



## LIPPO-MAPLETREE INDONESIA RETAIL TRUST

### 2008 FOURTH QUARTER UNAUDITED FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

#### INTRODUCTION

Lippo-Mapletree Indonesia Retail Trust ("LMIR Trust") is a Singapore-based real estate investment trust ("REIT") constituted by a trust deed dated 8 August 2007 between Lippo-Mapletree Indonesia Retail Trust Management Limited as the Manager and HSBC Institutional Trust Services (Singapore) Limited as the Trustee. LMIR Trust was listed on the Singapore Exchange Securities Trading Limited on 19 November 2007.

LMIR Trust is established with the principal investment objective of owning and investing on a long-term basis in a diversified portfolio of income-producing real estate in Indonesia that is primarily used for retail and / or retail-related purposes, and real estate related assets in connection with the foregoing purposes. As at 31 December 2008, LMIR Trust's property portfolio comprises eight retail mall properties and seven retail spaces located within other retail malls, all of which are located in Indonesia.

LMIR Trust's current distribution policy is to distribute 100% of its tax-exempt income (after deduction of applicable expenses) and capital receipts, for the period commencing from listing date to year 2009 and thereafter at least 90.0% of the tax-exempt income (after deduction of applicable expenses) and capital receipt. The tax-exempt income comprises dividends received from the Singapore Special Purpose Companies ("SPCs"), which are ultimately paid out of income derived by the Indonesian SPCs from the leasing of the properties. The capital receipts comprise mainly of amounts received by LMIR Trust from the redemption of redeemable preference shares in the Singapore SPCs.

#### COMPARATIVES

There are no comparatives for the corresponding period of the immediately preceding financial year or as at the end of the immediately preceding financial year. As disclosed in page 96 of the prospectus dated 9 November 2007 ("Prospectus"), no pro forma consolidated statement of total return, consolidated balance sheet and consolidated statement of cash flows to show the pro forma historical performance of LMIR Trust have been prepared.

UBS AG, BNP Paribas Capital (Singapore) Ltd and Oversea-Chinese Banking Corporation Limited were joint lead managers and underwriters of the initial public offering of units in LMIR Trust.
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**LIPPO-MAPLE TREE INDONESIA RETAIL TRUST**  
**2008 FOURTH QUARTER UNAUDITED FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT**

**Summary of LMIR Trust Result**

	Actual 4Q 2008 S\$'000	Forecast <sup>2</sup> 4Q 2008 S\$'000	Change Positive/ (Negative)	Actual YTD 2008 <sup>1</sup> S\$'000	Forecast <sup>2</sup> YTD 2008 <sup>1</sup> S\$'000	Change Positive/ (Negative)
Gross Revenue	21,438	21,147	1%	101,761	94,202	8%
Net Property Income	12,355	19,817	-38%	88,297	88,260	0%
Distributable Income	3,226	15,473	-79%	59,492	68,863	-14%
Distribution per unit (cents)	0.30	1.45	-79%	5.60	6.48	-14%
Annualised distribution per unit (cents)	1.19	5.75	-79%	5.60	6.48	-14%

