, we were unable to determine whether any adjustment to the accompanying financial statements in relation to the unauthorised use of the Relevant Seals and Stamps which have not been identified.

Impairment losses

Impairment allowance for trade and other receivables from ECW's ultimate holding corporation (the "Sponsor") and fellow subsidiaries (the "Sponsor Group") and impairment allowance for investments in subsidiaries formed part of the basis of disclaimer opinion in the independent auditor's report on the financial statements of the Group and ECW for the financial year ended 31 December 2024.

As disclosed in Note 11(a) to the financial statements, the Group recognised impairment loss of S\$73,573,000 on its trade and other receivables due from the Sponsor Group during the financial year ended 31 December 2025. Additionally, as disclosed in Note 14(a) to the financial statements, ECW recognised impairment loss of S\$39,588,000 on its investments in subsidiaries during the financial year ended 31 December 2025.

We were unable to obtain sufficient appropriate audit evidence to determine whether these impairment losses should have been recognised during the financial year ended 31 December 2025. Consequently, we were unable to determine whether any adjustment to the accompanying financial statements in relation to these impairment losses is necessary.

Responsibilities of the Manager for the Financial Statements

The Manager is responsible for the preparation and fair presentation of these financial statements in accordance with the recommendations of Statement of Recommended Accounting Practice 7 "Reporting Framework for Unit Trusts" issued by the Institute of Singapore Chartered Accountants and for such internal control as the Manager determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Manager is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Manager either intends to liquidate the Group or to cease the Group's operations, or has no realistic alternative but to do so. The Manager's responsibilities include overseeing the Group's financial reporting process.

INDEPENDENT AUDITOR'S REPORT TO THE UNITHOLDERS OF EC WORLD REAL ESTATE INVESTMENT TRUST

(CONSTITUTED UNDER A TRUST DEED IN THE REPUBLIC OF SINGAPORE)

Auditor's Responsibilities for the Audit of the Financial Statements

Our responsibility is to conduct an audit on the Group and ECW's financial statements in accordance with Singapore Standards on Auditing and to issue an auditor's report. However, because of the matters described in the Basis for Disclaimer of Opinion section of our report, we were not able to obtain sufficient appropriate audit evidence to provide a basis for an audit opinion on these financial statements.

We are independent of the Group in accordance with the Accounting and Corporate Regulatory Authority Code of Professional Conduct and Ethics for Public Accountants and Accounting Entities ("ACRA Code"), as applicable to audits of financial statements of public interest entities, together with the ethical requirements that are relevant to audits of the financial statements of public interest entities in Singapore. We have also fulfilled our other ethical responsibilities in accordance with these requirements and the ACRA Code.

The engagement partner on the audit resulting in this independent auditor's report is Liang Hongzhou.

BDO LLP

Public Accountants and
Chartered Accountants

Singapore
13 April 2026

CONSOLIDATED STATEMENT OF TOTAL RETURN

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

	Note	Group	
		2025 S\$'000	2024 S\$'000 (Restated)
Gross revenue	4	35,316	92,056
Property expenses	5	(9,485)	(8,345)
Net property income		25,831	83,711
Finance income		17	-
Finance costs	6	(43,532)	(49,842)
Manager's base fees		(3,000)	(1,616)
Trustee's fees		(156)	(184)
Exchange differences		9,109	(4,386)
Other trust expenses	7	(963)	(2,647)
Net income		(12,694)	25,036
Impairment loss on trade and other receivables	25(b)	(73,707)	-
Net change in fair value of investment properties	13	(201,732)	(94,699)
Net change in fair value of financial derivatives		-	1,879
Total loss for the year before income tax		(288,133)	(67,784)
Income tax credit	8	38,323	1,761
Total loss for the year after income tax before distribution		(249,810)	(66,023)
Loss per unit (cents)			
- Basic and diluted	9	(30.85)	(8.15)

The accompanying notes form an integral part of these financial statements.

STATEMENTS OF FINANCIAL POSITION – GROUP AND ECW

AS AT 31 DECEMBER 2025

	Note	Group			ECW	
		31 December 2025 S\$'000	31 December 2024 S\$'000 (Restated)	1 January 2024 S\$'000 (Restated)	31 December 2025 S\$'000	31 December 2024 S\$'000 (Restated)
ASSETS						
Current assets						
Cash and bank balances	10	6,757	4,513	100,964	1,209	1,004
Trade and other receivables	11	12,830	160,068	97,939	73	3,356
Loans to subsidiaries	12	-	-	-	-	237,057
Investment properties	13	498,635	-	-	-	-
Investments in subsidiaries	14	-	-	-	-	-
		518,222	164,581	198,903	1,282	241,417
Non-current assets						
Investment properties	13	-	713,726	805,629	-	-
Investments in subsidiaries	14	-	-	-	-	39,588
		-	713,726	805,629	-	39,588
Total assets		518,222	878,307	1,004,532	1,282	281,005
LIABILITIES						
Current liabilities						
Trade and other payables	15	185,943	222,378	194,338	26,380	22,648
Loans from subsidiaries	16	-	-	-	90,897	331,943
Borrowings	17	473,679	473,260	559,136	-	-
Derivative financial instruments		-	-	1,879	-	-
Current income tax liabilities		88,718	40,475	33,474	-	-
		748,340	736,113	788,827	117,277	354,591
Non-current liabilities						
Trade and other payables	15	-	3,167	910	-	-
Borrowings	17	-	7,122	-	-	-
Deferred income tax liabilities	18	-	100,351	119,945	-	-
		-	110,640	120,855	-	-
Total liabilities		748,340	846,753	909,682	117,277	354,591
NET (LIABILITIES)/ASSETS ATTRIBUTABLE TO UNITHOLDERS						
		(230,118)	31,554	94,850	(115,995)	(73,586)
Represented by:						
UNITHOLDERS' FUNDS						
UNITS IN ISSUE ('000)	19	(230,118)	31,554	94,850	(115,995)	(73,586)
		809,838	809,838	809,838	809,838	809,838
NET (LIABILITY)/ASSET VALUE PER UNIT (\$\$)						
		(0.28)	0.04	0.12	(0.14)	(0.09)

The accompanying notes form an integral part of these financial statements.

CONSOLIDATED DISTRIBUTION STATEMENT

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

	Group	
	31 December 2025	31 December 2024
	S\$'000	S\$'000 (Restated)
Amount available for distribution to Unitholders at beginning of the year	39,994	25,453
Total loss for the year	(249,810)	(66,023)
Adjustment for net effect of non-tax (chargeable)/deductible items and other adjustments		
- Straight lining of step-up rental	(276)	313
- Security deposits accretion	-	(157)
- Trustee's fees	156	184
- Net fair value loss on investment properties	201,732	94,699
- Deferred tax credit, net	(41,541)	(20,206)
- Net change in fair value of financial derivatives	-	(1,879)
- Amortisation of upfront debt issuance costs	1,494	2,887
- Foreign exchange loss/(gain), net	(9,117)	4,365
- Provision of withholding tax	(2,536)	260
- Provision of doubtful debts	73,707	-
- Others	-	98
	223,619	80,564
Amount available for distribution to Unitholders at end of the year	13,803	39,994

No distribution or deferred distribution is made by ECW during the current and prior financial years.

The accompanying notes form an integral part of these financial statements.

CONSOLIDATED STATEMENT OF CASH FLOWS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

	Note	Group	
		31 December 2025 S\$'000	31 December 2024 S\$'000 (Restated)
Cash flows from operating activities			
Total return for the year		(249,810)	(66,023)
Adjustments for:			
– Income tax credit	8	(38,323)	(1,761)
– Finance income		(17)	–
– Finance costs	6	43,532	49,842
– Effect of straight lining of step-up rental		(276)	313
– Effect of security deposits accretion		–	(2,526)
– Fair value gain on derivative financial instruments		–	(1,879)
– Net fair value loss on investment properties	13	201,732	94,699
– Provision for doubtful receivables		73,707	–
– Unrealised foreign exchange (gain)/loss, net		(9,117)	4,609
Operating cash flow before working capital change		21,428	77,274
Change in working capital:			
Trade and other receivables		82,614	(61,303)
Trade and other payables		(89,343)	(5,891)
Cash generated from operating activities		14,699	10,080
Interest received		17	488
Income tax paid		(7,645)	(6,793)
Net cash generated from operating activities		7,071	3,775
Cash flows from investing activities			
Additions to investment properties		(73)	(642)
Net cash used in investing activities		(73)	(642)
Cash flows from financing activities			
Repayment of borrowings		(181)	(84,791)
Interest paid		(4,584)	(15,525)
SBLC commission paid		–	(14)
Release of deposits for SBLC facilities, net		–	88,942
Utilisation of interest reserve		(914)	5,331
Placement into restricted cash		(987)	–
Net cash used in financing activities		(6,666)	(6,057)
Net increase/(decrease) in cash and cash equivalents		332	(2,924)
Cash and cash equivalents at beginning of the year		4,269	7,180
Effects of exchange rate changes on cash and cash equivalents		(5)	13
Cash and cash equivalents at the end of the year*	10	4,596	4,269

The accompanying notes form an integral part of these financial statements.

CONSOLIDATED STATEMENT OF CASH FLOWS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

Reconciliation of liabilities arising from financing activities:

	1 January 2025 S\$'000	Principal and interest payments S\$'000	Non-cash changes		31 December 2025 S\$'000
			Interest expense S\$'000	Foreign Interest exchange S\$'000	
Borrowing and interest payables	512,012	(4,765)	43,233	(8,588)	541,892

	1 January 2024 S\$'000	Principal and interest payments S\$'000	Non-cash changes		31 December 2024 S\$'000
			Interest expense S\$'000	Foreign Interest exchange S\$'000	
Borrowing and interest payables	564,427	(100,316)	44,673	3,228	512,012

The accompanying notes form an integral part of these financial statements.

STATEMENTS OF MOVEMENTS IN UNITHOLDERS' FUNDS – GROUP AND ECW

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

	Group		ECW	
	31 December 2025	31 December 2024	31 December 2025	31 December 2024
	S\$'000	S\$'000	S\$'000	S\$'000
		(Restated)		(Restated)
OPERATIONS				
Beginning of the year	231,855	301,518	4,041	(9,121)
Total return for the year	(249,810)	(66,023)	(42,409)	13,162
Transfer to general reserves	-	(3,640)	-	-
End of the year	(17,955)	231,855	(38,368)	4,041
GENERAL RESERVES*				
Beginning of the year	41,575	37,935	-	-
Transfer from operations	-	3,640	-	-
End of the year	41,575	41,575	-	-
UNITHOLDERS' CONTRIBUTION				
Beginning and end of the year	(77,627)	(77,627)	(77,627)	(77,627)
FOREIGN CURRENCY TRANSLATION RESERVE				
Beginning of the year	(164,249)	(166,976)	-	-
Translation differences relating to financial statements of foreign subsidiaries	(11,862)	2,727	-	-
End of the year	(176,111)	(164,249)	-	-
Total Unitholders' funds at end of the year	(230,118)	31,554	(115,995)	(73,586)

* ECW's subsidiaries incorporated in the People Republic of China are required to transfer 10% of its profits after taxation, as determined under the accounting principles and relevant financial regulations of China, to the general reserve until the reserve balance reaches 50% of registered capital. The transfer to this reserve must be made before distribution of dividends to the shareholders. This general reserve can be used to make good previous years' losses, if any, and may be converted to registered capital in proportion to the existing interests of the shareholders, provided that the balance after such conversion is not less than 25% of the registered capital.

The accompanying notes form an integral part of these financial statements.

INVESTMENT PROPERTIES PORTFOLIO STATEMENT

AS AT 31 DECEMBER 2025

Property name	Date of acquisition	Remaining term of lease* (Year)	Location	Occupancy rates at 31 December 2025 (%)	Occupancy rates at 31 December 2024 (%)	Latest valuation date	Valuation as at 31 December 2025 (\$'000)	Valuation as at 31 December 2024 (\$'000)	Percentage of total net assets attributable to unitholders as at 31 December 2025 (%)	Percentage of total net assets attributable to unitholders as at 31 December 2024 (%)
Chongxian Port Investment	25 August 2015	30.0	No. 5 Yunhe Road Yuhang District, Hangzhou Zhejiang Province, PRC	87.2	92.2	31 December 2025	72,745	177,266	(31.61)	561.79
Chongxian Port Logistics	25 August 2015	30.0	No. 5-2, Yunhe Road, Yuhang District, Hangzhou, Zhejiang Province, PRC	95.9	95.9	31 December 2025	69,108	87,235	(30.03)	276.46
Fu Heng Warehouse – Building 1 and 2	9 September 2015	33.4	11 Mingxing Road Dongzhou Industrial Zone, Dongzhou Sub-district, Fuyang District, Hangzhou, Zhejiang Province, PRC	77.3	74.5	31 December 2025	42,159	53,124	(18.32)	168.36
Hengde Logistics – Phase 1	6 November 2015	33.5	No 21 Sanhao Road Dongzhou Industrial Zone, Dongzhou Sub-district, Fuyang District, Hangzhou, Zhejiang Province, PRC	88.4	91.1	31 December 2025	109,118	137,377	(47.42)	435.37
- Phase 2	6 November 2015	27.6	No 2-2 Dongqiao Road Dongzhou Industrial Zone, Dongzhou Sub-district, Fuyang District, Hangzhou, Zhejiang Province, PRC							
Wuhan Meiluote	16 April 2018	39.5	Yinyan Village, Nanwan Village, Daiji Street, Caidian District, Wuhan. PRC	97.3	77.4	31 December 2025	16,037	19,572	(6.97)	62.03

INVESTMENT PROPERTIES PORTFOLIO STATEMENT

AS AT 31 DECEMBER 2025

Property name	Date of acquisition	Remaining term of lease* (Year)	Location	Occupancy rates at 31 December 2025 (%)	Occupancy rates at 31 December 2024 (%)	Latest valuation date	Valuation as at 31 December 2025 (\$'000)	Valuation as at 31 December 2024 (\$'000)	Percentage of total net assets attributable to unitholders as at 31 December 2025 (%)	Percentage of total net assets attributable to unitholders as at 31 December 2024 (%)
Fuzhou E-Commerce	8 August 2019	33.4	No. 9 Mingxing Road, Fuyang District, Hangzhou, Zhejiang Province, PRC	58.9	72.3	31 December 2025	101,017	128,430	(43.90)	407.02
Stage 1 Properties of Bei Gang Logistics - Building 1 to 8	25 August 2015	26.2	No. 5-4, Yunhe Road, Yuhang District, Hangzhou, Zhejiang Province, PRC	100	100	31 December 2025	88,451	110,722	(38.44)	350.90
Total investment properties							498,635	713,726	(216.70)	2,261.93
Other (liabilities)/assets							(728,753)	(682,172)	316.69	(2,161.93)
Net (liabilities)/assets of the Group							(230,118)	31,554	100	100

* Refers to the remaining tenure of underlying land.

The percentage of total net assets attributable to unitholders as at 1 January 2024 remains unchanged as the impact of restatement to the Group's net assets as at 1 January 2024 was not significant.

The portfolio of ECW comprises seven properties (collectively the "Properties"). The carrying amounts of the investment properties were based on independent valuations as at 31 December 2025 as undertaken by Jones Lang LaSalle Corporate Appraisal and Advisory Limited ("JLL") (2024: Savills Real Estate Valuation (Guangzhou) Ltd - Shanghai Branch ("Savills")), an independent valuer. JLL and Savills have appropriate professional qualifications and experience in the location and category of the properties being valued. The valuations of the investment properties were based on the Discounted Cash Flow Method. Changes in valuations are recognised to the Statement of Total Return.

The accompanying notes form an integral part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

1. General information

EC World Real Estate Investment Trust ("ECW") is a Singapore-domiciled Real Estate Investment Trust constituted pursuant to the Trust Deed dated 5 August 2015 (as amended and restated) between EC World Asset Management Pte. Ltd. (the "Manager") and DBS Trustee Limited (the "Trustee"). The Trust Deed is governed by the laws of the Republic of Singapore.

ECW was formally admitted to the Official List of the Singapore Exchange Securities Trading Limited ("SGX-ST") on 28 July 2016 (the "Listing Date") and was approved for inclusion under the Central Provident Fund Investment Scheme.

