



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

ANNOUNCEMENT RESPONSE TO SGX-ST QUERY

LMIRT Management Ltd., in its capacity as manager of Lippo Malls Indonesia Retail Trust (“**LMIR Trust**”, as manager of LMIR Trust, the “**Manager**”), sets out its response to the queries raised by the Singapore Exchange Trading Securities Trading Limited (“**SGX-ST**”) on 3 May 2023 in relation to LMIR Trust’s unaudited financial statements for the first quarter ended 31 March 2023 (“**1Q 2023**”) dated 27 April 2023 (the “**Results Announcement**”):

Question 1:

We note that the aggregate derivative financial instruments under current and non-current liabilities have decreased by \$7.07m from \$47.95m as at 31 December 2022 to \$40.89m as at 31 March 2023. Please explain how this reconciles to the condensed interim statements of total return on page 6, which shows that the decrease in fair value of derivative financial instruments is only \$0.17m. Please substantiate your response with data.

Manager’s Response to Question 1:

The fair value of derivative financial instruments under current assets, current liabilities and non-current liabilities as at 31 March 2023 and 31 December 2022 are as follows:

Type of derivative financial instruments	As at 31 Mar 2023 \$'000	As at 31 Dec 2022 \$'000
<u>Current assets</u>		
Currency option contracts	12	-
<u>Current liabilities</u>		
Currency option contracts	-	(28)
<u>Non-current liabilities</u>		
US\$250.0 million cross currency swap contracts	(13,802)	(11,270)
US\$180.0 million cross currency swap contracts	(27,079)	(36,652)
Net fair value of derivative financial instruments – liabilities	(40,869)	(47,950)

The movement of the fair value of derivative financial instruments for 1Q 2023 and financial year ended 31 December 2022 (“FY 2022”) as similarly disclosed in the LMIR Trust’s 2022 Annual Report, are set out below:

	1Q 2023	FY 2022
	\$’000	\$’000
At beginning of period/year	(47,950)	(12,971)
Fair value changes recognised in profit or loss (Note 1)	(168)	(29,849)
Reset amount paid/(received) (Note 2)	7,249	(5,130)
At end of period/year	<u>(40,869)</u>	<u>(47,950)</u>

Note 1:

Fair value changes recognised in profit or loss of \$168,000 (or \$0.17m) for 1Q 2023 above is reflected in the condensed interim statements of total return as decrease in fair value of derivative financial instruments.

Note 2:

The reset amount paid or received are accounted for in the condensed interim statement of cash flows under the cash flows from operating activities – changes in trade and other payables.

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

Singapore

5 May 2023

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.