



**LIPPO MALLS INDONESIA RETAIL TRUST**

**Summary of results and condensed interim financial statements**

For the third quarter and nine months ended 30 September 2021

## Lippo Malls Indonesia Retail Trust

### Condensed interim financial statements

<b>Contents</b>	<b>Page</b>
Introduction .....	3
Summary of results .....	4
Condensed interim statements of total return.....	6
Condensed interim statements of distribution.....	8
Condensed interim statements of financial position .....	9
Condensed interim statements of changes in unitholders' funds .....	10
Condensed interim statement of cash flows .....	12
Statement of portfolio .....	14
Notes to the condensed interim financial statements .....	21
Supplementary financial disclosures required by the Mainboard Rules Appendix 7.2.....	36

## **Lippo Malls Indonesia Retail Trust**

### **Introduction**

Lippo Malls Indonesia Retail Trust ("LMIR Trust") is a Singapore-based real estate investment trust ("REIT") constituted by a trust deed dated 8 August 2007. LMIR Trust was listed on the Singapore Exchange Securities Trading Limited on 19 November 2007.

LMIR Trust was established with the principal investment objective of owning and investing on a long-term basis in a diversified portfolio of income-producing real estate in Indonesia that is primarily used for retail and/or retail-related purposes, and real estate related assets in connection with the foregoing purposes. LMIR Trust completed the acquisition of Lippo Mall Puri in January 2021. As at 30 September 2021, LMIR Trust's property portfolio comprises 22 retail mall properties and seven retail spaces located within other retail malls, all of which are located in Indonesia.

The tax transparency treatment applicable to S-REITs that derive specified income from Singapore immovable properties ("taxable income") which requires a distribution to unitholders of at least 90% of the taxable income derived by the S-REITs in the same year the income is derived is not applicable to LMIR Trust. For the avoidance of doubt, as disclosed in LMIR Trust's prospectus and in accordance with the trust deed of LMIR Trust, the actual level of distribution will be determined at the discretion of LMIRT Management Ltd (the "Manager").

LMIR Trust's distributable income is from its net tax-exempt income which comprises mainly tax-exempt (1-tier) dividends received from the Singapore subsidiaries of LMIR Trust ("SPCs") that originated from the underlying rental and related income derived from the Indonesian properties. LMIR Trust may also at the discretion of its Manager make capital distributions to unitholders which comprise proceeds received from the redemption of redeemable preference shares in the SPCs, irrespective of the level of distributable income.

## Lippo Malls Indonesia Retail Trust

### Summary of results

#### Group Performance

	Third quarter <u>ended 30 September</u>		Variance Favourable/ (Unfavourable) %	Nine months <u>ended 30 September</u>		Variance Favourable/ (Unfavourable) %
	<u>2021</u>	<u>2020</u>		<u>2021</u>	<u>2020</u>	
	\$'000	\$'000		\$'000	\$'000	
Rental revenue	17,746	15,272	16.2%	73,812	64,468	14.5%
Car park revenue	734	971	(24.4%)	3,406	3,906	(12.8%)
Service charge and utilities recovery	12,048	12,116	(0.6%)	45,657	51,329	(11.1%)
Other rental income	365	513	(28.8%)	1,276	1,480	(13.8%)
<b>Gross revenue (Note A)</b>	<b><u>30,893</u></b>	<b><u>28,872</u></b>	<b>7.0%</b>	<b><u>124,151</u></b>	<b><u>121,183</u></b>	<b>2.4%</b>
Net property income	17,292	13,146	31.5%	74,880	65,730	13.9%
<b>Amount available for distribution:</b>						
Amount attributable for the period	(7,518)	2,049	NM	(2,448)	3,249	NM
Add back: retention sum from prior periods	-	-	NM	-	3,400	(100.0%)
Unitholders of the Trust	(7,518)	2,049	NM	(2,448)	6,649	NM
Perpetual securities holders	4,431	2,362	87.6%	13,245	11,149	18.8%
<b>Distributable amount</b>	<b><u>(3,087)</u></b>	<b><u>4,411</u></b>	<b>NM</b>	<b><u>10,797</u></b>	<b><u>17,798</u></b>	<b>(39.3%)</b>
<b>Distribution to Unitholders (Note B)</b>	<b><u>6,906</u></b>	<b><u>2,049</u></b>	<b>NM</b>	<b><u>19,951</u></b>	<b><u>8,698</u></b>	<b>NM</b>
<b>Distribution per unit ("DPU") (in cents) (note 9)</b>	<b><u>0.09</u></b>	<b><u>0.07</u></b>	<b>28.6%</b>	<b><u>0.26</u></b>	<b><u>0.30</u></b>	<b>(13.3%)</b>

## Lippo Malls Indonesia Retail Trust

### Summary of results (cont'd)

Note A: The portfolio performance in IDR terms is as follows:

	<b><u>Group Performance</u></b>					
	Third quarter <u>ended 30 September</u>		Variance Favourable/ <u>(Unfavourable)</u> %	Nine months <u>ended 30 September</u>		Variance Favourable/ <u>(Unfavourable)</u> %
	<u>2021</u> IDR'million	<u>2020</u> IDR'million		<u>2021</u> IDR'million	<u>2020</u> IDR'million	
Rental revenue	188,391	164,029	14.9%	789,069	677,838	16.4%
Car park revenue	7,784	10,416	(25.3%)	36,411	41,069	(11.3%)
Service charge and utilities recovery	128,006	130,146	(1.6%)	488,085	539,691	(9.6%)
Other rental income	3,881	5,462	(28.9%)	13,641	15,561	(12.3%)
<b>Gross revenue</b>	<b><u>328,062</u></b>	<b><u>310,053</u></b>	<b>5.8%</b>	<b><u>1,327,206</u></b>	<b><u>1,274,159</u></b>	<b>4.2%</b>
<b>Net property income</b>	<b>183,501</b>	<b>141,914</b>	<b>29.3%</b>	<b>800,486</b>	<b>691,108</b>	<b>15.8%</b>
Exchange rate (IDR to SGD)				10,690.25	10,514.34	(1.7%)

#### Note B:

In January 2021, LMIR Trust issued 4,682,872,029 units ("Rights Units") to raise \$281.0 million to partially fund the acquisition of Lippo Mall Puri. With the completion of the acquisition of Lippo Mall Puri and the Net Property Income ("NPI") guarantee extended by the vendor until 2024, the Trust expects a steady stream of income and cashflow from this strategic asset. Although the financial performance of the Trust have been affected by the Covid-19 pandemic, taking into consideration the positive cashflow generated from operations as well as the recent improvement in the pandemic situation in Indonesia, the Trust has declared \$6.9 million dividend for the quarter ended 30 September 2021.

## Lippo Malls Indonesia Retail Trust

### Condensed interim statements of total return For the third quarter and nine months ended 30 September 2021

	Note	Group			
		Third quarter ended 30 September		Nine months ended 30 September	
		<u>2021</u> \$'000	<u>2020</u> \$'000	<u>2021</u> \$'000	<u>2020</u> \$'000
Gross revenue	3	30,893	28,872	124,151	121,183
Property operating expenses	4	<u>(13,601)</u>	<u>(15,726)</u>	<u>(49,271)</u>	<u>(55,453)</u>
<b>Net property income</b>		<b>17,292</b>	<b>13,146</b>	<b>74,880</b>	<b>65,730</b>
Interest income		-	502	1,264	1,677
Other losses		-	(1,889)	(13)	(1,889)
Manager's management fees	5	(1,971)	(2,113)	(6,821)	(6,092)
Trustee's fees		(118)	(104)	(349)	(333)
Finance costs	6	(15,375)	(11,333)	(45,068)	(35,184)
Other expenses		<u>(2,146)</u>	<u>651</u>	<u>(4,025)</u>	<u>(1,177)</u>
<b>Net (loss)/income</b>		<b>(2,318)</b>	<b>(1,140)</b>	<b>19,868</b>	<b>22,732</b>
Decrease in fair value of investment properties held for divestment		-	-	-	(15,526)
Decrease in fair value of investment properties		-	(180,985)	(30,480)	(180,985)
Realised gains on derivative financial instruments		3,110	474	3,773	673
Increase/(decrease) in fair value of derivative financial instruments		4,704	(5,525)	13,739	3,326
Realised foreign exchange losses		(257)	(996)	(296)	(4,292)
Unrealised foreign exchange gains/(losses)	7	304	3,839	(9,310)	(6,052)
Amortisation of intangible assets	11	<u>(1,987)</u>	<u>(548)</u>	<u>(5,460)</u>	<u>(1,666)</u>
<b>Total return/(loss) for the period before tax</b>		<b>3,556</b>	<b>(184,881)</b>	<b>(8,166)</b>	<b>(181,790)</b>
Income tax expense	8	<u>(4,267)</u>	<u>(6,257)</u>	<u>(15,033)</u>	<u>(17,544)</u>
<b>Total loss for the period</b>		<b>(711)</b>	<b>(191,138)</b>	<b>(23,199)</b>	<b>(199,334)</b>
<b>Other comprehensive return/(loss) Items that may be reclassified subsequently to profit or loss</b>					
Exchange differences on translating foreign operations, net of tax		<u>29,079</u>	<u>(100,905)</u>	<u>12,703</u>	<u>(76,966)</u>
<b>Total comprehensive return/(loss)</b>		<b>28,368</b>	<b>(292,043)</b>	<b>(10,496)</b>	<b>(276,300)</b>
<b>Total loss for the period attributable to:</b>					
Unitholders of the Trust		(5,142)	(193,500)	(36,444)	(210,483)
Perpetual securities holders		<u>4,431</u>	<u>2,362</u>	<u>13,245</u>	<u>11,149</u>
		<u>(711)</u>	<u>(191,138)</u>	<u>(23,199)</u>	<u>(199,334)</u>

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

## Lippo Malls Indonesia Retail Trust

### Condensed interim statements of total return (cont'd) For the third quarter and nine months ended 30 September 2021

	<u>Note</u>	<u>Group</u>			
		<u>Third quarter</u> <u>ended 30 September</u>		<u>Nine months</u> <u>ended 30 September</u>	
		<u>2021</u>	<u>2020</u>	<u>2021</u>	<u>2020</u>
		\$'000	\$'000	\$'000	\$'000
<b>Total comprehensive return/(loss)</b>					
<b>attributable to:</b>					
Unitholders of the Trust		23,937	(294,405)	(23,741)	(287,449)
Perpetual securities holders		4,431	2,362	13,245	11,149
		<u>28,368</u>	<u>(292,043)</u>	<u>(10,496)</u>	<u>(276,300)</u>
		<u>Cents</u>	<u>Cents</u>	<u>Cents</u>	<u>Cents</u>
<b>Earnings per unit</b>					
Basic and diluted	9	(0.07)	(6.61)	(0.50)	(7.21)

The accompanying notes form an integral part of these condensed interim financial statements

## Lippo Malls Indonesia Retail Trust

### Condensed interim statements of distribution For the third quarter and nine months ended 30 September 2021

	<u>Group</u>			
	Third quarter		Nine months	
	ended 30 September		ended 30 September	
	<u>2021</u>	<u>2020</u>	<u>2021</u>	<u>2020</u>
	\$'000	\$'000	\$'000	\$'000
<b>Total loss for the period</b>	<b>(711)</b>	<b>(191,138)</b>	<b>(23,199)</b>	<b>(199,334)</b>
Add: Net adjustments (Note A below)	7,617	193,187	43,150	208,032
<b>Amount available for distribution to Unitholders</b>	<b>6,906</b>	<b>2,049</b>	<b>19,951</b>	<b>8,698</b>
<b>Unitholders' distribution:</b>				
- As distribution from operations	-	-	-	-
- As distribution of Unitholders' capital contribution	6,906	2,049	19,951	8,698
	<u>6,906</u>	<u>2,049</u>	<u>19,951</u>	<u>8,698</u>
<b>Note A – Net adjustments</b>				
Decrease in fair value of investment properties held for divestment, net of deferred tax	-	-	-	14,237
Decrease in fair value of investment properties, net of deferred tax	-	183,247	29,646	183,247
Manager's management fees payable in units	-	526	1,272	2,629
Depreciation of plant and equipment	645	771	2,047	2,505
(Increase)/decrease in fair value of derivative financial instruments	(4,704)	5,525	(13,739)	(3,326)
Unrealised foreign exchange (gains)/losses	(304)	(3,839)	9,310	6,052
Amortisation of intangible assets	1,987	548	5,460	1,666
Amount reserved for distribution to perpetual securities holders	(4,431)	(2,362)	(13,245)	(11,149)
Retention sum from prior periods*	-	-	-	3,400
Other adjustments <sup>#</sup>	14,424	8,771	22,399	8,771
	<u>7,617</u>	<u>193,187</u>	<u>43,150</u>	<u>208,032</u>

\* The Trust had retained distributable income of \$3.4 million from 2019 and opted to distribute it to Unitholders.

