



MEIKARTA
the world of ours



PT. Lippo Cikarang Tbk 6M 2017
Largest Integrated Township East of Jakarta

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PT. Lippo Karawaci Tbk

54.37%

Public

45.63%

As of 30 June 2017

No. of outstanding share : 696,000,000

Code : LPCK.IJ

**LIPPO
CIKARANG**

Lippo Cikarang

Meikarta (CBD:Orange County)

East Jakarta Corridor

Residential

- Trivium Terrace Apartment
- Taman Simpruk Summer Bliss
- Emerald Mansion
- Le Freya Garden Homes
- Taman Simpruk Forest Green
- Cosmo Estate
- The Patio

- Meikarta Residential : 12 mn sqm
 - 250,000 units
 - Central Park 100 ha
 - 4 layers Grid Road System
- Orange County as the CBD: (Presold 6 towers)
(Irvine Suites, Westwood Suites, Pasadena Suites, Burbank Suites, Glendale Park, Newport Park)

- Bekasi Barat

Commercial

- Trivium Square
- The Hall at Trivium
- Magnetica Square
- Delta Commercial Park
- Lagoon Arcade

- Meikarta Commercial : 1,5 mn sqm
 - Shopping Street
 - Shopping Malls and Commercial Retail Spaces
 - Other Facilities: Hospitals, School, Universities, 5-Star Hotels, Convention Center
- Orange County CBD : Lippo Mall (210,000 sqm)

- Bekasi Barat
- Martadinata
- Kalimalang
- Jababeka

Industrial

- Delta Silicon 8
- Delta Silicon Industrial Park
- Japanese SMEs Center

Service

- Town Management

- Water Treatment Plant

- Waste Water Treatment Plant

Lippo Cikarang

Meikarta

East Jakarta Corridor

Residential

- Boosting marketing sales to capitalize on favorable demographic trends and housing requirements in eastern growth corridor.
- Widening product offering to cater to market needs.

- Enhance landbank value via visionary masterplan to develop a leading edge smart city.
- Offering affordable high quality high rise products in an integrated township in a strategic location in the heart of Indonesia's economic center.

- Diversifying landbank to cover strategic high density sites East of Jakarta to developed integrated mixed use projects.
- Recycle capital via injection of completed assets into REITs through our asset light strategy.

Commercial

- Sales of strategic landbank to develop complimentary products (e.g. develop AXIA Cikarang Serviced Apartment with Toyota Tsusho & Tokyu Land).

- Development of Meikarta Shopping Center, Commercial Retail Spaces and a Mall in the Orange County CBD, including shopping street.
- Development of Offices, Hotels and other complementary products to support the commercial area.