**1 (a) (i) Consolidated Statement of Total Return for the Quarter ended 31 December 2008**

	Actual 4Q 2008 S\$'000	Forecast <sup>2</sup> 4Q 2008 S\$'000	Change Positive/ (Negative)	Actual YTD 2008 <sup>1</sup> S\$'000	Forecast <sup>2</sup> YTD 2008 <sup>1</sup> S\$'000	Change Positive/ (Negative)
Gross rent	19,501	18,614	5%	88,994	82,843	7%
Carpark income	1,890	1,834	3%	9,469	8,240	15%
Other income	47	699	-93%	3,298	3,119	6%
<b>Total Gross Revenue</b>	<b>21,438</b>	<b>21,147</b>	<b>1%</b>	<b>101,761</b>	<b>94,202</b>	<b>8%</b>
<b>Property Operating Expenses</b>						
Land rental	(746)	(403)	-85%	(1,715)	(1,772)	3%
Property management fee	(947)	(782)	-21%	(3,795)	(3,479)	-9%
Other property operating expenses	(7,390)	(145)	-4997%	(7,954)	(691)	-1051%
<b>Total Property Operating Expenses</b>	<b>(9,083)</b>	<b>(1,330)</b>	<b>-583%</b>	<b>(13,464)</b>	<b>(5,942)</b>	<b>-127%</b>
<b>Net Property Income</b>	<b>12,355</b>	<b>19,817</b>	<b>-38%</b>	<b>88,297</b>	<b>88,260</b>	<b>0%</b>
Interest income	701	288	143%	1,980	1,341	48%
Financial expense	(2,052)	(91)	2155%	(6,448)	(412)	1465%
<b>Administrative Expenses</b>						
Manager's management fees	(1,135)	(1,482)	23%	(6,988)	(6,616)	-6%
Trustee's fee	(29)	(82)	65%	(288)	(376)	23%
Other trust operating expenses	(3,592)	(207)	-1635%	(3,841)	(972)	-295%
<b>Total Administrative Expenses</b>	<b>(4,756)</b>	<b>(1,771)</b>	<b>-169%</b>	<b>(11,117)</b>	<b>(7,964)</b>	<b>-40%</b>
Other credits (net) (See Note A)	43,230	-	NA	62,480	-	NA
<b>Total Return For The Period Before Revaluation, Tax And Distribution</b>	<b>49,478</b>	<b>18,243</b>	<b>171%</b>	<b>135,192</b>	<b>81,225</b>	<b>66%</b>
Change in fair value of investment properties	(344,499)	-	0%	(99,768)	207,887	-148%
<b>Total (Loss)/ Return For The Period Before Tax and Distribution</b>	<b>(295,021)</b>	<b>18,243</b>	<b>-1717%</b>	<b>35,424</b>	<b>289,112</b>	<b>-88%</b>
Income tax	(2,402)	(2,172)	-11%	(10,887)	(9,689)	-12%
Withholding tax	(1,187)	(1,481)	20%	(7,012)	(6,616)	-6%
Deferred tax	42,758	-	0%	(30,680)	(62,366)	51%
<b>Total (Loss)/ Return For The Period After Tax Before Distribution</b>	<b>(255,852)</b>	<b>14,590</b>	<b>-1854%</b>	<b>(13,155)</b>	<b>210,441</b>	<b>-106%</b>

**(Note A) Other credits (net) comprise of:**

Unrealised gain on foreign exchange forward contracts	46,178	-	63,883	-
Unrealised loss on interest rate swap	(2,224)	-	(1,499)	-
Realised gain on foreign exchange forward contracts	81	-	671	-
Unrealised foreign exchange loss	(879)	-	(957)	-
Others	74	-	382	-
	<b>43,230</b>	<b>-</b>	<b>62,480</b>	<b>-</b>

**General Footnote:**

- YTD 2008 includes private trust period from 8 August 2007 to 18 November 2007 ("Private Trust Period") and public trust period from 19 November 2007 ("Listing Date") to 31 December 2008.
- The forecast is based on forecast as shown in the Prospectus.

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**Statement of Distribution**

Total (Loss)/ Return for the period after tax before distribution

Add back/ (Less) non-cash items and other adjustments:

- Manager's fee payable in the form of units  
 - Depreciation of plant and equipment  
 - Change in fair value of investment properties  
 - Deferred tax  
 - Reversal of FRS adjustment on rental deposit  
 - Unrealised gain on foreign exchange forward contracts  
 - Unrealised loss on interest rate swap  
 - Unrealised foreign exchange loss  
 - (Capital retention)

**Total Unitholders' distribution**

Unitholders' distribution:

