



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

ANNOUNCEMENT

COMPLETION OF THE JOINT ACQUISITION OF A PROPERTY IN YOGYAKARTA AND THE ACQUISITION OF THE KEDIRI TOWN SQUARE

Further to the announcement dated 13 October 2017 and 20 December 2017 by LMIRT Management Ltd., in its capacity as manager of Lippo Malls Indonesia Retail Trust (“**LMIR Trust**” and as manager of LMIR Trust, the “**Manager**”), in relation to:

- (i) the proposed joint venture with First Real Estate Investment Trust (“**First REIT**”) and the joint acquisition with First REIT of an integrated development comprising a hospital component known as “Siloam Hospitals Yogyakarta” and a retail mall component known as “Lippo Plaza Jogja” (the “**Yogyakarta Transaction**”) by LMIR Trust; and
- (ii) the proposed acquisition of Kediri Town Square (“**KTS Acquisition**”) by LMIR Trust,

the Manager is pleased to announce the completion of the Yogyakarta Transaction and the KTS Acquisition today.

The purchase consideration for the Yogyakarta Transaction (the “**LPJ Purchase Consideration**”) and the KTS Acquisition (the “**KTS Purchase Consideration**”) were paid in cash, fully funded by loans drawn from the SGD80 million unsecured uncommitted revolving credit facility announced on 13 November 2017 and the balance of the SGD350 million term loan facilities obtained in August 2016.

With the completion of the Yogyakarta Transaction and the KTS Acquisition, LMIR Trust’s portfolio has been enlarged and now comprises 23 high-quality retail malls and seven major retail spaces located within other malls in Indonesia.

By Order of the Board

LMIRT Management Ltd.

(as manager of Lippo Malls Indonesia Retail Trust)

(UEN/Company registration number: 200707703M)

Ms Chan Lie Leng

Executive Director and Chief Executive Officer

22 December 2017

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.