



**LIPPO MALLS INDONESIA RETAIL TRUST**

**Condensed interim financial statements**

For the first quarter ended 31 March 2024

## Lippo Malls Indonesia Retail Trust

### Condensed interim financial statements

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## **Lippo Malls Indonesia Retail Trust**

### **Introduction**

Lippo Malls Indonesia Retail Trust (“LMIR Trust”) is a Singapore-based real estate investment trust (“REIT”) constituted by a trust deed dated 8 August 2007. LMIR Trust was listed on the Singapore Exchange Securities Trading Limited on 19 November 2007.

LMIR Trust was established with the principal investment objective of owning and investing on a long-term basis in a diversified portfolio of income-producing real estate in Indonesia that is primarily used for retail and/or retail-related purposes, and real estate related assets in connection with the foregoing purposes. As at 31 March 2024, LMIR Trust’s property portfolio comprises 22 retail mall properties and seven retail spaces located within other retail malls, all of which are located in Indonesia.

The tax transparency treatment applicable to S-REITs that derive specified income from Singapore immovable properties (“taxable income”) which requires a distribution to unitholders of at least 90% of the taxable income derived by the S-REITs in the same year the income is derived is not applicable to LMIR Trust. For the avoidance of doubt, as disclosed in LMIR Trust’s prospectus and in accordance with the trust deed of LMIR Trust, the actual level of distribution will be determined at the discretion of LMIRT Management Ltd. (the “Manager”) in accordance with the terms of the applicable documentation.

LMIR Trust’s distributable income is from its net tax-exempt income which comprises mainly tax-exempt (1-tier) dividends received from the Singapore subsidiaries of LMIR Trust (“SPCs”) that originated from the underlying rental and related income derived from the Indonesian properties. LMIR Trust may also at the discretion of its Manager make capital distributions to unitholders which comprise proceeds received from the redemption of redeemable preference shares in the SPCs, irrespective of the level of distributable income.

## Lippo Malls Indonesia Retail Trust

### Summary of results

	<b><u>Group Performance</u></b>		
	First quarter ended 31 March		Variance
	<u>2024</u>	<u>2023</u>	Favourable/ <u>(Unfavourable)</u>
	\$'000	\$'000	%
Rental revenue	27,512	27,756	(0.9%)
Car park revenue	1,416	1,239	14.3%
Service charge and utilities recovery	20,028	19,573	2.3%
Other rental income	274	329	(16.7%)
<b>Gross revenue (Note A)</b>	<b><u>49,230</u></b>	<b><u>48,897</u></b>	<b>0.7%</b>
<b>Net property income</b>	<b><u>29,882</u></b>	<b><u>30,824</u></b>	<b>(3.1%)</b>
<b>Amount available for distribution:</b>			
Unitholders of the Trust	-	-	NM
Perpetual securities holders	-	-	NM
<b>Distributable amount</b>	<b><u>-</u></b>	<b><u>-</u></b>	<b>NM</b>
<b>Distribution to Unitholders (Note B)</b>	<b><u>-</u></b>	<b><u>-</u></b>	<b>NM</b>
<b>Distribution per unit ("DPU") (in cents) (Note 9)</b>	<b><u>-</u></b>	<b><u>-</u></b>	<b>NM</b>

## Lippo Malls Indonesia Retail Trust

### Summary of results (cont'd)

#### Note A

The portfolio performance in IDR terms is as follows:

	<b><u>Group Performance</u></b>		
	First quarter ended 31 March		Variance Favourable/ (Unfavourable)
	<u>2024</u>	<u>2023</u>	<u>(Unfavourable)</u>
	IDR million	IDR million	%
Rental revenue	320,978	317,094	1.2%
Car park revenue	16,520	14,155	16.7%
Service charge and utilities recovery	233,664	223,609	4.5%
Other rental income	3,197	3,759	(15.0%)
<b>Gross revenue</b>	<b><u>574,359</u></b>	<b><u>558,617</u></b>	<b>2.8%</b>
<b>Net property income</b>	<b><u>348,629</u></b>	<b><u>352,144</u></b>	<b>(1.0%)</b>
Exchange rate (IDR to SGD)	<u>11,666.85</u>	<u>11,424.36</u>	(2.1%)

## Lippo Malls Indonesia Retail Trust

### Summary of results (cont'd)

#### Note B

Although LMIR Trust's operation and financial performance have been recovering gradually from the impact of the COVID-19 pandemic, the global and domestic economic uncertainty remains elevated and have caused, and may continue to cause, a persistently high level of inflation high interest rate and a volatile foreign exchange environment. This could negatively affect the sustainability of LMIR Trust's existing capital structure, its leverage ratio, credit ratings, LMIR Trust's access to capital and its ability to remain in compliance with financial covenants.

As announced on 20 March 2023, 31 May 2023, 18 September 2023, 11 December 2023 and 13 March 2024, respectively, to conserve cash, LMIR Trust had ceased distributions to the holders of the \$140.0 million and \$120.0 million perpetual securities. As a result of this discretion, the dividend stopper provisions under the perpetual securities were applied. No declaration or payment of dividends, distributions or other payment is made on the Units, \$120.0 million or \$140.0 million perpetual securities, unless and until certain conditions are met.

The secured term loan facility up to IDR2.5 trillion ("IDR Facility") obtained during the year ended 31 December 2023 has been partially utilised for the tender offer launched in December 2023 to purchase the US\$250.0 million Guaranteed Senior Notes ("2024 Notes") and US\$200.0 million Guaranteed Senior Notes ("2026 Notes") ("2023 Tender Offer"). On 16 January 2024, with the remaining balances of the IDR Facility, LMIR Trust's wholly-owned subsidiary, LMIRT Capital Pte. Ltd. launched its second tender offer for the 2024 Notes and 2026 Notes ("2024 Tender Offer"). Through the 2024 Tender Offer, LMIR Trust repurchased and cancelled US\$49.8 million of the 2024 Notes and US\$28.4 million of the 2026 Notes.

Following the 2023 Tender Offer and 2024 Tender Offer that were primarily to address LMIR Trust's existing capital structure and its maturing debts, the outstanding 2024 Notes was reduced to US\$138.5 million as at 31 March 2024 from US\$188.3 million as at 31 December 2023, while the 2026 Notes was reduced to US\$114.8 million as at 31 March 2024 from US\$143.2 million as at 31 December 2023.

The Manager will continue to explore options available to maintain a prudent and sustainable capital structure and to address its other maturing debt obligations. In particular, in relation to the outstanding 2024 Notes, the Manager is in discussion with certain banks to explore potential liability management alternatives. Pending a clear resolution on its debt obligations maturing in 2024 and potentially in 2026 and achieving a sustainable capital structure, the Manager will continue to exercise prudence with respect to any distributions to be made to both Unitholders and holders of the perpetual securities.

## Lippo Malls Indonesia Retail Trust

### Condensed interim statements of total return For the first quarter ended 31 March 2024

	Note	Group	
		First quarter	
		ended 31 March	
		2024	2023
		\$'000	\$'000
Gross revenue	3	49,230	48,897
Property operating expenses	4	(19,348)	(18,073)
<b>Net property income</b>		<b>29,882</b>	<b>30,824</b>
Interest income		426	336
Other income		6,511	2,249
Manager's management fees	5	(2,176)	(2,384)
Trustee's fees		(101)	(109)
Finance costs	6	(17,153)	(17,462)
Other expenses		(418)	(667)
<b>Net income</b>		<b>16,971</b>	<b>12,787</b>
Increase in fair value of investment properties		24,770	-
Realised losses on derivative financial instruments		(2,484)	(222)
Increase/(Decrease) in fair value of derivative financial instruments		18,950	(168)
Realised foreign exchange losses	7	(16,550)	(1,069)
Unrealised foreign exchange (losses)/gains	7	(6,039)	8,753
Amortisation of intangible assets	11	(1,313)	(1,341)
<b>Total return for the period before tax</b>		<b>34,305</b>	<b>18,740</b>
Income tax expense	8	(5,618)	(6,098)
<b>Total return for the period</b>		<b>28,687</b>	<b>12,642</b>
<b>Other comprehensive return</b>			
<i>Items that may be reclassified subsequently to profit or loss</i>			
Exchange differences on translating foreign operations, net of tax		14,650	39,621
<b>Total comprehensive return for the period</b>		<b>43,337</b>	<b>52,263</b>
<b>Total return for the period attributable to:</b>			
Unitholders of the Trust		28,687	12,642
Perpetual securities holders		-	-
		<b>28,687</b>	<b>12,642</b>
<b>Total comprehensive return attributable to:</b>			
Unitholders of the Trust		43,337	52,263
Perpetual securities holders		-	-
		<b>43,337</b>	<b>52,263</b>
		<u>Cents</u>	<u>Cents</u>
<b>Earnings per unit</b>			
Basic and diluted	9	<u>0.37</u>	<u>0.16</u>

The accompanying notes form an integral part of these condensed interim financial statements.

## Lippo Malls Indonesia Retail Trust

### Condensed interim statements of distribution For the first quarter ended 31 March 2024

	<u>Group</u>	
	First quarter ended 31 March	
	<u>2024</u>	<u>2023</u>
	\$'000	\$'000
<b>Total return for the period</b>	28,687	12,642
Add: Net adjustments (Note A below)	<u>(28,687)</u>	<u>(12,642)</u>
<b>Income available for distribution to Unitholders</b>	<u><u>-</u></u>	<u><u>-</u></u>
 <b>Note A – Net adjustments</b>		
Net of deferred tax on investment properties	(24,770)	-
Depreciation of plant and equipment	581	627
(Increase)/Decrease in fair value of derivative financial instruments	(18,950)	168
Unrealised foreign exchange losses/(gains)	6,039	(8,753)
Amortisation of intangible assets	1,313	1,341
Gain on repurchase of Guaranteed Senior Notes	(6,511)	(2,249)
Other adjustments <sup>#</sup>	13,611	(3,776)
	<u><u>(28,687)</u></u>	<u><u>(12,642)</u></u>

<sup>#</sup> Other adjustments for 1Q 2024 mainly represent an adjustment to arrive at Nil income available for distribution for 1Q 2024.

The accompanying notes form an integral part of these condensed interim financial statements.



