



LIPPO MALLS INDONESIA RETAIL TRUST

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

ANNOUNCEMENT

RESULTS OF TENDER OFFER BY LMIRT CAPITAL PTE. LTD. (THE “COMPANY”) IN CONNECTION WITH THE OUTSTANDING 7.500% SENIOR NOTES DUE 2026 (COMMON CODE: 229511599; ISIN: XS2295115997) (THE “NOTES”) OF THE COMPANY, AND CONSENT SOLICITATION EXERCISE BY THE COMPANY IN RELATION TO PROPOSED AMENDMENTS TO THE INDENTURE DATED 9 FEBRUARY 2021 (AS AMENDED AND SUPPLEMENTED BY THE FIRST SUPPLEMENTAL INDENTURE DATED 28 DECEMBER 2023)

Reference is made to the announcement of LMIRT Management Ltd., as manager of Lippo Malls Indonesia Retail Trust, dated 27 June 2024 (the “**Launch Announcement**”) in relation to its tender offer and consent solicitation and concurrent consent solicitation relating to its outstanding 7.500% Senior Notes due 2026. Capitalised terms used herein but not defined shall have the respective meanings set forth in the Launch Announcement.

The Offer and the Consent Solicitation and the Concurrent Consent Solicitation expired at 4:00 p.m., London time, on 11 July 2024 (the “**Expiration Time**”).

Results of Tenders of the Notes under the Offer

As of the Expiration Time, a total of US\$125,944,000 in principal amount of the Notes, representing approximately 84.78% of the total outstanding principal amount of the Notes had been validly tendered (and not withdrawn) pursuant to the Offer.

Acceptance Consideration

Subject to the satisfaction of the conditions set forth in the OTP, the Company has decided to accept for purchase all the Notes validly tendered up to the Acceptance Consideration, which shall be US\$125,944,000 in aggregate principal amount of the Notes validly tendered and not withdrawn, representing approximately 84.78% of the total principal amount outstanding of the Notes.

No scaling will be applied.

As the Purchase Price (which includes the Consent Fee) applicable to each Eligible Holder who validly submits a tender which is accepted by the Company is determined on the basis of the relevant Offer Price specified by such Eligible Holder in its tender instruction, the Purchase Price (which includes the Consent Fee) payable to each such Eligible Holder will not necessarily be the same.

Settlement and Notes Remaining Outstanding

Subject to the satisfaction of the conditions set forth in the OTP, the Offer Settlement Date in respect of the Notes accepted for purchase pursuant to the Offer is expected to be 24 July 2024.

Following settlement of the Offer, US\$22,606,000 in aggregate principal amount of the Notes will remain outstanding.

Results of Consents delivered under the Offer and Consent Solicitation and the Concurrent Consent Solicitation

The Company confirms the expiration of the Consent Solicitation and the Concurrent Consent Solicitation and confirms that, as of the Expiration Time, it has received valid consents, including deemed consents, from holders of the Notes of not less than a majority in aggregate principal amount of Notes. Holders who validly delivered their Consents at or prior to the Expiration Time will receive a cash payment equal to US\$5.00 per US\$1,000 principal amount of Notes, in each case, which will be paid on the Consent Settlement Date, which is expected to be on or about 24 July 2024.

CIMB Bank Berhad, Singapore Branch, J.P. Morgan Securities plc, and Mandiri Securities Pte. Ltd. have been appointed as the dealer managers and consent solicitation agents in connection with the Offer, the Consent Solicitation and the Concurrent Consent Solicitation. Morrow Sodali Limited has been appointed as the tabulation, information and tender agent for the Offer and as the information and tabulation agent for the Consent Solicitation and the Concurrent Consent Solicitation.

All documentation relating to the Offer, together with any updates, can be found on the Offer and Consent Website at <https://projects.morrowsodali.com/LMIRTTender>. All documentation relating to the Consent Solicitation and the Concurrent Consent Solicitation, together with any updates, can be found on the Consent Website at <https://projects.morrowsodali.com/LMIRTconsent>.

By Order of the Board

LMIRT MANAGEMENT LTD.
(As manager of Lippo Malls Indonesia Retail Trust)
(UEN/Company registration number: 200707703M)

Liew Chee Seng James
Executive Director and Chief Executive Officer

12 July 2024

IMPORTANT NOTICE

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

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

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

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