<sup>#</sup> Other adjustments represent a non-accounting adjustment of \$7.5 million (3Q 2020: \$6.8 million) to arrive at Nil income available for distribution and \$6.9 million (3Q 2020: \$2.0 million) capital distribution declared for the quarter.

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



## Lippo Malls Indonesia Retail Trust

### Condensed interim statements of financial position As at 30 September 2021

	Note	Group		Trust	
		30 September 2021 \$'000	31 December 2020 \$'000	30 September 2021 \$'000	31 December 2020 \$'000
<b>Non-current assets</b>					
Plant and equipment		6,307	7,637	-	-
Investment properties	10	1,779,846	1,459,360	-	-
Intangible assets	11	20,574	3,326	-	-
Investments in subsidiaries		-	-	1,586,111	1,238,919
Derivative financial instruments		113	-	113	-
<b>Total non-current assets</b>		<b>1,806,840</b>	<b>1,470,323</b>	<b>1,586,224</b>	<b>1,238,919</b>
<b>Current assets</b>					
Trade and other receivables	12	45,702	43,863	177,849	177,070
Other non-financial assets		45,088	13,047	76	1,379
Cash and cash equivalents	13	133,232	108,923	48,866	30,711
Derivative financial instruments		-	442	-	442
<b>Total current assets</b>		<b>224,022</b>	<b>166,275</b>	<b>226,791</b>	<b>209,602</b>
<b>Total assets</b>		<b>2,030,862</b>	<b>1,636,598</b>	<b>1,813,015</b>	<b>1,448,521</b>
<b>Non-current liabilities</b>					
Deferred tax liabilities		7,027	7,861	-	-
Other financial liabilities	14	836,153	458,208	134,008	133,559
Other non-financial liabilities		75,890	79,550	-	-
Derivative financial instruments		4,110	15,518	4,110	15,518
<b>Total non-current liabilities</b>		<b>923,180</b>	<b>561,137</b>	<b>138,118</b>	<b>149,077</b>
<b>Current liabilities</b>					
Income tax payable		2,677	3,749	32	208
Trade and other payables	15	38,379	33,729	791,282	400,419
Other financial liabilities	14	7,025	219,042	6,573	218,590
Other non-financial liabilities		48,428	41,483	-	-
Derivative financial instruments		1,850	4,511	1,850	4,511
<b>Total current liabilities</b>		<b>98,359</b>	<b>302,514</b>	<b>799,737</b>	<b>623,728</b>
<b>Total liabilities</b>		<b>1,021,539</b>	<b>863,651</b>	<b>937,855</b>	<b>772,805</b>
<b>Net assets</b>		<b>1,009,323</b>	<b>772,947</b>	<b>875,160</b>	<b>675,716</b>
Represented by:					
Unitholders' funds		750,180	509,329	616,017	412,098
Perpetual securities	18	259,143	263,618	259,143	263,618
<b>Net assets</b>		<b>1,009,323</b>	<b>772,947</b>	<b>875,160</b>	<b>675,716</b>
<b>Net asset value per unit attributable to Unitholders (in cents)</b>					
	16	<b>9.78</b>	<b>17.40</b>	<b>8.03</b>	<b>14.08</b>

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

## Lippo Malls Indonesia Retail Trust

### Condensed interim statements of changes in unitholders' funds For the third quarter and nine months ended 30 September 2021

	Third quarter ended 30 September		Nine months ended 30 September	
	<u>2021</u> \$'000	<u>2020</u> \$'000	<u>2021</u> \$'000	<u>2020</u> \$'000
<b>Group</b>				
<b>Unitholders' funds</b>				
At beginning of period	<b>733,149</b>	<b>811,696</b>	<b>509,329</b>	<b>816,298</b>
<b>Operations</b>				
Total loss for the period	(711)	(191,138)	(23,199)	(199,334)
Less: Amount reserved for distribution to perpetual securities holders	(4,431)	(2,362)	(13,245)	(11,149)
<b>Net decrease in net assets resulting from operations attributed to Unitholders</b>	<b>(5,142)</b>	<b>(193,500)</b>	<b>(36,444)</b>	<b>(210,483)</b>
<b>Unitholders' contributions</b>				
Issuance of rights units	-	-	276,397	-
Manager's management fees settled in units	-	-	2,629	7,048
Manager's acquisition fees settled in units	-	-	1,653	-
Changes in net assets resulting from creation of units	-	-	280,679	7,048
Distributions	(6,906)	(3,137)	(16,087)	(21,743)
Total net assets before movements in foreign currency translation reserve and perpetual securities	<u>721,101</u>	<u>615,059</u>	<u>737,477</u>	<u>591,120</u>
<b>Foreign currency translation reserve*</b>				
Net movement in other comprehensive return/(loss)	29,079	(100,905)	12,703	(76,966)
At end of period	<u>750,180</u>	<u>514,154</u>	<u>750,180</u>	<u>514,154</u>
<b>Perpetual securities</b>				
At beginning of period	259,652	259,577	263,618	259,647
Amount reserved for distribution to perpetual securities holders	4,431	2,362	13,245	11,149
Distribution to perpetual securities holders	(4,940)	(4,941)	(17,720)	(13,798)
At end of period	<u>259,143</u>	<u>256,998</u>	<u>259,143</u>	<u>256,998</u>
<b>Net assets</b>	<b><u>1,009,323</u></b>	<b><u>771,152</u></b>	<b><u>1,009,323</u></b>	<b><u>771,152</u></b>

\* Foreign currency translation reserve comprises foreign exchange differences arising from translation of the financial statements of foreign operations.

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

## Lippo Malls Indonesia Retail Trust

### Condensed interim statements of changes in unitholders' funds (cont'd) For the third quarter and nine months ended 30 September 2021

	Third quarter ended 30 September		Nine months ended 30 September	
	2021	2020	2021	2020
	\$'000	\$'000	\$'000	\$'000
<b>Trust</b>				
<b>Unitholders' funds</b>				
At beginning of period	638,009	577,956	412,098	621,878
<b>Operations</b>				
Total loss for the period	(10,655)	(21,524)	(47,428)	(45,101)
Less: Amount reserved for distribution to perpetual securities holders	(4,431)	(2,362)	(13,245)	(11,149)
<b>Net decrease in net assets resulting from operations attributed to Unitholders</b>	<b>(15,086)</b>	<b>(23,886)</b>	<b>(60,673)</b>	<b>(56,250)</b>
<b>Unitholders' contributions</b>				
Issuance of rights units	-	-	276,397	-
Manager's management fees settled in units	-	-	2,629	7,048
Manager's acquisition fees settled in units	-	-	1,653	-
Changes in net assets resulting from creation of units	-	-	280,679	7,048
Distributions	(6,906)	(3,137)	(16,087)	(21,743)
At end of period	616,017	550,933	616,017	550,933
<b>Perpetual securities</b>				
At beginning of period	259,652	259,577	263,618	259,647
Amount reserved for distribution to perpetual securities holders	4,431	2,362	13,245	11,149
Distribution to perpetual securities holders	(4,940)	(4,941)	(17,720)	(13,798)
At end of period	259,143	256,998	259,143	256,998
<b>Net assets</b>	<b>875,160</b>	<b>807,931</b>	<b>875,160</b>	<b>807,931</b>

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

## Lippo Malls Indonesia Retail Trust

### Condensed interim statement of cash flows For the third quarter and nine months ended 30 September 2021

	<u>Group</u>			
	Third quarter		Nine months	
	<u>ended 30 September</u>		<u>ended 30 September</u>	
	<u>2021</u>	<u>2020</u>	<u>2021</u>	<u>2020</u>
	\$'000	\$'000	\$'000	\$'000
<b><u>Cash flows from operating activities</u></b>				
Total return/(loss) for the period before tax	3,556	(184,881)	(8,166)	(181,790)
Adjustments for:				
Interest income	-	(502)	(1,264)	(1,677)
Interest expense and other related costs	14,032	10,530	41,018	32,641
Amortisation of borrowing costs	1,343	803	4,050	2,543
Depreciation of plant and equipment	645	771	2,047	2,505
Amortisation of intangible assets	1,987	548	5,460	1,666
Decrease in fair value of investment properties held for divestment	-	-	-	15,526
Decrease in fair value of investment properties	-	180,985	30,480	180,985
Fair value (gains)/losses on derivative financial instruments	(4,704)	5,525	(13,739)	(3,326)
Loss on disposal of plant and equipment	-	146	-	146
Unrealised foreign exchange losses/(gains)	(304)	(3,839)	9,310	6,052
Manager's management fees payable in units	-	526	1,272	2,629
Operating cash flows before changes in working capital	16,555	10,612	70,468	57,900
Trade and other receivables	1,804	4,201	(2,242)	3,731
Other non-financial assets	(850)	921	(32,443)	2,404
Trade and other payables	(1,389)	3,515	1,514	1,761
Other non-financial liabilities, current	(692)	(5,455)	6,513	(3,790)
Net cash flows from operations before tax	15,428	13,794	43,810	62,006
Income tax paid	(6,108)	(7,799)	(16,939)	(17,557)
Net cash flows from operating activities	9,320	5,995	26,871	44,449
<b><u>Cash flows from investing activities</u></b>				
Acquisition of investment properties	-	-	(349,112)	-
Divestment of investment properties	-	108,152	-	108,152
Capital expenditure on investment properties	(4,361)	(1,905)	(9,103)	(9,770)
Purchase of plant and equipment	(315)	(268)	(670)	(1,290)
Interest received	-	502	1,264	1,677
Proceeds from disposal of plant and equipment	1	-	1	-
Net cash flows (used in)/from investing activities	(4,675)	106,481	(357,620)	98,769

