



LIPPO MALLS INDONESIA RETAIL TRUST

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

ANNOUNCEMENT

PRE-CAUTIONARY MEASURES IN RESPECT OF COVID-19 OUTBREAK: RE-IMPOSITION OF THE LARGE-SCALE SOCIAL RESTRICTIONS IN JAKARTA

LMIRT Management Ltd (the “**Manager**”), the manager of Lippo Malls Indonesia Retail Trust (“**LMIR Trust**” or the “**Trust**”), would like to announce that in view of the rising number of confirmed Covid-19 cases in Jakarta, Indonesia, DKI Jakarta Governor Anies Baswedan has re-imposed the large-scale social restrictions (“**PSBB**”- *Pembatasan Sosial Berskala Besar*) for an initial two-week period effective from 14 September to 27 September 2020, which may be further extended.

Pursuant to the PSBB, LMIR Trust’s seven retail malls located within Jakarta, namely Cibubur Junction, Gajah Mada Plaza, Lippo Mall Kemang, Lippo Plaza Kramat Jati, Plaza Semanggi, Pluit Village and Tamini Square will remain operational with an unchanged visitor capacity limit of 50%. Lippo Mall Puri in West Jakarta, which the Manager announced its intention to acquire, also remains operational. Entertainment centres, such as cinemas, kids’ entertainment outlets and fitness centres remained closed, while restaurants and cafes are not permitted to offer dine-in services but can continue to offer delivery or take-away meals. LMIR Trust’s remaining 14 retail malls located outside Jakarta are not subject to the dining-in restrictions and continue to operate with social distancing measures.

The health and safety of the Trust’s employees, tenants, shoppers and contractors remain the critical priority during this period. Tenants who are not permitted to operate during this period will continue to enjoy rental waiver, and the Manager is considering further rental support for those food & beverage tenants affected by the new PSBB regulations in Jakarta.

As at date of this announcement, the Trust remains in compliance of its debt financial covenants and has adequate financial reserves to fulfil its obligations. The Manager will continue to monitor the situation closely and will make subsequent announcements when appropriate.

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

15 September 2020