- as distributions from operations

- as return of capital<sup>3</sup>

**Total Unitholders' distribution**

	Actual 4Q 2008 S\$'000	Forecast <sup>2</sup> 4Q 2008 S\$'000	Change Positive/ (Negative)	Actual YTD 2008 <sup>1</sup> S\$'000	Forecast <sup>2</sup> YTD 2008 <sup>1</sup> S\$'000	Change Positive/ (Negative)
Total (Loss)/ Return for the period after tax before distribution	(255,852)	14,590	-1854%	(13,155)	210,441	-106%
Add back/ (Less) non-cash items and other adjustments:						
- Manager's fee payable in the form of units	494	793	-38%	3,531	3,531	0%
- Depreciation of plant and equipment	95	-	NA	95	-	NA
- Change in fair value of investment properties	344,499	-	NA	99,768	(145,521)	-169%
- Deferred tax	(42,758)	-	NA	30,680	-	NA
- Reversal of FRS adjustment on rental deposit	-	90	NA	-	412	NA
- Unrealised gain on foreign exchange forward contracts	(46,178)	-	NA	(63,883)	-	NA
- Unrealised loss on interest rate swap	2,224	-	NA	1,499	-	NA
- Unrealised foreign exchange loss	879	-	NA	957	-	NA
- (Capital retention)	(177)	-	NA	-	-	NA
<b>Total Unitholders' distribution</b>	<b>3,226</b>	<b>15,473</b>	<b>-79%</b>	<b>59,492</b>	<b>68,863</b>	<b>-14%</b>
Unitholders' distribution:						
- as distributions from operations	-	11,978	-100%	42,418	53,427	-21%
- as return of capital <sup>3</sup>	3,226	3,495	-8%	17,074	15,436	11%
<b>Total Unitholders' distribution</b>	<b>3,226</b>	<b>15,473</b>	<b>-79%</b>	<b>59,492</b>	<b>68,863</b>	<b>-14%</b>

1 (b) (i) **Balance Sheet**

**Current Assets**

Cash and cash equivalents  
 Trade and other receivables

**Total Current Assets**

**Non-current Assets**

Investment properties<sup>4</sup>  
 Investments in subsidiaries  
 Other assets  
 Plant and equipment

**Total Non-current Assets**

**Total Assets**

**Current Liabilities**

Trade and other payables  
 Current tax payable  
 Security deposit  
 Due to subsidiaries

**Total Current Liabilities**

**Non-current Liabilities**

Deferred tax liabilities  
 Deferred income  
 Other financial liabilities  
 Finance leases

**Total non-current liabilities**

**Total Liabilities**

**Unitholders' funds**

**Total Liabilities and Unitholders' funds**

	Group	
	31-Dec-08 S\$'000	30-Sep-08 S\$'000
<b>Current Assets</b>		
Cash and cash equivalents	94,455	104,544
Trade and other receivables	19,207	26,970
<b>Total Current Assets</b>	<b>113,662</b>	<b>131,514</b>
<b>Non-current Assets</b>		
Investment properties <sup>4</sup>	829,967	1,172,012
Investments in subsidiaries	-	-
Other assets	62,384	18,430
Plant and equipment	123	213
<b>Total Non-current Assets</b>	<b>892,474</b>	<b>1,190,655</b>
<b>Total Assets</b>	<b>1,006,136</b>	<b>1,322,169</b>
<b>Current Liabilities</b>		
Trade and other payables	6,878	4,878
Current tax payable	5,653	5,994
Security deposit	8,744	9,808
Due to subsidiaries	-	-
<b>Total Current Liabilities</b>	<b>21,275</b>	<b>20,680</b>
<b>Non-current Liabilities</b>		
Deferred tax liabilities	30,680	73,438
Deferred income	75,083	87,223
Other financial liabilities	118,852	118,538
Finance leases	905	1,018
<b>Total non-current liabilities</b>	<b>225,520</b>	<b>280,217</b>
<b>Total Liabilities</b>	<b>246,795</b>	<b>300,897</b>
<b>Unitholders' funds</b>	<b>759,341</b>	<b>1,021,272</b>
<b>Total Liabilities and Unitholders' funds</b>	<b>1,006,136</b>	<b>1,322,169</b>