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

## Lippo Malls Indonesia Retail Trust

### Condensed interim statement of cash flows (cont'd) For the third quarter and nine months ended 30 September 2021

	<u>Group</u>			
	Third quarter		Nine months	
	<u>ended 30 September</u>		<u>ended 30 September</u>	
	<u>2021</u>	<u>2020</u>	<u>2021</u>	<u>2020</u>
	\$'000	\$'000	\$'000	\$'000
<b><u>Cash flows from financing activities</u></b>				
Repayment of notes issued under EMTN	-	-	-	(75,000)
Repayment of bank borrowings	-	-	(219,000)	-
Repayment of vendor financing	(10,000)	-	(40,000)	-
Proceeds from bond issuance	-	-	263,207	-
Transaction costs on bond issuance	-	-	(4,078)	-
Proceeds from bank borrowings	7,000	-	117,000	44,000
Proceeds from vendor financing	-	-	40,000	-
Other financial liabilities, current	26	30	(123)	(110)
Other financial liabilities, non-current	(4,686)	(12,480)	(4,377)	(26,245)
Interest paid	(14,032)	(10,530)	(41,018)	(32,641)
Proceeds from rights issue	-	-	280,972	-
Issue expenses paid in relation to rights issue	-	-	(4,575)	-
Distributions to unitholders	(6,906)	(3,137)	(16,087)	(21,743)
Distributions to perpetual security holders	(4,940)	(4,941)	(17,720)	(13,798)
Cash restricted in use for bank facilities	-	1,181	568	1,181
Net cash flows (used in)/from financing activities	<u>(33,538)</u>	<u>(29,877)</u>	<u>354,769</u>	<u>(124,356)</u>
<b>Net (decrease)/increase in cash and cash equivalents</b>	<b>(28,893)</b>	<b>82,599</b>	<b>24,020</b>	<b>18,862</b>
Cash and cash equivalents at beginning of period	158,442	43,367	106,143	105,765
Effect of exchange rate fluctuations on cash held	1,471	(5,687)	857	(4,348)
<b>Cash and cash equivalents at end of period</b>	<b><u>131,020</u></b>	<b><u>120,279</u></b>	<b><u>131,020</u></b>	<b><u>120,279</u></b>
Cash and cash equivalents per statement of cash flows	131,020	120,279	131,020	120,279
Add: Cash restricted in use for bank facilities	2,212	2,780	2,212	2,780
<b>Cash and cash equivalents per statements of financial position</b>	<b><u>133,232</u></b>	<b><u>123,059</u></b>	<b><u>133,232</u></b>	<b><u>123,059</u></b>

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

## Lippo Malls Indonesia Retail Trust

### Statement of portfolio As at 30 September 2021

#### Indonesia retail malls Group

Description of property	Location	Acquisition date	Gross floor area in sqm	Tenure of land	Carrying value at 30 September 2021 \$'000	Percentage of net assets at 30 September 2021 %	Fair value at 31 December 2020 \$'000	Percentage of net assets at 31 December 2020 %
1. Gajah Mada Plaza	Jalan Gajah Mada 19-26 Sub-District of Petojo Utara, District of Gambir, Regency of Central Jakarta, Jakarta-Indonesia	19 November 2007	79,830	Strata title constructed on Hak Guna Bangunan ("HGB") Title common land, expires on 24 January 2040	68,121	6.7	65,902	8.5
2. Cibubur Junction	Jalan Jambore No.1 Cibubur, Sub-District of Ciracas, Regency of East Jakarta, Jakarta-Indonesia	19 November 2007	66,935	Build, Operate and Transfer ("BOT") scheme, expires on 28 July 2025	23,006	2.3	22,736	2.9
3. The Plaza Semanggi	Jalan Jenderal Sudirman Kav.50, Sub-District of Karet Semanggi, District of Setiabudi, Regency of South Jakarta, Jakarta-Indonesia	19 November 2007	155,122	BOT scheme, expires on 31 March 2054	83,995	8.3	83,239	10.8
4. Mal Lippo Cikarang	Jalan MH Thamrin, Lippo Cikarang, Sub-District of Cibatu, District of Lemah Abang, Regency of Bekasi, West Java-Indonesia	19 November 2007	39,604	HGB title, expires on 5 May 2023	67,291	6.7	66,572	8.6
5. Lippo Plaza Ekalokasari Bogor	Jalan Siliwangi No. 123, Sub-District of Sukasari, District of Kota Bogor Timur, Administrative City of Bogor, West Java-Indonesia	19 November 2007	58,859	BOT scheme, expires on 27 June 2032	31,002	3.1	30,725	4.0

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

## Lippo Malls Indonesia Retail Trust

### Statement of portfolio (cont'd) As at 30 September 2021

#### Indonesia retail malls (cont'd) Group

Description of property	Location	Acquisition date	Gross floor area in sqm	Tenure of land	Carrying value at 30 September 2021 \$'000	Percentage of net assets at 30 September 2021 %	Fair value at 31 December 2020 \$'000	Percentage of net assets at 31 December 2020 %
6. Bandung Indah Plaza	Jalan Merdeka No. 56, Sub-District of Citarum, District of Bandung Wetan, Regency of Bandung, West Java-Indonesia	19 November 2007	75,868	BOT scheme, expires on 31 December 2030	55,977	5.5	55,466	7.2
7. Istana Plaza	Jalan Pasir Kaliki No. 121 – 123, Sub-District of Pamoyanan, District of Cicendo, Regency of Bandung, West Java-Indonesia	19 November 2007	47,533	BOT scheme, expires on 17 January 2034	47,046	4.7	49,688	6.4
8. Sun Plaza	Jalan Haji Zainul Arifin No. 7, Madras Hulu, Medan Polonia, Medan, North Sumatra-Indonesia	31 March 2008	167,000	HGB title, expires on 24 November 2032	196,811	19.5	191,937	24.8
9. Pluit Village	Jalan Pluit Indah Raya, Sub-District of Pluit, District of Penjaringan, City of North Jakarta, Province of DKI Jakarta, Indonesia	6 December 2011	150,905	BOT scheme, expires on 9 June 2027	59,357	5.9	63,101	8.2
10. Plaza Medan Fair	Jalan Jendral Gatot Subroto, Sub-District of Sekip, District of Medan Petisah, City of Medan, Province of North Sumatera, Indonesia	6 December 2011	141,866	BOT scheme, expires on 23 July 2027	87,234	8.6	86,433	11.2

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

## Lippo Malls Indonesia Retail Trust

### Statement of portfolio (cont'd) As at 30 September 2021

#### Indonesia retail malls (cont'd) Group

Description of property	Location	Acquisition date	Gross floor area in sqm	Tenure of land	Carrying value at 30 September 2021 \$'000	Percentage of net assets at 30 September 2021 %	Fair value at 31 December 2020 \$'000	Percentage of net assets at 31 December 2020 %
11. Palembang Square Extension	Jalan Angkatan 45/POM IX, Lorok Pakjo Sub District, Ilir Barat 1 District, Palembang City, South Sumatera Province, Indonesia	15 October 2012	23,825	BOT scheme, expires on 25 January 2041	25,885	2.6	25,648	3.3
12. Lippo Plaza Kramat Jati	Jalan Raya Bogor Km 19, Kramat Jati Sub District, Kramat Jati District, East Jakarta Region, DKI Jakarta Province, Indonesia	15 October 2012	65,446	HGB title, expires on 24 October 2024	53,336	5.3	52,837	6.8
13. Tamini Square	Jalan Raya Taman Mini Pintu 1 No.15, Pinang Ranti Sub District, Makasar Distrik, East Jakarta Region, DKI Jakarta Province, Indonesia	14 November 2012	18,963	Strata title constructed on HGB title common land, expires on 26 September 2035	24,779	2.5	24,558	3.2
14. Palembang Square	Jalan Angkatan 45/POM IX, Lorok Pakjo Sub District, Ilir Barat 1 District, Palembang City, South Sumatra Province, Indonesia	14 November 2012	50,000	Strata title constructed on HGB title common land, expires on 1 September 2039	65,318	6.5	64,731	8.4

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



## Lippo Malls Indonesia Retail Trust

### Statement of portfolio (cont'd) As at 30 September 2021

#### Indonesia retail malls (cont'd) Group

<u>Description of property</u>	<u>Location</u>	<u>Acquisition date</u>	<u>Gross floor area in sqm</u>	<u>Tenure of land</u>	<u>Carrying value at 30 September 2021</u> \$'000	<u>Percentage of net assets at 30 September 2021</u> %	<u>Fair value at 31 December 2020</u> \$'000	<u>Percentage of net assets at 31 December 2020</u> %
15. Lippo Mall Kemang	Jalan Kemang VI, Bangka Sub District, Mampang Prapatan District, South Jakarta, DKI Jakarta Province, Indonesia	17 December 2014	150,932	Strata title constructed on HGB title common land, expires on 28 June 2035	214,368	21.2	212,419	27.5
16. Lippo Plaza Batu	Jalan Diponegoro RT. 07 RW. 05, Sub District of Sisir, District of Batu, City of Batu, Province of East Java, Indonesia	7 July 2015	34,340	HGB title, expires on 8 June 2031	22,067	2.2	21,870	2.8
17. Palembang Icon	Jalan POM IX, Sub District of Lorok Pakjo, District of Ilir Barat I, City of Palembang, Province of South Sumatra, Indonesia	10 July 2015	50,889	HGB title, BOT scheme, expires on 30 April 2040	67,583	6.7	66,892	8.7
18. Lippo Mall Kuta	Jalan Kartika Plaza, Sub District of Kuta, District of Kuta, Regency of Badung, Province of Bali, Indonesia	29 December 2016	48,467	HGB title, expires on 22 March 2037	66,260	6.6	65,666	8.5
19. Lippo Plaza Kendari	Jalan MT Haryono No.61-63, Kendari, South East Sulawesi 93117, Indonesia	21 June 2017	34,784	BOT scheme, expires on 7 July 2041	32,308	3.2	32,015	4.1

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

## Lippo Malls Indonesia Retail Trust

### Statement of portfolio (cont'd) As at 30 September 2021

#### Indonesia retail malls (cont'd) Group

Description of property	Location	Acquisition date	Gross floor area in sqm	Tenure of land	Carrying value at 30 September 2021 \$'000	Percentage of net assets at 30 September 2021 %	Fair value at 31 December 2020 \$'000	Percentage of net assets at 31 December 2020 %
20. Lippo Plaza Jogja	Jalan Laksda Adi Sucipto No.32-34, Yogyakarta, Indonesia	22 December 2017	66,098	HGB title, expires on 27 December 2043	48,753	4.8	48,304	6.2
21. Kediri Town Square	Jalan Hasanudin No. 2, RT/22 RW/06, Balowerti Subdistrict, Kediri, East Java, Indonesia	22 December 2017	28,688	HGB title, expires on 12 August 2024	35,504	3.5	35,175	4.6
22. Lippo Mall Puri	Jalan Puri Indah Raya Blok U1, RT.3/RW.2, Kembangan Sel., Kembangan, Kota Jakarta Barat, Daerah Khusus Ibukota Jakarta 11610, Indonesia	27 January 2021	175,146	HGB title, expires on 15 January 2040	312,053	30.9	–	–

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

## Lippo Malls Indonesia Retail Trust

### Statement of portfolio (cont'd) As at 30 September 2021

#### Indonesia retail spaces Group

Description of property	Location	Acquisition date	Gross floor area in sqm	Tenure of land	Carrying value at 30 September 2021 \$'000	Percentage of net assets at 30 September 2021 %	Fair value at 31 December 2020 \$'000	Percentage of net assets at 31 December 2020 %
1. Mall WTC Matahari Units	Jalan Raya Serpong No.39, Sub-District of Pondok Jagung, District of Serpong, Regency of Tangerang, Banten-Indonesia	19 November 2007	11,184	Strata title constructed on HGB title common land, expires on 8 April 2038	10,106	1.0	10,016	1.3
2. Metropolis Town Square Units	Jalan Hartono Raya, Sub-District of Cikokol, District of Cipete, Regency of Tangerang, Banten-Indonesia	19 November 2007	15,248	Strata title constructed on HGB title common land, expires on 27 December 2029	10,348	1.0	12,728	1.6
3. Depok Town Square Units	Jalan Margonda Raya No. 1, Sub-District of Pondok Cina, District of Depok, Regency of Depok, West Java-Indonesia	19 November 2007	13,045	Strata title constructed on HGB title common land, expires on 27 February 2035	13,957	1.4	13,832	1.8
4. Java Supermall Units	Jalan MT Haryono, No. 992-994, Sub-District of Jomblang, District of Semarang Selatan, Regency of Semarang, Central Java-Indonesia	19 November 2007	11,082	Strata title constructed on HGB title common land, expires on 24 September 2037	12,380	1.2	12,270	1.6