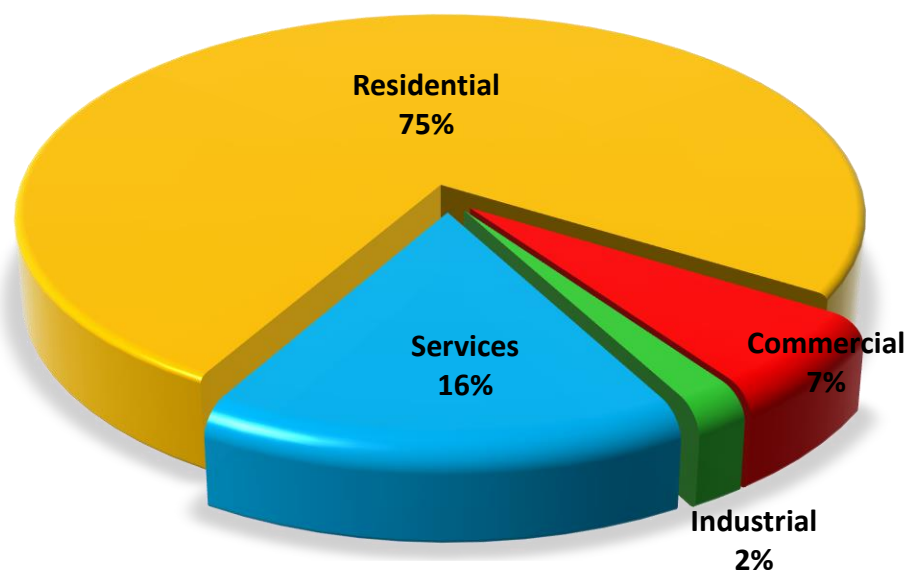
Industrial

- Execution of Joint Operation (KSO) with Mandiri Group, an industrial landowner to develop Delta Silicon 8.

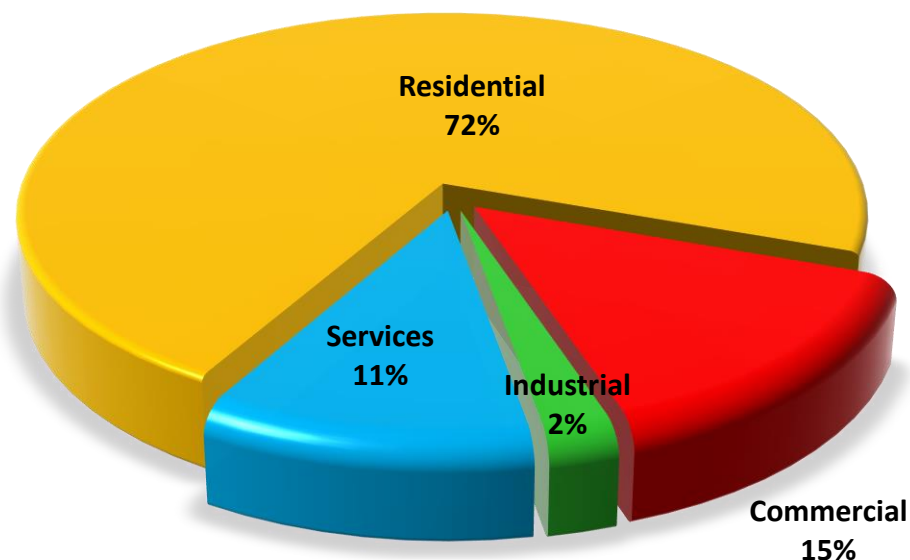
Service

- Strengthen the recurring revenue base by growing fee income contribution via providing management services for all completed developments.

