



**LIPPO MALLS INDONESIA RETAIL TRUST
2019 FIRST QUARTER UNAUDITED FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT**

TABLE OF CONTENTS

Item No.	Description	Page No.
-	Introduction	2
-	Summary of Lippo Malls Indonesia Retail Trust Group Results	2
1 (a) (i)	Statement of Total Return	3
1 (a) (ii)	Statement of Distribution	3
1 (b) (i)	Statement of Financial Position	4
1 (b) (ii)	Borrowings and Debt Securities	5
1 (c)	Statement of Cash Flows	6
1 (d) (i)	Statements of Changes in Unitholders' Funds	6
1 (d) (ii), (iii), (iv), (v)	Details of Any Change in the Issued and Issuable Units	7
2 & 3	Audit Statement	7
4 & 5	Changes in Accounting Policies	7
6	Earnings Per Unit ("EPU") and Distribution Per Unit ("DPU") for the Financial Period	7
7	Net Assets Value ("NAV") and Net Tangible Assets ("NTA") Per Unit Based on Units Issued at the End of the Period	7
8	Review of the Performance	8
9	Variance from Forecast Statement	8
10	Outlook and Prospects	8
11 & 12	Distributions	9
13	Interested Person Transactions Mandate	9
14	Confirmation by the Board Pursuant to Rule 705(5) of the Listing Manual	9
15	Confirmation that the Issuer has procured undertakings from all its directors and executive officers under Rule 720(1)	9

LIPPO MALLS INDONESIA RETAIL TRUST
2019 FIRST 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 LMIR 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. On 3 January 2018, HSBC Institutional Trust Services (Singapore) Limited retired as trustee of LMIR Trust and Perpetual (Asia) Limited was appointed as the new trustee of LMIR Trust.

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 31 March 2019, LMIR Trust's property portfolio comprises 23 retail mall properties and seven retail spaces located within other retail malls, all of which are located in Indonesia.

LMIR Trust's distribution policy is to distribute at least 90% 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 Performance			
	1Q 2019 S\$'000	1Q 2018 S\$'000	Variance % Favourable/ (Unfavourable)
Gross rental income (Note A)	37,427	40,279	(7.1%)
Carpark income (Note A)	4,610	5,137	(10.3%)
Other rental income (Note A)	680	2,985	(77.2%)
Service charge and utilities recovery (Note A)	23,195	722	NM
Total Gross Revenue (Note A)	65,912	49,123	34.2%
Net Property Income (Note A)	40,513	43,948	(7.8%)
Amount distributable :			
- Unitholders	16,079	19,018	(15.5%)
- Perpetual securities holders	4,369	4,369	-
Distributable Amount	20,448	23,387	(12.6%)
Available Distribution per Unit (cents)	0.55	0.67	(17.9%)

Note A: The portfolio performance in IDR terms are shown as below:

Group Performance			
	1Q 2019 IDR'million	1Q 2018 IDR'million	Variance % Favourable/ (Unfavourable)
Gross rental income	390,016	413,300	(5.6%)
Carpark income	48,039	52,710	(8.9%)
Other rental income	7,086	30,630	(76.9%)
Service charge and utilities recovery	241,708	7,408	NM
Total Gross Revenue	686,849	504,048	36.3%
Net Property Income	422,174	450,948	(6.4%)
Exchange rate (IDR to SGD)	10,420.71	10,260.94	(1.6%)

LIPPO MALLS INDONESIA RETAIL TRUST
2019 FIRST QUARTER UNAUDITED FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

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

Gross rental income	
Carpark income	
Other rental income ¹	
Service charge and utilities recovery ^{1,2}	
Total Gross Revenue	
Property Operating Expenses	
Land rental	
Property management fee	
Property operating and maintenance expenses ^{1,2}	
Other property operating expenses ³	
Total Property Operating Expenses	
Net Property Income	
Interest income	
Financial expenses	
Administrative Expenses	
Manager's management fees	
Trustee's fee	
Other trust operating expenses	
Total Administrative Expenses	
Other losses (net) (See Note A)	
Total Return For The Period Before Tax	
Income tax ¹	
Withholding tax	
Total Return For The Period After Tax	
Total Return For The Period After Tax attributable:	
Unitholders	
Perpetual securities holders ⁵	

