



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

ANNOUNCEMENT

WAIVER OF FINANCIAL COVENANTS UNDER FACILITY AGREEMENTS

As previously announced by LMIRT Management Ltd., in its capacity as manager of Lippo Malls Indonesia Retail Trust (“**LMIR Trust**”, and as manager of LMIR Trust, the “**Manager**”), the ongoing Covid-19 pandemic in Indonesia has caused significant disruption to LMIR Trust’s operations. While most retail stores in properties in LMIR Trust’s portfolio (the “**Properties**”), including dine-in at food & beverage outlets, entertainment outlets, gyms and cinemas have reopened, spas, massage places, and karaoke places remain closed due to existing government regulations. The Properties were closed, except for essential services from 27 March 2020 in the Greater Jakarta region, Bandung and Bali, and from 1 April 2020 for all other retail malls and retail spaces.

The Properties reopened on a phased basis from 13 May 2020 through 3 July 2020 in accordance with the lifting of government closure regulations for large-scale social restrictions (*Pembatasan Sosial Berskala Besar*) in their areas, with LMIR Trust’s eight retail malls and two retail spaces within Greater Jakarta reopening on 15 June 2020. However, on 14 September 2020 in view of the rising number of confirmed COVID-19 cases in Jakarta, the governor of Jakarta reimposed large-scale social restrictions (*Pembatasan Sosial Berskala Besar*) for a two week period through to 27 September 2020 which was subsequently extended to 11 October 2020. Thereafter, the governor of Jakarta has imposed “transition” large-scale social restrictions (*Pembatasan Sosial Berskala Besar*) measures effective until 20 December 2020. This reimposition of large-scale social restrictions (*Pembatasan Sosial Berskala Besar*) has resulted in the closure of dine-in services by restaurants and cafes, but the Properties in Jakarta otherwise remain operational.

In light of the ongoing disruptions caused by the Covid-19 pandemic in Indonesia and the potential disruptions that may occur if the Covid-19 pandemic continues to spread and more restrictive measures are implemented by the Indonesian government and/or if a second wave outbreak of Covid-19 results in Indonesia, the Manager has pre-emptively sought and obtained the following waivers in respect of the financial covenants relating to LMIR Trust’s interest coverage ratio under the following facilities:

Facility	Waiver	Relevant Conditions for Waiver
<p><u>The S\$350 million Facility Agreement dated 22 August 2016</u></p> <ul style="list-style-type: none"> S\$175 million term loan facility (Facility B) maturing on 21 August 2021 ⁽¹⁾ 	<p><u>For the quarterly periods ending on 31 December 2020 and 31 March 2021</u></p> <p>Waiver of the requirement for LMIR Trust to maintain the ratio of Net Property Income to Consolidated Interest Expense of not less than 2.50:1 for each period of 12 months (on a rolling</p>	<p>LMIR Trust maintains an interest coverage ratio of 1.25x for the quarterly periods ending on 31 December 2020 and 31 March 2021.</p> <p>In relation to the waiver for the quarterly period ending 31 March 2021, LMIR Trust providing documentary</p>

Facility	Waiver	Relevant Conditions for Waiver
	12-month basis) ending on the last day of the respective financial quarter of LMIR Trust	evidence satisfactory to the lenders by 31 May 2021 that it has successfully procured adequate funds (including cash balances on hand) to repay this facility when due.
<u>The S\$135 million Facility Agreement dated 9 November 2018</u> <ul style="list-style-type: none"> S\$67.5 million term loan facility (Facility A) maturing on 9 November 2022 S\$67.5 million term loan facility (Facility B) maturing on 9 November 2023 	<u>For the quarterly periods ending on 31 December 2020, 31 March 2021, 30 June 2021 and 30 September 2021</u> Waiver of the requirement for LMIR Trust to maintain the ratio of Consolidated Net Property Income to Consolidated Interest Expense of not less than 2.50:1 for each period of 12 months (on a rolling 12-month basis) ending on the last day of the respective financial quarter of LMIR Trust	LMIR Trust maintains an interest coverage ratio of 1.25x for the quarterly periods ending on 31 December 2020, 31 March 2021, 30 June 2021 and 30 September 2021.

Note:

- (1) Being the sole outstanding term loan facility under the S\$350 million Facility Agreement as at the date of this announcement.

As at the date of this announcement, LMIR Trust remains in compliance with the terms of its debt financial covenants and has adequate financial reserves to fulfil its present obligations.

By Order of the Board

LMIRT MANAGEMENT LTD.

(As manager of Lippo Malls Indonesia Retail Trust)

(UEN/Company registration number: 200707703M)

Mr Liew Chee Seng James

Executive Director and Chief Executive Officer

Singapore

23 December 2020

IMPORTANT NOTICE

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

The value of Units and the income derived from them, if any, may fall or rise. Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested. The past performance of LMIR Trust is not necessarily indicative of the future performance of LMIR Trust.

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

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