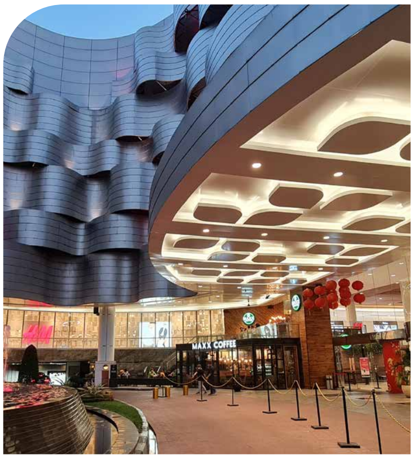
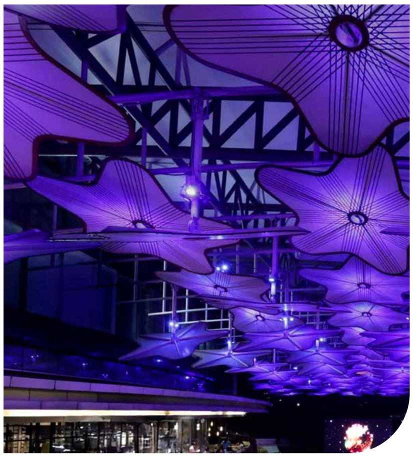
REINFORCING RESILIENCE

LANDMARK REIT

SUSTAINABILITY REPORT 2025

ON **STEADY** GROUND





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ABOUT LANDMARK REIT

Landmark REIT ("**the Trust**") formerly known as Lippo Malls Indonesia Retail Trust, has been rebranded with a broader multi-asset and multi-geography mandate to appeal to a broader investor base. As Indonesia's economy, urbanisation, and capital markets continue to mature, the Manager believes this is an opportune moment to leverage the Trust's strong track record and platform to pursue its next phase of growth.

Landmark REIT is a real estate investment trust listed on the Singapore Exchange ("**SGX-ST**") and headquartered in Singapore. Since its inception in November 2007, the Trust has remained steadfast in providing unitholders with unique access to Indonesia's and Asia's dynamic real estate sector through quality, income-producing properties and related assets.

Landmark REIT Management Ltd. ("**the Manager**") focuses on three core strategic pillars:

- Active Portfolio Management: Driving healthy occupancy rates and optimal tenant diversification.
- Strategic Growth: Pursuing yield-accretive acquisitions and asset enhancement initiatives ("**AEI**").
- Prudent Capital Management: Maintaining financial flexibility and maximising cash flow efficiency.

As at 31 December 2025, Landmark REIT's portfolio comprises 29 properties (the "**Properties**") with a total gross floor area ("**GFA**") of 1,820,154 m^2, net lettable area ("**NLA**") of 945,216 m^2, and a total portfolio valuation of Rp 18,578.6 billion.

Landmark REIT's value chain supports the long-term resilience of its portfolio by integrating strategic partnerships, operational excellence, and value delivery to tenants and consumers. Working closely with its sponsor, PT Lippo Karawaci Tbk ("**the Sponsor**") and a network of specialised third-party providers, the Trust undertakes property acquisitions, AEI, and the procurement of essential services such as facilities management, security, and utilities. This ensures the Properties are safe, compliant, and operationally efficient.

The strong operational foundation enables the Trust to provide quality environments for a diverse tenant mix including anchor retailers, specialty stores, and food and beverage operators to serve the daily consumption and leisure needs of middle to upper-middle-income consumers across Indonesia. By ensuring well-managed and attractive assets, Landmark REIT supports tenant performance while contributing to the social and economic vibrancy of the communities in which it operates.

VISION

Landmark REIT aims to be one of the premier REITs in Asia, creating and utilising scale whilst leading the way in innovation and quality. We are committed to create long-term value for stakeholders by providing access to investment opportunities driven by strong economic and consumer growth

MISSION

We are committed to:

Growing our portfolio by way of accretive investments in a diversified asset class in retail, commercial and others

–

Enhancing returns from existing and future properties

–

Achieving long-term growth to provide unitholders with capital appreciation on their investments

ABOUT
LANDMARK REIT

SUSTAINABILITY VISION AND MISSION STATEMENT

Sustainability Vision

Harnessing our purpose and shared values of integrity, compassion, teamwork, partnership, and innovation, we aim to be a leading player in sustainability and commit towards the efficient use of resources and upholding the highest standard of safety across all our operations in Indonesia.

Economics
We contribute to the economic development of Indonesia by maintaining steady business growth.

Environmental
We strive to support the lower-carbon economy through resource efficiency and carbon emission reduction to build business resiliency and ensure strong environmental risk management.

Social
We are committed to creating a diverse and inclusive workplace which continuously invests in the well-being and development of our employees and promoting the safety of our visitors and occupants.

Governance
We operate our business responsibly by upholding strong corporate governance and ethical business practices to maintain business continuity and market reputation.

MEMBERSHIP AND ASSOCIATIONS

Landmark REIT is a part of the REIT Association of Singapore ("**REITAS**") and Singapore Institute of Directors ("**SID**").

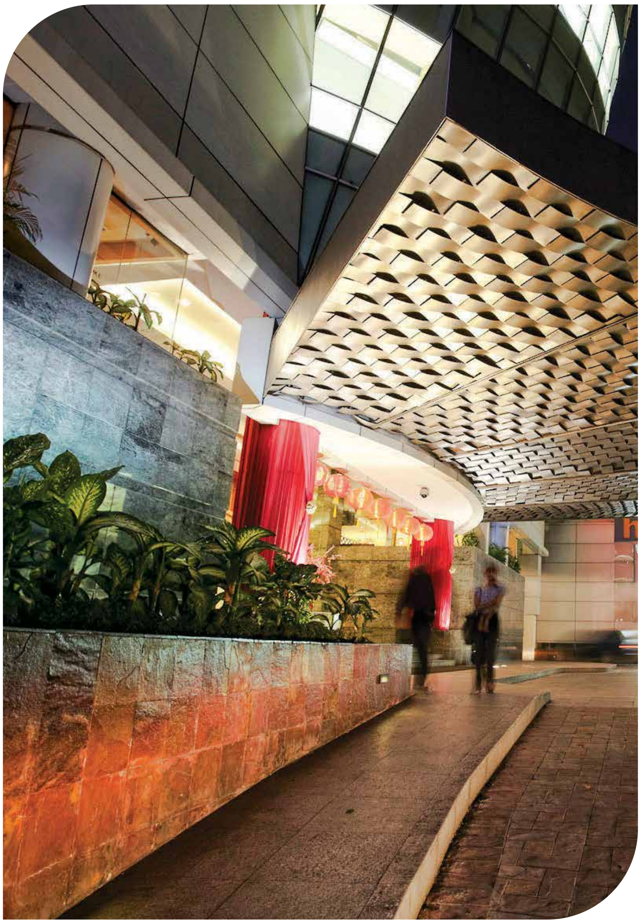
ABOUT THIS REPORT

This is Landmark REIT's ninth sustainability report, which reinforces our commitment to sustainability by focusing on how sustainability has been embedded into our business operations. This report serves as a primary platform for communicating our sustainability journey and the progress made towards long-term resilience goals.

This report is released on 7 April 2026 and should be read in conjunction with Landmark REIT's Annual Report FY2025 for a more comprehensive and holistic overview of its financial and governance information. There has been no change to the organisation structure and operations compared to last reporting period.

Organisational Details

This report covers the sustainability performance of Landmark REIT's Manager and its Indonesian properties over which it has operational control, comprising 21 properties unless otherwise stated.



Asset Name		
Bandung Indah Plaza	Lippo Mall Kuta	Lippo Plaza Kramat Jati
Cibubur Junction	Lippo Mall Nusantara	Palembang Icon
Gajah Mada Plaza	Lippo Mall Puri	Palembang Square Extension
Istana Plaza	Lippo Plaza Batu	Plaza Medan Fair
Kediri Town Square	Lippo Plaza Ekalokasari Bogor	Pluit Village
Lippo Mall Cikarang	Lippo Plaza Jogja	Sun Plaza
Lippo Mall Kemang	Lippo Plaza Kendari	Plaza Madiun

REPORTING FRAMEWORK

This report has been prepared in accordance with the SGX-ST Listing Manual (Rules 711A and 711B) on a "Comply or Explain" basis. To ensure transparency and international comparability, Landmark REIT has prepared this report with reference to the Global Reporting Initiative ("**GRI**") Standards for the 2025 fiscal year (FY2025). These standards enable the Trust to identify, prioritise, and communicate its economic, environmental, social and governance ("**EESG**") impacts effectively.

In preparing this report, Landmark REIT applied the GRI reporting principles of materiality, stakeholder inclusiveness, sustainability context, and completeness. Further details regarding the respective GRI Standards disclosures selected can be found in the GRI Content Index provided at the end of this report on pages 42 to 49.

In addition to GRI, Landmark REIT continues to strengthen its climate resilience by aligning with the recommendations of the Task Force on Climate-related Financial Disclosures ("**TCFD**").

ABOUT THIS REPORT

Additionally, Landmark REIT continues to report its climate-related disclosures according to the four key areas of governance, strategy, risk management, and metrics and targets. This alignment ensures we are prepared for the transition to a low-carbon economy while meeting the evolving expectations of our investors and regulators.

Recognising the importance of global collaboration in advancing sustainable development, Landmark REIT also supports the United Nations Sustainable Development Goals ("**UN SDGs**"). We have identified 10 SDGs that are most relevant to the Trust's business and where it can contribute meaningfully to social and environmental impact.

Reporting Period and Frequency
The information and performance data presented in this report cover the period from 1 January 2025 to 31 December 2025 ("**FY2025**") corresponding with our financial year ended 31 December 2025. This period captures our annual sustainability journey and the progress made towards our long-term resilience goals. Unless otherwise stated, all data and information refer to this specific reporting time frame to ensure a consistent and transparent account of our EESG performance.

RESTATEMENT OF INFORMATION

There has been no restatement of information from the previous reporting period.

EXTERNAL ASSURANCE AND INTERNAL REVIEW

To ensure the integrity and accuracy of our EESG data, our sustainability reporting process is subject to internal review by the internal audit function. This review is conducted in accordance with the audit plan approved by the Audit & Risk Committee ("**ARC**") and any findings are reported to the Sustainability Committee for corrective action.

FEEDBACK

Feedback from Landmark REIT's stakeholders is important as it allows the Trust to continuously improve upon its sustainability performance and reporting. Landmark REIT welcomes all feedback and queries from stakeholders, which can be submitted via the following:

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OUR COMPANY

MESSAGE FROM THE BOARD

"Over the past several years, Landmark REIT has strengthened its sustainability governance, expanded its renewable energy footprint, enhanced technical efficiency measures, and improved EESG disclosures."

MR MURRAY DANGAR BELL
Chairman and
Lead Independent Director

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COMPANY

MESSAGE FROM THE BOARD

The Board of Directors ("**the Board**") of Landmark REIT is pleased to present the Sustainability Report for FY2025. Amid an increasingly complex operating landscape shaped by climate risks, diverging local and international regulatory developments, and evolving stakeholder expectations, the Trust remains committed to sustainable development and responsible business practices. The Board retains overall oversight of Landmark REIT's sustainability strategy and performance, ensuring that EESG issues are considered within strategic decision-making and long-term asset management so long as they are economically justifiable.

Landmark REIT's sustainability vision centres on delivering stable distributions while progressively reducing carbon intensity, strengthening operational resilience, and maintaining high standards of governance and transparency. Landmark REIT remains guided by SGX-defined frameworks and guidelines. Its commitments focus on decarbonisation, energy efficiency, responsible resource management, workplace inclusivity, and transparent governance practices.

NAVIGATING GLOBAL TRENDS AND EMERGING RISKS

Landmark REIT operates in a landscape shaped by evolving geopolitical dynamics, macroeconomic volatility, and regulatory developments. Rising energy costs, stricter sustainability disclosure requirements, and rapid technological change present both challenges and opportunities.

Landmark REIT views the identification of emerging global risks and proactive asset planning as primary catalysts for continuous learning. In a manner consistent with our adaptation to the International Financial Reporting Standards ("**IFRS**"), our Board and management prioritise future-proofing our portfolio to remain relevant in an evolving landscape.

ADDRESSING CLIMATE AND ENVIRONMENTAL CHALLENGES

Climate change presents both physical and economic risks to Landmark REIT's portfolio. Rising temperatures and energy demand increase operational costs while climate disasters affect our ability to continue to operate our business.

In response, technical optimisation remains the Trust's primary lever for operational decarbonisation. In FY2025, energy audits were conducted at Sun Plaza and Lippo Mall Kuta to support our ambitions in decarbonisation.

The Trust also strengthened its renewable energy portfolio by completing its solar expansion programme at Lippo Mall Cikarang Phase 1 (765.60 kWp) & 2 (301.60 kWp) - 1067.2 kWp, Lippo Plaza Batu – 373.92 kWp, and Lippo Plaza Kramat Jati – 458.20 kWp, bringing total installed capacity to 1,899.72 kWp. In addition, Palembang Icon achieved Excellence in Design for Greater Efficiencies ("**EDGE**[1]") certification in FY2025 delivering measurable reductions of 20.49% energy and 37.57% water consumption and achieving a 100% reduction in embodied carbon in materials.

