



**LIPPO MALLS INDONESIA RETAIL TRUST
2017 FULL YEAR UNAUDITED FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT**

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LIPPO MALLS INDONESIA RETAIL TRUST
2017 FULL YEAR UNAUDITED FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

Introduction

Lippo Malls Indonesia Retail Trust ("LMIR Trust") is a Singapore-based real estate investment trust ("REIT") constituted by a trust deed dated 8 August 2007 between LMIR Management Limited as the Manager and HSBC Institutional Trust Services (Singapore) Limited as the trustee. LMIR Trust was listed on the Singapore Exchange Securities Trading Limited on 19 November 2007. On 3 January 2018, HSBC Institutional Trust Services (Singapore) Limited retired as trustee of LMIR Trust and Perpetual (Asia) Limited was appointed as the new trustee of LMIR Trust.

LMIR Trust was established with the principal investment objective of owning and investing on a long-term basis in a diversified portfolio of income-producing real estate in Indonesia that is primarily used for retail and / or retail-related purposes, and real estate related assets in connection with the foregoing purposes. As at 31 December 2017, LMIR Trust's property portfolio comprises 23 retail mall properties and seven retail spaces located within other retail malls, all of which are located in Indonesia.

LMIR Trust's distribution policy is to distribute at least 90% of the tax-exempt income (after deduction of applicable expenses) and capital receipts. The tax-exempt income comprises dividends received from the Singapore Special Purpose Companies ("SPCs"). These are dividends from the Indonesian SPCs paid out of income (less the related income taxes) derived by letting out of the properties. The capital receipts comprise mainly of amounts received by LMIR Trust from the redemption of redeemable preference shares in the Singapore SPCs.

Summary of Lippo Malls Indonesia Retail Trust Group Results

Group Performance						
	4Q 2017	4Q 2016	Variance % Favourable/ (Unfavourable)	YTD 2017	YTD 2016	Variance % Favourable/ (Unfavourable)
	S\$'000	S\$'000		S\$'000	S\$'000	
Gross rental income (Note A)	40,506	39,908	1.5%	164,203	152,878	7.4%
Other revenue	8,792	8,798	(0.1%)	33,173	35,188	(5.7%)
Total Gross Revenue	49,298	48,706	1.2%	197,376	188,066	5.0%
Net Property Income (Note A)	44,930	44,566	0.8%	184,251	171,860	7.2%
Amount distributable :						
- Unitholders	22,286	24,335	(8.4%)	96,960	95,468	1.6%
- Perpetual securities holders	4,466	2,470	80.8%	14,053	2,577	NM
Distributable Amount	26,752	26,805	(0.2%)	111,013	98,045	13.2%
Available Distribution per Unit (cents)	0.79	0.87	(9.2%)	3.44	3.41	0.9%

Note A: The portfolio performance in IDR terms are shown as below:

Group Performance in IDR						
	4Q 2017	4Q 2016	Variance % Favourable/ (Unfavourable)	YTD 2017	YTD 2016	Variance % Favourable/ (Unfavourable)
	millions	millions		millions	millions	
Gross rental income	405,513	374,360	8.3%	1,586,424	1,469,063	8.0%
Net Property Income	450,045	418,055	7.7%	1,780,115	1,651,004	7.8%

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1 (a) (i) **Statement of Total Return**

