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

ANNOUNCEMENT

S$120,000,000 PERPETUAL SECURITIES ISSUED ON 19 JUNE 2017 (ISIN No. XS1632471352)

LMIRT Management Ltd. (the "**Manager**") refers to the optional payment notice released today. Terms used and not defined in this announcement are used with the same meanings ascribed thereto in the optional payment notice.

As set out in the optional payment notice dated 10 June 2025, notice under Condition 4(j)(i) has been given to the holders of the S$120,000,000 Perpetual Securities issued on 19 June 2017 (ISIN No. XS1632471352) (the "**Perpetual Securities**") that Perpetual (Asia) Limited (in its capacity as trustee of Lippo Malls Indonesia Retail Trust) (the "**Issuer**") has elected not to pay the Distribution that was scheduled to be paid on 19 June 2025 (the "**June 2025 Distribution**"). Accordingly, the Issuer has no obligation to pay the June 2025 Distribution and the unpaid June 2025 Distribution is non-cumulative and does not accrue distribution.

As a result of the exercise of this discretion, the dividend stopper provisions under the Perpetual Securities are applicable. Under Condition 4(j)(iv), the Issuer shall not:

(A)   declare or pay any dividends, distributions or make any other payment on, and will procure that no dividend, distribution or other payment is made on the Units or (except on a pro rata basis) the S$140,000,000 Perpetual Securities issued on 27 September 2016 (ISIN No. SG74H8000008) (the "**2016 Perpetual Securities**"); or

(B)   redeem, reduce, cancel, buy-back or acquire for any consideration any of the Units or (except on a pro rata basis) any of the 2016 Perpetual Securities,

unless and until a redemption of all the outstanding Perpetual Securities has occurred, the next scheduled Distribution has been paid in full, or an Optional Distribution equal to the amount of a Distribution payable with respect to the most recent Distribution Period that was unpaid in full or in part, has been paid in full; or the Issuer is permitted to do so by an Extraordinary Resolution of the Perpetual Securityholders.

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
10 June 2025

IMPORTANT NOTICE

This Announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for Units.

The value of Units and the income derived from them, if any, may fall or rise. 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. The past performance of LMIR Trust is not necessarily indicative of the future performance of LMIR Trust.

Investors have no right to request the Manager to redeem or purchase their Units for so long as the Units are listed on the SGX-ST. It is intended that holders of Units may only deal in their Units through trading on the SGX-ST. The listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

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