BOARD OVERSIGHT AND GOVERNANCE OF SUSTAINABILITY

The Board retains overall responsibility for overseeing Landmark REIT's sustainability strategy ensuring that EESG risks and opportunities are systematically evaluated alongside financial considerations. Sustainability matters are regularly discussed at the Board level, particularly in relation to climate risk, regulatory compliance, and capital expenditure for AEI.

1 *The International Finance Corporation launched EDGE certification to promote resource-efficiency in buildings. The attainment of EDGE certification signifies that Landmark REIT property has achieved at least 20% or more savings in energy, water and embodied energy in materials.*

In FY2025, Board members completed sustainability-related training to strengthen oversight of climate-related risks and evolving reporting requirements. The Board plays an active role in prioritising initiatives with measurable operational impact including energy efficiency upgrades, renewable energy investments, and governance enhancements. The Manager reported zero incidents of corruption and no material non-compliance with applicable laws and regulations during the year.

SOCIAL RESPONSIBILITY AND STAKEHOLDER ENGAGEMENT

Landmark REIT recognises that strong stakeholder relationships underpin operational stability. The Trust engages employees, tenants, regulators, investors, and local communities through structured communication channels to understand concerns and identify opportunities for improvement.

In FY2025, human capital development transitioned towards more specialised technical training particularly in sustainability standards and digital competencies. The Manager achieved an average of 14.8 training hours per employee. Workplace safety remains a priority, with ongoing improvements to achieve 100% compliance with Indonesia's SMK3 (PP No. 50/2012) regulatory requirements and zero work-related fatalities or high consequence incidents recorded during the year.

The management approach reflects sector-specific regulatory expectations including Indonesian occupational safety standards, evolving sustainability disclosure frameworks and green building certification standards such as EDGE. These measures demonstrate alignment with industry best practices and investor expectations in the real estate sector.

PERFORMANCE REVIEW AND LOOKING AHEAD

Over the past several years, Landmark REIT has strengthened its sustainability governance, expanded its renewable energy footprint, enhanced technical efficiency measures, and improved EESG disclosures. The Board views the Trust's progress as steady and aligned with its long-term objectives of resilience and responsible growth.

Looking ahead, the Board is committed to refining quantitative economically justifiable sustainability targets and enhancing data robustness to support more transparent reporting. A forward-looking approach is maintained to identify emerging regulatory trends, climate risks, technological innovations, and stakeholder expectations that may affect the Trust's operations.

Through disciplined capital management, technical innovation, and strong governance oversight, Landmark REIT aims to deliver resilient, sustainable value to its unitholders while contributing positively to the communities in which it operates.

MR MURRAY DANGAR BELL
Chairman
Lead Independent Director
Landmark REIT Management Ltd.
as Manager of Landmark REIT

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PERFORMANCE HIGHLIGHTS

Landmark REIT's sustainability performance reflects a steady progression from foundational compliance towards more structured and integrated EESG management, building on practices established in prior years and aligned with broader Lippo Group sustainability priorities.

ECONOMIC PERFORMANCE

Key highlights of the Trust's economic performance and capital management:

- Strong Financial Turnaround: Achieved a significant recovery in FY2025, with **gross revenue rising 5.4% to S$205.0 million** despite a weakening Indonesian Rupiah.
- Robust Local Currency Growth: In local terms, the performance was even stronger, featuring a 12.0% increase in gross revenue and an 11.1% rise in **net property income ("NPI") of Rp 1,522.9 billion**.
- Disciplined Capital Management: Maintained a **stable gearing ratio of 43.5%**, ensuring long-term financial stability and supporting ongoing operational recovery.
- Successful Capital Raise: Bolstered the balance sheet through an oversubscribed rights issue in early 2026, raising S$63.0 million.
- Strategic Expansion: Initiated a strategic reset as Landmark REIT, **shifting from a retail-only focus on Indonesia to a diversified multi-asset approach across Asia**.

ENVIRONMENTAL PERFORMANCE

Key initiatives and progress in FY2025 building on the climate risks and opportunities identified in FY2021, the Trust achieved several notable milestones this year:

- Green Building Certifications: Successfully obtained EDGE certification for Palembang Icon with **20.49%** energy savings, **37.57%** water savings, and **100%** less embodied carbon materials amounting to a saving of **Rp 2.1 billion** per year (Rp 1.4 billion from electricity savings and Rp 0.7 billion from water consumption).
- Renewable Energy Expansion: Successfully reached a total solar capacity of **1,899.72 kWp** across its malls by completing Phase 2 of the installation at Lippo Mall Cikarang (301.60 kWp) alongside new arrays at Lippo Plaza Batu (373.92 kWp) and Lippo Plaza Kramat Jati (458.20 kWp).
- Portfolio Energy Audits: Completed energy audits for Sun Plaza and Lippo Mall Kuta during the reporting period. Air-conditioning systems assessment were completed during the energy audit.

SOCIAL PERFORMANCE

In FY2025, the Trust advanced its social agenda by transitioning to technical training and reinforcing its commitment to a zero-harm workplace through scaled audit programs and 100% regulatory compliance with notable performance this year:

- Training Evolution: A shift from foundational compliance-heavy hours in FY2024 to specialised technical training in FY2025. Achieved target of average **14.8 hours** of training for each staff in FY2025.
- Occupational Health and Safety ("**OHS**") Targets: **Zero** reported incidents of discrimination by employees at the Manager level. **Zero** cases of fatalities, occupational disease, and injuries were recorded for employees.
- Corporate citizenship: Landmark REIT made a donation towards Community Chest Singapore in FY2025.

GOVERNANCE PERFORMANCE

- **Zero** reported incidents of corruption were reported at the Manager level.
- **Zero** reported incidents of non-compliance with any relevant laws and regulations at the Manager level.

SUSTAINABILITY IN THE BOARD

At Landmark REIT, we have instituted a robust governance framework that integrates sustainability principles into every facet of our business operations. This structure guides our strategic decision-making and ensures that EESG factors drive long-term value creation. Our commitment is formalised through Sustainability Policy, which defines the specific climate-related responsibilities across all levels of leadership and is regularly updated to align with evolving international frameworks.

The Board holds ultimate responsibility for Landmark REIT's sustainability agenda. Beyond approving the strategic EESG direction and annual sustainability report, the Board ensures that climate-related risks and opportunities are integrated into the Trust's organisational performance objectives. This oversight extends to monitoring material EESG topics such as energy efficiency and greenhouse gas ("**GHG**") emissions and approving updates to the environmental risk management framework. In doing so, the Board ensures the Manager fulfils its fiduciary duties and legal obligations to all stakeholders.

The Board's oversight is facilitated by the Sustainability Committee. Established in FY2017, the Committee provides biannual updates on sustainability performance, material EESG factors and key climate-related initiatives. Chaired by the Executive Director and Chief Executive Officer ("**CEO**") of the Manager, the Committee comprises representatives from the Finance, Asset Management, Corporate Services, and Legal & Compliance departments.

To ensure informed decision-making and rigorous oversight, Board members receive ongoing training and briefings on climate risk management and disclosure frameworks. The Sustainability Committee complements this by conducting annual reviews of the Trust's sustainability policies, while the senior leadership team oversees and monitors programs that impact the portfolio's climate footprint.

This governance structure is reinforced by a commitment to continuous learning, with Committee members regularly participating in specialised seminars and webinars to remain current with evolving global sustainability trends. In FY2025, Landmark REIT's senior management and staff/or Board members have attended some of the following sustainability events:

1. Sustainability Reporting – Applying the IFRS Sustainability Disclosure Standards (ISSB Standards)
2. ESG Training on Sustainability reporting by TEMBUSU Asia Consulting
3. OCBC Event – Unlocking Capital: Aligning Asia Pacific Green Building Rating Tools for Sustainable Finance
4. REITAS – McKinsey event on Gen AI
5. AI Driven Sustainability Pioneering the Future

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Responsibilities of Sustainability Committee members are as follows:

Strategic Directions	Performance Goals	Gather Feedback
The Committee shall develop, provide input, and manage Landmark REIT's policies, strategies and programs relating to sustainability and corporate social responsibility. This will extend to include the environment, local community, employment practices, labour rights, health and safety, corporate accountability, public affairs, and philanthropy.	The Committee shall determine and review the goals established for Landmark REIT's performance on sustainability and corporate social responsibility and monitor its progress on a regular basis against those goals.	The Committee shall receive periodic feedback from the Manager and PT Lippo Malls Indonesia (the "**Property Manager**") regarding relationships with key external stakeholders that may have a significant impact on Landmark REIT's business activities and performance.

The Sustainability Department, which was formed in July 2022, oversees the overall execution, mission, and efficacy of Landmark REIT's sustainability programme and supports the Sustainability Committee. Sustainability Department reports to the Board on sustainability progress updates and seeks review and approval of sustainability projects quarterly. The responsibilities of the Sustainability Department are outlined as follows:

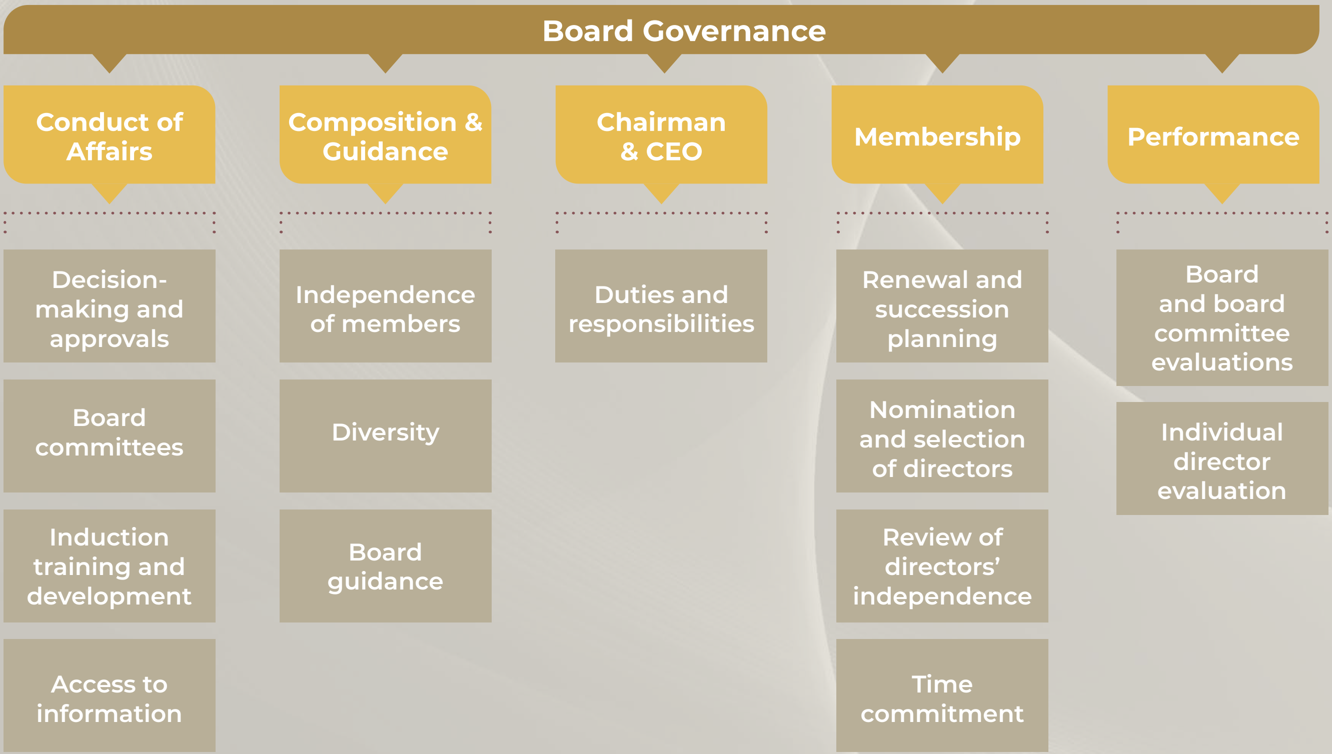
- Ensures that Landmark REIT's Sustainability Policy is up to date and in compliance with local regulation.
- Leads the development and implementation of Landmark REIT's Sustainability Framework and priorities.
- Works closely with the Property Manager in Indonesia for EESG-related data collection and sustainability implementation at the properties and ensures data integrity related to any data collected by the Property Manager.

Please refer to the Corporate Governance section of our Annual Report FY2025 for detailed information relating to the evaluation of the board performance, remuneration policies and conflict of interest.

GOVERNANCE

BOARD GOVERNANCE

Landmark REIT believes that good governance begins with sound business ethics and integrity at the leadership level. To empower the Board to effectively discharge its duties in the best interests of Landmark REIT, the Manager is guided by a set of five foundational pillars, which include a comprehensive system for training and development, a structured decision-making and approval framework, as well as the performance evaluation of Board members.



The following table summarises key performance indicators of the Board for FY2025:

Meeting Attendance	• Board meeting (5 in total) – 100% • ARC meeting (4 in total) – 100 % • NRC meeting (1 in total) – 100 % • General Meeting (3 in total) – 100 %
Training and Development	Refer to Annual Report FY2025 page 43 for list of seminars and conferences attended by the Directors.
Board Diversity	• 3 out of 4 directors are independent • 1 out of 4 directors is female

GOVERNANCE

In FY2025, Landmark REIT continued to uphold its commitment to legal and regulatory integrity across its Indonesian real estate investment portfolio. Operating in a complex regulatory landscape, the Manager ensures the Trust's assets remain compliant with all national laws through ongoing legal due diligence.