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

## Lippo Malls Indonesia Retail Trust

### Statement of portfolio (cont'd) As at 30 September 2021

#### Indonesia retail spaces (cont'd) Group

Description of property	Location	Acquisition date	Gross floor area in sqm	Tenure of land	Carrying value at 30 September 2021 \$'000	Percentage of net assets at 30 September 2021 %	Fair value at 31 December 2020 \$'000	Percentage of net assets at 31 December 2020 %
5. Malang Town Square Units	Jalan Veteran No. 2, Sub-District of Penanggungan, District of Klojen, Regency of Malang, East Java-Indonesia	19 November 2007	11,065	Strata title constructed on HGB title common land, expires on 21 April 2033	16,277	1.6	16,132	2.1
6. Plaza Madiun Units	Jalan Pahlawan No. 38-40, Sub-District of Pangongangan, District of Manguharjo, Regency of Madiun, East Java-Indonesia	19 November 2007	16,094	Strata title constructed on HGB title common land, expires on 9 February 2032	20,784	2.1	20,599	2.7
7. Grand Palladium Units	Jalan Kapten Maulana Lubis, Sub-District of Petisah Tengah, District of Medan Petisah, Regency of Medan, North Sumatra-Indonesia	19 November 2007	13,730	Strata title constructed on HGB title common land, expires on 9 November 2028	7,940	0.8	7,869	1.0
Investment properties					1,779,846	176.4	1,459,360	188.8
Other net liabilities					(770,523)	(76.4)	(686,413)	(88.8)
Net asset value					1,009,323	100.0	772,947	100.0

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

## Lippo Malls Indonesia Retail Trust

### Notes to the condensed interim financial statements

#### 1. General

Lippo Malls Indonesia Retail Trust (“LMIR Trust” or the “Trust”) is a Singapore-domiciled unit trust constituted pursuant to the Trust Deed dated 8 August 2007 (the “Trust Deed”) entered into between LMIRT Management Ltd (the “Manager”) and HSBC Institutional Trust Services (Singapore) Limited (the “Trustee”), governed by the laws of the Republic of Singapore.

On 1 November 2017, the Manager entered into a Supplemental Deed of Retirement and Appointment of Trustee with HSBC Institutional Trust Services (Singapore) Limited as the retiring Trustee and Perpetual (Asia) Limited as the new Trustee. The change of trustee took effect on 3 January 2018.

The Trustee is under a duty to take into custody and hold the assets of the Trust and its subsidiaries (the “Group”) in trust for the holders (“Unitholders”) of units in the Trust (the “Units”).

The Trust is listed on the Singapore Exchange Securities Trading Limited (“SGX-ST”).

The parent company of the Manager is PT Lippo Karawaci Tbk (the “Sponsor”), incorporated in Indonesia and is the ultimate controlling Unitholder of the Trust.

The property manager of the properties of the Trust is PT Lippo Malls Indonesia (the “Property Manager”), a wholly-owned subsidiary of the Sponsor.

The financial statements are presented in Singapore dollars, recorded to the nearest thousands, unless otherwise stated, and they cover the Trust and the Group.

The registered office of the Manager is located at 6 Shenton Way, OUE Downtown 2 #12-08 Singapore 068809.

The principal activities of the Group and of the Trust are to invest in a diversified portfolio of income-producing real estate properties in Indonesia. These are primarily used for retail and/or retail-related purposes. The primary objective is to deliver regular and stable distributions to Unitholders and to achieve long-term growth in the net asset value per unit.

The financial information contained in this announcement has neither been audited nor reviewed by the auditors.

The latest audited annual financial statements were not subject to an adverse opinion, qualified opinion or disclaimer of opinion.

## **2. Summary of significant accounting policies**

### **2.1 Basis of preparation**

These condensed interim financial statements have been prepared in accordance with the recommendation of Statement of Recommended Accounting Practice (“RAP”) 7 *Reporting Framework for Investment Funds* issued by the the Institute of Singapore Chartered Accountants, and the applicable requirements of the Code on Collective Investment Schemes (“CIS Code”) issued by the Monetary Authority of Singapore (“MAS”) and the provisions of the Trust Deed. RAP 7 requires the accounting policies to generally comply with the recognition and measurement principles of Singapore Financial Reporting Standards (“FRS”). They are also in compliance with the provisions of the Singapore Exchange Mainboard Listing Rules.

The accounting policies and methods of computation applied in these condensed interim financial statements are consistent with those of the latest audited annual financial statements. However, the typical notes and information included in the latest audited annual financial statements are not included in these condensed interim financial statements except for the selected explanatory notes included to explain events and transactions that are significant to an understanding of the changes in the performance and financial position of the Trust and the Group since the latest audited annual financial statements as at and for the year ended 31 December 2020.

### **2.2 Critical judgements, assumptions and estimation uncertainties**

The preparation of these condensed interim financial statements requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates.

In preparing these condensed interim financial statements, the significant judgements made by management in applying the Group’s accounting policies and the key sources of estimation uncertainty were the same as those applied to the audited financial statements as at and for the year ended 31 December 2020.

These estimates and assumptions are periodically monitored to ensure they incorporate all relevant information available at the date when the financial statements are prepared. However, this does not prevent actual figures differing from the estimates. The nature and carrying amount of such significant assets and liabilities are disclosed with further details in the relevant notes to these condensed interim financial statements.

#### **Covid-19**

The Covid-19 pandemic and its aftermath have caused, and will continue to cause, disruptions for the foreseeable future to, and create uncertainty surrounding, the Group’s business. There is significant uncertainty around the medium to long term impact of Covid-19. Economic forecasts are continually changing and government support for businesses are evolving. These uncertainties have impacted the Group’s operations and may create questions regarding, *inter alia*, the valuation of investment properties and allowance for impairment of trade receivables. These uncertainties give rise to difficulties in making an accurate assessment by management of the future impact on the Group. It is, however, reasonably possible that the pandemic will have an adverse effect on the Group’s income and return for the next reporting year, the extent of which will depend on how long the aftermath of the pandemic will lasts.

## Lippo Malls Indonesia Retail Trust

### 3. Gross revenue

	<u>Group</u>			
	Third quarter		Nine months	
	<u>ended 30 September</u>		<u>ended 30 September</u>	
	<u>2021</u>	<u>2020</u>	<u>2021</u>	<u>2020</u>
	\$'000	\$'000	\$'000	\$'000
Rental revenue	17,746	15,272	73,812	64,468
Car park revenue	734	971	3,406	3,906
Service charge and utilities recovery	12,048	12,116	45,657	51,329
Other rental income	365	513	1,276	1,480
	<u>30,893</u>	<u>28,872</u>	<u>124,151</u>	<u>121,183</u>

Rental revenue also includes the top up from the vendor of Lippo Mall Puri under the net property income guarantee arrangement.

Due to the uncertainties in the current operating environment arising from the Covid-19 pandemic where the operations of the retail malls and retail spaces are affected, varying rental supports in the form of waivers or relief, as well as discounts on service charges have been provided to affected tenants from time to time. Such rental supports and discounts on service charges granted to the tenants are accounted for and recorded in the period when the rental supports and discounts are negotiated and granted and at times covers prior periods.

### 4. Property operating expenses

	<u>Group</u>			
	Third quarter		Nine months	
	<u>ended 30 September</u>		<u>ended 30 September</u>	
	<u>2021</u>	<u>2020</u>	<u>2021</u>	<u>2020</u>
	\$'000	\$'000	\$'000	\$'000
Land rental expense	274	361	1,014	1,146
Property management fees	1,776	549	4,108	3,431
Legal and professional fees	372	450	1,194	1,352
Depreciation of plant and equipment	645	772	2,047	2,505
Net (reversal)/allowance for impairment of trade receivables	(1,343)	195	420	1,640
Property operating and maintenance expenses	11,837	13,283	40,269	45,048
Other property operating expenses	40	116	219	331
	<u>13,601</u>	<u>15,726</u>	<u>49,271</u>	<u>55,453</u>

## Lippo Malls Indonesia Retail Trust

### 5. Manager's management fees

	<u>Group</u>			
	Third quarter		Nine months	
	ended 30 September		ended 30 September	
	<u>2021</u>	<u>2020</u>	<u>2021</u>	<u>2020</u>
	\$'000	\$'000	\$'000	\$'000
Base fee	1,279	1,013	3,804	2,770
Performance fee	692	526	2,995	2,629
Authorised investment fee	-	34	22	153
Divestment fee	-	540	-	540
	<u>1,971</u>	<u>2,113</u>	<u>6,821</u>	<u>6,092</u>

### 6. Finance costs

	<u>Group</u>			
	Third quarter		Nine months	
	ended 30 September		ended 30 September	
	<u>2021</u>	<u>2020</u>	<u>2021</u>	<u>2020</u>
	\$'000	\$'000	\$'000	\$'000
Interest expense	14,010	10,530	-	32,641
Amortisation of borrowing costs	1,343	803	18,262	2,543
Issuance and commitment fees	22	-	-	-
	<u>15,375</u>	<u>11,333</u>	<u>18,262</u>	<u>35,184</u>

### 7. Unrealised foreign exchange (losses)/gains

Unrealised foreign exchange movements mainly relate to revaluation of USD Guaranteed Senior Notes amounting to US\$450.0 million.

### 8. Income tax

	<u>Group</u>			
	Third quarter		Nine months	
	ended 30 September		ended 30 September	
	<u>2021</u>	<u>2020</u>	<u>2021</u>	<u>2020</u>
	\$'000	\$'000	\$'000	\$'000
<b>Current tax</b>				
Singapore income tax	-	58	-	58
Foreign income tax	3,142	3,068	12,574	12,367
Withholding tax	1,125	869	3,293	4,146
	<u>4,267</u>	<u>3,995</u>	<u>15,867</u>	<u>16,571</u>
<b>Deferred tax</b>				
Deferred tax expense/(benefit)	-	2,262	(834)	973
	<u>4,267</u>	<u>6,257</u>	<u>15,033</u>	<u>17,544</u>



## Lippo Malls Indonesia Retail Trust

### 9. Earnings per unit

#### 9A. Earnings per unit

The following table sets out the numerators and denominators used to calculate earnings per unit (“EPU”):

	<u>Group</u>			
	Third quarter ended 30 September		Nine months ended 30 September	
	<u>2021</u>	<u>2020</u>	<u>2021</u>	<u>2020</u>
	\$'000	\$'000	\$'000	\$'000
<b>Numerator</b>				
Total loss after tax	(711)	(191,138)	(23,199)	(199,334)
Less: Amount reserved for distribution to perpetual securities holders	<u>(4,431)</u>	<u>(2,362)</u>	<u>(13,245)</u>	<u>(11,149)</u>
Total loss attributable to Unitholders	<u>(5,142)</u>	<u>(193,500)</u>	<u>(36,444)</u>	<u>(210,483)</u>
<b>Denominator</b>				
Weighted average number of units	<u>7,673,336,012</u>	<u>2,926,795,018</u>	<u>7,309,745,134</u>	<u>2,917,716,612</u>
EPU (in cents) <sup>(1)</sup>	<u>(0.07)</u>	<u>(6.61)</u>	<u>(0.50)</u>	<u>(7.21)</u>
Adjusted EPU (in cents) <sup>(2)</sup>	<u>(0.07)</u>	<u>(0.35)</u>	<u>(0.08)</u>	<u>(0.45)</u>

(1) In computing EPU, weighted average number of units for the period is used.

