



LIPPO MALLS INDONESIA RETAIL TRUST

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

NOTICE OF EXTRAORDINARY GENERAL MEETING

LIPPO MALLS INDONESIA RETAIL TRUST

NOTICE IS HEREBY GIVEN that an Extraordinary General Meeting (“**EGM**”) of the holders of units of Lippo Malls Indonesia Retail Trust (“**LMIR Trust**”, and the holders of units of LMIR Trust, “**Unitholders**”) will be convened and held by way of a physical meeting at Village Hotel Changi, Basement 1, Square Ballroom, 1 Netheravon Road, Singapore 508502 on **Monday, 8 December 2025, at 10.00 a.m. (Singapore Time)** for the purpose of considering and, if thought fit, passing, with or without modifications, the following resolutions (capitalised terms not otherwise defined herein shall bear the meaning ascribed to them in the circular dated 21 November 2025 to Unitholders (the “**Circular**”)):

ORDINARY RESOLUTIONS

- 1. TO APPROVE THE 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 TO ELIGIBLE UNITHOLDERS (AS DEFINED IN THE CIRCULAR) ON A PRO RATA BASIS OF 117 RIGHTS UNITS FOR EVERY 100 EXISTING UNITS HELD AS AT THE RIGHTS ISSUE RECORD DATE (AS DEFINED IN THE CIRCULAR) (THE RIGHTS ISSUE)**

That subject to and contingent upon the passing of Resolution 2:

- (a) approval be and is hereby given for issue of new units in LMIR Trust (the “**Rights Units**”) under the non-underwritten renounceable rights issue (the “**Rights Issue**”) on a *pro rata* basis of 117 Rights Units for every 100 existing units in LMIR Trust held as at the time and date on which the transfer books and register of Unitholders will be closed to determine the provisional allotments of the Rights Units to the Eligible Unitholders (as defined in the Circular), in the manner described in the Circular; and
 - (b) LMIRT Management Ltd. (in its capacity as manager of LMIR Trust) (the “**Manager**”) and any director of the Manager, and Perpetual (Asia) Limited (in its capacity as trustee of LMIR Trust) (the “**Trustee**”) be and are hereby severally authorised to complete and do all such acts and things (including executing all such documents as may be required) as the Manager or, as the case may be, such director of the Manager or, as the case may be, the Trustee may consider expedient or necessary or in the interests of LMIR Trust to give effect to the issuance of the Rights Units.
- 2. TO APPROVE THE PROPOSED WAIVER BY UNITHOLDERS OTHER THAN THE RELEVANT ENTITIES AND THEIR CONCERT PARTIES OF THEIR RIGHTS TO RECEIVE A GENERAL OFFER FOR THEIR UNITS FROM THE RELEVANT ENTITIES AND THE SPONSOR (THE WHITEWASH RESOLUTION)**

That subject to and contingent upon the conditions in the letter from the Securities Industry Council dated 31 October 2025 being fulfilled, the Unitholders, other than Bridgewater International Limited (“**BIL**”), the Manager (BIL and the Manager, collectively, the “**Relevant Entities**”) and their concert parties and parties not independent of them, hereby (on a poll

taken) waive their rights to receive a general offer from the Relevant Entities and the Sponsor pursuant to Rule 14 of the Singapore Code on Take-overs and Mergers as a result of the receipt of issue of the Allotted Rights Units and up to 4,298,423,328 Excess Rights Units (each as defined in the Circular).

Unitholders should note that Resolution 1 (the Rights Issue) is conditional upon Resolution 2 (the Whitewash Resolution). This means that if Resolution 2 is not approved, Resolution 1 will not be carried. If Resolution 1 is not approved, the Manager will not proceed to table Resolution 2 as Resolution 2 will no longer be relevant even if it is approved.

BY ORDER OF THE BOARD

LMIRT Management Ltd.

(as manager of Lippo Malls Indonesia Retail Trust)
(Company Registration No. 200707703M)

Lai Kuan Loong, Victor
Company Secretary

Singapore
21 November 2025

Important Notice:

- (1) The EGM will be held in a wholly physical format, at Village Hotel Changi, Basement 1, Square Ballroom, 1 Netheravon Road, Singapore 508502. There will be no option for unitholders to participate virtually. Printed copies of the Notice of EGM, Proxy Form and Request Form will be sent to Unitholders. In addition, the Notice, Proxy Form, Request Form and Submission of Questions Form will be made available electronically via publication on LMIR Trust's website at the URL https://lmir.listedcompany.com/agm_egm.html and on the SGX website at the URL <https://www.sgx.com/securities/company-announcements>.

Any Unitholder who wishes to receive a printed copy of the Circular should submit his/her/its request via the Request Form in the following manner:

- (i) if submitted by post, by lodging it at the office of LMIR Trust's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at 1 Harbourfront Avenue, #14-07 Keppel Bay Tower, Singapore 098632; or
- (ii) if submitted electronically via email, by attaching and sending a clear PDF copy of it to LMIR Trust's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at srs.requestform@boardroomlimited.com,

no later than **5.00 p.m. on Friday, 28 November 2025**.