	Group					
	4Q 2017 S\$'000	4Q 2016 S\$'000	Variance % Favourable/ (Unfavourable)	YTD 2017 S\$'000	YTD 2016 S\$'000	Variance % Favourable/ (Unfavourable)
Gross rental income	40,506	39,908	1.5%	164,203	152,878	7.4%
Carpark income ¹	5,342	6,864	(22.2%)	20,908	26,439	(20.9%)
Other rental income ²	3,450	1,934	78.4%	12,265	8,749	40.2%
Total Gross Revenue	49,298	48,706	1.2%	197,376	188,066	5.0%
Property Operating Expenses						
Land rental	(431)	(604)	28.6%	(1,974)	(2,054)	3.9%
Property management fee	(2,072)	(1,129)	(83.5%)	(6,691)	(4,393)	(52.3%)
Property operating and maintenance expenses ³	(1,865)	(2,407)	22.5%	(4,460)	(9,759)	54.3%
Total Property Operating Expenses	(4,368)	(4,140)	(5.5%)	(13,125)	(16,206)	19.0%
Net Property Income	44,930	44,566	0.8%	184,251	171,860	7.2%
Interest income	110	67	64.2%	277	278	(0.4%)
Financial expenses ³	(9,665)	(9,830)	1.7%	(40,409)	(44,509)	9.2%
Administrative Expenses						
Manager's management fees	(3,098)	(3,084)	(0.5%)	(12,518)	(11,940)	(4.8%)
Trustee's fee	(117)	(84)	(39.3%)	(423)	(332)	(27.4%)
Other trust operating expenses ⁴	(1,069)	(666)	NM	(3,196)	(1,762)	(81.4%)
Total Administrative Expenses	(4,284)	(3,834)	(11.7%)	(16,137)	(14,034)	(15.0%)
Other net loss (See Note A)	(3,815)	(5,273)	27.7%	(9,481)	(12,183)	22.2%
Total Return For The Period/Year Before Revaluation and Tax	27,276	25,696	6.1%	118,501	101,412	16.9%
Decrease in fair value of investment properties	(30,399)	(48,045)	36.7%	(30,399)	(48,045)	36.7%
Total (Loss)/ Return For The Period/Year Before Tax	(3,123)	(22,349)	(86.0%)	88,102	53,367	65.1%
Income tax	(5,715)	(5,163)	(10.7%)	(21,231)	(19,994)	(6.2%)
Withholding tax	(3,113)	(3,282)	5.1%	(12,458)	(12,100)	(3.0%)
Deferred tax	8,297	7,562	(9.7%)	8,297	7,562	(9.7%)
Total (Loss)/ Return For The Period/Year After Tax	(3,654)	(23,232)	(84.3%)	62,710	28,835	NM
Total (Loss)/ Return For The Period/Year After Tax attributable:						
Unitholders	(8,120)	(25,702)	(68.4%)	48,657	26,258	85.3%
Perpetual securities holders	4,466	2,470	80.8%	14,053	2,577	NM
	(3,654)	(23,232)	(84.3%)	62,710	28,835	NM

1 (a) (ii) **Statement of Distribution**

Total return for the period/year after tax before distribution	(3,654)	(23,232)	(84.3%)	62,710	28,835	NM
Add back/(less) non-cash items and other adjustments:						
- Manager's fee payable in the form of units ⁵	3,098	1,782	73.8%	8,671	6,874	26.1%
- Amount reserved for distribution to perpetual securities holders ⁶	(4,466)	(2,470)	80.8%	(14,053)	(2,577)	NM
- Depreciation of plant and equipment	738	510	44.7%	2,457	1,728	42.2%
- Decrease in fair value of investment properties net of deferred tax	22,102	40,483	(45.4%)	22,102	40,483	(45.4%)
- Amortisation of intangible assets	3,168	3,043	4.1%	12,996	11,889	9.3%
- Unrealised loss/(gain) on hedging contracts	314	(36)	NM	568	3,120	(81.8%)
- Unrealised foreign exchange loss	986	4,255	NM	1,509	5,116	(70.5%)
Total Unitholders' Distribution	22,286	24,335	(8.4%)	96,960	95,468	1.6%
Unitholders' distribution:						
- as distributions from operations	13,227	15,602	(15.2%)	63,637	61,549	3.4%
- as return of capital ⁷	9,059	8,733	3.7%	33,323	33,919	(1.8%)
Total Unitholders' Distribution	22,286	24,335	(8.4%)	96,960	95,468	1.6%

(Note A) **Other net loss comprises:**

Realised gain on hedging contracts	2,283	2,725	(16.2%)	10,272	13,556	(24.2%)
Realised loss on foreign exchange	(1,987)	(1,281)	(55.1%)	(5,521)	(6,853)	19.4%
Miscellaneous income	357	545	(34.5%)	841	1,239	(32.1%)
Unrealised (loss)/gain on hedging contracts	(314)	36	NM	(568)	(3,120)	(81.8%)
Unrealised foreign exchange loss	(986)	(4,255)	76.8%	(1,509)	(5,116)	(70.5%)
Amortisation of intangible assets	(3,168)	(3,043)	(4.1%)	(12,996)	(11,889)	(9.3%)
	(3,815)	(5,273)	(27.7%)	(9,481)	(12,183)	22.2%

Footnote:

