



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

ANNOUNCEMENT

RESULTS OF (1) TENDER OFFERS BY LMIRT CAPITAL PTE. LTD. (THE “COMPANY”) IN CONNECTION WITH THE OUTSTANDING (A) 7.25% SENIOR NOTES DUE 2024 (ISIN: XS2010198260) OF THE COMPANY, AND (B) 7.500% SENIOR NOTES DUE 2026 (ISIN: XS2295115997) OF THE COMPANY, AND (2) CONSENT SOLICITATION EXERCISES BY THE COMPANY IN RELATION TO PROPOSED AMENDMENTS TO THE INDENTURE DATED 19 JUNE 2019 AND THE INDENTURE DATED 9 FEBRUARY 2021

Reference is made to the announcements of LMIRT Management Ltd., as manager of Lippo Malls Indonesia Retail Trust dated 11 December 2023 and 21 December 2023 (the “**Announcements**”) in relation to the Offers to Purchase and the Consent Solicitations (each as defined in the Announcements) relating to:

- (a) the USD 250,000,000 7.25% Senior Notes Due 2024 issued by the Company on 19 June 2019 pursuant to an indenture dated 19 June 2019 (the “**2024 Notes**”); and
- (b) the USD 200,000,000 7.500% Senior Notes Due 2026 issued by the Company on 9 February 2021 pursuant to an indenture dated 9 February 2021 (the “**2026 Notes**”, and together with the 2024 Notes, the “**Notes**”).

Capitalised or other terms used but not defined herein shall, unless the context otherwise requires, have the meanings as set out in (1) the Announcements, (2) the Supplemented OTPs, and (3) the Supplemented CSSs, as applicable.

Results of Consents delivered under the Consent Solicitations and the Concurrent Consent Solicitations

The Issuer has received valid consents pursuant to the Consent Solicitations from Eligible Holders and the Concurrent Consent Solicitations from Holders of not less than a majority in aggregate principal amount of the 2024 Notes and the 2026 Notes respectively.

Accordingly, the Issuer has received the relevant Requisite Consents in respect of the 2024 Notes and 2026 Notes (collectively, the “**Notes Requisite Consents**”).

As the Issuer has received the Notes Requisite Consents, the Issuer will execute (1) a supplemental indenture giving effect to the Proposed Amendments (as defined in the 2024 Offer Memorandum), and (2) a supplemental indenture giving effect to the Proposed Amendments (as

defined in the 2026 Offer Memorandum). Each of the Proposed Amendments will not become effective until after the Issuer pays the Consent Fees (as defined below) in respect of the 2024 Notes and 2026 Notes to (i) the Eligible Holders who are deemed to have delivered consents or who have delivered the relevant valid Consents without tendering their Notes in accordance with the terms and conditions set forth in the Offer Memoranda and (ii) the Holders who have delivered the relevant valid Consents in accordance with the terms and conditions set forth in the Consent Solicitation Statements. The Issuer offered to pay a cash payment of US\$20 for each US\$1,000 principal amount of Notes (the “**Consent Fees**”) to such Eligible Holders and Holders. The Consent Settlement Date in respect of the Consent Fees to such Eligible Holders and Holders is expected to be 28 December 2023.

Results of Tenders of the Notes under the Offers to Purchase and Consent Solicitations

As of the Extended Expiration Time, pursuant to the Offers to Purchase:

- (a) a total of US\$43,510,000 in principal amount of the 2024 Notes, representing approximately 18.77% of the total outstanding principal amount of the 2024 Notes had been validly tendered (and not withdrawn); and
- (b) a total of US\$38,545,000 in principal amount of the 2026 Notes, representing approximately 21.21% of the total outstanding principal amount of the 2026 Notes had been validly tendered (and not withdrawn).

Notes tendered as of the Extended Expiration Time did not exceed the Maximum Acceptance Amount. Subject to the satisfaction of the conditions set forth in the Offer Memoranda, all Notes tendered will be accepted and no proration will be applied.

Subject to the satisfaction of the conditions set forth in the Offer Memoranda, the Offer Settlement Date in respect of the Notes accepted for purchase pursuant to the Offers to Purchase is expected to be 29 December 2023.

Following settlement of the Offers to Purchase and cancellation of the Notes purchased pursuant to the Offers to Purchase, US\$188,290,000 in aggregate principal amount of the 2024 Notes and US\$143,155,000 in aggregate principal amount of the 2026 Notes will remain outstanding.

Further Information

The Offers to Purchase and the Consent Solicitations are made on the terms and subject to the conditions set forth in the Offer Memoranda. The Concurrent Consent Solicitations are made on the terms and subject to the conditions set forth in the Consent Solicitation Statements.

All documentation relating to the Offers to Purchase and Consent Solicitations, together with any updates, can be found on the Offer and Consent Website at <https://projects.morrowsodali.com/LMIRTTender>. All documentation relating to the Concurrent Consent Solicitations, together with any updates, can be found on the Consent Website at <https://projects.morrowsodali.com/LMIRTconsent>.

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
27 December 2023

IMPORTANT NOTICE

The value of units in LMIR Trust (“**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. You are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager’s current view of future events.

This announcement is for information only, does not constitute an invitation to participate in the Offers to Purchase, the Consent Solicitations or the Concurrent Consent Solicitations and does not constitute or form part of, and should not be construed as, an offer for sale or subscription of, or a solicitation of any offer to buy or subscribe for, any securities of the Company, LMIR Trust or any other entity (including, without limitation, Units). No offer or invitation to issue or redeem any securities is being made pursuant to this announcement. This announcement must be read in conjunction with the Offer Memoranda and the Consent Solicitation Statements.