To navigate the evolving regulatory environment in Singapore and Indonesia, the Manager maintains proactive policies to keep the Board informed of the latest statutory requirements and emerging legal standards. This oversight ensures that Landmark REIT's operational and financial strategies remain fully aligned with the interests of its stakeholders. For the reporting year of FY2025, Landmark REIT is pleased to disclose zero instances of non-compliance with relevant laws and regulations at the Manager level, maintaining its track record of corporate governance, and no instances for which fines were incurred.

Policies and Practices

The Manager is committed to eradicating corruption and fraud by implementing rigorous corporate policies designed to uphold the highest standards of corporate governance.

The Manager adheres to an internal Code of Business Conduct and Ethics, which is reviewed biennially by the Legal and Compliance Team and is shared to all employees. Additionally, new hires are also briefed on specific policies such as those concerning personal trading, whistleblowing, and outsourcing. Among the key areas of concern highlighted in the Code are:

- Compliance with all relevant laws and regulations, such as the 2018 CG Code, the Listing Manual, the Code on CIS, and the SFA
- Conflicts of interests and the appropriate disclosures and reporting to be made
- The Manager's stance against bribery, corruption, and the reporting guidelines of actual or suspected wrongdoings
- Adherence to the Manager's policy on Employee Conduct, Confidentiality, Personal Trading, Personal Data Protection, and Whistleblowing
- Compliance with guidelines on contracting Associated Persons, related party transactions, and outsourcing arrangements
- Giving and receipt of corporate gifts and concessionary offers

Whistle-Blowing Policy

The Manager implements a whistleblowing policy that offers employees and external stakeholders, including suppliers, customers, and contractors, channels to report concerns regarding potential improprieties such as financial reporting discrepancies, corruption, or fraud. Every reported concern is independently investigated, with appropriate follow-up actions implemented after. In FY2025, no incident were reported.

Anti Corruption Training

To promote compliance awareness and uphold ethical conduct in daily operations, all full-time employees of the Manager receive biennial training on topics relating to anti-bribery and anti-corruption. Our employees are required to adhere to this Code which provides guidance on navigating ethical issues and ensuring adherence to best practices. In FY2025, zero incidents of corruption were reported.

SUSTAINABILITY FRAMEWORK

Landmark REIT structures its sustainability performance around an integrated EESG framework. This approach reflects a shift beyond regulatory compliance towards proactive risk management, operational resilience, and long-term value creation. Sustainability considerations are embedded across strategic planning, asset management, and day-to-day operations to support both financial performance and responsible business practices.

MATERIALITY ASSESSMENT

At Landmark REIT, we evaluate our year-on-year performance on material topics to ensure continuity and improvement in our EESG performance. This year, we applied the same principles to identify the key EESG topics that have the greatest impact on our business and stakeholders.

To determine the most significant EESG topics, we conducted an analysis of sustainability issues relevant to our business plan. The evaluation of material topics follows a three-steps process:

1 IDENTIFICATION

This included benchmarking against industry peers, evaluating sector best practices, and reviewing key challenges identified through interactions with organisations such as the Singapore Stock Exchange ("**SGX**"), REITAS, Securities Investors Association of Singapore ("**SIAS**") and the Monetary Authority of Singapore ("**MAS**").

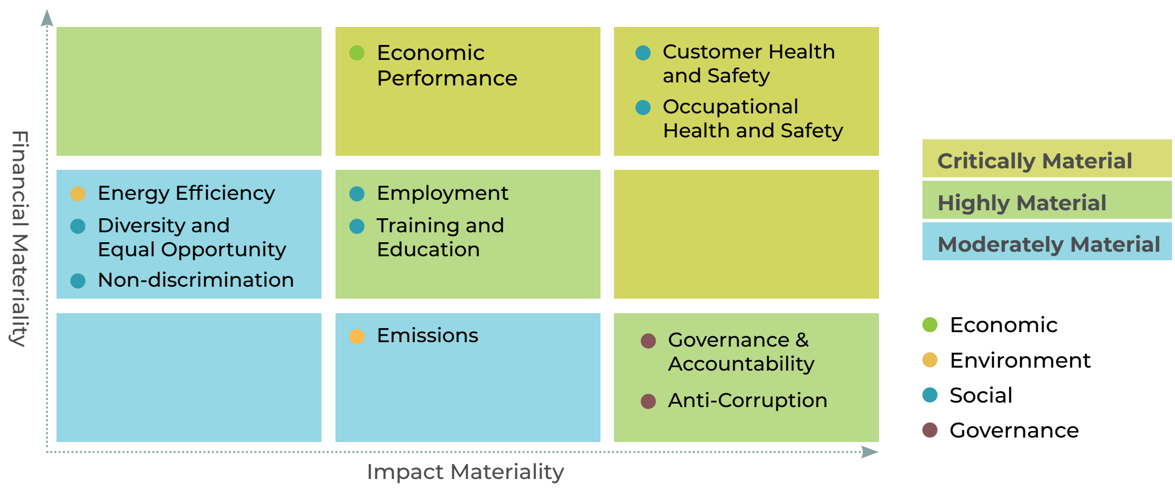
2 PRIORITISATION

Landmark REIT engaged with its key internal stakeholders via a stakeholder engagement survey to understand the significance of each EESG topic identified to the business and importance to stakeholders. Internal focus sessions with the Sustainability Committee were also held to prioritise the material topics. The prioritisation of material topics was benchmarked with peer review against peer, industry, and comparison data to identify the priority topics to support consistent monitoring of long-term initiatives.

3 VALIDATION

The final set of material topics is reviewed and endorsed by senior management and approved by the Board, providing oversight and ensuring that stakeholder priorities are embedded into Landmark REIT's strategic direction and annual sustainability reporting.

In FY2025, Landmark REIT reviewed its material topics and confirmed that the existing topics continue to be relevant[2]. They remain aligned with stakeholder expectations, reflect industry best practices, and respond to the evolving economic landscape. This review also informs the Trust's ongoing strategy, maintaining current processes to ensure ongoing alignment with various internal and external factors.



2 *In FY2025, Landmark REIT has removed water as a material topic from its disclosures due to limited data, data gaps, and recording methodology. Efforts are underway to standardise data collection, enhance governance, and improve reliability, with the aim of expanding future reporting as credible, consistent, and decision-useful information becomes available.*

GOVERNANCE

SUPPORTING UN SDGS

Landmark REIT continues to support the UN SDGs and has mapped each of the material topics to the relevant goals. The table highlights the significance of each material topic to Landmark REIT and its corresponding GRI Standards and UN SDGs.

EESG Pillars	Material Topics	GRI Standards	UN SDG	Impact on Landmark REIT
Economic	Economic Performance	GRI 201: Economic Performance	8 DECENT WORK AND ECONOMIC GROWTH	Strong economic performance allows Landmark REIT to maintain sustainable value to its unitholders, support strategic growth initiatives, and ensure the long-term financial resilience of its real estate investment portfolio
Environmental	Energy and Emissions	GRI 302: Energy GRI 305: Emissions	7 AFFORDABLE AND CLEAN ENERGY 9 INDUSTRY, INNOVATION AND INFRASTRUCTURE 12 RESPONSIBLE CONSUMPTION AND PRODUCTION 13 CLIMATE ACTION	Reducing energy use and greenhouse gas emissions help Landmark REIT minimise operational costs, improve sustainability credentials, and align with global climate commitments, enhancing investor and tenant confidence
Social	Employment	GRI 401: Employment	3 GOOD HEALTH AND WELL-BEING 4 QUALITY EDUCATION 5 GENDER EQUALITY 10 REDUCED INEQUALITIES 16 PEACE, JUSTICE AND STRONG INSTITUTIONS	Providing fair employment practices ensures Landmark REIT attracts and retains talent, enhances workforce stability, and supports effective operations across all assets
	Diversity and Equal Opportunity	GRI 405: Diversity and Equal Opportunity		Promoting diversity and equal opportunities strengthens Landmark REIT's organisational culture, encourages inclusive decision making, and helps meet stakeholder expectations on EESG performance

EESG Pillars	Material Topics	GRI Standards	UN SDG	Impact on Landmark REIT
Social	Training and Development	GRI 404: Training and Education		Investing in employee training builds capacity within Landmark REIT, equips staff to manage operational challenges effectively, and enhances the overall performance of the asset portfolio
	Occupational Health and Safety	GRI 403: Occupational Health and Safety		Implementing good health and safety practices reduces workplace accidents, protects tenants and employees, and reinforces Landmark REIT's reputation as a responsible landlord and employer
	Customer Health and Safety	GRI 416: Customer Health and Safety		Ensuring tenant and shopper safety enhances trust in Landmark REIT's properties, contributes to tenant satisfaction, and supports long-term occupancy and revenue stability
	Non-Discrimination	GRI 406: Non-discrimination		Fostering an inclusive work environment reduces reputational and legal risks and promotes a positive corporate culture within Landmark REIT
Governance	Corporate Governance & Ethics	GRI 2: General Disclosures GRI 205: Anti-corruption		Upholding strong governance and ethical practices ensures compliance with regulations, mitigates corruption risks, and builds trust with investors, tenants, and regulators to reinforce our reputation

GOVERNANCE

STAKEHOLDER ENGAGEMENT

The Manager believes that engaging stakeholders is essential to the Trust's performance. Stakeholders are identified based on their impact on the Trust's business and their vested interest in its operations, including investors, tenants, employees, suppliers, regulators, industry associations, and local communities. Landmark REIT adopts a structured and proactive approach to engagement using multiple platforms to facilitate meaningful two-way communication. This enables the Trust to understand stakeholder concerns, address issues promptly, and ensure that its sustainability strategy aligns with both business objectives and stakeholder expectations.

Stakeholder Group	Engagement Platforms / Channels	Frequency of Engagement	Key Feedback / Concerns	Commitment to Sustainability
Employees	• Employee engagement sessions • Recreational bonding activities • Training and development programs	Ongoing	• Employee safety and welfare • Staff training and development opportunities • Work-life balance • Remuneration and benefits	• Provide fair and equal opportunities • Offer career development • Improve job satisfaction • Create a safe and cohesive work environment
Investors	• Annual general meeting • Annual report and sustainability report • Financial results announcements • Extraordinary general meeting • SGX announcements, media releases and interviews • Seminars and trade shows • Company website	Annual / Quarterly / Ad hoc / Perpetual	• Financial performance updates • Corporate actions and mergers and acquisitions • Industry developments and market outlook • Investment strategies • Potential impacts from natural disasters and government regulations	• Provide timely and transparent information • Ensure business continuity planning
Business Partners	• Regular meetings and networking sessions • Correspondence via email and letter	Ad hoc	• Corporate governance • Operational efficiency • Regulatory compliance	• Compliance with laws and regulations • Fair and reasonable business practices

Stakeholder Group	Engagement Platforms / Channels	Frequency of Engagement	Key Feedback / Concerns	Commitment to Sustainability
The Community	• Sustainability Report	Annual	• Availability of common spaces • Safe environment • Eco-sustainability effort	• Manage the malls' impact on the community • Understand and support local community and government initiatives • Prioritise public health and safety • Implement environmentally sustainable practices
	• CSR activities by Property Manager • Online and social media platforms	Ad hoc		
Shoppers	• Online and social media platforms • Customer service and shoppers' feedback • Paid social media influencers • LED screen and indoor malls communication	Ad hoc	• Promotions and discounts • New tenant updates • Mall events and activities • Accessibility, convenience, and mall features • Mall updates	• Strategically announce new store locations to reduce transportation emissions and improve shoppers' accessibility • Promote social engagement through mall events and campaign • Provide parking availability updates to reduce fuel emissions • Spread awareness and encourage shoppers to join malls' sustainability movement
Tenants	• Meetings and feedback sessions	Monthly	• Marketing and promotional activities • Event participation and sponsorship opportunities • Performance metrics and insights • Cost and revenue optimisation • Mall operations	• Keep tenants informed about opportunities to join mall events and campaigns • Share customer engagement insights, sales growth data, and feedback with tenants
	• Proactive tenant surveys • Tenant engagement events	Ad hoc		

Landmark REIT maintains a dedicated investor website https://ir.landmarkreit.com which provides comprehensive and updated information about Landmark REIT, as well as dedicated Investor Relations ("**IR**") emails ir@landmarkreit.com and tim.wong@landmarkreit.com to address all stakeholders' queries.

All material information, corporate updates and quarterly financial results are posted in a timely manner on SGXNet and on our dedicated investor relations ("**IR**") website. Further details on how the Manager engages with its diverse stakeholders, their expectations and concerns, and how the Manager responds to them are detailed on page 38 (IR) of the Annual Report FY2025.

ENVIRONMENTAL

GOVERNANCE

Landmark REIT recognises that climate change presents both risks and opportunities that could have financial and operational implications for its portfolio of properties in Indonesia. In line with global best practices and evolving disclosure expectations under the TCFD recommendations and IFRS S2, Landmark REIT continues to strengthen its approach to identifying, assessing, and managing climate-related risks and opportunities over time.

Climate considerations are increasingly relevant to our business model, given its exposure to physical assets, energy-intensive operations, and reliance on stable footfall. As such, climate risk is considered not only as an environmental issue, but as a strategic and financial matter that has implications for asset resilience, operational efficiency, stakeholder confidence, and long-term value creation.

Landmark REIT's approach to climate risk is evolving in a phased and practical manner, starting with risk identification, progressing to qualitative assessment, and moving towards more quantitative scenario analysis as appropriate tools and methodologies become available for the Indonesian context.

