



LIPPO MALLS INDONESIA RETAIL TRUST

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

PRESS RELEASE

UP TO S\$200 MILLION TERM LOAN FACILITY SECURED

LMIRT Management Ltd., as manager of Lippo Malls Indonesia Retail Trust (“**LMIR Trust**”, and as manager of LMIR Trust, the “**Manager**”) is pleased to announce that LMIR Trust has obtained a S\$200 million term loan facility through its wholly-owned subsidiary, LMIRT Capital Pte Ltd (“**LMIRT Capital**”). LMIRT Capital has entered into a facility agreement with, inter alia, BNP Paribas and Standard Chartered Bank, Singapore Branch, under which the lenders will provide a committed loan facility (“**Facility**”) of up to an aggregate amount of S\$200 million to LMIRT Capital which is guaranteed by HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of LMIR Trust) on the terms and conditions as set out in the facility agreement.

The purpose of the Facility is intended for (i) the refinancing of existing bonds of LMIRT Capital; (ii) the refinancing of existing debt obligations of LMIRT Capital; and (iii) working capital and general funding purposes of LMIR Trust and its subsidiaries. The first drawdown of the Facility is expected to occur on 3 July 2015.

Mr Alvin Cheng, Executive Director & CEO of the Manager, explained that “this facility evolved from the previously received committed letter of offer from the two banks announced on 12 June 2015. In view of the recent volatilities in the global capital markets caused by the on-going negotiations between the Greek government and its creditors, the Manager has opted to enter into the Facility with the banks to re-finance the S\$200 million unsecured bond due on 6 July 2015.”

Mr Cheng further added “LMIR Trust will be insulated from the impacts for the time being from the market volatilities, by drawing on the Facility, whilst monitoring the markets for the most opportune timing to further enhance its funding strategy.”

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)

1 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.