



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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- 1. ISSUANCE OF S\$200,000,000 4.88% NOTES DUE 2015 PURSUANT TO THE S\$750,000,000 GUARANTEED EURO MEDIUM TERM NOTE PROGRAMME**
 - 2. ISSUANCE OF S\$50,000,000 5.875% NOTES DUE 2017 PURSUANT TO THE S\$750,000,000 GUARANTEED EURO MEDIUM TERM NOTE PROGRAMME**
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Issuance of Notes Pursuant to the S\$750,000,000 Guaranteed Euro Medium Term Note Programme (the "EMTN Programme")

The Manager wishes to announce that LMIRT Capital Pte. Ltd. (wholly-owned subsidiary of LMIR Trust) has priced its S\$200,000,000 4.88% Notes due 2015 and S\$50,000,000 5.875% Notes due 2017 (collectively, the "**Notes**"). The Notes will be issued under the EMTN Programme established by LMIRT Capital Pte. Ltd. on 25 June 2012. The obligations of LMIRT Capital Pte. Ltd. under the Notes are unconditionally and irrevocably guaranteed by HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of LMIR Trust) (the "LMIR Trust Trustee").

Standard Chartered Bank has been appointed as the Sole Bookrunner of the Notes.

The Notes will mature on or about 6 July 2015 and 6 July 2017 and will bear a fixed interest rate of 4.88% and 5.875% respectively per annum payable semi-annually in arrear. The Notes constitute unsecured obligations of LMIRT Capital Pte. Ltd. ranking pari passu and without any preference among themselves. The payment obligations of LMIRT Capital Pte. Ltd. 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 LMIRT Capital Pte. Ltd.

LMIRT Capital Pte Limited will lend the proceeds from the issuance of the Notes to LMIR Trust Trustee, who will in turn use such proceeds to on-lend to any entity in which LMIR Trust has an interest, for general corporate funding purposes, including the funding of acquisitions, asset enhancement works, capital expenditure and/or refinancing of any debt facilities and general working capital of LMIR Trust.

Application will be made to the Singapore Exchange Securities Trading Limited (the "SGX-ST") for permission to deal in and quotation for the Notes to be so listed on the SGX-ST. Such permission will be granted when the Notes have been admitted to the Official List of the SGX-ST. Admission to the Official List of the SGX-ST and quotation of the Notes on the SGX-ST is not to be taken as an indication of the merits of the Issuer, its subsidiaries, its associated companies (if any), the EMTN Programme or the 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)

26 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.

This Announcement is not for release in the United States. This announcement and the information contained herein is not an offer of securities for sale in the United States. Securities may not be offered or sold in the United States absent registration pursuant to the U.S. Securities Act of 1933, as amended, or an exemption from registration. Any public offering of securities to be made in the United States will be made by means of a prospectus that will contain detailed information about the issuer and its management, as well as financial statements. No money, securities, or other consideration is being solicited by these materials or the information herein and, if sent in response to these materials or the information contained herein, will not be accepted.