STRATEGY

In FY2021, Landmark REIT engaged an external consultant to identify climate-related risks and opportunities material to its business. This assessment was informed by emerging sustainability trends, evolving regulatory expectations, and leading practices within the real estate sector. The analysis considered both transition risks associated with the shift to a lower-carbon economy and physical risks arising from the impacts of a changing climate. We have progressively integrated climate considerations into our asset management and operational decision-making processes. This has included targeted initiatives such as energy audits across its malls, pursuit of green building certification, and the deployment of renewable energy solutions. These actions form part of Landmark REIT's broader approach to strengthening the resilience and sustainability performance of its portfolio.

For FY2025, Landmark REIT provided an update on the progress of key climate-related initiatives first identified in FY2021. The Trust remains committed to deepening its understanding of climate-related financial risks and opportunities evaluation of its risks and opportunities take priority in the ever-changing climate landscape.

Climate-Related Transition Risks and Potential Impacts

Risk / Opportunity	Description of Risk or Opportunity	Potential Impact on Landmark REIT	Management Approach / Status Update (FY2024–FY2025)
Transition Risks			
More stringent climate regulations	Evolving environmental regulations, disclosure requirements, and building standards in Indonesia and globally	• Potential legal or compliance risks including monetary or non-monetary sanctions • Reputational risk from any perceived non-compliance	Landmark REIT continues to monitor regulatory developments and improves transparency through sustainability disclosures

Risk / Opportunity	Description of Risk or Opportunity	Potential Impact on Landmark REIT	Management Approach / Status Update (FY2024–FY2025)
Increased stakeholder expectations	Growing expectations from investors, lenders, tenants, and consumers regarding climate performance	• Greater scrutiny from financiers • Possible higher cost of capital or reduced access to financing	Landmark REIT is strengthening its sustainability performance and disclosures to respond to stakeholder expectations
Higher cost of materials and technology	Technological shifts towards low-carbon materials and systems	• Higher capex for green retrofits and efficient equipment (e.g., HVAC systems) • Increased maintenance and upgrade costs	Energy audits conducted across malls to identify cost-effective upgrades; feasibility of retrofits under review
Changing consumer preferences	Rising preference for "green" malls	• Potential impact on shopper traffic and tenant demand if malls are perceived as less sustainable	Landmark REIT is pursuing green certification and renewable energy initiatives to enhance mall attractiveness
Physical Risks			
Extreme weather events (acute risks)	Increased frequency of flooding, storms, and heat waves	• Direct damage to properties • Business disruption and supply chain delays • Higher repair and insurance costs • Reduced shopper footfall during extreme events	No material adverse impacts observed to date
Natural disasters (earthquakes and volcanic activity)	Indonesia's geophysical risk profile	• Potential structural damage and operational disruption	Risks are monitored and assessed through emergency scenario training for effective situation control
Changing weather patterns	Rising temperatures and variable rainfall	• Higher cooling demand and energy costs • Need for equipment upgrades	Energy audits underway; green retrofit options being considered
Rising sea levels	Long-term coastal risk exposure	• Potential asset vulnerability over long time horizons	To be assessed through future scenario analysis

CLIMATE-RELATED RISKS AND OPPORTUNITIES

Risk / Opportunity	Description of Risk or Opportunity	Potential Impact on Landmark REIT	Management Approach / Status Update (FY2024–FY2025)
Opportunities			
Lower operating costs	Energy efficiency improvements and renewable energy	• Reduced electricity costs • Improved operational resilience	FY2024: 18 of 19 malls completed its energy audit FY2025: Completed the last mall energy audit to ensure all 19 malls have been assessed
More efficient buildings	EDGE certification and green retrofits	• Lower long-term operating costs • Better positioning for future carbon pricing	FY2024: three malls (Sun Plaza, Lippo Mall Puri, and Lippo Mall Kemang) have achieved EDGE certification as at FY2024 FY2025: Palembang Icon achieved EDGE Certification in FY2025
Electric vehicles (“**EV**”) ecosystem leadership	EV charging infrastructure	• Increased shopper attraction • Alignment with national decarbonisation goals	10 new EV charging stations installed in FY2025 at 7 Landmark REIT-owned malls

Progress Since FY2021

Landmark REIT has made measurable progress on its climate-related initiatives as follows:

Initiative	FY2021 commitment	FY2024 progress	FY2025 status
EDGE green certification	Identify assets suitable for certification	Sun Plaza, Lippo Mall Puri, and Lippo Mall Kemang certified as at FY2024	Palembang Icon Certified
Energy audits	Conduct audits across malls	18 out of 19 malls audited	Completed audits across 19 malls; conducted chiller assessment for Sun Plaza and HVAC energy audit for Lippo Mall Kuta
Renewable energy	Equip renewable energy grid to suitable assets	Completed Phase 1 solar panel installation at Lippo Mall Cikarang	Completed installation of solar panel for Lippo Mall Cikarang (Phase 2), Lippo Plaza Batu, and Lippo Plaza Kramat Jati
EV charging	Promote EV adoption	22 charging stations installed	10 new charging stations installed

RISK MANAGEMENT

For this year's report, Landmark REIT has assessed climate-related risks and opportunities identified and qualitatively assessed both physical risks (such as acute and chronic climate hazards) and transition risks and opportunities, including regulatory developments, market shifts, technological changes, and reputational considerations to ensure relevance and potential for impact to the business plans. Landmark REIT's approach to managing climate-related risks aligns with the key elements of IFRS S2 and is currently in the process to align its TCFD disclosure with IFRS S2 reporting requirement as summarised below:

IFRS S2 category	Landmark REIT's Approach
Identification of risks	Climate-related risks were first identified through an external consultant study in FY2021 informed by industry trends and emerging regulatory expectations
Assessment of risks	Risks are assessed through energy audits
Integration into decisions	Climate considerations have been integrated into investment and operational decisions including solar installation planning and green retrofits
Monitoring and review	Progress is monitored annually and disclosed through Landmark REIT's Sustainability Report

METRICS AND TARGETS

Landmark REIT has established measurable targets to guide its climate-related initiatives and track progress over time:

Metric / Target	Relevance to Climate Strategy	FY2025 Status
Complete energy audits for all malls with operational control	Improves energy efficiency and reduces emissions	19 malls completed for energy audits Chiller efficiency assessment completed at Sun Plaza
Identify additional assets for green certification	Enhances resilience and lowers energy intensity	EDGE certified for Palembang Icon
Complete solar installation at Lippo Mall Cikarang (Phase 2), Lippo Plaza Batu, and Lippo Plaza Kramat Jati	Increases renewable energy share	Completed installation at Lippo Mall Cikarang (Phase 2), Lippo Plaza Batu, and Lippo Plaza Kramat Jati
Identify further solar sites for approval	Supports long-term decarbonisation	Identified solar installation opportunities at Lippo Plaza Kendari and Sun Plaza

Looking ahead, Landmark REIT will:
– continue to explore improvements in its climate risk assessment approach
– expand renewable energy deployment where feasible; and
– integrate climate considerations more systematically into capital planning and asset management decisions wherever feasible

The assessment considers the organisation's key activities, asset locations, and value chain exposure with a focus on identifying material climate-related factors that could influence long-term performance and resilience. Findings from this initial assessment provide an update to the assessments for integrating climate considerations into enterprise risk management and will be progressively enhanced through scenario analysis, improved data coverage, and deeper financial quantification in future reporting cycles.

BETTERING
THE PLANET

Sun Plaza (left) and Plaza Medan Fair (right)

Energy consumption and emissions are material to Landmark REIT's operations. We remain focused on improving energy efficiency and advancing decarbonisation initiatives to enhance resilience and long-term value.

ENERGY EFFICIENCY AND EMISSIONS

In line with its sustainability framework, Landmark REIT is committed to supporting the transition to a low-carbon economy by minimising its environmental impact and enhancing resource efficiency through the adoption of innovative technologies. Environmental sustainability is integrated into all aspects of business operations, with ongoing efforts to reduce energy consumption wherever feasible.

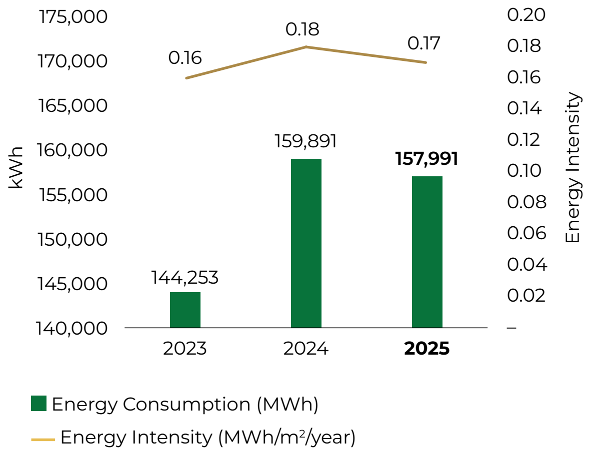
Energy and Greenhouse Gas Emissions

To ensure our environmental targets are met, the Manager works closely with the Property Manager at each mall to collate environmental data, including electricity consumption, diesel consumption, and refrigerant top-ups. This enables Landmark REIT to effectively manage its carbon footprint by closely monitoring emissions and highlighting areas within its operations where emission reduction initiatives can be maximised.

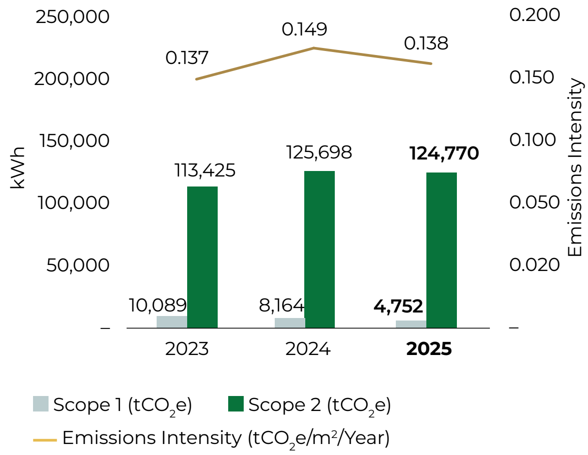
FY2025 Targets	• To complete an energy audit on all malls with operational control • To complete installation of solar panels at Lippo Mall Cikarang (Phase 2), Lippo Plaza Batu, and Lippo Plaza Kramat Jati • To identify other assets for green certification • To conduct a chiller plant replacement assessment as part of the major decarbonisation initiative
Landmark REIT Progress	• As of FY2025, 19 malls have completed energy audits • Full installation of solar panels at Lippo Mall Cikarang, Lippo Plaza Batu, and Lippo Plaza Kramat Jati have been completed • Palembang Icon obtained EDGE certification in FY2025 • Conducted a chiller plant energy audit for Sun Plaza as part of decarbonisation optimisation initiative
FY2026 Targets	• To complete installation of solar panels at Sun Plaza and Lippo Plaza Kendari • To identify potential solar panel sites for regulatory approval

ENERGY & EMISSIONS CONSUMPTION

Energy Consumption
(MWh)



Emissions[3]
(tCO_2e)



Performance

Landmark REIT is committed to accelerating decarbonisation across its Indonesian portfolio through a multi-faceted approach of energy audits, efficiency enhancements, and targeted asset upgrades. Our strategy focuses on reducing our carbon intensity while hedging against fluctuating energy costs in the region.

In FY2025, our total Scope 1 and 2 emissions reached 129,522 tCO_2e[4]. As a real estate-focused entity with an extensive portfolio in Indonesia, our carbon profile is heavily concentrated in Scope 2 emissions[5], which account for approximately 95% of our total footprint. This is primarily attributed to the high energy demand required to maintain tropical climate cooling (HVAC), lighting, and vertical transportation across our malls. The reduction of energy consumption from FY2025 represents the successful implementation of renewable energy sources into our malls. Our Scope 1 inventory captures the actual fugitive emissions from all refrigerants utilised across our properties. To ensure a comprehensive climate footprint, we track every gas in our systems. In alignment with GHG Protocol standards and the Montreal Protocol, emissions from R-11 and R-22 are disclosed separately from our Scope 1 totals as ozone depleting substances[6]. This transparency supports our commitment to decarbonisation as we prioritise replacing legacy infrastructure with modern, eco-friendly cooling alternatives.

3 *Landmark REIT used the operational control approach to calculate its GHG emissions (Scopes 1 and 2) in accordance with the GHG Protocol. This is in line with GHG Protocol's recommendation for companies to use the same control approach across all entities and align with its parent company. The emission factors used were derived from the UK Department for Environment, Food and Rural Affairs ("**DEFRA**") environmental reporting guidelines, which is aligned to the Intergovernmental Panel on Climate Change's ("**IPCC**") approach to calculating GHG emissions and is one of the third-party databases recognised by the GHG Protocol.*

4 *Scope 1 emission sources include fuel combustion from the use of backup generators, fuel combustion from the use of leased vehicles, and all fugitive emissions from refrigerants. Scope 2 emission sources include purchased electricity consumed by Landmark REIT.*

5 *Scope 2 emissions were calculated using the market-based method.*

6 *Scope 1 emissions reported herein consist solely of fugitive emissions from refrigerants covered under the Kyoto Protocol. Emission from R-11 and R-22 are disclosed separately and account for 2,202 tco_2e as these substances are regulated under the Montreal Protocol and fall outside the primary Scope 1 reporting boundaries defined by the GHG Protocol: https://treaties.un.org/doc/Treaties/1998/09/19980921%2004-41%20PM/Ch_XXVII_07_ap.pdf*

BETTERING THE PLANET

To reduce reliance on the national grid, the Trust successfully completed Phase 2 of its solar energy expansion programme in FY2025 which saw On-Grid Photovoltaic systems commissioned at Lippo Mall Cikarang, Lippo Plaza Batu, and Lippo Plaza Kramat Jati. These installations increased the Trust's total installed peak capacity to 1,899.72 kWp. The successful execution of the solar energy expansion programme led to significant energy offsets in its inaugural year, with Lippo Mall Cikarang, Lippo Plaza Batu, and Lippo Plaza Kramat Jati offsetting 9.5%, 8.5% and 4.0% of their total electricity consumption respectively.

