



(Constituted in the Republic of Singapore pursuant to a Trust Deed dated 8 August 2007)

ANNOUNCEMENT

ISSUANCE OF S\$100,000,000 4.50% NOTES DUE 2018 PURSUANT TO THE S\$1,000,000,000 EURO MEDIUM TERM SECURITIES PROGRAMME

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LMIRT Management Ltd (the "**LMIRT Manager**") wishes to announce that LMIRT Capital Pte. Ltd. (a wholly-owned subsidiary of Lippo Malls Indonesia Retail Trust) ("**LMIRT Capital**") has priced its S\$100,000,000 4.50% Notes due 2018 (the "**Notes**"). The Notes will be issued under its S\$1,000,000,000 Euro Medium Term Securities Programme (the "**Programme**"). The obligations of LMIRT Capital 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 "**LMIRT Trustee**").

BNP Paribas, Oversea-Chinese Banking Corporation Limited and Standard Chartered Bank have been appointed as joint lead managers of the issue of the Notes.

The Notes will mature on or about 23 November 2018 and will bear a fixed interest rate of 4.50% per annum payable semi-annually in arrear. The Notes will constitute unsecured obligations of LMIRT Capital ranking *pari passu* without any preference among themselves. The payment obligations of LMIRT Capital under the Notes shall, save for such exceptions as may be provided by legislation, rank at least equally with all other present and future unsecured and unsubordinated and monetary obligations of LMIRT Capital.

Application will be made to the Singapore Exchange Securities Trading Limited (the "**SGX-ST**") for permission to deal in and quotation for the Notes to be so listed on the SGX-ST. Admission to the Official List of the SGX-ST and the quotation of the Notes on the SGX-ST is not to be taken as an indication of the merits of LMIRT Capital, the LMIRT Trustee, Lippo Malls Indonesia Retail Trust, the Programme or the Notes.

By Order of the Board
Alvin Cheng
Executive Director of the Board and Chief Executive Officer
LMIRT Management Ltd.
(as manager of Lippo Malls Indonesia Retail Trust)

17 November 2015

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, LMIRT Management Ltd (the manager of LMIR Trust) (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.

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