



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

ANNOUNCEMENT

COMPLETION OF THE ACQUISITION OF LIPPO PLAZA BATU

1. Completion of the LPB Acquisition

Further to the announcement dated 29 June 2015 by LMIRT Management Ltd., in its capacity as manager of Lippo Malls Indonesia Retail Trust (“**LMIR Trust**” and as manager of LMIR Trust, the “**Manager**”) in relation to the entering into of conditional sale and purchase agreements in respect of:

- (i) the acquisition of Lippo Plaza Batu, a retail mall located in Batu City, Indonesia, bearing the postal address Jl. Diponegoro No.1 RT 07/05, Batu City (“**LPB**”); and
- (ii) the acquisition of all of the shares of PT Griya Inti Sejahtera Insani (“**PT GISI**”), which in turn owns Palembang Icon, a five-level (including one basement level) retail mall and a sports centre with a net lettable area (“**NLA**”) of 35,797 sq m, located in the city of Palembang, South Sumatera, Indonesia, bearing the postal address Jalan POM IX, Palembang, Indonesia (“**PICON**”),

the Manager is pleased to announce the completion of the acquisition of LPB (the “**LPB Acquisition**”) today.

With the completion of the LPB Acquisition, LMIR Trust’s portfolio has been enlarged and now comprises eighteen (18) high-quality retail malls and seven (7) retail spaces located within other malls located in Indonesia.

2. Financing of the LPB Acquisition

The cash portion of the purchase consideration for the LPB Acquisition (“**LPB Purchase Consideration**”) is financed from internal cash reserves and part of the proceeds raised from the issuance of the S\$75,000,000 4.10% Notes due 2020 pursuant to the \$750,000,000 Guaranteed Euro Medium Term Note Programme established by LMIRT Capital Pte. Ltd. (a wholly-owned subsidiary of LMIR Trust) announced on 16 June 2015.

The remainder of the LPB Purchase Consideration, which will be satisfied via the issuance of new units in LMIR Trust (“**Units**”), is expected to be fully paid within 20 business days from the date of completion of the LPB Acquisition.

By Order of the Board

LMIRT MANAGEMENT LTD.
(as manager of Lippo Malls Indonesia Retail Trust)
(Company registration number: 200707703M)

Mr Alvin Cheng Yu Dong
Executive Director and Chief Executive Officer
7 July 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 may only deal in their Units through trading on Singapore Exchange Securities Trading Limited (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.