



LIPPO MALLS INDONESIA RETAIL TRUST

(Constituted in the Republic of Singapore pursuant to a Trust Deed dated 8 August 2007)

LIPPO MALLS INDONESIA RETAIL TRUST

3Q 2015 RESULTS NEWS RELEASE

LMIR TRUST REPORTED ROBUST GROWTH WITH Y-o-Y DPU INCREASE OF 11.6% FOR 3Q 2015

	3Q 2015	3Q 2014	% Change	YTD 2015	YTD 2014	% Change
DPU	0.77 cents	0.69 cents	+11.6%	2.29 cents	2.05 cents	+11.7%

- DPU growth due to accretive acquisitions at end 2014 and in July 2015
- Net Property Income for 3Q 2015 increased by 30.4% in SGD¹ terms
- DPU of 0.77 cents for 3Q 2015 represents an annualized yield of 9.5 %²
- Portfolio Occupancy of the shopping malls remained high at 93.9%

Singapore, 5 November 2015 – LMIRT Management Ltd, the manager of Lippo Malls Indonesia Retail Trust (“LMIR Trust”) wishes to announce that the portfolio of LMIR Trust has achieved year-on-year DPU increase of 11.6% in 3Q 2015. Annualized yield, based on the closing price of 32 SGD cents on September 30, 2015, is estimated to be 9.5% per annum.

Despite the 5.1% year-on-year depreciation of Indonesian Rupiah (“IDR”) between 3Q 2014 and 3Q 2015, Gross Revenue has grown by 32.7% (in SGD terms), mainly due to the contributions from Lippo Mall Kemang (“LMK”) which was acquired at the end of 2014, as well as from the acquisitions of Lippo Plaza Batu (“Batu”) and Palembang Icon (“Picon”) in July 2015 (together to be known as “New Acquisitions”).

¹37.3% in IDR terms

²based on unit price of SGD0.320 per unit

The underlying portfolio performance (excluding contributions from the New Acquisitions) has remained favorable, as year-on-year growth in gross rental income and net property income (“NPI”) were at 7.4% and 7.7% respectively (in IDR terms), with occupancy of the shopping malls at 93.9% (which is well above the industry average). For the total portfolio (inclusive of New Acquisitions), the corresponding figures for gross rental income and NPI were 34.9% and 37.3% respectively.

IDR mn	3Q 2015	3Q 2014	Variance %
Gross Rental Income	359,093	266,101	34.9%
Net Property Income	398,472	290,263	37.3%
SGD '000	3Q 2015	3Q 2014	Variance %
Gross Rental Income	36,327	28,336	28.2%
Net Property Income	40,290	30,907	30.4%
Distributable Income	21,487	17,070	25.9%
DPU (cents)	0.77	0.69	11.6%

Over the past three quarters, average DPU growth has been 11.7%

As a result of the improved NPI, 3Q 2015 Distributable Income increased by 25.9% y-o-y to SGD21.5 million, after deducting finance and other costs incurred at the LMIR Trust level. This translates into a DPU of 0.77 cents for 3Q 2015, which represents an annualized DPU yield of approximately 9.5%, based on the closing price of SGD 0.320 per unit on 30 September 2015.

Mr. Alvin Cheng, Chief Executive Officer of the REIT Manager, said “Whereas the increase in DPU is mainly due to the acquisitions made at end of 2014 and in July this year, the underlying portfolio continues to deliver consistent performance. It shall remain the REIT Manager’s conviction to deliver accretive acquisitions to our unitholders and to maintain steady growth in DPU over time.”

Diversified Funding and Strong Balance Sheet

Total outstanding debt as at 30 September 2015 stood at SGD 695 million, and LMIR Trust's gearing ratio as of today is 33.7%. The majority of LMIR Trust's SGD 1.8 billion asset portfolio is unencumbered, thus providing LMIR Trust with ample financial flexibility.

During the meetings of the Noteholders of the unsecured bonds outstanding on 14 October 2015, the Extraordinary Resolutions tabled at the meetings were duly passed without any amendment. As such, as of 15 October 2015, the relevant covenant relating to the ratio of "Consolidated Total Borrowings" to "Consolidated Total Assets" of LMIR Trust has been revised to be not exceeding that aggregate leverage limit as may be prescribed from time to time by the Monetary Authority of Singapore ("MAS") for application to real estate investment trust pursuant to the Code on Collective Investment Schemes. Such aggregate leverage limit currently stands at 60% for a S-REIT with a credit rating, but will be revised to 45% from 1 January 2016 for all S-REITs.

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 one of its core businesses, the Sponsor has provided the Trust with a right of first refusal over its retail malls to be built across Indonesia.

LMIR Trust will continue to explore its Sponsor's pipeline of quality assets in Indonesia as well as opportunistic third-party acquisitions, to achieve its goal of growing the Trust's portfolio in the coming years, and to deliver stable long-term returns to our Unitholders.

Mr Cheng commented that "With the newly acquired assets in the past year, coupled with the stable business fundamentals in Indonesia for retail malls, as well as the continuing high occupancy rate, we look forward to continually increase portfolio revenue and distributions to unitholders in the coming quarters".

Outlook

The Indonesian economy grew by 4.73% in 3Q 2015 compared to 4.67% in 2Q 2015 due to a rise in government development budget spending and investment as well as steady growth in private consumption.

Inflation dropped to 6.83% in September 2015. The lower inflation compared to 7.26% in June 2015 is in line with the World Bank's expectation for the annual average inflation rate at about 6.8% in 2015, due to lower than projected GDP growth and consequently a larger negative output gap which could pull inflation lower.

Bank Indonesia anticipates GDP growth in 2015 to slow to 4.7%-5.1% from its previous estimate of 5%-5.4%, and retailers have reduced their sales expectations for the near term due to reduced public demand in line with the ongoing rupiah depreciation. Nevertheless, the long term Indonesian consumer story is still strongly supported by the country's large population base and rapidly expanding consumer class with increasing levels of purchasing power and disposable income.

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 nineteen 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 812,993 sqm and total valuation of S\$1.8 billion as at 30 September 2015, and are strategically located in major cities of Indonesia with large middle-income population. Tenants include leading names such as Matahari Department Store, Debenhams, M&S, H&M, Sogo, Giant Hypermarket, Carrefour, Ace Hardware, as well as international specialty tenants such as Victoria's Secret, Promod, McDonalds, Pizza Hut, KFC, A&W, Fitness First and Starbucks.