



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

NOTICE OF BOOKS CLOSURE AND DISTRIBUTION PAYMENT DATE

NOTICE IS HEREBY GIVEN THAT the Transfer Books and Register of Unitholders of Lippo Malls Indonesia Retail Trust (“**LMIR Trust**”) for 4Q 2018 will be closed on **4 March 2019 at 5.00 p.m.** (the “**Books Closure Date**”) to determine entitlements of holders of units in LMIR Trust (“**Units**” and holder of Units, “**Unitholders**”) to LMIR Trust’s distribution of 0.30 cents per unit for the period from 1 October 2018 to 31 December 2018 (the “**Distribution**”).

Unitholders whose securities accounts with The Central Depository (Pte) Limited are credited with Units as at the Books Closure Date will be entitled to the distribution to be paid on **26 March 2019**.

The Distribution will comprise two components:

- (a) distribution out of tax-exempt income (the “**tax-exempt income component**”); and
- (b) distribution out of capital (the “**capital component**”).

The tax-exempt income component is exempt from tax in the hands of all Unitholders. No tax will be deducted at source from this component.

The capital component of the Distribution represents a return of capital to Unitholders for Singapore income tax purposes and is therefore not subject to Singapore income tax. For Unitholders who are liable to Singapore income tax on profits from sale of Units, the amount of capital distribution will be applied to reduce the cost base of their Units for Singapore income tax purposes.

IMPORTANT DATES AND TIMES

Date/Deadline	Event
4 March 2019 at 5.00pm	Closing of the Transfer Books and Register of Unitholders of LMIR Trust
On or about 26 March 2019	Payment of Distribution

By Order of the Board

LMIRT MANAGEMENT LTD.

(as manager of Lippo Malls Indonesia Retail Trust)

(UEN/Company registration number: 200707703M)

Ms Gouw Vi Ven

Executive Director and Chief Executive Officer

22 February 2019

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.