The principal activity of ECW and its subsidiaries (the "Group") is to invest, directly or indirectly, in a diversified portfolio of income-producing real estate which is used primarily for e-commerce, supply chain management and logistics purposes, as well as real estate-related assets, with an initial geographical focus on the People's Republic of China (the "PRC").

ECW has entered into several service agreements in relation to the management of ECW and its property operations. The fee structures for these services are as follows:

(a) Trustee's fees

The Trustee's fees shall not exceed 0.1% per annum of the value of all the assets of the Group ("Deposited Property") (subject to a minimum of S\$12,000 per month), excluding out-of-pocket expenses and GST in accordance with the Trust Deed. The Trustee's fees are payable out of the Deposited Property of ECW monthly, in arrears.

(b) Manager's management fees

The Manager is entitled under the Trust Deed to receive the following remuneration:

- (i) a base fee of 10.0% per annum of the Distributable Income (calculated before accounting for the base fee and the performance fee in each financial year);
- (ii) a performance fee of 25.0% of the difference in Distribution per Unit ("DPU") in a financial year with the DPU in the preceding full financial year (calculated before accounting for the performance fee but after accounting for the base fee in each financial year) multiplied by the weighted average number of Units in issue for such financial year.

The Performance Fee is payable if the DPU in respect of any financial year exceeds the DPU in the preceding Financial Year, notwithstanding that the DPU in such relevant Financial Year may be less than the DPU in the Financial Year prior to any preceding full Financial Year.

The base fee and performance fee, if any, is payable to the Manager or its nominees in the form of cash and/or Units (as it may in its sole discretion determine). The base fees will be paid quarterly in arrears. The performance fee will be paid annually in arrears.

The Manager had elected to receive 100% (2024: 100%) of the Manager's management fees in the form of cash for the financial year ended 31 December 2025. The Manager's base fees were accrued within trade and other payables of the Group and ECW as disclosed in Note 15 to the financial statements.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

1. General information (Continued)

(c) Acquisition and Divestment fees

The Manager is entitled to receive the following fees:

- (i) An acquisition fee at the rate of 0.75% for acquisitions from Related Parties (as defined in the Trust Deed) and 1.0% for all other cases (or such lower percentage as may be determined by the Manager in its absolute discretion).

In respect of any acquisition of real estate assets from related parties, such a fee should be in the form of Units issued by ECW at prevailing market price(s) instead of cash. Such Units should not be sold within 1 year from the date of their issuance; and

- (ii) A divestment fee at the rate of 0.5% (or such lower percentage as may be determined by the Manager in its absolute discretion) of the sale price of the real estate sold or divested, pro-rated if applicable to the proportion of ECW's interest.

In respect of any sale or divestment of real estate assets to related parties, such a fee should be in the form of Units issued by ECW at prevailing market price(s) instead of cash. Such Units should not be sold within 1 year from the date of their issuance.

The acquisition and divestment fees will be paid in the form of cash and/or Units and are payable as soon as practicable after completion of the respective acquisition or disposal.

(d) Development management fee

The Manager is entitled to receive a development management fee equivalent to 3.0% of the total project costs incurred in a development project undertaken and managed by the Manager on behalf of ECW.

The development management fee is payable in cash and/or Units, in equal monthly instalment over the construction period of each development project based on the Manager's best estimate of the total project costs and construction period and, if necessary, a final payment of the balance amount when the total project costs are finalised.

(e) Fees under the Property Management Agreement

(i) Property management services

The Trustee will pay Hangzhou Wangcheng Property Service Co., Ltd. (the "WangCheng") and Hangzhou Chonghang Port Property Management Co., Ltd. (the "ChongHang Port"), (collectively the "Property Managers"), for each financial year (as defined in the Property Management Agreement) a fixed amount of management fees.

(ii) Marketing services

Under the Property Management Agreement with WangCheng, the Trustee will pay the following commissions:

- 1 month's gross rent for securing a tenancy of 24 months or more;
- 1/24 of the rental for securing a tenancy less than 24 months; and
- 1/48 of the rental for renewal of existing lease regardless of duration.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

1. General information (Continued)

(e) Fees under the Property Management Agreement (Continued)

(ii) Marketing services (Continued)

Under the Property Management Agreement with ChongHang Port, the Trustee will pay the following commissions:

- Staggered lease commission for securing a tenancy more than 24 months, i.e. 1/24 of the rental for the first 2 years, and 1/48 of the rental for the third year onwards;
- 1/24 of the rental for securing a tenancy of 24 months or less; and
- 1/48 of the rental for renewal of existing lease regardless of duration.

The lease commission payable to the Property Managers in respect of the marketing services to be provided for the Properties (Note 13) shall only be payable for new leases entered into or existing leases renewed in the year commencing from 1 January 2018 and thereafter.

(iii) Project management fee

The Property Manager is entitled to a project management fee based on the following development or redevelopment (if not prohibited by the Property Funds Appendix or if otherwise permitted by the Monetary Authority of Singapore ("MAS")), refurbishment, retrofitting, addition and alteration or renovation works to the relevant property:

- a fee of 3.25% of the construction costs, where the construction costs are RMB10.0 million;
- a fee of 3.0% of the construction costs, where the construction costs exceed RMB10.0 million but do not exceed RMB100.0 million;
- a fee of 2.75% of the construction costs, where the construction costs exceed RMB100.0 million but do not exceed RMB250.0 million; and
- a fee to be mutually agreed by the Manager, the Trustee and the Property Manager, where the construction costs exceed RMB250.0 million.

The project management fees will be paid in the form of cash and/or units (as the Manager may in its sole discretion to determine).

2. Material accounting policy information

2.1 Basis of preparation

The financial statements have been prepared in accordance with the Statement of Recommended Accounting Practice 7 ("RAP 7") "Reporting Framework for Unit Trusts" revised and issued by the Institute of Singapore Chartered Accountants ("ISCA"), the applicable requirements of the Code on Collective Investment Schemes (the "CIS Code") issued by MAS and the provisions of the Trust Deed. RAP 7 requires that accounting policies adopted should generally comply with the recognition and measurement principles of Singapore Financial Reporting Standards ("FRS").

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

2. Material accounting policy information (Continued)

2.1 Basis of preparation (Continued)

The financial statements are expressed in Singapore Dollars (“S\$” and “SGD”) and has been rounded to the nearest thousand, unless otherwise stated.

The financial statements are prepared on the historical cost basis, except as disclosed in the accounting policies below.

The preparation of these financial statements in conformity with RAP 7 requires the Manager to exercise its judgement in the process of applying the Group’s accounting policies. It also requires the use of certain critical accounting estimates and assumptions. Information about an area involving a higher degree of judgement, where assumptions and estimates are significant to the financial statements, is disclosed in Note 3.

(a) Going concern

As at 31 December 2025, the current liabilities of the Group and ECW exceeded their current assets by S\$230,118,000 (2024: S\$571,532,000) and S\$115,995,000 (2024: S\$113,174,000) respectively.

The Group’s current liabilities include bank borrowings with a carrying value of S\$473,679,000 (Note 17), comprising S\$341,643,000 of offshore loans (the “Offshore Facility”) and S\$132,036,000 of onshore loans (the “Onshore Facility”), both of which are repayable on demand due to the occurrence of a number of events default as detailed in Note 17(d).

As set out in ECW’s announcement on SGXNet dated 11 June 2024, the facility agent under the Offshore Facility (the “Offshore Facility Agent”) has on 10 June 2024 issued a letter to the Group (the “Pre-enforcement Notice”) stating, among others, that:

- a) The majority lenders are prepared to instruct and authorise the Offshore Facility Agent to commence enforcement actions (the “Enforcement Actions”) against the Group if certain conditions and milestones are not fulfilled within the time prescribed.
- b) In this regard, the Enforcement Actions includes, but are not limited to:
 - (i) accelerating the loans under the Offshore Facilities (as defined in the Offshore Facility Agreement);
 - (ii) appointing a receiver and/or exercising the power of sale pursuant to the terms of the Security Documents (as defined in the Offshore Facility Agreement);
 - (iii) exercising or directing the exercise of the voting and other rights attached to the shares subject to the Share Charges (as defined in the Offshore Facility Agreement);
 - (iv) commencing legal proceedings to recover the loans and any unpaid sums under the Offshore Facilities; and
 - (v) applying for the borrower and the guarantors under the Offshore Facility Agreement to be placed into winding up or judicial management (or any analogous procedure in any jurisdiction).

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

2. Material accounting policy information (Continued)

2.1 Basis of preparation (Continued)

(a) Going concern (Continued)

In addition, the Pre-enforcement Notice also stated that the conditions and milestones are not exhaustive, and the Lenders may at any time at their sole discretion add to, amend and/or substitute the conditions and milestones set out therein as they deem fit. For the avoidance of doubt, notwithstanding that the conditions and milestones set out in the Pre-enforcement Notice may be fulfilled in whole or in part within the time prescribed therein, the majority lenders shall nonetheless remain entitled to exercise any and all of their rights and remedies.

Following the above, the Manager is unable to ascertain the appropriateness of going concern assumptions used when preparing the financial statements of the Group and of ECW for the financial year ended 31 December 2025, on the following basis:

- (i) the Manager received the Pre-enforcement Notice to allow up to 31 May 2025 for the Group to divest its assets in such amount sufficient to repay the Offshore Facility. The Manager has since appointed two established consultants, Savills Property Services (Shanghai) Co., Ltd. and Cushman & Wakefield (HK) Ltd. in relation to sourcing for potential purchaser(s) of the properties and continuously exploring other options concurrently. As at the date of the financial statements, the Group has not received any offer for any of its assets.
- (ii) the restructuring of the Onshore Facility was completed following the entry into of a supplementary agreement to the Onshore Facilities dated 16 July 2024 (the "Onshore Supplementary Agreement") which will allow the Group to defer part of the interest expense payments and principal instalment repayments to April 2026. As at the date of the financial statements, there is no further extension or restructuring of the Onshore Facility formalised.
- (iii) The Manager has attempted to negotiate with the lenders of the Facilities (the "Lenders") with respect to the Pre-enforcement Notice and certain potential debt restructuring plans. However, as at the date of the financial statements, the Manager has not obtained any favourable response from the Lenders.

Accordingly, the financial statements of the Group and of ECW were not prepared on a going concern basis. The Manager had classified all non-current assets and liabilities to current assets and liabilities respectively and adjusted the carrying amounts of the assets and liabilities to the amounts to be realised and settled respectively within 12 months from the reporting date. Furthermore, the Manager disclosed any potential liabilities that may arise as the result of the Group and ECW not continuing as a going concern as contingent liabilities.

While the financial statements were not prepared on a going concern basis, the Group intends to continue to operate as normal, and there is currently no plan, intention or requirement for liquidation or formal realisation of all the assets of the Group at this juncture save for the Group intends to realise some assets to par down its borrowings. The adoption of the alternative basis other than that of going concern reflects heightened uncertainty over the timing and manner of potential asset disposals rather than a cessation of operations.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

2. Material accounting policy information (Continued)

2.1 Basis of preparation (Continued)

- (b) Interpretations and amendments to published standards effective in 2025

On 1 January 2025, the Group adopted the new or amended FRS and Interpretations of FRS ("INT FRS") that are mandatory for application for the financial year. Changes to the Group's accounting policies have been made as required, in accordance with the relevant transitional provisions in the respective FRS and INT FRS.

The adoption of these new or amended FRS and INT FRS did not result in substantial changes to the accounting policies of the Group and ECW and had no material effect on the amounts reported for the current and prior financial years.

2.2 Revenue recognition

- (a) Rental income from operating leases

Leases of investment properties where the Group retains substantially all risks and rewards incidental to ownership are classified as operating leases. Rental income from operating leases (net of any incentives given to the lessees) is recognised in the Statement of Total Return on a straight-line basis over the period of the lease.

- (b) Interest income

Interest income is recognised using the effective interest method.

- (c) Dividend income

Dividend income is recognised when the right to receive payment is established, it is probable that the economic benefits associated with the dividend will flow to the Group, and the amount of dividend can be reliably measured.

2.3 Government grants

Grants from the government are recognised as a receivable at their fair value when there is reasonable assurance that the grant will be received and the Group will comply with all the attached conditions.

Government grants receivable are recognised as income over the periods necessary to match them with the related costs which they are intended to compensate, on a systematic basis. Government grants relating to expenses are shown separately as other income.

Government grants relating to assets are recognised as deferred income.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

2. Material accounting policy information (Continued)

2.4 Expenses

(a) Property expenses

Property expenses are recognised on an accrual basis. Included in property expenses are Property Manager's fees which are based on the applicable formula stipulated in Note 1(e).

(b) Trustee's fees

Trustee's fees are recognised on an accrual basis using the applicable formula stipulated in Note 1(a).

(c) Manager's management fees

Manager's management fees are recognised on an accrual basis using the applicable formula stipulated in Note 1(b).

2.5 Borrowing costs

Borrowing costs are recognised in the Statement of Total Return using the effective interest method except for those costs that are directly attributable to the construction or development of properties and assets under construction. This includes those costs on borrowings acquired specifically for the construction or development of properties and assets under construction, as well as those in relation to general borrowings used to finance the construction or development of properties and assets under construction.

2.6 Income taxes

Current income tax for current and prior periods is recognised at the amount expected to be paid to or recovered from the tax authorities, using the tax rates and tax laws that have been enacted or substantively enacted by the reporting date. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation and considers whether it is probable that a tax authority will accept an uncertain tax treatment. The Group measures its tax balances either based on the most likely amount or the expected value, depending on which method provides a better prediction of the resolution of the uncertainty.

Deferred income tax is recognised for all temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements except when the deferred income tax arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and affects neither accounting nor taxable profit or loss at the time of the transaction.

A deferred income tax liability is recognised on temporary differences arising on investments in subsidiaries, except where the Group is able to control the timing of the reversal of the temporary difference and it is probable that the temporary difference will not reverse in the foreseeable future.

A deferred income tax asset is recognised to the extent that it is probable that future taxable profit will be available against which the deductible temporary differences and tax losses can be utilised.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

2. Material accounting policy information (Continued)

2.6 Income taxes (Continued)

Deferred income tax is measured:

- (i) at the tax rates that are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled, based on tax rates and tax laws that have been enacted or substantively enacted by the reporting date; and
- (ii) based on the tax consequence that will follow from the manner in which the Group expects, at the reporting date, to recover or settle the carrying amounts of its assets and liabilities except for investment properties. Investment property measured at fair value is presumed to be recovered entirely through sale.

Current and deferred income taxes are recognised as income or expense in the Statement of Total Return, except to the extent that the tax arises from a business combination or a transaction which is recognised directly in equity.

Except for the tax exemption as described below, taxable income earned by ECW is subject to Singapore income tax at the prevailing corporate tax rate. Such taxable income includes interest income arising from bank deposits placed with financial institutions in Singapore and interest income received in Singapore from financial institutions outside Singapore.

Dividend receivable by ECW from Fullwealth Investment Pte. Ltd., Richwin Investment Pte. Ltd., Prorich Investment Pte. Ltd., Richport Investment Pte. Ltd., Magnasset Investment Pte. Ltd., JY Logistics Investment Pte. Ltd. and Realtime Assets Global Pte. Ltd. (the "Singapore Holding Companies") are one-tier tax exempt dividends. The Trustee is not taxed on dividend income distributed by the Singapore Holding Companies resident in Singapore.

Return of capital and repayment of loan principal are generally regarded as capital in nature and are not taxable in the hands of the Trustee.

Gains arising from the disposal of shares in the Singapore Holding Companies is not subject to Singapore tax unless the gains are considered to be trading gains or gains of an income nature.

2.7 Group accounting

Subsidiaries

- (i) Consolidation

Subsidiaries are all entities (including structured entities) over which the Group has control. The Group controls an entity when the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. Subsidiaries are fully consolidated from the date on which control is transferred to the Group. They are deconsolidated from the date on that control ceases.

In preparing the consolidated financial statements, transactions and balances and unrealised gains on transactions between group entities are eliminated. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment indicator of the transferred asset. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

2. Material accounting policy information (Continued)

2.7 Group accounting (Continued)

Subsidiaries (Continued)

(ii) Acquisitions

The acquisition method of accounting is used to account for business combinations entered into by the Group.

