



NOTICE OF BOOKS CLOSURE AND DISTRIBUTION PAYMENT DATE

NOTICE IS HEREBY GIVEN THAT the Transfer Books and Register of Unitholders of Lippo-Mapletree Indonesia Retail Trust (“**LMIR Trust**”) will be closed on **18 February 2009 at 5.00 p.m.** (the “**Books Closure Date**”) to determine entitlements of holders of units in LMIR Trust (“**Units**” and holder of Units, “**Unitholders**”) to LMIR Trust’s distribution of 0.30 cents per unit for the period from 1 October 2008 to 31 December 2008 (the “**Distribution**”).

Unitholders whose securities accounts with The Central Depository (Pte) Limited are credited with Units as at the Books Closure Date will be entitled to the distribution to be paid on **27 February 2009**.

The Distribution will comprise of distribution out of capital (the “**capital component**”).

The capital component of the Distribution represents a return of capital to Unitholders for Singapore income tax purposes and is therefore not subject to Singapore income tax. For Unitholders who are liable to Singapore income tax on profits from sale of Units, the amount of capital distribution will be applied to reduce the cost base of their Units for Singapore income tax purposes.

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| UBS AG, BNP Paribas Capital (Singapore) Ltd and Oversea-Chinese Banking Corporation Limited were joint lead managers and underwriters of the initial public offering of the units in LMIR Trust |
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IMPORTANT DATES AND TIMES

| Date/Deadline | Event |
|------------------------------|---|
| 18 February 2009 at 5.00pm | Closing of the Transfer Books and Register of Unitholders of LMIR Trust |
| On or about 27 February 2009 | Payment of Distribution |

BY ORDER OF THE BOARD

Lippo-Mapletree Indonesia Trust Management Limited
(Company registration no. 200707703M)

As manager of Lippo-Mapletree Indonesia Retail Trust

Ms Viven G. Sitiabudi

Chief Executive Officer

Singapore

3 February 2009

Important Notice

The value of Units and the income from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, Lippo-Mapletree Indonesia Retail Trust Management Limited (the manager of LMIR Trust) (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 may only deal in their Units through trading on Singapore Exchange Securities Trading Limited (the “**SGX-ST**”). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

The past performance of LMIR Trust is not necessarily indicative of the future performance of LMIR Trust.