



**LMIRT MANAGEMENT LTD**  
**3Q 2011 RESULTS NEWS RELEASE**

**LMIR TRUST's 3Q 2011 NET PROPERTY INCOME**  
**INCREASES 1.2% to S\$22.5 MILLION**

**HIGHLIGHTS**

- Stable mall operating performance and a robust portfolio occupancy rate of 98% as at 30 September 2011
- Secured a new term loan facility of up to S\$200 million with four international banks and extending debt maturity profile to 2014
- Unitholders approved the proposed acquisition of Pluit Village and Plaza Medan Fair and rights issue at an extraordinary general meeting convened on 20 October 2011
- Quality acquisitions set to expand portfolio to 10 retail malls and 7 retail spaces and increase total assets by 30% to S\$1.6 billion

**Summary of LMIR Trust's 3Q 2011 Results:**

	<b>3Q 2011 S\$ '000</b>	<b>3Q 2010 S\$ '000</b>	<b>Variance %</b>	<b>3Q 2011 Rp (million)</b>	<b>3Q 2010 Rp (million)</b>	<b>Variance %</b>
Gross Revenue	33,296	33,770	(1.4%)	230,879	223,574	3.3%
Net Property Income	22,476	22,211	1.2%	155,852	147,048	6.0%
<b>Distributable Income</b>	11,494	11,731	(2.0%)	-	-	-
<b>DPU (cents)</b>	1.06	1.09	(2.6%)	-	-	-

*Singapore, November 3, 2011* – LMIRT Management Ltd., as manager of Lippo Malls Indonesia Retail Trust (“LMIR Trust” and as manager of LMIR Trust, the “Manager”), announced gross revenue of S\$33.3 million and net property income of S\$22.5 million for the three months ended September 30, 2011 (“3Q 2011”).

### **Stable Mall Operating Performance**

Compared to the same quarter a year-ago, 3Q 2011 gross revenue and distributable income (in SGD terms) were lower by 1.4% and 2.0% respectively, primarily due to the effect of the depreciation of the Indonesia Rupiah (“IDR”).

Ms Viven G. Sitiabudi, Chief Executive Officer of the Manager, said, “In Indonesia Rupiah terms, 3Q 2011 gross revenue was in fact 3.3% higher and NPI is 6% higher than in the same quarter a year-ago. Supported by a steady flow of shopper traffic and a growing urban middle-class catchment population, our portfolio recorded an occupancy rate of 98% at the end of 3Q 2011, well above the industry’s average occupancy rate of approximately 86%.”

LMIR Trust delivered a distribution per unit (“DPU”) of 1.06 cents to its Unitholders for 3Q 2011, representing an annualised DPU yield of approximately 8.2% based on the closing price of S\$0.54 on September 30, 2011.

### **Clarity of Growth with Strong Support from Unitholders**

At an extraordinary general meeting of LMIR Trust Unitholders on 20 October 2011, LMIR Trust secured an average of 88% of the votes cast by institutional and retail Unitholders, demonstrating the overwhelming support for its proposed acquisition of Pluit Village and Plaza Medan Fair and the Rights Issue.

“We are encouraged by the strong support from our Unitholders which has enabled us to expedite our growth with the proposed acquisition of Pluit Village and Plaza Medan Fair. With these quality assets, our portfolio will expand to 10 retail malls and 7 retail spaces. Total assets will increase 30% to approximately S\$1.6 billion, providing LMIR Trust with enhanced scale and visibility. We will endeavour to ride on the momentum generated by this catalytic transaction to achieve our goal of building a S\$4 billion portfolio over the next five years,” continued Ms Sitiabudi.

Lippo Karawaci (“LK” or the “Sponsor”), the largest listed property developer and mall operator in Indonesia, is LMIR Trust’s largest unitholder with a 29.6% interest. The Sponsor’s undertaking to subscribe for its pro rata entitlement and any excess rights arising from the rights issue demonstrates Sponsor’s long-term commitment to LMIR Trust. LK has announced plans to facilitate the injection of some US\$2 billion (approximately S\$2.56 billion) of mall assets into LMIR Trust over the next three years, establishing the Trust as a core component of the Sponsor’s growth strategy in Indonesia’s mall sector.

The proposed acquisition further demonstrates the Manager’s ability to source and acquire quality third-party assets at attractive net property income yields. Based on pro forma FY2010 financials, the proposed acquisition of Pluit Village and Plaza Medan Fair will increase LMIR Trust’s distributable income by 61%, from S\$47.9 million to S\$76.9 million, and distribution yield from 8.38% to 8.43% (adjusting for the new units to be issued).

### **Strengthened Balance Sheet and Improved Financial Flexibility**

On 28 September 2011, LMIR Trust secured a term loan facility from four international banks, including a committed S\$150 million 2.5-year term loan facility and an uncommitted S\$50 million 3-year loan facility. At an all-in margin of

5.2%, the term loan facilities are expected to be drawn down by the end of November 2011, and will be used to refinance an existing S\$125 million loan which is maturing in March 2012. Post the refinancing and the Rights Issue, LMIR Trust's gearing will be approximately 7.7% and its debt maturity will be extended to 2014 with no refinancing requirements over the next three years.

Further, with the completion of the refinancing and acquisition of Pluit Village and Plaza Medan Fair, LMIR Trust will have approximately S\$880 million of unencumbered assets to support debt financing for future asset growth opportunities.

## **Outlook**

Demand for retail space in LMIR Trust's malls is expected to improve in the upcoming quarters. Attracted by Indonesia's strong economic growth and robust private consumption, national and international retailers continue to strategically expand across the country, which should add to the demand for retail space in quality malls. Indonesia's GDP is expected to grow over 6% per year between 2010 and 2014 and total retail sales is expected to rise between 4% and 5% per year to IDR 3.4 trillion in 2014. As the world's fourth most populous nation with more than 246 million people, Indonesia remains largely unaffected by the global financial crisis as its economy is driven by domestic demand.

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### ***About Lippo Malls Indonesia Retail Trust ("LMIR Trust") ([www.lmir-trust.com](http://www.lmir-trust.com))***

*LMIR Trust is a Singapore-based real estate investment trust 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 are primarily used for retail and/or retail-related purposes.*

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*LMIR Trust's current asset portfolio comprises eight retail mall properties and seven retail spaces located within other retail malls. The Properties have a total net lettable area of 400,152 sqm and total valuation of S\$1.08 billion as at 30 September 2011, and are strategically located in major cities of Indonesia with large middle-income population. Tenants include leading domestic names such as Matahari, Hypermart, Centro, Giant Hypermarket, as well as international tenants such as McDonalds, Fitness First, Starbucks, Sogo, The Body Shop and Ace Hardware.*

**Important Notice**

*The value of 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 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.*

*This document is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Units. The past performance of LMIR Trust is not necessarily indicative of the future performance of LMIR Trust.*

*This document 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 view of future events.*

November 3, 2011