Technical innovation remains a primary lever for Landmark REIT's decarbonisation journey as evidenced by several key initiatives advanced in FY2025. Building on the success at Lippo Mall Puri, where Variable Speed Drive technology delivered an 8.3% energy reduction, the Trust is continuously ensuring energy reduction and high efficiency replacements are implemented wherever possible. Furthermore, the Trust enhanced its data-driven approach to efficiency by completing comprehensive energy audits for Sun Plaza and Lippo Mall Kuta within the reporting year.

Complementing these operational measures, Landmark REIT continues to strengthen sustainable design integration across its portfolio. Building on the FY2024 milestone of obtaining EDGE certification for Lippo Mall Kemang, the Trust secured additional certification for Palembang Icon in FY2025.

This latest certification underscores a high Palembang Icon achieving a 20.49% reduction in energy consumption and 37.57% in water savings. Notably, the property achieved a 100% reduction in embodied carbon in materials through the implementation of efficient cooling systems, renewable energy integration, water recycling, and the installation of high-efficiency water fixtures.

Looking ahead, and in close collaboration with its Sponsor, the Trust is exploring opportunities in the development of quantitative and time-bound sustainability targets. These targets serve as a reference point for tracking internal metrics in line with established sectoral practices.

ECONOMICS

Landmark REIT creates financial value and drives sustainable business growth by making long-term strategic decisions and pursuing operational excellence across every aspect of its operations.

ECONOMIC PERFORMANCE

Landmark REIT remains committed to driving sustainable business growth and delivering long-term value to our stakeholders through a disciplined approach to operational excellence. In FY2025, our economic strategy continued to be guided by the principle of asset optimisation, ensuring that our portfolio remains resilient and competitive within Indonesia's evolving landscape.

As part of a broader strategic reset, the Trust had adopted the name Landmark REIT on 27 March 2026. This change underscores an expanded principal investment objective: to own and invest on a long-term basis in a diversified portfolio of income-producing real estate and real estate related assets in Indonesia and Asia.

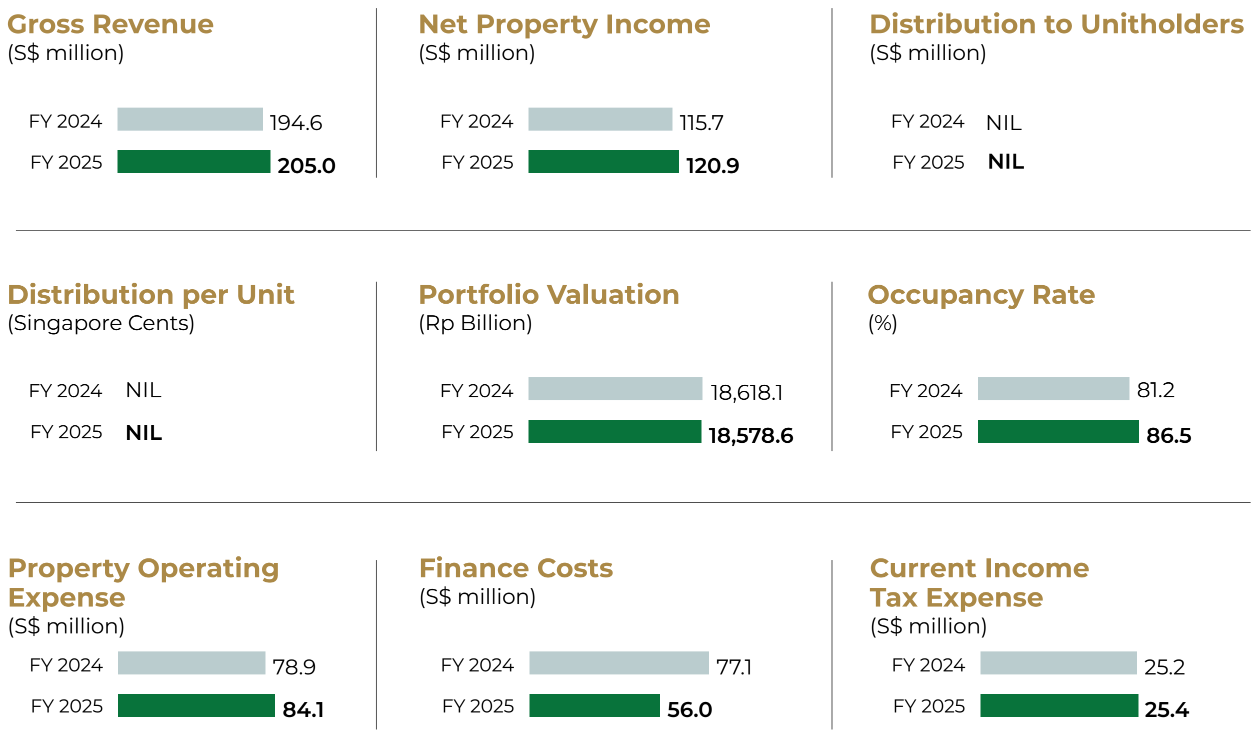
Transitioning from a single sector focus to a multi-geography and multi-asset strategy allows for greater diversification and access to regional growth pipelines. This operational flexibility ensures the Trust can navigate economic cycles with improved resilience while remaining committed to yield-accretive investments and a strengthened governance framework.

Our performance is anchored by four strategic pillars designed to enhance financial flexibility and generate stable returns:

- Active Asset Management: Through close collaboration with our mall operators, we focus on maintaining healthy occupancy levels and high footfall. In FY2025, our proactive leasing strategies resulted in an occupancy rate of 86.5%, reflecting the strong demand for our real estate spaces. This is a significant improvement from 81.2% in the prior year.
- Portfolio Diversification: We continue to mitigate market risk by maintaining an optimal mix of properties and a diverse tenant base, ensuring we are not overly exposed to any single segment.
- Yield-Accretive Growth & Rebalancing: The Trust remains agile in its portfolio management. In FY2025, we focused on strategic AEI, aimed at revitalizing the shopper experience and driving rental reversions. To support future growth, we are transitioning to a new identity as Landmark REIT with a broadened mandate to invest in diversified real estate across Asia.
- Prudent Capital Management: In an era of higher-for-longer interest rates, maintaining financial flexibility is paramount. As of 31 December 2025, our gearing ratio remained stable at 43.5%, and our interest coverage ratio ("**ICR**") improved to 2.01 times. Furthermore, the oversubscribed rights issue concluded in January 2026 raised S$63.0 million to further strengthen our capital structure.

RESPONSIBLE BUSINESS PRACTICES

FY2025 Targets	• Continue to achieve growth in revenue and operating results and focus on meeting monthly term loan repayment
Landmark REIT Progress	• In Rp terms, Landmark REIT reported a 12% year-on-year growth in gross revenue, NPI grew by 11.1% to Rp 1,522.9 billion • Maintained a stable 43.5% gearing ratio as of 31 December 2025 • The Trust's ICR has shown steady improvement at 2.01 times
FY2026 Targets	• Continue to achieve growth in revenue and operating results and focus on meeting monthly term loan repayment • To ensure the ICR alignment with regulatory requirement



Performance

Building on the recovery momentum seen in previous years, Landmark REIT achieved a significant financial turnaround in FY2025. Despite a 5.9% year-on-year depreciation of the Indonesian Rupiah against the Singapore Dollar, the Trust's gross revenue rose by 5.4% to S$205.0 million. When measured in local currency terms, the performance was even more robust with gross revenue increasing by 12.0% and NPI growing by 11.1% compared to FY2024.

To ensure long-term stability and support continued operational recovery, the Trust maintained a disciplined approach to capital management concluding the year with a stable gearing ratio of 43.5%. This was further bolstered by an oversubscribed rights issue in early 2026 which raised S$63.0 million primarily for the repayment of existing debt and related financial obligations, financing the capital expenditure and/or the general working capital of the Trust. Looking forward, the Trust is undergoing a strategic reset to become Landmark REIT, expanding its investment mandate beyond Indonesian retail to a diversified multi-asset approach across Asia.

As a core component of our long-term sustainability and financial stability, the Trust continues to prioritise a disciplined capital structure management strategy. To bolster our financial position and navigate the prevailing interest rate environment, Landmark REIT maintained its prudent approach to capital allocation. This included the strategic decision to prioritise the deleveraging of our balance sheet and the funding of essential AEI to ensure the long-term competitiveness of our properties.

For a comprehensive analysis of our financial results and capital management initiatives, stakeholders are encouraged to refer to the following sections within our Annual Report FY2025:

- Key Financial Highlights: A summary of our top-line and bottom-line performance. (Annual Report FY2025 Page 8 to Page 9)
- Unit Price Performance: Insights into our market valuation and unitholder returns. (Annual Report FY2025 Page 9)
- Financial Review: A detailed management discussion on operational drivers and regional economic impacts. (Annual Report FY2025 Page 28 to Page 31)
- Financial Contents: Audited financial statements and accompanying notes. (Annual Report FY2025 Page 71 to Page 150)
- Capital Management: Specifics regarding our debt maturity profile, gearing ratios and liquidity management. (Annual Report FY2025 Page 32 to Page 35)

SUPPORTING PEOPLE
AND COMMUNITIES

SOCIAL

Our people are one of our greatest assets and fostering a safe, inclusive, and supportive workplace is central to sustaining business growth. The Trust empowers its workforce by prioritising professional development, career growth, and overall health and well-being.

Our management monitors any developments in labour law in the regions which we operate and initiatives are implemented if needed. This helps ensure that any policies related to employee rights are developed in line with best practices in our industry.

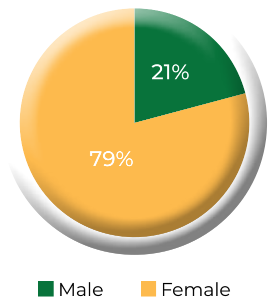
EMPLOYMENT & RIGHTS

Employment

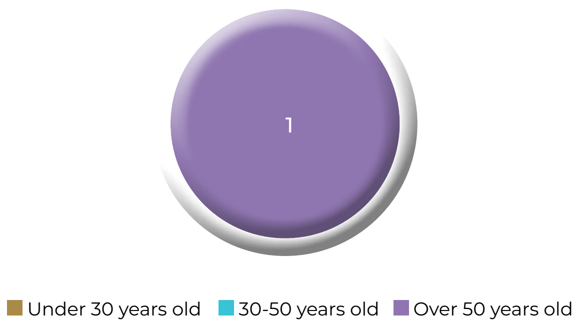
The Manager has 14 full-time employees as of 31 December 2025, 12 of whom are based in Singapore and employed on a full-time basis. Two of whom are female contract employees.

The Manager is an equal opportunity employer and is committed to upholding fair employment and merit-based practices across the organisation. The calculations used in the compilation of employment takes into account the full-time equivalent methodology at the end of the reporting period. In FY2025, we recorded a new hire rate of 7% and a turnover rate of 7%, with one male hire and one male resignation.

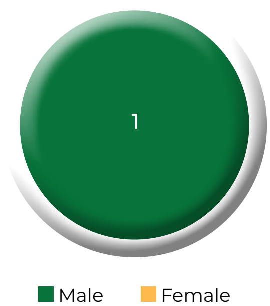
Gender Breakdown



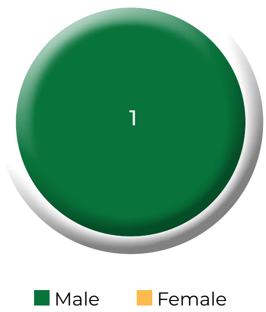
Total Number of New Employee Hires by Age



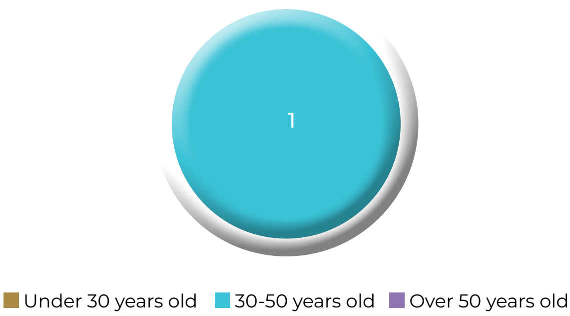
Total Number of New Employee Hires by Gender



Total Number of Employee Turnover by Gender

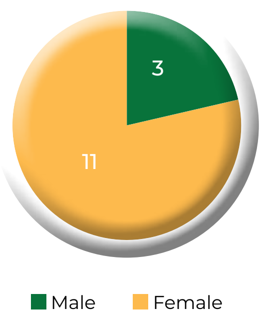


Total Number of Employee Turnover by Age



The Manager maintained a 100% employee retention rate during the reporting period for employees eligible for parental leave. One employee commenced parental leave and subsequently resumed employment and is still an employee after 12 months, reflecting the Manager's support for family-related leave arrangements.