## Lippo Malls Indonesia Retail Trust

### Condensed interim statements of financial position As at 31 March 2024

	Note	Group		Trust	
		31 March 2024 \$'000	31 December 2023 \$'000	31 March 2024 \$'000	31 December 2023 \$'000
<b>Non-current assets</b>					
Plant and equipment		5,374	5,879	-	-
Investment properties	10	1,567,983	1,531,578	-	-
Intangible assets	11	3,929	5,232	-	-
Investments in subsidiaries		-	-	915,612	1,035,034
<b>Total non-current assets</b>		<b>1,577,286</b>	<b>1,542,689</b>	<b>915,612</b>	<b>1,035,034</b>
<b>Current assets</b>					
Trade and other receivables	12	32,293	29,018	158,087	170,699
Other non-financial assets	13	13,764	11,262	90	27
Cash and cash equivalents (non-restricted)	14	33,521	39,725	2,016	2,678
Cash and cash equivalents (restricted)	14	16,296	100,609	3,668	3,668
<b>Total current assets</b>		<b>95,874</b>	<b>180,614</b>	<b>163,861</b>	<b>177,072</b>
<b>Total assets</b>		<b>1,673,160</b>	<b>1,723,303</b>	<b>1,079,473</b>	<b>1,212,106</b>
<b>Non-current liabilities</b>					
Deferred tax liabilities		15,793	15,675	-	-
Other payables	17	-	-	262,621	292,300
Other financial liabilities	15	512,852	532,123	86,428	86,172
Other non-financial liabilities	16	76,859	75,178	-	-
Derivative financial instruments		18,051	26,586	18,051	26,586
<b>Total non-current liabilities</b>		<b>623,555</b>	<b>649,562</b>	<b>367,100</b>	<b>405,058</b>
<b>Current liabilities</b>					
Income tax payable		4,672	1,934	1,779	-
Trade and other payables	17	49,305	51,079	287,266	359,725
Other financial liabilities	15	211,894	269,932	9,867	9,838
Other non-financial liabilities	18	47,520	46,614	-	-
Derivative financial instruments		2,625	13,930	2,625	13,930
<b>Total current liabilities</b>		<b>316,016</b>	<b>383,489</b>	<b>301,537</b>	<b>383,493</b>
<b>Total liabilities</b>		<b>939,571</b>	<b>1,033,051</b>	<b>668,637</b>	<b>788,551</b>
<b>Net assets</b>		<b>733,589</b>	<b>690,252</b>	<b>410,836</b>	<b>423,555</b>
Represented by:					
Unitholders' funds		476,802	433,465	154,049	166,768
Perpetual securities	21	256,787	256,787	256,787	256,787
<b>Net assets</b>		<b>733,589</b>	<b>690,252</b>	<b>410,836</b>	<b>423,555</b>
<b>Net asset value per unit attributable to Unitholders (in cents)</b>					
	19	<b>6.19</b>	<b>5.63</b>	<b>2.00</b>	<b>2.17</b>

The accompanying notes form an integral part of these condensed interim financial statements.

## Lippo Malls Indonesia Retail Trust

### Condensed interim statements of movements in unitholders' funds For the first quarter ended 31 March 2024

	First quarter ended 31 March	
	<u>2024</u> \$'000	<u>2023</u> \$'000
<b>Group</b>		
<b>Unitholders' funds</b>		
At beginning of period	433,465	526,978
<b>Operations</b>		
Total return for the period	28,687	12,642
Less: Amount reserved for distribution to perpetual securities holders	-	-
Net increase in net assets resulting from operations attributed to Unitholders	28,687	12,642
Distributions	-	(3,079)
Total net assets before movements in foreign currency translation reserve and perpetual securities	462,152	536,541
<b>Foreign currency translation reserve *</b>		
Net movement in other comprehensive return	14,650	39,621
<b>At end of period</b>	<b>476,802</b>	<b>576,162</b>
<b>Perpetual securities</b>		
At beginning and end of period	256,787	256,787
<b>Net assets</b>	<b>733,589</b>	<b>832,949</b>

\* Foreign currency translation reserve comprises foreign exchange differences arising from translation of the financial statements of foreign operations.

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## Lippo Malls Indonesia Retail Trust

### Condensed interim statements of movements in unitholders' funds (cont'd) For the first quarter ended 31 March 2024

	First quarter ended 31 March	
	<u>2024</u>	<u>2023</u>
	\$'000	\$'000
<b>Trust</b>		
<b>Unitholders' funds</b>		
At beginning of period	<b>166,768</b>	<b>375,276</b>
<b>Operations</b>		
Total loss for the period	(12,719)	(9,368)
Less: Amount reserved for distribution to perpetual securities holders	-	-
Net decrease in net assets resulting from operations attributed to Unitholders	(12,719)	(9,368)
Distributions	-	(3,079)
<b>At end of period</b>	<b>154,049</b>	<b>362,829</b>
<b>Perpetual securities</b>		
At beginning and end of period	256,787	256,787
<b>Net assets</b>	<b>410,836</b>	<b>619,616</b>

The accompanying notes form an integral part of these condensed interim financial statements.

## Lippo Malls Indonesia Retail Trust

### Condensed interim statement of cash flows For the first quarter ended 31 March 2024

	Group	
	First quarter	
	ended 31 March	
	2024	2023
	\$'000	\$'000
<b><u>Cash flows from operating activities</u></b>		
Total return for the period before tax	34,305	18,740
Adjustments for:		
Interest income	(426)	(336)
Interest expense and other related costs	15,907	15,753
Amortisation of borrowing costs	1,246	1,709
Depreciation of plant and equipment	581	627
Amortisation of intangible assets	1,313	1,341
Net reversal for impairment loss on trade and other receivables	(68)	(181)
Increase in fair value of investment properties	(24,770)	-
- Unrealised (gain)/loss on hedging contracts	(18,950)	168
Gain on repurchase of Guaranteed Senior Notes	(6,511)	(2,249)
Unrealised foreign exchange losses/(gains)	6,039	(8,753)
Realised foreign exchange losses	16,550	1,069
Operating cash flows before changes in working capital	25,216	27,888
Trade and other receivables	(3,058)	(307)
Other non-financial assets	(2,494)	(2,087)
Trade and other payables	(3,342)	(7,455)
Other non-financial liabilities, current	849	836
Net cash flows from operations before tax	17,171	18,875
Income tax paid	(2,875)	(5,874)
Net cash flows from operating activities	14,296	13,001
<b><u>Cash flows from investing activities</u></b>		
Capital expenditure on investment properties	(4,529)	(2,233)
Purchase of plant and equipment	(66)	(546)
Interest received	426	334
Net cash flows used in investing activities	(4,169)	(2,445)

The accompanying notes form an integral part of these condensed interim financial statements.

**Lippo Malls Indonesia Retail Trust**

**Condensed interim statement of cash flows (cont'd)  
For the first quarter ended 31 March 2024**

	<u>Group</u>	
	First quarter	
	ended 31 March	
	<u>2024</u>	<u>2023</u>
	\$'000	\$'000
<b><u>Cash flows from financing activities</u></b>		
Proceeds from bank borrowings	14,534	-
Other financial liabilities, current	(2,565)	(236)
Interest paid	(14,170)	(15,806)
Deferred income	1,589	1,687
Distributions to unitholders	-	(3,079)
Cash restricted in use (see Note 14)	84,313	(75)
Repurchase of Guaranteed Senior Notes	<u>(98,751)</u>	<u>(6,970)</u>
Net cash flows used in financing activities	<u>(15,050)</u>	<u>(24,479)</u>
<b>Net decrease in cash and cash equivalents</b>	(4,923)	(13,923)
Cash and cash equivalents at beginning of period	39,725	106,975
Effect of exchange rate fluctuations on cash held	<u>(1,281)</u>	<u>2,289</u>
<b>Cash and cash equivalents at end of period</b>	<u>33,521</u>	<u>95,341</u>
Cash and cash equivalents per statement of cash flows	33,521	95,341
Add: Cash restricted in use	<u>16,296</u>	<u>4,137</u>
<b>Cash and cash equivalents per statements of financial position (Note 14)</b>	<u>49,817</u>	<u>99,478</u>

The accompanying notes form an integral part of these condensed interim financial statements.

## Lippo Malls Indonesia Retail Trust

### Statement of portfolio As at 31 March 2024

#### Indonesia retail malls Group

Description of property	Location	Acquisition date	Gross floor area in sqm	Tenure of land	Carrying value at 31 March 2024 \$'000	Percentage of net assets at 31 March 2024 %	Fair value at 31 December 2023 \$'000	Percentage of net assets at 31 December 2023 %
1. Gajah Mada Plaza	Jalan Gajah Mada 19-26 Sub-District of Petojo Utara, District of Gambir, Regency of Central Jakarta, Jakarta-Indonesia	19 November 2007	86,894	Strata title constructed on HGB# Title common land, expires on 24 January 2040	77,367	10.5	77,017	11.2
2. Cibubur Junction	Jalan Jambore No.1 Cibubur Sub-District, Ciracas District, East Jakarta City, Jakarta-Indonesia	19 November 2007	66,935	ABS*, expires on 29 July 2045 ^	35,967	4.9	5,613	0.9
3. The Plaza Semanggi	Jalan Jenderal Sudirman Kav.50, Sub-District of Karet Semanggi, District of Setiabudi, Regency of South Jakarta, Jakarta-Indonesia	19 November 2007	155,122	ABS, expires on 31 March 2054	34,841	4.7	33,545	4.9
4. Mal Lippo Cikarang	Jalan MH Thamrin, Lippo Cikarang, Sub-District of Cibatu, District of Lemah Abang, Regency of Bekasi, West Java-Indonesia	19 November 2007	47,946	HGB title, expires on 5 May 2043	72,152	9.8	71,998	10.4

# Hak Guna Bangunan ("HGB")

\* Agreement-based scheme ("ABS")

^ The valuation of Cibubur Junction was based on extended right to operate to 29 July 2045 granted on 31 January 2024.

The accompanying notes form an integral part of these condensed interim financial statements.

## Lippo Malls Indonesia Retail Trust

### Statement of portfolio (cont'd)

As at 31 March 2024

### Indonesia retail malls (cont'd)

#### Group

Description of property	Location	Acquisition date	Gross floor area in sqm	Tenure of land	Carrying value at 31 March 2024 \$'000	Percentage of net assets at 31 March 2024 %	Fair value at 31 December 2023 \$'000	Percentage of net assets at 31 December 2023 %
5. Lippo Plaza Ekalokasari Bogor	Jalan Siliwangi No. 123, Sub-District of Sukasari, District of Kota Bogor Timur, Administrative City of Bogor, West Java-Indonesia	19 November 2007	58,859	ABS, expires on 27 June 2032	18,866	2.6	18,640	2.7
6. Bandung Indah Plaza	Jalan Merdeka No. 56, Sub-District of Citarum, District of Bandung Wetan, Regency of Bandung, West Java-Indonesia	19 November 2007	75,868	ABS, expires on 31 December 2030	34,538	4.7	34,285	5.0
7. Istana Plaza	Jalan Pasir Kaliki No. 121 – 123, Sub-District of Pamoyanan, District of Cicendo, Regency of Bandung, West Java-Indonesia	19 November 2007	47,534	ABS, expires on 17 January 2034	24,177	3.3	23,988	3.5
8. Sun Plaza	Jalan Haji Zainul Arifin No. 7, Madras Hulu, Medan Polonia, Medan, North Sumatra-Indonesia	31 March 2008	166,070	HGB title, expires on 24 November 2032	226,806	30.9	226,250	32.8
9. Pluit Village	Jalan Pluit Indah Raya, Sub-District of Pluit, District of Penjaringan, City of North Jakarta, Province of DKI Jakarta, Indonesia	6 December 2011	150,905	ABS, expires on 9 June 2027	27,465	3.7	27,280	4.0

The accompanying notes form an integral part of these condensed interim financial statements.