- Previously, there were various contractual arrangements with different carpark operators. In order to achieve cost efficiency and to benefit from the latest parking management technology, a new carpark operator was engaged to operate most of LMIR Trust's malls for one year with effect from 1 January 2017. Under the new contractual arrangements, the carpark operator absorbs all the carpark operating costs and is entitled to a portion of the parking revenue. This has resulted in the decrease in carpark income from S\$26.4 million in YTD 2016 to S\$20.9 million in YTD 2017. Correspondingly, the carpark expenses, which form part of the property operating and maintenance expenses, have reduced from S\$5.0 million in YTD 2016 to S\$0.5 million in YTD 2017, resulting in a reduction in net carpark income by S\$1.0 million and tax savings of approximately S\$3.0 million. For the avoidance of doubt, the new carpark contract arrangements do not apply to Lippo Mall Kemang ("LMK"), Lippo Plaza Batu ("LPB"), Palembang Icon ("PICON"), Lippo Mall Kuta ("Kuta"), Lippo Plaza Kendari ("Kendari") and Lippo Plaza Jogya ("Jogya") as the carpark areas of these malls are leased to the respective master leasees at the time of acquisition. These carpark master leases will continue to be valid until their expiry.
- The YTD 2017 other rental income includes S\$10.3 million (YTD 2016: S\$6.8 million) from rental of electrical, mechanical and mall operating equipment.
- Finance expenses in YTD 2017 are lower as the S\$150 million Bond due in October 2016 and S\$50 million Bond due in July 2017 have been refinanced by the S\$140 million and S\$120 million perpetual securities issued in September 2016 and June 2017 respectively.
- The YTD 2017 other trust operating expenses include fees and expenses incurred for change of trustee for LMIR Trust of approximately S\$1.5 million (YTD 2016: \$ Nil).
- Manager's fee payable in the form of units in 4Q 2017 of S\$3,098,000 includes performance fee of S\$1,797,000 and base fee of S\$1,301,000 respectively (Q4 2016: performance fee of S\$1,782,000).
- The Trust issued perpetual securities of S\$140 million at a distribution rate of 7.0% per annum and S\$120 million at a distribution rate of 6.6% per annum in September 2016 and June 2017 respectively.
- The return of capital comprises the amounts received by LMIR Trust from the redemption of its investment in the redeemable preference shares in the Singapore SPCs.

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1 (b) (i) **Statement of Financial Position**

	Group		Trust	
	31-Dec-17 S\$'000	31-Dec-16 S\$'000	31-Dec-17 S\$'000	31-Dec-16 S\$'000
Current Assets				
Cash and cash equivalents	64,900	77,754	9,560	7,053
Trade and other receivables ¹	38,990	17,223	231,924	219,126
Other assets ²	29,613	20,900	198	110
Total Current Assets	133,503	115,877	241,682	226,289
Non-current Assets				
Investment properties ³	1,908,141	1,922,642	-	-
Investments in subsidiaries	-	-	1,712,880	1,709,440
Intangible assets ⁴	11,906	19,206	-	-
Plant and equipment	9,931	7,508	-	-
Other financial assets, non-current	394	-	394	-
Total Non-current Assets	1,930,372	1,949,356	1,713,274	1,709,440
Total Assets	2,063,875	2,065,233	1,954,956	1,935,729
Current Liabilities				
Unsecured borrowings	179,251	124,269	80,000	-
Secured borrowing	89,209	-	89,209	-
Trade and other payables ⁵	45,337	31,180	287,262	383,774
Current tax payable	5,715	6,154	-	-
Security deposits	34,415	32,582	-	-
Other financial liabilities, current ⁶	918	112	909	90
Total Current Liabilities	354,845	194,297	457,380	383,864
Non-current Liabilities				
Unsecured borrowings	419,810	373,288	345,732	200,084
Secured borrowing	-	143,296	-	143,296
Deferred tax liabilities	23,364	31,662	-	-
Deferred income	94,688	87,039	-	-
Other financial liabilities, non-current ⁶	3,235	3,096	1,954	1,811
Total non-current liabilities	541,097	638,381	347,686	345,191
Total Liabilities	895,942	832,678	805,066	729,055
Net Assets	1,167,933	1,232,555	1,149,890	1,206,674
Represented by:				
Unitholders' funds	908,286	1,091,688	890,243	1,065,807
Perpetual securities ⁷	259,647	140,867	259,647	140,867
Net assets attributable to unitholders and perpetual securities holders	1,167,933	1,232,555	1,149,890	1,206,674

Footnote:

- Trade and other receivables consist of trade receivables (net of allowance for doubtful debts) of S\$27.0 million (Fy 2016: S\$8.7 million), unbilled debtors of S\$5.6 million (Fy 2016: S\$ Nil) and other receivables of S\$6.4 million (Fy 2016: S\$8.5 million).
Trade receivables (before allowance for doubtful debts) are S\$28.3 million (Fy 2016: S\$12.3 million), of which S\$6.9 million (Fy 2016: S\$2.3 million) relate to Kemang master leases, S\$1.3 million (Fy 2016: S\$ Nil) relate to Kuta master leases, S\$8.5 million (Fy 2016: S\$1.8 million) relate to trade receivables from related party tenants and S\$11.6 million (Fy 2016: S\$8.2 million) relate to trade receivables from non-related party tenants. After allowance for doubtful debts, trade receivables are S\$27.0 million (Fy 2016: S\$8.7 million). Subsequent to the financial year end, approximately S\$9.2 million trade receivables have been collected, of which S\$3.7 million are from Kemang master leases, S\$2.5 million are from related party tenants and S\$3.0 million are from non-related party tenants.
The Manager wishes to state that as at the date of this announcement, it has no reason to believe that LMIR Trust's tenants from the Lippo group of companies will not be able to fulfil their payment obligations to LMIR Trust in the future and is confident that it is able to manage any credit risk that may arise. Since the listing of LMIR Trust, there is no incidence of non-payment or default from any rental payments from the Lippo group of companies.
- Other assets consist of prepaid taxes of S\$27.5 million (Fy 2016: S\$19.3 million) and prepayments of S\$2.1 million (Fy 2016: S\$1.6 million).
- The carrying values of the properties are stated based on the independent valuation as at 31 December 2017. The valuation figures are recorded in the financial statements in Indonesian Rupiah and translated into Singapore Dollar using the respective exchange rate as at the end of each period. Decrease in investment properties is mainly due to depreciation of Indonesian Rupiah against Singapore Dollar from the IDR/SGD exchange rate of 9,333.57 as at 31 December 2016 to IDR/SGD exchange rate of 10,143.21 as at 31 December 2017. The decrease in investment properties due to movement in exchange rate is partly offset by new addition of Kendari, Jogya and Kediri Town Square ("Kediri").
- Intangible assets represent the unamortised aggregate rentals receivable by the Group from certain master lease agreements for its 100% interest in LPB, PICON, Kuta, Kendari and Jogja. The rentals are for a period of 3 to 25 years (FY 2016: 3 to 25 years).
- Increase in trade and other payables is mainly due to Medan Fair Adjustment Sum of IDR 121.0 billion (approximately S\$11.9 million) payable to a third party vendor upon extension of the BOT Agreement for Medan Fair from 2027 to 2032.
- The movements in other financial liabilities (current and non-current) are mainly as a result of unrealised gains/ losses in the value of derivatives, principally being currency options contracts and interest rate swap.
- The Trust issued perpetual securities of S\$140 million at a distribution rate of 7.0% per annum and S\$120 million at a distribution rate of 6.6% per annum in September 2016 and June 2017 respectively.

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1 (b) (ii) **Borrowings and Debt Securities**

Secured borrowings:

Amount payable within one year	90,000	-
Less: Unamortised transaction costs for secured borrowings	(791)	-
Amount payable after one year	-	145,000
Less: Unamortised transaction costs for secured borrowings	-	(1,704)
Total secured borrowings	89,209	143,296

Unsecured borrowings:

Amount payable within one year	180,000	125,000
Less: Unamortised transaction costs for secured borrowings	(749)	(731)
Amount payable after one year	425,000	380,710
Less: Unamortised transaction costs for unsecured borrowings	(5,190)	(7,422)
Total unsecured borrowings	599,061	497,557

Total borrowings

Group	
31-Dec-17 S\$'000	31-Dec-16 S\$'000
90,000	-
(791)	-
-	145,000
-	(1,704)
89,209	143,296
180,000	125,000
(749)	(731)
425,000	380,710
(5,190)	(7,422)
599,061	497,557
688,270	640,853

Secured borrowings

LMIR Trust has a secured term loan facility of S\$90 million (Fy 2016: S\$145 million) maturing in December 2018 at an interest rate of 3.0% per annum plus SGD Swap Offer Rate. On 7 July 2017, LMIR Trust made a voluntary partial prepayment of S\$55 million of the secured term loan by utilising S\$20 million proceeds from issuance of perpetual securities in June 2017 and additional drawdown of S\$35 million from the unsecured term loan facility obtained in August 2016. In conjunction with the retirement and appointment of trustee of LMIR Trust on 3 January 2018, the lenders of the facility have agreed to discharge all the security including mortgages on properties granted for the facility other than a charge over interest escrow account and sale account.

The term loan facility is secured mainly on the following:

- Pledge over the shares in 7 retail mall Singapore SPCs and 7 retail space Singapore SPCs ("Restricted Singapore Subsidiaries")
- Pledge over the shares in 3 retail mall Indonesia SPCs and 6 retail space Indonesia SPCs ("Restricted Indonesia Subsidiaries")
- First fixed mortgage charge over 3 retail malls and 6 retail spaces and first fixed and/ or floating charges over all the other assets of 9 Indonesia SPCs
- First legal assignment of earnings of Restricted Singapore Subsidiaries and Indonesia Subsidiaries
- Legal assignment of rights under each lease agreement, lease guarantee, all insurance policies associated with the 3 retail malls and 6 retail spaces

Unsecured borrowings

LMIR Trust has S\$75 million 4.1% Bond due in June 2020, S\$100 million 4.5% Bond due in November 2018 (collectively, the Bonds), established by its wholly owned subsidiary, LMIRT Capital Pte Ltd ("LMIRT Capital").

LMIR Trust has a 4-year term loan of S\$175 million (Fy 2016: S\$102.9 million) maturing in August 2020 at an interest rate of 2.95% per annum plus SGD Swap Offer Rate and a 5-year term loan of S\$175 million (Fy 2016: S\$102.9 million) maturing in August 2021 at an interest rate of 3.15% per annum plus SGD Swap Offer Rate.

