

# About EC World REIT

## A Unique Specialised and E-Commerce Logistics Platform

- Sponsor:** A leading **real estate, e-commerce logistics, port operation services** provider based in China
- Investment Mandate:** To invest in a portfolio of income-producing real estate used primarily for e-commerce, supply-chain management and logistics purposes
- Portfolio:** 7 quality income-producing properties comprising **specialized, e-commerce and port logistics assets providing a good mix of stable income and growth potential**



**Portfolio Value:**  
S\$1,809 million<sup>(2)</sup>

### 7 in Hangzhou, 1 in Wuhan, PRC

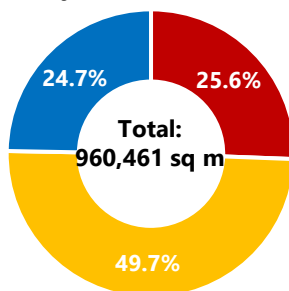
Cities with **strong economic growth** and **rapidly expanding e-commerce** sector. Situated within **integrated e-commerce cluster fulfilment clusters** in the vicinity of **key transportation networks**.

Portfolio Committed Occupancy  
**99.0%**<sup>(1)</sup>

**Healthy WALE**  
of **3.5 years**<sup>(1)</sup>  
providing  
predictability in  
income

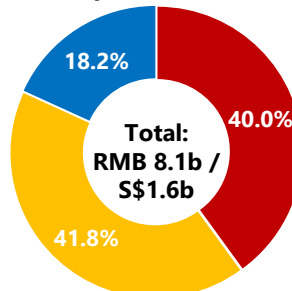
### Portfolio Breakdown

#### By Net Lettable Area



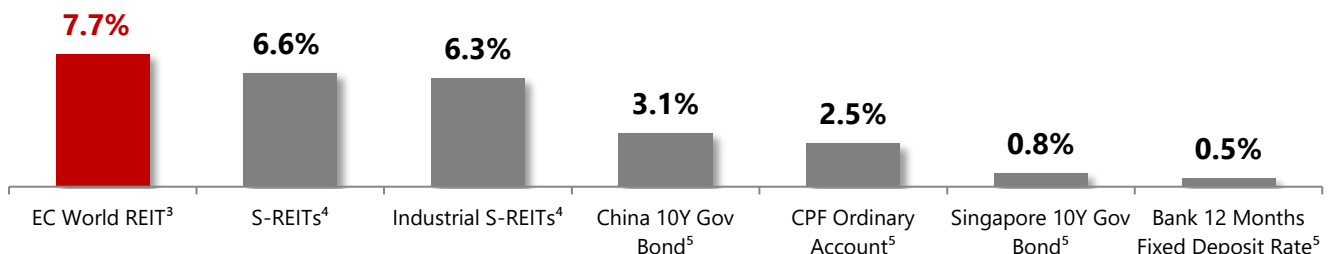
- E-Commerce Logistics
- Specialised Logistics
- Port Logistics

#### By Valuation



Annualised DPU Yield of  
**7.7%**<sup>(3)</sup>

### Trading Yield (%)



(1) As at 30 September 2020, including the renewal of 159,752 sqm of space at Hengde Logistics and new lease of 22,545 sqm of warehouse and dormitory space at Wuhan Meilute which commenced in October 2020.