## Lippo Malls Indonesia Retail Trust

### Statement of portfolio (cont'd)

As at 31 March 2024

#### Indonesia retail malls (cont'd)

##### Group

Description of property	Location	Acquisition date	Gross floor area in sqm	Tenure of land	Carrying value at 31 March 2024 \$'000	Percentage of net assets at 31 March 2024 %	Fair value at 31 December 2023 \$'000	Percentage of net assets at 31 December 2023 %
10. Plaza Medan Fair	Jalan Jendral Gatot Subroto, Sub-District of Sekip, District of Medan Petisah, City of Medan, Province of North Sumatera, Indonesia	6 December 2011	141,866	ABS, expires on 23 July 2027	46,537	6.3	46,266	6.7
11. Palembang Square Extension	Jalan Angkatan 45/POM IX, Lorok Pakjo Sub District, Ilir Barat 1 District, Palembang City, South Sumatera Province, Indonesia	15 October 2012	23,825	ABS, expires on 25 January 2041	24,222	3.3	24,159	3.5
12. Lippo Plaza Kramat Jati	Jalan Raya Bogor Km 19, Kramat Jati Sub District, Kramat Jati District, East Jakarta Region, DKI Jakarta Province, Indonesia	15 October 2012	65,511	HGB title, expires on 24 October 2024	46,349	6.3	46,251	6.7
13. Tamini Square	Jalan Raya Taman Mini Pintu 1 No.15, Pinang Ranti Sub District, Makasar District, East Jakarta Region, DKI Jakarta Province, Indonesia	14 November 2012	18,963	Strata title constructed on HGB title common land, expires on 25 September 2035	14,734	2.0	14,716	2.1

The accompanying notes form an integral part of these condensed interim financial statements.



## Lippo Malls Indonesia Retail Trust

### Statement of portfolio (cont'd) As at 31 March 2024

#### Indonesia retail malls (cont'd) Group

<u>Description of property</u>	<u>Location</u>	<u>Acquisition date</u>	<u>Gross floor area in sqm</u>	<u>Tenure of land</u>	<u>Carrying value at 31 March 2024</u> \$'000	<u>Percentage of net assets at 31 March 2024</u> %	<u>Fair value at 31 December 2023</u> \$'000	<u>Percentage of net assets at 31 December 2023</u> %
14. Palembang Square	Jalan Angkatan 45/POM IX, Lorok Pakjo Sub District, Ilir Barat 1 District, Palembang City, South Sumatra Province, Indonesia	14 November 2012	49,511	Strata title constructed on HGB title common land, expires on 1 September 2039	64,130	8.7	63,651	9.2
15. Lippo Mall Kemang	Jalan Kemang VI, Bangka Sub District, Mampang Prapatan District, South Jakarta, DKI Jakarta Province, Indonesia	17 December 2014	150,932	Strata title constructed on HGB title common land, expires on 28 June 2035	187,677	25.6	187,335	27.1
16. Lippo Plaza Batu	Jalan Diponegoro RT. 07 RW. 05, Sub District of Sisir, District of Batu, City of Batu, Province of East Java, Indonesia	7 July 2015	34,340	HGB title, expires on 8 June 2031	19,314	2.6	19,297	2.8
17. Palembang Icon	Jalan POM IX RT.30/RW.09, Sub District of Lorok Pakjo, District of Ilir Barat I, City of Palembang, Province of South Sumatra, Indonesia	10 July 2015	50,889	HGB title, ABS, expires on 30 April 2040	79,092	10.8	78,630	11.4

The accompanying notes form an integral part of these condensed interim financial statements.

## Lippo Malls Indonesia Retail Trust

### Statement of portfolio (cont'd)

As at 31 March 2024

#### Indonesia retail malls (cont'd)

##### Group

Description of property	Location	Acquisition date	Gross floor area in sqm	Tenure of land	Carrying value at 31 March 2024 \$'000	Percentage of net assets at 31 March 2024 %	Fair value at 31 December 2023 \$'000	Percentage of net assets at 31 December 2023 %
18. Lippo Mall Kuta	Jalan Kartika Plaza, Sub District of Kuta, District of Kuta, Regency of Badung, Province of Bali, Indonesia	29 December 2016	49,487	HGB title, expires on 22 March 2037	27,088	3.7	26,982	3.9
19. Lippo Plaza Kendari	Jalan MT Haryono No.61-63, Sub-district of Bende, District of Kadia, City of Kendari, South East Sulawesi 93117, Indonesia	21 June 2017	34,831	ABS, expires on 7 July 2041	21,968	3.0	21,893	3.2
20. Lippo Plaza Jogja	Jalan Laksda Adi Sucipto No.32-34, Yogyakarta, Indonesia	22 December 2017	65,524	HGB title, expires on 27 December 2043	18,466	2.5	18,443	2.7
21. Kediri Town Square	Jalan Hasanudin No. 2, RT/22 RW/06, Balowerti Subdistrict, Kediri, East Java, Indonesia	22 December 2017	28,688	HGB title, expires on 12 August 2024	33,805	4.6	33,727	4.9
22. Lippo Mall Puri	Jalan Puri Indah Raya Blok U1, RT.3/RW.2, Kembangan Sel., Kembangan, Kota Jakarta Barat, Daerah Khusus Ibukota Jakarta 11610, Indonesia	27 January 2021	174,645	Strata title constructed on HGB title common land, expires on 15 January 2040	353,409	48.2	352,702	51.1

The accompanying notes form an integral part of these condensed interim financial statements.

## Lippo Malls Indonesia Retail Trust

### Statement of portfolio (cont'd) As at 31 March 2024

#### Indonesia retail spaces Group

Description of property	Location	Acquisition date	Gross floor area in sqm	Tenure of land	Carrying value at 31 March <u>2024</u> \$'000	Percentage of net assets at 31 March <u>2024</u> %	Fair value at 31 December <u>2023</u> \$'000	Percentage of net assets at 31 December <u>2023</u> %
1. Mall WTC Matahari Units	Jalan Raya Serpong No.39, Sub-District of Pondok Jagung, District of North Serpong, SouthTangerang City, Banten-Indonesia	19 November 2007	11,184	Strata title constructed on HGB title common land, expires on 8 April 2038	8,641	1.2	8,630	1.3
2. Metropolis Town Square Units	Jalan Hartono Raya, Sub-District of Kelapa Indah, District of Tangerang, Tangerang City, Banten-Indonesia	19 November 2007	15,248	Strata title constructed on HGB title common land, expires on 27 December 2029	7,580	1.0	7,570	1.1
3. Depok Town Square Units	Jalan Margonda Raya No. 1, Sub-District of Pondok Cina, District of Beji Depok City, West Java-Indonesia	19 November 2007	13,045	Strata title constructed on HGB title common land, expires on 27 February 2035	12,858	1.8	12,841	1.9
4. Java Supermall Units	Jalan MT Haryono, No. 992-994, Sub-District of Lamper Kidul, District of Semarang Selatan, Semarang City, Central Java-Indonesia	19 November 2007	11,082	Strata title constructed on HGB title common land, expires on 24 September 2037	10,909	1.5	10,895	1.6

The accompanying notes form an integral part of these condensed interim financial statements.

## Lippo Malls Indonesia Retail Trust

### Statement of portfolio (cont'd) As at 31 March 2024

#### Indonesia retail spaces (cont'd) Group

Description of property	Location	Acquisition date	Gross floor area in sqm	Tenure of land	Carrying value at 31 March 2024 \$'000	Percentage of net assets at 31 March 2024 %	Fair value at 31 December 2023 \$'000	Percentage of net assets at 31 December 2023 %
5. Malang Town Square Units	Jalan Veteran No. 2, Sub-District of Penanggungan, District of Klojen, Malang City, East Java-Indonesia	19 November 2007	11,065	Strata title constructed on HGB title, expires on 21 April 2033	14,384	2.0	14,365	2.1
6. Plaza Madiun Units	Jalan Pahlawan No. 38-40, Sub-District of Pangongangan, District of Manguharjo, Madiun City, East Java-Indonesia	19 November 2007	19,991	HGB title, expires on 9 February 2032	19,009	2.6	18,984	2.8
7. Grand Palladium Units	Jalan Kapten Maulana Lubis No. 8, Sub-District of Petisah Tengah, District of Medan Petisah, Regency of Medan, North Sumatra-Indonesia	19 November 2007	13,730	Strata title constructed on HGB title common land, expires on 9 November 2028	5,632	0.8	5,625	0.8
Investment properties					1,567,983	213.6	1,531,578	222.2
Other net liabilities					(834,394)	(113.6)	(841,326)	(122.2)
Net asset value					733,589	100.0	690,252	100.0

The accompanying notes form an integral part of these condensed interim financial statements.

## Lippo Malls Indonesia Retail Trust

### Notes to the condensed interim financial statements

#### 1. General

Lippo Malls Indonesia Retail Trust (“LMIR Trust” or the “Trust”) is a Singapore-domiciled unit trust constituted pursuant to the Trust Deed dated 8 August 2007 (the “Trust Deed”) entered into between LMIRT Management Ltd (the “Manager”) and HSBC Institutional Trust Services (Singapore) Limited (the “Trustee”), governed by the laws of the Republic of Singapore.

Perpetual (Asia) Limited was appointed as the Trustee with effect from 3 January 2018.

The Trustee is under a duty to take into custody and hold the assets of the Trust and its subsidiaries (the “Group”) in trust for the holders (“Unitholders”) of units in the Trust (the “Units”).

The Trust was listed on the Singapore Exchange Securities Trading Limited (“SGX-ST”) on 19 November 2007.

The parent company of the Manager is PT Lippo Karawaci Tbk (the “Sponsor”), incorporated in Indonesia, which is a substantial Unitholder of LMIR Trust.

The property manager of the properties of the Trust is PT Lippo Malls Indonesia (the “Property Manager”), a wholly-owned subsidiary of the Sponsor.

The financial statements are presented in Singapore dollars (“\$”), recorded to the nearest thousands, unless otherwise stated, and they cover the Trust and its subsidiaries (the “Group”).

The registered office of the Manager is located at 6 Shenton Way, OUE Downtown 1 #40-05 Singapore 068809.

The principal activities of the Group and of the Trust are to invest in a diversified portfolio of income-producing real estate properties in Indonesia. These are primarily used for retail and/or retail-related purposes. The primary objective is to deliver regular and stable distributions to Unitholders and to achieve long-term growth in the net asset value per unit.

The financial information contained in this announcement has neither been audited nor reviewed by the auditors.

The auditor of the Group has included a paragraph on material uncertainty related to going concern in its independent report for the latest audited financial statements for the financial year ended 31 December 2023 (“FY2023 Audited Financial Statements”). The opinion of the auditor on the FY2023 Audited Financial Statements was not modified. This matter is further explained in paragraph 2.1 below.

