



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

ANNOUNCEMENT

ISSUANCE OF S\$75,000,000 4.10% NOTES DUE 2020 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\$75,000,000 4.10% Notes due 2020 (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**”).

Oversea-Chinese Banking Corporation Limited and Standard Chartered Bank have been appointed as the joint bookrunners of the Notes.

The Notes will mature on or about 22 June 2020 and will bear a fixed interest rate of 4.10% 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.

Executive Director & CEO of the Manager, Mr Alvin Cheng, said “Subsequent to receiving a Baa3 rating from Moody’s last week, we are delighted that we are able to capitalize on the increased confidence from the investors to achieve such favourable terms for the Notes. At the same time, with a well balanced spread of both institutional and private banking investors in this 5 year bond issue, we have further enhanced LMIRT’s debt investor base.”

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)

16 June 2015

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.