

THETA CAPITAL PTE. LTD.

Theta Capital Pte. Ltd.

(incorporated in Singapore as a company with limited liability)

Call Option Notice

6.75% Senior Notes Due 2026

(ISIN: XS1506085114 and Common Code: 150608511)

Date: 30 September 2024

To: DB Trustees (Hong Kong) Limited
(the “**Trustee**”)

Deutsche Bank AG, Hong Kong Branch
(the “**Principal Paying Agent**”)

Holders of 6.75% Senior Notes Due 2026 (ISIN: XS1506085114 and Common Code: 150608511)

Reference is made to the 6.75% Senior Notes Due 2026 (ISIN: XS1506085114 and Common Code: 150608511) (the “**Notes**”) issued by Theta Capital Pte. Ltd. (the “**Company**”) pursuant to the trust deed, dated as of 31 October 2016, by and among the Company, PT Lippo Karawaci Tbk, the Subsidiary Guarantors named therein, and the Trustee, as amended and supplemented by the first supplemental trust deed, dated as of 16 October 2020, by and among the Company, PT Lippo Karawaci Tbk, the Subsidiary Guarantors named therein, and the Trustee, the second supplemental trust deed, dated as of 6 February 2023, by and among the Company, PT Lippo Karawaci Tbk, the Subsidiary Guarantors named therein, and the Trustee, and the third supplemental trust deed, dated as of 13 June 2024, by and among the Company, PT Lippo Karawaci Tbk, the Subsidiary Guarantors named therein, and the Trustee (the “**Trust Deed**”). All capitalized terms used herein and not otherwise defined shall have the meaning assigned to them in the Indenture.

Pursuant to Condition 7.7 (*Notice of Redemption*) of the terms and conditions of the Notes, the Company hereby gives notice to all Noteholders of outstanding Notes and to the Trustee and the Principal Paying Agent of the Company’s exercise of the optional redemption in accordance with Condition 7.3 (*Optional Redemption*) in respect of US\$ 130,804,000 in aggregate principal amount of outstanding Notes. The redemption date is set at 31 October 2024 (the “**Redemption Date**”).

As set out in Condition 7.3 (*Optional Redemption*), the Company will redeem the selected Notes at a redemption price equal to 100.000% of the principal amount of Notes (the “**Redemption Price**”), plus accrued and unpaid interest, if any, to (but not including) the Redemption Date. On the Redemption Date, the Redemption Price will become due and payable on Notes called for redemption, and interest on Notes called for redemption will cease to accrue on and after the Redemption Date.

All Notes surrendered for redemption shall be delivered to the Principal Paying and Transfer Agent for cancellation. The Principal Paying and Transfer Agent shall dispose of cancelled Notes held by it in accordance with its customary procedures.

Please contact Junarto Sinambung Agung at +62 812 2522 4830 for confirmation of this instruction.

This notice is irrevocable and shall be governed by English law.

By Order of the Board
THETA CAPITAL PTE. LTD.



Chiang Hock Loo Billy
Director