Total Number of Employee Eligible for Parental Leave

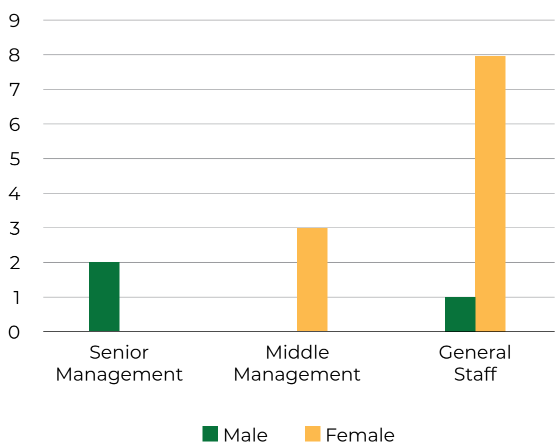


Total number of employees that returned to work after parental leave ended that were still employed 12 months after their return to work

Diversity and Equal Opportunities

Landmark REIT is committed to fostering diversity, equity, and inclusion across its leadership and workforce. The Manager promotes an inclusive workplace culture that supports equal opportunities for all employees, upholds fair and merit-based employment practices, and actively seeks to prevent discrimination across the employee lifecycle.

Breakdown of Employee by Category



Current frameworks involve various compensation and benefit structures intended to align with workforce participation. These elements relate to the Trust's general approach to organisational culture and its relationship with the broader stakeholder environment.

SUPPORTING PEOPLE AND COMMUNITIES

Non-Discrimination

Landmark REIT, through its Manager, is committed to fostering a harmonious, inclusive and, productive work environment across its portfolio. This commitment is formalised through the Company Regulations of the Manager which affirm employees' right to a safe and respectful workplace free from discrimination and unfair treatment.

The Regulations further uphold principles of human dignity and equal treatment including provisions addressing gender, marital status, and other personal characteristics. These safeguards support our broader commitment to fair employment practices and equal opportunity across its operations.

To ensure awareness and consistent application of non-discrimination policies, the Property Manager communicates these towards all new hires during the onboarding process via the Lippo Malls Academy platform. This approach reinforces our expectations regarding workplace conduct and our commitment to maintaining a respectful and inclusive organisational culture for both the Manager and the Property Manager levels.

The Manager is pleased to report zero incidents of employee discrimination for FY2025. We remain mindful of maintaining a professional environment and continues to observe internal protocols regarding our diverse workforce and maintain our standards for non-discrimination.

Human Rights Statement

The Manager complies with the rules and guidelines set by Ministry of Manpower in addition to all other relevant regulations in our conduct of business. We follow all applicable labour laws and align with the Tripartite Alliance guidelines to ensure that we uphold fair employment practices.

Practice	Description
Fair employment	Align with the Tripartite Alliance guidelines on fair employment practices including recruitment and selection based on merit regardless of age, race, gender, religion, marital status, and disability.
Fair rewards	Reward employees based on their ability, performance, contribution, and experience.
Regulatory compliance	Comply with labour laws and adhere to the Tripartite Alliance guidelines on fair employment practices.

OCCUPATIONAL HEALTH AND SAFETY

At the Manager level we are committed to cultivating a holistic culture that prioritises both the mental and physical well-being of our workforce. Our management system covers all permanent and contract employees ensuring that safety and health are integrated into every facet of the corporate environment.

FY2025 Targets	• Zero cases of work-related fatality and permanent disability among employees at the Manager level
Landmark REIT Progress	• Landmark REIT has met its target with zero cases of work-related fatality and permanent disability among employee at the Manager level
FY2026 Targets	• Zero cases of work-related fatality and permanent disability among employees at the Manager level

Comprehensive Healthcare and Insurance Coverage

We provide a robust safety net for our workforce through comprehensive insurance and healthcare provisions. This ensures that employees have access to necessary medical services, promoting long-term health stability. Coverage includes:

- Medical and Specialist Care: Group Hospitalisation and Surgical, Group Major Medical and Outpatient, Specialist insurance.
- Security and Protection: Group Term Life and Group Personal Accident insurance provide essential disability and invalidity coverage.
- Flexible Benefits: We offer a 'Flexi-dollar' program to all full-time office employees, providing a fixed budget to support their individual health journeys. This benefit provides medical insurance coverage up to a predetermined limit.

Environmental Wellness and Workplace Safety

The Manager actively manages the workplace environment to remove potential health stressors and pollutants. During the year, the Manager transitioned from fingerprint-based access systems to contactless access cards to enhance physical safety and reduce workplace touchpoints. To further safeguard the indoor working environment, air purifiers have been installed across office premises to improve air quality by reducing dust, pollutants, and airborne particles.

Fire Drill at Lippo Mall Kemang

Work-Life Integration And Parental Support

Recognising the importance of family and mental health, the Manager maintains a hybrid working arrangement to offer flexibility and reduce commuting stress. Furthermore, we fully support our employees' parental journeys by providing maternity, paternity, and shared parental leave. Regular employee engagement events are organised throughout the year to boost morale and foster a supportive community.

SUPPORTING PEOPLE
AND COMMUNITIES

Fire and Earthquake Evacuation Drill at Lippo Mall Kemang

Safety Performance Targets and Tracking

The Property Manager is still striving to comply with its OHS Management System regulation. To achieve operational excellence, the Property Manager is developing a Health, Safety, and Environment ("**HSE**") Management System. In 2025, the Property Manager's HSE specialists have conducted audits at 12 Landmark REIT malls. The results of this audit served to assess the HSE building compliance status regarding Fire Protection Systems, Utility Feasibility, Public Safety, Waste Management, and HSE Licenses.

Key Initiatives in FY2025:

- Conducted HSE compliance audits in 12 Landmark REIT malls to assess building safety standards
- Drafted standardised incident management and reporting standard operating procedures ("**SOP**") to improve transparency and response effectiveness
- Delivered HSE induction programs for Head Office and mall management teams to strengthen safety awareness and accountability
- Organised 251 disaster and emergency response simulations to improve preparedness and coordination during crisis situations in Landmark REIT Malls
- Initiated the recruitment of HSE Mall Specialist in malls to support decentralised and on-site implementation of safety program

The Property Manager maintains various protocols intended to align with industry-standard safety practices and general operational considerations.

Employee Well-Being

To support employee well-being and personal needs, the Manager provides a range of benefits, including annual leave, family leave, and medical insurance coverage. Coverage of the medical insurance for employees can be referred to in healthcare benefits (Page 31) for the full breakdown. In addition, maternity leave is provided in accordance with applicable policies, with one employee having utilised the benefit during the year and subsequently returned to work, reflecting the Trust's commitment to workforce continuity and inclusivity.

The Manager actively promotes a culture of care, encouraging employees to prioritise their health and seek medical attention promptly when unwell. In line with evolving workforce expectations and the need for operational agility, the Manager continues to maintain hybrid working arrangements, enabling employees to balance professional responsibilities with personal well-being while sustaining productivity and performance.

To further enhance employee engagement and organisational cohesion, we organise employee activities and events throughout the year. These activities relate to various aspects of the work environment and the general coordination of personnel within the Manager's existing operational framework.

WELLNESS INITIATIVE

EMPLOYEE WELLNESS FRUIT DAY

In FY2025, The Manager continued its weekly fruit day activity to encourage employees to eat and stay healthy

FLEXIBLE WORKING CULTURE

The Manager continued to implement a flexible working culture through:

- FlexSpace: providing hybrid working arrangement
- FlexDress: allowing employees to dress appropriately and comfortably for their workday
- FlexTime: providing employees with the freedom to manage their time on a flexible basis as long as they fall within the agreed working hours

EMPLOYEE ENGAGEMENT EVENTS

The Manager continued to engage its employees through various employee engagement events and activities:

- Company luncheons with the senior management were organised for all employees

SUPPORTING PEOPLE AND COMMUNITIES

CUSTOMER HEALTH AND SAFETY

Landmark REIT maintains a rigorous oversight program to assess the health and safety impacts of our facilities. During the reporting period, an internal health and safety impact audit was conducted across 12 malls (50%) under Landmark REIT's operational control. These assessments were carried out by dedicated HSE Specialists and evaluated against stringent internal standards covering five key areas: Fire Protection Systems, Utility Feasibility, Public Safety, Waste Management, and HSE License compliance. We performed an internal health and safety audit to better understand our operational facility impacts as this was a self-imposed review aimed at continuous improvement, no external or formal non-compliance incidents were recorded during the process.

To complement these physical audits, we invest in human capital readiness; our management teams undergo specialised training in emergency evacuation and rapid response protocols to ensure that safety is never compromised during unforeseen incidents. In FY2025, the Property Manager has conducted simulations and drills across our portfolio to ensure management teams are well versed in handling emergency situations. Landmark REIT strives to maintain its safety standards for our customers and for our staff to be compliant with the required HSE procedures in emergency situations.

TRAINING AND EDUCATION

The Manager is committed to the long-term development of its employees to maintain a competent, competitive, and sustainable workforce. To achieve this, the Manager invests in continuous learning and development programs that empower employees to enhance both their personal and professional skills.

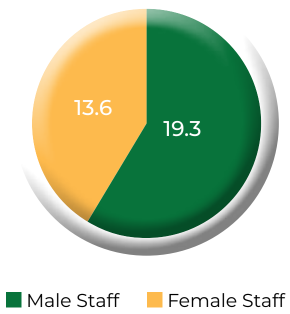
FY2025 Targets	• To continue to provide training for employees
Landmark REIT Progress	• The Manager has achieved its target of 14.8 hours of training per employee
FY2026 Targets	• To continue to provide training for employees

In FY2025, we sustained our commitment to workforce development, ensuring employees remain competitive within a rapidly evolving market landscape. Assessment into the training hours for the Manager takes into account total hours undertaken by its employees throughout the year; this includes employees that have left the organisation. During the year, male and female employees averaged 19.3 and 13.6 training hours, respectively. While overall average training hours saw a 28.8% decrease compared to FY2024, this change reflects a deliberate strategic shift from broad, volume-heavy foundational certifications towards more targeted specialised learning.

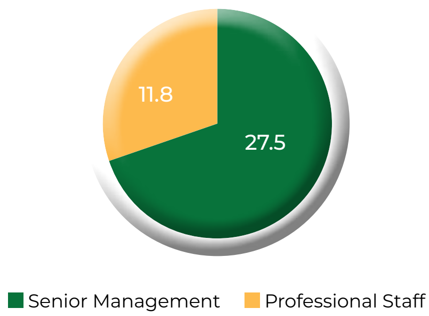
Average Training Hours and Appraisal Coverage

Following the completion of major milestones in the previous period such as mandatory sustainability training for the Board and senior management, the Manager has pivoted towards maintaining these core competencies through technical updates and high-value industry events focused on IFRS sustainability standards and digital transformation. This refined approach ensures that professional development remains relevant to emerging operational needs while optimising the time invested in formal training.

Average Training Hours per Gender in FY2025



Average Training Hours per Employee Category in FY2025



The following table outlines the specific programs and sessions attended during the reporting period:

Sustainability	Workplace, Governance & Professional Development	Industry Events & External Engagement
• Understanding Carbon Credit in Singapore Market • Sustainability Reporting – Applying the IFRS Sustainability Disclosure Standards (ISSB Standards) • ESG Training on Sustainability Reporting	• Excel in Data Analysis • WSQ Microsoft Excel Advanced • Singapore Financial Reporting Standards – Annual Update 2025 • Goods & Services Tax (GST) Invoice Now: When Tax Meets Tech • Indonesian Personal Data Protection Law: Understanding the Requirements and Potential Developments • Rules and Ethics by REITAS • Sentinel or Sleuth: Directors' Duties Amid Corporate Fraud • IT Security Awareness Training • Diligent Board Users Workshop and Networking	• OCBC Event– Unlocking Capital: Aligning Asia Pacific Green Building Rating Tools for Sustainable Finance • REITAS – McKinsey Event on Gen AI • Annual REITAS Conference • Allen & Gledhill Webinar: Distressed M&A – Opportunities and Hazards for Buyers and Sellers • A Proposed Regulatory Framework for Retail Investors to Tap Private Market Investment Funds

Local Communities (Non-material topic)
At Landmark REIT, our commitment to growth is matched by our dedication to the communities we serve. Beyond maintaining safe and vibrant spaces, we actively seek opportunities to contribute to social progress and support vulnerable populations.

Demonstrating this spirit of corporate citizenship, the Manager contributed a S$2,000 donation to the Community Chest Singapore in 2025.

Landmark REIT is dedicated to driving positive societal change by integrating responsible corporate behaviour with long-term climate resilience. The Property Manager views its malls as more than retail destinations; they are vital community hubs where social and environmental well-being intersect. By investing in the communities where we operate, we build brand loyalty and ensure a stable, thriving environment for our tenants and consumers.

2025 Performance Highlights
In 2025, the Property Manager successfully implemented 5 CSR activities across the Landmark REIT portfolio. These initiatives addressed critical needs in education, environmental awareness, humanitarian support, and public health marking another successful year of structured community engagement.

SUPPORTING PEOPLE AND COMMUNITIES

TOWARDS A GOLDEN GENERATION (Menuju Generasi Emas)

The Property Manager adopted the theme "Towards a Golden Generation (Menuju Generasi Emas)" as a commitment to supporting the development of superior and competitive human resources.