(2) Adjusted EPU excludes changes in fair value of investment properties (net of deferred tax).

#### 9B. Distribution per unit

The following table sets out the numerators and denominators used to calculate distribution per unit (“DPU”):

	<u>Group</u>			
	Third quarter ended 30 September		Nine months ended 30 September	
	<u>2021</u>	<u>2020</u>	<u>2021</u>	<u>2020</u>
	\$'000	\$'000	\$'000	\$'000
<b>Numerator</b>				
Distribution to Unitholders	<u>6,906</u>	<u>2,049</u>	<u>19,951</u>	<u>8,698</u>
<b>Denominator</b>				
Number of units in issue (note 17)	<u>7,673,336,012</u>	<u>2,926,795,018</u>	<u>7,673,336,012</u>	<u>2,926,795,018</u>
DPU (in cents)	<u>0.09</u>	<u>0.07</u>	<u>0.26</u>	<u>0.30</u>

10. Investment properties

	<u>Group</u>	
	30 September <u>2021</u> \$'000	31 December <u>2020</u> \$'000
<b>At valuation</b>		
At beginning of period/year	1,459,360	1,696,813
Acquisition of investment property	328,092	-
Enhancement expenditure capitalised	9,103	7,546
	<u>1,796,555</u>	<u>1,704,359</u>
Changes in fair value included in profit or loss	(30,480)	(193,597)
Foreign exchange adjustments	13,771	(51,402)
At end of period/year	<u><u>1,779,846</u></u>	<u><u>1,459,360</u></u>

The acquisition of investment property during the nine months ended 30 September 2021 relates to the acquisition of Lippo Mall Puri in January 2021.

The Group had engaged external valuers to measure the fair values of each of its investment properties on 31 December 2020. This information is also disclosed in the audited financial statements as at and for the year ended 31 December 2020.

The carrying amounts of the investment properties as at 30 September 2021 were based on the assessment by the Manager. The assessment took into consideration any changes in the assumptions and methodologies used in the valuation on 31 December 2020 and the information available at the date of the assessment. Significant unobservable inputs used in assessing the carrying amounts as at 30 September 2021 include: (1) estimated discount rates; (2) growth rates; (3) terminal discount rate; and (4) expected rental cashflows. The changes in the carrying amount of investment properties includes adjustments to certain properties, a write-off of capital expenditures incurred during the period as well as a write-off of acquisition costs related to the acquisition of Lippo Mall Puri.

Given that the potential impact of Covid-19 is constantly evolving, significant market uncertainty exists. Therefore, the carrying amounts of the investment properties assessed by the Manager were current as at 30 September 2021 but may change significantly after the reporting date.

## Lippo Malls Indonesia Retail Trust

### 11. Intangible assets

	<u>Group</u>	
	30 September <u>2021</u> \$'000	31 December <u>2020</u> \$'000
<b>Cost</b>		
At beginning of period/year	44,407	44,791
Additions	22,673	-
Foreign exchange adjustments	188	(384)
At end of period/year	<u>67,268</u>	<u>44,407</u>
<b>Accumulated amortisation</b>		
At beginning of period/year	41,081	39,097
Amortisation for the period/year	5,460	2,197
Foreign exchange adjustments	153	(213)
At end of period/year	<u>46,694</u>	<u>41,081</u>
<b>Carrying value</b>		
At beginning of period/year	<u>3,326</u>	<u>5,694</u>
At end of period/year	<u>20,574</u>	<u>3,326</u>

Intangible assets represent (i) unamortised aggregate rental guarantee amounts receivable by the Group from master leases upon the acquisitions of Lippo Mall Kuta in 2016, Lippo Plaza Kendari in 2017 and Lippo Plaza Jogja in 2017, respectively, and Net Property Income ("NPI") guarantee amount provided to the Group upon the acquisition of Lippo Mall Puri in 2021. The master leases range from 3 to 5 years and the NPI guarantee covers the period from the date of acquisition to 31 December 2024.

### 12. Trade and other receivables

	<u>Group</u>		<u>Trust</u>	
	30 September <u>2021</u> \$'000	31 December <u>2020</u> \$'000	30 September <u>2021</u> \$'000	31 December <u>2020</u> \$'000
<b>Trade receivables</b>				
Outside parties	23,446	21,754	93	367
Related parties	18,854	13,799	-	-
Less: Allowance for impairment	(8,816)	(8,293)	-	-
	<u>33,484</u>	<u>27,260</u>	<u>93</u>	<u>367</u>
<b>Other receivables</b>				
Subsidiaries	-	-	177,756	176,703
Related parties	891	4,653	-	-
Other receivables	12,843	13,466	-	-
Less: Allowance for impairment	(1,516)	(1,516)	-	-
	<u>12,218</u>	<u>16,603</u>	<u>177,756</u>	<u>176,703</u>
	<u>45,702</u>	<u>43,863</u>	<u>177,849</u>	<u>177,070</u>

## Lippo Malls Indonesia Retail Trust

### 12. Trade and other receivables (cont'd)

Movements in allowance for impairment for trade receivables are as follows:

	<u>Group</u>		<u>Trust</u>	
	30 September <u>2021</u> \$'000	31 December <u>2020</u> \$'000	30 September <u>2021</u> \$'000	31 December <u>2020</u> \$'000
At beginning of period/year	(8,293)	(4,088)	-	-
Bad debts written back	2,979	640	-	-
Allowance utilised	-	29	-	-
Charge to profit or loss	(3,399)	(5,016)	-	-
Foreign exchange adjustments	(103)	142	-	-
At end of period/year	<u>(8,816)</u>	<u>(8,293)</u>	<u>-</u>	<u>-</u>

Movements in allowance for impairment for other receivables are as follows:

	<u>Group</u>		<u>Trust</u>	
	30 September <u>2021</u> \$'000	31 December <u>2020</u> \$'000	30 September <u>2021</u> \$'000	31 December <u>2020</u> \$'000
At beginning of period/year	(1,516)	-	-	-
Charge to profit or loss	-	(1,516)	-	-
At end of period/year	<u>(1,516)</u>	<u>(1,516)</u>	<u>-</u>	<u>-</u>

The trade receivables are subject to the expected credit loss ("ECL") model under the financial reporting standard on financial instruments. The methodology applied for impairment loss is disclosed in the audited financial statements as at and for the year ended 31 December 2020. The loss allowance for trade receivables was determined as follows:

	<u>Gross amount</u>		<u>Loss allowance</u>	
	30 September <u>2021</u> \$'000	31 December <u>2020</u> \$'000	30 September <u>2021</u> \$'000	31 December <u>2020</u> \$'000
Current	8,989	10,353	82	36
1 to 30 days past due	4,371	2,842	118	59
31 to 60 days past due	6,384	901	249	188
Over 61 days past due	22,556	21,457	8,367	8,010
	<u>42,300</u>	<u>35,553</u>	<u>8,816</u>	<u>8,293</u>

Subsequent to 30 September 2021, \$8.2 million of trade receivables were collected, of which \$7.3 million was from related party tenants and \$0.9 million was from non-related party tenants.

## Lippo Malls Indonesia Retail Trust

### 13. Cash and cash equivalents

	<u>Group</u>		<u>Trust</u>	
	30 September <u>2021</u> \$'000	31 December <u>2020</u> \$'000	30 September <u>2021</u> \$'000	31 December <u>2020</u> \$'000
Not restricted in use	131,020	106,143	47,645	27,931
Cash pledged for bank facilities	<u>2,212</u>	<u>2,780</u>	<u>1,221</u>	<u>2,780</u>
	<u>133,232</u>	<u>108,923</u>	<u>48,866</u>	<u>30,711</u>

### 14. Other financial liabilities

	<u>Group</u>		<u>Trust</u>	
	30 September <u>2021</u> \$'000	31 December <u>2020</u> \$'000	30 September <u>2021</u> \$'000	31 December <u>2020</u> \$'000
<b>Non-current</b>				
<b>Financial instruments with floating interest rates</b>				
Bank loans (unsecured)	245,000	135,000	135,000	135,000
Less: Unamortised transaction costs	(4,506)	(1,441)	(992)	(1,441)
	<u>240,494</u>	<u>133,559</u>	<u>134,008</u>	<u>133,559</u>
<b>Financial instruments with fixed interest rates</b>				
Senior notes (unsecured)	607,392	331,287	-	-
Less: Unamortised transaction costs	(12,276)	(7,304)	-	-
	595,116	323,983	-	-
Finance leases	<u>543</u>	<u>666</u>	<u>-</u>	<u>-</u>
	<u>836,153</u>	<u>458,208</u>	<u>134,008</u>	<u>133,559</u>
<b>Current</b>				
<b>Financial instruments with floating interest rates</b>				
Bank loans (unsecured)	7,000	219,000	7,000	219,000
Less: Unamortised transaction costs	(427)	(410)	(427)	(410)
	<u>6,573</u>	<u>218,590</u>	<u>6,573</u>	<u>218,590</u>
<b>Financial instruments with fixed interest rates</b>				
Finance leases	452	452	-	-
	<u>7,025</u>	<u>219,042</u>	<u>6,573</u>	<u>218,590</u>
	<u>843,178</u>	<u>677,250</u>	<u>140,581</u>	<u>352,149</u>
Due within 2 to 5 years	836,119	458,174	134,008	133,559
Due after 5 years	<u>34</u>	<u>34</u>	<u>-</u>	<u>-</u>
	<u>836,153</u>	<u>458,208</u>	<u>134,008</u>	<u>133,559</u>

14. Other financial liabilities (cont'd)

**Borrowings and debt securities (excluding unamortised borrowing cost)**

	<u>Notes</u>	<u>Maturity</u>	<u>Interest rate</u>	30 September 2021 \$'000	31 December 2020 \$'000
<b>Current borrowings</b>					
\$350.0 million term loan (Facility B)	1	August 2021	3.15% + SOR *	-	175,000
Uncommitted revolving credit facility	2	January 2021	3.75% + SOR *	-	4,000
Uncommitted revolving credit facility	2	January 2021	3.75% + SOR *	-	40,000
\$40.0 million vendor financing	3	April 2022	3.65%	-	-
Committed revolving loan facility	4	November 2021	2.10% + SORA#	7,000	-
<b>Non-current borrowings</b>					
\$67.5 million term loan (Facility A)		November 2022	3.05% + SOR *	67,500	67,500
\$67.5 million term loan (Facility B)		November 2023	3.25% + SOR *	67,500	67,500
\$60.0 million term loan (Facility A1)	5	January 2024	3.15% + SOR *	60,000	-
\$20.0 million term loan (Facility A2)	5	January 2026	3.57% + SOR *	20,000	-
\$30.0 million term loan (Facility B1)	5	January 2024	3.15% + SOR *	22,500	-
\$10.0 million term loan (Facility B2)	5	January 2026	3.57% + SOR *	7,500	-
US\$250.0 million Guaranteed Senior Notes	6	September 2024	7.25%	337,440	331,287
US\$200.0 million Guaranteed Senior Notes	7	February 2026	7.50%	269,952	-
				<u>859,392</u>	<u>685,287</u>

\* SOR refers to SGD Swap Offer Rate.