Group		
1Q 2019 S\$'000	1Q 2018 S\$'000	Variance % Favourable/ (Unfavourable)
37,427	40,279	(7.1%)
4,610	5,137	(10.3%)
680	2,985	(77.2%)
23,195	722	NM
65,912	49,123	34.2%
(380)	(416)	8.7%
(1,879)	(2,050)	8.3%
(19,910)	(751)	NM
(3,230)	(1,958)	(65.0%)
(25,399)	(5,175)	NM
40,513	43,948	(7.8%)
-	47	NM
(8,602)	(8,039)	(7.0%)
(2,856)	(3,001)	4.8%
(115)	(115)	-
(547)	(335)	(63.3%)
(3,518)	(3,451)	(1.9%)
(152)	(3,165)	95.2%
28,241	29,340	(3.7%)
(6,630)	(6,701)	1.1%
(2,311)	(2,870)	19.5%
19,300	19,769	(2.4%)

14,931	15,400	(3.0%)
4,369	4,369	-
19,300	19,769	(2.4%)

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

Total return for the period after tax before distribution	
Add back/(less) non-cash items and other adjustments:	
- Manager's fee payable in the form of units ⁴	
- Amount reserved for distribution to perpetual securities holders ⁵	
- Depreciation of plant and equipment	
- Amortisation of intangible assets	
- Unrealised gain on hedging contracts	
- Unrealised foreign exchange gain	
Total Unitholders' Distribution	
Unitholders' distribution:	
- as distributions from operations	
- as return of capital ⁶	
Total Unitholders' Distribution	

19,300	19,769	(2.4%)
1,620	3,001	46.0%
(4,369)	(4,369)	-
783	585	(33.8%)
573	762	24.8%
(980)	(345)	NM
(848)	(385)	NM
16,079	19,018	(15.5%)
7,975	8,720	(8.5%)
8,104	10,298	(21.3%)
16,079	19,018	(15.5%)

(Note A) **Other net loss comprises:**

Realised loss on hedging contracts	
Realised loss on foreign exchange	
Miscellaneous income	
Unrealised gain on hedging contracts	
Unrealised foreign exchange gain	
Amortisation of intangible assets	

(761)	(765)	0.5%
(935)	(2,389)	60.9%
289	21	NM
980	345	NM
848	385	NM
(573)	(762)	24.8%
(152)	(3,165)	95.2%

LIPPO MALLS INDONESIA RETAIL TRUST
2019 FIRST QUARTER UNAUDITED FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

1 (a) (i) Statement of Total Return (cont'd)

Footnote:

- 1 Other rental income consists of the following:

Income from rental of signage, billboard, antenna and other miscellaneous income
Income from rental of mechanical, electrical and mall operating equipment (arising from outsourced agreements with third party service provider) (Note (a))

1Q 2019 S\$'000	1Q 2018 S\$'000	Variance % Favourable/ (Unfavourable)
680	389	74.8%
-	2,596	NM
680	2,985	(77.2%)

Note (a)

Since May 2012, certain maintenance services for LMIR Trust's properties, such as cleaning and maintenance of utilities, are outsourced to a third party service provider. Pursuant to the outsourced agreements, the third party service provider has the right to collect service charges and utilities recovery charges from the tenants of the retail malls, and is responsible for all costs directly related to the maintenance and operation of the retail malls, as well as to pay for the rental for use of electrical, mechanical and mall operating equipment of the retail malls. The latter forms part of the other rental income and is subject to Indonesian Corporate Tax of 25%.

Pursuant to Government Regulation Number 34 of 2017, which came into effect on 2 January 2018, all income received or earned from land and/or building leases in Indonesia are subject to income tax at 10% of the gross amount of the value of the land and/or building lease which comprises the total amount that is paid or acknowledged as debt by a tenant in any form whatsoever, including service charges and utilities recovery charges. Previously, property owners were not liable to pay income tax on such charges which are paid by tenants to a third-party operator appointed by the property owner to manage and maintain the property. However, following the implementation of Government Regulation Number 34 of 2017, tenants are now required to withhold income tax on service charges and utilities recovery charges as well, notwithstanding that these are not paid to the property owner. As such, LMIR Trust has incurred higher tax expenses resulting from this change.

