



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

ANNOUNCEMENT

RESULTS OF EXCHANGE OFFER BY LMIRT CAPITAL PTE. LTD. (THE “COMPANY”) IN CONNECTION WITH THE OUTSTANDING 7.25% SENIOR NOTES DUE 2024 (ISIN: XS2010198260) OF THE COMPANY

Reference is made to the announcement of LMIRT Management Ltd., as manager of Lippo Malls Indonesia Retail Trust, dated 8 May 2024 (the “**Launch Announcement**”) in relation to the Exchange Offer (as defined in the Launch Announcement).

Capitalised or other terms used but not defined herein shall, unless the context otherwise requires, have the meanings as set out in the Launch Announcement and the Exchange Offer Memorandum.

The Exchange Offer expired at 4:00 p.m., London time, on 20 May 2024 (the “**Expiration Time**”). As of the Expiration Time, holders of Old Notes had validly tendered US\$40,815,000 in aggregate principal amount of the Old Notes, being 29.48% of the total principal amount of the Old Notes outstanding. The Issuer has decided to accept all of the Old Notes validly tendered for exchange.

The Issuer hereby announces that it has waived compliance with the Exchange Minimum Participation Condition in respect of the Exchange Offer.

Subject to the satisfaction of the conditions set forth in the Exchange Offer Memorandum, the Exchange Settlement Date in respect of the Old Notes accepted for exchange pursuant to the Exchange Offer is expected to be 28 May 2024, unless extended by the Issuer, and the listing of the New Notes on the SGX-ST is expected to occur on or about 29 May 2024.

Application will be made to the SGX-ST for the listing and quotation of the New Notes on the SGX-ST. The SGX-ST assumes no responsibility for the correctness of any of the statements made or opinions or reports contained herein. Admission of the New Notes to the Official List of the SGX-ST and quotation of the New Notes on the SGX-ST are not to be taken as an indication of the merits of the Issuer, the Guarantor, their respective subsidiaries or associated companies, the applicable guarantees or the New Notes.

All Eligible Holders whose Old Notes are validly tendered on or prior to the Expiration Time and accepted for exchange will receive the Exchange Consideration and the Accrued and Unpaid Interest less the New Notes Pre-Exchange Interest on the Exchange Settlement Date. The New Notes to be issued as Exchange Consideration are expected to be US\$17,630,000 in aggregate principal amount.

Following the settlement, US\$97,629,000 in aggregate principal amount of the Old Notes will remain outstanding.

The Dealer Managers and Joint Lead Managers for the Exchange Offer are BNP Paribas, CIMB Bank Berhad, Singapore Branch, Deutsche Bank AG, Singapore Branch and Shanghai Pudong Development Bank Co., Ltd. Singapore Branch. The Information and Exchange Agent for the Exchange Offer is Morrow Sodali Limited.

All documentation relating to the Exchange Offer, together with any updates, can be found on the Offer Website at <https://projects.morrowsodali.com/LMIRT>.

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

21 May 2024

IMPORTANT NOTICE

The value of units in LMIR Trust (“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.

This announcement is for information only, does not constitute an invitation to participate in the Exchange Offer and does not constitute or form part of, and should not be construed as, an offer for sale or subscription of, or a solicitation of any offer to buy or subscribe for, any securities of the Company, LMIR Trust or any other entity (including, without limitation, Units). No offer or invitation to issue or redeem any securities is being made pursuant to this announcement. This announcement must be read in conjunction with the OTPs.

This announcement does not constitute a public offering or private placement in Indonesia under Law No. 8 of 1995 on Capital Market as partially amended by Law No. 4 of 2023 on the Development and Strengthening of the Financial Sector and its implementing regulations (the “**Indonesian Capital Market Law**”) and OJK Regulation No. 30 of 2019 on the Issuance of Debt-Linked Securities and/or Sukuk issued by way of Private Placement (“**OJK Regulation No. 30**”). The New Notes may not be offered or sold: (i) in Indonesia, to Indonesian citizens and institutions or foreign citizens and institutions or other form of legal entity; and (ii) outside Indonesia, to Indonesian citizens and institutions or other form of Indonesian legal entity; in a manner which constitutes a public offering or private placement under the Indonesian Capital Market Law and OJK Regulation No. 30.