



LIPPO MALLS INDONESIA RETAIL TRUST

2012 SECOND QUARTER UNAUDITED FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

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LIPPO MALLS INDONESIA RETAIL TRUST
2012 SECOND QUARTER UNAUDITED FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

Introduction

Lippo Malls Indonesia Retail Trust ("LMIR Trust") is a Singapore-based real estate investment trust ("REIT") constituted by a trust deed dated 8 August 2007 between LMIRT 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 was 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 30 June 2012, LMIR Trust's property portfolio comprises ten 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 at least 90.0% of the tax-exempt income (after deduction of applicable expenses) and capital receipts. The tax-exempt income comprises dividends received from the Singapore Special Purpose Companies ("SPCs"). These are dividends from the Indonesian SPCs paid out of income (less the related income taxes) derived by letting out 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.

Summary of Lippo Malls Indonesia Retail Trust Group Results

	Group					
	2Q 2012 S\$'000	2Q 2011 S\$'000	Variance % Favourable/ (Unfavourable)	1H 2012 S\$'000	1H 2011 S\$'000	Variance % Favourable/ (Unfavourable)
Gross Revenue	45,799	33,106	38.3%	91,364	65,879	38.7%
Net Property Income	30,737	22,570	36.2%	61,595	44,923	37.1%
Distributable Income	17,121	11,864	44.3%	32,130	24,531	31.0%
Available Distribution per Unit (cents)	0.79	1.09	(28.2%)	1.48	2.26	(34.7%)

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1 (a) (i) **Statement of Total Return**

	Group					
	2Q 2012 S\$'000	2Q 2011 S\$'000	Variance % Favourable/ (Unfavourable)	1H 2012 S\$'000	1H 2011 S\$'000	Variance % Favourable/ (Unfavourable)
Gross rent	26,663	20,157	32.3%	53,224	40,258	32.2%
Carpark income	1,832	1,345	36.2%	3,677	2,718	35.3%
Other rental income ¹	2,024	415	NM	4,060	771	NM
Service charge and utilities recovery	15,280	11,189	36.6%	30,403	22,132	37.4%
Total Gross Revenue²	45,799	33,106	38.3%	91,364	65,879	38.7%
Property Operating Expenses						
Land rental	(309)	(276)	(12.0%)	(632)	(577)	(9.5%)
Property management fee	(1,188)	(907)	(31.0%)	(2,434)	(1,804)	(34.9%)
Property operating and maintenance expenses	(13,565)	(9,353)	(45.0%)	(26,703)	(18,575)	(43.8%)
Total Property Operating Expenses²	(15,062)	(10,536)	(43.0%)	(29,769)	(20,956)	(42.1%)
Net Property Income	30,737	22,570	36.2%	61,595	44,923	37.1%
Interest income	171	343	(50.1%)	346	692	(50.0%)
Financial expense	(2,503)	(2,252)	(11.1%)	(6,594)	(4,653)	(41.7%)
Administrative Expenses						
Manager's management fees	(2,218)	(1,669)	(32.9%)	(4,455)	(3,333)	(33.7%)
Trustee's fee	(75)	(59)	(27.1%)	(146)	(117)	(24.8%)
Other trust operating expenses	(240)	(178)	(34.8%)	(516)	(302)	(70.9%)
Total Administrative Expenses	(2,533)	(1,906)	(32.9%)	(5,117)	(3,752)	(36.4%)
Other gains/ (losses) (net) (See Note A)	1,252	(1,173)	NM	1,711	(3,580)	NM
Total Return For The Period Before Tax	27,124	17,582	NM	51,941	33,630	NM
Income tax	(4,804)	(3,230)	(48.7%)	(9,499)	(6,257)	(51.8%)
Withholding tax	(2,113)	(1,788)	(18.2%)	(4,361)	(3,559)	(22.5%)
Total Return For The Period After Tax	20,207	12,564	NM	38,081	23,814	NM
Other Comprehensive Income: Exchange Differences On Translating Foreign Operations	(23,786)	(14,900)	NM	(98,212)	15,046	NM
Total Comprehensive (Loss) Income for the Period	(3,579)	(2,336)	NM	(60,131)	38,860	NM