Following the implementation of Government Regulation Number 34 of 2017, LMIR Trust has terminated all outsourced agreements with the third party service provider over two phases - phase one is for five retail malls by end April 2018 and phase two is for the rest of the retail malls by end June 2018. Hence after the termination of such agreements, all the malls collect service charges and utilities recovery charges from the tenants and pay for all costs for the maintenance and operation of the malls. For the avoidance of doubt, the outsourced agreements with the third party service provider do not apply to Palembang Square, Tamini Square (owner association of these strata title malls is responsible for maintenance and operations of the malls), Lippo Mall Kuta and Lippo Plaza Jogja (vendor of the malls is responsible for all costs relating to operating and maintenance in the first 5 years of acquisition), Kediri Town Square and the 7 Retail Spaces.

- 2 Relate to service charge and utilities recovery charges directly collected from tenants and the cost incurred for maintenance and operations of the malls and Retail Spaces.
- 3 Increase in other property operating expenses is mainly due to the increase of allowance for doubtful debts by S\$1.4 million in 1Q 2019 as compared to 1Q 2018.
- 4 Manager's fee payable in the form of units in 1Q 2019 only includes performance fee of S\$1.6 million whilst in 1Q 2018, it included performance fee of S\$1.8 million and base fee of S\$1.2 million.
- 5 The Trust issued perpetual securities of S\$140.0 million at a distribution rate of 7.0% per annum and S\$120.0 million at a distribution rate of 6.6% per annum in September 2016 and June 2017 respectively.
- 6 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.

1 (b) (i) Statement of Financial Position

Current Assets

Cash and cash equivalents¹
Trade and other receivables²
Other assets

Total Current Assets

Non-current Assets

Investment properties³
Investments in subsidiaries
Intangible assets⁴
Plant and equipment

Total Non-current Assets

Total Assets

Current Liabilities

Unsecured borrowings
Trade and other payables
Current tax payable
Security deposits
Derivative financial instrument, current⁵
Other financial liabilities, current

Total Current Liabilities

Non-current Liabilities

Unsecured borrowings
Deferred tax liabilities
Deferred income
Derivative financial instrument, non-current⁵
Other financial liabilities, non-current

Total non-current liabilities

Total Liabilities

Net Assets

Represented by:
Unitholders' funds
Perpetual securities

Net assets attributable to unitholders and perpetual securities holders

	Group		Trust	
	31-Mar-19 S\$'000	31-Dec-18 S\$'000	31-Mar-19 S\$'000	31-Dec-18 S\$'000
Current Assets				
Cash and cash equivalents ¹	74,658	52,676	11,944	17,524
Trade and other receivables ²	37,311	40,486	206,396	203,806
Other assets	17,331	21,964	1,220	6
Total Current Assets	129,300	115,126	219,560	221,336
Non-current Assets				
Investment properties ³	1,856,358	1,831,646	-	-
Investments in subsidiaries	-	-	1,516,770	1,521,282
Intangible assets ⁴	8,331	8,790	-	-
Plant and equipment	10,337	10,595	-	-
Total Non-current Assets	1,875,026	1,851,031	1,516,770	1,521,282
Total Assets	2,004,326	1,966,157	1,736,330	1,742,618
Current Liabilities				
Unsecured borrowings	120,000	120,000	120,000	120,000
Trade and other payables	48,010	50,192	165,216	171,387
Current tax payable	7,467	3,881	-	-
Security deposits	44,205	42,279	-	-
Derivative financial instrument, current ⁵	-	719	-	719
Other financial liabilities, current	34	34	-	-
Total Current Liabilities	219,716	217,105	285,216	292,106
Non-current Liabilities				
Unsecured borrowings	554,546	553,983	480,016	479,545
Deferred tax liabilities	23,241	23,241	-	-
Deferred income	89,966	89,499	-	-
Derivative financial instrument, non-current ⁵	1,625	1,885	1,625	1,885
Other financial liabilities, non-current	1,446	1,233	-	-
Total non-current liabilities	670,824	669,841	481,641	481,430
Total Liabilities	890,540	886,946	766,857	773,536
Net Assets	1,113,786	1,079,211	969,473	969,082
Represented by:				
Unitholders' funds	854,630	819,564	710,317	709,435
Perpetual securities	259,156	259,647	259,156	259,647
Net assets attributable to unitholders and perpetual securities holders	1,113,786	1,079,211	969,473	969,082

