



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

**ANNOUNCEMENT**  
**NOTICE OF RIGHTS ISSUE RECORD DATE**

*Capitalised terms used herein, unless otherwise defined, shall have the meanings ascribed to them in the announcement dated 9 December 2025 relating to launch of the Rights Issue.*

LMIRT Management Ltd., in its capacity as manager of Lippo Malls Indonesia Retail Trust (“**LMIR Trust**” and as manager of LMIR Trust, the “**Manager**”) refers to the announcement dated 14 November 2025 relating to the approval in-principle for the listing and quotation of the up to 9,005,267,676 new units of LMIR Trust (the “**Rights Units**”) on the Main Board of Singapore Exchange Securities Trading Limited (the “**SGX-ST**”, and the announcement dated 14 November 2025 relating to the approval in-principle, the “**AIP Announcement**”) and the announcement dated 9 December 2025 relating to the launch of a non-underwritten rights issue of up to 9,005,267,676 Rights Units to raise gross proceeds of up to approximately S\$63,036,874 on a renounceable basis (the “**Rights Issue**”, and the announcement dated 9 December 2025 relating to the launch of the Rights Issue, the “**Launch Announcement**”).

Further to the AIP Announcement and the Launch Announcement, the Manager wishes to announce that the transfer books and register of unitholders of LMIR Trust (“**Unitholders**”) will be closed on 17 December 2025 at 5.00 p.m. (the “**Rights Issue Record Date**”) for the purpose of determining the provisional allotments of Rights Units to Eligible Unitholders<sup>1</sup> under the Rights Issue (the “**Rights Entitlements**”).

Only Eligible Unitholders are eligible to participate in the Rights Issue.

The Rights Units will be provisionally allotted to Eligible Unitholders under the Rights Issue at the issue price of S\$0.007 on the basis of their unitholdings as at the Rights Issue Record Date. Eligible Unitholders shall receive a letter containing instructions on how to access, view, download and print the Offer Information Statement<sup>2</sup> from the SGXNET and the website of LMIR Trust, along with the ARE<sup>3</sup> and the ARS<sup>4</sup>, at their respective Singapore addresses, and are at liberty to accept in part or in full,

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1 “**Eligible Unitholders**” are Unitholders with Units standing to the credit of their securities account with CDP (but do not include securities sub-accounts) and whose registered addresses with CDP are in Singapore as at the Rights Issue Record Date or who have, at least three Market Days prior to the Rights Issue Record Date, provided CDP with addresses in Singapore for the service of notices and documents, but exclude, subject to certain exceptions, Unitholders located, resident or with a registered address in any jurisdiction in which the offering of Rights Units and Rights Entitlements may not be lawfully made.

2 The “**Offer Information Statement**” refers to the offer information statement to be issued and lodged with the Monetary Authority of Singapore in connection with the Rights Issue.

3 The “**ARE**” refers to the application form for the Rights Units and excess Rights Units issued to Eligible Unitholders in respect of their Rights Entitlements under the Rights Issue.

4 The “**ARS**” refers to the application form and acceptance form for Rights Units to be issued to purchasers of the Rights Entitlements under the Rights Issue traded on the SGX-ST under the book-entry (scripless) settlement system.

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decline or otherwise renounce or trade (during the Rights Entitlements trading period prescribed by the SGX-ST) their Rights Entitlements and are eligible to apply for excess Rights Units.

The provisional allotments of Rights Units of Eligible Unitholders will be determined on the basis of 117 Rights Units for every 100 existing units of LMIR Trust held by each Eligible Unitholder as at the Rights Issue Record Date, fractional entitlements to be disregarded.

The last day that the Units will trade on a “cum-rights” basis on the SGX-ST will be 15 December 2025. The Units will trade on an “ex-rights” basis from 9.00 a.m. (Singapore time) on 16 December 2025 and any person who purchases Units on and from 9.00 a.m. (Singapore time) on 16 December 2025 will not be entitled to any provisional allotment of the Rights Units under the Rights Issue.

As disclosed in the prospectus dated 9 November 2007 in connection with the listing of LMIR Trust on the SGX-ST (the “**Prospectus**”) and in accordance with the trust deed of LMIR Trust dated 8 August 2007 (as amended) (“**Trust Deed**”), LMIR Trust’s distribution policy provides the Manager with the discretion to determine the level and the frequency of distributions to be declared, with some flexibility in the retention of the tax-exempt income (after deduction of applicable expenses) and capital receipts of LMIR Trust for the benefit of LMIR Trust.