## Lippo Malls Indonesia Retail Trust

### 2. Summary of material accounting policy information

#### 2.1 Basis of preparation

These condensed interim financial statements have been prepared in accordance with the recommendations of Statement of Recommended Accounting Practice 7 *Reporting Framework for Investment Funds* ("RAP 7") issued by the Institute of Singapore Chartered Accountants, the applicable requirements of the Code on Collective Investment Schemes ("CIS Code") issued by the Monetary Authority of Singapore ("MAS") and the provisions of the Trust Deed. RAP 7 requires the accounting policies should generally comply with the principles relating to recognition and measurement of the Financial Reporting Standards ("FRS") issued by the Accounting Standards Council ("ASC"). They are also in compliance with the provisions of the Singapore Exchange Mainboard Listing Rules.

The accounting policies and methods of computation applied in these condensed interim financial statements are consistent with those of the latest audited annual financial statements. However, the typical notes and information included in the latest audited annual financial statements are not included in these condensed interim financial statements except for the selected explanatory notes included to explain events and transactions that are significant to an understanding of the changes in the performance and financial position of the Trust and the Group since the latest audited annual financial statements as at and for the year ended 31 December 2023.

#### **Uncertainties relating to current economic conditions and going concern**

As much of the world is emerging into a post-pandemic normal, the global economic uncertainties remains elevated with persistently high level of inflation, high interest rate and a volatile foreign exchange environment. If these uncertainties continue, the potential impacts are uncertain and difficult to assess. The uncertainties could have a material adverse impact on the Group (in particular, the fair values of the investment properties and recoverability of the trade receivables) and the sustainability of its existing capital structure, its leverage ratio and credit ratings.

The Manager expects the operating environment to remain challenging as retailers remain cautious despite the easing of COVID-19 restrictions. The Manager will continue to explore options and measures to maintain a sustainable capital structure and reduce the aggregate leverage of the Group.

As at 31 March 2024, the Group's current liabilities exceeded its current assets by \$220,142,000, mainly arising from the classification of 2024 Notes amounting to US\$138,444,000 (equivalent to \$185,602,000) maturing within the next 12 months as current liabilities. The financial position of the Group, its cash flows, liquidity position and borrowing facilities are described in the notes to the financial statements. Notwithstanding that these events or conditions appear to cast significant doubt upon the Group's ability to continue as a going concern, the Manager has prepared the financial statements on a going concern basis given the following mitigating factors:

- (a) Based on the Group's cash flow forecast for the next 12 months, the Manager believes the Group will be able to pay its debts as when they fall due. The Group continues to generate positive cash flows from operating activities for both the current and prior periods and is expected to meet the cash flow requirements from its normal course of business through its existing and future lease agreements with tenants that are expected to generate positive cash flows over the next 12 months;

## Lippo Malls Indonesia Retail Trust

### 2. Summary of material accounting policy information (cont'd)

#### 2.1 Basis of preparation (cont'd)

##### Uncertainties relating to current economic conditions and going concern (cont'd)

- (b) On 16 January 2024, with the remaining balances of the IDR Facility (as defined in note 15), LMIR Trust's wholly-owned subsidiary, LMIRT Capital Pte. Ltd., launched the 2024 Tender Offer. Through the 2024 Tender Offer, LMIR Trust repurchased and cancelled US\$49.8 million of the 2024 Notes and US\$28.4 million of the 2026 Notes.

Following the 2023 Tender Offer and 2024 Tender Offer that were primarily to address LMIR Trust's existing capital structure and its maturing debts, the outstanding 2024 Notes was reduced to US\$138.5 million as at 31 March 2024 from US\$188.3 million as at 31 December 2023, while the 2026 Notes was reduced to US\$114.8 million as at 31 March 2024 from US\$143.2 million as at 31 December 2023. As at the date of these condensed interim financial statements, the balance of the IDR Facility not yet drawn down amounted to IDR 230 billion (equivalent to \$19.7 million);

- (c) The Group has existing banking relationships with a number of banks and the Group is exploring various options available to address the remaining debts that are maturing in the next 12 months. These options include securing additional term loan facilities to be used together with the remaining balance of the IDR Facility not yet drawn down, as well as potentially conducting additional liability management exercises. To this end, as at the date of these financial statements, the Group has commenced negotiation with a bank to secure a term loan facility; and
- (d) On 19 April 2024, the Trust further announced that consent request has been made under the SGD Term Loans (as defined in note 15) to obtain consent for replacement of a property that has been pledged with replacement properties ("Property Replacement Exercise"). As part of the Property Replacement Exercise, if the relevant consents of the lenders under the SGD Term Loans have been obtained and subject to certain conditions precedent, waiver fees, upfront prepayments and additional prepayments of an aggregate amount of about \$25,000,000 under the SGD Term Loans will be paid by end October 2024.

Although this process of obtaining refinancing for the remaining outstanding balances of the 2024 Notes has not yet reached conclusion with the relevant parties involved at the date of these financial statements, management expects the Group to be able to obtain additional funding from the banks when required.

The validity of the going concern assumption on which these condensed interim financial statements are prepared depends on the successful conclusion of these matters. If the going concern assumption is inappropriate, adjustments may have to be made to reflect the situation that assets may need to be realised other than in the normal course of business and at amounts which could differ significantly from the amounts at which they are now recorded in the statement of financial position. In addition, the Group may have to provide for further liabilities which may arise and to reclassify non-current assets and liabilities as current assets and liabilities respectively. No such adjustments have been made to these financial statements.

## Lippo Malls Indonesia Retail Trust

### 2. Summary of material accounting policy information (cont'd)

#### 2.2 Critical judgements, assumptions and estimation uncertainties

The preparation of these condensed interim financial statements requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expense. Actual results may differ from these estimates.

In preparing these condensed interim financial statements, the significant judgements made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those applied to the audited financial statements as at and for the year ended 31 December 2023.

These estimates and assumptions are periodically monitored to ensure they incorporate all relevant information available at the date when the financial statements are prepared. However, this does not prevent actual figures differing from the estimates. The nature and carrying amount of such significant assets and liabilities are disclosed with further details in the relevant notes to these condensed interim financial statements.

### 3. Gross revenue

	<u>Group</u>	
	First quarter	
	<u>ended 31 March</u>	
	<u>2024</u>	<u>2023</u>
	\$'000	\$'000
Rental revenue	27,512	27,756
Car park revenue	1,416	1,239
Service charge and utilities recovery	20,028	19,573
Other rental income	274	329
	<u>49,230</u>	<u>48,897</u>

Rental revenue includes the top-up from the vendor of Lippo Mall Puri under the net property income guarantee arrangement.

### 4. Property operating expenses

	<u>Group</u>	
	First quarter	
	<u>ended 31 March</u>	
	<u>2024</u>	<u>2023</u>
	\$'000	\$'000
Land rental expense	366	346
Property management fees	1,648	1,647
Legal and professional fees	402	378
Depreciation of plant and equipment	581	627
Net reversal for impairment of trade receivables	(68)	(181)
Property operating and maintenance expenses	16,191	14,920
Other property operating expenses	228	336
	<u>19,348</u>	<u>18,073</u>



## Lippo Malls Indonesia Retail Trust

### 5. Manager's management fees

	<u>Group</u>	
	First quarter	
	ended 31 March	
	<u>2024</u>	<u>2023</u>
	\$'000	\$'000
Base fee	981	1,151
Performance fee	1,195	1,233
	<u>2,176</u>	<u>2,384</u>

### 6. Finance costs

	<u>Group</u>	
	First quarter	
	ended 31 March	
	<u>2024</u>	<u>2023</u>
	\$'000	\$'000
Interest expense	15,907	15,717
Amortisation of borrowing costs	1,246	1,709
Issuance and commitment fees	-	36
	<u>17,153</u>	<u>17,462</u>

### 7. Foreign exchange (losses)/gains

Realised foreign exchange movements mainly relate to redemption of redeemable preference shares ("RPS"), which are mainly denominated in Indonesian Rupiah ("IDR") and recorded in the financial statements of LMIR Trust at historical SGD/IDR exchange rates when the RPS are issued and recorded at the prevailing SGD/IDR exchange rates when the RPS are redeemed.

Unrealised foreign exchange movements mainly relate to revaluation of USD Guaranteed Senior Notes amounting to US\$253.2 million (31 December 2023: US\$331.4 million) in aggregate.

### 8. Income tax

	<u>Group</u>	
	First quarter	
	ended 31 March	
	<u>2024</u>	<u>2023</u>
	\$'000	\$'000
<b>Current tax</b>		
Singapore income tax		
- Adjustments in respect of prior years	-	32
Foreign income tax	5,016	5,104
Withholding tax	602	962
	<u>5,618</u>	<u>6,098</u>

## Lippo Malls Indonesia Retail Trust

### 9. Earnings per unit

#### 9A. Earnings per unit

The following table sets out the numerators and denominators used to calculate earnings per unit (“EPU”):

	<u>Group</u>	
	First quarter ended 31 March	
	<u>2024</u>	<u>2023</u>
	\$'000	\$'000
<b>Numerator</b>		
Total return after tax	28,687	12,642
Less: Amount reserved for distribution to perpetual securities holders	-	-
Total return attributable to Unitholders	<u>28,687</u>	<u>12,642</u>
<b>Denominator</b>		
Weighted average number of units	<u>7,696,809,979</u>	<u>7,696,809,979</u>
EPU (in cents) <sup>(1)</sup>	<u>0.37</u>	<u>0.16</u>
Adjusted EPU (in cents) <sup>(2)</sup>	<u>0.05</u>	<u>0.16</u>

(1) In computing EPU, weighted average number of units for the period is used.

(2) Adjusted EPU excludes changes in fair value of investment properties (net of deferred tax).

#### 9B. Distribution per unit

	<u>Group</u>	
	First quarter ended 31 March	
	<u>2024</u>	<u>2023</u>
	\$'000	\$'000
<b>Numerator</b>		
Distribution to Unitholders	-	-
<b>Denominator</b>		
Number of units in issue (note 20)	<u>7,696,809,979</u>	<u>7,696,809,979</u>
DPU (in cents)	<u>-</u>	<u>-</u>

LMIR Trust announced on 20 March 2023, 31 May 2023, 18 September 2023, 11 December 2023 and 13 March 2024, respectively, that it had ceased distributions to the holders of the \$140.0 million and \$120.0 million perpetual securities. As a result of this discretion, the dividend stopper provisions under the perpetual securities are applied. No declaration or payment of dividends, distributions or other payment is made on the Units, unless and until certain conditions are met.