LIPPO MALLS INDONESIA RETAIL TRUST
2019 FIRST QUARTER UNAUDITED FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

1 (b) (i) Statement of Financial Position (cont'd)

Footnote:

- 1 Increase in cash and cash equivalents are mainly due to cash generated from day to day operations of the malls as opposed to lower cash and cash equivalents as at 31 December 2018 resulted from the partial repayment of borrowings due in 4Q 2018 using internal cash resources.
- 2 Trade and other receivables consist of trade receivables (net of allowance for doubtful debts) of S\$24.5 million (31 December 2018: S\$25.5 million), and other receivables of S\$12.8 million (31 December 2018: S\$15.0 million).
Trade receivables (before taking into account of allowance for doubtful debts) are S\$30.6 million (31 December 2018: S\$29.9 million), of which S\$12.7 million (31 December 2018: S\$13.2 million) are due from related party tenants and S\$17.9 million (31 December 2018: S\$16.7 million) are due from non-related party tenants. After taking into account of allowance for doubtful debts, the trade receivables as at 31 December 2018 are S\$24.5 million (31 December 2018: S\$25.5 million).
Subsequent to the financial period end, approximately S\$6.9 million trade receivables have been collected, of which S\$1.8 million are from related party tenants and S\$5.1 million are from non-related party tenants.
The Manager wishes to state that as at the date of this announcement, it has no reason to believe that LMIR Trust's tenants from the Lippo group of companies will not be able to fulfil their payment obligations to LMIR Trust in the future and is confident that it is able to manage any credit risk that may arise. Since the listing of LMIR Trust, there is no incidence of non-payment or default from any rental payments from the Lippo group of companies.
- 3 The carrying values of the properties are stated based on the independent valuation as at 31 December 2018 and adjusted for property enhancements to-date. The valuations figures are recorded in the financial statements in Indonesian Rupiah and translated into Singapore Dollar using the respective exchange rate as at the end of each period. Increase in investment properties is mainly due to appreciation of Indonesian Rupiah against Singapore Dollar from the IDR/SGD exchange rate of 10,602.97 to 10,470.63 as at 31 March 2019.
- 4 Intangible assets represent the unamortised aggregate rentals receivable by the Group from certain master lease agreements for its 100% interest in Palembang Icon ("PICON"), Lippo Mall Kuta ("Kuta"), Lippo Plaza Kendari ("Kendari") and Lippo Plaza Jogja ("Jogja"). The rentals are for a period of 5 to 25 years (FY 2018: 5 to 25 years). The master leases are for 5 years apart from the sport centre at PICON, which is under a master lease of 25 years.
- 5 The movements in derivative financial assets and liabilities (current and non-current) are mainly as a result of unrealised gains/losses in the value of derivatives, principally being interest rate swap (31 December 2018: currency options contracts and interest rate swap). In February 2019, all currency options contracts have matured and resulted in a decrease in the value of derivative instruments.

1 (b) (ii) Borrowings and Debt Securities

Unsecured borrowings:

Amount payable within one year

Less: Unamortised transaction costs for secured borrowings

Amount payable after one year

Less: Unamortised transaction costs for unsecured borrowings

Total unsecured borrowings

Total borrowings

Group	
31-Mar-19 S\$'000	31-Dec-18 S\$'000
120,000	120,000
-	-
560,000	560,000
(5,454)	(6,017)
674,546	673,983
674,546	673,983

Unsecured borrowings

LMIR Trust has S\$75.0 million 4.1% Bond due in June 2020 (the Bond), established by its wholly owned subsidiary, LMIRT Capital Pte Ltd ("LMIRT Capital").

