



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

Announcement

Up to SGD350 Million Term Loan Facilities with a Greenshoe Option of up to SGD70 Million

1. **Up to SGD350 Million Term Loan Facilities with a Greenshoe Option of up to SGD70 Million**

LMIRT Management Ltd., as manager (the “**Manager**”) of Lippo Malls Indonesia Retail Trust (“**LMIR Trust**”) is pleased to announce that LMIR Trust has obtained term loan facilities of up to SGD350 million with a greenshoe option of up to SGD70 million. HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of LMIR Trust) (“**HSBCIT**”) has entered into a facility agreement with, *inter alia*, BNP Paribas, acting through its Singapore branch, CIMB Bank Berhad, Singapore Branch, JPMorgan Chase Bank, N.A., Singapore Branch, The Bank of East Asia, Limited, Singapore Branch and CTBC Bank Co., Ltd., Singapore under which the lenders will provide to HSBCIT a term loan facility of up to SGD175 million (“**Facility A**”) and a term loan facility of up to SGD175 million (“**Facility B**”, and together with Facility A, the “**Facilities**”), with a greenshoe option of up to SGD70 million, on the terms and conditions set out in the facility agreement.

2. **Purpose of the Facilities**

The proceeds from the Facilities are intended to be used for (i) the acquisition cost of certain properties (the “**Properties**”) and the transaction cost related to the acquisition of the Properties; (ii) the refinancing of other existing debt obligations of LMIR Trust and its subsidiaries; and (iii) such other purposes as HSBCIT and the lenders may agree.

The first drawdown of the Facilities is expected to occur on or about 26 August 2016.

3. **Certain Terms of Facilities**

Some of the key terms of the Facilities are as follows:

Mandated Lead Arrangers and Bookrunners	<ul style="list-style-type: none"> • BNP Paribas, acting through its Singapore branch • CIMB Bank Berhad, Singapore Branch • JPMorgan Chase Bank, N.A., Singapore Branch
Mandated Lead Arrangers	<ul style="list-style-type: none"> • The Bank of East Asia, Limited, Singapore Branch • CTBC Bank Co., Ltd., Singapore
Tenor	48 Months for Facility A 60 Months for Facility B
Provisions in the facility agreement which relate to shareholding	The occurrence of any of the following events will entitle the lenders to cancel the commitment for

<p>interests of any controlling shareholder in the Manager or place restrictions on any change in control of the Manager, the breach of which will cause a default in respect of the facility agreement significantly affecting the operations of LMIR Trust</p>	<p>the Facilities and to demand the repayment of the Facilities:</p> <ol style="list-style-type: none"> a. the Manager ceases to be the manager of LMIR Trust and a replacement manager is not appointed in accordance with the terms of the trust deed constituting LMIR Trust ("Trust Deed"); b. PT. Lippo Karawaci Tbk and its subsidiaries cease to hold or control (directly or indirectly) more than 50 per cent. of the issued and paid-up share capital of the Manager (including any replacement manager); or c. the Manager (including any replacement manager) ceases to be a subsidiary of PT. Lippo Karawaci Tbk.
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The aggregate level of facilities that may be affected by the occurrence of an event of default set out in paragraph 3 above is up to SGD695 million.

BY ORDER OF THE BOARD

Ms. Viven Gouw Sitiabudi
Executive Director
LMIRT Management Ltd.
(UEN/Company Registration No. 200707703M)
as manager of Lippo Malls Indonesia Retail Trust

22 August 2016

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 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.