The consideration transferred for the acquisition of a subsidiary comprises the fair value of the assets transferred, the liabilities incurred and the equity interests issued by the Group. The consideration transferred also includes any contingent consideration arrangement and any pre-existing equity interest in the subsidiary measured at their fair values at the acquisition date.

Acquisition-related costs are expensed as incurred.

Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are, with limited exceptions, measured initially at their fair values at the acquisition date.

On an acquisition-by-acquisition basis, the Group recognises any non-controlling interest in the acquiree at the date of acquisition either at fair value or at the non-controlling interest's proportionate share of the acquiree's identifiable net assets.

The excess of (a) the consideration transferred, the amount of any non-controlling interest in the acquiree and the acquisition-date fair value of any previous equity interest in the acquiree over (b) the fair value of the net identifiable assets acquired is recorded as goodwill.

(iii) Disposals

When a change in the Group's ownership interest in a subsidiary results in a loss of control over the subsidiary, the assets and liabilities of the subsidiary including any goodwill are derecognised. Amounts previously recognised in other comprehensive income in respect of that entity are also reclassified to the Statement of Total Return or transferred directly to Unitholders' funds if required by a specific standard.

Any retained equity interest in the entity is remeasured at fair value. The difference between the carrying amount of the retained interest at the date when control is lost and its fair value is recognised in the Statement of Total Return.

Refer to the paragraph "Investments in subsidiaries" for the accounting policy on investments in subsidiaries in the separate financial statements of ECW.

2.8 Investment properties

Investment properties are properties held for long-term rental yields and/or for capital appreciation.

Investment properties are initially recognised at cost and subsequently carried at fair value thereafter. Fair values are determined in accordance with the Trust Deed, which requires the investment properties to be valued by independent registered valuers at least once a year, in accordance with the CIS Code issued by MAS. Changes in fair values are recognised in the Statement of Total Return.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

2. Material accounting policy information (Continued)

2.8 Investment properties (Continued)

Investment properties are subject to renovations or improvement at regular intervals. The cost of major renovations and improvements is capitalised and the carrying amounts of the replaced components are recognised in the Statement of Total Return. The costs of maintenance, repairs and minor improvements are recognised in the Statement of Total Return when incurred.

On disposal of an investment property, the difference between the disposal proceeds and the carrying amount is recognised in the Statement of Total Return.

2.9 Investment in subsidiaries

Investment in subsidiaries is carried at cost less accumulated impairment losses in ECW's Statement of Financial Position. On disposal of such investments, the difference between disposal proceeds and the carrying amounts of the investments are recognised in the Statement of Total Return.

2.10 Impairment of non-financial assets

Investment in subsidiaries

Investment in subsidiaries is tested for impairment whenever there is any objective evidence or indication that this asset may be impaired.

For the purpose of impairment testing, the recoverable amount (i.e. the higher of the fair value less cost to sell and the value-in-use) is determined on an individual asset basis unless the asset does not generate cash inflows that are largely independent of those from other assets. If this is the case, the recoverable amount is determined for the cash generating unit ("CGU") to which the asset belongs.

If the recoverable amount of the asset (or CGU) is estimated to be less than its carrying amount, the carrying amount of the asset (or CGU) is reduced to its recoverable amount. The difference between the carrying amount and recoverable amount is recognised as an impairment loss in the Statement of Total Return.

2.11 Financial assets

(a) Classification and measurement

The Group classifies its financial assets as held at amortised cost.

The classification depends on the Group's business model for managing the financial assets as well as the contractual terms of the cash flows of the financial assets.

Financial assets with embedded derivatives are considered in their entirety when determining whether their cash flows are solely payment of principal and interest.

The Group reclassifies debt instruments when and only when its business model for managing those assets changes.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

2. Material accounting policy information (Continued)

2.11 Financial assets (Continued)

(a) Classification and measurement (Continued)

Initial recognition

At initial recognition, the Group measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at fair value through profit or loss are expensed in profit or loss.

Subsequent measurement

Debt instruments

Debt instruments mainly comprise of cash and bank balances and trade and other receivables.

Debt instruments that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. A gain or loss on a debt instrument that is subsequently measured at amortised cost and is not part of a hedging relationship is recognised in profit or loss when the asset is derecognised or impaired. Interest income from these financial assets is included in interest income using the effective interest rate method.

(b) Impairment

The Group assesses on a forward looking basis the expected credit losses associated with its debt financial assets carried at amortised cost. The impairment methodology applied depends on whether there has been a significant increase in credit risk. Note 25 details how the Group determines whether there has been a significant increase in credit risk.

For trade receivables, the Group applies the simplified approach permitted by the FRS 109, which requires expected lifetime losses to be recognised from initial recognition of the receivables.

The general 3-stage expected credit loss approach is applicable to all other financial assets at amortised cost.

(c) Recognition and derecognition

Regular way purchases and sales of financial assets are recognised on trade date – the date on which the Group commits to purchase or sell the asset.

Financial assets are derecognised when the rights to receive cash flows from the financial assets have expired or have been transferred and the Group has transferred substantially all risks and rewards of ownership.

On disposal of a debt instrument, the difference between the carrying amount and the sale proceeds is recognised in profit or loss. Any amount previously recognised in other comprehensive income relating to that asset is reclassified to profit or loss.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

2. Material accounting policy information (Continued)

2.12 Offsetting of financial instruments

Financial assets and liabilities are offset and the net amount reported in the Statements of Financial Position when there is a legally enforceable right to offset and there is an intention to settle on a net basis or realise the asset and settle the liability simultaneously.

2.13 Cash and cash equivalents

For the purpose of presentation in the Consolidated Statement of Cash Flows, cash and cash equivalents include cash on hand and deposits with financial institutions which are subject to an insignificant risk of change in value. For cash subjected to restriction, assessment is made on the economic substance of the restriction and whether they meet the definition of cash and cash equivalents.

2.14 Borrowings

Borrowings are presented as current liabilities unless the Group has an unconditional right to defer settlement for at least 12 months after the reporting date, in which case they are presented as non-current liabilities.

Borrowings are initially recognised at fair value (net of transaction costs) and subsequently carried at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption value is recognised in the Statement of Total Return over the period of the borrowings using the effective interest method.

2.15 Trade and other payables

Trade and other payables represent liabilities for goods and services provided to the Group prior to the end of financial year which are unpaid. They are classified as current liabilities if payment is due within one year or less (or in the normal operating cycle of the business if longer). Otherwise, they are presented as non-current liabilities.

The Group obtained rental deposits from tenants and the deposits are initially recognised at fair value. The differences between fair value and cash received are considered as part of the lease payments received and are presented within "Deferred Income". Deferred income is amortised to the profit or loss over the lease term.

Trade and other payables are initially recognised at fair value, and subsequently carried at amortised cost using the effective interest method.

2.16 Currency translation

(a) Functional and presentation currency

Items included in the financial statements of each entity in the Group are measured using the currency of the primary economic environment in which the entity operates ("functional currency"). The consolidated financial statements are presented in Singapore Dollars, which is the functional currency of ECW.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

2. Material accounting policy information (Continued)

2.16 Currency translation (Continued)

(b) Transactions and balances

Transactions in a currency other than the functional currency (“foreign currency”) are translated into the functional currency using the exchange rates at the dates of the transactions. Currency exchange differences resulting from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies at the closing rates at the reporting date are recognised in the Statement of Total Return. Monetary items include primarily financial assets (other than equity investment) and financial liabilities. However, in the consolidated financial statements, currency translation differences arising from net investment in foreign operations, is recognised in the foreign currency translation reserve within the Statements of Movements in Unitholders’ Funds of the Group.

When a foreign operation is disposed of or any loan forming part of the net investment of the foreign operation is repaid, a proportionate share of the accumulated currency translation differences is reclassified to the Statement of Total Return, as part of the gain or loss on disposal.

Foreign exchange gains and losses impacting profit and loss are presented in the Statement of Total Return within “exchange differences”.

Non-monetary items measured at fair values in foreign currencies are translated using the exchange rates at the date when the fair values are determined.

(c) Translation of Group entities’ financial statements

The results and financial position of all the Group entities (none of which has the currency of a hyperinflationary economy) that have a functional currency different from the presentation currency are translated into the presentation currency as follows:

- (i) Assets and liabilities are translated at the closing exchange rates at the reporting date;
- (ii) Income and expenses are translated at average exchange rates (unless the average is not a reasonable approximation of the cumulative effect of the rates prevailing on the transaction dates, in which case income and expenses are translated using the exchange rates at the dates of the transactions); and
- (iii) All resulting currency translation differences are recognised in other comprehensive income and accumulated in the currency translation reserve. These currency translation differences are reclassified to the Statement of Total Return on disposal or partial disposal with loss of control of the foreign operation.

Goodwill and fair value adjustments arising on the acquisition of foreign operations are treated as assets and liabilities of the foreign operations and translated at the closing rates at the reporting date.

2.17 Units and unit issuance expenses

Proceeds from the issuance of Units in ECW are recognised as Unitholders’ funds. Incremental costs directly attributable to the issuance of new Units are deducted directly from the net assets attributable to the Unitholders.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

2. Material accounting policy information (Continued)

2.18 Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the Manager who is responsible for allocating resources and assessing performance of the operating segments.

2.19 Distribution policy

With effect from 1 January 2018, ECW's distribution policy is to distribute at least 90% of its distributable income on a semi-annual basis. The actual level of distribution will be determined at the Manager's discretion. Since ECW's first distribution on 28 November 2016 up to the period ending 31 December 2022, ECW had been making distributions on a quarterly basis. On 27 December 2022, the Manager had announced that ECW will make distributions on a half-yearly basis, in respect of the periods commencing on or after 1 January 2023.

In addition, the Manager also has the discretion to distribute any additional amounts (including capital). In determining whether to distribute additional amounts, the Manager will consider a range of factors including but not limited to ECW's funding requirements, financial position, growth strategy, compliance with relevant laws, regulations and covenants, other capital management considerations, the overall suitability of distributions and prevailing industry practice.

3. Critical accounting estimates, assumptions and judgements

Estimates, assumptions and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Accounting estimates and assumptions that are material or significant to the financial statements are applied to the following area:

- (a) Fair value estimation of investment properties (Note 13)
- (b) Assessment of impairment allowance of trade and other receivables (Note 11)
- (c) Assessment of impairment allowance of investments in subsidiaries (Note 14)
- (d) Assessment of contingent liabilities (Note 22)
- (e) Adequacy of income tax (Note 8)
- (f) Accrual for Manager's base fees (Note 15)

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

4. Gross revenue

	Group	
	31 December 2025	31 December 2024
	S\$'000	S\$'000
		(Restated)
Rental income	35,244	91,916
Other operating income	72	140
	35,316	92,056

5. Property expenses

	Group	
	31 December 2025	31 December 2024
	S\$'000	S\$'000
		(Restated)
Property maintenance and repair expenses	2,709	1,233
Property management fee	2,375	2,114
Business and property-related taxes	4,401	4,998
	9,485	8,345

The Group's daily operations and administrative functions are provided by the Manager and Property Manager. All of the Group's investment properties generate rental income and the above expenses are direct operating expenses arising therefrom.

6. Finance costs

	Group	
	31 December 2025	31 December 2024
	S\$'000	S\$'000
		(Restated)
Interest expenses:		
– Borrowings	41,739	42,872
– Financial derivatives	–	(223)
Amortisation of upfront debt issuance costs	1,494	2,887
Security deposits accretion	–	2,370
Others	299	1,936
	43,532	49,842

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

7. Other trust expenses

	Group	
	31 December 2025	31 December 2024
	S\$'000	S\$'000
Audit fees		
- Auditors of the Company	210	269
- Other auditors	120	238
Valuation fees	3	115
Consultancy and professional fees	494	1,806
Others	136	219
	963	2,647

8. Income tax credit

	Group	
	31 December 2025	31 December 2024
	S\$'000	S\$'000
		(Restated)
Income tax credit is made up of:		
- Current financial year:		
Current income tax	1,409	15,387
Withholding tax	-	839
Deferred income tax (Note 18)	(44,077)	(19,946)
	(42,668)	(3,720)
- Over provision in respect of prior financial year		
Current income tax	4,345	1,959
	(38,323)	(1,761)

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

8. Income tax credit (Continued)

The income tax credit on the results for the financial year differs from the amount that would arise using the Singapore standard rate of income tax due to the following:

	Group	
	31 December 2025	31 December 2024
	S\$'000	S\$'000 (Restated)
Total loss for the year before income tax	(288,133)	(67,784)
Tax calculated using Singapore tax rate of 17 % (2024: 17%)	(48,983)	(11,523)
Effects of:		
- Different tax rate in foreign jurisdiction	(21,715)	(1,953)
- Non-tax-deductible items, net	26,497	11,488
- Income not subject to tax	-	(319)
- Tax losses not recognised	12,759	1,406
- Withholding tax	-	839
- Deferred tax on unremitted overseas earnings	(2,536)	260
- (Over)/Under provision of tax in prior financial years (net)	(4,345)	(1,959)
	(38,323)	(1,761)

The Group has exposure to taxes mainly in Singapore and China. In determining the amount of current and deferred tax, the Group takes into account the impact of uncertain tax positions and whether additional taxes may be due. Significant estimates and assumptions are required to determine the amount of current and deferred tax that can be recognised and may involve a series of judgements about future events. New information may become available that causes the Group to change its judgement regarding the adequacy of existing tax liabilities; such changes to tax liabilities will impact tax expense in the period that such a determination is made. The carrying amounts of current income tax liabilities and deferred income taxes are as disclosed in the statement of financial position.

9. Loss per unit

The calculation of basic and diluted loss per unit is based on:

	Group	
	31 December 2025	31 December 2024
		(Restated)
Total loss attributable to Unitholders of ECW (S\$'000)	(249,810)	(66,023)
Weighted average number of Units outstanding during the year ('000)	809,838	809,838
Basic and diluted loss per unit (S\$ cents per share)	(30.85)	(8.15)

Diluted loss per unit is the same as the basic loss per unit as there are no dilutive instruments in issue during the financial year.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

10. Cash and bank balances

	Group		ECW	
	31 December 2025 S\$'000	31 December 2024 S\$'000	31 December 2025 S\$'000	31 December 2024 S\$'000
Cash at bank	4,596	4,269	1,209	1,004
Interest reserves	1,174	244	-	-
Restricted cash *	987	-	-	-
	6,757	4,513	1,209	1,004

The interest reserves are bank deposits maintained as required by the Offshore Facilities and the Onshore Facilities.

* Certain bank balances were frozen due to court orders arising from a dispute in relation to a refurbishment work done by a PRC subsidiary. Accordingly, the amount was excluded from cash and cash equivalent and disclosed as restricted cash. The restriction was released in January 2026 following the settlement of the related dispute.

For the purpose of presenting the Consolidated Statement of Cash Flows, cash and bank balances comprise the following:

	Group	
	31 December 2025 S\$'000	31 December 2024 S\$'000
Cash and bank balances	6,757	4,513
Less:		
Interest reserves	(1,174)	(244)
Restricted cash	(987)	-
Cash and cash equivalents per Consolidated Statement of Cash Flows	4,596	4,269

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

11. Trade and other receivables

	Group			ECW	
	31 December 2025 S\$'000	31 December 2024 S\$'000 (Restated)	1 January 2024 S\$'000 (Restated)	31 December 2025 S\$'000	31 December 2024 S\$'000 (Restated)
<i>Current</i>					
Trade receivables					
- Related parties*	52,273	94,568	42,471	-	-
- Ultimate holding corporation	171	31,858	11,977	-	-
- Non-related parties	4,796	1,919	2,496	-	-
Less: Allowance for impairment of trade receivables (related parties)	(52,273)	-	-	-	-
Less: Allowance for impairment of trade receivables (ultimate holding corporation)	(171)	-	-	-	-
Less: Allowance for impairment of trade receivables (non-related parties)	(134)	-	-	-	-
Trade receivables (net)	4,662	128,345	56,944	-	-
Other receivables^	8,408	9,983	16,731	-	-
Amounts due from ultimate holding corporation (non-trade)	22,727	24,065	23,988	-	-
Amounts due from related parties (non-trade)*	1,215	197	58	5	5
Amounts due from subsidiaries (non-trade)	-	-	-	-	2,958
Less: Allowance for impairment of other receivables (related parties)	(947)	-	-	-	-
Less: Allowance for impairment of other receivables (ultimate holding corporation)	(22,727)	(2,419)	(2,411)	-	-
Less: Allowance for impairment of other receivables (non-related parties)	(611)	(620)	(618)	-	-
Interest receivables	-	-	1,787	-	-
VAT receivables	77	442	1,358	61	365
Prepayments	26	75	102	7	28
	12,830	160,068	97,939	73	3,356

* Related parties refer to fellow subsidiaries of the ultimate holding corporation.