## Lippo Malls Indonesia Retail Trust

### 10. Investment properties

	31 March		31 December	
	2024	2023	2024	2023
	\$'000	\$'000	IDR'000	IDR'000
<b>At valuation</b>				
At beginning of period/year	1,531,578	1,655,812	17,937,294,405	19,305,243,809
Enhancement expenditure capitalised	9,742	12,380	113,950,092	144,992,938
	<u>1,541,320</u>	<u>1,668,192</u>	<u>18,051,244,497</u>	<u>19,450,236,747</u>
Changes in fair value included in profit or loss	24,770	(133,467)	288,982,129	(1,512,942,342)
Foreign exchange translation	1,893	(3,147)	-	-
At end of period/ year	<u>1,567,983</u>	<u>1,531,578</u>	<u>18,340,226,626</u>	<u>17,937,294,405</u>

Other details of the investment properties are disclosed in the statement of portfolio.

#### Security

As at 31 March 2024, certain investment properties of the Group are pledged as security for bank loans (see note 15).

#### Measurement of fair value

The Group had engaged independent professional valuers to measure the fair values of each of its investment properties on 31 December 2023. This information is also disclosed in the audited financial statements as at and for the year ended 31 December 2023.

The carrying amounts of investment properties as at 31 March 2024 were based on internal assessment by the Manager, except for Cibubur Junction for which the valuation was performed by the independent professional valuer based on extended right to operate granted in January 2024. The assessment by the Manager took into consideration changes in the assumptions and methodologies used in the valuation on 31 December 2023, if any, and the information available at the date of the assessment. In determining the fair value, the valuation methods involve certain estimates. Significant unobservable inputs used in assessing the carrying amounts included: (1) discount rates; (2) growth rates; (3) terminal capitalisation rate; and (4) discounted cash flow forecasts. The Manager reviewed the appropriateness of the valuation method, assumptions and estimates adopted and is of the view that they are a reasonable reflection of the current market conditions as at 31 March 2024.

Based on the assessment, the Manager is of the view that the fair value of the portfolio of investment properties has not materially changed from the valuation as at 31 December 2023 which was performed by the independent professional valuers Cushman & Wakefield VHS Pte. Ltd., KJPP Wilson & Rekan (in association with Knight Frank), KJPP Rengganis Hamid & Rekan (in association with CBRE) and Savills Valuation and Professional Services (S) Pte Ltd.

The valuation of Cibubur Junction based on extended right to operate granted in January 2024 as at the date of these interim financial statements was performed by KJPP Rengganis Hamid & Rekan (in association with CBRE), an external independent professional valuer having appropriate recognised professional qualifications and relevant experience in the location and category of the investment property being valued.

All recurring fair value measurements of the investment properties are based on income approach and are categorised within Level 3 of the fair value hierarchy.

## Lippo Malls Indonesia Retail Trust

### 11. Intangible assets

	<u>Group</u>	
	31 March	31 December
	<u>2024</u>	<u>2023</u>
	\$'000	\$'000
<b>Cost</b>		
At beginning of period/year	60,533	60,806
Foreign exchange translation	77	(273)
At end of period/year	<u>60,610</u>	<u>60,533</u>
<b>Accumulated amortisation</b>		
At beginning of period/year	55,301	50,295
Amortisation for the period/year	1,313	5,406
Foreign exchange translation	67	(400)
At end of period/year	<u>56,681</u>	<u>55,301</u>
<b>Carrying value</b>		
At beginning of period/year	<u>5,232</u>	<u>10,511</u>
At end of period/year	<u>3,929</u>	<u>5,232</u>

Intangible assets represent unamortised aggregate rental guarantee amounts receivable by the Group from master leases upon the acquisitions of Lippo Mall Kuta in 2016, Lippo Plaza Kendari in 2017 and Lippo Plaza Jogja in 2017 respectively, as well as the Net Property Income ("NPI") guarantee amount provided to the Group upon the acquisition of Lippo Mall Puri in 2021. The master leases range from 3 to 5 years and the NPI guarantee covers the period from the date of acquisition to 31 December 2024. As at 31 March 2024 and 31 December 2023, all master leases had expired.

## Lippo Malls Indonesia Retail Trust

### 12. Trade and other receivables

	<u>Group</u>		<u>Trust</u>	
	31 March <u>2024</u> \$'000	31 December <u>2023</u> \$'000	31 March <u>2024</u> \$'000	31 December <u>2023</u> \$'000
<b>Trade receivables</b>				
Outside parties	29,642	28,443	-	-
Related parties	5,954	4,543	-	-
Less: Allowance for impairment				
Outside parties	(7,881)	(7,966)	-	-
Related parties	(751)	(722)	-	-
	<u>26,964</u>	<u>24,298</u>	<u>-</u>	<u>-</u>
<b>Other receivables</b>				
Subsidiaries	-	-	157,863	170,620
Related parties	89	289	-	-
Other receivables	5,704	4,894	224	79
Less: Allowance for impairment				
Outside parties	(464)	(463)	-	-
	<u>5,329</u>	<u>4,720</u>	<u>158,087</u>	<u>170,699</u>
	<u>32,293</u>	<u>29,018</u>	<u>158,087</u>	<u>170,699</u>

Concentration of credit risk relating to trade receivables is limited due to the Group's many varied tenants and credit policy of obtaining security deposits from most tenants for leasing the Group's investment properties. These tenants comprise retailers engaged in a wide variety of consumer trades.

Movements in allowance for impairment of trade receivables are as follows:

	<u>Group</u>		<u>Trust</u>	
	31 March <u>2024</u> \$'000	31 December <u>2023</u> \$'000	31 March <u>2024</u> \$'000	31 December <u>2023</u> \$'000
At beginning of period/year	(8,688)	(10,416)	-	-
Reversal of allowance no longer required	137	1,947	-	-
Charge to profit or loss	(69)	(211)	-	-
Foreign exchange translation	(12)	(8)	-	-
At end of period/year	<u>(8,632)</u>	<u>(8,688)</u>	<u>-</u>	<u>-</u>

Movements in allowance for impairment of other receivables are as follows:

	<u>Group</u>		<u>Trust</u>	
	31 March <u>2024</u> \$'000	31 December <u>2023</u> \$'000	31 March <u>2024</u> \$'000	31 December <u>2023</u> \$'000
At beginning of period/year	(463)	(432)	-	-
Charge to profit and loss	-	(34)	-	-
Foreign exchange translation	(1)	3	-	-
At end of period/year	<u>(464)</u>	<u>(463)</u>	<u>-</u>	<u>-</u>

## Lippo Malls Indonesia Retail Trust

### 12. Trade and other receivables (cont'd)

The trade receivables are subject to the expected credit loss (“ECL”) model under the financial reporting standard on financial instruments. The methodology applied for impairment loss is disclosed in the audited financial statements as at and for the year ended 31 December 2023. The loss allowance for trade receivables was as follows:

	<u>Group</u>			
	<u>Gross amount</u>		<u>Loss allowance</u>	
	31 March <u>2024</u> \$'000	31 December <u>2023</u> \$'000	31 March <u>2024</u> \$'000	31 December <u>2023</u> \$'000
Current	17,757	15,387	100	64
1 to 30 days past due	2,024	1,795	81	72
31 to 60 days past due	990	485	76	37
Over 61 days past due	<u>6,822</u>	<u>7,041</u>	<u>1,301</u>	<u>1,320</u>
	27,593	24,708	1,558	1,493
Credit impaired	<u>8,003</u>	<u>8,278</u>	<u>7,074</u>	<u>7,195</u>
	<u><u>35,596</u></u>	<u><u>32,986</u></u>	<u><u>8,632</u></u>	<u><u>8,688</u></u>

Subsequent to 31 March 2024, \$5.7 million of trade receivables were collected, of which \$1.1 million were from related party tenants and \$4.6 million were from non-related party tenants.

### 13. Other non-financial assets

	<u>Group</u>		<u>Trust</u>	
	31 March <u>2024</u> \$'000	31 December <u>2023</u> \$'000	31 March <u>2024</u> \$'000	31 December <u>2023</u> \$'000
	Prepayments	2,258	2,252	90
Prepaid tax	<u>11,506</u>	<u>9,010</u>	<u>-</u>	<u>-</u>
	<u><u>13,764</u></u>	<u><u>11,262</u></u>	<u><u>90</u></u>	<u><u>27</u></u>

### 14. Cash and cash equivalents

	<u>Group</u>		<u>Trust</u>	
	31 March <u>2024</u> \$'000	31 December <u>2023</u> \$'000	31 March <u>2024</u> \$'000	31 December <u>2023</u> \$'000
	Not restricted in use	33,521	39,725	2,016
Restricted in use	<u>16,296</u>	<u>100,609</u>	<u>3,668</u>	<u>3,668</u>
	<u><u>49,817</u></u>	<u><u>140,334</u></u>	<u><u>5,684</u></u>	<u><u>6,346</u></u>

Included in restricted in use of the Group are: (i) cash pledged for bank facilities totalling \$14,552,000, and (ii) balance of funds withdrawn from the IDR Facility for the purpose of the 2024 Tender Offer that was launched on 16 January 2024 amounted to \$1,744,000.

## Lippo Malls Indonesia Retail Trust

### 15. Other financial liabilities

	<u>Group</u>		<u>Trust</u>	
	31 March <u>2024</u> \$'000	31 December <u>2023</u> \$'000	31 March <u>2024</u> \$'000	31 December <u>2023</u> \$'000
<b>Non-current</b>				
<b>Financial instruments with floating interest rates</b>				
Bank loans (secured)	364,250	351,723	88,000	88,000
Less: Unamortised transaction costs	(5,581)	(6,207)	(1,572)	(1,828)
	<u>358,669</u>	<u>345,516</u>	<u>86,428</u>	<u>86,172</u>
<b>Financial instruments with fixed interest rates</b>				
Senior notes (unsecured)*	153,797	188,435	-	-
Less: Unamortised transaction costs	(1,571)	(2,376)	-	-
	152,226	186,059	-	-
Lease liabilities	1,957	548	-	-
	<u>512,852</u>	<u>532,123</u>	<u>86,428</u>	<u>86,172</u>
<b>Current</b>				
<b>Financial instruments with floating interest rates</b>				
Bank loans (secured)	27,822	25,586	11,000	11,000
Less: Unamortised transaction costs	(2,626)	(2,714)	(1,133)	(1,162)
	<u>25,196</u>	<u>22,872</u>	<u>9,867</u>	<u>9,838</u>
<b>Financial instruments with fixed interest rates</b>				
Senior notes (unsecured)	185,602	247,846	-	-
Less: Unamortised transaction costs	(277)	(814)	-	-
	185,325	247,032	-	-
Lease liabilities	1,373	28	-	-
	<u>211,894</u>	<u>269,932</u>	<u>9,867</u>	<u>9,838</u>
	<u>724,746</u>	<u>802,055</u>	<u>96,295</u>	<u>96,010</u>
Due within 2 to 5 years	372,367	400,497	86,428	86,172
Due after 5 years	140,485	131,626	-	-
	<u>512,852</u>	<u>532,123</u>	<u>86,428</u>	<u>86,172</u>

\* Cross currency arrangements were entered into to swap US\$180.0 million into SGD with a weighted average interest rate of margin plus 6 months SORA per annum.