Throughout 2025, more than 70 activities involved over 11,000 beneficiaries. These activities included support for school activities, skills training, educational community activation, and cultural and creative activities for children. Overall, this initiative played a crucial role in expanding access to learning, developing essential soft skills, and providing a positive and constructive space for expression for students and the broader community.

Robotic Competition at Lippo Mall Cikarang

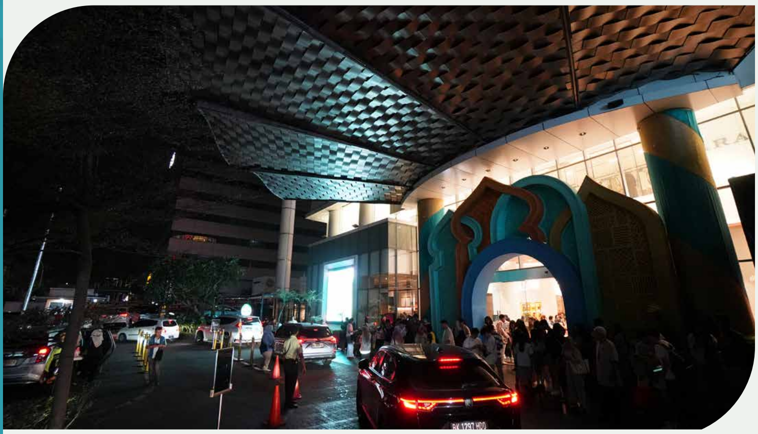
Little Doctor at Lippo Mall Cikarang

Little Firefighter at Lippo Mall Cikarang

Creative Dance Competition at Lippo Plaza Ekalokasari Bogor

EARTH HOUR

In 2025, the Property Manager aligned with the global theme "The Biggest Hour for Earth" as a symbol of collective action in support of environmental conservation and energy conservation. This campaign reflects the Property Manager's commitment to raising public awareness of the importance of a shared role in maintaining the planet's sustainability.



Earth Hour at Sun Plaza

This year, 21 malls located in 17 cities / regencies within 8 provinces under the management of the Property Manager participated in Earth Hour. For one hour, each mall simultaneously turned off the lights in areas deemed non-critical and posing a low safety risk, such as façade lighting without compromising the safety and comfort of visitors.

Through active participation in Earth Hour, the Property Manager not only supports the global environmental movement but also affirms its role as a responsible shopping centre operator committed to more sustainable operational practices.

100 Musicians Heal Sumatera at Lippo Mall Kemang

100 MUSICIANS HEAL SUMATRA

As a commitment to supporting humanitarian efforts, Lippo Mall Kemang actively participated as an official partner by providing a venue for the “100 Musicians Heal Sumatra” charity event. The event was held on Tuesday, 16 December 2025, from 10:00 a.m. to 10:00 p.m. Western Indonesian Time at the Avenue of the Stars, Lippo Mall Kemang.

A total of 100 Indonesian musicians united to perform in the charity concert, demonstrating solidarity and support for communities affected by the floods and landslides in several areas of Sumatra.

The concert featured a cross-generational lineup of musicians, from the 1980s and 1990s to contemporary musicians. The musicians performed songs to support the fundraising effort. A number of big names also took the stage, including Afgan, Cakra Khan, Candra Darusman, Shelomita, D’Masiv, David Bayu, Ernie Djohan, Fadly ‘PADI’, GIGI, Giring, Hedi Yunus, Juicy Luicy, Anggun C. Sasmi, King Nassar, Mario Ginanjar, Once & Fajar ‘Godbless’, RAN, Rossa, Ruth Sahanaya, Tantowi Yahya, Titi DJ, Vina Panduwinata, Wijaya 80, Yuni Shara, and dozens of other musicians from across generations.

The presence of these musicians not only provided entertainment but also fostered artistic collaboration and a solidarity movement to support recovery process in the areas of Aceh, North Sumatra, and West Sumatra.

Through this charity concert, more than Rp 17 billion in donations were raised through corporate contributions and community participation. The funds raised were allocated to support disaster relief efforts including the provision of clean water, logistical assistance, and medical support for affected communities.

SUPPORTING PEOPLE AND COMMUNITIES

NGABUBURIT ASYIK

Ngabuburit Asyik at Lippo Mall Cikarang

The Property Manager hosted inclusive community events across its managed properties for 1,243 participants including local residents and individuals from under-privileged backgrounds. The program provided invited guests with complimentary access to premier entertainment venues, such as Playtopia and Timezone, as well as free film screenings at Cinepolis. These activities were organised as part of a community outreach program, offering a meaningful opportunity for social connection and shared experiences.

SHARE BLOOD FOR LIVES

In 2025, the Property Manager reaffirmed its commitment to social responsibility and support for public health by organising 47 blood donation drives at all Landmark REIT malls. As in previous years, these activities were conducted in collaboration with the Indonesian Red Cross (Palang Merah Indonesia) as an official partner.

Throughout the period, the blood donation program successfully collected 2,978 blood bags, a 100% increase compared to the previous year. This achievement significantly contributed to supporting the availability of the national blood supply and helping to meet the medical needs of communities.

Blood Donation with Tzu Chi Foundation at Gajah Mada Plaza

Through this initiative, the Property Manager not only facilitated sustainable humanitarian action but also strengthened the role of shopping centres as inclusive and empowering public spaces, with a broad positive social impact on the community.

ACRONYMS AND ABBREVIATIONS

Acronyms/Abbreviation	Definition
AEI	Asset Enhancement Initiatives
ARC	Audit & Risk Committee
CEO	Chief Executive Officer
EDGE	Excellence In Design for Greater Efficiencies
EESG	Economic, Environmental, Social, and Governance
EV	Electric Vehicles
GFA	Gross Floor Area
GHG	Greenhouse Gas
GRI	Global Reporting Initiative
HSE	Health, Safety, And Environment
HVAC	Heating, Ventilation and Air-Conditioning
ICR	Interest Coverage Ratio
IFRS	International Financial Reporting Standards
IR	Investor Relations
kWp	Kilowatt-Peak
NLA	Net Lettable Area
NPI	Net Property Income
NRC	Nomination And Remuneration Committee
OHS	Occupational Health and Safety
REIT	Real Estate Investment Trust
REITAS	REIT Association of Singapore
SGX	Singapore Exchange Securities Trading Ltd
SID	Singapore Institute of Directors
SIAS	Securities Investors Association of Singapore
SOP	Standard Operating Procedure
TCFD	Task Force on Climate-Related Financial Disclosures

APPENDIX A – TCFD CONTENT INDEX

Details of Four Thematic Areas	Recommended Disclosure		Page number(s) and/or URL(s)
Governance			
Disclose the organisation's governance around climate-related risks and opportunities	a) Describe the board's oversight of climate-related risks and opportunities.	The Board holds ultimate responsibility for Landmark REIT's sustainability agenda. Beyond approving the strategic ESG direction and annual sustainability report, the Board ensures that climate-related risks and opportunities are integrated into REIT's organisational performance objectives. This oversight extends to monitoring material ESG topics such as energy efficiency and GHG emissions and approving updates to the environmental risk management framework. The Board's oversight is facilitated by the Sustainability Committee; established in FY2017, the Committee provides biannual updates on sustainability performance, material ESG factors, and key climate-related initiatives.	Sustainability Report Page 9 – Page 10
	b) Describe management's role in assessing and managing climate-related risks and opportunities.	Chaired by the Executive Director and Chief Executive Officer ("**CEO**") of the Manager, the Committee comprises representatives from the Finance, Asset Management, Corporate Services, and Legal & Compliance departments. To ensure informed decision-making and rigorous oversight, Board members receive ongoing training and briefings on climate risk management and disclosure frameworks. The Sustainability Committee complements this by conducting annual reviews of the Trust's sustainability policies, while the senior leadership team oversees and monitors programs that impact the portfolio's climate footprint.	Sustainability Report Page 9 – Page 10
Strategy			
Disclose the actual and potential impacts of climate-related risks and opportunities on the organisation's businesses, strategy, and financial planning where such information is material.	a) Describe the climate-related risks and opportunities the organisation has identified over the short, medium, and long term.	Landmark REIT identified the following climate-related risks and opportunities through a climate risk assessment: • Transition risk: More stringent climate regulations, increased stakeholder expectations higher cost of materials and technology, and changing consumer preferences • Physical risk: Extreme weather events; Natural disasters; Changing weather patterns; Rising sea level • Opportunities: Lower operating cost, more efficient buildings, and EV ecosystem leadership	Sustainability Report Page 18 – Page 21
	b) Describe the impact of climate-related risks and opportunities on the organisation's businesses, strategy, and financial planning.		

Details of Four Thematic Areas	Recommended Disclosure		Page number(s) and/or URL(s)
	c) Describe the resilience of the organisation's strategy, taking into consideration different climate-related scenarios, including a 2°C or lower scenario.	For FY2025, we provide an update on the progress of key climate-related initiatives first identified in FY2021. The Trust remains committed to deepening its understanding of climate-related financial risks and opportunities evaluation of its risks and opportunities takes priority in the ever-changing climate landscape.	
Risk Management			
Disclose how the organisation identifies, assesses and manages climate-related risks.	a) Describe the organisation's processes for identifying and assessing climate-related risk. b) Describe the organisation's processes for managing climate-related risks. c) Describe how processes for identifying, assessing, and managing climate-related risks are integrated into the organisation's overall risk management.	Landmark REIT has assessed climate-related risks and opportunities identified and qualitatively assessed both Physical risks (such as acute and chronic climate hazards) and Transition risks and opportunities, including regulatory developments, market shifts, technological changes, and reputational considerations to ensure relevance and potential for impact to the business plans. Our approach to managing climate-related risks aligns with the key elements of IFRS S2 and is currently in the process to align its TCFD disclosure with IFRS S2 reporting requirement.	Sustainability Report Page 21
Metrics and Targets			
Disclose the metrics and targets used to assess and manage relevant climate-related risks and opportunities, where such information is material.	a) Disclose the metrics used by the organisation to assess climate-related risks and opportunities in line with its strategy and risk management process.	Landmark REIT reports on the following metrics to assess climate-related risks: • Energy consumption and intensity • Scope 1 and 2 emissions and intensity	Sustainability Report Page 21 – Page 24
	b) Disclose Scope 1, Scope 2 Greenhouse gas emission and the related risks.	Landmark REIT currently discloses Scope 1 and 2 emissions.	
	c) Describe the targets used by the organisation to manage climate-related risks and opportunities and performance against targets.	Landmark REIT has set the following targets to manage climate risks: • Energy and emissions • To explore more energy efficiency initiatives in the portfolio • Landmark REIT is working towards setting quantitative climate targets.	

APPENDIX B – GRI CONTENT INDEX

Statement of use	Landmark REIT has reported with reference to the GRI Standards for the period 1 January 2025 to 31 December 2025.
GRI 1 used	GRI 1: Foundation 2021

Details of Four Thematic Areas	Disclosure	Reasons for Omission	Page number(s) and/or URL(s)	SGX Requirement
General Disclosures				
GRI 2: General Disclosures 2021	2-1 Organisational details		ABOUT LANDMARK REIT [Page 1]	PN7.6 – 711A
	2-2 Entities included in the organisation's sustainability reporting		ABOUT THIS REPORT [Page 3]	PN7.6 – 711A PN7.6 – 4.41 – 4.44
	2-3 Reporting period, frequency and contact point		REPORTING FRAMEWORK [Page 3] FEEDBACK [Page 4]	PN7.6 – 3.2 PN7.6 – 4.1 PN7.6 – 4.1e PN7.6 – 4.41 – 4.44 PN7.6 – 6
	2-4 Restatements of information		RESTATEMENT OF INFORMATION [Page 4]	
	2-5 External assurance		EXTERNAL ASSURANCE AND INTERNAL REVIEW [Page 4]	PN7.6 – 711B.3 PN7.6 – 5
	2-6 Activities, value chain and other business relationships		ABOUT LANDMARK REIT [Page 1] ABOUT THIS REPORT [Page 3]	PN7.6 – 711A
	2-7 Employees		EMPLOYMENT [Page 28 – Page 30]	
	2-8 Workers who are not employees	Landmark REIT does not engage with any workers who are not employees and whose work is controlled by Landmark REIT	Not Applicable	
	2-9 Governance structure and composition		SUSTAINABILITY IN THE BOARD [Page 9 – Page 12]	PN7.6 – 711B.1a PN7.6 – 711B.1d PN7.6 - 711B.3 PN7.6 – 3.2 PN7.6 – 4.33