	Trust	
	31-Dec-08 S\$'000	30-Sep-08 S\$'000
<b>Current Assets</b>		
Cash and cash equivalents	-	-
Trade and other receivables	11,051	16,922
<b>Total Current Assets</b>	<b>11,051</b>	<b>16,922</b>
<b>Non-current Assets</b>		
Investment properties <sup>4</sup>	-	-
Investments in subsidiaries	814,285	968,415
Other assets	62,384	18,430
Plant and equipment	-	-
<b>Total Non-current Assets</b>	<b>876,669</b>	<b>986,845</b>
<b>Total Assets</b>	<b>887,720</b>	<b>1,003,767</b>
<b>Current Liabilities</b>		
Trade and other payables	5,270	5,615
Current tax payable	78	-
Security deposit	-	-
Due to subsidiaries	15,419	47,114
<b>Total Current Liabilities</b>	<b>20,767</b>	<b>52,729</b>
<b>Non-current Liabilities</b>		
Deferred tax liabilities	-	-
Deferred income	-	-
Other financial liabilities	118,852	118,538
Finance leases	-	-
<b>Total non-current liabilities</b>	<b>118,852</b>	<b>118,538</b>
<b>Total Liabilities</b>	<b>139,619</b>	<b>171,267</b>
<b>Unitholders' funds</b>	<b>748,101</b>	<b>832,500</b>
<b>Total Liabilities and Unitholders' funds</b>	<b>887,720</b>	<b>1,003,767</b>

**General Footnote:**

1. YTD 2008 includes private trust period from 8 August 2007 to 18 November 2007 ("Private Trust Period") and public trust period from 19 November 2007 ("Listing Date") to 31 December 2008.
2. The forecast is based on forecast as shown in the Prospectus.
3. The return of capital comprises the amounts received by LMIR Trust from the redemption of its investment in the redeemable preference shares in the Singapore SPCs.
4. The carrying values of the properties are stated based on the independent valuation as of 30 November 2008.
5. Comparative Investment properties and Plant and equipment have been restated to be consistent with current quarter's presentation.

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1 (b) (ii) Aggregate amount of borrowings

**Secured borrowing**

Amount Repayable after 5 years  
Less: Transaction cost in relation to the Trust term loan facility  
Total Borrowing

Group 31-Dec-08 S\$'000	
	125,000
	(6,148)
	<b>118,852</b>

LMIR Trust has in place secured facilities of S\$125 million for a tenor of 5 years. The term loan is repayable after 5 years from 26 March 2008.

The facilities are secured on the following:

- Pledge over the shares in the 17 retail mall Singapore SPCs and 7 retail space Singapore SPCs
- Pledge over the shares in the 8 retail mall Indonesia SPCs and 7 retail space Indonesia SPCs
- First fixed mortgage charge over the 8 Retail Malls and the 7 retail spaces and first fixed and/or floating charges over all the other assets of the Indonesia SPCs
- First legal assignment of all sale, rentals and other income received or to be received with regard to each of the Singapore SPCs, Indonesia SPCs and the retail malls and retail spaces
- Legal assignment of rights under each lease agreement, lease guarantee, all insurance policies associated with the retail malls and retail spaces
- Legal assignment (and subordination) of all existing and future shareholder and/or intercompany loans extended to any of the Singapore SPCs and Indonesian SPCs

