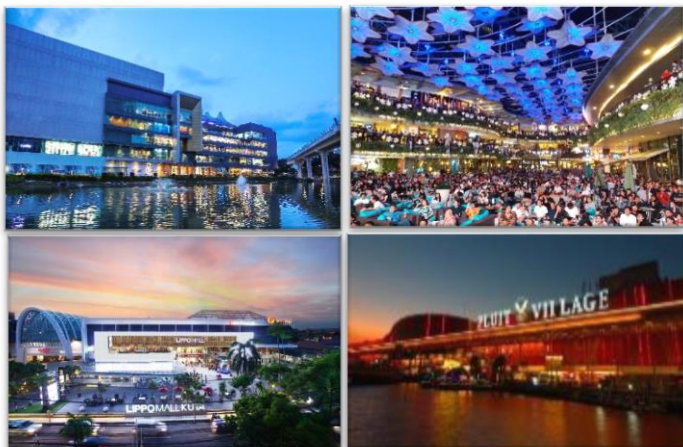


Listed in November 2007, Lippo Malls Indonesia Retail Trust (LMIR Trust) is focused on investing in income-producing real estate in Indonesia, primarily used for retail and/or retail-related purposes. As the only Indonesia-exposed Reit, it offers investors a unique opportunity to participate in the bustling retail property sector in Southeast Asia's largest economy. Its well-diversified portfolio of quality retail assets, comprising retail malls and retail spaces, are strategically located in major cities in Indonesia, catering to the everyday needs of middle to upper-middle income consumers.



## Investment Merits

1. Well-diversified portfolio of quality assets – **23 retail malls and 7 retail spaces**
2. Strategically located in **major Indonesian cities** with large middleclass population catchment areas
3. Total net lettable area (NLA) of **910,749 sqm** with a valuation of **Rp19,514.1 billion**
4. The Sponsor, **PT Lippo Karawaci Tbk**, has the largest and most diversified land bank throughout Indonesia and is a market leader in mixed-use developments
5. Tenants include well-known **international and domestic retailers**, complemented by popular consumer brands
6. High occupancy rate of **92.9%**, consistently higher than the industry average of 83.2%
7. Staggered lease expiry dates to ensure a steady stream of income - Weighted Average Lease Expiry stood at **4.2 years** as at 31 December 2018
8. Sponsor has a strong pipeline of 38 malls to which LMIR Trust has the right-of-first-refusal for acquisition

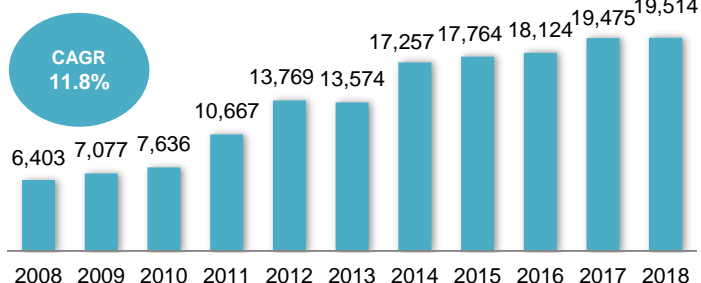
## Well-diversified Portfolio



**23** Retail Malls  
**7** Retail Spaces

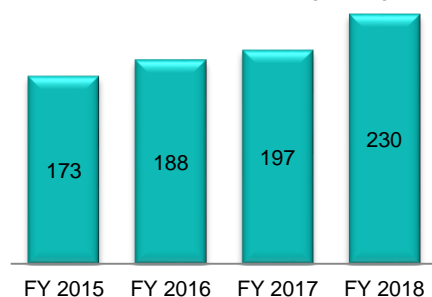
Total Valuation:  
**Rp19,514 billion**

### Portfolio Valuation (Rp'b)

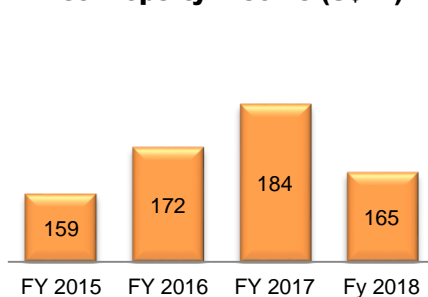


## Financial Highlights (As at 31 December)

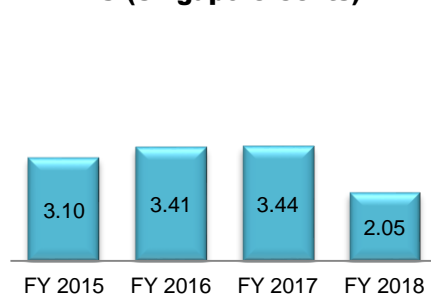
### Gross Revenue (S\$'m)



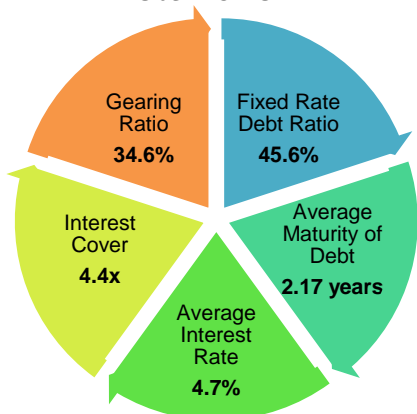
### Net Property Income (S\$'m)



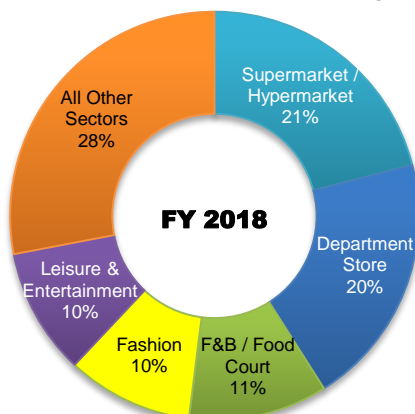
### DPU (Singapore Cents)



### Debt Profile



### Trade Sector Breakdown by NLA



### Lease Expiry by NLA