REVENUE 6M 2017: RP 842 Billion



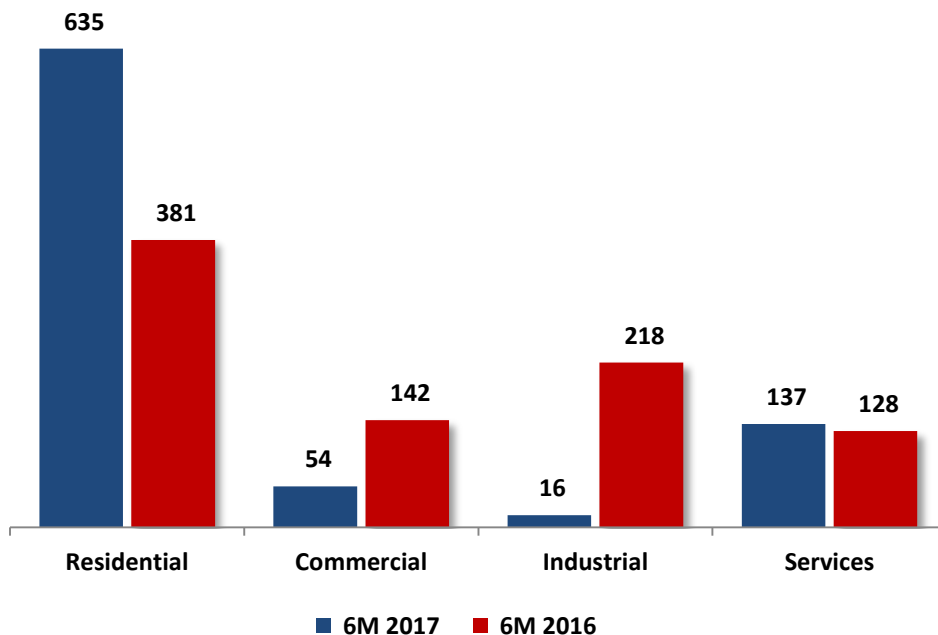
EBITDA 6M 2017: RP 284 Billion



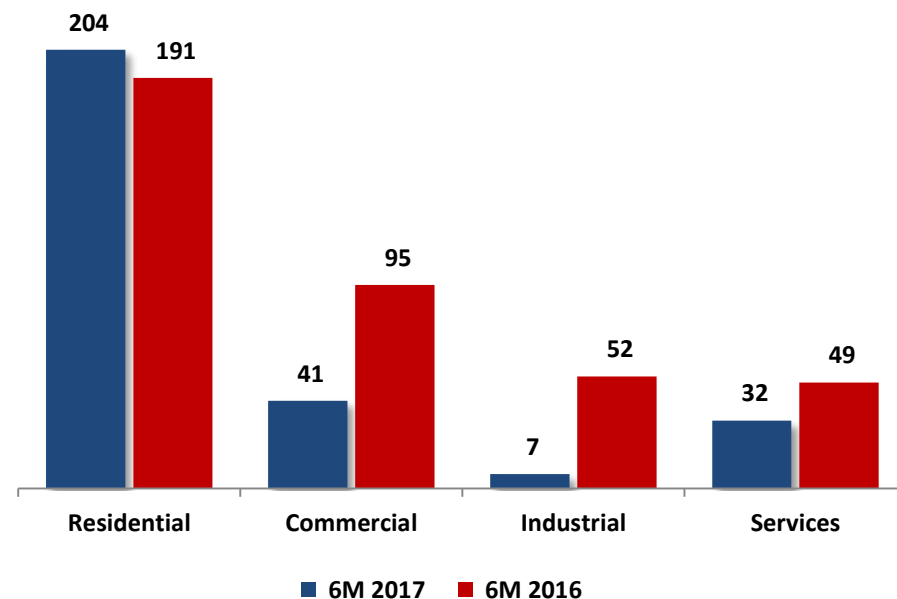
REVENUE 6M'17: **RP 842 BILLION**
 REVENUE 6M'16: **RP 869 BILLION**