Where secured, bank loans are collateralised by:

- mortgages on certain investment properties;
- assignment of all rights and benefits to sale, receivable, certain bank accounts and insurance proceeds in respect of certain investment properties; and
- pledge of shares of certain subsidiaries of the Trust.

## Lippo Malls Indonesia Retail Trust

### 15. Other financial liabilities (cont'd)

#### Borrowings and debt securities (excluding unamortised borrowing costs)

	Note	Maturity	Interest rate	31 March 2024 \$'000	31 December 2023 \$'000
<b>Current borrowings</b>					
SGD floating rate term loans ("SGD Term Loans")	1	November 2026	Margin + SORA <sup>#</sup>	22,000	22,000
IDR floating rate term loan ("IDR Facility")	2	June 2034	Margin + BI7DRR <sup>*</sup>	5,822	3,586
2024 Notes	3	June 2024	7.25%	185,602	247,846
<b>Non-current borrowings</b>					
SGD Term Loans	1	November 2026	Margin + SORA <sup>#</sup>	176,000	176,000
IDR Facility	2	June 2034	Margin + BI7DRR <sup>*</sup>	188,250	175,723
2026 Notes	3	February 2026	7.50%	153,797	188,435
				<u>731,471</u>	<u>813,590</u>

<sup>#</sup> SORA refers to Singapore Overnight Rate Average

<sup>\*</sup> BI7DRR refers to BI 7-Day (Reverse) Repo Rate

#### 1. SGD floating rate term loan ("SGD Term Loans")

On 16 October 2023, the Group entered into the ARA Facility Agreements in respect of SGD Term Loans with total outstanding loans of \$245,000,000 in aggregate, which are originally maturing in November 2023, January 2024 and January 2026 respectively. Under the ARA Facility Agreements, out of the total outstanding loans of \$245,000,000, \$47,000,000 had been settled on 3 November 2023, while the remaining had been extended with a final maturity in November 2026. Certain properties were provided as collateral to the Lenders under the ARA Facility Agreements.

As at 31 March 2024, the Trust entered into interest rate swap contracts for the purpose of hedging 60% of the floating-to-fixed interest rate of the SGD Term Loans.

#### 2. IDR floating rate term loan ("IDR Facility")

On 11 December 2023, the Group obtained the IDR Facility up to IDR2.5 trillion (equivalent to \$213.7 million) with a final maturity in June 2034. The proceeds from the IDR Facility have been used to finance the repurchase of the Group's 2024 Notes and 2026 Notes and its related costs. The Group has drawdown IDR2.27 trillion (\$194.1 million) and utilised IDR2.25 trillion (\$192.3 million) as of 31 March 2024. The unutilised cash that was drawdown from the IDR Facility is included in restricted cash (see note 14).

#### 3. USD fixed rate Guaranteed Senior Notes

The Trust, through a wholly-owned subsidiary, issued US\$250.0 million 2024 Notes due in 2024 on 19 June 2019 and US\$200.0 million 2026 Notes due in 2026 on 9 February 2021.

During the period ended 31 March 2024, LMIR Trust's wholly-owned subsidiary, LMIRT Capital Pte. Ltd. launched the second tender offer for the 2024 Notes and 2026 Notes ("2024 Tender Offer"), pursuant to which the Trust repurchased and cancelled US\$49.8 million of the 2024 Notes and US\$28.4 million of the 2026 Notes.

During the year ended 31 December 2023, the Trust repurchased and cancelled US\$50.5 million of the 2024 Notes and US\$38.5 million of the 2026 Notes pursuant to purchases from the open market and the 2023 Tender Offer.

Cross currency swap agreements were entered into to swap the original principal amount of US\$250.0 million of 2024 Notes into SGD with a weighted average fixed interest rate of 6.71% per annum ("CCS 2024 Notes"), and to swap US\$180.0 million of the US\$200.0 million of 2026 Notes into SGD with a weighted average interest rate of margin plus 6-month SORA per annum.

During the period ended 31 March 2024, the Trust unwound US\$111,556,000 of the CCS 2024 Notes at a total cost of \$2.48 million, and was fully unwound subsequent to the period end.



## Lippo Malls Indonesia Retail Trust

### 15. Other financial liabilities (cont'd)

#### Borrowings and debt securities (excluding unamortised borrowing costs) (cont'd)

##### Financial risk management

There has been no change in the financial risk management and overall capital risk management of the Group from the last audited financial year.

The Group had computed its aggregate leverage ratio and interest coverage ratio as follows:

	<u>Group</u>	
	31 March <u>2024</u> \$'000	31 December <u>2023</u> \$'000
Total gross borrowings and deferred payments <sup>(1)</sup>	729,727	723,198
Total deposited property <sup>(1)</sup>	<u>1,671,416</u>	<u>1,632,911</u>
Aggregated leverage ratio (%)	<u>43.7%</u>	<u>44.3%</u>
Interest coverage ratio (times) <sup>(2)</sup>	<u>1.9</u>	<u>1.8</u>
Adjusted interest coverage ratio (times) <sup>(2)</sup>	<u>1.9</u>	<u>1.8</u>

<sup>(1)</sup> Balance of funds withdrawn from the IDR Facility set aside with sole purpose for the 2024 Tender Offer announced on 16 January 2024 (see note 14) was excluded from the total gross borrowings and deferred payments and the total deposited property to calculate the percentage of aggregated leverage ratio in accordance with the Monetary Authority of Singapore's Code on Collective Investment Schemes, Property Funds Appendix 6 (the "MAS guidelines").

<sup>(2)</sup> Ratio of EBITDA over consolidated interest expenses (excludes finance lease interest expenses under FRS 116) in accordance with the MAS guidelines. Ratio is calculated by dividing the trailing 12 months EBITDA by the trailing 12 months interest expense (excluding FRS 116 finance expense) in accordance with the MAS guidelines.

Interest coverage ratio was 1.9\* (31 December 2023: 1.9) times in accordance with covenants of the borrowings, calculated based on ratio of consolidated NPI over consolidated interest expenses in accordance with the financial covenants of borrowings facilities. Ratio is calculated by dividing the trailing 12 months NPI by the trailing 12 months interest expense.

\* Ratio of consolidated NPI over consolidated interest expense under the SGD Term Loans as disclosed in Note 15, is to maintain the ratio of not less than 1.75 times for the quarter periods ending up to 31 December 2025 and not less than 2.0 times from year 2026 onwards.

## Lippo Malls Indonesia Retail Trust

### 16. Other non-financial liabilities, non-current

	<u>Group</u>	
	31 March	31 December
	<u>2024</u>	<u>2023</u>
	\$'000	\$'000
Advance payments by tenants	<u>76,859</u>	<u>75,178</u>

This relates to rental received in advance from certain tenants.

The Group collects advance rental payment from tenants for new leases, which is up to 20% of the rental value of the lease agreement and is amortised to income statement as rental revenue over the lease tenure.

### 17. Trade and other payables

	<u>Group</u>		<u>Trust</u>	
	31 March	31 December	31 March	31 December
	<u>2024</u>	<u>2023</u>	<u>2024</u>	<u>2023</u>
	\$'000	\$'000	\$'000	\$'000
<b><u>Other payables, non-current</u></b>				
Subsidiary - LMIRT Capital	-	-	262,621	292,300
<b><u>Trade payables, current</u></b>				
Outside parties and accrued liabilities	38,925	41,488	12,009	15,061
Related parties	1,236	1,002	-	-
	<u>40,161</u>	<u>42,490</u>	<u>12,009</u>	<u>15,061</u>
<b><u>Other payables, current</u></b>				
Subsidiary - LMIRT Capital	-	-	211,477	281,902
Subsidiaries <sup>(#)</sup>	-	-	63,779	62,762
Other payables	9,144	8,589	-	-
	<u>9,144</u>	<u>8,589</u>	<u>275,257</u>	<u>344,664</u>
	<u>49,305</u>	<u>51,079</u>	<u>287,266</u>	<u>359,725</u>
<b>Total trade and other payables</b>	<b><u>49,305</u></b>	<b><u>51,079</u></b>	<b><u>549,887</u></b>	<b><u>652,025</u></b>

LMIRT Capital, being the treasury entity of the Group, raises funds and on lend the proceeds to the Trust for its acquisition or refinancing purpose.

The interest rates and repayment terms of the loan from LMIRT Capital are dependent on and linked to the terms of the financial instruments it entered into.

(#) Included in this balance are amounts due to subsidiaries amounting to \$42,516,000 (31 December 2023: \$43,395,000) that are unsecured, bear fixed interest ranging from 5.00% to 9.35% (31 December 2023: 5.00% to 9.35%) per annum and with a fixed term of repayment. The carrying amount is a reasonable approximation of fair value (Level 2).

## Lippo Malls Indonesia Retail Trust

### 18. Other non-financial liabilities, current

	<u>Group</u>	
	31 March <u>2024</u> \$'000	31 December <u>2023</u> \$'000
Security deposits from tenants	<u>47,520</u>	<u>46,614</u>

The Group typically collects security deposits from tenants for new leases, which may be (1) subject to adjustment upon renewal or variation of the leasing terms and conditions agreed by the parties and (2) refundable upon expiry of lease agreement subject to no rental in arrears.

### 19. Net asset value per unit attributable to Unitholders

	<u>Group</u>		<u>Trust</u>	
	31 March <u>2024</u>	31 December <u>2023</u>	31 March <u>2024</u>	31 December <u>2023</u>
<b>Numerator</b>				
Net assets attributable to Unitholders at end of period/year (\$'000)	<u>476,802</u>	<u>433,465</u>	<u>154,049</u>	<u>166,768</u>
Net tangible assets attributable to Unitholders at end of period/year (\$'000)	<u>472,873</u>	<u>428,233</u>	<u>154,049</u>	<u>166,768</u>
<b>Denominator</b>				
Units in issue (Note 20)	<u>7,696,809,979</u>	<u>7,696,809,979</u>	<u>7,696,809,979</u>	<u>7,696,809,979</u>
<b>Net asset value (NAV) per unit attributable to Unitholders (in cents)</b>	<u>6.19</u>	<u>5.63</u>	<u>2.00</u>	<u>2.17</u>
<b>Net tangible assets (NTA) per unit attributable to Unitholders (in cents)</b>	<u>6.14</u>	<u>5.56</u>	<u>2.00</u>	<u>2.17</u>

### 20. Units in issue

#### 20A. Units in issue

	<u>Group and Trust</u>	
	31 March <u>2024</u> Number of units	31 December <u>2023</u> Number of units
At beginning and end of period/year	<u>7,696,809,979</u>	<u>7,696,809,979</u>

## Lippo Malls Indonesia Retail Trust

### 20. Units in issue (cont'd)

#### 20B. Details of changes in issued and issuable units

	<u>Group and Trust</u>	
	31 March <u>2024</u> Unit	31 December <u>2023</u> Unit
Issued units at end of period/year	<u>7,696,809,979</u>	<u>7,696,809,979</u>

The Trust does not hold any treasury units and there is no subsidiary holding as at end of the current financial period and at end of the corresponding period of the immediate preceding financial year.

