



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 2025 for all properties owned by LMIR Trust and will be incorporating these valuations into LMIR Trust’s audited financial statements as at 31 December 2025 (“**FY2025**”). FY2025’s valuations were conducted by Newmark Real Estate Singapore Pte. Ltd., KJPP Rengganis, Hamid dan Rekan (in association with CBRE) and KJPP Willson & Rekan (in association with Knight Frank). Summary details of the valuations are as follows:

No.	Properties	Market Valuation IDR Billion As at 31 December 2025	Market Valuation SGD Million ¹ As at 31 December 2025
1	Bandung Indah Plaza	223.2	17.1
2	Cibubur Junction	460.0	35.2
3	Depok Town Square Units	151.7	11.6
4	Gajah Mada Plaza	947.2	72.5
5	Grand Palladium Units	59.4	4.5
6	Istana Plaza	141.7	10.8
7	Java Supermall Units	140.1	10.7
8	Kediri Town Square	404.6	31.0
9	Lippo Mall Kemang	2,293.3	175.5
10	Lippo Mall Kuta	245.0	18.8
11	Lippo Mall Nusantara ²	912.0	69.8
12	Lippo Mall Puri	4,344.2	332.4
13	Lippo Plaza Batu	276.4	21.1
14	Lippo Plaza Ekalokasari Bogor	102.8	7.9
15	Lippo Plaza Jogja	208.0	15.9
16	Lippo Plaza Kendari	256.0	19.6
17	Lippo Plaza Kramat Jati	597.8	45.7
18	Mal Lippo Cikarang	935.0	71.6
19	Malang Town Square Units	218.8	16.7
20	Mall WTC Matahari Units	63.7	4.9
21	Metropolis Town Square Units	76.9	5.9

22	Palembang Icon	902.0	69.0
23	Palembang Square	680.0	52.0
24	Palembang Square Extension	260.0	19.9
25	Plaza Madiun Units	248.4	19.0
26	Plaza Medan Fair	274.4	21.0
27	Pluit Village	110.2	8.4
28	Sun Plaza	2,932.0	224.4
29	Tamini Square	113.8	8.7
	Total Portfolio	18,578.6	1,421.6

Note 1: Converted to SGD using the closing rate of IDR 13,068.57 / SGD 1 as at 31 December 2025.

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 2026

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.