



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

ANNOUNCEMENT

PROPOSED ISSUE OF US\$16,200,000 7.50% GUARANTEED SENIOR NOTES DUE 2026 BY LMIRT CAPITAL PTE. LTD. (THE “COMPANY”) (TO BE CONSOLIDATED AND FORM A SINGLE SERIES WITH THE US\$200,000,000 7.50% GUARANTEED SENIOR NOTES DUE 2026 ISSUED BY THE COMPANY ON 9 FEBRUARY 2021 AND THE US\$17,630,000 7.50% GUARANTEED SENIOR NOTES DUE 2026 ISSUED BY THE COMPANY ON 28 MAY 2024

LMIRT Management Ltd., as manager of Lippo Malls Indonesia Retail Trust (“**LMIR Trust**”), wishes to announce that the Company has today entered into an agreement to issue US\$16,200,000 of 7.50% Guaranteed Senior Notes due 2026 (the “**Notes**”), subject to the satisfaction of customary closing conditions. The Notes are a further issuance of, and will be fully consolidated and form a single series with, and rank *pari passu* with, the US\$200,000,000 aggregate principal amount of 7.50% Guaranteed Senior Notes due 2026 issued by the Company on 9 February 2021 and the US\$17,630,000 7.50% Guaranteed Senior Notes due 2026 issued by the Company on 28 May 2024, in each case pursuant to an indenture dated as of 9 February 2021, as amended and supplemented by the first supplemental indenture dated as of 28 December 2023 (as amended, the “**Indenture**”).

The Notes will be issued at an issue price of 95.152% of their principal amount, including accrued interest in respect of the period from and including 9 February 2024 to, but not including, 12 June 2024. The Notes are expected to be issued on or about 12 June 2024 (subject to the satisfaction of customary closing conditions).

The Notes will be guaranteed pursuant to the terms of the Indenture on a senior basis as to the payment of principal, premium, if any, and interest by Perpetual (Asia) Limited (in its capacity as trustee of Lippo Malls Indonesia Retail Trust) (the “**Guarantor**”) and each other person that thereafter guarantees the Notes pursuant to the terms of the Indenture. The Notes will bear interest at 7.50 per cent. per annum, payable semi-annually in arrears.

The Company will use the proceeds received from the sale of the Notes to (i) refinance a portion of the US Dollar-denominated 7.25% Guaranteed Senior Notes due 2024 issued by the Company on or before their maturity date, and (ii) pay certain fees and expenses relating to the issue of the Notes.

Application will be made to the SGX-ST for the listing and quotation of the Notes on the SGX-ST. The SGX-ST assumes no responsibility for the correctness of any of the statements made or opinions or reports contained herein. Admission of the Notes to the Official List of the SGX-ST and quotation of

the Notes on the SGX-ST are not to be taken as an indication of the merits of the Company, the Guarantor, their respective subsidiaries or associated companies, the applicable guarantees or the Notes.

The Lead Manager for the placement of the Notes is Shanghai Pudong Development Bank Co., Ltd. Singapore Branch.

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

5 June 2024

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 offering of the Notes 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 does not constitute a public offering or private placement in Indonesia under Law No. 8 of 1995 on Capital Market as partially amended by Law No. 4 of 2023 on the Development and Strengthening of the Financial Sector and its implementing regulations (the “**Indonesian Capital Market Law**”) and OJK Regulation No. 30 of 2019 on the Issuance of Debt-Linked Securities and/or Sukuk issued by way of Private Placement (“**OJK Regulation No. 30**”). The Notes may not be offered or sold: (i) in Indonesia, to Indonesian citizens and institutions or foreign citizens and institutions or other form of legal entity; and (ii) outside Indonesia, to Indonesian citizens and institutions or other form of Indonesian legal entity; in a manner which constitutes a public offering or private placement under the Indonesian Capital Market Law and OJK Regulation No. 30.