# SORA refers to Singapore Overnight Rate Average

1. Facility B of the term loan facility was fully repaid in February 2021.
2. Both uncommitted revolving credit facilities amounting to \$40.0 million and \$4.0 million were fully repaid in February 2021.
3. The Group drew down \$40.0 million vendor financing in January 2021, which is due in April 2022 and extendable by one year upon mutual consent. The effective interest rate is 4.06% per annum after taking into consideration the applicable withholding tax. \$30.0 million was repaid in 2Q 2021 and \$10.0 million was repaid in 3Q 2021.
4. On 18 August 2021, the Group obtained a committed \$30.0 million revolving loan facility. The Group drew down \$7.0 million in August, together with internal funds of \$3.0 million, the Group repaid the balance of \$10.0 million vendor financing on 25 August 2021.
5. On 6 January 2021, the Group obtained a term loan facility of up to \$120.0 million and drew down \$110.0 million. The term loan facility comprises of \$60.0 million (Facility A1), \$20.0 million (Facility A2), \$22.5 million (Facility B1) and \$7.5 million (Facility B2) with maturity tenure of 36 months for A1 and B1 and 60 months for A2 and B2.

A1 and A2 were drawn down in January 2021; and B1 and B2 were drawn down in April 2021. The proceeds from B1 and B2 were used to repay the vendor financing.

## Lippo Malls Indonesia Retail Trust

### 14. Other financial liabilities (cont'd)

#### Borrowings and debt securities (excluding unamortised borrowing cost) (cont'd)

6. Cross currency swap agreements were entered into to swap the proceeds of US\$250.0 million Notes into SGD with a weighted average fixed interest rate of 6.71% per annum.
7. Cross currency swap agreements were entered into to swap US\$180.0 million proceeds of US\$200.0 million Notes into SGD with a weighted average interest rate of 6.65% plus 6-months SOR per annum.

#### Financial risk management

There has been no change in the financial risk management and overall capital risk management of the Group from the last audited financial year.

The Group had computed its aggregate leverage ratio and interest coverage ratio as follows:

	<u>Group</u>	
	30 September <u>2021</u> \$'000	31 December <u>2020</u> \$'000
Total gross borrowings and deferred payments	859,392	685,287
Total deposited property	2,030,862	1,636,598
Aggregated leverage ratio (%)	<u>42.3%</u>	<u>41.9%</u>
Interest coverage ratio (times)	<u>1.7</u>	<u>1.8</u>

### 15. Trade and other payables

	<u>Group</u>		<u>Trust</u>	
	30 September <u>2021</u> \$'000	31 December <u>2020</u> \$'000	30 September <u>2021</u> \$'000	31 December <u>2020</u> \$'000
<b>Trade payables</b>				
Outside parties and accrued liabilities	28,696	22,835	3,695	6,430
Related parties	993	1,036	-	-
	<u>29,689</u>	<u>23,871</u>	<u>3,695</u>	<u>6,430</u>
<b>Other payables</b>				
Loan payable to subsidiaries <sup>(#)</sup>	-	-	737,107	358,888
Subsidiaries	-	-	50,480	35,101
Other payables	8,690	9,858	-	-
	<u>8,690</u>	<u>9,858</u>	<u>787,587</u>	<u>393,989</u>
	<u>38,379</u>	<u>33,729</u>	<u>791,282</u>	<u>400,419</u>

<sup>(#)</sup> The loans are unsecured, bear fixed interest ranging from 5.00% to 7.50% (31 December 2020: 5.00% to 7.25%) per annum and are repayable on demand. The carrying amount is a reasonable approximation of fair value (Level 2).

## Lippo Malls Indonesia Retail Trust

### 16. Net asset value per unit attributable to Unitholders

	<u>Group</u>		<u>Trust</u>	
	30 September <u>2021</u>	31 December <u>2020</u>	30 September <u>2021</u>	31 December <u>2020</u>
<b>Numerator</b>				
Net assets attributable to Unitholders at end of period/year (\$'000)	<u>750,180</u>	<u>509,329</u>	<u>616,017</u>	<u>412,098</u>
Net tangible assets attributable to Unitholders at end of period/year (\$'000)	<u>729,606</u>	<u>506,003</u>	<u>616,017</u>	<u>412,098</u>
<b>Denominator</b>				
Units in issue (note 17)	<u>7,673,336,012</u>	<u>2,926,795,018</u>	<u>7,673,336,012</u>	<u>2,926,795,018</u>
	<u>Group</u>		<u>Trust</u>	
	30 September <u>2021</u>	31 December <u>2020</u>	30 September <u>2021</u>	31 December <u>2020</u>
Net asset value (NAV) per unit attributable to Unitholders (in cents)	<u>9.78</u>	<u>17.40</u>	<u>8.03</u>	<u>14.08</u>
Net tangible assets (NTA) per unit attributable to Unitholders (in cents)	<u>9.51</u>	<u>17.29</u>	<u>8.03</u>	<u>14.08</u>

### 17. Units in issue

#### 17A. Units in issue

	<u>Group and Trust</u>	
	30 September <u>2021</u>	31 December <u>2020</u>
At beginning of period/year	2,926,795,018	2,894,902,627
Manager's management fees settled in units	39,067,261	31,892,391
Issuance of rights units	4,682,872,029	–
Issuance of new units for acquisition fee	<u>24,601,704</u>	<u>–</u>
At end of period/year	<u>7,673,336,012</u>	<u>2,926,795,018</u>

A total of 4,682,872,029 new units were issued on 21 January 2021 at an issue price of S\$0.06 per unit, pursuant to a renounceable and non-underwritten rights issue, to raise gross proceeds, amounting to \$281.0 million. The rights units, upon allotment and issue, rank *pari passu* in all respects with the existing Units in issue as at the date of issue of the rights units, including the right to any distributions which accrue for the period from 1 October 2020 to 31 December 2020 as well as all distributions thereafter.



## Lippo Malls Indonesia Retail Trust

### 17. Units in issue (cont'd)

#### 17B. Details of changes in issued and issuable units

	Group and Trust	
	Third quarter ended 30 September <u>2021</u>	Third quarter ended 30 September <u>2020</u>
Issued units at beginning and end of period	<u>7,673,336,012</u>	<u>2,926,795,018</u>

The Trust does not hold any treasury units and there is no subsidiary holding as at end of the current financial period and at end of the corresponding period of the immediate preceding financial year.

### 18. Perpetual securities

The perpetual securities are classified as equity instruments and recorded in equity in the statement of financial position.

	Group and Trust	
	30 September <u>2021</u> \$'000	31 December <u>2020</u> \$'000
At beginning of period/year	263,618	259,647
Amount reserved for distribution to perpetual securities holders	13,245	17,769
Distribution to perpetual securities holders	<u>(17,720)</u>	<u>(13,798)</u>
At end of period/year	<u>259,143</u>	<u>263,618</u>

There has been no change in the key terms and conditions of the perpetual securities from the last audited financial year.

### 19. Related party relationships and transactions

FRS 24 *Related Party Disclosures* requires the Group to disclose: (a) transactions with its related parties; and (b) relationships between parents and subsidiaries irrespective of whether there have been transactions between those related parties. A party is related to a party if the party controls, or is controlled by, or can significantly influence or is significantly influenced by the other party.

The ultimate controlling party is PT Lippo Karawaci Tbk.

#### 19A. Related party transactions

There are transactions and arrangements between the Trust and related parties and the effects of these on the basis determined between the parties are reflected in these financial statements. The intercompany balances are unsecured without fixed repayment terms and interest unless stated otherwise. For any balances and financial guarantees no interest or charge is imposed unless stated otherwise.

## Lippo Malls Indonesia Retail Trust

### 19. Related party relationships and transactions (cont'd)

#### 19A. Related party transactions (cont'd)

Intragroup transactions and balances that have been eliminated in these condensed interim financial statements are not disclosed as related party transactions and balances below.

	<u>Group</u>			
	Third quarter ended 30 September		Nine months ended 30 September	
	<u>2021</u> \$'000	<u>2020</u> \$'000	<u>2021</u> \$'000	<u>2020</u> \$'000
<b>Manager</b>				
Manager's management fees expense	1,971	1,573	6,821	5,552
Manager's acquisition fees	-	-	1,653	-
Manager's divestment fees	-	540	-	540
<b>Trustee</b>				
Trustee's fees expense	118	104	349	333
<b>Property manager</b>				
Property manager fees expense	1,776	549	4,108	3,431
<b>Affiliates of Sponsor <sup>(1)</sup></b>				
Rental revenue and service charge <sup>(2)</sup> <sup>(3) (4)</sup>	9,049	4,002	35,692	24,800
Acquisition of Lippo Mall Puri	-	-	330,647	-

(1) The affiliates of the Sponsor are PT First Media Tbk, Yayasan Universitas Pelita Harapan, PT Bank National Nobu, PT Matahari Putra Prima Tbk, PT Gratia Prima Indonesia, PT Matahari Graha Fantasi, PT Maxx Coffee Prima, PT Maxx Food Pasifik, PT Matahari Department Store Tbk, PT Cinemaxx Global Pasifik, PT Internux, PT Sky Parking Utama, PT Solusi Ecommerce Global, PT Visionet Internasional, PT Grahaputra Mandirikharia, PT Prima Cipta Lestari, PT Prima Wira Utama and PT Link Net. The affiliates of the Sponsor are entities that either have common shareholders with the Sponsor, or in which the Sponsor has an interest.

(2) The amount also includes revenue from Lippo Mall Kuta under Sponsor Lessees with PT Kencana Agung Pratama, PT Kridakarya Anugerah Utama and PT Trimulia Kencana Abdi.

(3) The amount also includes revenue from Lippo Plaza Jogja under Sponsor Lessees with PT Andhikarya Sukses Pratama, PT Manunggal Megah Serasi and PT Mulia Cipta Sarana Sukses.

(4) The amount also includes top up revenue from Lippo Plaza Puri under the net property income guarantee agreement with PT Mandiri Cipta Gemilang.

## Lippo Malls Indonesia Retail Trust

### 20. Financial ratios

	<u>Group</u>		<u>Trust</u>	
	Nine months ended 30 September		Nine months ended 30 September	
	<u>2021</u>	<u>2020</u>	<u>2021</u>	<u>2020</u>
Expenses to average net assets ratio – excluding performance related fee <sup>(1)</sup>	0.89%	0.74%	0.83%	0.61%
Expenses to average net assets ratio – including performance related fee <sup>(1)</sup>	1.22%	1.03%	1.22%	0.92%
Portfolio turnover ratio <sup>(2)</sup>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

(1) The annualised ratios are computed in accordance with the guidelines of Investment Management Association of Singapore. The expenses used in the computation relate to expenses of the Group and the Trust excluding any property related expenses, borrowing costs, foreign exchange losses/(gains), tax deducted at source and costs associated with purchase of investments.

(2) Turnover ratio means the number of times per year that a dollar of asset is reinvested. It is calculated based on the lesser of purchases or sales of underlying investments of a scheme expressed as a percentage of daily average net asset value.

### 21. Changes and adoption of financial reporting standards

The same accounting policies and methods of computation used in the latest audited annual financial statements have been applied.

The adoption of the new revised accounting policies has not resulted in any substantial changes to the LMIR Trust's accounting policies nor any significant impact on these financial statements.