1 (a) (ii) **Statement of Distribution**

Total Return for the period after tax before distribution	20,207	12,564	NM	38,081	23,814	NM
Add back/ (less) non-cash items and other adjustments:						
- Manager's fee payable in the form of units	1,229	903	36.1%	2,464	1,797	37.1%
- Depreciation of plant and equipment	93	23	NM	186	59	NM
- Unrealised gain on foreign exchange forward contracts	(4,669)	(1,111)	NM	(8,647)	(349)	NM
- Unrealised loss/ (gain) on interest rate swap	104	(614)	NM	212	(1,069)	NM
- Unrealised foreign exchange loss/ (gain)	157	99	NM	(166)	279	NM
Total Unitholders' Distribution	17,121	11,864	44.3%	32,130	24,531	31.0%
Unitholders' distribution:						
- as distributions from operations	13,087	9,641	35.7%	25,245	19,849	27.2%
- as return of capital ³	4,034	2,223	81.5%	6,885	4,682	47.1%
Total Unitholders' Distribution	17,121	11,864	44.3%	32,130	24,531	31.0%

(Note A) **Other gains/ (losses) (net) comprise of:**

Unrealised gain on foreign exchange forward contracts	4,669	1,111	NM	8,647	349	NM
Unrealised (loss)/ gain on interest rate swap	(104)	614	NM	(212)	1,069	NM
Realised loss on foreign exchange forward contracts	(3,666)	(2,806)	NM	(7,508)	(4,863)	NM
Unrealised foreign exchange (loss)/ gain	(157)	(99)	NM	166	(279)	NM
Miscellaneous income ⁴	510	7	NM	618	144	NM
	1,252	(1,173)	NM	1,711	(3,580)	NM

Footnote:

- The other rental income includes income receipt from rental guarantee of \$2,911,000 to-date from the vendors of Pluit Village and Plaza Medan Fair.
- The gross revenue and property operating expenses comprise financial results of Pluit Village and Plaza Medan Fair which were acquired in December 2011.
- 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.
- Miscellaneous income includes an indemnity recovery of \$466,000 from vendor of Pluit Village for loss of income in connection with litigation case with PT Carrefour Indonesia ("Carrefour cases").

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1 (b) (i) **Statement of Financial Position**

	Group		Trust	
	30-Jun-12 S\$'000	31-Dec-11 S\$'000	30-Jun-12 S\$'000	31-Dec-11 S\$'000
Current Assets				
Cash and cash equivalents	110,659	114,730	-	-
Trade and other receivables	28,777	23,911	112,707	145,719
Total Current Assets	139,436	138,641	112,707	145,719
Non-current Assets				
Investment properties ¹	1,443,914	1,545,241	-	-
Investments in subsidiaries	-	-	1,147,477	1,126,622
Plant and equipment	2,765	2,812	-	-
Total Non-current Assets	1,446,679	1,548,053	1,147,477	1,126,622
Total Assets	1,586,115	1,686,694	1,260,184	1,272,341
Current Liabilities				
Trade and other payables	21,782	26,974	36,906	36,928
Current tax payable	8,986	6,692	570	-
Security deposits	22,589	21,866	-	-
Other financial liabilities, current ²	10,451	11,343	10,336	11,285
Total Current Liabilities	63,808	66,875	47,812	48,213
Non-current Liabilities				
Secured borrowing	147,500	147,500	147,500	147,500
Deferred tax liabilities	57,699	57,699	-	-
Deferred income	97,617	104,061	-	-
Other financial liabilities, non-current ²	3,964	10,690	2,387	8,936
Total non-current liabilities	306,780	319,950	149,887	156,436
Total Liabilities	370,588	386,825	197,699	204,649
Unitholders' funds	1,215,527	1,299,869	1,062,485	1,067,692
Total Liabilities and Unitholders' funds	1,586,115	1,686,694	1,260,184	1,272,341

Footnote:

- 1 The carrying values of the properties are stated based on the independent valuation as at 31 December 2011 and adjusted for property enhancements to-date. The valuations and property enhancements figures are recorded in the financial statements of the Indonesian subsidiaries in Indonesian Rupiah and translated into Singapore Dollars using the respective exchange rate as at the end of each period. The decrease in investment properties is mainly due to the effect of changes in period end exchange rate.
- 2 The movements in other financial liabilities (current and non-current) are mainly as a result of unrealised movements in the value of derivatives, principally being foreign currency forward contracts of Indonesian Rupiah to Singapore Dollars.
- 3 Certain comparative figures have been reclassified to conform with the current period's presentation.

