

**Dated 18 October 2007**

**LIPPO- MAPLETREE INDONESIA RETAIL TRUST MANAGEMENT LTD (as  
Manager)**

and

**HSBC INSTITUTIONAL TRUST SERVICES (SINGAPORE) LIMITED  
(as Trustee)**

**FIRST SUPPLEMENTAL DEED**

(being supplemental to the Deed of Trust dated 8 August 2007 constituting  
LIPPO-MAPLETREE INDONESIA RETAIL TRUST)

**This First Supplemental Deed is made on 18 October 2007 between:**

- (1) **LIPPO-MAPLETREE INDONESIA RETAIL TRUST MANAGEMENT LTD** (in its capacity as manager of Lippo-Mapletree Indonesia Retail Trust, the "**Manager**") whose registered office is situated at One Phillip Street, #15-00, Singapore 048692; and
- (2) **HSBC INSTITUTIONAL TRUST SERVICES (SINGAPORE) LIMITED** (in its capacity as trustee of Lippo-Mapletree Indonesia Retail Trust, the "**Trustee**"), whose registered office is situated at 21 Collyer Quay, #14-01, HSBC Building, Singapore 049320.

**Whereas:**

- (A) This First Supplemental Deed is supplemental to a deed of trust dated 8 August 2007 (the "**Deed**") made between the Manager and the Trustee, constituting a unit trust known as Lippo-Mapletree Indonesia Retail Trust (the "**Trust**"). The Principal Deed shall hereinafter be referred to as the "**Deed**".
- (B) The Manager is desirous of modifying Clause 1.1, of the Deed to reflect a change in the first scheduled distribution date of the Trust .
- (C) Pursuant to Clause 27.1 of the Deed, the Manager and the Trustee have agreed to enter into this First Supplemental Deed to allow for the first scheduled distribution date of the Trust to be changed to 30 May 2008.

**It is agreed and declared as follows:**

## **1. Interpretation**

### **1.1 Construction of Certain References**

All terms and references used in the Deed and which are defined or construed in the Deed but are not defined or construed in this First Supplemental Deed shall have the meanings as assigned to them in the Deed. Unless otherwise stated, references to "Clauses" are to be construed as references to the clauses of this First Supplemental Deed.

### **1.2 Headings**

The headings in this First Supplemental Deed are inserted for convenience only and shall be ignored in construing this First Supplemental Deed.

## **2. Amendments to the Deed**

The Manager and the Trustee agree, subject to the provisions of this First Supplemental Deed, that the Deed shall be amended with effect on and from the date of this First Supplemental Deed as follows:

- 2.1** that Clause 1.1 of the Deed be amended by amending the following definition of "Distribution Date" as follows:

**"1.1 Definitions**

**"Distribution Date"** means a Business Day which is no later than 90 days after the Distribution Calculation Date for the relevant Distribution Period, save for the first Distribution Period after the Listing Date, which shall be paid on or before the end of 30 May 2008 ~~28 February 2008~~;

**3. Incorporation**

**3.1** The Deed and this First Supplemental Deed shall be read and construed as one document and this First Supplemental Deed shall be considered as part of the Deed. Accordingly, the term **"Deed"** as used in the Deed, and all references to the Deed, howsoever expressed, in all other instruments and agreements executed under it or pursuant to it, shall for all purposes refer to the Deed as amended by this First Supplemental Deed.

**3.2** Except to the extent expressly amended by the terms of this First Supplemental Deed, the terms and conditions of the Deed and all other instruments and agreements executed, delivered or entered into under it or pursuant to it are hereby confirmed and shall remain in full force and effect.

**4. Contracts (Rights of Third Parties) Act**

A person who is not a party to this First Supplemental Deed has no right to enforce any of the provisions in this First Supplemental Deed under the Contracts (Rights of Third Parties) Act, Chapter 53B of Singapore (the **"Act"**) provided that nothing in this Clause 4 shall affect the rights of Holders or (as the case may be) the Depositors to enforce the terms of this First Supplemental Deed as provided in this First Supplemental Deed.

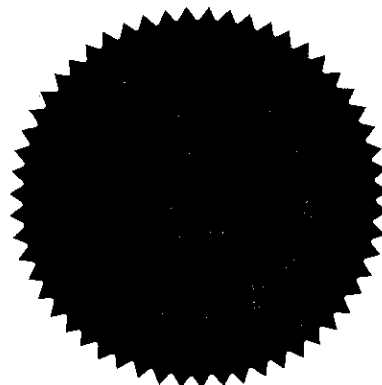
**5. Governing Law and Jurisdiction**

This First Supplemental Deed shall be governed by, and construed in accordance with, the laws of Singapore.

In witness whereof this First Supplemental Deed has been entered into on the date stated at the beginning.

**The Manager**

The Common Seal of  
**LIPPO-MAPLETREE INDONESIA RETAIL  
TRUST MANAGEMENT LTD**



was hereunto affixed in the presence of:

A handwritten signature in black ink, appearing to be 'Wong Mun Hoong'.

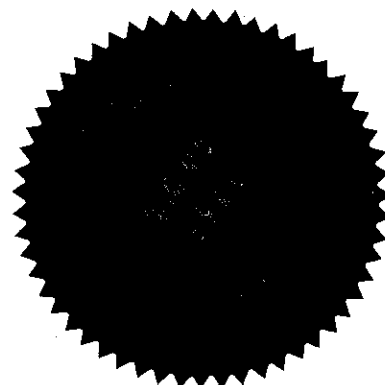
Director

A handwritten signature in black ink, appearing to be 'Wong Mun Hoong'.

Director/Secretary **Wong Mun Hoong**

**The Trustee**

The Common Seal of  
**HSBC INSTITUTIONAL TRUST SERVICES  
(SINGAPORE) LIMITED**



was hereunto affixed in the presence of:

A handwritten signature in black ink, appearing to be 'HSBC'.

A handwritten signature in black ink, appearing to be 'HSBC'.