



LIPPO MALLS INDONESIA RETAIL TRUST

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

**NOTICE OF ADVANCE DISTRIBUTION BOOKS CLOSURE &
DISTRIBUTION PAYMENT DATE**

NOTICE IS HEREBY GIVEN that, pursuant to the Placement (as defined herein), the transfer books and register of unitholders of LMIR Trust will be closed at **5.00 p.m. on 16 December 2014** for the purpose of determining the entitlements of unitholders of LMIR Trust ("**Unitholders**") to LMIR Trust's distributable income (the "**Advance Distribution**") for the period from 1 October 2014 to the day immediately prior to the date on which new units ("**New Units**") in LMIR Trust are issued pursuant to the placement undertaken by LMIR Trust on 8 December 2014 (the "**Placement**"). The New Units are expected to be issued on or about 17 December 2014.

The next distribution following the Advance Distribution will comprise LMIR Trust's distributable income for the period from the day the New Units are issued under the Placement to 31 December 2014. Quarterly distributions will resume thereafter.

The current expectation of LMIR Management Ltd., as the manager of LMIR Trust (the "**Manager**") is that the quantum of distribution per unit in LMIR Trust ("**Unit**") under the Advance Distribution will be approximately 0.55 cents¹.

The actual quantum of the distribution per Unit under the Advance Distribution will be announced on a later date after the management accounts of LMIR Trust for the relevant period have been finalised.

Unitholders whose securities accounts with The Central Depository (Pte) Limited are credited with Units as at **5.00 p.m. on 16 December 2014** will be entitled to the Advance Distribution that will be paid on or around **13 March 2015**.

The Advance Distribution is intended to ensure that the distributable income accrued by LMIR Trust up to the day immediately preceding the date of issue of the New Units (which at this point, will be entirely attributable to the existing Units) is only distributed in respect of the existing Units, and is being proposed as a means to ensure fairness to holders of existing Units. The Advance Distribution comprises Tax-Exempt Income Distribution and Capital Distribution.

DECLARATION FOR SINGAPORE TAX PURPOSES

A Tax-Exempt Income Distribution

The Tax-Exempt Income Distribution is exempt from Singapore income tax in the hands of all Unitholders. No tax will be deducted at source on such distribution.

¹ The estimated distribution for the period from 1 October 2014 to the day immediately prior to the date on which the New Units are issued pursuant to the Placement is based on the Manager's pro-rated estimate of LMIR Trust's revenue and expenses for the quarter ending 31 December 2014.

B Capital Distribution

Capital Distribution represents a return of capital to Unitholders for Singapore income tax purposes and is therefore not subject to Singapore income tax. For Unitholders who are liable to Singapore income tax on profits from sale of Units, the amount of Capital Distribution will be applied to reduce the cost base of their Units for Singapore income tax purposes.

IMPORTANT DATES AND TIMES

Date/Deadline	Event
5.00 p.m., 16 December 2014	Close of LMIR Trust's Transfer Books and Register of Unitholders for the Advance Distribution
On or around 13 March 2015	Payment of Advance Distribution

Should Unitholders have any queries , please do not hesitate to contact the Manager at +65 6410 9138 or visit our website at <[www. www.lmir-trust.com](http://www.lmir-trust.com)>.

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)

8 December 2014

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.

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

All figures in this announcement unless expressed differently or otherwise stated are rounded off to one decimal place.