



LIPPO MALLS INDONESIA RETAIL TRUST

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

## ANNOUNCEMENT

### Lippo Malls Indonesia Retail Trust Annual Valuation

Pursuant to Rule 703 of the SGX-ST Listing Manual, LMIRT Management Ltd. (the “**Manager**”), the manager of Lippo Malls Indonesia Retail Trust (“**LMIR Trust**”), wishes to announce that the Manager has obtained new independent valuations as at 31 December 2024 for all properties owned by LMIR Trust and will be incorporating these valuations into LMIR Trust’s audited financial statements as at 31 December 2024 (“**FY2024**”). FY2024’s valuations were conducted by Newmark Real Estate Singapore Pte. Ltd., KJPP Rengganis, Hamid dan Rekan (in association with CBRE), KJPP Willson & Rekan (in association with Knight Frank), KJPP Febriman Siregar dan Rekan and KJPP Dasa’at, Yudistira dan Rekan. Summary details of the valuations are as follows:

No.	Properties	Market Valuation IDR Billion As at 31 December 2024	Market Valuation SGD Million <sup>1</sup> As at 31 December 2024
1	Bandung Indah Plaza	362.8	30.4
2	Cibubur Junction	462.4	38.8
3	Depok Town Square Units	150.8	12.7
4	Gajah Mada Plaza	908.2	76.2
5	Grand Palladium Units	58.8	4.9
6	Istana Plaza	228.8	19.2
7	Java Supermall Units	132.3	11.1
8	Kediri Town Square	398.2	33.4
9	Lippo Mall Kemang	2,281.3	191.4
10	Lippo Mall Kuta	244.0	20.5
11	Lippo Mall Nusantara <sup>2</sup>	869.0	72.9
12	Lippo Mall Puri	4,233.4	355.2
13	Lippo Plaza Batu	268.1	22.5
14	Lippo Plaza Ekalokasari Bogor	160.1	13.4
15	Lippo Plaza Jogja	204.0	17.1
16	Lippo Plaza Kendari	291.6	24.5
17	Lippo Plaza Kramat Jati	591.1	49.6
18	Mal Lippo Cikarang	899.1	75.4
19	Malang Town Square Units	166.9	14.0
20	Mall WTC Matahari Units	78.4	6.6
21	Metropolis Town Square Units	76.8	6.4

22	Palembang Icon	939.6	78.8
23	Palembang Square	631.5	53.0
24	Palembang Square Extension	274.1	23.0
25	Plaza Madiun Units	225.5	18.9
26	Plaza Medan Fair	396.7	33.3
27	Pluit Village	181.0	15.2
28	Sun Plaza	2,773.0	232.6
29	Tamini Square	130.6	11.0
	<b>Total Portfolio</b>	<b>18,618.1</b>	<b>1,562.0</b>

*Note 1: Converted to SGD using the closing rate of 11,919.34 IDR/ 1 SGD as at 31 December 2024.*

*Note 2: Previously known as The Plaza Semanggi.*

The valuation reports are available for inspection with prior appointment by Unitholders at the registered office of the Manager at 6 Shenton Way, #40-05 OUE Downtown 1, Singapore 068809 during business hours for three months from today.

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

25 February 2025

**Important Notice**

The value of units in LMIR Trust ("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 of LMIR Trust 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.

The past performance of LMIR Trust is not necessarily indicative of the future performance of LMIR Trust. All figures in this announcement unless expressed differently or otherwise stated are rounded off to one decimal places.