



LIPPO MALLS INDONESIA RETAIL TRUST

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

FOR IMMEDIATE RELEASE

LMIR Trust registers steady 1Q 2022 growth on stabilising Covid-19 situation

- Rental revenue and gross revenue up 15.2% and 16.7% YoY respectively on the back of lower rental and service charge discounts extended for the quarter and full quarter contribution from Lippo Mall Puri
- Posts 12.5% increase in 1Q 2022 DPU to 0.09 Singapore cents
- Actively engaging mall operator and asset enhancement initiatives to improve portfolio occupancy and drive recovery

Summary of Financial Results for period ended 31 March 2022

| S\$'000 | 1Q 2022 | 1Q 2021 | % Variance |
|-----------------------------|---------|---------|------------|
| Rental Revenue | 30,496 | 26,482 | 15.2 |
| Gross Revenue | 50,903 | 43,608 | 16.7 |
| Net Property Income | 31,267 | 25,783 | 21.3 |
| Distribution to Unitholders | 6,927 | 6,139 | 12.8 |
| DPU (cents) | 0.09 | 0.08 | 12.5 |
| Rp'million | | | |
| Gross Revenue | 539,684 | 463,223 | 16.5 |
| Net Property Income | 331,500 | 273,878 | 21.0 |

Singapore, 29 April 2022 – LMIRT Management Ltd (the “**Manager**”), the manager of Lippo Malls Indonesia Retail Trust (“**LMIR Trust**” or the “**Trust**”), today reported steady year-on-year (“**YoY**”) growth for the first quarter ended 31 March 2022 (“**1Q 2022**”) compared to the corresponding period a year ago (“**1Q 2021**”).

With stabilising Covid-19 developments and easing of restrictions in Indonesia, rental or service charge discounts to tenants were further curtailed for the quarter under review compared to 1Q 2021. As a result, rental revenue and gross revenue rose 15.2% and 16.7% YoY to S\$30.5 million and S\$50.9 million respectively, while net property income grew 21.3% YoY to S\$31.3 million.

The top-line growth was also attributable to the full quarter contribution from Lippo Mall Puri versus 1Q 2021 (acquired on 27 January 2021), which contributed an additional S\$1.2 million to rental revenue and S\$1.7 million to service charge and utilities recovery.

Distribution to Unitholders increased 12.8% to S\$6.9 million for the quarter, with distribution per unit at 0.09 Singapore cents, up 12.5% from 0.08 Singapore cents in 1Q 2021.

Commented Mr James Liew, Chief Executive Officer of the Manager, “Amid improving operating conditions, easing of restrictions and the opening of borders to international travellers in Indonesia, most of our tenants are able to resume operations, albeit still subject to certain restrictions to reduce the risk of a sudden surge of cases. Notably, despite a spike in cases in February from the less deadly Omicron variant, our malls remained opened and we were able to manage the situation well with reduced rental or service charge discounts to our tenants.

“Notwithstanding that our portfolio occupancy has dipped marginally quarter-on-quarter to 79.1% in 1Q 2022, it remained higher than the industry average of 76.7%, and we are seeing more active consumer behaviour and improving shopper traffic to our malls. Leveraging our strong brand positioning, resilient portfolio of quality malls strategically-located across densely populated areas and our diverse offerings of retail, food and beverage, fitness and entertainment choices catering to different needs of our shoppers, we are cautiously optimistic that our malls are well-positioned to ride on this recovery trajectory. Additionally, we are also actively managing our assets to grow organically, such as the ongoing enhancement works on Gajah Mada Plaza to maximise the value of the malls as well as to provide a more holistic shopping experience to our shoppers. We are also working closely with our mall operator to improve tenant mix and bring in new tenants.”

The Trust’s balance sheet remained healthy with cash and cash equivalents at S\$113.0 million and gearing at 42.9% as at 31 March 2022, while interest cover improved to 2.0 times from 1.9 times as at 31 December 2021.

Market Outlook

According to the Asian Development Bank, Indonesia’s economy is projected to grow by 5.0% in 2022 and 5.2% in 2023 as domestic demand continues to recover. This is due to consistently rising consumer spending and manufacturing activity in Indonesia arising from the pickup in incomes, jobs, and confidence. Investment is benefiting from expanding demand, improvements in the investment and business climate, and a recovery in credit.¹

The retail market in Indonesia is also estimated to grow by US\$37.32 billion from 2020 to 2025, accelerating at a compound annual growth rate of 4%.² The Indonesia retail market is driven by anchor tenants such as department stores, hypermarkets and supermarkets who are reassessing their future space requirements, as well as new retail anchor tenants who are considering entry into the Indonesian

¹ 6 April 2022, Asian Development Bank - Indonesia’s Economic Growth to Strengthen in 2022, 2023

² 1 February 2022, Technavio Research report - Indonesia Retail Market to register a growth of USD 37.32 billion at a CAGR of 4%

retail market. The rising preference for national local brands is also a key factor driving the Indonesian retail market.

With the recovering economy, rising consumer spending, resilient retail market, continued improvement in the pandemic situation and LMIR Trust's comprehensive efforts in rebuilding shopper confidence, the Trust is optimistic that it can realise its full financial potential again with its leading portfolio of high-quality malls.

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About Lippo Malls Indonesia Retail Trust ("LMIR Trust") (www.lmir-trust.com)

LMIR Trust is a Singapore-based real estate investment trust established with the principal investment objective of owning and investing, on a long-term basis, in a diversified portfolio of income-producing real estate in Indonesia that are primarily used for retail and/or retail-related purposes.

LMIR Trust's portfolio comprises 22 retail malls ("Retail Malls") and seven retail spaces located within other retail malls ("Retail Spaces", and collectively with the Retail Malls, the "Properties"). The Properties have a total net lettable area of 956,632 square metres and total carrying value of Rp19,039.9 billion as at 31 December 2021 and are strategically located in major cities of Indonesia with large middle-income population. Tenants include leading names such as Matahari Department Store, Zara, M&S, H&M, Uniqlo, Sogo, Hypermart, Carrefour, Ace Hardware, as well as international specialty tenants such as Victoria's Secret, McDonalds, Pizza Hut, Kentucky Fried Chicken, A&W, Fitness First, Timezone, and Starbucks.