



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

PRESS RELEASE

UNSECURED TERM LOAN FACILITIES OF UP TO SGD350 MILLION WITH GREEN SHOE OPTION OF UP TO SGD70 MILLION

LMIRT Management Ltd, as manager of Lippo Malls Indonesia Retail Trust ('LMIR Trust'), is pleased to announce that LMIR Trust has obtained committed unsecured term loan facilities of up to SGD350 million with green shoe option of up to SGD70 million. HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of LMIR Trust) ('HSBCIT') has entered into a facility agreement with, inter alia, BNP Paribas, acting through its Singapore branch, CIMB Bank Berhad, Singapore Branch, JPMorgan Chase Bank, N.A., Singapore Branch (the "Mandated Lead Arrangers and Bookrunners"), The Bank of East Asia, Limited, Singapore Branch and CTBC Bank Co., Ltd., Singapore (the "Mandated Lead Arrangers") under which the banks will provide to HSBCIT a term loan facility of up to SGD175 million ("Facility A") and a term loan facility of up to SGD175 million ("Facility B", and together with Facility A, the "Facilities"), with a green shoe option of up to SGD70 million, on terms and conditions as set out in the facility agreement.

The proceeds from the Facilities are intended to be used for (i) the acquisition cost of certain properties (the "Properties") and the transaction cost related to the acquisition of the Properties; (ii) the refinancing of existing debt obligations of LMIR Trust and its subsidiaries; and (iii) such other purposes as HSBCIT and the lenders may agree. The first drawdown of the Facilities is targeted for 26 August 2016 to repay an existing term loan facility, which will turn into a secured facility by 31 August 2016.

Ms Viven Gouw Sitiabudi, Executive Director of LMIRT Management Ltd, said "we are happy to finalise the Facilities with our existing relationship banks, BNP Paribas and CIMB Bank, and a panel of new relationship banks, JPMorgan Chase, The Bank of East Asia and CTBC. This is the first, but certainly not the last unsecured long term bank financing for LMIR Trust with an attractive pricing. We believe that by converting a potential secured facility to an unsecured one, we will be able to build a strong and long term funding and capital structure for growth initiatives in the coming years. We are very grateful to these banks for their support and look forward to build a close relationship with them."

By Order of the Board

Ms Viven Gouw Sitiabudi
Executive Director
LMIRT Management Ltd.
(as manager of Lippo Malls Indonesia Retail Trust)
(Company registration no. 200707703M)

22 August 2016

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.