



LIPPO MALLS INDONESIA RETAIL TRUST

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

ANNOUNCEMENT

ISSUANCE OF S\$150,000,000 4.25% NOTES DUE 2016 PURSUANT TO THE S\$750,000,000 GUARANTEED EURO MEDIUM TERM NOTE PROGRAMME

The Manager wishes to announce that LMIRT Capital Pte. Ltd. (wholly-owned subsidiary of Lippo Malls Indonesia Retail Trust) has priced its S\$150,000,000 4.25% Notes due 2016 (the "**Notes**"). The Notes will be issued under its S\$750,000,000 Guaranteed Euro Medium Term Note Programme (the "**MTN Programme**"). 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 Lippo Malls Indonesia Retail Trust) (the "**Guarantor**").

Standard Chartered Bank has been appointed as the sole dealer of the Notes.

The Notes will mature on or about 4 October 2016 and will bear a fixed interest rate of 4.25% 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.

The Chief Executive Officer of the Manager, Mr Alvin Cheng Yu Dong, said "The successful issue of LMIRT's fourth bond issue will reflect the strong credit and confidence by bond investors in LMIRT's growth story as reflected by the competitive pricing inside LMIRT's yield curve amidst market volatility and competing issues. The well-balanced spread of both institutional and private banking investors would enhance LMIRT's debt investor base which will provide us both the flexibility and confidence to fund our growth."

Application will be made to the Singapore Exchange Securities Trading Limited (the "**SGX-ST**") for permission to deal in and quotation form the Notes to be so listed on 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 LMIRT Capital Pte. Ltd, the Guarantor, Lippo Malls Indonesia Retail Trust, the MTN Programme or the Notes.

By Order of the Board

Mr Alvin Cheng Yu Dong
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 September 2013

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.