### 21. Perpetual securities

The perpetual securities are classified as equity instruments and recorded in equity in the statement of financial position.

	<u>Group and Trust</u>	
	31 March <u>2024</u> \$'000	31 December <u>2023</u> \$'000
At beginning and end of period/year	<u>256,787</u>	<u>256,787</u>

In 2016 and 2017, the Trust issued perpetual securities of \$140.0 million and \$120.0 million, respectively, with the first reset date on 27 September 2021 and 19 December 2022, respectively, and subsequent reset occurring every five years thereafter.

The distributions on the \$140.0 million and \$120.0 million perpetual securities are payable semi-annually on a discretionary basis and are non-cumulative. The \$140.0 million perpetual securities are payable on 27 March and 27 September each year and the \$120.0 million perpetual securities are payable on 19 June and 19 December each year.

On 19 December 2022, the distribution rate applicable to the \$120.0 million perpetual securities has been reset. The distribution rate in respect of the period from the first reset date (being 19 December 2022) to the immediately following reset date (being 19 December 2027) shall be 8.0960%.

On 27 September 2021, the distribution rate applicable to the \$140.0 million perpetual securities has been reset. The distribution rate in respect of the period from the first reset date (being 27 September 2021) to the immediately following reset date (being 27 September 2026) shall be 6.4751%.

While the Manager is exploring options to maintain a sustainable capital structure and addressing its maturing debt obligations, in order to conserve cash, LMIR Trust announced on 20 March 2023, 31 May 2023, 18 September 2023, 11 December 2023 and 13 March 2024 that it had ceased distributions to the holders of the \$140.0 million and \$120.0 million perpetual securities. As a result of this discretion, no distributions to the holders of the \$140.0 million and \$120.0 million perpetual securities, unless and until certain conditions are met.

## Lippo Malls Indonesia Retail Trust

### 22. Related party relationships and transactions

FRS 24 *Related Party Disclosures* requires the Group to disclose: (a) transactions with its related parties; and (b) relationships between parents and subsidiaries irrespective of whether there have been transactions between those related parties. A party is related to a party if the party controls, or is controlled by, or can significantly influence or is significantly influenced by the other party.

The ultimate controlling party is PT Lippo Karawaci Tbk, a company incorporated in Indonesia.

### 22A. Related party transactions

There are transactions and arrangements between the Trust and related parties and the effects of these on the basis determined between the parties are reflected in these financial statements. The intercompany balances are unsecured without fixed repayment terms and interest unless stated otherwise. For any balances and financial guarantees no interest or charge is imposed unless stated otherwise.

Intragroup transactions and balances that have been eliminated in these condensed interim financial statements are not disclosed as related party transactions and balances below.

	<u>Group</u> First quarter ended 31 March	
	<u>2024</u> \$'000	<u>2023</u> \$'000
<b>Manager</b>		
Manager's management fees expense	2,176	2,384
<b>Trustee</b>		
Trustee's fees expense	101	109
<b>Property manager</b>		
Property manager fees expense	1,648	1,647
<b>Affiliates of Sponsor</b> <sup>(1)</sup>		
Rental revenue and service charge <sup>(2)(3)(4)</sup>	<u>7,112</u>	<u>8,441</u>

(1) The affiliates of the Sponsor are PT First Media Tbk, Yayasan Universitas Pelita Harapan, PT Bank National Nobu, PT Matahari Putra Prima Tbk, PT Gratia Prima Indonesia, PT Maxx Coffee Prima, PT Maxx Food Pasifik, PT Matahari Department Store Tbk, PT Cinemaxx Global Pasifik, PT Internux, PT Sky Parking Utama, PT Solusi Ecommerce Global, PT Visionet Internasional, PT Grahaputra Mandirikharisma, PT Prima Cipta Lestari, PT Prima Wira Utama, PT Link Net, and PT Rumah Sakit Siloam Hospital Sumsel. The affiliates of the Sponsor are entities that either have common shareholders with the Sponsor, or in which the Sponsor has an interest.

The amount also includes revenue from PT Matahari Graha Fantasi up to the date that it ceased to be a related party.

(2) The amount also includes revenue from Lippo Mall Kuta under Sponsor Lessees with PT Kencana Agung Pratama, PT Kridakarya Anugerah Utama and PT Trimulia Kencana Abdi.

(3) The amount also includes revenue from Lippo Plaza Jogja under Sponsor Lessees with PT Andhikarya Sukses Pratama, PT Manunggal Megah Serasi and PT Mulia Cipta Sarana Sukses.

(4) The amount also includes top-up revenue from Lippo Mall Puri under the net property income guarantee agreement with PT Mandiri Cipta Gemilang.

## Lippo Malls Indonesia Retail Trust

### 23. Financial ratios

	<u>Group</u>		<u>Trust</u>	
	<u>Period</u>		<u>Period</u>	
	<u>ended 31 March</u>		<u>ended 31 March</u>	
	<u>2024</u>	<u>2023</u>	<u>2024</u>	<u>2023</u>
Expenses to average net assets ratio – excluding performance related fee <sup>(1)</sup>	0.85%	0.97%	1.38%	1.07%
Expenses to average net assets ratio – including performance related fee <sup>(1)</sup>	1.52%	1.59%	2.53%	1.87%
Portfolio turnover ratio <sup>(2)</sup>	-	-	-	-

(1) The annualised ratios are computed in accordance with the guidelines of Investment Management Association of Singapore. The expenses used in the computation relate to expenses of the Group and the Trust excluding any property related expenses, borrowing costs, foreign exchange losses/(gains), tax deducted at source and costs associated with purchase of investments.

(2) Turnover ratio means the number of times per year that a dollar of asset is reinvested. It is calculated based on the lesser of purchases or sales of underlying investments of a scheme expressed as a percentage of daily average net asset value.

### 24. Changes and adoption of financial reporting standards

The same accounting policies and methods of computation used in the latest audited annual financial statements have been applied.

The adoption of the new revised accounting policies has not resulted in any substantial changes to the LMIR Trust's accounting policies nor any significant impact on these condensed interim financial statements.

Supplementary Financial Disclosures Required by the Mainboard Rules  
Appendix 7.2

**LIPPO MALLS INDONESIA RETAIL TRUST**  
**SUPPLEMENTARY FINANCIAL DISCLOSURES REQUIRED BY THE MAINBOARD RULES APPENDIX 7.2**

**1. A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business**

**Financial Position as of 31 March 2024 vs 31 December 2023**

Investment properties

As at 31 March 2024, the carrying amounts of investment properties, other than for that of Cibubur Junction, were based on internal assessment of the Manager with inputs provided by the external valuers in their valuations performed as at 31 December 2023, and adjusted for capital expenditure incurred during the period under review and translation differences. For the carrying value of Cibubur Junction, it is mainly adjusted for the valuation performed by the independent professional valuer taking into account the extended right to operate the mall until July 2045 that was granted in January 2024. The investment properties are denominated in IDR. The increase of \$36.4 million or 2.4% in the valuation of the investment properties was mainly due to (i) Cibubur Junction's extension of right to operate, and (ii) AEI expenditure capitalised, and (iii) strengthening of IDR against SGD as at 31 March 2024.

Intangible assets

Refer to note 11 of the condensed interim financial statements, the decrease is mainly due to amortisation for the period ended 31 March 2024.

Trade and other receivables

Trade and other receivables consist of trade receivables (net of allowance for impairment) of \$27.0 million (31 December 2023: \$24.3 million) and other receivables (net of allowance for impairment) of \$5.3 million (31 December 2023: \$4.7 million) as at 31 March 2024.

Trade receivables (before taking into account of allowance for impairment) was \$35.6 million (31 December 2023: \$33.0 million), of which \$6.0 million (31 December 2023: \$4.5 million) was due from related party tenants and \$29.6 million (31 December 2023: \$28.5 million) was due from non-related party tenants. Increase in trade receivables was mainly due to slight delay in collection from tenants in general by the end of the period. Collection from tenants post 31 March 2024 was noted to be relatively higher when compare to the corresponding period in FY2023.

Other receivables (before taking into account of allowance for impairment) was \$5.8 million (31 December 2023: \$5.2 million). Increase in other receivables was mainly due to higher input GST receivables of the Trust.

Subsequent to the period ended 31 March 2024, \$5.7 million (\$4.4 million for corresponding period in FY2023) of trade receivables were collected, of which \$1.1 million was from related party tenants and \$4.6 million was from non-related party tenants.

Cash and cash equivalents

The Group generated net positive cash flow from operating activities for the period under review amounted to \$14.3 million, compared to 31 March 2023 of \$13.1 million. Despite lower cash outflow on trade and other payables and income tax payment, the slightly lower cash inflow from operating activities was attributable to lower collection from tenants for the period ended 31 March 2024.

Net cash flows used in investing activities for the period under review of \$4.5 million was relating to AEI expenditure on various properties, compared to 31 March 2023 of \$2.2 million. This was including \$1.3 million spent for Plaza Semanggi.

Net cash flows used in financing activities for the period under review amounting to \$15.1 million which included payment of interest expenses of \$14.2 million, and additional drawdown of the IDR Facility secured in December 2023 and utilisation of IDR Facility drawdown in December 2023 to repurchase part of Guaranteed Senior Notes from the 2024 Tender Offers totalling \$98.8 million.



**LIPPO MALLS INDONESIA RETAIL TRUST**  
**SUPPLEMENTARY FINANCIAL DISCLOSURES REQUIRED BY THE MAINBOARD RULES APPENDIX 7.2**

**1. A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business (cont'd)**

**Financial Position as of 31 March 2024 vs 31 December 2023 (cont'd)**

Cash and cash equivalents (cont'd)

Cash and cash equivalents of the Group was \$49.8 million as at 31 March 2024 (31 December 2023: \$140.3 million), including \$33.5 million (31 December 2023: \$39.7 million) not restricted in use and \$16.3 million (31 December 2023: \$100.6 million) restricted in use.

Other financial liabilities

Other financial liabilities decreased by approximately \$77.3 million to \$724.7 million as at 31 March 2024 from \$802.1 million as at 31 December 2023. This was mainly due to the Group repurchased and cancelled an aggregate principal amount of US\$49.8 million of 2024 Notes and US\$28.4 million of 2026 Notes from the 2024 Tender Offer, which were financed by the IDR Facility secured in December 2023.

Derivative financial instruments

The movements in derivative financial liabilities (current and non-current) were mainly due to fair value changes in the cross currency swap contracts and interest rate swap contracts. The improvement in fair value of derivative financial instruments during the period under review was mainly due to the partial unwinding of cross currency swap contracts, favourable movement of the interest rate element committed in the cross currency swap contracts as well as favourable movement of the foreign exchange rate for USD to SGD compared to contracted exchange rate.