^ Other receivables includes S\$5,989,000 (2024: S\$6,077,000) (equivalent to RMB32,600,000) receivable from PRC authorities in relation to the final 30% of the compensation package from the compulsory expropriation of Fu Zhuo Industrial (the "Fu Zhuo Compensation").

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

11. Trade and other receivables (Continued)

The amounts due from the ultimate holding corporation, subsidiaries and related parties are unsecured and repayable on demand.

Overdue rent receivables under the master lease agreement with the ultimate holding corporation and fellow subsidiaries are subject to late payment interest of 0.03% (2024: 0.03%) per day.

The Group is carefully monitoring the collection status of the outstanding rent receivables and will recognise impairment allowance where required.

(a) Assessment of impairment allowance of trade and other receivables

As disclosed above, the FY2025 financial statements have been prepared on an alternative basis other than that of going concern, under which assets are stated at their estimated realisable values and liabilities are stated at the amounts expected to be settled within 12 months from the reporting date.

In connection with the adoption of the alternative basis, the Group has undertaken a comprehensive assessment of the recoverability of its assets, including trade and other receivables, in particular amounts due from ECW's ultimate holding corporation (the "Sponsor") and fellow subsidiaries (the "Sponsor Group"). In view of the prolonged overdue status of these receivables and uncertainties arising from the ongoing reorganisation process of the Sponsor Group, an additional impairment allowance of S\$73,707,000, which includes S\$73,573,000 due from the Sponsor Group, has been recognised to reduce the carrying amount of the trade and other receivables to their estimated recoverable amounts.

The assessment of impairment involves significant judgement and estimation uncertainty, particularly in respect of the timing and extent of recovery from the Sponsor Group under reorganisation.

In relation to other receivables amounting to S\$5,989,000 (RMB32,600,000) from Fu Zhuo Industrial Compensation, the Manager is exploring various options including divestment of the underlying subsidiary to recover the outstanding receivables. In relation to trade receivables amounting to S\$557,000 (RMB3,304,000) from a third party, the Manager is in the process of repayment negotiation with the debtor. No impairment allowance was made for these balances as at 31 December 2025 as the Manager is confident at a positive outcome of the measures above.

In relation to the remaining trade and other receivables, the Manager has assessed the expected credit losses in accordance with accounting policies as disclosed in Note 2.11 to the financial statements, after taking into account the expected amounts to be settled within 12 months from the reporting date.

12. Loans to subsidiaries

The loans to subsidiaries were unsecured, interest free, repayable on demand and approximated their fair values. During the current financial year, ECW and its subsidiaries entered into an agreement to offset ECW's loans to and from subsidiaries. The effects of the offset are as follows:

	ECW		
	Before offset	Amount offset	After offset
	S\$'000	S\$'000	S\$'000
Amounts due from subsidiaries(non trade) (Note 12)	2,958	(2,958)	-
Loans to subsidiaries	237,057	(237,057)	-
Loans from subsidiaries (Note 16)	(330,912)	240,015	(90,897)

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

13. Investment properties

	Group	
	31 December 2025	31 December 2024
	S\$'000	S\$'000
		(Restated)
Beginning of the year	713,726	805,629
Asset enhancements during the year	73	642
Effect of straight lining of step-up rental	276	(313)
Net change in fair value of investment properties	(201,732)	(94,699)
Disposals during the year	(16)	-
Currency translation differences	(13,692)	2,467
End of the year	498,635	713,726

Details of the investment properties are shown in the Investment Properties Portfolio Statement.

All investment properties are mortgaged to secure bank borrowings (Note 17).

The overall portfolio valuation in RMB terms decreased from RMB3,829,000,000 (equivalent to S\$713,726,000) as at 31 December 2024 to RMB2,714,000,000 (equivalent to S\$498,635,000) as at 31 December 2025.

(a) Valuation processes of the Group

The Group engages external, independent and qualified valuer to determine the fair value of the Group's properties at the end of the financial year based on the properties' highest and best use. As at 31 December 2025, the fair values of the properties have been determined by Jones Lang LaSalle Corporate Appraisal Limited ("JLL") (2024: Savills Real Estate Valuation (Guangzhou) Ltd - Shanghai Branch ("Savills")). The independent valuer is of the view that the valuation techniques and key inputs adopted are reflective of the current market conditions based on information available as at 31 December 2025. The Manager has reviewed the appropriateness of the valuation techniques, and assumptions applied by the independent valuer.

As disclosed in Note 2.1 to the financial statements, the Group's financial statements for current financial year were not prepared on a going concern basis. Accordingly, the investment properties are measured at amounts expected to be realised within 12 months from the reporting date. The Manager applied a realisation discount of 10% of the fair value appraised by the independent valuer. This adjustment is made with reference to the maximum permissible discount under paragraph 8.4(b) of the Property Funds Appendix of the Code on Collective Investment Schemes issued by the Monetary Authority of Singapore.

The above adjustment reflects management's assessment of amounts expected to be realised within 12 months from the reporting date, taking into account of limited investor interest in the properties over the past two years, depressed property market conditions in the PRC, limited transaction visibility and market liquidity. No forced sale or liquidation valuation has been obtained at this juncture.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

13. Investment properties (Continued)

(b) Valuation techniques and key unobservable inputs

Fair values based on valuation reports are measured under Level 3 of the fair value hierarchy which included significant unobservable inputs in the valuation techniques used.

The following table presents the valuation techniques and key unobservable inputs that were used to determine the fair value of the investment properties classified under Level 3 of the fair value hierarchy:

Description	Valuation techniques	Key Unobservable inputs	Range of unobservable inputs	Relationship of unobservable inputs to fair value
Investment properties	Discounted cash flow	Terminal coactualisation rate	6.0% – 6.5% (2024: 5.5% – 6.5%)	The higher the terminal capitalisation rate, the lower the valuation.
		Discount rate	8.5% – 9.0% (2024: 8.0% – 9.0%)	The higher the discount rate, the lower the valuation.
		Realisation discount	10%	The higher the realisation discount, the lower the valuation.

(c) Other significant valuation assumptions

The fair values of Stage 1 Properties of Bei Gang Logistics, amounting to S\$98,280,000 are subject to assumptions regarding the length of the refurbishment period, during which no rental income will be generated. The current estimated refurbishment period was assumed to be 1.5 years from the reporting date. If the refurbishment period increased to 2 years, the fair value of the properties will reduce further by S\$5,400,000.

(d) Significant estimation uncertainty

The determination of the realisable values of the investment properties involves significant judgement and estimation uncertainty. In particular, due to ongoing uncertainties relating to the Group's financing arrangements, the absence of recent comparable transaction evidence and prevailing adverse market conditions. The current carrying amount reflects the Manager's best estimate as at the reporting date. The actual realisable values may differ materially from the carrying amounts.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

13. Investment properties (Continued)

(e) Sensitivity analysis

In light of the heightened valuation uncertainty, management has performed a sensitivity analysis on the carrying amounts of the investment properties.

The table below illustrates the impact of a further reduction in fair value:

Realisation discount %	Increase in net loss S\$'000	Increase in net liabilities S\$'000
20%	88,925	88,925
30%	133,729	133,729

If the realisation discount to the investment properties is 20% and 30% respectively, there would result in a corresponding increase in the Group's net loss for the period and net liabilities by the amounts set out above, and would have a material adverse impact on the Group's financial statements.

(f) Ongoing assessment

Management will continue to monitor prevailing market conditions and reassess the carrying amounts of the investment properties on a continuous basis. Further update will be provided as and when sufficient reliable information becomes available to support such reassessment.

14. Investments in subsidiaries

	ECW	
	31 December 2025 S\$'000	31 December 2024 S\$'000
Equity investments at cost		
Beginning of financial year	39,588	39,588
Impairment loss	(39,588)	-
End of financial year	-	39,588

As disclosed in Note 2.1 to the financial statements, the Group's financial statements for current financial year were not prepared on a going concern basis. Accordingly, the Manager has classified ECW's investment in subsidiaries as current asset as at 31 December 2025.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

14. Investments in subsidiaries (Continued)

Details of the subsidiaries are as follows:

Name of subsidiary	Principal activities	Country of business/ incorporation	Proportion of ordinary shares held directly by parent		Proportion of ordinary shares held by the Group	
			2025	2024	2025	2024
			%	%	%	%
Fullwealth Investment Pte. Ltd.*	Investment holding	Singapore	100	100	100	100
Richwin Investment Pte. Ltd.*	Investment holding	Singapore	100	100	100	100
Prorich Investment Pte. Ltd.*	Investment holding	Singapore	100	100	100	100
Richport Investment Pte. Ltd.*	Investment holding	Singapore	100	100	100	100
Magnasset Investment Pte. Ltd.*	Investment holding	Singapore	100	100	100	100
JY Logistics Investment Pte. Ltd.*	Investment holding	Singapore	100	100	100	100
ECW Treasure Pte. Ltd.*	Investment holding	Singapore	100	100	100	100
ECW Treasure 1 Pte. Ltd.*	Investment holding	Singapore	100	100	100	100
Flutric Investments Limited^	Investment holding	British Virgin Islands	100	100	100	100
Realtime Assets Global Pte. Ltd.*	Investment holding	Singapore	-	-	100	100
Hangzhou Chongxian Port Investment Co., Ltd.#	Port logistics	People's Republic of China, Hangzhou	-	-	100	100
Hangzhou Chongxian Port Logistics Co., Ltd.#	Port logistics	People's Republic of China, Hangzhou	-	-	100	100

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

14. Investments in subsidiaries (Continued)

Details of the subsidiaries are as follows: (Continued)

Name of subsidiary	Principal activities	Country of business/ incorporation	Proportion of ordinary shares held directly by parent		Proportion of ordinary shares held by the Group	
			2025	2024	2025	2024
			%	%	%	%
Hangzhou Fu Zhuo Industrial Co., Ltd.#	Port logistics	People's Republic of China, Hangzhou	-	-	100	100
Hangzhou Bei Gang Logistics Co., Ltd.#	E-commerce logistics	People's Republic of China, Hangzhou	-	-	100	100
Hangzhou Fu Heng Warehouse Co., Ltd.#	E-commerce logistics	People's Republic of China, Hangzhou	-	-	100	100
Zhejiang Hengde Sangpu Logistics Co., Ltd.#	Specialised logistics	People's Republic of China, Hangzhou	-	-	100	100
Wuhan Fute Logistics Co., Ltd.#	Investment holding	People's Republic of China, Wuhan	-	-	100	100
Wuqiao Zhonggong Merlot (Hubei) Logistics Co., Ltd.#	E-commerce logistics	People's Republic of China, Wuhan	-	-	100	100
Jiayaoyingkai (Shanghai) Supply Chain Management Co., Ltd.^	Supply chain management	People's Republic of China, Shanghai	-	-	100	100
Zhejiang Fuzhou E-Commerce Co., Ltd.#	E-commerce logistics	People's Republic of China, Hangzhou	-	-	100	100

* Audited by BDO LLP, Singapore

Audited by BDO China Shu Lun Pan Certified Public Accountants LLP, People's Republic of China for the purpose of ECW's consolidated financial statements

^ The entity is not subject to audit.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

14. Investments in subsidiaries (Continued)

(a) Assessment of impairment allowance of investments in subsidiaries

As disclosed in Note 2.1 to the financial statements, the Group's financial statements for current financial year were not prepared on a going concern basis. Accordingly, the Manager has measured the investment in subsidiaries at the amounts expected to be realised within 12 months from the reporting date.

The Manager identified impairment indicators for the ECW's investment in subsidiaries, as those investments were unable to be recovered due to unfavourable financial performance of the related subsidiaries. The recoverable amount was determined based on fair value less costs of disposal using the net asset value of the investees as an approximation of fair value, taking into consideration the nature of the underlying assets and liabilities and results of the underlying businesses. The net asset values were determined based on the latest available financial information of the subsidiaries. This is a Level 3 fair value measurement.

Based on the assessment, ECW recognised impairment allowance of S\$39,588,000 on its investment in subsidiaries during the current financial year.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

15. Trade and other payables

	Group			ECW	
	31 December 2025 S\$'000	31 December 2024 S\$'000 (Restated)	1 January 2024 S\$'000 (Restated)	31 December 2025 S\$'000	31 December 2024 S\$'000 (Restated)
<i>Current</i>					
Trade payables to:					
- non-related parties	2,139	2,237	1,839	863	945
- related parties*	197	1,084	2,910	197	732
Interest payables	68,213	29,946	5,348	-	-
Accruals:					
- operating expenses	4,074	2,522	1,846	3,316	2,155
- construction costs	-	322	321	-	-
Other payables					
- non-related parties^	20,902	13,225	23,581	-	-
- related parties*	18,745	27,695	15,284	3,188	-
Deferred distribution					
- non-related parties	9,468	9,468	9,468	9,468	9,468
- related parties*	9,348	9,348	9,348	9,348	9,348
Deposits	1,627	573	440	-	-
Advance receipt for disposal of assets from related parties*	47,984	60,433	59,778	-	-
Tenancy related deposits	1,187	61,469	61,268	-	-
Deferred income	-	2,850	2,841	-	-
Rental received in advance	1,494	1,206	66	-	-
Deferred government grant	565	-	-	-	-
	185,943	222,378	194,338	26,380	22,648
<i>Non-current</i>					
Tenancy related deposits	-	856	69	-	-
Interest payables	-	1,684	162	-	-
Deferred government grant	-	627	679	-	-
	-	3,167	910	-	-
	185,943	225,545	195,248	26,380	22,648

* Related parties refer to the Property Manager and fellow subsidiaries of the ultimate holding corporation.

^ Includes S\$1,056,000 (RMB5,751,000) unpaid pre-termination compensation to third party tenants in relation to the compulsory expropriation of Fu Zhuo Industrial.

The amounts due to related parties are unsecured, interest-free and repayable on demand. The fair value of the non-current liabilities approximated its carrying value as at reporting date.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

15. Trade and other payables (Continued)

Accruals for operating expenses of the Group and ECW include accrual for Manager's base fee amounting to S\$3,000,000. As disclosed in Note 1(b), Manager's base fee is computed based on 10% per annum of the distributable income of the Group for the financial year. As the Group did not have any distributable income in the current financial year, ECW has accrued the Manager's base fee using significant estimate to determine the expected amount to be paid to the Manager for their services. In determining the estimate, ECW considered the expected expenses incurred by the Manager to perform the necessary management services to the Group.

16. Loans from subsidiaries

	ECW	
	31 December 2025	31 December 2024
	S\$'000	S\$'000
Loans from subsidiaries	90,897	331,943

The loans from subsidiaries are unsecured, interest-free, repayable on demand and approximate their fair values. During the current financial year, ECW and its subsidiaries entered into an agreement to offset ECW's loans to and from subsidiaries. The details are disclosed in Note 12 to the financial statements.

17. Borrowings

	Borrowings	Group Unamortised Transaction costs	Total
	S\$'000	S\$'000	S\$'000
31 December 2025			
<i>Current</i>			
Secured bank borrowings			
– Onshore Facility	132,440	(404)	132,036
– Offshore Facility	341,643	-	341,643
Total borrowings	474,083	(404)	473,679
31 December 2024			
<i>Current</i>			
Secured bank borrowings			
– Onshore Facility	127,397	(1,533)	125,864
– Offshore Facility	347,396	-	347,396
	474,793	(1,533)	473,260
<i>Non-Current</i>			
Secured bank borrowings – Onshore Facility	7,176	(54)	7,122
Total borrowings	481,969	(1,587)	480,382

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

17. Borrowings (Continued)

The maturity of the borrowings are as follows:

	Group	
	31 December 2025	31 December 2024
	S\$'000	S\$'000
Within 1 year	473,679	473,260
After 1 year but within 3 years	-	7,122

Measurement of fair value

Both the onshore and offshore facilities are interest-bearing borrowings which are repriced upon revision of People's Bank of China ("PBOC") Lending Base Rate, Loan Prime Rate ("LPR"), SGD SORA and USD SOFR. The carrying amounts of the borrowings as at reporting date approximate to their corresponding fair values.