- (2) Arrangements for conduct of the EGM

Arrangements relating to the conduct of the EGM, including:

- (a) physical attendance at the EGM;
- (b) submission of questions to the Chairman of the EGM in advance of the EGM or at the physical EGM itself;
- (c) addressing questions related to the resolution to be tabled for approval at the EGM in advance of, or at, the EGM; and
- (d) voting at the EGM (i) by the Unitholder or his/her/its duly appointed proxy(ies) (other than the Chairman of the EGM); or (ii) by appointing the Chairman of the EGM, as proxy to vote on the Unitholder's behalf at the EGM,

are set out in the Circular. Any reference to a time of day is made by reference to Singapore Time. The Circular may be accessed at LMIR Trust's website at the URL https://lmir.listedcompany.com/agm_egm.html, and will also be made available on SGX website at the URL <https://www.sgx.com/securities/company-announcements>.

- (3) Question and answer

Unitholders, including CPF and SRS investors, or, where applicable, their appointed proxy(ies) or corporate representative(s), will be able to submit questions related to the resolution to be tabled for approval at the EGM to the Chairman of the EGM, in advance of, or, at the EGM.

Unitholders may submit questions in advance of the EGM in the following manner by 5.00 p.m. on Friday, 28 November 2025 (“**Submission Deadline**”):

- (a) if submitted electronically, be submitted to LMIR Trust’s Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd. at srs.proxy@boardroomlimited.com; or
- (b) if submitted by post, be deposited at the office of the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at 1 Harbourfront Avenue, #14-07 Keppel Bay Tower, Singapore 098632.

A Unitholder who wishes to submit questions in advance of EGM must first download, complete and sign the Submission of Questions Form, before submitting it by post to the address provided above, or before scanning and sending it by email to the email address provided above.

The Manager will endeavour to publish the responses to all substantial and relevant questions received from Unitholders by Submission Deadline on LMIR Trust’s website at the URL https://lmir.listedcompany.com/agm_egm.html and will also be made available on the SGX website at the URL <https://www.sgx.com/securities/company-announcements> on Tuesday, 2 December 2025. Substantially similar questions received will be consolidated and consequently, not all questions may be individually addressed. Questions submitted by unitholders after Submission Deadline will be addressed at the EGM.

The Manager will publish the minutes of the EGM which will include the responses to the substantial and relevant questions which are addressed during the EGM on LMIR Trust’s website at the URL https://lmir.listedcompany.com/agm_egm.html and on SGX website at the URL <https://www.sgx.com/securities/company-announcements> within one month from the date of the EGM.

(4) Voting, or appointing proxy(ies) to vote, at the EGM

A Unitholder who wish to exercise his/her/its voting rights at the EGM may: (a) (if an individual) vote at the EGM or (whether individual or corporate) appoint a proxy(ies) (other than the Chairman of the EGM) to vote at the EGM on his/her/its behalf; or (b) (whether individual or corporate) appoint the Chairman of the EGM as his/her/its proxy to vote on his/her/its behalf at the EGM.

A Unitholder (whether individual or corporate) who wishes to submit an instrument of proxy must complete the accompanying proxy form (“**Proxy Form**”), before submitting it in the manner set out below.

Where a Unitholder (whether individual or corporate) appoints the Chairman of the EGM as his/her/its proxy, he/she/it must give specific instructions as to voting, or abstentions from voting, in respect of a resolution in the Proxy Form. If no specific direction as to voting is given, or in the event of any other matter arising at the EGM and at any adjournment thereof, the Chairman will vote or abstain from voting at his discretion.

The Proxy Form must be submitted in the following manner:

- (a) if submitted electronically, be submitted via email to LMIR Trust’s Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd. at srs.proxy@boardroomlimited.com; or
- (b) if in hard copy submitted by post, be lodged at LMIR Trust’s Unit Registrar’s office at Boardroom Corporate & Advisory Services Pte. Ltd., 1 Harbourfront Avenue, #14-07 Keppel Bay Tower, Singapore 098632,

in either case, by 10.00 a.m. (Singapore time) on Friday, 5 December 2025, being 72 hours before the time fixed for holding the EGM.

A Unitholder who wishes to submit the Proxy Form must first download, complete and sign the Proxy Form, before submitting it by post to the address provided above, or before scanning and sending it by email to the email address provided above.

The Proxy Form must be signed by the appointer or his attorney duly authorised in writing. Where the Proxy Form is executed by a corporation, it must be either under its common seal or signed on its behalf by a duly authorised officer or attorney. Where the Proxy Form is executed by an attorney on behalf of the appointer, the letter or power of attorney or a notarially certified copy thereof must be lodged with the Proxy Form, failing which the Proxy Form may be treated as invalid. A corporation, being a Unitholder, may by resolution of its directors or other governing body authorise such person as it thinks fit to act as its representative at the EGM and the person so authorised shall upon production of a copy of such resolution certified by a director of the corporation to be a true copy, be entitled to exercise the powers on behalf of the corporation so represented as the corporation could exercise in person if it were an individual.

