



**LIPPO MALLS INDONESIA RETAIL TRUST
4Q 2012 RESULTS NEWS RELEASE**

**LMIRT 4Q 2012 DPU INCREASED BY 40% DRIVEN BY ACQUISITIONS IN 4Q
2011**

- *Distributable Income grows to S\$16.159 whilst Investment Properties value increased by 13.5% to S\$ 1.75 bn*
- *Diversified funding sources and unencumbered asset pool provide flexibility to future funding needs*
- *High Indonesia domestic demand continues to support high retail sales growth and portfolio occupancy at 96%*

Financial Highlights:

	4Q2012 S\$ '000	4Q2011 S\$ '000	Variance %
Gross Rental Revenue	32,959	24,347	35.4%
Net Property Income	30,798	24,612	25.1%
Distributable Income	16,159	11,421	41.5%
DPU	0.74	0.53	40.4%

Singapore, February 7, 2013 – LMIRT Management Ltd. (“the Manager”), as manager of Lippo Malls Indonesia Retail Trust (“LMIR Trust”), reported a 35% increase in gross rental income, to S\$33.0 million for the three months ended December 31, 2012 (“4Q 2012”). The increase was due largely to the contributions from the Pluit Village and Plaza Medan Fair acquisitions during 4Q 2011 and marginally from the recent six acquisitions made in 4Q 2012 (being Kramat Jati Indah, Tamini Square, Palembang Square, Palembang Square Extension, Pejaten Village and Binjai Supermall).

“Whereas the increase in earnings in 4th quarter 2012 were due to the two acquisitions at end 2011, we believe that the anticipated full quarter contribution from the six mall acquisitions completed in Q4 2012 will further transform the Trust into one of the leading retail REITs in Asia”, said Ms Viven G. Sitiabudi, Chief Executive Officer of the Manager. “In particular, the acquisitions will add considerably to portfolio diversity and consequently to the stability of our earnings going forward.”

“Shopper traffic at our malls has continued to increase, supported by robust retail sales growth, which in turn was driven by strong domestic demand. The portfolio occupancy rate of 94%, as at 4Q 2012, is well above Indonesia’s retail industry average rate of approximately 88%.”

Whilst revenue appeared to be down S\$4.0 million, this was largely due to the accounting effect of the outsourcing of the operational services to a third party operating company, such that there was an absence of the service charge and utilities recovery in 4Q 2012. As reported in the Q3 2012 announcement, such operational activities have been outsourced to a third party Operating Company with effect from 1 May 2012, such that the corresponding property operating and maintenance expenses were also eliminated in 4Q 2012.

Distributable income increased by 41.5% to S\$16.2 million, compared to a 4Q 2011 figure of S\$11.4 million. This translates into a distribution per unit (“DPU”) of 0.74 cents for 4Q 2012 and represents an annualized DPU yield of approximately 6.0% based on the closing price of S\$0.49 per unit on December 31, 2012.

Diversified Funding and Strong Balance Sheet

Following the issue of S\$250 million of SGD bonds in July 2012, a further S\$75 million 5 year bonds were issued at 4.48% - at a full 139 basis points below that of the previous 5 year issue in July, thus demonstrating the increased value attributed to the brand and business strategy by the market.

Whereas total outstanding debt was increased to S\$472.5 million as at December 31, 2012, LMIR Trust is still able to maintain the gearing level at 24.5%, well within the statutory limit of 35% for S-Reits. The weighted average maturity of debt facilities at end 2012 was approximately 3 years, with no refinancing required until June 2014.

Further, approximately 68% of LMIR Trust’s S\$1.75 billion asset portfolio, equating to over S\$1.1 billion, remains unencumbered providing the REIT with ample financial flexibility to fund its future growth. Ms Sitiabudi said “With additional sources of funding now in place and over S\$1.1 billion in unencumbered assets available for future growth, the Trust remains well positioned to continue building and diversifying its asset base.”

Clarity of Growth

LMIR Trust’s Sponsor, PT. Lippo Karawaci Tbk (“LK”), is one of the largest listed property developers and mall operators in Indonesia. With its strategic intention

to grow LMIR Trust as the cornerstone of its third pillar of growth, the Sponsor has provided the Trust with a right of first refusal over its portfolio of 15 malls to be built across Indonesia in the next three years. Ms Sitiabudi said, “We will continue to explore opportunistic third-party acquisitions as well as increasingly leverage on our Sponsor’s pipeline of quality assets in Indonesia to achieve our goal of building a S\$4 billion portfolio over the next three to five years, and to deliver stable long-term returns to our Unitholders.”

Outlook

Indonesia domestic demand continues to drive GDP growth with 4Q 2012 GDP growing at a stronger than expected 6.5% on a year on year basis. 2013 GDP growth is expected to remain above 6%, again supported by robust domestic demand and strong investment levels.

Consumption is being driven by a burgeoning and fast growing middle class. This in turn is supporting expectations of ongoing double-digit retail sales growth for 2013 and gives us comfort that our tenants and portfolio are well supported in the current environment.

The high degree of internally generated GDP growth, now estimated at in excess of 60%, allows the Indonesian economy to remain largely isolated from external shocks and sees Indonesia remaining Southeast Asia’s strongest economy.

Currently, the world’s 16th-largest economy, Indonesia has the fourth largest population and the third largest middle class.¹ Gross domestic product is expected to top the \$900 billion mark in 2013 with forecasts that it may rise to \$1.8 trillion by 2017.

¹ UN Population Database

The retail landscape continues to undergo change in favor of the malls sector while the supply of new retail space remains modest, allowing the sector to attract new capital and retail market share. Indonesia's 240 million population, high GDP growth and booming middle class imply a positive medium term outlook. In particular, the growth and change anticipated within the retail sector see us much encouraged that our strategy remains intact.

About Lippo Malls Indonesia Retail Trust ("LMIR Trust") (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.

LMIR Trust's current asset portfolio comprises sixteen retail malls ("Retail Malls") and seven retail spaces located within other retail malls ("Retail Spaces", and collectively with the Retail Malls, the "Properties"). The Properties have a total net lettable area of 718,084 sqm and total valuation of S\$1.75 billion as at December 31, 2012, and are strategically located in major cities of Indonesia with large middle-income population. Tenants include leading names such as Matahari, Sogo, Giant Hypermarket, Carrefour, as well as international specialty tenants such as McDonalds, Fitness First, Starbucks and Ace Hardware.