LMIR Trust has S\$80 million revolving credit facility at an interest margin plus SGD Swap Offer Rate.

1 (c) **Statement of Cash Flows**

Operating activities

Total return for the period/year before tax

(3,123) (22,349)

Adjustments for

- Manager's fee payable in units
- Interest income
- Amortisation of borrowing costs
- Interest expense
- Decrease in fair value of investment properties
- Depreciation of plant and equipment
- Amortisation of intangible assets
- Unrealised foreign exchange gain
- Unrealised loss/(gain) on hedging contracts

3,098	1,782
(110)	(67)
1,625	1,050
8,040	8,780
30,399	48,045
738	510
3,168	3,043
986	4,255
314	(36)

Operating income before working capital changes

45,135 45,013

Changes in working capital

- Trade and other receivables
- Trade and other payables
- Security deposits
- Net cash from operating activities before income tax
- Income tax paid

(25,848)	18,840
21,332	(19,337)
2,144	1,134
42,763	45,650
(8,555)	(11,565)

Cash flows from operating activities

34,208 34,085

Investing activities

- Acquisition of investment properties
- Capital expenditures on investment properties
- Purchase of plant and equipment
- Interest received

(100,428)	(88,349)
(28,671)	(5,703)
(1,891)	(1,301)
110	67

Cash flows used in investing activities

(130,880) (95,286)

Financing activities

- Repayment of bank borrowings
- Repayment of Bond issued under EMTN
- Proceeds from borrowings
- (Decrease) / increase in other financial liabilities
- Deferred income
- Interest paid
- Distribution to unitholders
- Distribution to perpetual securities holders
- Proceeds from issue of perpetual securities, net of transaction costs
- Cash restricted in use for bank facilities

-	(150,000)
(75,000)	-
189,290	105,710
(4,344)	49
14,828	584
(8,040)	(8,780)
(24,151)	(24,153)
(3,971)	-
-	(107)
(1,197)	(968)

Cash flows from/(used in) financing activities

87,415 (77,665)

Net decrease in cash and cash equivalents

(9,257) (138,866)

Cash and cash equivalents at beginning of the period/year

71,003 213,880

Effect of exchange rate changes on cash and cash equivalents

(1,959) 1,772

Cash and cash equivalents at end of the period/year

59,787 76,786

Cash and cash equivalents in Statement of Cash Flows

Cash and cash equivalents per Statement of Cash Flows

59,787 76,786

Add: Cash restricted in use for bank facilities

5,113 968

Cash and cash equivalents in Statement of Financial Position

64,900 77,754

Group	
YTD 2017 S\$'000	YTD 2016 S\$'000
88,102	53,367
8,671	6,874
(277)	(278)
4,548	5,708
35,861	38,801
30,399	48,045
2,457	1,728
12,996	11,889
1,509	5,116
568	3,120
184,834	174,370
(33,446)	44,132
29,873	(39,982)
4,434	(1,996)
185,695	176,524
(34,128)	(32,810)
151,567	143,714
(133,400)	(88,349)
(45,638)	(11,218)
(5,630)	(3,629)
277	278
(184,391)	(102,918)
(55,000)	(350,000)
(125,000)	-
224,290	305,710
(4,566)	(8,270)
14,597	399
(35,861)	(38,801)
(99,009)	(93,824)
(13,771)	-
118,498	138,290
(1,630)	(1,983)
22,548	(48,479)
(10,276)	(7,683)
74,271	79,090
(4,208)	2,864
59,787	74,271
59,787	74,271
5,113	3,483
64,900	77,754

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1 (d) (i) **Statements of Changes in Unitholders' Funds**

Total Unitholders' Funds at beginning of the period

Operations

Total return for the period

Less: Amount reserved for distribution to perpetual securities holders

Net (decrease)/ increase in net assets resulting from operations attributed to unitholders

Unitholders' contributions

Distribution to unitholders

Foreign currency translation reserve

Translation differences relating to financial statements of foreign subsidiaries¹

Total Unitholders' Funds

Perpetual securities

Balance at the beginning of the period

Amount reserved for distribution to perpetual securities holders

Distribution to perpetual securities holders

Balance at the end of the period

Total

Group		Trust	
4Q 2017 S\$'000	4Q 2016 S\$'000	4Q 2017 S\$'000	4Q 2016 S\$'000
999,001	1,098,791	1,027,854	1,083,991
(3,654)	(23,232)	(108,994)	8,439
(4,466)	(2,470)	(4,466)	(2,470)
(8,120)	(25,702)	(113,460)	5,969
(24,151)	(24,153)	(24,151)	(24,153)
(58,444)	42,752	-	-
908,286	1,091,688	890,243	1,065,807
259,152	138,397	259,152	138,397
4,466	2,470	4,466	2,470
(3,971)	-	(3,971)	-
259,647	140,867	259,647	140,867
1,167,933	1,232,555	1,149,890	1,206,674

