



PRESS RELEASE
For Immediate Release

LMIRT SUCCESSFULLY LAUNCHES SGD 200MM 3yr BONDS AT 4.88% AND SGD50MM 5yr BONDS at 5.875%

**LMIRT Management Ltd, Singapore
Wednesday, 27 June 2012**

Lippo Malls Indonesia Retail Trust ("LMIRT") is pleased to announce its maiden bond issuance to raise a total amount of S\$250,000,000 of unsecured funding ("MTN") under its recently established S\$750,000,000 Euro Medium Term Notes (EMTN) Programme.

The Notes have been issued in two tranches of S\$200,000,000 of 3 year Notes at 4.88% due in 2015 and S\$50,000,000 of 5 year Notes at 5.875% due in 2017.

CEO of the Manager, Ms Viven Sitiabudi, said "this is a milestone event for us. Such a successful entry into the public debt markets gives us both the flexibility and the confidence that we can fund our growth through alternative sources."

The issue follows a successful rights issue and acquisitions in late 2011 and will take total assets to in excess of an unaudited S\$1.86 billion and gearing to approximately 21%, still below our medium term target of 25-30%. The proceeds of the issue will be used for general corporate funding purposes, including the funding of acquisitions, asset enhancement works, capital expenditure and general working capital of the Trust.

LMIRT's current asset base includes 4 malls in Jakarta, 2 In Bandung and 2 in Medan, for a total of over 540,000 square metres of retail mall space. The only Singapore listed entity with such an exposure.

Management continues to assess potential acquisitions and asset enhancement Initiatives with the aim of increasing total assets to in excess of S\$3 billion over the next 3-5 years. This endeavour will be further assisted by the disclosed aim of our Sponsor (PT Lippo Karawaci) to develop a further 15 malls in Indonesia.

Application has been made to the Singapore Exchange Securities Trading Limited (the "SGXST") for permission to deal in and quotation for the Notes to be listed on the SGX-ST. Standard Chartered Bank was appointed Sole Bookrunner for the Notes issue.

Further to this announcement we expect to release the 2nd Quarter results for LMIRT on or about August 3rd, 2012.

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