Supplementary Financial Disclosures Required by the Mainboard Rules  
Appendix 7.2

**LIPPO MALLS INDONESIA RETAIL TRUST**  
**SUPPLEMENTARY FINANCIAL DISCLOSURES REQUIRED BY THE MAINBOARD RULES APPENDIX 7.2**

---

1. **A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business**

**Statement of Financial Position**

Investment properties

The increase in investment properties arise from the acquisition of Lippo Mall Puri ("Puri") in January 2021. It is offset by the decrease in fair value of investment properties based on the internal assessment by the Manager as well as a write-off of acquisition cost related to the acquisition of Puri in January 2021.

Intangible assets

Refer to NTA 11 of the condensed interim financial statements, the increase is mainly from acquisition of Puri.

Investments in subsidiaries

The increase in investments in subsidiaries is due to the acquisition of Puri in January 2021.

Trade and other receivables

Trade and other receivables consist of trade receivables (net of allowance for doubtful debts) of \$33.5 million (31 December 2020: \$27.3 million) and other receivables of \$12.2 million (31 December 2020: \$16.6 million).

Trade receivables (before taking into account of allowance for doubtful debts) are \$42.3 million (31 December 2020: \$35.5 million), of which \$18.9 million (31 December 2020: \$13.8 million) are due from related party tenants and \$23.4 million (31 December 2020: \$21.7 million) are due from non-related party tenants. The higher amount of receivables is mainly due to the higher dollar value of invoices issued to tenants following the reduction of rental and service charge discounts offered in FY 2020 and the larger number of tenants following the acquisition of Puri at the end of January 2021.

Subsequent to the end of 3Q 2021, \$8.2 million of trade receivables were collected, of which \$7.3 million was from related party tenants and \$0.9 million was from non-related party tenants.

At the date of this announcement, the Sponsor, PT Lippo Karawaci Tbk, has fulfilled its payment obligations to LMIR Trust under its master lease agreements and the NPI guarantee for Lippo Mall Puri and since the listing of LMIR Trust, there has been no incidence of non-payment or default from any rental payment from the Sponsor.

Other non-financial assets

Increase in other non-financial assets is mainly due to refundable prepaid tax as a result of the acquisition of Puri.

Cash and cash equivalents

Cash and cash equivalents increased by \$24.3 million. The increase is mainly due to 1) the Trust raised \$281.0 million through a renounceable and non-underwritten rights issue in January 2021. Together with the bank financing of \$80.0 million and the vendor financing of \$40.0 million, the Trust completed the acquisition of Lippo Mall Puri ("Puri") with a total cost of \$390.3 million, leaving a net balance of \$10.7 million; 2) Upon completion of the acquisition, the vendor transferred the net balance of security deposit and advanced rental to the Trust amounting to \$15.7 million; 3) the Trust issued US\$200.0 million Guaranteed Senior Notes in February 2021. Together with the balance from the rights issue proceeds and internal cash, the Trust repaid \$175.0 million term loan facility and \$44.0 million revolving credit facilities ("RCF") and leaving a net balance of \$40.0 million as working capital. The net increase of \$66.4 million is partially offset by the Trust payment of \$42.1 million.

Derivative financial instruments

The movements in derivative financial assets (current) and derivative financial liabilities (current and non-current) are mainly due to the fair value changes in the cross currency swap contracts as well as interest rate swap contracts.

Other financial liabilities

Increase in total borrowings is mainly due to the issuance of US\$200.0 million 7.50% Guaranteed Senior Notes in February which is due in 2026 and drawdown of \$80.0 million term loan facilities and \$40.0 million vendor financing to fund the acquisition of Puri. Part of the proceeds from US\$200.0 million Guaranteed Senior Notes were used to repay \$175.0 million term loan facility and \$44.0 million RCF. In May 2021, the Group drawn down \$30.0 million term loan facilities and it was used to repay \$30.0 million vendor financing. In August 2021, the Group drew down S\$7.0 million revolving loan facility and together with internal cash, the Group repaid balance of S\$10 million vendor financing.

Trade and other payables

Increase in trade and other payables is mainly due to the accruals of interest payables for its borrowings.

Unitholders' funds

The increase in unitholders' fund is mainly due to the issuance of 4,682,872,029 Rights Units in January 2021 to raise \$281.0 million to partially fund the acquisition of Puri.

**LIPPO MALLS INDONESIA RETAIL TRUST**  
**SUPPLEMENTARY FINANCIAL DISCLOSURES REQUIRED BY THE MAINBOARD RULES APPENDIX 7.2**

1. **A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business (cont'd)**

	Group					
	3Q 2021 \$'000	3Q 2020 \$'000	Variance % Favourable/ (Unfavourable)	YTD 2021 \$'000	YTD 2020 \$'000	Variance % Favourable/ (Unfavourable)
<b>Statement of Total Return</b>						
Rental revenue	17,746	15,272	16.2%	73,812	64,468	14.5%
Car park revenue	734	971	(24.4%)	3,406	3,906	(12.8%)
Service charge and utilities recovery	12,048	12,116	(0.6%)	45,657	51,329	(11.1%)
Other rental income	365	513	(28.8%)	1,276	1,480	(13.8%)
<b>Gross revenue</b>	<b>30,893</b>	<b>28,872</b>	<b>7.0%</b>	<b>124,151</b>	<b>121,183</b>	<b>2.4%</b>
Land rental expense	274	360	23.9%	1,014	1,146	11.5%
Property management fees	1,776	549	NM	4,108	3,431	(19.7%)
Legal and professional fees	372	450	17.3%	1,194	1,352	11.7%
Depreciation of plant and equipment impairment	645	772	16.5%	2,047	2,505	18.3%
on trade receivables	(1,343)	195	NM	420	1,640	74.4%
Property operating and maintenance expenses	11,837	13,283	10.9%	40,269	45,048	10.6%
Other property operating expenses	40	117	65.8%	219	331	33.8%
<b>Property operating expenses</b>	<b>13,601</b>	<b>15,726</b>	<b>13.5%</b>	<b>49,271</b>	<b>55,453</b>	<b>11.1%</b>
<b>Net property income</b>	<b>17,292</b>	<b>13,146</b>	<b>31.5%</b>	<b>74,880</b>	<b>65,730</b>	<b>13.9%</b>
Interest income	-	502	NM	1,264	1,677	(24.6%)
Other losses	-	(1,889)	NM	(13)	(1,889)	99.3%
Manager's management fees	(1,971)	(2,113)	6.7%	(6,821)	(6,092)	(12.0%)
Trustee's fees	(118)	(104)	(13.5%)	(349)	(333)	(4.8%)
Finance costs	(15,375)	(11,333)	(35.7%)	(45,068)	(35,184)	(28.1%)
Other expenses	(2,146)	651	NM	(4,025)	(1,177)	NM
<b>Net (loss)/income</b>	<b>(2,318)</b>	<b>(1,140)</b>	<b>NM</b>	<b>19,868</b>	<b>22,732</b>	<b>(12.6%)</b>
Decrease in fair value of investment properties held for divestment	-	-	NM	-	(15,526)	NM
Decrease in fair value of investment properties	-	(180,985)	NM	(30,480)	(180,985)	83.2%
Realised gains on derivative financial instruments	3,110	474	NM	3,773	673	NM
Increase/(decrease) in fair value of derivative financial instruments	4,704	(5,525)	NM	13,739	3,326	NM
Realised foreign exchange losses	(257)	(996)	74.2%	(296)	(4,292)	93.1%
Unrealised foreign exchange gains/(losses)	304	3,839	(92.1%)	(9,310)	(6,052)	(53.8%)
Amortisation of intangible assets	(1,987)	(548)	NM	(5,460)	(1,666)	NM
<b>Total return/(loss) for the period before tax</b>	<b>3,556</b>	<b>(184,881)</b>	<b>NM</b>	<b>(8,166)</b>	<b>(181,790)</b>	<b>95.5%</b>
Income tax expense	(4,267)	(6,257)	31.8%	(15,033)	(17,544)	14.3%
<b>Total loss for the period</b>	<b>(711)</b>	<b>(191,138)</b>	<b>99.6%</b>	<b>(23,199)</b>	<b>(199,334)</b>	<b>88.4%</b>
<b>Other comprehensive return/(loss):</b>						
<i>Items that may be reclassified subsequently to profit or loss</i>						
Exchange differences on translating foreign operations, net of tax	29,079	(100,905)	NM	12,703	(76,966)	NM
<b>Total comprehensive return/(loss)</b>	<b>28,368</b>	<b>(292,043)</b>	<b>NM</b>	<b>(10,496)</b>	<b>(276,300)</b>	<b>(96.2%)</b>

**LIPPO MALLS INDONESIA RETAIL TRUST**  
**SUPPLEMENTARY FINANCIAL DISCLOSURES REQUIRED BY THE MAINBOARD RULES APPENDIX 7.2**

---

1. **A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business (cont'd)**

**3Q 2021 vs 3Q 2020**

Rental revenue increased to \$17.7 million from \$15.2 million in 3Q 2020. This is mainly due to contribution from Puri amounting to \$8.2 million which was acquired on 27 January 2021. The increase is partially offset by the loss of income during temporary closures of retail malls and retail spaces amid the imposition of Emergency Public Activity Restrictions (Pemberlakuan Pembatasan Kegiatan Masyarakat "PPKM" Darurat) in July 2021. The retail malls and retail spaces gradually reopened from mid to end August 2021. During the malls' temporarily closures, no rental was billed to the tenants except to tenants in essential services and to tenants who elected to remain open to provide delivery services during the period and the billing was adjusted to the shortened mall opening hours as well. For 3Q 2020, as the retail malls and retail spaces were opened with shorter operating hours, certain rental reliefs were granted to the affected tenants.

Decrease in car park revenue of \$0.2 million from 3Q 2020 is mainly due to the temporary closure of retail malls and retail spaces in July and August 2021.

Service charge and utilities recovery decreased by 0.6% in 3Q 21. This is mainly due to 40% discount for service charge given to tenants during the temporary mall closures in July and August 2021 as well as lower recovery of utilities due to lower consumption of utilities, as compared to average 33% discount given in 3Q 2020. Decrease in service charge and utilities recovery is also due to divestments of Binjai Supermall and Pejaten Village amounting to \$0.4 million. The decrease is partially offset by contribution from Puri amounting to \$2.0 million.

The increase in property management fee of \$1.2 million is mainly due to contribution from Puri of \$0.6 million and year to date adjustment of under accrual of property management fee recorded in first half of 2021 and adjusted in 3Q 2021.

3Q 2021 recorded a net reversal of allowance for impairment on trade receivables amounting to \$1.4 million upon successful collection from tenants.

Decrease in property operating and maintenance expenses of \$1.4 million or 10.9% from 3Q 2020 is mainly due to the lower consumption of utilities as a result of temporary closure of the malls and spaces. The decrease is offset by contribution from Puri amounting to \$2.0 million, which was acquired on 27 January 2021.

Decrease in interest income of \$0.5 million from 3Q 2020 is mainly due to lower fixed deposit placement in 3Q 2021.

Other losses in 3Q 2020 refer to write-off of certain expenses upon divestments of Pejaten Village and Binjai Supermall.

Finance costs increased by \$4.0 million or 35.7% from 3Q 2020. \$3.2 million is due to higher all in cost of the US\$200.0 million bond issued in February 2021, which was used to refinance \$175.0 million term loan and \$44.0 million revolving credit facilities ("RCF"). \$1.4 million is due to the additional loan of \$120.0 million to partially fund the Puri acquisition.

