



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

PRESS RELEASE

DRAWDOWN OF THE TERM LOAN FACILITY AND USE OF PROCEEDS

LMIRT Management Ltd., as manager (the "**Manager**") of Lippo Malls Indonesia Retail Trust ("**LMIR Trust**") refers to the announcement dated 1 July 2015 ("**Announcement**") in relation to the up to S\$200 million term loan facility as granted to LMIR Trust, through its wholly-owned subsidiary, LMIRT Capital Pte Ltd, and executed on 1 July 2015 ("**Facility**").

The Board of Directors of the Manager wishes to announce today that LMIR Trust has drawn down S\$200 million pursuant to the Facility, and the full amount of such drawdown has been utilized by LMIR Trust to refinance its S\$200 million 4.88% p.a. unsecured bond with maturity date of 6 July 2015. Such use of proceeds is in accordance with the stated use of proceeds as disclosed in the Announcement.

Mr Alvin Cheng, Executive Director & CEO of the Manager, commented that "since establishing the EMTN program in mid 2012, LMIR Trust has been able to utilize both bank borrowings and capital market debt issues to fund its expansion and funding requirements. The availability of alternative sources of funding will provide LMIR Trust with flexibilities to enhance its capital structure going forward."

By Order of the Board

Mr Alvin Cheng Yu Dong
Executive Director of the Board and Chief Executive Officer
LMIRT Management Ltd.
(as manager of Lippo Malls Indonesia Retail Trust)
(Company registration no. 200707703M)

6 July 2015

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 of LMIR Trust 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 Announcement 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 Announcement 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.