As announced on 20 March 2023, 31 May 2023, 18 September 2023, 11 December 2023, 13 March 2024, 10 June 2024, 13 September 2024, 10 December 2024, 12 March 2025, 10 June 2025 and 15 September 2025, LMIR Trust had ceased distributions to the holders of the S\$140,000,000 perpetual securities issued on 27 September 2016 (ISIN No. SG74H8000008) (the “**2016 Perpetual Securities**”) and S\$120,000,000 perpetual securities issued on 19 June 2017 (ISIN Code: XS1632471352) (the “**2017 Perpetual Securities**”, and together with the 2016 Perpetual Securities, the “**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, 2016 Perpetual Securities or 2017 Perpetual Securities, unless and until certain conditions are met. Such discretion was exercised in consideration of the prolonged negative impact of COVID-19, the need to address refinancing requirements and ongoing debt repayments, and allocation of resources to conduct asset enhancement initiatives on critical assets.

The Rights Units will, upon allotment and issuance, rank *pari passu* in all respects with the existing Units in issue as at the date of the issuance of the Rights Units, including the right to any distributions which may accrue prior to the Rights Issue as well as distributions thereafter.

The offer, sale and delivery of the Rights Units and the Rights Entitlements may be prohibited or restricted in certain jurisdictions under their relevant securities laws. Thus, for practical reasons and in order to avoid any violation of the securities legislation or other relevant laws applicable in countries (other than in Singapore) where Unitholders may have as their addresses registered with CDP, the Rights Issue will not be extended to Unitholders who are not Eligible Unitholders (“**Ineligible Unitholders**”). Accordingly, no Rights Entitlements will be provisionally allotted to Ineligible Unitholders and no purported acceptance thereof or application for excess Rights Units therefor by Ineligible Unitholders will be valid.

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By Order of the Board

**LMIRT MANAGEMENT LTD.**

(As manager of Lippo Malls Indonesia Retail Trust)

(UEN/Company registration number: 200707703M)

Mr Liew Chee Seng James

Executive Director and Chief Executive Officer

Singapore

9 December 2025

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**IMPORTANT NOTICE**

**This announcement is not for distribution, directly or indirectly, in or into the United States and is not an offer of securities for sale in the United States or any other jurisdictions.**

This Announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for any Rights Entitlements, Rights Units, or Units in Singapore or any other jurisdiction.

No person should acquire any Rights Entitlements or Rights Units except on the basis of the information contained in the Offer Information Statement. A potential investor should read the Offer Information Statement before deciding whether to subscribe for Rights Units under the Rights Issue. The Offer Information Statement may be accessed online at the website of the Monetary Authority of Singapore (“MAS”) when it is lodged with the MAS. The MAS assumes no responsibility for the contents of the Offer Information Statement. The availability of the Offer Information Statement on the MAS website does not imply that the Securities and Futures Act 2001 of Singapore, or any other legal or regulatory requirements, have been complied with. The MAS has not, in any way, considered the investment merits of LMIR Trust. This announcement is qualified in its entirety, and should be read in conjunction with the full text of the Offer Information Statement when it is lodged with the MAS.

This announcement is not for release, publication or distribution, directly or indirectly, in or into the United States, European Economic Area, the United Kingdom, Canada, Japan or Australia, and should not be distributed, forwarded to or transmitted in or into any jurisdiction where to do so might constitute a violation of applicable securities laws or regulations. The distribution of this announcement, the Offer Information Statement, the application forms for Rights Units and Excess Rights Units into, and issue, exercise or sale of Rights Entitlements or Rights Units and the acquisition or purchase of the Rights Entitlements or Rights Units in, jurisdictions other than Singapore may be restricted by law. Persons into whose possession this announcement and such other documents come should inform themselves about and observe any such restrictions. Any failure to comply with these restrictions may constitute a violation of the securities laws of any such jurisdiction. The Manager assumes no responsibility in the event there is a violation by any person of such restrictions.

The value of 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. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager’s current view of future events.

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Neither the content of the website of LMIR Trust nor any website accessible by hyperlinks on the website of LMIR Trust is incorporated in, or forms part of, this announcement.

The Rights Entitlements, the application forms for Rights Units, Excess Rights Units and the securities of LMIR Trust have not been and will not be registered under the Securities Act, or under the securities laws of any state or other jurisdiction of the United States and may not be offered or sold within the United States except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the Securities Act and in compliance with any applicable state securities laws. Any public offering of securities to be made in the United States would be by means of a prospectus that may be obtained from an issuer and would contain detailed information about such issuer and its management, as well as financial statements. There will be no public offering of securities in the United States.

This announcement has not been reviewed by the MAS.

**Notice under Section 309B of the SFA:** The Rights Units and Rights Entitlements are prescribed capital markets products (as defined in the Securities and Futures (Capital Markets Products) Regulations 2018) and Excluded Investment Products (as defined in MAS Notice SFA 04-N12: Notice on the Sale of Investment Products and MAS Notice FAA-N16: Notice on Recommendations on Investment Products).