Other expenses increased by \$2.7 million is mainly due to expenses incurred relating to Pejaten Village to fulfill certain obligations and requirements under the Sales and Purchase agreement. The increase is also due to higher trust operating expenses of \$0.9 million recorded in 3Q 2021.

Lower realised foreign exchange adjustment losses in 3Q 2021 is mainly due to lower cash repatriation from Indonesian subsidiaries during the period.

Lower unrealised foreign exchange adjustment gain in 3Q 2021 is mainly due to revaluation of USD Guaranteed Senior Notes amounting to US\$450.0 million.

Amortisation of intangible assets increased by \$1.4 million in 3Q 2021. It is mainly due to the intangible assets recognised upon acquisition of Puri, relating to the net property income (NPI) guarantee provided by the vendor of Puri up to December 2024.

Decrease in income tax expenses for 3Q 2021 of \$2.0 million or 31.8% from 3Q 2020 is mainly due to deferred tax expenses arising from the changes in fair value of investment properties as a result of desktop valuation in 3Q 2020.

The Trust has various hedging contracts to mitigate its exposure on foreign currencies and interest rates movements. The unrealised gains/(losses) on derivatives is a non-cash item and does not affect the amount of distribution to unitholders.

Exchange differences on translating foreign operations relates to foreign exchange differences arising from translating items denominated in Indonesia Rupiah ("IDR") in the statement of financial position of the respective Indonesian subsidiaries, principally the investment properties, into Singapore Dollar ("SGD") using the period end exchange rate.

A translation gain of \$29.0 million was recorded in 3Q 2021 due to strengthening of IDR against SGD since 2Q 2021.

**LIPPO MALLS INDONESIA RETAIL TRUST**  
**SUPPLEMENTARY FINANCIAL DISCLOSURES REQUIRED BY THE MAINBOARD RULES APPENDIX 7.2**

---

1. **A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business (cont'd)**

**YTD 2021 vs YTD 2020**

Rental revenue increased to \$73.8 million from \$64.5 million or 14.5%. Rental revenue in YTD 2021 included \$20.5 million from Puri since 27 January 2021 which is partially offset by the loss of income from Binjai Supermall and Pejaten Village amounting to \$4.3 million in YTD 2020.

On a like to like portfolio comparison, the malls' operations have shown a steady improvement during the first six months of 2021 with a reduction in rental discounts given to tenants. The general rental discount offered to tenants was gradually reduced from 25% in January 2021 to 0% in June 2021. However, to support the Indonesia government's new measures to curb the spread of the Covid-19 virus, LMIR Trust closed certain retail malls and retail spaces in July 2021 and gradually reopened all towards mid to end August 2021. During the closure of retail malls and spaces, no rental was billed except to tenants in essential services (i.e. supermarket, pharmacies and clinics) and to tenants who elected to remain open (to provide delivery services) during the period and the billing was adjusted to the shortened mall operating hours. Post reopening in September 2021, tenants were given a general rental and service charge discount of 30% with certain key major tenants given additional discounts to support their business recovery.

Decrease in car park revenue of \$0.5 million from YTD 2020 is mainly due to the temporary closures of retail malls and retail spaces in July and August 2021.

Service charge and utilities recovery decreased by \$5.6 million or 11.1% in YTD 2021 is mainly due to discount for service charge given to tenants during YTD 2021 as well as lower recovery of utilities due to lower consumption of utilities, in contrast to full quarter contribution of service charge and utilities pre-covid in 1Q 2020. Decrease in service charge and utilities recovery is also due to divestments of Binjai Supermall and Pejaten Village amounting to \$3.6 million. The decrease is partially offset by contribution from newly acquired mall Puri amounting to \$6.7 million.

The increase in property management fee of \$0.7 million or 19.7% is due to contribution from Puri of \$1.1 million. Property management fee in YTD 2020 included one-off support from the Manager (reallocated from the Manager's base fee) amounting to \$0.6 million to mitigate the potential negative impact on mall operations due to mall closures.

The decrease in net allowance for impairment loss on trade receivables of \$1.2 million in YTD 2021 is mainly due to reversal of allowance for impairment on trade receivables amounting to \$1.4 million upon successful collection.

Decrease in property operating and maintenance expenses of \$4.7 million or 10.6% from YTD 2020 is mainly due to the lower consumption of utilities amid the temporary closure of malls. The Trust also remains cautious on cost management for non-critical repair and maintenances and other outsourced services.

Decrease in interest income of \$0.4 million from YTD 2020 is mainly due to lower fixed deposit placement in YTD 2021.

Other losses refer to write-off of certain expenses upon divestments of Pejaten Village and Binjai Supermall in YTD 2020.

Finance costs increased by \$9.9 million or 28.1% from YTD 2020. This is mainly due to higher all in cost of \$8.4 million from the US\$200.0 million bond issued in February 2021, which was used to refinance \$175.0 million term loan and \$44.0 million revolving credit facilities. \$3.8 million from the additional \$120.0 million loan the Trust drawdown to partially fund the Puri acquisition in January 2021 and an one off cost amounting to \$0.3 million in relation to the written-off of unamortised cost when the \$175.0 million loan was repaid early in February 2021. The effect is also partially offset by the savings of interest expenses after repayment of \$75.0 million EMTN amounting to \$1.6 million as well as savings of interest rate on existing borrowings of \$0.9 million.

Other expenses increased by \$2.8 million is mainly due to expenses incurred relating to Pejaten Village to fulfill certain obligations and requirements under the Sales and Purchase agreement. The increase is also due higher trust operating expenses of \$0.9 million recorded in 3Q 2021.

Fair value of investment properties decreased by \$30.5 million in YTD 2021. This relates to the decrease in fair value of investment properties, based on the assessment performed by the Manager as well as a write-off of acquisition cost related to the acquisition of Puri in January 2021.

Lower realised foreign exchange adjustment losses in YTD 2021 is mainly due to lower cash repatriation from Indonesian subsidiaries during the period.

Higher unrealised foreign exchange adjustment losses in YTD 2021 is mainly due to revaluation of USD Guaranteed Senior Notes amounting to US\$450.0 million.

Amortisation of intangible assets increased by \$3.8 million in YTD 2021. It is mainly due to the intangible assets recognised upon acquisition of Puri, relating to the net property income (NPI) guarantee up to December 2024.

The Trust has various hedging contracts to mitigate its exposure on foreign currencies and interest rates movements. The unrealised gains/(losses) on derivatives is a non-cash item and does not affect the amount of distribution to unitholders.



1. **A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business (cont'd)**

**YTD 2021 vs YTD 2020 (cont'd)**

Exchange differences on translating foreign operations relates to foreign exchange differences arising from translating items denominated in Indonesia Rupiah ("IDR") in the statement of financial position of the respective Indonesian subsidiaries, principally the investment properties, into Singapore Dollar ("SGD") using the period end exchange rate.

A translation gain of \$12.7 million was recorded in YTD 2021 due to strengthening of IDR against SGD since the end of financial period of 2020.

2. **Variance between the forecast or prospectus statement (if disclosed previously) and the actual results**

Not applicable.

3. **Commentary on the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months**

Indonesia has seen improvements in its pandemic situation since the second wave of infections in June and July 2021. Its seven-day average as at 24 October 2021, recorded under a thousand cases, the lowest since July 2020. Despite the improvements, the government will continue to implement multi-tiered public activity restrictions. Any easing of restrictions will continue under four-tiered stages nationwide, depending on infections and level of inoculations in the different regions.<sup>1</sup>

Indonesia's Consumer Price Index ("CPI") posted a 0.04% month-on-month ("MoM") decline in September as compared to a 0.03% MoM decline in August, on the back of cheaper staple food items due to seasonal factors. On an annual basis, headline inflation rose 1.60% year-on-year ("YoY") in September, picking up slightly from 1.59% YoY a month earlier. This was mainly influenced by deflationary pressures on volatile foods and administered prices, which contrasted the higher core inflation. Core inflation eased marginally to 1.30% YoY in September from 1.31% YoY in the previous period largely due to reduced domestic demand, maintained exchange rate stability and policy consistency by Bank Indonesia to anchor inflation expectations. Bank Indonesia will continue to maintain price stability and strengthen its policy coordination with the central and regional governments to control inflation within the target band of 2.0% to 4.0% for 2021.<sup>2</sup>

According to the latest Retail Sales Survey, retail sales showed signs of improvement and retailers predicted further incremental sales gains in September as reflected by a shallower annual contraction of the Real Sales Index ("RSI") to -1.8% YoY in September as compared with -2.1% YoY from the preceding month. Retailers reported gains were driven by most commodity groups, particularly automotive fuel, in response to greater mobility and public activity. In August, RSI recorded an expansion of 2.1% MoM from the previous 5.0% MoM contraction in July. Monthly growth was largely driven by the improvement in sales of spare parts and accessories, clothing, and automotive fuel. Retailers concluded that retail sales were boosted by growing demand after the Government relaxed mobility restrictions in various regions. Moving forward, retailers predict a build-up of inflationary pressures in November 2021 and February 2022 due to raw materials.<sup>3</sup>

<sup>[1]</sup> 4 October 2021, *Jakarta Post*, *Indonesia to reopen Bali for foreign tourists*

<sup>[2]</sup> 1 October 2021, *Jakarta Post*, *Indonesia inflation rises slightly in Sept to 1.6per cent*

<sup>[3]</sup> 11 October 2021, *Bank Indonesia*, *Retail Sales Survey September 2021: Retailers Expecting Stronger Sales Performance*

**LIPPO MALLS INDONESIA RETAIL TRUST  
SUPPLEMENTARY FINANCIAL DISCLOSURES REQUIRED BY THE MAINBOARD RULES APPENDIX 7.2**

---

**4. Distributions**

**(a) Current financial period**

Any distributions declared for the current financial period:	Yes
Name of distribution:	Third quarter distribution for the period from 1 July 2021 to 30 September 2021.
Distribution Type:	Capital distribution.
Distribution Rate:	Capital distribution of 0.09 cents per unit.
Par value of units:	NA
Tax rate:	NA

**(b) Corresponding period of the preceding financial period**

Any distributions declared for the corresponding period of the immediate preceding financial period:	Yes
Name of distribution:	Third quarter distribution for the period from 1 July 2020 to 30 September 2020.
Distribution Type:	Capital distribution.
Distribution Rate:	Capital distribution of 0.07 cents per unit.
Par value of units:	NA
Tax rate:	NA

**(c) Date payable:** 23 November 2021

**(d) Record date:** 3 November 2021

**5. If no distribution has been declared/(recommended), a statement to that effect**

Not applicable.

**6. Interested Person Transactions Mandate**

LMIR Trust is not required to obtain a general mandate from the Unitholders for Interested Party Transactions.

**7. Confirmation by the Board Pursuant to Rule 705(5) of the Listing Manual**

The Board of Directors of LMIRT Management Ltd do hereby confirm that, to the best of their knowledge, nothing has come to their attention in which may render these interim financial results to be false or misleading in any material aspect.

**8. Confirmation that the Issuer has procured undertakings from all its directors and executive officers under Rule 720(1)**

The Manager confirms that it has procured undertakings from all its directors and executive officers in the format set out in Appendix 7.7 of the Listing Manual.

BY ORDER OF THE BOARD OF  
LMIRT MANAGEMENT LIMITED  
(AS MANAGER OF LIPPO MALLS INDONESIA RETAIL TRUST)

Mr Liew Chee Seng James  
Executive Director and Chief Executive Officer  
26 October 2021