



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

## ANNOUNCEMENT

### IN RELATION TO THE BUSINESS TIMES ARTICLE

LMIRT Management Ltd., as manager of Lippo Malls Indonesia Retail Trust (“**LMIR Trust**”), refers to (i) its announcement on 22 December 2017 (“**December 2017 Announcement**”) where it responded to an article titled “Moody’s reviewing Lippo Malls Retail Trust rating for possible downgrade to junk” published in The Business Times on 21 December 2017, (ii) its announcement on 15 February 2018 (the “**February 2018 Announcement**”) in relation to the withdrawal of Moody’s issuer rating on LMIR Trust and (iii) the article titled “Moody’s withdraws credit rating for Lippo Malls Indonesia Retail Trust for ‘business reasons’” published by The Business Times on 2 April 2018 (the “**BT Article**”).

According to the BT Article, Moody’s Investors Service (“**Moody’s**”) had withdrawn its “Ba1” rating for LMIR Trust for “its own business reasons” and that on 7 March 2018, Moody’s had downgraded LMIR Trust’s credit rating from “Baa3” to “Ba1” while retaining a negative outlook.

The Manager wishes to highlight that based on the “Policy for Withdrawal of Credit Ratings” of Moody’s, when Moody’s indicates that a rating was withdrawn for “business reasons”, this refers to Moody’s business reasons and not the business reasons of the rated entity. Moody’s business reasons generally do not reflect any concerns about the rated entity’s creditworthiness or the quality of its management. Moody’s decision to withdraw a rating under these circumstances will attempt to balance the informational benefit to market participants from maintaining a credit rating against the resources required to maintain and monitor the credit rating or other business considerations.

As stated in the December 2017 Announcement, the downgrade by Moody’s of LMIR Trust’s credit rating and withdrawal of the credit rating will not affect or cause a default of any of LMIR Trust’s existing debt facilities or issued bonds and perpetual securities.

By Order of the Board

LMIRT MANAGEMENT LTD.

(As manager of Lippo Malls Indonesia Retail Trust)

(UEN/Company registration number: 200707703M)

Chan Lie Leng

Executive Director and Chief Executive Officer

3 April 2018

**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.