



**LIPPO MALLS INDONESIA RETAIL TRUST
NEWS RELEASE**

LMIR TRUST PREPAYS TERM LOAN FROM RECENT BOND ISSUE PROCEEDS

Singapore, 16 January 2014 – LMIRT Management Ltd, as manager of Lippo Malls Indonesia Retail Trust (“LMIR Trust”), is pleased to announce that LMIR Trust has made a voluntary prepayment of its outstanding term loan of SGD147.5 million, which was drawn down in December 2011, by utilizing the proceeds from its recent bond issue in October 2013.

The outstanding term loan (which is due to expire in June 2014) of SGD147.5 million plus accrued interest have been fully paid by LMIR Trust today from the proceeds of the 3-year bond issuance of SGD150 million at a coupon rate of 4.25% per annum. Based on the balance sheet of LMIR Trust as at 30 September 2013, its gearing ratio will be reduced to a more prudent level of less than 27% after the prepayment.

Mr Alvin Cheng, Chief Executive Officer of LMIRT Management Ltd, said “By utilizing the proceeds from the bond issuance to prepay the existing loan facility, we are able to reduce the average cost of our debt portfolio from over 6.0% per annum at end of September 2013 to approximately 5.3% per annum. We believe that this strategy will further enhance the capital efficiency of LMIR Trust as well as provide room for raising additional cost effective funding for the growth initiatives in the coming year.”

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About Lippo Malls Indonesia Retail Trust (“LMIR Trust”) (www.lmir-trust.com)

LMIR Trust is a Singapore-based real estate investment trust established with the principal investment objective of owning and investing, on a long-term basis, in a diversified portfolio of income-producing real estate in Indonesia that are primarily used for retail and/or retail-related purposes.

LMIR Trust’s current asset portfolio comprises sixteen retail malls (“Retail Malls”) and seven retail spaces located within other retail malls (“Retail Spaces”, and collectively with the Retail Malls, the “Properties”). The Properties have a total net lettable area of 719,695 sqm and total valuation of SGD1.51 billion as at 30 September 2013, and are strategically located in major cities of Indonesia with large middle-income population. Tenants include leading names such as Matahari Department Store, Sogo, Giant Hypermarket, Carrefour, as well as international specialty tenants such as McDonalds, Pizza Hut, Fitness First, Starbucks and Ace Hardware.

Important Notice

The value of 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 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.

The past performance of LMIR Trust is not necessarily indicative of the future performance of LMIR Trust.

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