(a) Onshore Facility

The existing onshore facility have been refinanced in full with an aggregate principal amount of up to RMB745,500,000 (S\$138,961,000) in May 2023. The restructuring of the Onshore Facility has been completed following the entry into an Onshore Supplementary agreement dated 16 July 2024. The onshore borrowers are the Group's subsidiaries namely, Hangzhou Chongxian Port Investment Co., Ltd., Hangzhou Bei Gang Logistics Co., Ltd., Zhejiang Hengde Sangpu Logistics Co., Ltd. and Zhejiang Fuzhou E-Commerce Co., Ltd. (collectively, "Onshore Borrowers").

As at 31 December 2025, the Onshore Facility is secured by:

- i) a first ranking pledge over the entire issued equity interest of three of the Group's subsidiaries, Hangzhou Chongxian Port Logistics Co., Ltd., Wuqiao Zhonggong Merlot (Hubei) Logistics Co., Ltd. and Zhejiang Fuzhou E-Commerce Co., Ltd. held by Wuhan Fute Logistics Co., Ltd.;
- ii) an unconditional and irrevocable guarantee from the Onshore Guarantors on a joint and several basis, where the "Onshore Guarantors" refer to the Group's subsidiaries, Hangzhou Fu Heng Warehouse Co., Ltd., Hangzhou Chongxian Port Logistics Co., Ltd., Wuqiao Zhonggong Merlot (Hubei) Logistics Co., Ltd., Hangzhou Chongxian Port Investment Co., Ltd., Hangzhou Beigang Logistics Co., Ltd., Zhejiang Hengde Sangpu Logistics Co., Ltd., Zhejiang Fuzhou E-Commerce Co., Ltd., Wuhan Fute Logistics Co., Ltd. and Jiayaoyingkai (Shanghai) Supply Chain Management Co., Ltd., and an unconditional and irrevocable guarantee from DBS Trustee Limited in its capacity as the Trustee;
- iii) a first ranking mortgage over the Properties;
- iv) a pledge of all sales proceeds, rental income and all other revenue derived from the Properties;
- v) an assignment of all material agreements in relation to the Properties;

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

17. Borrowings (Continued)

(a) Onshore Facility (Continued)

As at 31 December 2025, the Onshore Facility is secured by: (Continued)

- vi) an assignment of all insurance policies in relation to the Properties with the onshore security agent (being DBS Bank (China) Limited, Hangzhou Branch) named as the first beneficiary;
- vii) an assignment of all present and future rights and interests of the Onshore Borrowers and Hangzhou Fu Heng Warehouse Co., Ltd., Hangzhou Chongxian Port Logistics Co., Ltd. and Wuqiao Zhonggong Merlot (Hubei) Logistics Co., Ltd. in relation to inter-company debts and shareholder's loans;
- viii) a subordination deed in relation to the inter-company debts and shareholder's loans made to the Onshore Borrowers; and
- ix) any other security as may be reasonably required by the lenders.

On 20 June 2024, Industrial and Commercial Bank of China ("ICBC"), as the only participant in Tranche B of the Onshore Facility, had signed a withdrawal letter from the Onshore Facility (the "ICBC Withdrawal Letter") stating, among others, that:

- (a) ICBC would be withdrawing from the Onshore Facility with effect from 20 June 2024 on the basis that ICBC reserves its right to claim any amounts owed or unpaid by the ECW Group under Tranche B of the Onshore Facility (the "Tranche B Outstanding Sum") against the Sponsor; and
- (b) ICBC would waive all other rights and interests under the Onshore Facility, including waiving any right ICBC has against the ECW Group to pursue any amounts owed by the ECW Group under the Onshore Facility (including the Tranche B Outstanding Sum).

As a result, ICBC is bound by the terms of the ICBC Withdrawal Letter to not make any claim against the ECW Group in connection with any obligations owed by the ECW Group under the Onshore Facility (including the Tranche B Outstanding Sum) up to 20 June 2024 and may instead pursue such claims against the Sponsor.

Should ICBC successfully pursue and recover any claim against the Sponsor, the Sponsor will automatically, by operation of PRC law, gain the right to recover the same amount from the ECW Group. Accordingly, the total amount of S\$7,058,000 (2024: S\$7,122,000) remained as a liability of the Group as at 31 December 2025.

The blended all-in interest rate for the quarter and 12 months ended 31 December 2025 is 6.3% (2024: 7.0%) and 6.7% (2024: 7.1%) respectively. The blended all-in running interest rate for the quarter and 12 months ended 31 December 2025 was 5.4% (2024: 5.9%) and 5.7% (2024: 6.0%) respectively.

(b) Offshore Facility

The existing offshore bank loans have been refinanced in full with the aggregate principal of up to S\$348,900,000 in May 2023. The offshore borrowers are ECW Treasure Pte. Ltd. ("ECWT") and Zhejiang Fuzhou E-commerce Co. Ltd. ("Offshore Borrowers").

The Offshore Facility is secured by:

- i) An unconditional and irrevocable guarantee from the Singapore Holding Companies, Flutric Investments Limited (the "BVI Holding Company") and the Trustee (in its capacity as trustee of ECW) on a joint and several basis;

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

17. Borrowings (Continued)

(b) Offshore Facility (Continued)

The Offshore Facility is secured by: (Continued)

- ii) A charge over the entire issued share capital of each of the Singapore Holding Companies, the BVI Holding Company and ECW Treasure Pte. Ltd. (“ECWT”);
- iii) A pledge over the entire issued equity interest of each of Hangzhou Chongxian Port Investment Co., Ltd., Hangzhou Bei Gang Logistics Co., Ltd., Hangzhou Fu Heng Warehouse Co., Ltd., Zhejiang Hengde Sangpu Logistics Co., Ltd., Wuhan Fute Logistics Co., Ltd. and Zhejiang Fuzhou E-commerce Co., Ltd.;
- iv) A mortgage over each of the Properties and a floating mortgage over the assets of Zhejiang Fuzhou E-commerce Co., Ltd., in each case, securing the term loan facility of S\$9,778,333.56 and US\$2,017,518.86; and
- v) A debenture over all the assets of the Trustee (in its capacity as trustee of ECW) relating to and/or in connection with the Properties, and debentures over all of the assets of each of the Singapore Holding Companies and ECWT.

The blended all-in interest rate for the quarter and 12 months ended 31 December 2025 was 10.1% (2024: 10.7%) and 10.0% (2024: 9.6%) respectively. The blended all-in running interest rate for the quarter and 12 months ended 31 December 2025 was 10.1% (2024: 10.7%) and 10.0% (2024: 9.2%) respectively.

As at 31 December 2025, S\$246,800,000 and US\$75,500,000 (equivalent to S\$102,100,000) of the Offshore Facility were drawn down.

As announced by the Manager on 11 June 2024, the Offshore Facility Agent has on 10 June 2024 issued a Pre-enforcement Notice to the ECW Group, requiring it to fulfil certain conditions and milestones, among others, that the Group shall divest assets in such amount sufficient to repay the liabilities under the Offshore Facility Agreement. At the date of the financial statements, the Group has not received any notice of enforcement action. The Manager is actively in negotiations with the lenders of the Offshore Facility on refinancing.

As announced by the Manager on 26 October 2024, in relation to the application filed by Franklin Medici Alternative Investment VCC (for itself and for the purpose of FM REAL ESTATE FUND) and litigation against FIPL and Mr Zhang Guobiao:

- i) an enforcement order (the “Enforcement Order”) was issued in the General Division of the High Court of the Republic of Singapore on 12 August 2024 authorising the Sheriff to seize and sell certain assets belonging to Mr Zhang Guobiao (“Relevant Property”); and
- ii) a Notice of Seizure (the “Notice of Seizure”) was issued by the Sheriff to, among others, Singapore Land Authority and Mr Zhang Guobiao on 2 September 2024, directing them not to deal with or dispose of the Relevant Property, unless the Court otherwise orders.

The Enforcement Order and Notice of Seizure constitute an event of default pursuant to the Offshore Facilities. This in turn triggers a cross-default under ECW’s existing Onshore facilities. The lenders under the Facilities may, among others, accelerate the Facilities if an event of default is continuing.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

17. Borrowings (Continued)

(b) Offshore Facility (Continued)

The Manager has updated the lenders under the Facilities in respect of the Enforcement Order and Notice of Seizure immediately upon receipt of the above-mentioned updates from the Sponsor, and has not received any indication from them that they intend to accelerate the Facilities as a result of the above-mentioned circumstances as at the date of this announcement.

Mr. Zhang Guobiao, the chairman and controlling shareholder of the Sponsor, has provided personal guarantees in respect of the Facilities as disclosed previously.

(c) All-in interest rates

The blended all-in interest rate of the aggregate facilities for the quarter and 12 months ended 31 December 2025 was 9.0% (2024: 9.4%) and 9.1% (2024: 8.8%) respectively. The blended all-in running interest rate for the quarter and 12 months ended 31 December 2025 was 8.8% (2024: 9.1%) and 8.8% (2024: 8.2%) per annum respectively. At the end of the reporting period, the aggregate leverage for the Group was 85.9% (31 December 2024: 57.0%) and the interest coverage ratio was 0.50 times (31 December 2024: 1.71 times).

Below is the sensitivity analysis on impact to interest cover ratio:

		Group	
		31 December 2025	31 December 2024 (Restated)
a)	a 10% decrease in EBITDA (times)	0.45	1.54
b)	a 100% basis point increase in the weighted average interest rate (times)	0.49	1.69

As of 31 December 2025, an additional impairment allowance of S\$73.7 million has been recognised on overdue receivables under the alternative basis. For the purpose of computing the ICR, such impairment losses are excluded from EBITDA as they are non-cash in nature.

The Manager remains committed to maintaining a prudent and sustainable capital and debt structure. This includes the plan to paring down existing facilities with cash proceeds from divestments through ongoing marketing efforts. These will facilitate ongoing negotiations with the lenders of the Offshore Facility in relation to possible refinancing package.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

17. Borrowings (Continued)

(d) Occurrence of events of default

The Onshore Facility agreement and the Offshore Facility agreement have cross-default provisions, where default of the Offshore Facility shall automatically trigger default of the Onshore Facility and vice versa.

As at 31 December 2025, the events of default which have occurred for the Offshore Facility include but are not limited to:

- (i) Clause 6.1 (Repayment), the Offshore Borrowers shall repay the Offshore loans on the maturity date (30 April 2024) and each borrower may not reborrow any part of Offshore Facility which is repaid;
- (ii) Clause 7.5(e) (Mandatory prepayment), if the maximum aggregate amount of the Onshore and Offshore loans outstanding exceeds the lowest of (i) S\$498,000,000, (ii) 45% of the aggregate valuation of the Properties and (iii) 40% of the deposited property of ECW (the "Relevant Prepayment Conditions"), the Borrowers shall within three (3) business days upon notification repay or prepay the loans such that the maximum aggregate amount of the Onshore and Offshore loans outstanding will be no more than the lowest of Relevant Prepayment Conditions;
- (iii) Clause 7.8 (Delisting/Suspension of Trading), if the Units are delisted or suspended from trading for more than five (5) consecutive trading days (or such longer period as may be agreed by all the lenders);
- (iv) Clause 18.23(c) and (g) (Properties), FZDS are free from security, restrictions and onerous covenants other than those created pursuant to any of the finance documents;
- (v) Clause 18.26(c) (No Financial Indebtedness, guarantees or Security), no security or quasi security exists over all or any of the undertakings, assets or revenues of any member of the Group other than as permitted under Clause 21.3(b) (Negative Pledge);
- (vi) Clause 21.3 (Negative pledge), no member of the Group shall create or permit to subsist any security or quasi security over any of their respective undertakings, assets or revenues;
- (vii) Clause 21.20 (Onshore Borrower and Obligor Covenants), the Onshore Borrowers and the other onshore guarantors to comply with each of the covenants and agreements in favour of the onshore finance parties in the onshore finance documents and each other obligor to comply with each of the covenants and agreements in favour of the security agent in the relevant security documents;
- (viii) Clause 21.22(g) (Conditions subsequent), the proposed divestment shall take place by no later than the divestment longstop date unless the facility agent is satisfied that, on or before the divestment longstop date, an amount equal to the relevant mandatory prepayment amount has been paid by the borrowers and/or the guarantors; and
- (ix) Clause 22.3 (Offshore Interest Reserve Accounts), ECW shall top up the offshore interest reserve accounts (SGD) and (USD) within five (5) business days of its release.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

17. Borrowings (Continued)

(d) Occurrence of events of default (Continued)

(x) Clause 20.1 (Financial covenants), the Group shall, at all times meet the following financial covenants:

Financial covenants	Before proposed divestment*	After proposed divestment*
(a) Unitholders' funds being no less than	S\$500,000,000	S\$450,000,000
(b) Loan-to-value ratio being no more than	0.45 to 1	0.45 to 1
(c) Interest coverage ratio being no less than	2 to 1	1.75 to 1
(d) Ratio of the total liabilities to the Deposited Property (Aggregate Leverage) being no less than	0.40 to 1	0.40 to 1

* The proposed divestment refers to the divestment of the Divestment Properties to the Sponsor which was not completed as the Sponsor had not been able to obtain sufficient financing.

The Manager is in the process of negotiation with the lenders of the Facility in relation to, among others, the occurrence of events of default and restructuring of the Facilities. The Manager has not received any indication from the lenders that they intend to accelerate the existing banks loans under the ECW facilities at the reporting date.

18. Deferred income tax

Deferred income tax assets and liabilities are offset when there is a legally enforceable right to offset current income tax assets against current income tax liabilities and when the deferred income taxes relate to the same fiscal authority. The amounts, determined after appropriate offsetting, are shown on the Statement of Financial Position as follows:

	Group	
	31 December 2025	31 December 2024
	S\$'000	S\$'000
		(Restated)
Deferred income tax liabilities	-	101,436
Deferred income tax assets	-	(1,085)
Deferred income tax liabilities (net)	-	<u>100,351</u>

The movement in deferred income tax assets and liabilities (prior to offsetting of balances within the same tax jurisdiction) is as follows:

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

18. Deferred income tax (Continued)

Deferred tax liabilities

	Fair value movement on investment properties S\$'000	Accelerated tax depreciation S\$'000	Unremitted overseas earnings S\$'000	Total S\$'000
Group				
31 December 2025				
Beginning of the year	97,405	12	4,019	101,436
Tax credited for the year	(41,640)	-	(2,537)	(44,177)
Currency translation differences	(2,155)	-	-	(2,155)
Classified to current tax liabilities *	(53,610)	(12)	(1,482)	(55,104)
End of the year	-	-	-	-
31 December 2024 (Restated)				
Beginning of the year	117,083	58	3,758	120,899
Tax (credited)/charged for the year	(20,033)	(46)	261	(19,818)
Currency translation differences	355	-	-	355
End of the year	97,405	12	4,019	101,436

Deferred tax assets

	Group	
	31 December 2025 S\$'000	31 December 2024 S\$'000 (Restated)
Provisions and others		
Beginning of the year	(1,085)	(954)
Tax charged for the year	100	(128)
Currency translation differences	16	(3)
Classified to current tax assets *	969	-
End of the year	-	(1,085)

* As disclosed in Note 2.1 to the financial statements, the Group's financial statements for current financial year were not prepared on a going concern basis. Accordingly, the Manager has classified all deferred taxes into current taxes as they are expected to be realised within 12 months from the reporting date.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

19. Units in issue

	Group and ECW	
	31 December 2025	31 December 2024
	S\$'000	S\$'000
<i>Units in issue</i>		
Beginning and end of the year	809,838	809,838

During the financial year, no new Unit (2024: no new Units) was issued in respect of the payment of management fees in Units. For prior issuance of units, the issue price was determined based on the volume-weighted average price for all trades done on SGX-ST in the ordinary course of trading for the last 10 business days of the relevant quarter on which the fees accrued.

