



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

ANNOUNCEMENT

WAIVER OF FINANCIAL COVENANTS IN FACILITY AGREEMENTS

As previously announced by LMIRT Management Ltd., in its capacity as manager of Lippo Malls Indonesia Retail Trust (“**LMIR Trust**”, and as manager of LMIR Trust, the “**Manager**”), the ongoing Covid-19 pandemic in Indonesia has caused significant disruption to LMIR Trust’s operations.

From July 2021, the government imposed emergency public activity restrictions (*Pemberlakuan Pembatasan Kegiatan Masyarakat* or “**PPKM**”) which forced the closure of most retail stores in properties in LMIR Trust’s portfolio (the “**Properties**”) throughout Indonesia. During this period, only essential services were permitted to open with reduced operating hours. The reopening of the Properties gradually occurred from middle of August 2021 and are subject to varying degrees of restrictions for different regions in Indonesia. During the reopening phases including the month of September, tenants were offered rental discounts and service charge pro-rated to operating hours to support their business recovery.

While the Properties are now operating under the more relaxed PPKM level 1 or 2 with 70%-100% mall capacity, customers are allowed to visit the Properties with proof of first-dose vaccination, the Covid-19 pandemic continues to yield adverse impact on global economies including Indonesia where LMIR Trust retail malls are located and operating. Despite the vaccination progress and the cautious re-opening of Indonesia to visitors, the Covid-19 pandemic has a prolonged impact and its ill-effects on the economy are recurring. With the detection of a new Covid-19 variant, Omicron, the government may at their discretion reinstate emergency public activity restrictions in order to prevent resurgence of Covid-19 infection cases.

In light of the above, the Manager has sought and obtained the following waivers in respect of the financial covenants relating to LMIR Trust’s ratio of Consolidated Net Property Income to Consolidated Interest Expense under the following loan facilities.

| Facility | Waiver | Conditions for Waiver |
|---|---|--|
| <p><u>The S\$135 million Facility Agreement dated 9 November 2018</u></p> <ul style="list-style-type: none"> • S\$67.5 million term loan facility (Facility A) maturing on 9 November 2022 • S\$67.5 million term loan facility (Facility B) maturing on 9 November 2023 | <p>Waiver of the requirement for LMIR Trust to maintain the ratio of Consolidated Net Property Income to Consolidated Interest Expense of not less than 2.50:1 for each period of 12 months (on a rolling 12-month basis) ending on 31 December 2021, 31 March 2022, 30 June 2022, 30 September 2022 and 31 December 2022</p> | <p>LMIR Trust maintains an interest coverage ratio of 1.5x for the quarterly periods ending on 31 December 2021, 31 March 2022, 30 June 2022, 30 September 2022 and 31 December 2022</p> |
| <p><u>The S\$120 million Facility Agreement dated 6 January 2021</u></p> <ul style="list-style-type: none"> • S\$60 million term loan facility (Facility A1) maturing on 6 January 2024 • S\$20 million term loan facility (Facility A2) maturing on 6 January 2026 • S\$22.5 million term loan facility (Facility B1) maturing on 6 January 2024 • S\$7.5 million term loan facility (Facility B2) maturing on 6 January 2026 | <p>Waiver of the requirement for LMIR Trust to maintain the ratio of Consolidated Net Property Income to Consolidated Interest Expense of not less than 2.50:1 for each period of 12 months (on a rolling 12-month basis) ending on 31 December 2021, 31 March 2022, 30 June 2022, 30 September 2022 and 31 December 2022</p> | <p>LMIR Trust maintains an interest coverage ratio of 1.5x for the quarterly periods ending on 31 December 2021, 31 March 2022, 30 June 2022, 30 September 2022 and 31 December 2022</p> |
| <p><u>The S\$30 million Committed Revolving Loan Facility (“Committed Facility”) Agreement dated 18 August 2021¹</u></p> <ul style="list-style-type: none"> • S\$7 million revolving loan drawdown | <p>Waiver of the requirement for LMIR Trust to maintain the ratio of Consolidated Net Property Income to Consolidated Interest Expense of not less than 2.50:1 for each period of 12 months (on a rolling 12-month basis) ending on 31 December 2021, 31 March 2022, 30 June 2022, and 30 September 2022 and 31 December 2022</p> | <p>LMIR Trust maintains an interest coverage ratio of 1.5x for the quarterly periods ending on 31 December 2021, 31 March 2022, 30 June 2022, 30 September 2022 and 31 December 2022</p> |

¹The termination date of the Committed Facility is 24 months from the date of the facility agreement, which may be extended for a further 12 months from the termination date in accordance with the terms of the facility agreement.

As at the date of this announcement, LMIR Trust remains in compliance with the terms of its debt financial covenants and has adequate financial reserves to fulfil its present obligations.

By Order of the Board

LMIRT MANAGEMENT LTD.

(As manager of Lippo Malls Indonesia Retail Trust)

(UEN/Company registration number: 200707703M)

Mr Liew Chee Seng James

Executive Director and Chief Executive Officer

Singapore

29 December 2021

IMPORTANT NOTICE

This Announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for Units.

The value of 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. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view of future events.