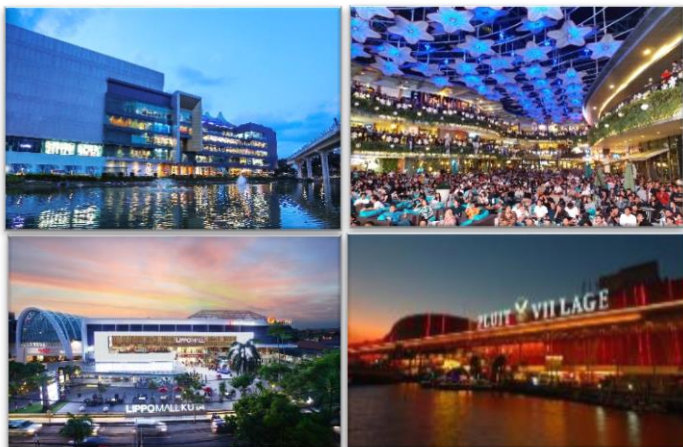


Listed in November 2007, Lippo Malls Indonesia Retail Trust (LMIR Trust) is focused on investing in income-producing real estate in Indonesia, primarily used for retail and/or retail-related purposes. As the only Indonesia-exposed Reit, it offers investors a unique opportunity to participate in the bustling 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 (As at 30 September 2020)

1. Well-diversified portfolio of quality assets – **21 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 **839,907 sqm** with a valuation of **Rp15,716.1 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 **85.5%**, consistently higher than the industry average of 79.5%
7. Staggered lease expiry dates to ensure a steady stream of income - Weighted Average Lease Expiry stood at **3.4 years**
8. Sponsor has a strong pipeline of more than 30 malls to which LMIR Trust has the right-of-first-refusal for acquisition

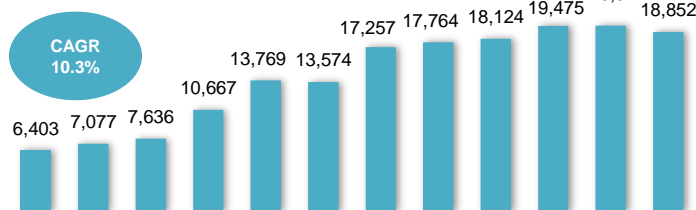
Well-diversified Portfolio (As at 30 September 2020)



21 Retail Malls
7 Retail Spaces

Total Valuation:
Rp15,716.1 billion¹

Portfolio Valuation² (Rp'b)

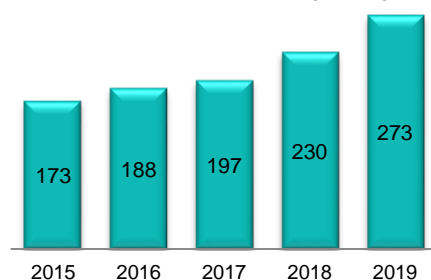


2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019

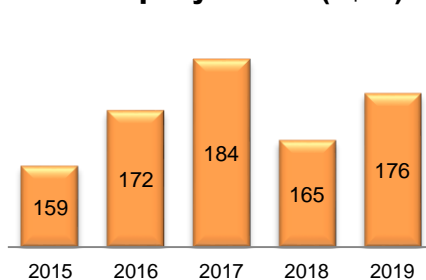
1. Based on independent valuations as at 31 July 2020, excluding Pejaten Village and Binjai Supermall, which were divested on 30 July 2020 and 3 August 2020 respectively
2. Based on independent valuations as at 31 December for their respective years, up to 31 December 2019

Financial Highlights (As at 31 December)

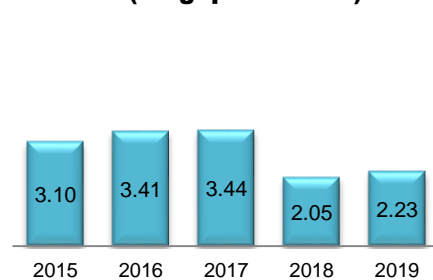
Gross Revenue (S\$m)



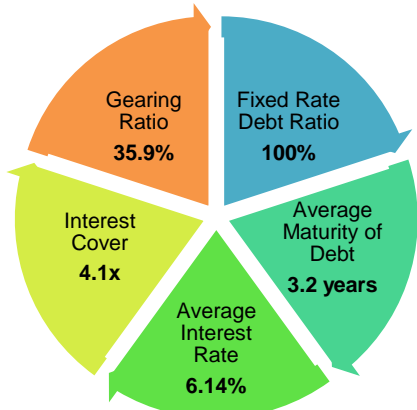
Net Property Income (S\$m)



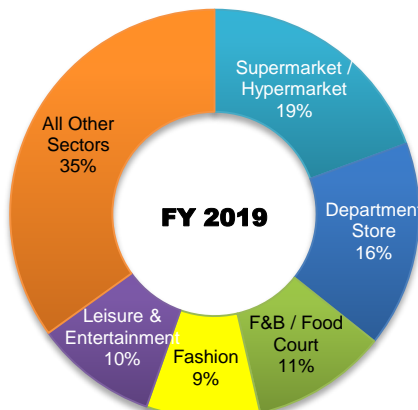
DPU (Singapore Cents)



Debt Profile



Trade Sector Breakdown by NLA



Lease Expiry by NLA