Each unit in the ECW represents an undivided interest in the REIT. The rights and interests of Unitholders are contained in the Trust Deed and include the right to:

- receive income and other distributions attributable to the units held;
- participate in the termination of ECW by receiving a share of all net cash proceeds derived from the realisation of the assets of ECW less any liabilities, in accordance with their proportionate interests in ECW. However, a Unitholder does not have the right to require that any assets (or part thereof) of ECW be transferred to him; and
- attend all Unitholders' meetings. The Trustee or the Manager (and the Manager shall at the request in writing of not less than 50 Unitholders or Unitholders representing not less than 10% of the issued units of ECW) may at any time convene a meeting of Unitholders in accordance with the provisions of the Trust Deed.

A Unitholder's liability is limited to the amount paid or payable for any units in ECW. The provisions of the Trust Deed provide that no Unitholder will be personally liable to indemnify the Trustee or any creditor of the Trustee in the event that the liabilities of ECW exceed its assets.

20. Leases – the Group as a lessee

The Group has made an upfront payment to secure the right-of-use of the leasehold land with remaining terms of lease from 27.2 to 40.5 years, which is used in the Group's operations. This leasehold land is recognised within investment properties (Note 13).

There is no externally imposed covenant on these lease arrangements.

21. Leases – the Group as a lessor

The Group has leased out its owned investment properties to related parties and non-related parties for monthly lease payments. The lease contracts have varying terms, escalation clauses, renewal rights and do not contain any variable lease payment. They are classified as operating leases because the risk and rewards incidental to ownership of the assets are not substantially transferred.

The Group is exposed to changes in residual value of properties at the end of current lease arrangement. The residual value risk borne by the Group is mitigated by active management of its property portfolio with the objective of optimising tenant mix in order to:

- Achieve the longest weighted average lease term possible;
- Minimise vacancy rates across all properties; and
- Minimise the turnover of tenant with high quality credit ratings.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

21. Leases – the Group as a lessor (Continued)

Lease agreements may include a clause requiring the tenant to reinstate the leased space to its original state when the lease expires and the tenant decides not to renew the lease agreement. This contributes to the maintenance of the property and allows for the space to be re-let quickly once a tenant has departed. In addition, the Group has an annual capitalised expenditure plan reviewed periodically as situations arise for ad hoc improvement works to keep properties in line with market standards.

Rental income from investment properties is disclosed in Note 4.

The following table shows the maturity analysis of the undiscounted lease payment to be received.

	Group	
	31 December 2025 S\$'000	31 December 2024 S\$'000 (Restated)
Less than one year	81,546	96,743
One to two years	38,570	41,488
Two to three years	31,482	34,524
Three to four years	12,775	33,090
Four to five years	286	14,073
More than five years	-	5,848
Total undiscounted lease payments	164,659	225,766

22. Contingent liabilities

(a) Unauthorised mortgages and guarantees

In the previous financial year, the Sponsor imposed unauthorised mortgages on the Group's investment properties in Fuzhou E-Commerce ("FZDS") without the consent of ECW's Manager or Trustee. The unauthorised mortgages were created in November 2023 in favour of third party financial institutes in connection with the Sponsor Group obtaining certain rescue funds, and ECW is not privy to, and did not consent to, such arrangements. The unauthorised mortgages have no priority over the existing mortgages in respect of the Group's existing facilities (Note 17).

In April 2025, the applications for orders seeking the invalidity and revocation of the mortgage contracts over FZDS were dismissed by the People's Court of Fuyang District. In February 2026, the appeal applications were dismissed by the Hangzhou Intermediate People's Court. Based on the recommendations of its PRC legal counsel, the Manager intends to apply to higher level courts for re-trial of the April 2025 judgements and the January 2026 judgements.

In the current financial year, the Manager became aware that three PRC subsidiaries FZDS, Fuheng Warehouse ("FHCC") and Hengde Logistics ("HDSP") provided guarantees to third party financial institutes for same rescue funds extended to the Sponsor in 2023, without the consent of ECW's Manager or Trustee. In November 2025, third party financial institutes have initiated lawsuits against the three PRC subsidiaries. The Manager has sought the advice of its PRC legal counsel and intends to defend the lawsuits. The lawsuits were heard by Hangzhou Intermediate People's Court in January 2026 and are pending further legal proceedings.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

22. Contingent liabilities (Continued)

(a) Unauthorised mortgages and guarantees (Continued)

As at 31 December 2025, the maximum liability to the Group arising from the unauthorised mortgages and guarantees is estimated at RMB286,000,000 (S\$52,538,000), being the full amount of the rescue funds provided to the Sponsor Group. This has been disclosed as a contingent liability and not recognised as a liability on the statement of financial position as the Manager is of the view that there might be possibility of additional liabilities assumed by the Group, but it is unable to determine the exact impact of the unauthorised mortgages and guarantees to the Group reliably, based on the Manager's understanding of the legal and financial situation of the Sponsor Group.

(b) Unauthorised use of Relevant Seals and Stamps

Based on the results of the Manager's investigation, the unauthorised mortgages and guarantees arose primarily from the unauthorised use of the respective China subsidiaries' company seal, legal representative seal, finance stamp and/or contract stamp (collectively, the "Relevant Seals and Stamps") and the title deeds of the properties as the Sponsor had by-passed the Group's control procedures for use of the Relevant Seals and Stamps and title deeds.

The Manager is of the view that there is no impact of unauthorised use of Relevant Seals and Stamps to the Group except for the unauthorised mortgages and guarantees. Nonetheless, this has been disclosed as a contingent liability as other unidentified cases of unauthorised use of Relevant Seals and Stamps, if any, may result have a material impact to the Group's financial statements, although the likelihood and magnitude of such impact remain uncertain.

(c) Contingent liabilities arising from Stage 1 properties of Bei Gang Logistics

Stage 1, 2 and 3 properties of Bei Gang Logistics ("Bei Gang") are grouped under a common single legal entity in China and share one common stamp and seal. There were agreements signed between Stage 1 and stage 2 and 3 back in 2016 to segregate the rights and obligation of Stage 1 from the remaining of Bei Gang. However, this does not completely prevent any legal obligation by Stage 1. As informed by the Sponsor, there are certain ongoing litigations related to Stage 2 and 3 properties of Bei Gang. This has been disclosed as a contingent liability as the Manager is of the view that there might be possibility of additional liabilities assumed by the Group, but it is unable to determine the potential associated liabilities, if any, as of the date of the financial statements.

(d) Potential liabilities arising from the basis of preparation

As disclosed in Note 2.1 to the financial statements, the Group's financial statements for current financial year were not prepared on a going concern basis. Accordingly, the Manager had considered if there are additional liabilities that may arise as the result of the Group and ECW not continuing as a going concern. This has been disclosed as a contingent liability as the Manager is unable to determine the impact of potential liabilities, if any, as of the date of the financial statements.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

23. Capital commitments

Capital expenditures relating to additions to investment properties contracted for at the reporting date but not recognised in the financial statements amounted to S\$1,493,000 (2024: S\$274,000).

24. Immediate and ultimate holding corporations

The immediate and ultimate holding companies are Forchn Global Pte. Ltd. and Forchn Holdings Group Co., Ltd. incorporated in Singapore and the People's Republic of China respectively.

25. Financial risk management

Financial risk factors

The Group's activities expose it to market risk (including currency risk and interest rate risk), credit risk, liquidity risk and capital risk. The Group's overall risk management strategy seeks to minimise any adverse effects from the unpredictability of financial markets on the Group's financial performance. The Group uses financial instruments such as currency options and forwards, interest rate swaps and borrowings denominated in the respective entities' functional currency to manage certain financial risk exposures.

Risk management is carried out under policies approved by the Board of Directors of the Manager. The Manager provides written principles for overall risk management as well as written policies covering specific areas, such as interest rate risk, credit risk and liquidity risk. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and Group's activities.

(a) Market risk

(i) Currency risk

The Group's portfolio of properties is located in PRC, held via special purpose vehicles incorporated in PRC and the cash flows from the operation of the Properties are denominated in RMB. The PRC's special purpose vehicles are held by holding companies in Singapore, which are in turn held by ECW. ECW will pay distributions in Singapore dollars. These various levels of shareholding expose ECW to fluctuations in the currency rates of RMB and SGD. In order to manage the currency risk involved in the investment of assets outside Singapore, the Manager has adopted strategies that may include:

- the use of borrowings denominated in the respective entities' functional currency to match the currency of the investment asset as a natural currency hedge;
- entering into cross currency interest rate swaps that are used to reduce the Group's exposure to currency risk on its borrowings and interest; and
- entering into currency forward contracts or currency options to manage the foreign currency income received from the onshore assets, back into Singapore Dollars.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

25. Financial risk management (Continued)

Financial risk factors (Continued)

(a) Market risk (Continued)

(i) Currency risk (Continued)

The Group's currency exposure based on the information provided to key management is as follows:

	SGD S\$'000	RMB S\$'000	USD S\$'000	Total S\$'000
Group				
31 December 2025				
Financial assets				
Cash and bank balances	1,670	5,049	38	6,757
Trade and other receivables*	5	12,722	-	12,727
Intra-group balances	608,171	446,635	18,089	1,072,895
Total financial assets	609,846	464,406	18,127	1,092,379
Financial liabilities				
Trade and other payables^	(67,199)	(68,701)	-	(135,900)
Intra-group balances	(608,171)	(446,635)	(18,089)	(1,072,895)
Borrowings	(244,701)	(132,036)	(96,942)	(473,679)
Total financial liabilities	(920,071)	(647,372)	(115,031)	(1,682,474)
Net financial liabilities	(310,225)	(182,966)	(96,904)	(590,095)
Add: Firm commitments and highly probable forecast transactions in foreign currencies	-	(5)	-	(5)
Less: Net financial liabilities denominated in the respective entities' functional currency	300,447	134,898	(18,089)	417,256
Net currency exposure	(9,778)	(48,073)	(114,993)	(172,844)

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

25. Financial risk management (Continued)

Financial risk factors (Continued)

(a) Market risk (Continued)

(i) Currency risk (Continued)

	SGD S\$'000	RMB S\$'000	USD S\$'000	Total S\$'000
Group				
31 December 2024				
(Restated)				
Financial assets				
Cash and bank balances	1,465	3,007	41	4,513
Trade and other receivables*	5	159,546	–	159,51
Intra-group balances	608,943	445,368	19,162	1,073,473
Total financial assets	610,413	607,921	19,203	1,237,537
Financial liabilities				
Trade and other payables^	(34,037)	(126,392)	–	(160,429)
Intra-group balances	(608,943)	(445,368)	(19,162)	(1,073,473)
Borrowings	(244,702)	(132,986)	(102,694)	(480,382)
Total financial liabilities	(887,682)	(704,746)	(121,856)	(1,714,284)
Net financial liabilities	(277,269)	(96,825)	(102,653)	(476,747)
Add: Firm commitments and highly probable forecast transactions in foreign currencies	–	(274)	–	(274)
Less: Net financial liabilities denominated in the respective entities' functional currency	267,491	48,319	(19,162)	296,648
Net currency exposure	(9,778)	(48,780)	(121,815)	(180,373)

* Excludes prepayments and VAT receivables

^ Excludes deferred income, advance receipt and rental received in advance

ECW is not exposed to significant currency risk as its transactions are predominantly denominated in Singapore Dollars.

Currency risk arises within entities in the Group when transactions are denominated in foreign currencies such as RMB and USD. If the RMB and USD strengthened/weakened against the SGD by 3.9% (2024: 5%) and 2.7% (2024: 5%) respectively with all other variables including tax rate being held constant, the effects arising from the net financial asset would decrease/increase the total return by S\$4,599,000 (2024: \$8,041,000) respectively.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

25. Financial risk management (Continued)

Financial risk factors (Continued)

(a) Market risk (Continued)

(ii) Cash flow and fair value interest rate risks

Cash flow interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. Fair value interest rate risk is the risk that the fair value of a financial instrument will fluctuate due to changes in market interest rates. The Group's interest-bearing assets do not generate significant amount of interest, changes in market interest rates do not have significant direct impact to the Group.

The Group's interest rate risk arises from its borrowings which bear variable interest rates (Note 17). Borrowings at variable rates expose the Group to cash flow interest rate risk. The Manager endeavours to utilise interest rate hedging strategies where appropriate from time to time to ensure stable returns to Unitholders.

The Manager will adopt prudent and proactive interest rate management strategies, including interest rate swaps and cross currency interest rate swaps with reputable banks to manage the risk associated with changes in interest rates on the loan facilities while ensuring that ECW's on-going cost of debt capital remains reasonable and continues to create value to the returns to Unitholders.

The Manager did not enter into any hedge against interest rate risk during the financial year ended 31 December 2025 and 2024.

As at the reporting date, the interest rate profile of the interest-bearing financial instruments was:

	Group	
	31 December 2025	31 December 2024
	S\$'000	S\$'000
<u>Variable rate borrowings</u>		
– Onshore borrowings	132,440	134,573
– Offshore borrowings	341,643	347,396
Net exposure to interest rate risk	474,083	481,969

A change in the interest rate at the reporting date would have an impact on the total return. If the interest rates increase/decrease by 25 (2024: 25) basis points ("bp") at the reporting date, the total return would be lower/higher by S\$1,185,000 (2024: S\$1,204,000). This analysis assumes that all other variables, in particular foreign currency rates, remain constant.

ECW does not have significant interest-bearing assets and liabilities and hence is subject to insignificant interest risk.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

25. Financial risk management (Continued)

Financial risk factors (Continued)

(b) Credit risk

Credit risk refers to the risk that a counterparty will default on its contractual obligations resulting in financial loss to the Group. The major classes of financial assets of the Group and ECW are cash and bank balances, trade and other receivables and ECW's loans to subsidiaries. Cash and bank balances are placed with reputable financial institutions which are regulated and are subject to immaterial credit loss. For trade and other receivables, the Group adopts the policy of dealing only with customers of appropriate credit standing and history. For other financial assets, the Group adopts the policy of dealing only with high credit quality counterparties.

At 31 December 2024, 94% of trade and other receivables were due from the Sponsor Group and secured with the security deposits placed with the Group. At 31 December 2025, as disclosed in Note 11 to the financial statements, the trade and other receivables due from the Sponsor Group were fully impaired.

The maximum exposure to credit risk to each class of financial instruments is the carrying amount of that class of financial instruments presented on the statement of financial position, except for trade and other receivables that are secured with security deposits.

Trade and other receivables

In measuring the expected credit losses, trade receivables are grouped based on shared credit risk characteristics and days past due. In calculating the expected credit loss rates, the Group considers the ageing of receivables, the financial position of counterparties, the security deposits held, particular consideration is given to receivables due from the Sponsor Group under reorganisation, where recovery remains uncertain. Where receivables are provided for, the company continues to engage in enforcement activity to attempt to recover the receivables due. Where recoveries are made, these are recognised in profit or loss.

For other receivables, the Group adopt a policy of dealing with high credit quality counterparties. The Group monitors and assesses at each reporting date for any indicator of significant increase in credit risk on these other receivables. As at 31 December 2025, there is indication that credit risk on these receivables have increased significantly hence, these receivables are measured under life time expected credit loss model.

