



LIPPO MALLS INDONESIA RETAIL TRUST

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

ANNOUNCEMENT

NOVATION OF LEASES

1. NOVATION OF LEASES

LMIRT Management Ltd., in its capacity as manager of Lippo Malls Indonesia Retail Trust (“**LMIR Trust**” and as manager of LMIR Trust, the “**Manager**”), wishes to announce that on 6 May 2014, HSBC Institutional Trust Services (Singapore) Limited, in its capacity as trustee of LMIR Trust (the “**Trustee**”), through its wholly-owned subsidiaries, has entered into novation deeds to novate certain leases with PT Matahari Putra Prima Tbk (“**MPPA**”), the current tenant, to PT Multipolar Tbk (“**MPC**”) (collectively, the “**Lease Novations**”). A list of these leases is attached at **Annex A**.

MPPA and MPC are controlled by the same shareholder group as PT Lippo Karawaci Tbk, the sponsor of LMIR Trust (“**Sponsor**”).

2. RATIONALE FOR THE LEASE NOVATIONS

The purpose of the Lease Novations is to effect the transfer of MPPA’s non-core assets to MPC, which will allow MPPA to more effectively focus on its core competencies. MPPA has also transferred to MPC its corporate team which has the functional expertise and skills necessary for property management activities and the handling of leasing arrangements. The Manager is of the view that MPC, being a publicly-listed company which has majority ownership of the shares in MPPA, is of better financial standing than MPPA and would be able to fully discharge its obligations under the leases which are novated to it.

3. AUDIT COMMITTEE STATEMENT

The Audit Committee of the Manager is of the view that the Lease Novations are on normal commercial terms, and are not prejudicial to the interests of LMIR Trust and its minority unitholders.

4. INTERESTED PERSON TRANSACTIONS

The value of the leases novated pursuant to the Lease Novations is approximately Rp. 409.2 billion (approximately S\$ 44.5 million), which comprises 4.40% of the audited net tangible assets (“**NTA**”) of LMIR Trust as at 31 December 2013.

The Manager is making this announcement because the aggregate value of all interested person transactions (including the Lease Novations) which LMIR Trust has entered into with the Sponsor and its associates in the current financial year has exceeded 3.0% of the latest audited NTA and net asset value (“NAV”) of LMIR Trust but are less than 5.0% of the latest audited NTA and NAV of LMIR Trust. Hence, under Chapter 9 of the Listing Manual and Appendix 6 of the Code on Collective Investment Schemes issued by the Monetary Authority of Singapore (the “**Property Funds Appendix**”), the Lease Novations would not require unitholders’ approval.

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)

6 May 2014

Important Notice

The value of units in LMIR Trust (“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 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 document 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 document 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.

ANNEX A

LIST OF RELEVANT LEASE AGREEMENTS SUBJECT OF NOVATION

S/N	RETAIL SPACES	LEASE AGREEMENTS	DESCRIPTION
1	Depok Town Square	Number:02/Depok Town Square/X/2011	lease agreement number 02 Depok Town Square/X/2011 dated 17 October 2011 over the 6 297 19 sq m leased area at Depok Town Square located at Jalan Margonda Raya No. 1, Pondok Cina Beji, Depok, Jawa Barat, Indonesia
2	Grand Palladium	Number: 02/Grand Palladium/X/2011	lease agreement 02/Grand Palladium Medan/X/2011dated 17 October 2011 over the 6 842 42 sq m leased area at Grand Palladium Medan located at Jalan Kapt Maulana, Medan, North Sumatra, Indonesia
3	Plaza Madiun	Number: 02/Plaza Madiun/X/2011	the lease agreement number 02/Plaza Madiun/X/2011 dated 17 October 2011 over the 4 186 50 sq m leased area at Plaza Madiun located at Jahlan Pahlawan, Madiun, East Java, Indonesia
4	Metropolis Town Square	Number: 02/Metropolis Town Square/X/2011	lease agreement number 02/Metropolis Town Square dated 17 October 2011 over the 9 191 19 sq m leased area at Metropolis Town Square located at Jalan Hartono Raya, Modernland Cikokol, Tangerang, Banten, Greater Jakarta, Indonesia
5	Malang Town Square	Number: 02/Malang Town Square /X/2011	lease agreement number 02/Malang Town Square/X/2011 dated 17 October 2011 over the 6 801 63 sq m leased area at Malang Town Square located at Jalan Veteran No. 2, Malang, East Java, Indonesia
6	WTC Matahari Serpong	Number: 02/Mall WTC Matahari/X/2011	lease agreement number 02/Mall WTC Matahari dated 17 October 2011 over the 6 609 27 sq m leased area at Mall WTC Matahari located at Pondok Jagung, Serpong Tangerang, Banten, Greater Jakarta, Indonesia
7	Java Supermall	Number: 02/Java Supermall/X/2011	lease agreement number 02/Java Supermall/X/2011 dated 17 October 2011 over the 3 839 00 sq m leased area at Java Supermall located at Jalan MT. Haryono No. 992-994, Jomblang, Semarang, Central Java, Indonesia
	RETAIL MALL		
8	Mal Lippo Cikarang	Hypermart L1#56 1 August 2007-31 July 2027 (as amended)	lease agreement, Hypermart L1#56 dated 1 August 2007-31 July 2027 (as amended on 18 December 2006 and 16 February 2011) over the 8.539,07 sq m leased area at Mall Lippo Cikarang located at Jl. M.H. Thamrin Cikarang Bekasi, Republic of Indonesia