1 (c) Consolidated Cashflow Statement

	Actual	
	4Q 2008 S\$'000	YTD 2008 <sup>1</sup> S\$'000
<b>Operating activities</b>		
Total (loss)/ return for the period before tax	(295,021)	35,424
<b>Adjustments for</b>		
- Manager's fee paid in units	1,002	3,038
- Interest income	(701)	(1,980)
- Interest expense	2,052	6,448
- Depreciation of plant and equipment	95	95
- Change in fair value of investment properties	344,499	99,768
- Unrealised gain on foreign exchange forward contracts	(46,178)	(63,883)
- Unrealised loss on interest rate swap	2,224	1,499
<b>Operating income before working capital changes</b>	<b>7,972</b>	<b>80,409</b>
Changes in working capital		
Trade and other receivables	7,762	(19,207)
Trade and other payables	(11,800)	90,108
Net cash from operating activities before income tax	3,934	151,310
Income tax paid	(3,930)	(12,246)
<b>Cash generated from operating activities</b>	<b>4</b>	<b>139,064</b>
<b>Investing activities</b>		
Purchase of investment properties	(2,454)	(928,830)
Purchase of plant and equipment	(5)	(217)
Interest received	588	1,979
<b>Cash flows used in investing activities</b>	<b>(1,871)</b>	<b>(927,068)</b>
<b>Financing activities</b>		
(Issue costs) / Issuance of units, net of issue costs	(230)	813,369
Proceeds from borrowings	-	118,852
Interest on bank loan paid	(1,141)	(5,851)
Distributions paid to unitholders	(17,055)	(56,385)
<b>Cash flows (used in)/ generated from financing activities</b>	<b>(18,426)</b>	<b>869,985</b>
Net effect of exchange rate changes	10,204	12,474
<b>Net (decrease)/ increase in cash and cash equivalents</b>	<b>(10,089)</b>	<b>94,455</b>
<b>Cash and cash equivalents at beginning of the period</b>	<b>104,544</b>	<b>-</b>
<b>Cash and cash equivalents at end of the period</b>	<b>94,455</b>	<b>94,455</b>

**General Footnote:**

1. YTD 2008 includes private trust period from 8 August 2007 to 18 November 2007 ("Private Trust Period") and public trust period from 19 November 2007 ("Listing Date") to 31 December 2008.

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1 (d) (i) **Statement of movements in net assets attributable to unitholders**

	Group		Trust	
	4Q 2008 S\$'000	YTD 2008 <sup>1</sup> S\$'000	4Q 2008 S\$'000	YTD 2008 <sup>1</sup> S\$'000
Balance at beginning of period	1,021,272	-	832,500	-
<b>Operations</b>				
Total loss	(255,852)	(13,155)	(68,116)	(11,921)
<b>Net increase/ (decrease) in net assets resulting from operations</b>	<b>765,420</b>	<b>(13,155)</b>	<b>764,384</b>	<b>(11,921)</b>
Currency translation reserve	10,204	12,474	-	-
<b>Unitholders' transactions</b>				
Issue of new units, net of issue costs	772	816,407	772	816,407
Distribution to Unitholders	(17,055)	(56,385)	(17,055)	(56,385)
Net (decrease)/ increase in net assets resulting from unitholders' transactions	<b>(6,079)</b>	<b>772,496</b>	<b>(16,283)</b>	<b>760,022</b>
Balance as at end of period	<b>759,341</b>	<b>759,341</b>	<b>748,101</b>	<b>748,101</b>

1 (d) (ii) **Details of any change in the issued and issuable units**

	Actual	
	4Q 2008	YTD 2008 <sup>1</sup>
<b>Issued units at the beginning of the period</b>		
Issue of new units	1,063,993,187	-
- initial public offering	-	1,060,414,000
- Issue of new units	1,966,047	5,545,234
Issued units at the end of the period	1,065,959,234	1,065,959,234
Management fees payable in units to be issued (calculated based on issuance price of S\$0.3155 per unit)	1,566,532	1,566,532
<b>Total issued and issuable units at the end of the period</b>	<b>1,067,525,766</b>	<b>1,067,525,766</b>

2 **Whether the figures have been audited, or reviewed and in accordance with which auditing standard or practice**

The figures have not been audited nor reviewed by our auditors.

3 **Where the figures have been audited, or reviewed, the auditors' report (including any qualifications or emphasis of matter)**

N.A.

4 **Whether the same accounting policies and methods of computation as in the issuer's most recently audited financial statements have been applied**

Yes.

5 **If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change**

Not applicable.

**General Footnote:**

- YTD 2008 includes private trust period from 8 August 2007 to 18 November 2007 ("Private Trust Period") and public trust period from 19 November 2007 ("Listing Date") to 31 December 2008.