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1 (b) (ii) **Borrowings and Debt Securities**

Group	
30-Jun-12	31-Dec-11
S\$'000	S\$'000
147,500	147,500

Secured borrowing

Amount Repayable

LMIR Trust has in place secured borrowing of S\$147.5 million (from a total facility of S\$190 million) maturing in June 2014 at an interest margin of 4% per annum over the base rate.

Unamortised transaction costs in relation to the term loan facility amounting to S\$5.9 million are included in the current other financial liabilities (S\$2.9 million) and non-current other financial liabilities (S\$3 million) respectively.

The facility is secured mainly on the following:

- Pledge over the shares in 7 retail mall Singapore SPCs and 7 retail space Singapore SPCs ("Restricted Singapore Subsidiaries")

- Pledge over the shares in 3 retail mall Indonesia SPCs and 6 retail space Indonesia SPCs ("Restricted Indonesia Subsidiaries")

- First fixed mortgage charge over 3 retail malls and 6 retail spaces and first fixed and/ or floating charges over all the other assets of 9 Indonesia SPCs

- First legal assignment of earnings of Restricted Subsidiaries

- Legal assignment of rights under each lease agreement, lease guarantee, all insurance policies associated with the 3 retail malls and 6 retail spaces

1 (c) **Statement of Cash Flows**

	Group		Group	
	2Q 2012 S\$'000	2Q 2011 S\$'000	1H 2012 S\$'000	1H 2011 S\$'000
Operating activities				
Total return for the period before tax	27,124	17,582	51,941	33,630
Adjustments for				
- Manager's fee payable in units	1,229	903	2,464	1,797
- Interest income	(171)	(343)	(346)	(692)
- Amortisation of borrowing costs	771	787	1,485	1,564
- Interest expense	1,732	1,465	3,511	3,089
- Arrangement and commitment fee for unutilised facility written off	-	-	1,598	-
- Depreciation of plant and equipment	93	23	186	59
- Unrealised foreign exchange loss/ (gain)	157	99	(166)	279
- Unrealised gain on foreign exchange forward contracts	(4,669)	(1,111)	(8,647)	(349)
Net effect of exchange rate changes	1,122	766	4,681	709
- Unrealised loss/ (gain) on interest rate swap	104	(614)	212	(1,069)
Operating income before working capital changes	27,492	19,557	56,919	39,017
Changes in working capital				
Trade and other receivables	692	1,493	(4,866)	(1,755)
Trade and other payables	(1,913)	(1,927)	(6,756)	(1,138)
Deferred income	(1,243)	(2,091)	(6,444)	(1,587)
Security deposits	815	303	723	1,194
Net cash from operating activities before income tax	25,843	17,335	39,576	35,731
Income tax paid	(5,930)	(5,836)	(11,566)	(9,258)
Cash generated from operating activities	19,913	11,499	28,010	26,473
Investing activities				
Capital expenditures on investment properties	(551)	(327)	(1,617)	(614)
Purchase of plant and equipment	(31)	(4)	(89)	(97)
Interest income	171	343	346	692
Cash flows (used in)/ generated from investing activities	(411)	12	(1,360)	(19)
Financing activities				
Arrangement and commitment fee for unutilised facility written off	-	-	(1,598)	-
Increase in other financial liabilities	757	773	817	1,450
Interest on bank loan paid	(1,732)	(1,465)	(3,511)	(3,089)
Distribution to unitholders	(15,008)	(12,667)	(26,429)	(24,696)
Cash flows used in financing activities	(15,983)	(13,359)	(30,721)	(26,335)
Net increase/ (decrease) in cash and cash equivalents	3,519	(1,848)	(4,071)	119
Cash and cash equivalents at beginning of the period	105,640	111,946	113,230	109,979
Cash and cash equivalents at end of the period	109,159	110,098	109,159	110,098
Cash and cash equivalents in Statement of Cash Flows:				
Cash and cash equivalents per Statement of Cash Flows	109,159	110,098	109,159	110,098
Add: Cash restricted in use for bank facilities	1,500	-	1,500	-
Cash and cash equivalents in Statement of Financial Position	110,659	110,098	110,659	110,098

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1 (d) (i) **Statements of Changes in Unitholders' Funds**