Details of Four Thematic Areas	Disclosure	Reasons for Omission	Page number(s) and/or URL(s)	SGX Requirement
GRI 2: General Disclosures 2021	2-10 Nomination and selection of the highest governance body		ANNUAL REPORT [Page 50 – Page 51]	
	2-11 Chair of the highest governance body		ANNUAL REPORT [Page 16 – Page 18] GOVERNANCE [Page 11]	
	2-12 Role of the highest governance body in overseeing the management of impacts		SUSTAINABILITY IN THE BOARD [Page 9 – Page 12] POLICIES AND PRACTICES [Page 12] CLIMATE-RELATED RISKS AND OPPORTUNITIES [Page 18 – Page 20]	PN7.6 – 711B.1a PN7.6 – 711B.1aa PN7.6 – 711B.1b PN7.6 – 711B.1d PN7.6 – 3.1 PN7.6 – 3.3 PN7.6 – 3.4 PN7.6 – 4.1b PN7.6 – 4.1c PN7.6 – 4.1e PN7.6 – 4.4 PN7.6 – 4.30 PN7.6 – 4.33 PN7.6 – 4.40 PN7.6 – 7
	2-13 Delegation of responsibility for managing impacts		SUSTAINABILITY IN THE BOARD [Page 9 – Page 12] POLICIES AND PRACTICES [Page 12]	PN7.6 – 711B.1a PN7.6 – 711B.1aa PN7.6 – 711B.1b PN7.6 – 711B.1d PN7.6 – 3.1 PN7.6 – 4.1c PN7.6 – 4.4 PN7.6 – 4.33
	2-14 Role of the highest governance body in sustainability reporting		SUSTAINABILITY IN THE BOARD [Page 9 – Page 12] POLICIES AND PRACTICES [Page 12]	PN7.6 – 711B.1a PN7.6 – 711B.1aa PN7.6 – 711B.1b PN7.6 – 711B.1d PN7.6 – 3.1 PN7.6 – 4.1c PN7.6 – 4.4 PN7.6 – 4.33
	2-15 Conflicts of interest		ANNUAL REPORT [Page 41 and Page 67]	
	2-16 Communication of critical concerns		FEEDBACK [Page 4] GOVERNANCE [Page 12] STAKEHOLDER ENGAGEMENT [Page 17]	

APPENDIX B – GRI CONTENT INDEX

Details of Four Thematic Areas	Disclosure	Reasons for Omission	Page number(s) and/or URL(s)	SGX Requirement
GRI 2: General Disclosures 2021	2-17 Collective knowledge of the highest governance body		SUPPORTING PEOPLE AND COMMUNITIES [Page 28 – Page 30]	
	2-18 Evaluation of the performance of the highest governance body		ANNUAL REPORT [Page 52]	
	2-19 Remuneration policies		ANNUAL REPORT [Page 53]	
	2-20 Process to determine remuneration		ANNUAL REPORT [Page 53 – Page 56]	
	2-21 Annual total compensation ratio	Confidentiality constraints. We are unable to disclose due to our highly competitive labour market	Not Applicable	
	2-22 Statement on sustainable development strategy		MESSAGE FROM THE BOARD [Page 6 – Page 7]	PN7.6 – 711B.1e PN7.6 – 3.1 PN7.6 – 4.1f
	2-23 Policy commitments		SUSTAINABILITY IN THE BOARD [Page 9 – Page 10] GOVERNANCE [Page 11 – Page 12] SUPPORTING PEOPLE AND COMMUNITIES [Page 30 – Page 33]	PN7.6 – 4.1c PN7.6 – 4.1e
	2-24 Embedding policy commitments		SUSTAINABILITY IN THE BOARD [Page 9 – Page 10] GOVERNANCE [Page 11 – Page 12] SUPPORTING PEOPLE AND COMMUNITIES [Page 30 – Page 33]	PN7.6 – 4.1c PN7.6 – 4.1e

Details of Four Thematic Areas	Disclosure	Reasons for Omission	Page number(s) and/or URL(s)	SGX Requirement
GRI 2: General Disclosures 2021	2-25 Processes to remediate negative impacts		POLICIES AND PRACTICES [Page 12] STAKEHOLDER ENGAGEMENT [Page 16 – Page 17]	PN7.6 – 7.11B.1b PN7.6 – 4.1c PN7.6 – 4.4
	2-26 Mechanisms for seeking advice and raising concerns		POLICIES AND PRACTICES [Page 12]	PN7.6 – 711B.1b PN7.6 – 4.1c PN7.6 – 4.4
	2-27 Compliance with laws and regulations		POLICIES AND PRACTICES [Page 12]	PN7.6 – 711B.1b PN7.6 – 4.1c PN7.6 – 4.4
	2-28 Membership associations		MEMBERSHIPS AND ASSOCIATIONS [Page 2]	
	2-29 Approach to stakeholder engagement		STAKEHOLDER ENGAGEMENT [Page 16 – Page 17]	PN7.6 – 3.5 PN7.6 – 4.46
	2-30 Collective bargaining agreements	There is no collective bargaining agreements in place	Not Applicable	
Material Topics				
GRI 3: Material Topics 2021	3-1 Process to determine material topics		MATERIALITY ASSESSMENT [Page 13]	PN7.6 – 3 PN7.6 – 4.1a PN7.6 – 4.2 PN7.6 – 4.29 PN7.6 – 4.31 – 4.32 PN7.6 – 4.34 – 4.36
	3-2 List of material topics		SUPPORTING UN SGDS [Page 14 – Page 15]	PN7.6 – 4.1a PN7.6 – 4.2 PN7.6 – 4.34 – 4.36
	3-3 Management of material topics		STAKEHOLDER ENGAGEMENT [Page 16 – Page 17]	PN7.6 – 4.1d PN7.6 – 4.2 PN7.6 – 4.3 PN7.6 – 4.6 PN7.6 – 4.33

APPENDIX B – GRI CONTENT INDEX

Details of Four Thematic Areas	Disclosure	Reasons for Omission	Page number(s) and/or URL(s)	SGX Requirement
Economic Performance				
GRI 3: Material Topics 2021	3-3 Management of material topics		ECONOMIC PERFORMANCE [Page 25 – Page 27]	PN7.6 – 4.1c PN7.6 – 4.1d PN7.6 – 4.6 PN7.6 – 4.37 – 4.39
GRI 201: Economic Performance 2016	201-1 Direct economic value generated and distributed		ECONOMIC PERFORMANCE [Page 25]	
	201-2 Financial implications and other risks and opportunities due to climate change		CLIMATE-RELATED RISKS AND OPPORTUNITIES [Page 18 – Page 20]	PN7.6 – 3.3 PN7.6 – 3.4 PN7.6 – 4.1b PN7.6 – 4.30 PN7.6 – 4.40 PN7.6 – 7
	201-3 Defined benefit plan obligations and other retirement plans		ANNUAL REPORT [Page 56]	
	201-4 Financial assistance received from government	Not Applicable	Not Applicable	
Anti-Corruption				
GRI 3: Material Topics 2021	3-3 Management of material topics		ANTI-CORRUPTION TRAINING [Page 12]	PN7.6 – 4.1c PN7.6 – 4.6 PN7.6 – 4.37 – 4.39
GRI 205: Anti-corruption 2016	205-1 Operations assessed for risks related to corruption		POLICIES AND PRACTICES [Page 12]	
	205-2 Communication and training about anti-corruption policies and procedures		ANTI-CORRUPTION TRAINING [Page 12]	
	205-3 Confirmed incidents of corruption and actions taken		ANTI-CORRUPTION TRAINING [Page 12]	

Details of Four Thematic Areas	Disclosure	Reasons for Omission	Page number(s) and/or URL(s)	SGX Requirement
Energy				
GRI 3: Material Topics 2021	3-3 Management of material topics		BETTERING THE PLANET [Page 22 – Page 24]	PN7.6 – 4.1c PN7.6 – 4.1d PN7.6 – 4.6 PN7.6 – 4.37 – 4.39
GRI 302: Energy 2016	302-1 Energy consumption within the organisation		ENERGY AND EMISSIONS CONSUMPTION [Page 23]	
	302-2 Energy consumption outside of the organisation	Not Applicable	Not Applicable	
	302-3 Energy intensity		ENERGY & EMISSIONS CONSUMPTION [Page 23]	
	302-4 Reduction of energy consumption		ENERGY & EMISSIONS CONSUMPTION [Page 23 – Page 24]	
	302-5 Reductions in energy requirements of products and services		ENERGY & EMISSIONS CONSUMPTION [Page 23 – Page 24]	
Emissions				
GRI 3: Material Topics 2021	3-3 Management of material topics		BETTERING THE PLANET [Page 22 – Page 24]	PN7.6 – 4.1c PN7.6 – 4.1d PN7.6 – 4.6 PN7.6 – 4.37 – 4.39
GRI 305: Emissions 2016	305-1 Direct (Scope 1) GHG emissions		ENERGY & EMISSIONS CONSUMPTION [Page 23]	
	305-2 Energy indirect (Scope 2) GHG emissions		ENERGY & EMISSIONS CONSUMPTION [Page 23]	
	305-3 Other indirect (Scope 3) GHG emissions	Not Applicable	Not Applicable	
	305-4 GHG emissions intensity		ENERGY & EMISSIONS CONSUMPTION [Page 23]	
	305-5 Reduction of GHG emissions		ENERGY & EMISSIONS CONSUMPTION [Page 23]	

APPENDIX B – GRI CONTENT INDEX

Details of Four Thematic Areas	Disclosure	Reasons for Omission	Page number(s) and/or URL(s)	SGX Requirement
Employment				
GRI 3: Material Topics 2021	3-3 Management of material topics		SUPPORTING PEOPLE AND COMMUNITIES [Page 28 – Page 30]	PN7.6 – 4.1c PN7.6 – 4.6 PN7.6 – 4.37 – 4.39
GRI 401: Employment 2016	401-1 New employee hires and employee turnover		EMPLOYMENT [Page 29]	
	401-2 Benefits provided to full-time employees that are not provided to temporary or part-time employees		EMPLOYEE WELL-BEING [Page 32 – Page 33]	
	401-3 Parental leave		EMPLOYMENT [Page 29]	
Occupational Health and Safety				
GRI 3: Material Topics 2021	3-3 Management of material topics		OCCUPATIONAL HEALTH AND SAFETY [Page 31 – Page 33]	PN7.6 – 4.1c PN7.6 – 4.1d PN7.6 – 4.6 PN7.6 – 4.37 – 4.39
GRI 403: Occupational Health and Safety 2018	403-1 Occupational health and safety management system		OCCUPATIONAL HEALTH AND SAFETY [Page 31 – Page 33]	
	403-2 Hazard identification, risk assessment and incident investigation		OCCUPATIONAL HEALTH AND SAFETY [Page 31 – Page 33]	
	403-3 Occupational health services		OCCUPATIONAL HEALTH AND SAFETY [Page 31 – Page 33]	
	403-4 Worker participation, consultation and communication on occupational health and safety		OCCUPATIONAL HEALTH AND SAFETY [Page 33]	
	403-5 Worker training on occupational health and safety		OCCUPATIONAL HEALTH AND SAFETY [Page 33]	
	403-6 Promotion of worker health		OCCUPATIONAL HEALTH AND SAFETY [Page 31 – Page 33]	

Details of Four Thematic Areas	Disclosure	Reasons for Omission	Page number(s) and/or URL(s)	SGX Requirement
GRI 403: Occupational Health and Safety 2018	403-7 Prevention and mitigation of occupational health and safety impacts directly linked by business relationships		OCCUPATIONAL HEALTH AND SAFETY [Page 31 – Page 33]	
	403-8 Workers covered by an occupational health and safety management system		OCCUPATIONAL HEALTH AND SAFETY [Page 31 – Page 33]	
	403-9 Work-related injuries		OCCUPATIONAL HEALTH AND SAFETY [Page 33]	
	403-10 Work-related ill health		OCCUPATIONAL HEALTH AND SAFETY [Page 33]	
Training and Education				
GRI 3: Material Topics 2021	3-3 Management of material topics		TRAINING AND EDUCATION [Page 34 – Page 35]	PN7.6 – 4.1c PN7.6 – 4.1d PN7.6 – 4.6 PN7.6 – 4.37 – 4.39
GRI 404: Training and Education 2016	404-1 Average hours of training per year per employee		TRAINING AND EDUCATION [Page 35]	
	404-2 Programs for upgrading employee skills and transition assistance programs		TRAINING AND EDUCATION [Page 35]	
	404-3 Percentage of employees receiving regular performance and career development reviews	Currently not disclosed	Not Applicable	
Customer Health and Safety				
GRI 3: Material Topics 2021	3-3 Management of material topics		CUSTOMER HEALTH AND SAFETY [Page 34]	PN7.6 – 4.1c PN7.6 – 4.6 PN7.6 – 4.37 – 4.39

APPENDIX B – GRI CONTENT INDEX

Details of Four Thematic Areas	Disclosure	Reasons for Omission	Page number(s) and/or URL(s)	SGX Requirement
GRI 416 : Customer Health and Safety 2016	416-1 Assessment of the health and safety impacts of product and service categories		CUSTOMER HEALTH AND SAFETY [Page 34]	
	416-2 Incidents of non-compliance concerning the health and safety impacts of products and services		CUSTOMER HEALTH AND SAFETY [Page 34]	
Diversity and Equal Opportunity				
GRI 3: Material Topics 2021	3-3 Management of material topics		DIVERSITY AND EQUAL OPPORTUNITY [Page 29]	PN7.6 – 4.1c PN7.6 – 4.5 PN7.6 – 4.6 PN7.6 – 4.37 – 4.39
GRI 405: Diversity and Equal Opportunities 2016	405-1 Diversity of governance bodies and employees		DIVERSITY AND EQUAL OPPORTUNITY [Page 29]	
	405-2 Ratio of basic salary and remuneration of women to men	Currently not disclosed	Not Applicable	
Non-discrimination				
GRI 3: Material Topics 2021	3-3 Management of material topics		NON-DISCRIMINATION [Page 30]	PN7.6 – 4.1c PN7.6 – 4.5 PN7.6 – 4.6 PN7.6 – 4.37 – 4.39
GRI 406: Non-discrimination 2016	406-1 Incidents of discrimination and corrective actions taken		NON-DISCRIMINATION [Page 30]	

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