



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

ANNOUNCEMENT

EXTENSION OF 'RIGHT TO BUILD' TITLE

The Board of Directors of Lippo - Mapletree Indonesia Retail Trust Management Ltd, as Manager of Lippo - Mapletree Indonesia Retail Trust ("LMIRT"), wishes to announce that title to the retail space in the property known as "Plaza Madiun" (address : Jalan Pahlawan, Madiun, East Java) (referred to as Retail Space in LMIRT's portfolio) under a "right to build" title (*Hak Guna Bangunan*) covering total land area of 5,583 sqm, has been successfully renewed for another 20 years from the date of expiry of 10 February 2012. Therefore, the new expiry date of title of the retail space at Plaza Madiun is now 9 February 2032.

BY ORDER OF THE BOARD

Lippo-Mapletree Indonesia Trust Management Ltd.

(Company registration no. 200707703M)

As manager of Lippo-Mapletree Indonesia Retail Trust

Ms Viven G. Sitiabudi

Chief Executive Officer

Singapore

5 September 2011