Unitholders' funds

The increase in unitholders' fund was mainly due to the total return for the period ended 31 March 2024 and slight favourable movement of IDR against SGD.

**LIPPO MALLS INDONESIA RETAIL TRUST**  
**SUPPLEMENTARY FINANCIAL DISCLOSURES REQUIRED BY THE MAINBOARD RULES APPENDIX 7.2**

1. **A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business (cont'd)**

		<b>Group</b>		
		<b>1Q 2024</b>	<b>1Q 2023</b>	<b>Variance %</b>
		<b>\$'000</b>	<b>\$'000</b>	<b>Favourable/ (Unfavourable)</b>
<b>Statement of Total Return</b>				
Gross rental income	(a)	27,512	27,756	(0.9%)
Carpark income		1,416	1,239	14.3%
Service charge and utilities recovery	(b)	20,028	19,573	2.3%
Other rental income		274	329	(16.7%)
<b>Gross revenue</b>		<b>49,230</b>	<b>48,897</b>	<b>0.7%</b>
Land rental expense		(366)	(346)	(5.8%)
Property management fees		(1,648)	(1,647)	(0.1%)
Legal and professional fees		(402)	(378)	(6.3%)
Depreciation of plant and equipment		(581)	(627)	(7.3%)
Net reversal for impairment loss on trade receivables	(c)	68	181	(62.4%)
Property operating and maintenance expenses		(16,191)	(14,920)	(8.5%)
Other property operating expenses		(228)	(336)	32.1%
<b>Property operating expenses</b>		<b>(19,348)</b>	<b>(18,073)</b>	<b>(7.1%)</b>
<b>Net property income</b>		<b>29,882</b>	<b>30,824</b>	<b>(3.1%)</b>
Interest income	(d)	426	336	26.8%
Other income	(e)	6,511	2,249	NM
Manager's management fees		(2,176)	(2,384)	8.7%
Trustee's fees		(101)	(109)	7.3%
Finance costs	(f)	(17,153)	(17,462)	1.8%
Other expenses		(418)	(667)	37.3%
<b>Net income</b>		<b>16,971</b>	<b>12,787</b>	<b>32.7%</b>
Increase in fair value of investment properties	(g)	24,770	-	NM
Realised losses on derivative financial instruments	(h)	(2,484)	(222)	NM
Increase/(Decrease) in fair values of derivative financial instruments	(h)	18,950	(168)	NM
Realised foreign exchange losses	(i)	(16,550)	(1,069)	NM
Unrealised foreign exchange (losses)/gains	(j)	(6,039)	8,753	NM
Amortisation of intangible assets		(1,313)	(1,341)	2.1%
<b>Total return for the period before tax</b>		<b>34,305</b>	<b>18,740</b>	<b>83.1%</b>
Income tax expense	(k)	(5,618)	(6,098)	7.9%
<b>Total return for the period</b>		<b>28,687</b>	<b>12,642</b>	<b>NM</b>
<b>Other comprehensive return:</b>				
<i>Items that may be reclassified subsequently to profit or loss:</i>				
Exchange differences on translating foreign operations, net of tax	(l)	14,650	39,621	(63.0%)
<b>Total comprehensive return for the period</b>		<b>43,337</b>	<b>52,263</b>	<b>17.1%</b>

**LIPPO MALLS INDONESIA RETAIL TRUST**  
**SUPPLEMENTARY FINANCIAL DISCLOSURES REQUIRED BY THE MAINBOARD RULES APPENDIX 7.2**

**1. A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business (cont'd)**

**Financial results 1Q 2024 vs 1Q 2023**

- (a) Rental revenue in 1Q 2024 decreased by \$0.2 million or 0.9% as compared to 1Q 2023. The decrease was mainly due to depreciation of IDR against SGD. The underlying rental revenue, which are denominated in IDR, increased by IDR3.9 billion or 1.2%.
- (b) Service charge and utilities recovery in 1Q 2024 increased by \$0.5 million or 2.3% as compared to 1Q 2023. In IDR terms, service charge and utilities recovery in 1Q 2024 increased by IDR10.1 billion or 4.5%. Higher service charge and utilities recovery was mainly due to higher usage of utilities by tenants.
- (c) Net reversal for impairment loss of trade receivables was \$0.1 million in 1Q 2024 compared to \$0.2 million in 1Q 2023 was mainly due to collection from certain credit impaired tenant.
- (d) Higher interest income was mainly due to higher interest rate earned on funds placed under restricted bank balance from funds withdrawn from the IDR Facility (see note 14) before it was utilised for 2024 Tender Offer.
- (e) Other income comprises a gain of \$6.5 million and \$2.2 million from the repurchased and cancelled of Guaranteed Senior Notes in 1Q 2024 and 1Q 2023 respectively.
- (f) Finance costs was mainly relating to interest on SGD Term Loans, IDR Facility and USD Guaranteed Senior Notes.
- (g) Increase in fair value of investment properties of \$24.8 million in 1Q 2024 was mainly relating to Cibubur Junction's right to operate extension to July 2045 granted in January 2024.
- (h) The Trust has entered into various hedging contracts to mitigate its exposure to foreign currencies and interest rates. Realised losses on derivative financial instruments in 1Q 2024 were mainly due to unwinding part of the cross currency swap during the period under review.

Increase in fair values of derivative financial instrument in 1Q 2024 was mainly due to favourable movements of the market observable inputs, including forward foreign exchange rates and interest rate curves, used in the valuation model.

- (i) Higher realised foreign exchange losses at \$16.6 million in 1Q 2024 compared to \$1.1 million in 1Q 2023 was mainly due to redemption of RPS in 1Q 2024. As IDR has weakened since the RPS were issued, the redemption of RPS at the current SGD/IDR exchange rate during the period ended 31 March 2024 has resulted in realised foreign exchange losses.
- (j) Unrealised foreign exchange losses were mainly due to revaluation of USD Guaranteed Senior Notes amounting to US\$253.2 million (31 December 2023: US\$331.4 million) in aggregate where SGD weakened against USD since 31 December 2023.
- (k) Lower income tax expenses of \$0.5 million or 7.9% was mainly due to lower withholding tax expenses in respect of interest on loans from Singapore holding companies to Indonesian subsidiaries in 1Q 2024 compared to 1Q 2023.
- (l) Exchange differences on translating foreign operations relates to foreign exchange differences arising from translating items denominated in IDR in the statement of financial position of the respective Indonesian subsidiaries, into SGD using the month end exchange rate. A translation gain of \$14.7 million was recorded in 1Q 2024 compared to a gain of \$39.6 million that of 1Q 2023 was mainly due to strengthening of IDR against SGD since 31 December 2023 to 1Q 2024 was minimal compared to 31 December 2022 to 1Q 2022.

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**2. Variance between the forecast or prospectus statement (if disclosed previously) and the actual results**

Not applicable.

**3. Commentary on the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months**

According to recent Fitch Ratings Agency report, Indonesia's GDP growth in 2024 is broadly stable at 4.9%, slightly down from 5.05% in 2023. It expects slower export momentum in the first half of this year, given weakening global demand, but strong domestic investment and consumption will most likely support growth, also due in part to spending related to local elections to be held country-wide in November.<sup>1</sup> The country's March 2024 inflation rate accelerated to its highest in seven months with consumer price index ("CPI") jumping to 3.05% from 2.75% the month before. This was mainly driven by surging prices of staple foods, reflecting rising demand during the Islamic holy month of Ramadan. However, inflation risks are likely to be temporary, partly due to the government's effort in providing food subsidies and price controls on essential food items.<sup>2</sup>

In its recent April 2024 meeting, Bank Indonesia ("BI") raised its key benchmark rate by 25 basis points to 6.25%, its first rate hike this year. This move is a response to the recent pressure on the Indonesian Rupiah, which reached 16,200 against the US dollar. The rate hike aims to bolster the stability of the foreign exchange rate amid escalating global risks, and to ensure inflation remains within the target range. BI remains committed to enhancing its policy aimed at stabilising the currency exchange rate.<sup>3</sup>

On the retail front, Real Sales Index ("RSI") rose 3.6% year-on-year to a level of 208.5 in February 2024, mainly driven by strong retail sales of food, beverages, and tobacco, together with improving retail sales of information and communication equipment, as well as cultural and recreational goods. On a monthly basis, RSI improved despite being in the contraction zone in response to higher community activity during the Chinese New Year religious holiday, 2024 general election, and preparations ahead of Ramadan. In terms of prices, retailers anticipate the Price Expectations Index ("PEI") for April 2024 to reach 165.9 as higher prices are expected due to the Eid-ul-Fitr religious holiday while PEI for June 2024 to reach 146.7 due to the school holidays and start of the new academic year.<sup>4</sup>

<sup>1</sup> 15 March 2024, Fitch Ratings - Fitch Affirms Indonesia at 'BBB'; Outlook Stable

<sup>2</sup> 1 April 2024, Business Times – Indonesia's March inflation rate at highest in 7 months

<sup>3</sup> 24 April 2024, Business Times – Indonesia's central bank surprises with "pre-emptive" rate hike to cushion falling rupiah

<sup>4</sup> 14 March 2024, Bank Indonesia – Retail Sales Survey February 2024: Retail Sales Predicted To Increase

**LIPPO MALLS INDONESIA RETAIL TRUST**  
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**4. Distributions**

**(a) Current financial period**

Any distributions declared for the current financial period: No

**(b) Corresponding period of the preceding financial period**

Any distributions declared for the corresponding period of the immediate preceding financial period: No

**(c) Date payable:** Not applicable

**(d) Record date:** Not applicable

**5. If no distribution has been declared/(recommended), a statement to that effect**

LMIR Trust announced on 20 March 2023, 31 May 2023, 18 September 2023, 11 December 2023 and 13 March 2024 that it had ceased distributions to the holders of the \$140.0 million and \$120.0 million perpetual securities. As a result of this discretion, the dividend stopper provisions under the perpetual securities are applicable. No declaration or payment of dividends, distributions or other payment is made on the Units, unless and until certain conditions are met.

**6. Interested Person Transactions Mandate**

LMIR Trust has not obtained a general mandate from the Unitholders for Interested Party Transactions.

**7. Confirmation by the Board Pursuant to Rule 705(5) of the Listing Manual**

The Board of Directors of LMIRT Management Ltd. do hereby confirm that, to the best of their knowledge, nothing has come to their attention in which may render these interim financial results to be false or misleading in any material aspect.

**8. Confirmation that the Issuer has procured undertakings from all its directors and executive officers under Rule 720(1)**

The Manager confirms that it has procured undertakings from all its directors and executive officers in the format set out in Appendix 7.7 of the Listing Manual.

BY ORDER OF THE BOARD OF  
LMIRT MANAGEMENT LTD.  
(AS MANAGER OF LIPPO MALLS INDONESIA RETAIL TRUST)

Mr Liew Chee Seng James  
Executive Director and Chief Executive Officer  
26 April 2024