LMIR Trust has a 4-year term loan of S\$175.0 million (FY 2018: S\$175.0 million) maturing in August 2020 at an interest rate of 2.95% per annum plus SGD Swap Offer Rate and a 5-year term loan of S\$175.0 million (FY 2018: S\$175.0 million) maturing in August 2021 at an interest rate of 3.15% per annum plus SGD Swap Offer Rate.

LMIR Trust has a 4-year term loan of S\$67.5 million (FY2018: S\$67.5 million) maturing in November 2022 at an interest rate of 3.05% per annum plus SGD Swap Offer Rate and a 5-year term loan of S\$67.5 million (FY2018: S\$67.5 million) maturing in November 2023 at an interest rate of 3.25% per annum plus SGD Swap Offer Rate.

LMIR Trust has drawdown S\$120.0 million (FY2018: S\$120.0 million) from its revolving credit facilities at an interest margin plus SGD Swap Offer Rate.

LIPPO MALLS INDONESIA RETAIL TRUST
2019 FIRST QUARTER UNAUDITED FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

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

Operating activities

Total return for the period before tax

Adjustments for

- Manager's fee payable in units
- Interest income
- Amortisation of borrowing costs
- Interest expense
- Depreciation of plant and equipment
- Amortisation of intangible assets
- Unrealised foreign exchange gain
- Unrealised gain on hedging contracts

Operating income before working capital changes

Changes in working capital

Trade and other receivables

Other assets

Trade and other payables

Security deposits

Net cash from operating activities before income tax

Income tax paid

Cash flows from operating activities

Investing activities

Capital expenditures on investment properties

Purchase of plant and equipment

Interest received

Cash flows used in investing activities

Financing activities

Proceeds from bank borrowings

Increase/(decrease) in other financial liabilities

Deferred income

Interest paid

Distribution to unitholders

Distribution to perpetual securities holders

Cash restricted in use for bank facilities

Cash flows used in financing activities

Net increase in cash and cash equivalents

Cash and cash equivalents at beginning of the period

Effect of exchange rate changes on cash and cash equivalents

Cash and cash equivalents at end of the period

Cash and cash equivalents in Statement of Cash Flows:

Cash and cash equivalents per Statement of Cash Flows

Add: Cash restricted in use for bank facilities

Cash and cash equivalents in Statement of Financial Position

Group	
1Q 2019 S\$'000	1Q 2018 S\$'000
28,241	29,340
1,620	3,001
-	(47)
563	806
8,039	7,233
783	585
573	762
(848)	(385)
(980)	(345)
37,991	40,950
4,658	1,647
4,432	6,160
2,419	9,186
1,375	(571)
50,875	57,372
(5,355)	(8,163)
45,520	49,209
(1,562)	(4,539)
(391)	(902)
-	47
(1,953)	(5,394)
-	10,000
213	(938)
(656)	(3,533)
(8,039)	(7,233)
(8,685)	(22,286)
(4,860)	(4,860)
1,216	(316)
(20,811)	(29,166)
22,756	14,649
45,299	59,787
442	(1,579)
68,497	72,857
68,497	72,857
6,161	5,429
74,658	78,286

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

Total Unitholders' Funds at beginning of the period

Operations

Total return for the period

Less: Amount reserved for distribution to perpetual securities holders

Net increase in net assets resulting from operations attributed to unitholders

Unitholders' contributions

Manager's management fees settled in units

Manager's acquisition fees settled in units

Distribution to unitholders

Foreign currency translation reserve

Translation differences relating to financial statements of foreign subsidiaries¹

