



LIPPO MALLS INDONESIA RETAIL TRUST

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

ANNOUNCEMENT

MOODY'S DOWNGRADES LIPPO MALLS INDONESIA RETAIL TRUST'S RATING TO Caa3 /Ca

LMIRT Management Ltd (the "**Manager**"), the manager of Lippo Malls Indonesia Retail Trust ("**LMIR Trust**"), wishes to announce that Moody's Investors Service ("**Moody's**") has downgraded the corporate family rating of LMIR Trust to Caa3 from Caa1. At the same time, the backed senior unsecured bond issued by LMIRT Capital Pte. Ltd., a wholly-owned subsidiary of LMIR Trust has been downgraded to Ca from Caa1. The outlook on all ratings remains negative.

The downgrade follows LMIR Trust's announcement on the completion of its tender offer for its senior unsecured notes due in 2024 and 2026 and in Moody's view, such tender offer was intended to partly help LMIR Trust avoid a default while LMIR Trust's refinancing risk of its debts remains imminent even after the tender offer, given that US\$138.4 million of its US dollar bond will come due in June 2024.

The Manager wishes to highlight that LMIR Trust remains in compliance with its financial covenants and the aggregate leverage limit as prescribed under the Property Funds Appendix.

Please refer to Moody's press release at www.moodys.com.

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

29 January 2024

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.