



LIPPO MALLS INDONESIA RETAIL TRUST

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

ANNOUNCEMENT

UPDATE ON INTEREST COVERAGE RATIO

LMIRT Management Ltd. (the “**Manager**”), in its capacity as manager of Lippo Malls Indonesia Retail Trust (“**LMIR Trust**”), wishes to update unitholders of LMIR Trust (“**Unitholders**”) that based on information currently available to the Manager as at the date of this announcement, for the financial year ended 31 December 2024 (“**FY2024**”), LMIR Trust will potentially not be able to meet the minimum interest coverage ratio (“**ICR**”) requirement of 1.5 times as required under paragraph 9.2(b) of Appendix 6 of the Code on Collective Investment Schemes (the “**Property Funds Appendix**”) issued by the Monetary Authority of Singapore (the “**MAS**”).

The main factors contributing to the ICR of LMIR Trust potentially falling below the minimum ICR requirement of 1.5 times are non-operational accounting adjustments made to both the EBITDA¹ and interest expenses of LMIR Trust in the second quarter ended 30 June 2024 and the third quarter ended 30 September 2024.

The Manager’s estimate of the ICR of LMIR Trust as disclosed in this announcement is subject to the finalisation of the unaudited consolidated financial statements of LMIR Trust for FY2024. The actual ICR of LMIR Trust for FY2024 may be different from the Manager’s estimate as disclosed in this announcement depending on the actual financial results of LMIR Trust. The Manager will make the necessary disclosure once information on the actual ICR of LMIR Trust for FY2024 becomes available.

For the avoidance of doubt, the Manager believes that the aggregate leverage ratio of LMIR Trust as at 31 December 2024 will remain below 50% (i.e. within the aggregate leverage limit as defined by the Property Funds Appendix). In addition, the Manager wishes to highlight that LMIR Trust’s existing financial debt obligations do not contain any financial covenants with reference to the ICR or the aggregate leverage ratio requirement imposed by the Property Funds Appendix. Consequently, the Manager does not expect any negative financial consequences arising from any breaches of such ratios.

Unitholders are reminded to exercise caution when dealing in the units of LMIR Trust (“**Units**”). The Manager will provide updates as and when there are any material developments in accordance with the listing manual of Singapore Exchange Securities Trading Limited (the “**SGX-ST**”).

¹ According to the Property Funds Appendix, “**EBITDA**” means earnings before interest, tax, depreciation and amortisation (excluding effects of any fair value changes of derivatives and investment properties, and foreign exchange translation)

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

14 January 2025

Important Notice

The value of Units and the income derived from them may fall as well as rise. The Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request the Manager to redeem their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This document is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Units. The past performance of LMIR Trust is not necessarily indicative of the future performance of LMIR Trust.

This document may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses (including employee wages, benefits and training costs), property expenses and governmental and public policy changes. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's view of future events.