The movement in allowance for impairment of trade and other receivables is as follows:

	Group	
	31 December 2025	31 December 2024
	S\$'000	S\$'000
		(Restated)
Beginning of the year	3,039	3,029
Allowance made	73,707	-
Currency translation differences	117	10
End of the year	76,863	3,039

Impaired receivables are written off for when there is no reasonable expectation of recovery.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

25. Financial risk management (Continued)

Financial risk factors (Continued)

(b) Credit risk (Continued)

Trade and other receivables (Continued)

The Group's credit risk exposure in relation to trade and other receivables under FRS 109 are set out in the provision matrix as follows:

	Past due					Total S\$'000
	Current S\$'000	Within 30 days S\$'000	30 to 60 days S\$'000	60 to 90 days S\$'000	More than 90 days S\$'000	
Group						
31 December 2025						
Expected loss rate	-	-	-	-	-	-
Trade and other receivables	-	2,376	830	731	85,730	89,667
Loss allowance	-	-	-	-	(76,863)	(76,863)
31 December 2024 (Restated)						
Expected loss rate	-	-	-	-	-	-
Trade and other receivables	-	5,442	5,198	5,076	147,316	163,032
Loss allowance	-	-	-	-	(3,039)	(3,039)

Loans to subsidiaries

ECW's main exposure to credit risk are amounts due from subsidiaries and loans to subsidiaries. The Manager have taken into account information that it has available internally about these subsidiaries' past, current and expected operating performance and cash flow position. The Manager monitors and assesses at each reporting date for any indicator of significant increase in credit risk on ECW's amounts due from the subsidiaries and loans to subsidiaries, by considering their performance and any default in external debts. As at 31 December 2025, there is indication that credit risk on ECW's amounts due from the subsidiaries and loans to subsidiaries have increased significantly following the matters disclosed in Note 11 to the financial statements. Accordingly, these receivables are measured under lifetime expected credit loss model and an impairment allowance of S\$237,057,000 is recognised by ECW during the current financial year.

Cash and bank balances

The Group's and ECW's cash and bank balances are mainly deposits with reputable banks with high credit ratings assigned by international credit rating agencies. The Manager monitors the credit ratings of counterparties regularly. Impairment on cash and bank balances have been measured on the 12-month expected loss. At the reporting date, the Group and the Company did not expect any credit losses from non-performance by the counterparties.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

25. Financial risk management (Continued)

Financial risk factors (Continued)

(c) Liquidity risk

The Group adopts prudent liquidity risk management by maintaining sufficient cash to fund its working capital and financial obligations. At the end of each reporting period, assets held by the Group for managing liquidity risk included cash and short-term deposits. In addition, the Manager also monitors and observes the CIS Code issued by the MAS concerning the leverage limits (Note 25(d)) and financial covenants imposed by the banks on the various borrowings (Note 17).

The Manager monitors and maintains a level of cash and cash equivalent deemed adequate to finance ECW's operations by requesting funds from the Group's subsidiaries. During the current financial year, the repatriation of funds from subsidiaries are subject to certain restriction posed by certain lenders due to occurrence of events of default on the Group's Onshore and Offshore Facilities.

The table below analyses non-derivative financial liabilities of the Group and ECW into relevant maturity groupings based on the remaining period from the reporting date to the contractual maturity date. The amounts disclosed in the table are the contractual undiscounted cash flows.

	Contractual cash flows S\$'000	Within 1 year S\$'000	Within 1 to 2 years S\$'000
Group			
31 December 2025			
Borrowings	(542,282)	(530,638)	(11,644)
Trade and other payables*	(66,500)	(66,500)	-
31 December 2024 (Restated)			
Borrowings	(513,600)	(504,739)	(8,861)
Trade and other payables*	(105,879)	(105,879)	-
ECW			
31 December 2025			
Trade and other payables*	(26,380)	(26,380)	-
Loan from subsidiaries	(90,897)	(90,897)	-
31 December 2024 (Restated)			
Trade and other payables*	(22,648)	(22,648)	-
Loan from subsidiaries	(331,943)	(331,943)	-

* Exclude deferred income, deferred government grant, advance receipt and rental received in advance.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

25. Financial risk management (Continued)

(d) Capital risk

The Group is subject to the aggregate leverage limit as defined in Appendix 6 of the CIS Code ("Property Funds Appendix"). The Property Funds Appendix stipulates that the total borrowings (collectively, the "Aggregate Leverage") of a property fund should not exceed 45.0% of the fund's deposited property.

Below is the table shows the Aggregate Leverage ratios for the financial years ended 31 December 2025 and 31 December 2024:

	31 December 2025	31 December 2024
	S\$'000	S\$'000
		(Restated)
Group		
Total borrowings	492,899	500,785
Total assets	518,222	878,307
Aggregate Leverage ratio	95.1%	57.0%

As a result of the decline in the property valuations of ECW, the Aggregate Leverage of the Group is 95.1%. Pursuant to paragraph 9.4(a) of the Property Funds Appendix, the Aggregate Leverage Limit of ECW will not be considered to be breached given that the change in the Aggregate Leverage of the Group was due to circumstances beyond the control of the Manager, such as the depreciation in the asset value of the properties of ECW. Nevertheless, under the existing Facility agreement, the leverage ratio has been breached (Note 17). In such a scenario, the Manager shall not incur additional borrowings or enter into further deferred payment arrangements. The Manager intends to resolve these issues by restructuring the ECW Group's existing Facilities.

The Manager aims to optimise the capital structure and cost of capital, within the Aggregate Leverage limit in the Property Funds Appendix. Such strategy involves adopting and maintaining an appropriate Aggregate Leverage level to ensure optimal returns to Unitholders, while maintaining flexibility in respect of future capital expenditures or acquisitions.

The Manager will periodically review ECW's capital management policy and modify the policy as the Manager deems prudent with regards to prevailing market conditions. As and when appropriate, the Manager may consider diversifying its sources of debt financing in the future by way of accessing the public capital markets through the issuance of bonds to further enhance the debt maturity profile of ECW.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

25. Financial risk management (Continued)

(e) Financial instruments by category and fair value measurements

The table below presents financial assets and liabilities measured and carried at fair value and classified by the following level of fair value measurement hierarchy:

- (i) quoted prices (unadjusted) in active markets for identical assets or liabilities (Level 1);
- (ii) inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices) (Level 2); and
- (iii) inputs for the asset or liability that are not based on observable market data (unobservable inputs) (Level 3).

There were no transfers between Levels 1 and 2 during the year.

The fair value of financial instruments that are not traded in an active market (for example, over-the-counter derivatives) is determined by using valuation techniques. The Group uses a variety of methods and makes assumptions that are based on market conditions existing at each reporting date. Quoted market prices or dealer quotes for similar instruments are used to estimate fair value for long-term debt for disclosure purposes. The fair value of interest rate swaps and cross currency interest rate swaps are calculated as the present value of the estimated future cash flows based on observable yield curves. These investments are classified as Level 2 which comprise derivative financial instruments. In frequent circumstances, where a valuation technique for these instruments is based on significant unobservable inputs, such instruments are classified as Level 3.

	Carrying amount			Fair value hierarchy					
	Financial asset at fair value through profit or loss	Financial asset at amortised cost	Financial Liabilities at amortised cost	Total	Level 1	Level 2	Level 3	Total	
	\$S'000	\$S'000	\$S'000	\$S'000	\$S'000	\$S'000	\$S'000	\$S'000	
Group									
31 December 2025									
Financial assets									
Cash and bank balances	-	6,757	-	6,757	-	-	-	-	
Trade and other receivables*	-	12,703	-	12,703	-	-	-	-	
	-	19,460	-	19,460					
Financial liabilities									
Trade and other payables^	-	-	135,900	135,900	-	-	-	-	
Borrowings	-	-	473,679	473,679	-	-	-	-	
	-	-	609,579	609,579					

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

25. Financial risk management (Continued)

(e) Financial instruments by category and fair value measurements (Continued)

	Carrying amount			Fair value hierarchy				
	Financial asset at fair value through profit or loss	Financial asset at amortised cost	Financial Liabilities at amortised cost	Total	Level 1	Level 2	Level 3	Total
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Group								
31 December 2024 (Restated)								
Financial assets								
Cash and bank balances	-	4,513	-	4,513	-	-	-	-
Trade and other receivables*	-	159,551	-	159,551	-	-	-	-
	-	164,064	-	164,064				
Financial liabilities								
Trade and other payables^	-	-	160,429	160,429	-	-	-	-
Borrowings	-	-	480,382	480,382	-	-	-	-
	-	-	640,811	640,811				

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

25. Financial risk management (Continued)

(e) Financial instruments by category and fair value measurements (Continued)

	Carrying amount			Fair value hierarchy				
	Financial asset at fair value through profit or loss S\$'000	Financial asset at amortised cost S\$'000	Financial Liabilities at amortised cost S\$'000	Total S\$'000	Level 1 S\$'000	Level 2 S\$'000	Level 3 S\$'000	Total S\$'000
ECW								
31 December 2025								
Financial assets								
Cash and bank balances	-	1,209	-	1,209	-	-	-	-
Trade and other receivables*	-	5	-	5	-	-	-	-
	-	1,214	-	1,214				
Financial liabilities								
Trade and other payables^	-	-	26,380	26,380	-	-	-	-
Loans to a subsidiary	-	-	90,897	90,897	-	-	-	-
	-	-	117,277	117,277				
ECW								
31 December 2024 (Restated)								
Financial assets								
Cash and bank balances	-	1,004	-	1,004	-	-	-	-
Trade and other receivables*	-	2,963	-	2,963	-	-	-	-
Loans to subsidiaries	-	237,057	-	237,057				
	-	241,024	-	241,024				
Financial liabilities								
Trade and other payables^	-	-	22,648	22,648	-	-	-	-
Loans to a subsidiary	-	-	331,943	331,943	-	-	-	-
	-	-	354,591	354,591				

* Excludes prepayments and VAT receivables

^ Excludes deferred income, deferred government grant, advance receipt and rental received in advance

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

26. Related party transactions

For the purpose of these financial statements, parties are considered to be related to the Group when the Group has the ability, directly or indirectly to control the party or exercise significant influence over the party in making financial and operating decisions, or vice versa, or where the Group and the party are subjected to common significant influence. The Manager and the Property Manager are indirect wholly-owned subsidiaries of Forchn Holdings Group Co., Ltd..

In addition to the information disclosed elsewhere in the financial statements, the following transactions took place between the Group and related parties at terms agreed between the parties:

	Group	
	31 December	31 December
	2025	2024
	S\$'000	S\$'000
		(Restated)
Property management fees paid/payable	-	(2,114)
Trustee's fees paid/payable	(156)	(184)
Manager's base fees paid/payable	(3,000)	(1,616)
Rental and other related income received/receivable from the ultimate holding corporation and fellow subsidiaries	5,103	64,289
Late payment interest received/receivable from the ultimate holding corporation and fellow subsidiaries	2,379	7,661
Operating lease commitment from fellow subsidiaries where the Group is a lessor	353	1,323

Outstanding balances at 31 December 2025, arising from sale/purchase of goods and services, are unsecured and receivable/payable within 12 months from the reporting date and are disclosed in Notes 11 and 15 respectively.

27. Financial ratios

	Group	
	2025	2024
	%	%
		(Restated)
Ratio of expenses to weighted average net assets ¹		
- including performance component of Manager's fees	(4.15)	7.03
- excluding performance component of Manager's fees	(4.15)	7.03
Portfolio turnover ratio ²	-	-

1 The annualised ratios are computed in accordance with the guidelines of Investment Management Association of Singapore dated 25 May 2005. The expenses used in the computation relate to expenses of the Group, excluding property expenses, borrowing costs and income tax expenses.

2 In accordance with the formulae stated in the CIS Code, the ratio reflects the number of times per year that a dollar of assets is reinvested. The annualised ratio is computed based on the lesser of purchases or sales of underlying investment properties of the Group expressed as a percentage of daily average net asset value.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

28. Segment information

The Group had determined the operating segments based on reports reviewed by Management that are used to make strategic decisions, allocate resources and assess performance. Management comprises the Chief Executive Officer and Chief Financial Officer. Management considers and evaluates the business by the nature of investment properties – port logistics, specialised logistics and E-commerce logistics. These properties are concentrated in one geographical location: People's Republic of China. This forms the basis of identifying the operating segments of the Group under FRS 108 *Operating Segments*.

Segment revenue comprises mainly income generated from its tenants. Segment net property income represents the income earned by each segment after allocating property expenses. This is the measure reported to Management for the purpose of assessment of segment performance. In addition, Management monitors the non-financial assets as well as financial assets attributable to each segment when assessing segment performance.

Segment results, assets and liabilities include items directly attributable to a segment as well as those that can be allocated on a reasonable basis. Unallocated items comprise mainly management fee, trust expenses, finance income, finance costs and related assets and liabilities.

Property income and expenses

	Port Logistics		Specialised Logistics		E-commerce Logistics		Total	
	31 December 2025 S\$'000	31 December 2024 S\$'000 (Restated)	31 December 2025 S\$'000	31 December 2024 S\$'000 (Restated)	31 December 2025 S\$'000	31 December 2024 S\$'000 (Restated)	31 December 2025 S\$'000	31 December 2024 S\$'000 (Restated)
Group								
Gross revenue	11,920	43,415	7,791	5,093	15,605	43,548	35,316	92,056
Property expenses	(3,267)	(2,183)	(1,834)	(1,437)	(4,384)	(4,725)	(9,485)	(8,345)
Net property income	8,653	41,232	5,957	3,656	11,221	38,823	25,831	83,711
Net change in fair value of investment properties	(116,234)	(44,867)	(26,496)	(20,639)	(59,002)	(29,193)	(201,732)	(94,699)
Impairment (loss)/reversal on receivables	(37,505)	-	56	-	(36,124)	-	(73,707)	-
Finance income							17	-
Finance costs							(43,532)	(49,842)
Other trust expenses*							(4,119)	(4,447)
Exchange differences							9,109	(4,386)
Net change in fair value of financial derivatives							-	1,879
Total return for the financial year before income tax							(288,133)	(67,784)
Income tax credit							38,323	1,761
Total return for the financial year after income tax before distribution							(249,810)	(66,023)

* Other trust expenses include Manager's fees and Trustee's fees.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

29. New or revised accounting standards and interpretations

There are a number of standards, amendments to standards, and interpretations that are effective in future accounting periods and the Group has not decided to early adopt. The Group does not expect any of these standards upon adoption will have a material impact to the Group, except as disclosed below:

FRS 118 Presentation and Disclosure in Financial Statements

The FRS 118 replaces FRS 1 *Presentation of Financial Statements* and provides guidance on presentation and disclosure in financial statements, focus on the statement of profit or loss.

FRS 118 introduces:

- New structure on statement of profit or loss with defined subtotals;
- Disclosure related to management-defined performance measures (MPMs), which are measures of financial performance based on a total or sub-total required by accounting standards with adjustments made (e.g. 'adjusted profit or loss'). A reconciliation of MPMs to the nearest total or subtotal calculated in accordance with accounting standards; and
- Enhanced principles on aggregation and disaggregation of financial information which apply to the primary financial statements and notes in general.

FRS 118 will take effect on 1 January 2027 and management anticipates that the new requirements will change the current presentation and disclosure in the financial statements. An impact assessment regarding the adoption of FRS 118 is still underway and has not yet been completed.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

30. Restatements and comparative figures

The independent auditor's report on the financial statements of the Group and ECW for the financial year ended 31 December 2024 included a basis of disclaimer on insufficient supporting documentation and records as the Manager was unable to retrieve and provide the satisfactory supporting documentary information to the independent auditor on the timely basis.