The Manager shall have the right to reject any Proxy Form which is incomplete, improperly completed or illegible or where the true intentions of the appointer are not ascertainable from the instructions of the appointer specified on the Proxy Form. In addition, in the case of Units entered in the Depository Register, the Manager (a) may reject any Proxy Form if the Unitholder, being the appointer, is not shown to have Units entered against his or her name in the Depository Register as at 72 hours before the time appointed for holding the EGM, as certified by CDP to the Manager; and (b) shall be entitled and bound to accept as accurate the number of Units entered against the name of that Unitholder as shown in the Depository Register as at a time not earlier than 72 hours prior to the time of

the EGM, supplied by CDP to the Trustee and to accept as the maximum number of votes which in aggregate that Unitholder and his proxy are able to cast on poll a number which is the number of Units entered against the name of that Unitholder as shown in the Depository Register, whether that number is greater or smaller than that specified by the Unitholder or in the Proxy Form.

(5) Relevant intermediaries

Persons who hold Units through relevant intermediaries (as defined below), other than CPF and SRS investors, and who wish to participate in the EGM by (a) attending the physical EGM; (b) submitting questions to the Chairman of the EGM in advance of, or at the physical EGM itself; and/or (c) voting at the EGM (i) by being appointed as proxy by their relevant intermediary; or (ii) by appointing the Chairman of the EGM as proxy to vote on their behalf at the EGM, should contact the relevant intermediary through which they hold such Units as soon as possible in order to make the necessary arrangements for them to participate in the EGM.

In addition, CPF and SRS investors may (a) vote at the EGM if they are appointed as proxies by their respective CPF Agent Banks or SRS Operators, and should contact their respective CPF Agent Banks or SRS Operators if they have any queries regarding their appointment as proxies; or (b) appoint the Chairman of the EGM as proxy to vote on their behalf at the EGM, and should approach their respective CPF Agent Banks or SRS Operators to submit their votes by 5.00 p.m. (Singapore Time) on Wednesday, 26 November 2025, being seven (7) working days before the date of the EGM. For avoidance of doubt, CPF and SRS investors will not be able to appoint third-party proxy(ies) (i.e., persons other than the Chairman of the EGM) to vote at the EGM on their behalf.

“**relevant intermediary**” means:

- (i) a banking corporation licensed under the Banking Act 1970 or a wholly-owned subsidiary of such a banking corporation, whose business includes the provision of nominee services and who holds Units in that capacity;
- (ii) a person holding a capital markets service licence to provide custodial services for securities under the Securities and Futures Act 2001 and who holds Units in that capacity; or
- (iii) the Central Provident Fund Board (“**CPF Board**”) established by the Central Provident Fund Act 1953, in respect of Units purchased under the subsidiary legislation made under that Act providing for the making of investments from the contributions and interest standing to the credit of members of the Central Provident Fund, if the CPF Board holds those Units in the capacity of an intermediary pursuant to or in accordance with that subsidiary legislation.

- (6) The Circular has been uploaded on the SGX website on 21 November 2025 at the URL <https://www.sgx.com/securities/company-announcements> and may be accessed at LMIR Trust’s website at the URL https://lmir.listedcompany.com/aggm_egm.html.

Personal data privacy:

By (a) submitting an instrument appointing a proxy(ies) and/or representative(s) to attend, speak and vote at the EGM and/or any adjournment thereof, (b) submitting any question in advance of the EGM to the Chairman of the Meeting in accordance with the Notice of EGM; and/or (c) submitting a request form for a printed copy of the Circular, a Unitholder:

- (i) consents to the collection, use and disclosure of the Unitholder’s personal data by LMIR Trust, the Manager and the Trustee (and their respective agents or service providers) for the following purposes:
 - (1) the processing, administration and analysis by LMIR Trust, the Manager and the Trustee (and their respective agents or service providers) of instruments appointing a proxy(ies) and/or representative(s) for the EGM (including any adjournment thereof);
 - (2) the addressing of relevant and substantial questions received from Unitholders in advance of the EGM and, if necessary, the following up with the relevant Unitholders in relation to such questions;
 - (3) the preparation and compilation of the attendance lists, proxy lists, minutes and other documents relating to the EGM (including any adjournment thereof); and
 - (4) in order for LMIR Trust, the Manager and the Trustee (and their respective agents or service providers) to comply with any applicable laws, listing rules, take-over rules, regulations and/or guidelines,(collective, “**Purposes**”);
- (ii) warrants that where the Unitholder discloses the personal data of the Unitholder’s proxy(ies) to LMIR Trust, the Manager and the Trustee (and their respective agents or service providers), the Unitholder has obtained the prior consent of such proxy(ies) for the collection, use and disclosure by LMIR Trust, the Manager and the Trustee (and their agents or service providers) of the personal data of such proxy(ies) for the Purposes;
- (iii) agrees to provide LMIR Trust, the Manager and the Trustee with written evidence of such prior consent upon reasonable request; and
- (iv) agrees that the Unitholder will indemnify LMIR Trust, the Manager and the Trustee in respect of any penalties, liabilities, claims, demands, losses and damages as a result of the Unitholder’s breach of warranty.