



LIPPO MALLS INDONESIA RETAIL TRUST

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

Announcement

Up to S\$200 Million Term Loan Facilities granted to Lippo Malls Indonesia Retail Trust

1. **Up to S\$200 Million Term Loan Facilities**

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 entered into a facility agreement with CIMB Bank Berhad, Singapore Branch, Credit Suisse AG, Singapore Branch, Standard Chartered Bank, Singapore Branch and UBS AG, Singapore Branch under which:

- a. The lenders will provide a S\$150 million term loan facility (“**Facility A**”) to LMIR Trust; and
- b. subject to the parties’ agreement including the provision of additional property to be included in the security package described in paragraph 3 below, the lenders will provide a further term loan facility of up to S\$50 million (“**Facility B**”) to LMIR Trust, on the terms and conditions set out in the facility agreement.

2. **Purpose of Facilities**

The proceeds from the facilities are intended to be used towards refinancing of LMIR Trust’s existing bank borrowings due on 26 March 2012 and towards any future acquisition of retail mall(s) or retail space(s) in Indonesia.

The first drawdown of the facilities is expected to be occur during 4Q 2011.

3. **Certain Terms of Facilities**

Some of the key terms of the S\$200 million term loan facilities are as follows:

Mandated Lead Arrangers	<ul style="list-style-type: none">• CIMB Bank Berhad, Singapore Branch• Credit Suisse AG, Singapore Branch• Standard Chartered Bank, Singapore Branch• UBS AG, Singapore Branch
Tenor	Facility A – 30 Months Facility B – 36 Months

Interest Margin	4 per cent. per annum over the relevant swap rate to be determined closer to the drawdown date
Properties mortgaged (under Indonesian law)	<p>The security package for the term loan facilities will consist of, <i>inter alia</i>, following indirectly owned Indonesian properties of LMIR Trust:</p> <p>a. <u>Retail Malls</u></p> <ul style="list-style-type: none"> (i) Bandung Indah Plaza (ii) Istana Plaza (iii) The Plaza Semanggi <p>b. <u>Retail Spaces</u></p> <ul style="list-style-type: none"> (i) Mall WTC Matahari Units (ii) Metropolis Town Square Units (iii) Malang Town Square Units (iv) Depok Town Square Units (v) Grand Palladium Medan Units (vi) Plaza Madiun Units (vii) Java Supermall Units
Provisions in the facility agreement which relate to shareholding interests of any controlling shareholder in the Manager or place restrictions on any change in control of the Manager, the breach of which will cause a default in respect of the facility agreement significantly affecting the operations of LMIR Trust	<p>The occurrence of either of the following events will entitle the lenders to cancel and demand the immediate repayment of the facilities:</p> <p>a. the Manager ceases to be the manager of LMIR Trust; or</p> <p>b. PT. Lippo Karawaci Tbk and its subsidiaries cease to hold or control (directly or indirectly) the whole of the issued and paid-up share capital of the Manager without the prior consent of the majority lenders.</p>

The aggregate level of facilities that may be affected by the occurrence of an event of default set out in paragraph 3 above is up to S\$200 million.

BY ORDER OF THE BOARD

Viven G. Sitiabudi

Executive Director and Chief Executive Officer

LMIRT Management Ltd.

(UEN/Company Registration No. 200707703M)

as manager of Lippo Malls Indonesia Retail Trust

28 September 2011

Important Notice

This Announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for units in LMIR Trust ("**Units**").

The value of the 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 the 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 future performance of LMIR Trust.