Total Unitholders' Funds

Perpetual securities

Balance at the beginning of the period

Amount reserved for distribution to perpetual securities holders

Distribution to perpetual securities holders

Balance at the end of the period

Total

Group		Trust	
1Q 2019 S\$'000	1Q 2018 S\$'000	1Q 2019 S\$'000	1Q 2018 S\$'000
819,564	908,286	709,435	890,243
19,300	19,769	7,337	9,686
(4,369)	(4,369)	(4,369)	(4,369)
14,931	15,400	2,968	5,317
6,599	1,301	6,599	1,301
-	914	-	914
(8,685)	(22,286)	(8,685)	(22,286)
22,221	(49,736)	-	-
854,630	853,879	710,317	875,489
259,647	259,647	259,647	259,647
4,369	4,369	4,369	4,369
(4,860)	(4,860)	(4,860)	(4,860)
259,156	259,156	259,156	259,156
1,113,786	1,113,035	969,473	1,134,645

LIPPO MALLS INDONESIA RETAIL TRUST
2019 FIRST QUARTER UNAUDITED FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

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

Footnote:

- 1 The "Translation differences relating to financial statements of foreign subsidiaries" relate to exchange differences arising from translating items denominated in Indonesian Rupiah in the balance sheet of the respective Indonesia subsidiaries, principally the investment properties, into Singapore Dollar using period end exchange rate. A translation gain of S\$22.2 million was recorded in 1Q 2019 due to strengthening of Indonesian Rupiah against Singapore Dollar since the end of the last financial period of FY 2018. The "Translation differences relating to financial statements of foreign subsidiaries" are recorded in the Statements of Changes in Unitholders' Funds and do not affect the calculation of the Distributable Income and Distribution Per Unit ("DPU").

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

	1Q 2019	1Q 2018
Issued units at the beginning of the period	2,859,933,585	2,823,987,723
Issuance of new units for management fees	34,969,042	3,252,120
Issuance of new units for acquisition fees	-	2,326,647
Issued units at the end of the period	2,894,902,627	2,829,566,490

The Trust does not hold any treasury units and there is no subsidiary holding as at end of current financial period and as at end of the corresponding period of the immediately preceding financial year.

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

	31-Mar-19	31-Dec-18
Issued units at the end of the period	2,894,902,627	2,859,933,585

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.

1 (d) (v) A statement showing all sales, transfers, disposal, cancellation and/or use of subsidiary holdings 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

The accounting policies and method of computation applied in the financial statement for the current financial year are consistent with those applied in the audited financial statements for the year ended 31 December 2018.

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

The adoption of the new/ revised accounting policies has not resulted in any substantial changes to the LMIR Trust's accounting policies nor any significant impact on these financial statements.

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

	Group	
	1Q 2019	1Q 2018
Weighted average number of units in issue	2,861,487,764	2,826,033,271
Earnings per unit in cents (EPU) ⁽¹⁾	0.52	0.54
Number of units in issue	2,894,902,627	2,829,566,490
Distribution per unit in cents (DPU) ⁽²⁾	0.55	0.67

Footnote:

- 1 In computing the quarterly EPU, the weighted average number of units for the end of the period is used.
2 In computing the quarterly DPU, the number of units in issue as at the end of the period is used.

7 Net Assets Value ("NAV") and Net Tangible Assets ("NTA") Per Unit Based on Units Issued at the End of the Period

	Group		Trust	
	31-Mar-19	31-Mar-18	31-Mar-19	31-Mar-18
Net Assets Value per unit in cents (NAV)	29.52	30.18	24.54	30.94
Net Tangible Assets per unit in cents (NTA)	29.23	29.79	24.54	30.94

LIPPO MALLS INDONESIA RETAIL TRUST
2019 FIRST QUARTER UNAUDITED FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

8 Review of the Performance

Statement of Total Return

Gross rental income
 Other revenue
 Total gross revenue
 Property operating expenses
Net Property Income

Interest income
 Financial expenses
 Administrative expenses
 Other losses (net)

Total Return For The Period Before Tax

Income tax
 Withholding tax
Total Return For The Period After Tax

Amount distributable to:

- Unitholders
 - Perpetual securities holders

Total distributable to unitholders/ perpetual securities holders

Unitholders' distribution:

- as distributions from operations
 - as return of capital

Total Unitholders' distribution

Distribution per Unit (cents)