(2) Based on valuation as at 31 December 2019, appraised by JLL

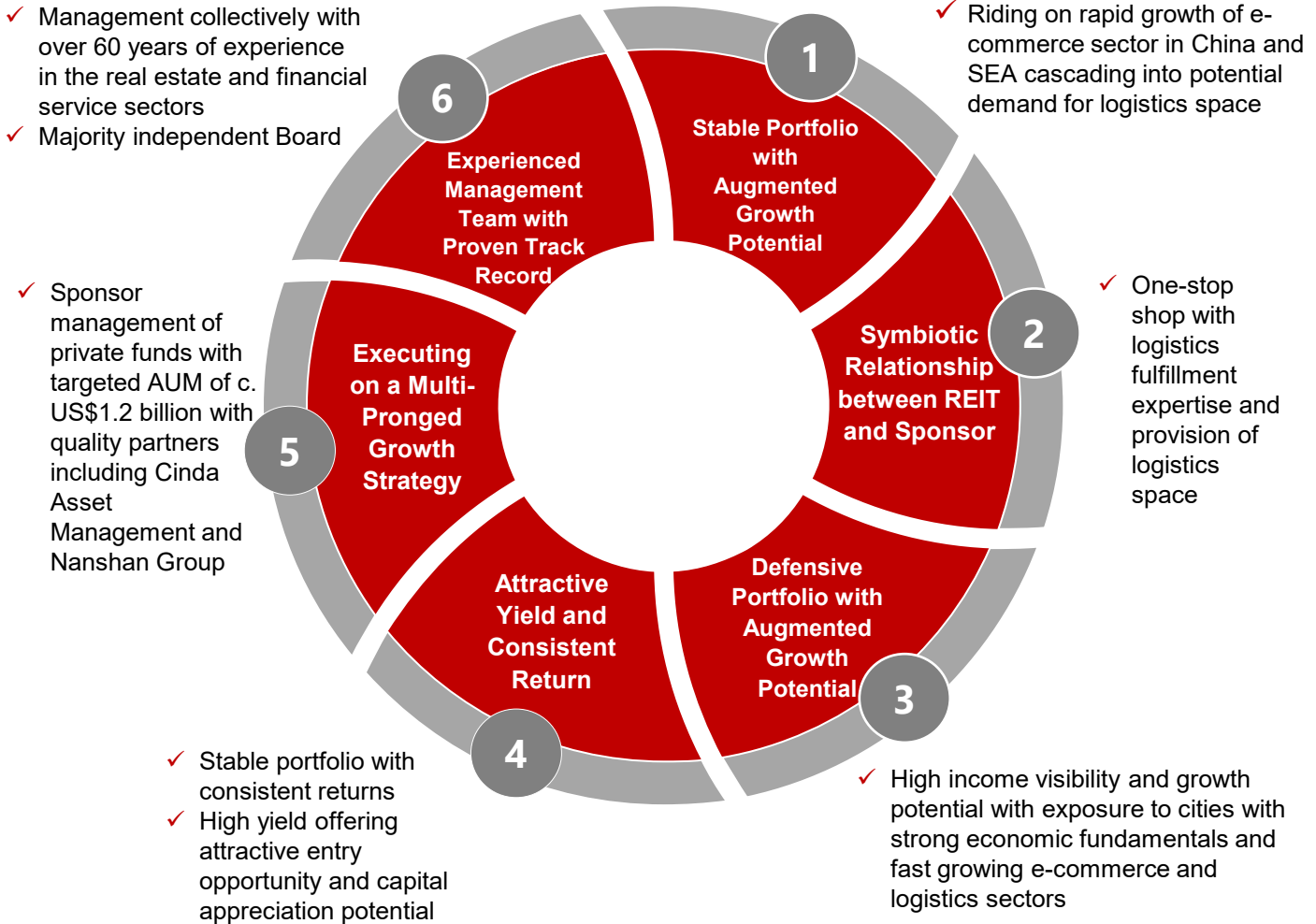
(3) Based on annualized DPU of 5.252 Singapore cents and closing price of S\$0.680 per unit as at 30 Sept 2020.

(4) Based on Broker Research

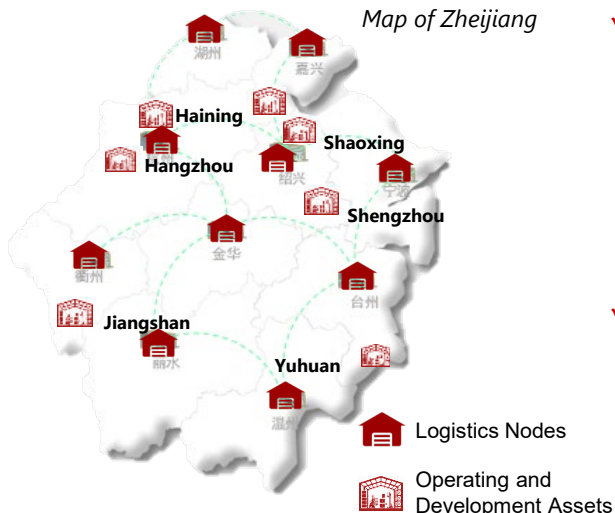
(5) Bloomberg

# Key Investment Highlights

## Differential Platform with Unique Competitive Advantages



## Leveraging Sponsor's Network and Experience



- ✓ **网营物联 (Hangzhou Unilogix)** – a collaboration with 浙商产融基金 (Zheshang Industrial Integration Fund) with **registered capital of RMB 5 billion** to invest in **logistics assets** across **key gateway cities in China**
  - ✓ Aims to establish supply chain network to enhance efficiency that promotes social and economic development within Zhejiang
  - ✓ Target to support 40 to 50 industrial clusters through usage of big data analysis
- ✓ **Ruyicang**, a leading e-commerce logistics service provider in China with sophisticated operational expertise which enables itself to provide efficient logistics service for some of the largest e-commerce players and also brands like MARS and Unilever
  - ✓ Collaboration with Cainiao Network and Alibaba's Ling Shou Tong ("LST")
  - ✓ Currently operating in 2 of EC World REIT's warehouse