



LIPPO MALLS INDONESIA RETAIL TRUST

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

## ANNOUNCEMENT

### Lippo Malls Indonesia Retail Trust Annual Valuation

Pursuant to Rule 703 of the SGX-ST Listing Manual, LMIRT Management Limited (the “Manager”), the manager of Lippo Malls Indonesia Retail Trust (“LMIR Trust”), wishes to announce that the Manager has obtained new independent valuations as at 31 December 2021 for all properties owned by LMIR Trust and will be incorporating these valuations into LMIR Trust’s audited financial statements as at 31 December 2021. FY2021’s valuations were conducted by Savills Valuation and Professional Services (S) Pte Ltd, Cushman & Wakefield VHS Pte Ltd, KJPP Rengganis, Hamid dan Rekan (in association with CBRE) and KJPP Willson & Rekan (in association with Knight Frank). Summary details of the valuations are as follows:

No.	Properties	Market Valuation IDR Billion As at 31 December 2021	Market Valuation SGD Million As at 31 December 2021
1	The Plaza Semanggi	801.0	76.0
2	Palembang Square	744.0	70.6
3	Palembang Square Extension	275.0	26.1
4	Palembang Icon	818.0	77.6
5	Lippo Plaza Kramat Jati	573.6	54.5
6	Tamini Square	238.5	22.6
7	Cibubur Junction	163.4	15.5
8	Pluit Village	612.5	58.1
9	Plaza Medan Fair	788.0	74.8
10	Sun Plaza	2,128.0	202.0
11	Lippo Plaza Kendari	345.0	32.8
12	Ekalokasari Plaza	318.0	30.2
13	Lippo Plaza Batu	228.3	21.7
14	Lippo Plaza Jogja	501.0	47.5
15	Kediri Town Square	382.4	36.3
16	Bandung Indah Plaza	578.0	54.9
17	Istana Plaza	492.0	46.7

No.	Properties	Market Valuation IDR Billion As at 31 December 2021	Market Valuation SGD Million As at 31 December 2021
18	Lippo Mall Kemang	2,182.7	207.2
19	Lippo Mall Kuta	537.8	51.0
20	Gajah Mada Plaza	773.0	73.4
21	Mal Lippo Cikarang	700.7	66.5
22	Lippo Mall Puri	3,914.1	371.6
23	Mall WTC Matahari Units	104.9	10.0
24	Java Supermall Units	124.0	11.8
25	Plaza Madiun Units	213.3	20.3
26	Depok Town Square Units	146.6	13.9
27	Malang Town Square Units	161.8	15.4
28	Metropolis Town Square Units	119.9	11.4
29	Grand Palladium Units	74.4	7.1
	<b>Total Portfolio</b>	<b>19,039.9</b>	<b>1,807.5</b>

*Note 1: Converted to SGD using the closing rate of 10,533.77 IDR/SGD as at 31 December 2021.*

The valuation reports are available for inspection with prior appointment by Unitholders at the registered office of the Manager at 6 Shenton Way, OUE Downtown 2, #12-08 Singapore 068809 during business hours for three months from today.

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

22 February 2022

**Important Notice**

The value of units in LMIR Trust ("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 of LMIR Trust 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.

The past performance of LMIR Trust is not necessarily indicative of the future performance of LMIR Trust. All figures in this announcement unless expressed differently or otherwise stated are rounded off to one decimal places.