Total Unitholders' Funds at beginning of the year

Operations

Total return for the year

Less: Amount reserved for distribution to perpetual securities holders

Net increase in net assets resulting from operations attributed to unitholders

Unitholders' contributions

Manager's management fees settled in units

Manager's acquisition fees settled in units

Distribution to unitholders

Foreign currency translation reserve

Translation differences relating to financial statements of foreign subsidiaries¹

Total Unitholders' Funds

Perpetual securities

Balance at the beginning of the year

Issue of perpetual securities, net of transaction costs

Amount reserved for distribution to perpetual securities holders

Distribution to perpetual securities holders

Balance at the end of the year

Total

Group		Trust	
YTD 2017 S\$'000	YTD 2016 S\$'000	YTD 2017 S\$'000	YTD 2016 S\$'000
1,091,688	1,075,115	1,065,807	1,118,724
62,710	28,835	(70,240)	41,876
(14,053)	(2,577)	(14,053)	(2,577)
48,657	26,258	(84,293)	39,299
6,874	1,608	6,874	1,608
864	-	864	-
(99,009)	(93,824)	(99,009)	(93,824)
(140,788)	82,531	-	-
908,286	1,091,688	890,243	1,065,807
140,867	-	140,867	-
118,498	138,290	118,498	138,290
14,053	2,577	14,053	2,577
(13,771)	-	(13,771)	-
259,647	140,867	259,647	140,867
1,167,933	1,232,555	1,149,890	1,206,674

Footnote:

- 1 The "Translation differences relating to financial statements of foreign subsidiaries" relate to exchange differences arising from translating items denominated in Indonesian Rupiah in the balance sheet of the respective Indonesia subsidiaries, principally the investment properties, into Singapore Dollar using period end exchange rate. A translation loss of S\$58.4 million and S\$140.8 million was recorded in 4Q 2017 and YTD 2017 respectively due to weakening of Indonesian Rupiah against Singapore Dollar since the end of the last financial period of 3Q 2017 and FY 2016 respectively. The "Translation differences relating to financial statements of foreign subsidiaries" are recorded in the Statements of Changes in Unitholders' Funds and do not affect the calculation of the quarterly Distributable Income and Distribution Per Unit ("DPU").

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1 (d) (ii) Details of Any Change in the Issued and Issuable Unit:

4Q 2017	4Q 2016
2,823,987,723	2,802,992,873

Issued units at the beginning and the end of the period

The Trust does not hold any treasury units and there is no subsidiary holding as at end of current financial period and as at end of the corresponding period of the immediately preceding financial year.

1 (d) (iii) To show the total number of issued shares excluding treasury shares as at the end of current financial period and as at the end of the immediately preceding year

31-Dec-17	31-Dec-16
2,823,987,723	2,802,992,873

Issued units at the end of the period/year

1 (d) (iv) A statement showing all sales, transfers, disposal, cancellation and/or use of treasury shares as at the end of the current financial period reported on

Not applicable.

1 (d) (v) A statement showing all sales, transfers, disposal, cancellation and/or use of subsidiary holdings as at the end of the current financial period reported on

Not applicable.

2 Whether the figures have been audited, or reviewed and in accordance with which auditing standard or practice

The figures have not been audited nor reviewed by our auditors

3 Where the figures have been audited, or reviewed, the auditors' report (including any qualifications or emphasis of matter)

Not applicable.

4 Whether the same accounting policies and methods of computation as in the issuer's most recently audited financial statements have been applied

The accounting policies and method of computation applied in the financial statement for the current financial year are consistent with those applied in the audited financial statements for the year ended 31 December 2016.

5 If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change

Not applicable

6 Earnings Per Unit ("EPU") and Distribution Per Unit ("DPU") for the Financial Period

	Group			
	4Q 2017	4Q 2016	YTD 2017	YTD 2016
Weighted average number of units in issue	2,823,987,723	2,802,992,873	2,819,472,796	2,801,228,708
Earnings per unit in cents (EPU) ⁽¹⁾	(0.29)	(0.92)	1.73	0.94
Adjusted Earnings per unit in cents (Adjusted EPU) (Note A)	0.50	0.53	2.51	2.38
Number of units in issue	2,823,987,723	2,802,992,873	2,823,987,723	2,802,992,873
Distribution per unit in cents (DPU) ⁽²⁾	0.79	0.87	3.44	3.41

Footnote:

1 In computing the quarterly EPU, the weighted average number of units for the end of the period is used

2 In computing the quarterly DPU, the number of units in issue as at the end of the period is used

Note A: Adjusted earnings exclude changes in the fair value of investment properties (net of deferred tax).

