



GRANT OF EXTENSION OF TIMING IN RESPECT OF S\$350 MILLION TERM LOAN FACILITY

Lippo-Mapletree Indonesia Retail Trust Management Limited, as manager of Lippo-Mapletree Indonesia Retail Trust (“**LMIR Trust**”, and as manager of LMIR Trust, the “**Manager**”), had obtained a S\$350 million term loan facility (the “**Facility**”) from Deutsche Bank AG, Singapore Branch (the “**Lender**”) in order to finance its acquisition of Sun Plaza, H. Zainul Arifin No. 7, Medan 20152, Indonesia, pursuant to a facility agreement dated 24 March 2008 (the “**Original Facility Agreement**”).

Pursuant to the Original Facility Agreement, the Manager was required to procure the consents (the “**Relevant Consents**”) of certain Indonesian counterparties (the “**BOT Grantors**”) to a number of build, operate and transfer agreements (the “**BOT Agreements**”), to the assignment of the Manager’s rights under the BOT Agreements as security for the benefit of the Lender.

As disclosed in LMIR Trust’s 2008 annual report, there has been a delay in getting the consents from the BOT Grantors for some of the malls and the Manager has been in negotiations with the Lender to extend the deadline by which the Manager must obtain the Relevant Consents to 31 December 2009.

The Manager has on Friday, 29 May 2009 entered into an amendment and restatement agreement (the “**Amendment and Restatement Agreement**”) with the Lender. Pursuant to the terms of the Amendment and Restatement Agreement, the Lender has agreed to, inter alia, extend the deadline by which the Manager will need to obtain the Relevant Consents to 31 December 2009, in consideration of the payment of an extension fee of S\$1.5 million by LMIR Trust to the Lender.

Additionally, the loan tenure of the Facility has been reduced from 5 years to 4 years, with effect from 31 March 2008 and following the cancellation of an unutilised portion of the term loan, the term loan facility has been reduced to S\$125 million. Apart from these, the key terms of the loan remain the same. The all-in cost of funds will be approximately 7.2% per annum for the remainder of the 3 year loan tenure.

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

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
1 June 2009

Important Notice

The value of units in LMIR Trust (“**Units**”) and the income from them may fall as well as rise. 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 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.