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**6 Earnings per unit ('EPU') and distribution per unit ('DPU') for the financial period**

	4Q 2008	YTD 2008 <sup>1</sup>
Weighted average number of units in issue	1,063,882,012	1,062,413,330
<b>Earnings (Loss) per unit in cents (EPU)</b>	(24.05)	(1.24)
<b>Adjusted Earnings per unit in cents (Adjusted EPU) (Note A)</b>	4.31	11.04
Number of units in issue	1,065,959,234	1,065,959,234
<b>Distribution per unit in cents (DPU)</b>	0.30	5.60

**Note A:** Adjusted earnings exclude deficit on the revaluation on investment properties (net of deferred tax).

**7 Net asset value per unit based on units issued at the end of the period**

	Group	Trust
Net asset value per unit (Cents)	71.24	70.18

**8 Review of the performance**

Please refer to section 9a.

**9 Variance between the forecast or prospectus statement (if disclosed previously) and the actual results**

Please refer to 1 (a) (i) for the Consolidated Statement of Total Return.

**9 (a) Review of Performance**

**Fourth Quarter Performance**

Overall, distribution to unit holders for the fourth quarter is S\$3.2 M, which is S\$12.3 M or 79% below the forecast for the same period.

Gross revenue for the period is S\$21.4 M. Excluding Sun Plaza, gross revenue is S\$17.6 M, which is S\$3.5 M below forecast, due to the expiry and early termination of lease rental by some tenants.

Property operating expenses for the quarter are S\$9.1 M, which is S\$7.8 M above forecast. The increase is due mainly to (1) allowance for outstanding receivables of S\$7.0 M, (2) higher land rental of S\$0.3 M arising mainly from the land rental payment for Plaza Semanggi, (3) additional property management fee arising from the addition of the Sun Plaza property, which contributed S\$0.2 M and (4) higher operating expenses of S\$0.2 M. The S\$7.0 M receivables comprise of outstanding rent from wholesaler tenants. These tenants have given notice of termination of their leases. The Manager considers these tenants to be in breach of their contractual obligations and will engage all legal means to recover the debts. However, as a measure of prudence, the Manager has decided to make specific provisions for the total amount outstanding.

The lower gross revenue and higher property operating expenses resulted in the net property income being S\$7.4 M, or 38%, lower than forecast.

An interest income of S\$0.7 M is earned from the surplus of funds placed in deposits with banks. The financial expense of S\$2.1 M is mainly the interest cost arising from the S\$125 M loan which was drawdown for the acquisition of the Sun Plaza property.

The management fee of S\$1.1 M, which is S\$0.4 M lower than forecast, is due mainly to the lower net property income.

Other trust operating expenses are higher by S\$3.6 M, due mainly to the writing off of the arrangement fee for Deutsche Bank term loan facility B of S\$225 million. This loan facility, together with another S\$125 M loan facility A, comprises the total original proposed loan arrangement of S\$350 M with Deutsche Bank. LMIR Trust had utilised the loan facility A of S\$125 M in March 2008. LMIR Trust has paid an upfront fee of S\$2.8 M to Deutsche Bank to syndicate facility B by Sep 2009. The Manager will focus on organic growth for 2009 and asset acquisitions are unlikely. Coupled with the challenging credit environment, the Manager has, as a measure of prudence, decided to write off the S\$2.8 M fee. In addition, the amount of S\$0.5 M comprising the legal fee for facility B will also be written off.

Total loss for the period after tax but before distribution is S\$255.9 M, which is S\$270.5 M below forecast. This is due mainly to deficit of S\$301.7 M (net of deferred tax) arising from the change in fair value of the investment properties, a significant portion of which is due to the depreciation of Indonesian Rupiah against the Singapore Dollar. LMIR Trust does not have a policy of hedging capital values which does not impact distribution to unit holders. The deficit in the change in fair value of the investment properties is a non-cash item and has no impact on cashflow or distribution. Indonesian Rupiah income is, however, substantially hedged in Singapore Dollar. This has resulted in an unrealised exchange gain of S\$46.2 M on the forward hedging contract relating to cashflow from the Indonesian operations.

In view of the above, distribution to unit holders is S\$3.2 M, which translates into a distribution per unit of 0.30 cent, as compared to the forecast of 1.45 cent.

**Full Year Performance**

Overall, distribution to unit holders for the year is S\$59.5 M, which is S\$9.4 M or 14% below the forecast for the same period.

