



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

ANNOUNCEMENT

UP TO S\$67.5 MILLION BRIDGING LOAN FACILITY

1. Up to S\$67.5 million Bridging Loan Facility

LMIRT Management Ltd., as manager (the “**Manager**”) of Lippo Malls Indonesia Retail Trust (“**LMIR Trust**”) is pleased to announce that LMIR Trust has obtained a bridging loan facility of up to S\$67.5 million. Perpetual (Asia) Limited (in its capacity as trustee of LMIR Trust) (“**PAL**”), has entered into a facility agreement with, *inter alia*, BNP Paribas and CIMB Bank Berhad, Singapore Branch under which the lenders will provide to PAL a bridging loan facility of up to S\$67.5 million (“**Facility**”) on the terms and conditions set out in the facility agreement.

2. Purpose of the Facility

The proceeds from the Facility are intended to be used for the refinancing of the existing debt obligations of PAL (e.g., the prepayment or repayment of a term loan facility of up to S\$67.5 million under an existing S\$135 million term loan facility made available to PAL in 2018).

The drawdown of the Facility is expected to occur on or about 28 October 2022.

3. Certain Terms of the Facility

Some of the key terms of the Facility are as follows:

Coordinators	<ul style="list-style-type: none">• BNP Paribas• CIMB Bank Berhad, Singapore Branch
Mandated Lead Arrangers	<ul style="list-style-type: none">• BNP Paribas• CIMB Bank Berhad, Singapore Branch
Repayment	By 9 November 2023

<p>Provisions in the facility agreement which relate to shareholding interest of any controlling shareholder in the Manager or place restrictions on any change in control of the Manager, the breach of which will cause a default in respect of the facility agreement significantly affecting the operations of LMIR Trust</p>	<p>The occurrence of any of the following events will entitle the lenders to cancel the commitment for the Facility and to demand the repayment of the Facility:</p> <ul style="list-style-type: none"> a. The Manager ceases to be the manager of LMIR Trust and a replacement manager is not appointed in accordance with the terms of the trust deed constituting LMIR Trust; or b. PT Lippo Karawaci Tbk and its subsidiaries cease to hold or control (directly or indirectly) more than 50 per cent. of the issued and paid-up share capital of the Manager (including any replacement manager).
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The aggregate level of facilities that may be affected by the occurrence of an event of default set out in paragraph 3 above is up to S\$1,140.0 million.

BY ORDER OF THE BOARD

LMIRT MANAGEMENT LTD.

(as manager of Lippo Malls Indonesia Retail Trust)

(UEN/Company Registration No. 200707703M)

Mr Liew Chee Seng James

Executive Director and Chief Executive Officer

21 October 2022

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.