



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

## ANNOUNCEMENT

### MOODY'S PLACES LIPPO MALLS INDONESIA RETAIL TRUST'S RATINGS ON REVIEW FOR DOWNGRADE

LMIRT Management Ltd (the "**Manager**"), the manager of Lippo Malls Indonesia Retail Trust ("**LMIR Trust**"), wishes to announce that Moody's Investors Service has placed on review for downgrade the B1 corporate family rating (CFR) of LMIR Trust and the B1 rating on the backed senior unsecured bond issued by LMIRT Capital Pte. Ltd., a wholly-owned subsidiary of LMIR Trust. The outlook on all ratings has been changed to rating under review from negative.

Moody's review will focus on (1) the funding structure of LMIR Trust's proposed acquisition of Lippo Mall Puri from PT Mandiri Cipta Gemilang -- a wholly-owned subsidiary of PT Lippo Karawaci Tbk ("the "**Sponsor**" of LMIR Trust); (2) the extent and impact of linkages between LMIR Trust and the Sponsor post-acquisition due to the Sponsor's weaker credit profile (rated B3 Stable by Moody's) as the Sponsor has provided an irrevocable undertaking to apply for all the excess rights units not taken up by the unitholders which could in turn lead to the Sponsor's shareholding in LMIR Trust increasing significantly; and (3) the progress on LMIR Trust's ability to refinance its debt due in August 2021 and obtain waivers for any potential breaches of financial covenants on its bank loans due to weakening earnings caused by the Covid-19 pandemic. Moody's expects to conclude the review within 60-90 days.

Notwithstanding the Moody's review, LMIR Trust remains in compliance with its financial covenants and the aggregate leverage limit as prescribed under the Property Funds Appendix.

Please refer to Moody's press release at [www.moodys.com](http://www.moodys.com).

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

3 September 2020

### **Important Notice**

The value of Units and the income derived from them may fall as well as rise. The 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. Investors have no right to request the Manager to redeem their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units. This document is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Units. The past performance of LMIR Trust is not necessarily indicative of the future performance of LMIR Trust. This document may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses (including employee wages, benefits and training costs), property expenses and governmental and public policy changes. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's view of future events.