Total gross revenue for the year at S\$101.8 M, is S\$7.6 M higher than forecast, due mainly to the contribution from the Sun Plaza property which was acquired on 31 March 2008.

Property operating expenses for the year are S\$13.5 M, which is S\$7.6 M above forecast. The increase is due mainly to the allowance for outstanding receivables of S\$7.0 M, additional property management fee arising from the addition of the Sun Plaza property which contributed S\$0.3 M and higher operating expenses of S\$0.2 M.

The higher gross revenue resulted in the net property income for the year at S\$88.3 M, which is in line with the forecast.

An interest income of S\$2.0 M is earned from the surplus of funds placed in deposits with banks for the year. The financial expense of S\$6.4 M is mainly the interest cost arising from the S\$125 M loan which was drawdown for the acquisition of the Sun Plaza property.

The management fee of S\$7.0 M, which is S\$0.4 M higher than forecast, is due to the additional fees payable for the Sun Plaza property.

Other trust operating expenses of S\$3.8 M, are higher by S\$2.9 M, due mainly to the writing off of the arrangement fee for Deutsche Bank term loan facility B.

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## 2008 FOURTH QUARTER UNAUDITED FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

Total loss for the year after tax but before distribution is S\$13.2 M, which is S\$223.6 M below forecast. The deficit of S\$99.8 M arising from the change in fair value of the investment properties resulted in an unfavourable S\$307.7 M when compared to the forecast. As stated above, this has no impact on cashflow or distribution. However, hedging of the cashflow in Indonesian Rupiah resulted in an unrealised foreign exchange gain of S\$63.9 M.

Adjusting for the total non cash items of S\$72.6 M, distribution to unit holders for the period is S\$59.5 M, which is S\$9.4 M or 14% below the forecast. This translates into a distribution per unit of 5.60 cents, as compared to the forecast of 6.48 cents.

As at 31 December 2008, the gearing is 12.4%. LMIR Trust has a term loan of S\$125 M which is repayable after 5 years from 26 March 2008.

### 10 Commentary on the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months

Indonesia's GDP is expected to grow 6.2%<sup>1</sup> for 2008, compared to the growth of 6.3% in 2007. Inflation continued to be concern and increased from 6.59% in Dec 2007 to 11.06%<sup>2</sup> in December 2008, driven by higher cost of food, fuel and rising commodity prices. However, inflation is predicted to ease to 5%-7% in 2009.

As at September 2008, the total retail space in Jakarta increased slightly by 0.27 million square metres to 3.37 million square metres from 3.10 million square metres in June 2008. The overall occupancy rate increased from 87.6% to 88.75% during the third quarter of 2008<sup>3</sup>.

#### Outlook for 2009

The outlook for 2009 will be challenging. With the global economic slowdown, retail space demand is expected to weaken and competition among landlords to intensify. Rents are expected to be under pressure. The strategy of the Manager is to focus on organic growth through proactive asset management to maintain high occupancy, and prudent capital management by conserving cash through tight controls over operating and capital expenditure.

Note 1. www.indonesia.go.id 13 January 2009  
2. Bank Indonesia Report  
3. Colliers International "The Knowledge" November 2008

### 11 Distributions

#### (a) Current financial period

Any distributions declared for the current financial period :	Yes
Name of distribution :	Fourth quarter distribution for the period from 1 October 2008 to 31 December 2008.
Distribution Type :	Capital distribution
Distribution Rate :	Capital distribution of 0.30 cents per unit.
Par value of units:	NA
Tax rate:	NA

(b) Date payable : 27 February 2009

(c) Book closure date: 18 February 2009

#### 12 If no distribution has been declared/(recommended), a statement to that effect Not applicable

BY ORDER OF THE BOARD OF  
LIPPO-MAPLETREE INDONESIA RETAIL TRUST MANAGEMENT LIMITED  
(AS MANAGER OF LIPPO-MAPLETREE INDONESIA RETAIL TRUST)

Ms Viven G. Sitiabudi  
Chief Executive Director  
3 February 2009