7 Net Assets Value ("NAV") and Net Tangible Assets ("NTA") Per Unit Based on Units Issued at the End of the Period

	Group		Trust	
	31-Dec-17	31-Dec-16	31-Dec-17	31-Dec-16
Net Assets Value per unit in cents (NAV)	32.16	38.95	31.52	38.02
Net Tangible Assets per unit in cents (NTA)	31.74	38.26	31.52	38.02

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8 **Review of the Performance**

	Group			
	4Q 2017 S\$'000	4Q 2016 S\$'000	YTD 2017 S\$'000	YTD 2016 S\$'000
Statement of Total Return				
Gross rental income	40,506	39,908	164,203	152,878
Other revenue	8,792	8,798	33,173	35,188
Total gross revenue	49,298	48,706	197,376	188,066
Property operating expenses	(4,368)	(4,140)	(13,125)	(16,206)
Net Property Income	44,930	44,566	184,251	171,860
Interest income	110	67	277	278
Financial expenses	(9,665)	(9,830)	(40,409)	(44,509)
Administrative expenses	(4,284)	(3,834)	(16,137)	(14,034)
Other (losses) (net)	(3,815)	(5,273)	(9,481)	(12,183)
Total Return For The Period/Year Before Tax	27,276	25,696	118,501	101,412
Decrease in fair value of investment properties	(30,399)	(48,045)	(30,399)	(48,045)
Total (Loss)/ Return For The Period/Year Before Tax	(3,123)	(22,349)	88,102	53,367
Income tax	(5,715)	(5,163)	(21,231)	(19,994)
Withholding tax	(3,113)	(3,282)	(12,458)	(12,100)
Deferred tax	8,297	7,562	8,297	7,562
Total (Loss)/Return For The Period/Year After Tax	(3,654)	(23,232)	62,710	28,835
Amount distributable to:				
- Unitholders	22,286	24,335	96,960	95,468
- Perpetual securities holders	4,466	2,470	14,053	2,577
Total distributable to unitholders/ perpetual securities holders:	26,752	26,805	111,013	98,045
Unitholders' distribution:				
- as distributions from operations	13,227	15,602	63,637	61,549
- as return of capital	9,059	8,733	33,323	33,919
Total Unitholders' distribution	22,286	24,335	96,960	95,468
Distribution per Unit (cents)	0.79	0.87	3.44	3.41

4Q 2017 vs 4Q 2016

Gross rental income is S\$0.6 million higher than 4Q 2016, mainly due to the acquisition of Kuta, Kendari and positive rental reversions. The higher rental income is partly offset by depreciation of Indonesian Rupiah against Singapore Dollar in 4Q 2017.

Administrative expenses are S\$0.5 million higher than 4Q 2016, mainly due to fees and expenses incurred for change of trustee for LMIR Trust. There were no such fees and expenses in 4Q 2016.

Other losses (net) mainly comprise of realised and unrealised foreign currency gains/ (losses), realised and unrealised hedging contracts gains/ (losses), as well as amortisation of intangible assets in relation to LMK, LPB, PICON, Kuta and Kendari. Realised gain on hedging contracts for 4Q 2017 is S\$2.3 million, which is S\$0.5 million lower than 4Q 2016, while realised loss on foreign exchange for 4Q 2017 is S\$2.0 million, which is S\$0.7 million higher than 4Q 2016. The lower realised gain on hedging contracts and higher realised loss on foreign exchange are mainly due to depreciation of Indonesian Rupiah against Singapore Dollar in 4Q 2017.

Distribution to perpetual securities holders is S\$2.0 million higher than 4Q 2016, due to issuance of S\$120 million of perpetual securities at a distribution rate of 6.6% per annum in June 2017.

YTD 2017 vs YTD 2016

Gross rental income is S\$11.3 million higher than YTD 2016, mainly due to the acquisition of Kuta, Kendari and positive rental reversions.

Other revenue is S\$2.0 million lower than YTD 2016, mainly due to the new carpark contract arrangements, whereby the carpark operator absorbs all the carpark operating costs and is entitled to a portion of the parking revenue.

Financial expenses are S\$3.9 million lower than YTD 2016, mainly due to S\$150 million Bond and S\$50 million Bond repaid in October 2016 and July 2017 respectively, which were replaced by perpetual securities and accounted for in the Statement of Changes in Unitholders' Funds.

Administrative expenses are S\$2.1 million higher than YTD 2016, mainly due to fees and expenses incurred for change of trustee for LMIR Trust of approximately S\$1.5 million. There were no such fees and expenses in YTD 2016.