	Issued equity S\$'000	Currency translation reserve S\$'000	Retained earnings/ (Accumulated losses) S\$'000	Total S\$'000
Group				
2Q 2012				
Balance at beginning of period	1,158,676	(140,019)	214,223	1,232,880
Total comprehensive income for the period	-	(23,786)	20,207	(3,579)
Manager's management fees settled in units	1,234	-	-	1,234
Distribution to unitholders	-	-	(15,008)	(15,008)
Balance at end of period	1,159,910	(163,805)	219,422	1,215,527
Group				
2Q 2011				
Balance at beginning of period	823,316	(59,470)	168,073	931,919
Total comprehensive income for the period	-	(14,900)	12,564	(2,336)
Manager's management fees settled in units	894	-	-	894
Distribution to unitholders	-	-	(12,667)	(12,667)
Balance at end of period	824,210	(74,370)	167,970	917,810
Group				
1H 2012				
Balance at beginning of period	1,157,692	(65,593)	207,770	1,299,869
Total comprehensive income for the period	-	(98,212)	38,081	(60,131)
Manager's management fees settled in units	2,218	-	-	2,218
Distribution to unitholders	-	-	(26,429)	(26,429)
Balance at end of period	1,159,910	(163,805)	219,422	1,215,527
Group				
1H 2011				
Balance at beginning of period	822,473	(89,416)	168,852	901,909
Total comprehensive income for the period	-	15,046	23,814	38,860
Manager's management fees settled in units	1,737	-	-	1,737
Distribution to unitholders	-	-	(24,696)	(24,696)
Balance at end of period	824,210	(74,370)	167,970	917,810
Trust				
2Q 2012				
Balance at beginning of period	1,158,676	-	(87,995)	1,070,681
Total comprehensive income for the period	-	-	5,578	5,578
Manager's management fees settled in units	1,234	-	-	1,234
Distribution to unitholders	-	-	(15,008)	(15,008)
Balance at end of period	1,159,910	-	(97,425)	1,062,485
Trust				
2Q 2011				
Balance at beginning of period	823,316	-	(82,949)	740,367
Total comprehensive income for the period	-	-	9,875	9,875
Manager's management fees settled in units	894	-	-	894
Distribution to unitholders	-	-	(12,667)	(12,667)
Balance at end of period	824,210	-	(85,741)	738,469
Trust				
1H 2012				
Balance at beginning of period	1,157,692	-	(90,000)	1,067,692
Total comprehensive income for the period	-	-	19,004	19,004
Manager's management fees settled in units	2,218	-	-	2,218
Distribution to unitholders	-	-	(26,429)	(26,429)
Balance at end of period	1,159,910	-	(97,425)	1,062,485
Trust				
1H 2011				
Balance at beginning of period	822,473	-	(79,699)	742,774
Total comprehensive income for the period	-	-	18,654	18,654
Manager's management fees settled in units	1,737	-	-	1,737
Distribution to unitholders	-	-	(24,696)	(24,696)
Balance at end of period	824,210	-	(85,741)	738,469

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1 (d) (ii) Details of Any Change in the Issued and Issuable Units

	2Q 2012 (units)	2Q 2011 (units)
Issued units at the beginning of the period	2,177,584,323	1,083,295,853
Issuance of new units for 1Q management fees	3,078,830	1,671,602
Issued units at the end of the period	2,180,663,153	1,084,967,455
Management fees payable in units to be issued	3,154,962	1,549,042
Acquisition fee payable in units to be issued	5,507,643	-
Total issued and issuable units at the end of the period	2,189,325,758	1,086,516,497

1 (d) (iii) To show the total number of issued shares excluding treasury shares as at the end of current financial period and as at the end of the immediately preceding year

	30-Jun-12 (units)	31-Dec-11 (units)
Issued units at the end of the period	2,180,663,153	2,174,682,008

1 (d) (iv) A statement showing all sales, transfers, disposal, cancellation and/or use of treasury shares as at the end of the current financial period reported on

Not applicable.

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)

Not applicable.

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

Except as disclosed in paragraph 5 below, the accounting policies and method of computation applied in the financial statement for the current financial period are consistent with those applied in the audited financial statements for the year ended 31 December 2011.

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

Other than the adoption of various new/ revised RAP 7 and Singapore FRS including related interpretations to Singapore FRSs, which took effect from 1 January 2012, there has been no change in the accounting policies and methods of computation adopted by the Group. They had no impact on the amounts in the financial statements.

