



LIPPO MALLS INDONESIA RETAIL TRUST

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

## ANNOUNCEMENT

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### ESTABLISHMENT OF S\$750,000,000 GUARANTEED EURO MEDIUM TERM NOTE PROGRAMME

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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 LMIRT Capital Pte. Ltd. (the "**Issuer**"), a wholly-owned subsidiary of HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of LMIR Trust) (the "**LMIR Trust Trustee**"), has established a S\$750,000,000 Guaranteed Euro Medium Term Note Programme (the "EMTN Programme"). The EMTN Programme is guaranteed by the LMIR Trust Trustee.

In connection therewith, the LMIR Trust Trustee has appointed Standard Chartered Bank to act as the sole arranger of the EMTN Programme. Under the EMTN Programme, the Issuer may from time to time issue notes in series or tranches in, subject to compliance with all relevant laws, regulations and directives, any currency as may be agreed between the relevant dealer of the EMTN Programme and the Issuer (the "Notes"). The Notes shall constitute unsecured obligations of the Issuer ranking pari passu and without any preference among themselves. The payment obligations of the Issuer under the Notes shall, save for such exceptions as may be provided by applicable legislation, rank at least equally with all other present and future unsecured and unsubordinated indebtedness and monetary obligations of the Issuer. All sums payable in respect of the Notes will be unconditionally and irrevocably guaranteed by the LMIR Trust Trustee.

Unless otherwise specified in the relevant pricing supplement, the net proceeds from any issue of Notes (after deducting issue expenses) will be used for general corporate purposes.

Application has been made to the Singapore Exchange Securities Trading Limited ("SGXST") for permission to deal in and quotation for any Notes which are agreed at the time of issue thereof to be so listed on the SGX-ST. Such permission will be granted when such Notes have been admitted to the Official List of the SGX-ST. The SGX-ST assumes no responsibility for the correctness of any of the statements made or opinions expressed or reports contained herein. Admission to the Official List of the SGX-ST and quotation of any Notes on the SGX-ST is not to be taken as an indication of the merits of LMIR Trust, its subsidiaries, its associated companies or such Notes.

By Order of the Board

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

25 June 2012

**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.