Other losses (net) mainly comprise of realised and unrealised foreign currency gains/ (losses), realised and unrealised hedging contracts gains/ (losses), as well as amortisation of intangible assets in relation to LMK, LPB, PICON, Kuta and Kendari. Realised gain on hedging contracts for YTD 2017 is S\$10.3 million, which is S\$3.3 million lower than YTD 2016, mainly due to depreciation of Indonesian Rupiah against Singapore Dollar in 2017.

Distribution to perpetual securities holders is S\$12.5 million higher than YTD 2016, due to issuance of S\$140 million perpetual securities at a distribution rate of 7.0% per annum in September 2016 and S\$120 million of perpetual securities at a distribution rate of 6.6% per annum in June 2017.

The Trust has foreign currency options contracts to mitigate its exposure on currency movement as the majority of the Trust's income is in Indonesian Rupiah. The unrealised gain/ loss on foreign currency options contracts is a non-cash item and does not affect the amount of distribution to unitholders.

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9 Variance between the forecast or prospectus statement (if disclosed previously) and the actual results

Not applicable.

10 Commentary on the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group the next reporting period and the next 12 months

The Indonesian economy expanded 5.19% in 4Q 2017, faster than the 5.06% recorded in the third quarter of the year. Growth was driven by increased government spending and investments, as well as higher private sector investments. Full year GDP increased by 5.07%, compared to 5.03% growth registered in 2016.

Indonesia's headline inflation rate was 3.61% in December against a near one-year low of 3.30% in November on the back of higher food and transportation prices. The annual core inflation rate, which excludes volatile food and administered prices, was 2.95% in December compared with 3.05% a month ago.

Retail sales in Indonesia had a moderately stronger showing in November, accelerating from 2.2% y-o-y growth in October to 2.5% y-o-y growth. The growth was buoyed by stronger food and beverages sales, as well as better sales of automotive fuels.

11 Distributions

(a) Current financial period

Any distributions declared for the current financial period:	Yes
Name of distribution:	Fourth quarter distribution for the period from 1 October 2017 to 31 December 2017.
Distribution Type:	Tax-exempt and capital distribution.
Distribution Rate:	Tax-exempt distribution of 0.47 cents per unit and capital distribution of 0.32 cents per unit.
Par value of units:	NA
Tax rate:	NA

(b) Corresponding period of the preceding financial period

Any distributions declared for the corresponding period of the immediate preceding financial period:	Yes
Name of distribution:	Fourth quarter distribution for the period from 1 October 2016 to 31 December 2016.
Distribution Type:	Tax-exempt and capital distribution.
Distribution Rate:	Tax-exempt distribution of 0.56 cents per unit and capital distribution of 0.31 cents per unit.
Par value of units:	NA
Tax rate:	NA

(c) Date payable: 15 March 2018

(d) Book closure date: 22 February 2018

12 If no distribution has been declared/(recommended), a statement to that effect

Not applicable.

13 Interested Person Transactions Mandate

LMIR Trust is not required to obtain a general mandate from the Unitholders for Interested Party Transactions

14 A breakdown of sales as follows

	31-Dec-17 S\$'000	31-Dec-16 S\$'000	Changes %
Gross revenue reported for first half year	98,473	92,330	6.7%
Total return after income tax for first half year	45,301	35,344	28.2%
Total return after income tax but before changes in fair values of investment properties net of deferred tax for first half year	45,301	35,344	28.2%
Gross revenue reported for second half year	98,903	95,736	3.3%
Total return/(loss) after income tax for second half year	17,409	(6,509)	NM
Total return after income tax but before changes in fair values of investment properties net of deferred tax for second half year	39,511	33,974	16.3%

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- 15 A breakdown of the total annual dividend (in dollar value) for the issuer's latest full year and its previous full year as follow:

	Latest Full Year S\$'000	Previous Full Year S\$'000
Distribution to unitholders	99,009	93,824

- 16 Disclosure of person occupying a managerial position in the issuer or any of its principal subsidiaries who is a relative of a director or chief executive officer or substantial shareholder of the issuer pursuant to Rule 704(13) in the format below. If there are no such persons, the issuer must make an appropriate negative

Pursuant to Rule 704(13) of the Listing Manual, LMIRT Management Limited (the "Company"), as manager of Lippo Malls Indonesia Retail Trust ("LMIR Trust"), wishes to confirm that there was no person occupying managerial position in the Company or any of its principal subsidiaries who is a relative of a Director or Chief Executive Officer or Substantial Shareholder of the Company or Substantial Unitholder of LMIR Trust for the financial year ended 31 December 2017.

- 17 Confirmation that the Issuer has procured undertakings from all its directors and executive officers under Rule 720(1)

The Manager confirms that it has procured undertakings from all its directors and executive officers.

BY ORDER OF THE BOARD OF
LMIRT MANAGEMENT LIMITED
(AS MANAGER OF LIPPO MALLS INDONESIA RETAIL TRUST)

Ms Chan Lie Leng
Executive Director and Chief Executive Officer
13 February 2018