6 Earnings Per Unit ('EPU') and Distribution Per Unit ('DPU') for the Financial Period

	Group			
	2Q 2012 S\$'000	2Q 2011 S\$'000	1H 2012 S\$'000	1H 2011 S\$'000
Weighted average number of units in issue	2,179,174,488	1,077,506,692	2,177,470,439	1,072,568,634
Earnings per unit in cents (EPU)	0.93	1.17	1.75	2.22
Number of units in issue	2,180,663,153	1,084,967,455	2,180,663,153	1,084,967,455
Distribution per unit in cents (DPU)	0.79	1.09	1.48	2.26

7 Net Asset Value Per Unit Based on Units Issued at the End of the Period

	Group		Trust	
	30-Jun-12	31-Dec-11	30-Jun-12	31-Dec-11
Net asset value per unit (Cents)	55.74	59.77	48.72	49.10

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8 **Review of the Performance**

	Group			
	2Q 2012 S\$'000	2Q 2011 S\$'000	1H 2012 S\$'000	1H 2011 S\$'000
Statement of Total Return				
Gross revenue	45,799	33,106	91,364	65,879
Property operating expenses	(15,062)	(10,536)	(29,769)	(20,956)
Net Property Income	30,737	22,570	61,595	44,923
Interest income	171	343	346	692
Financial expenses	(2,503)	(2,252)	(6,594)	(4,653)
Administrative expenses	(2,533)	(1,906)	(5,117)	(3,752)
Other gains/ (losses) (net)	1,252	(1,173)	1,711	(3,580)
Total Return For The Period Before Tax	27,124	17,582	51,941	33,630
Income tax	(4,804)	(3,230)	(9,499)	(6,257)
Withholding tax	(2,113)	(1,788)	(4,361)	(3,559)
Total Return For The Period After Tax	20,207	12,564	38,081	23,814
Total Unitholders' Distribution				
- as distributions from operations	13,087	9,641	25,245	19,849
- as return of capital	4,034	2,223	6,885	4,682
Total Unitholders' distribution	17,121	11,864	32,130	24,531
Distribution per Unit (cents)	0.79	1.09	1.48	2.26

2Q 2012 vs 2Q 2011

Gross revenue for 2Q 2012 is S\$12.7 M above 2Q 2011, mainly due to additional gross revenue from Pluit Village and Plaza Medan Fair, following the completion of the acquisitions in December 2011. The higher gross revenue is partly reduced by the effect of foreign exchange rates used for translating revenues denominated in Indonesian Rupiah ("IDR") to Singapore Dollars ("SGD").

Property operating expenses for 2Q 2012 are S\$4.5 M above 2Q 2011, mainly due to higher land rental, property management fee and property operating and maintenance expenses as a result of acquisition of Pluit Village and Plaza Medan Fair. The higher property operating expenses are partly offset by the effect of foreign exchange rates used for translating expenses denominated in IDR to SGD.

The financial expenses of S\$2.5 M comprise of interest costs and amortisation of transaction costs arising from the term loan facilities. The increase in financial expenses is mainly due to higher amount of term loan in Q2 2012.

Administrative expenses are S\$0.6 M above 2Q 2011, mainly due to higher management fee as a result of higher value of deposited property and net property income.

Other gains (net) of S\$1.3 M are mainly made up of (i) indemnity received of S\$0.5 M from vendor of Pluit Village for loss of income in connection with Carrefour cases, (ii) realised loss on foreign exchange forward contracts of S\$3.7 M, due to the difference between the contracted rates and the rates prevailing during the period, and (iii) unrealised gain on foreign exchange forward contracts of S\$4.7 M as a result of appreciation of SGD against the IDR in 2Q 2012.

The higher unrealised gain on foreign exchange forward contracts, partly offset by higher realised loss on foreign exchange forward contracts and unrealised loss on interest rate swap (as opposed to unrealised gain on interest rate swap in 2Q 2011), resulted in other gains (net) of S\$1.3 M as opposed to other losses (net) of S\$1.2 M in 2Q 2011.

The Trust has entered into foreign exchange forward contracts to mitigate its exposure on currency movement due to the fact that the majority of the Trust's income is in IDR. The unrealised gain/ loss on foreign exchange forward contracts is a non-cash item and does not affect the amount of distribution to unitholders.

1H 2012 vs 1H 2011

Gross revenue for 1H 2012 is S\$25.5 M above 1H 2011, mainly due to additional gross revenue from Pluit Village and Plaza Medan Fair, following the completion of the acquisitions in December 2011. The higher gross revenue is partly reduced by the effect of foreign exchange rates used for translating revenues denominated in IDR to SGD.

