



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

ANNOUNCEMENT

S\$80 MILLION UNSECURED UNCOMMITTED REVOLVING CREDIT FACILITY AND DISCLOSURE PURSUANT TO RULE 704(31) OF THE LISTING MANUAL OF SINGAPORE EXCHANGE SECURITIES TRADING LIMITED (“SGX-ST”)

LMIRT Management Ltd., as manager (the “**Manager**”) of Lippo Malls Indonesia Retail Trust (“**LMIR Trust**”) is pleased to announce that HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of LMIR Trust), has today accepted the offer of CIMB Bank Berhad, Singapore Branch for a S\$80 million unsecured uncommitted revolving credit facility (“**S\$80 Million Facility**”) for general corporate funding (including but not limited to asset acquisitions and refinancing of maturing debts) and working capital requirements.

The S\$80 Million Facility contains conditions making reference to and restrictions on the change in shareholding of PT Lippo Karawaci Tbk (the “**Sponsor**”), a controlling shareholder, in the capital of the Manager. Under the S\$80 Million Facility, it would be an event of default, if at any time:

- (i) 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;
- (ii) the Sponsor and its subsidiaries cease to hold or control (directly or indirectly) more than 50% of the issued and paid-up share capital of the Manager (including a replacement manager); or
- (iii) the Manager (including the replacement manager) ceases to be a subsidiary of the Sponsor.

The aggregate level of facilities that may be affected by the occurrence of an event of default set out above is up to S\$840.7 million.

By Order of the Board

LMIRT Management Ltd.
(as manager of Lippo Malls Indonesia Retail Trust)
(UEN/Company registration number: 200707703M)

Ms Chan Lie Leng
Executive Director and Chief Executive Officer
13 November 2017

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.