



(Constituted in the Republic of Singapore pursuant to a Trust Deed dated 8 August 2007 (as amended))

## ANNOUNCEMENT

### **S\$30 MILLION COMMITTED REVOLVING LOAN FACILITY AND DISCLOSURE PURSUANT TO RULE 704(31) OF THE LISTING MANUAL OF SINGAPORE EXCHANGE SECURITIES TRADING LIMITED (“SGX-ST”)**

LMIRT Management Ltd., as manager (the “**Manager**”) of Lippo Malls Indonesia Retail Trust (“**LMIR Trust**”) is pleased to announce that Perpetual (Asia) Limited (in its capacity as trustee of LMIR Trust), has obtained a committed S\$30 million revolving loan facility (“**S\$30 Million Facility**”) from Barclays Bank PLC which will be used for working capital requirements and/or repayment of any existing financial indebtedness.

The S\$30 Million Facility contains conditions making reference to and restrictions on the change in shareholding of PT Lippo Karawaci Tbk (the “**Sponsor**”), a controlling shareholder, in the capital of the Manager. Under the S\$30 Million Facility, it would be a mandatory prepayment event, if at any time:

- (i) the Manager ceases to be the manager of LMIR Trust and a replacement manager is not appointed in accordance with the terms of the Trust Deed constituting LMIR Trust; or
- (ii) the Sponsor and its subsidiaries cease to hold or control (directly or indirectly) more than 50% of the issued and paid-up share capital of the Manager (including any replacement manager); or
- (iii) the Manager (including any replacement manager) ceases to be a subsidiary of the Sponsor.

By Order of the Board

LMIRT Management Ltd.  
(as manager of Lippo Malls Indonesia Retail Trust)  
(UEN/Company registration number: 200707703M)

Liew Chee Seng James  
Executive Director and Chief Executive Officer  
18 August 2021

**Important Notice**

The value of Units and the income derived from them may fall as well as rise. The Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request the Manager to redeem their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This document is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Units. The past performance of LMIR Trust is not necessarily indicative of the future performance of LMIR Trust.

This document may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses (including employee wages, benefits and training costs), property expenses and governmental and public policy changes. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's view of future events.