Group	
1Q 2019 S\$'000	1Q 2018 S\$'000
37,427	40,279
28,485	8,844
65,912	49,123
(25,399)	(5,175)
40,513	43,948
-	47
(8,602)	(8,039)
(3,518)	(3,451)
(152)	(3,165)
28,241	29,340
(6,630)	(6,701)
(2,311)	(2,870)
19,300	19,769
16,079	19,018
4,369	4,369
20,448	23,387
7,975	8,720
8,104	10,298
16,079	19,018
0.55	0.67

1Q 2019 vs 1Q 2018

Gross rental income is S\$2.9 million lower than 1Q 2018, mainly due to weakening of Indonesian Rupiah against Singapore Dollar as compared to 1Q 2018, lower rental income generated from Lippo Plaza Batu and Palembang Icon due to the expiry of the master leases in July 2018 and lower casual leasing income.

Other revenue is S\$19.6 million higher than 1Q 2018, mainly due to collection of service charge and utilities recovery charges directly from tenants of the malls and Retail Spaces.

Property operating expenses are S\$20.2 million higher than 1Q 2018, mainly due to costs incurred of S\$19.9 million (1Q 2018: S\$0.8 million) for maintenance and operations of the malls and Retail Spaces.

Other losses (net) comprise realised and unrealised foreign exchange gains/(losses) and realised and unrealised hedging contracts gains/(losses). It also includes amortisation of intangible assets in relation to Picon, Kuta, Kendari and Jogja.

9 Variance between the forecast or prospectus statement (if disclosed previously) and the actual results

Not applicable.

10 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

Following Indonesia's stronger gross domestic product growth in 2018 at 5.17% compared to 5.07% in 2017, Bank Indonesia is predicting stronger economic growth in 2019. At the same time, with the gradual strengthening of the Indonesian Rupiah in the first quarter of 2019, coupled with global macroeconomic uncertainties, Bank Indonesia is keeping interest rates unchanged for the time being and this is expected to boost consumption and investment in Indonesia in the near term.

Inflationary pressures remained contained during the first quarter of 2019, with inflation dipping from 2.57% in February to 2.48% in March, far exceeding the 3.50% target set by Bank Indonesia. Consumer prices increased 0.11% month-on-month in March compared to a decline of 0.08% in February, driven by higher prices for clothing and healthcare. Moving forward, inflation is expected to remain subdued due to ongoing government measures to control prices as well as the improving current account deficit situation which will reduce the pressure of depreciation on the Rupiah.

Retail sales continued to strengthen with a significant 9.1% year-on-year growth in February, compared to a 7.2% growth in the January, marking the steepest increase since December 2016. Driven mainly by the Lunar New Year celebrations, sales growth accelerated mainly for clothing, cultural and recreational goods, motor vehicles and parts, as well as food, beverages and tobacco.

LIPPO MALLS INDONESIA RETAIL TRUST
2019 FIRST QUARTER UNAUDITED FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

11 Distributions

(a) Current financial period

Any distributions declared for the current financial period:	Yes
Name of distribution:	First quarter distribution for the period from 1 January 2019 to 31 March 2019.
Distribution Type:	Tax-exempt and capital distribution.
Distribution Rate:	Tax-exempt distribution of 0.27 cents per unit and capital distribution of 0.28 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:	First quarter distribution for the period from 1 January 2018 to 31 March 2018.
Distribution Type:	Tax-exempt and capital distribution.
Distribution Rate:	Tax-exempt distribution of 0.31 cents per unit and capital distribution of 0.36 cents per unit.
Par value of units:	NA
Tax rate:	NA

(c) Date payable: 16 May 2019

(d) Book closure date: 30 April 2019

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

Not applicable.

13 Interested Person Transactions Mandate

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

14 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.

15 Confirmation that the Issuer has procured undertakings from all its directors and executive officers under Rule 720(1)

The Manager confirms that it has procured undertakings from all its directors and executive officers in the format set out in Appendix 7.7 of the Listing Manual.

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

Ms Gouw Vi Ven
Executive Director and Chief Executive Officer
22 April 2019