During the financial year ended 31 December 2025, as a resolution to the above, the comparative figures were restated in accordance with the requirements of FRS 8 Accounting Policies, Changes in Accounting Estimates and Errors as follows:

Consolidated Statement of Financial Position of the Group

		For the financial year ended 31 December 2024		
		Previously reported S\$'000	Restatement S\$'000	Restated S\$'000
Gross revenue	(1)	92,208	(152)	92,056
Property expenses	(2)	(11,009)	2,664	(8,345)
Finance income	(3)	(863)	(863)	-
Finance costs	(3)	(49,037)	(805)	(49,842)
Manager's base fees	(4)	(1,951)	335	(1,616)
Exchange differences	(5)	(3,690)	(696)	(4,386)
Other trust expenses		(2,646)	(1)	(2,647)
Net change in fair value of investment properties	(6)	(95,699)	1,000	(94,699)
Income tax credit	(7)	6,131	(4,370)	1,761
Net property income		81,199	2,512	83,711
Net income		22,828	2,208	25,036
Total loss for the year before income tax		(70,992)	3,208	(67,784)
Total loss for the year after income tax before distribution		(64,861)	(1,162)	(66,023)
Loss per unit (cents)				
- basic and diluted		(8.01)	(0.14)	(8.15)

- (1) Correction of erroneous computation of straight lining of rental income
- (2) Correction of erroneous computation of business and property taxes
- (3) Reclassification of finance costs wrongly classified as finance income
- (4) Recomputation of Manager's base fees arising from the adjustments to the consolidated statement of total return of the Group as the Manager's base fees was computed based on 10% of the Group's distribution income as disclosed in Note 1(b) to the financial statements
- (5) Adjustment of foreign exchange differences for foreign currency balances carried at the subsidiaries
- (6) Adjustment of an under-recognition of a prior year investment properties improvement
- (7) Recomputation of current and deferred taxes arising from the other adjustments

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

30. Restatements and comparative figures (Continued)

Consolidated Statement of Financial Position of the Group

	As at 31 December 2024				As at 1 January 2024			
	Previously reported	Restatement	Restated		Previously reported	Restatement	Restated	
	S\$'000	S\$'000	S\$'000		S\$'000	S\$'000	S\$'000	
ASSETS								
Current assets								
Trade and other receivables	(1)	168,840	(8,772)	160,068	(4)	98,687	(748)	97,939
LIABILITIES								
Current liabilities								
Trade and other payables	(1)(2)	233,262	(10,884)	222,378	(2)	193,372	965	194,337
Borrowings		473,260	-	473,260		559,079	57	559,136
Current income tax liabilities	(2)(3)	36,311	4,164	40,475	(3)	33,366	107	33,473
Non-current liabilities								
Trade and other payables		3,239	(72)	3,167		982	(71)	911
Deferred income tax liabilities	(3)	101,822	(1,471)	100,351	(2)(3)	121,741	(1,796)	119,945
Net assets attributable to unitholders		32,063	(509)	31,554		94,861	(11)	94,850

- (1) Reversal of the portion of dividend declared from subsidiary Hangzhou Bei Gang Logistics Co., Ltd. that related to Stage 2 and 3 of properties, which was erroneously recognised
- (2) Reclassification of tax liabilities wrongly classified as other payables
- (3) Recomputation of current and deferred taxes arising from the other adjustments
- (4) Adjustment of additional impairment of other receivables from related parties

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

30. Restatements and comparative figures (Continued)

Statement of Financial Position of ECW

		As at 31 December 2024		
		Previously reported S\$'000	Restatement S\$'000	Restated S\$'000
LIABILITIES				
Current liabilities				
Trade and other payables	(1)	22,984	(336)	22,648
Net assets attributable to unitholders		<u>(73,922)</u>	<u>336</u>	<u>(73,586)</u>

(1) Recomputation of Manager's base fees arising from the adjustments to the consolidated statement of total return of the Group as the Manager's base fees was computed based on 10% of the Group's distribution income as disclosed in Note 1(b) to the financial statements

The statement of financial position of ECW as at 1 January 2024 was not impacted by these restatements.

31. Authorisation of financial statements

The financial statements were authorised for issue by the Manager and the Trustee on 13 April 2026.

ADDITIONAL INFORMATION

A. INTERESTED PERSON (AS DEFINED IN THE LISTING MANUAL OF THE SGX-ST) AND INTERESTED PARTY (AS DEFINED IN THE PROPERTY FUNDS APPENDIX) TRANSACTIONS (COLLECTIVELY “INTERESTED PERSON TRANSACTIONS”)

The transactions entered into with interested persons during the financial year ended 31 December 2025, which fall under the Listing Manual of Singapore Exchange Securities Trading Limited and the Property Funds Appendix (excluding transactions less than S\$100,000 each) are as follows:

Name of interested person	Nature of Relationship	Aggregate value of all interested person transactions during the financial year under review (excluding transactions less than S\$100,000 and transactions conducted under Unitholders’ mandate pursuant to Rule 920) S\$’000	Aggregate value of all interested person transactions during the financial year under review conducted under Unitholders’ mandate pursuant to Rule 920 (excluding transactions less than S\$100,000) S\$’000
EC World Asset Management Pte Ltd	Manager of the REIT		
- Manager’s base fees		(3,000)	-
Forchn Holdings Group Co. Ltd. and its subsidiaries	Sponsor of the REIT		
- Rental income		(919)	-
- Late payment fee income		(2,379)	-
DBS Trustee Limited			
- Trustee’s fees	Trustee of the REIT	156	-

Saved as disclosed above, there were no additional interested person/party transactions (excluding transactions less than S\$100,000 each) nor any material contracts entered into by ECW involving the interests of the CEO, each Director or controlling shareholder of the Manager or controlling Unitholder. The entry into and the fees and charges payable (where applicable) by EC World REIT and its subsidiaries under the Trust Deed, the Sponsor ROFR, the ZGB ROFR, the Master Leases, the Corporate Guarantees, the Call Option Agreement, the Grant Agreement, the Outsourcing Agreement, the Deeds of Indemnity, the Master Property Management Agreement and the Individual Property Management Agreements and the leases set out in the Prospectus for Initial Public Offer, section “2016 Other Related Party Transactions”, each of which constitutes or will, when entered into, constitute a Interested Person Transaction, are deemed to have been specifically approved by the Unitholders upon subscription for the Units and are therefore not subject to Rules 905 and 906 of the Listing Manual of the SGX-ST to the extent that there is no subsequent change to the rates and/or bases of the fees charged thereunder which will adversely affect EC World REIT and its subsidiaries.

There were no units issued for payment of the performance fees during or in respect of the financial year from 1 January 2025 to 31 December 2025.

Please see interested person transactions in Note 26 to the financial statements.

ADDITIONAL INFORMATION

B. UTILISATION OF THE SECURITY DEPOSITS

As at the reporting date, the rental deposits of RMB345.1 million (equivalent to S\$63.4 million) from the Master Lease tenants (the “Security Deposits”) have been fully utilized to offset the rental receivables.

STATISTICS OF UNITHOLDINGS

AS AT 18 MARCH 2026

DISTRIBUTION OF UNITHOLDINGS

SIZE OF UNITHOLDINGS	NO. OF UNITHOLDINGS	%	NO. OF UNITS	%
1 – 99	4	0.11	53	0.00
100 – 1,000	417	11.25	321,178	0.04
1,001 – 10,000	1,717	46.30	10,023,600	1.24
10,001 – 1,000,000	1,545	41.67	82,467,267	10.18
1,000,001 and above	25	0.67	717,026,149	88.54
Total	3,708	100.00	809,838,247	100.00

TWENTY LARGEST UNITHOLDERS

NO.	NAME	NO. OF UNITS	%
1.	ICBC (SINGAPORE) NOMINEES PRIVATE LIMITED	169,161,480	20.89
2.	RAFFLES NOMINEES (PTE.) LIMITED	161,493,900	19.94
3.	ABN AMRO CLEARING BANK N.V.	125,363,377	15.48
4.	CITIBANK NOMINEES SINGAPORE PTE LTD	88,274,500	10.90
5.	DB NOMINEES (SINGAPORE) PTE LTD	40,517,620	5.00
6.	DBS NOMINEES (PRIVATE) LIMITED	34,028,095	4.20
7.	FORCHN INTERNATIONAL PTE LTD	25,732,615	3.18
8.	SNG KAY BOON TERENCE	14,962,100	1.85
9.	PHILLIP SECURITIES PTE LTD	7,344,157	0.91
10.	MAYBANK SECURITIES PTE. LTD.	6,299,790	0.78
11.	OCBC SECURITIES PRIVATE LIMITED	5,988,100	0.74
12.	EC WORLD ASSET MANAGEMENT PTE LTD	5,963,325	0.74
13.	IFAST FINANCIAL PTE. LTD.	5,157,900	0.64
14.	UOB KAY HIAN PRIVATE LIMITED	4,085,400	0.50
15.	HSBC (SINGAPORE) NOMINEES PTE LTD	3,963,600	0.49
16.	OCBC NOMINEES SINGAPORE PRIVATE LIMITED	3,612,890	0.45
17.	UNITED OVERSEAS BANK NOMINEES (PRIVATE) LIMITED	3,354,700	0.41
18.	CGS INTERNATIONAL SECURITIES SINGAPORE PTE. LTD.	2,003,100	0.25
19.	DBS VICKERS SECURITIES (SINGAPORE) PTE LTD	1,778,900	0.22
20.	HUANG JIAN	1,591,200	0.20
	TOTAL:	710,676,749	87.77

STATISTICS OF UNITHOLDINGS

AS AT 18 MARCH 2026

SUBSTANTIAL UNITHOLDERS' UNITHOLDINGS AS AT 18 MARCH 2026

(As per the Register of Substantial Unitholders)

Based on the information available to the Manager, the unitholdings of Substantial Unitholders of EC World REIT as at 18 March 2026 are as follows:

	Names of Substantial Unitholders	No. of Units Direct Interest	No. of Units Deemed Interest
1	Forchn Global Pte. Ltd.	322,957,200	–
2	Fantastic Godspeed Ltd. ⁽¹⁾	–	322,957,200
3	Fantastic Godspeed Holding Ltd. ⁽²⁾	–	322,957,200
3	Forchn International Pte. Ltd. ⁽³⁾	25,732,615	328,920,525
4	Forchn Holdings Group Co., Ltd. ⁽⁴⁾	–	354,653,140
5	Zhang Guobiao ⁽⁵⁾	–	354,653,140
6	Zhang Zhangsheng ⁽⁶⁾	–	354,653,140
7	China Dongxiang (Group) Co., Ltd. ⁽⁷⁾	25,020,700	128,998,815
8	Fosun International Holdings Ltd.	73,966,000	–
9	Guo Guangchang ⁽⁸⁾	–	73,966,000
10	Sunkits Resources Limited	81,526,700	–
11	China Cinda (HK) Asset Management Co., Limited ⁽⁹⁾	–	81,526,700
12	China Cinda (HK) Holdings Company Limited ⁽¹⁰⁾	–	81,526,700
13	China Cinda Asset Management Co., Ltd. ⁽¹¹⁾	–	81,526,700
14	Central Huijin Investment Ltd. ⁽¹²⁾	–	81,526,700
15	China Investment Corporation ⁽¹³⁾	–	81,526,700
16	Dazhong Capital (Hong Kong) Co Ltd	43,546,300	–
17	Yang Yiqing ⁽¹⁴⁾	–	43,546,300
18	Franklin Medici Alternative Investment VCC ⁽¹⁵⁾	–	58,000,000
19	Bright Oasis Vision Limited ⁽¹⁶⁾	–	34,000,000

Notes:

- (1) Fantastic Godspeed Ltd. has become a sole shareholder of Forchn Global Pte. Ltd. ("Forchn Global"), which in turn holds 322,957,200 units ("Units") in EC World REIT and thus is deemed to be interested in the Units held by Forchn Global.
- (2) Fantastic Godspeed Ltd. has become a sole shareholder of Forchn Global Pte. Ltd. ("Forchn Global"), which in turn holds 322,957,200 units ("Units") in EC World REIT and thus is deemed to be interested in the Units held by Forchn Global.
- (3) Forchn International Pte. Ltd. is deemed to be interested in the Units held by its wholly-owned subsidiaries, Forchn Global Pte. Ltd. and EC World Asset Management Pte. Ltd..
- (4) Forchn Holdings Group Co., Ltd. is the sole shareholder of Forchn International Pte. Ltd., which is in turn the sole shareholder of Forchn Global Pte. Ltd. and EC World Asset Management Pte. Ltd. Accordingly, Forchn Holdings Group Co., Ltd. is deemed to be interested in the Units held by Forchn International Pte. Ltd., Forchn Global Pte. Ltd. and EC World Asset Management Pte. Ltd..
- (5) Zhang Guobiao owns 80% of the equity interest of Forchn Holdings Group Co., Ltd.. Forchn Holdings Group Co., Ltd. is in turn the sole shareholder of Forchn International Pte. Ltd.. Further, Forchn International Pte. Ltd. is the sole shareholder of Forchn Global Pte. Ltd. and EC World Asset Management Pte. Ltd.. Accordingly, Zhang Guobiao is deemed to be interested in the Units held by Forchn International Pte. Ltd., Forchn Global Pte. Ltd. and EC World Asset Management Pte. Ltd..

STATISTICS OF UNITHOLDINGS

AS AT 18 MARCH 2026

- (6) Zhang Zhangsheng owns 20% of the equity interest of Forchn Holdings Group Co., Ltd.. Forchn Holdings Group Co., Ltd. is in turn the sole shareholder of Forchn International Pte. Ltd.. Further, Forchn International Pte. Ltd. is the sole shareholder of Forchn Global Pte. Ltd. and EC World Asset Management Pte. Ltd.. Accordingly, Zhang Zhangsheng is deemed to be interested in the Units held by Forchn International Pte. Ltd., Forchn Global Pte. Ltd. and EC World Asset Management Pte. Ltd..
- (7) Forchn Global Pte. Ltd. Granted a charge over 103,266,200 units and Forchn International Pte. Ltd. granted a charge over 25,732,615 units (together with the 103,266,200 units, "Charged Units") to Gaea Sports Limited to secure certain obligations of Forchn International Co. Limited to the Chargee. Hong Kong Dongxiang Sports Development Holdings Limited is the sole shareholder of the Chargee. China Dongxiang (Group) Co., Ltd. is the sole shareholder of Hong Kong Dongxiang Sports Development Holdings Limited and the ultimate holding company of the Chargee. China Dongxiang (Group) Co., Ltd. is deemed to have an interest in the Charged Unit.
- (8) Guo Guangchang owns 64.45% of Fosun International Holdings Ltd.. Accordingly, he is deemed to be interested in the Units held by Fosun International Holdings Ltd..
- (9) China Cinda (HK) Asset Management Co., Limited. is deemed to be interested in the Units held by its wholly-owned subsidiary, Sunkits Resources Limited.
- (10) China Cinda (HK) Holdings Company Limited is deemed to be interested in the Units held by Sunkits Resources Limited. Sunkits Resources Limited is a wholly-owned subsidiary of China Cinda (HK) Asset Management Co., Limited, which is a wholly-owned subsidiary of China Cinda (HK) Holdings Company Limited.
- (11) China Cinda Asset Management Co., Ltd. is deemed to be interested in the Units held by Sunkits Resources Limited. Sunkits Resources Limited is a wholly-owned subsidiary of China Cinda (HK) Asset Management Co., Limited, which is a wholly-owned subsidiary of China Cinda (HK) Holdings Company Limited. China Cinda (HK) Holdings Company Limited is 100% owned by China Cinda Asset Management Co., Ltd..
- (12) Central Huijin Investment Ltd. ("Central Huijin") has been notified that all shares held by the Ministry of Finance of the PRC("MOF") in China Cinda Asset Management Co., Ltd. ("China Cinda") will be assigned to Central Huijin . Accordingly, Central Huijin is deemed to hold interests in shares of listed corporation owned by China Cinda.
- (13) Central Huijin is 100% owned by China Investment Corporation, which is a limited company established by the State Council of the People's Republic of China.
- (14) Dazhong Capital (Hong Kong) Co Ltd is a company wholly owned by Yang Yiqing. Therefore, Yang Yiqing is deemed to be interested in all the Units held by Dazhong Capital (Hong Kong) Co Ltd.
- (15) Forchn Global Pte. Ltd. granted a charge over 58,000,000 units ("Charged Units") to Franklin Medici Alternative Investment VCC, to secure certain obligations of Forchn International Pte. Ltd. to Franklin Medici Alternative Investment VCC. Franklin Medici Alternative Investment VCC is deemed to be interested in the Charged Units.
- (16) Forchn Global Pte. Ltd. ("Forchn Global") granted a charge over 34,000,000 units ("Charged Units") to Bright Oasis Vision Limited ("Chargee"), to secure certain obligations of Forchn International Pte. Ltd. to the Chargee.

UNITHOLDINGS OF DIRECTORS OF THE MANAGER AS AT 21 JANUARY 2026

Based on the Register of Directors' Unitholdings, save for those disclosed below, none of the Directors holds any interest in Units issued by EC World REIT.

Name of Director	Direct Interest	Deemed Interest
1. Goh Toh Sim	1,052,675	-
2. Chia Yew Boon	200,000	-

FREE FLOAT

Based on information available to the Manager as at 18 March 2026, approximately 31.47% of the Units in EC World REIT are held in public hands. Accordingly, Rule 723 of the Listing Manual of the SGX-ST has been complied with.

EC World Real Estate Investment Trust

Managed by EC World Asset Management Pte. Ltd.

6 Shenton Way, #41-03 OUE Downtown 1, Singapore 068809

www.ecwreit.com