Property operating expenses for 1H 2012 are S\$8.8 M above 1H 2011, mainly due to higher land rental, property management fee and property operating and maintenance expenses as a result of acquisition of Pluit Village and Plaza Medan Fair. The higher property operating expenses are partly offset by the effect of foreign exchange rates used for translating expenses denominated in IDR to SGD.

The financial expenses of S\$6.6 M comprise of interest costs and amortisation of transaction costs arising from the term loan facilities, as well as arrangement and commitment fees incurred for an unutilised facility. The higher financial expenses is mainly due to arrangement and commitment fees incurred for an unutilised facility, coupled with higher amount of term loan in 1H 2012.

Administrative expenses are S\$1.4 M above 1H 2011, mainly due to higher management fee as a result of higher value of deposited property and net property income.

Other gains (net) of S\$1.7 M are mainly made up of (i) indemnity received of S\$0.5 M from vendor of Pluit Village for loss of income in connection with Carrefour cases, (ii) realised loss on foreign exchange forward contracts of S\$7.5 M, due to the difference between the contracted rates and the rates prevailing during the period, and (iii) unrealised gain on foreign exchange forward contracts of S\$8.6 M as a result of appreciation of SGD against the IDR in 1H 2012.

The higher unrealised gain on foreign exchange forward contracts, partly offset by higher realised loss on foreign exchange forward contracts and unrealised loss on interest rate swap (as opposed to unrealised gain on interest rate swap in 1H 2011), resulted in other gains (net) of S\$1.7 M as opposed to other losses (net) of S\$3.6 M in 1H 2011.

The Trust has entered into foreign exchange forward contracts to mitigate its exposure on currency movement due to the fact that the majority of the Trust's income is in IDR. The unrealised gain/ loss on foreign exchange forward contracts is a non-cash item and does not affect the amount of distribution to unitholders.

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9 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

Indonesian GDP growth came in at a strong 6.3% y-o-y in the first quarter of 2012, marking the economy's continued domestic demand-driven resilience in the face of mounting external pressures. Consumption constitutes approximately 63.6% of Indonesia's economy, endowing it with a considerable buffer against an external slowdown.

Retailers remain bullish about sales in coming months, with retail sales up 10.5% in April from a year earlier reflecting the economy's resilience to global woes that made the country an emerging market investor favorite in recent years and led rating agencies to lift it to investment grade credit status.

LMIRT Management Ltd remains committed to ensuring that LMIR Trust's malls satisfy their target markets. In order to optimize yield and ensure stable results in the future, we will do our utmost to maintain good occupancy and balanced property and tenant diversification across our retail malls and spaces.

10 Distributions

(a) Current financial period

Any distributions declared for the current financial period:	Yes
Name of distribution:	Second quarter distribution for the period from 1 April 2012 to 30 June 2012.
Distribution Type:	Tax-exempt and capital distribution.
Distribution Rate:	Tax-exempt distribution of 0.60 cents per unit and capital distribution of 0.19 cents per unit.
Par value of units:	NA
Tax rate:	NA

(b) Corresponding period of the preceding financial period

Any distributions declared for the corresponding period of the immediate preceding financial period:	Yes
Name of distribution:	Second quarter distribution for the period from 1 April 2011 to 30 June 2011.
Distribution Type:	Tax-exempt and capital distribution.
Distribution Rate:	Tax-exempt distribution of 0.89 cents per unit and capital distribution of 0.20 cents per unit.
Par value of units:	NA
Tax rate:	NA

(c) Date payable: 30 August 2012

(d) Book closure date: 13 August 2012

11 If no distribution has been declared/(recommended), a statement to that effect

Not applicable.

12 Interested Person Transactions Mandate

LMIR Trust is not required to obtain a general mandate from the Unitholders for Interested Party Transactions.

13 Confirmation by the Board Pursuant to Rule 705(5) of the Listing Manual

The Board of Directors of LMIRT Management Ltd do hereby confirm that, to the best of their knowledge, nothing has come to their attention in which may render these interim financial results to be false or misleading in any material aspect.

BY ORDER OF THE BOARD OF
LMIRT MANAGEMENT LIMITED
(AS MANAGER OF LIPPO MALLS INDONESIA RETAIL TRUST)

Ms Viven G. Sitiabudi
Chief Executive Director
2 August 2012