EBITDA 6M'17: **RP 284 BILLION**
 EBITDA 6M'16: **RP 387 BILLION**

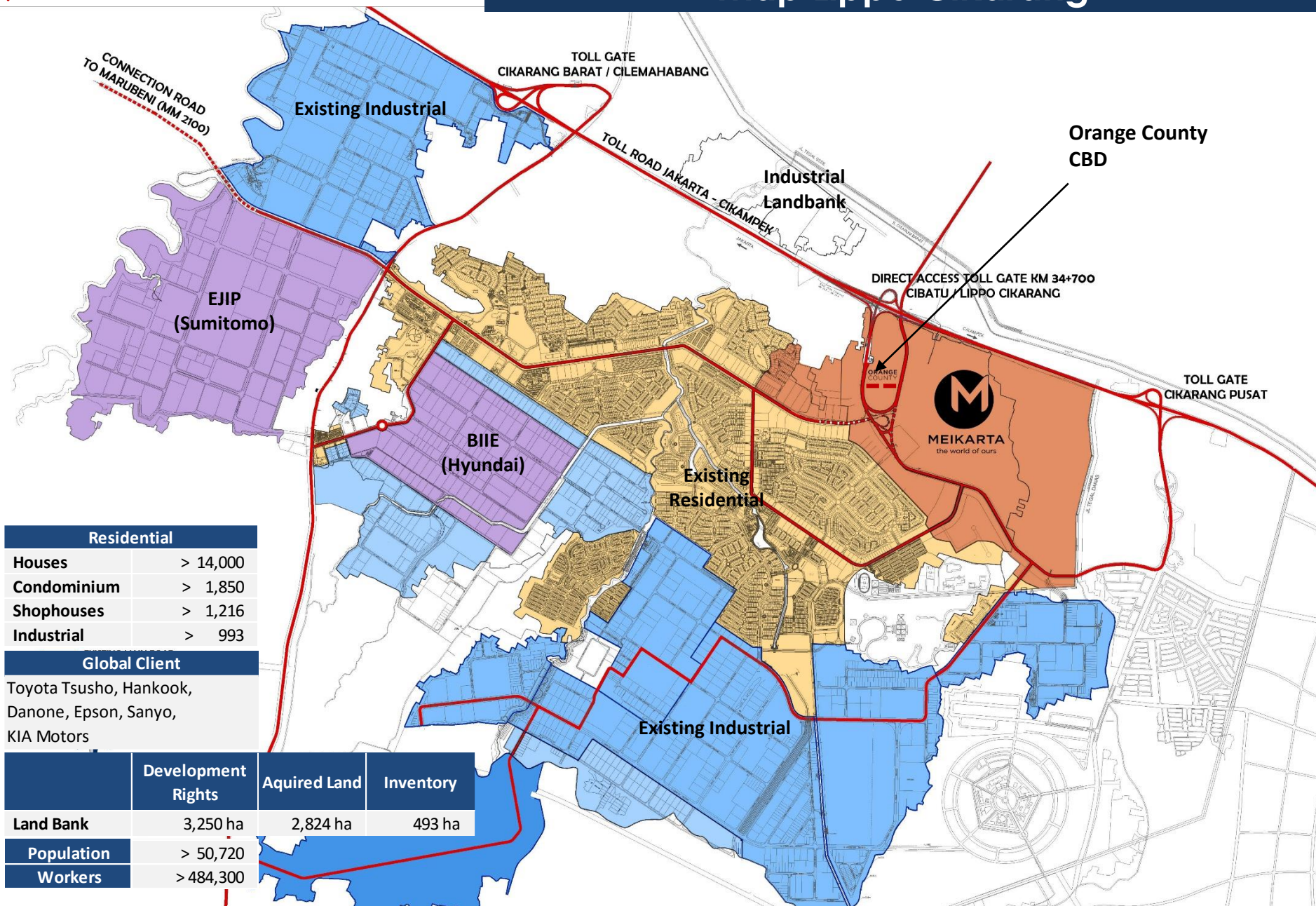
Revenue
(Rp Billion)



EBITDA
(Rp Billion)



NPAT 6M'17: **RP 262 BILLION**
 NPAT 6M'16: **RP 355 BILLION**





Lee Heok Seng
President
Commissioner



Ketut Budi Wijaya
Vice President
Commissioner



Setyono D. Darmono
Independent
Commissioner



Hadi Cahyadi
Independent
Commissioner



Hendry Leo
Independent
Commissioner



Sugiono Djauhari
Commissioner



Chan Chee Meng
Commissioner



Toto Bartholomeus
President Director &
Independent Director



Hong Kah Jin
Director



Ivan Budiono
Director



Ju Kian Salim
Director

Corridor of extraordinary economic growth. Surrounded by 6 Industrial Estates



6 New Infrastructures



PATIMBAN DEEP SEAPORT
EST. VALUE : Rp 40T
COMPLETED BY: 2019 (PARTIAL)



LRT CAWANG –BEKASI TIMUR – CIKARANG
EST. VALUE : Rp 3,2 T
COMPLETED BY: 2019



KERTAJATI INTERNATIONAL AIRPORT
EST. VALUE : Rp 23 T
COMPLETED BY: 2019



APM (MONORAIL) CONNECTING
7 INDUSTRIAL ESTATE
EST. VALUE : Rp 21 T
COMPLETED BY: 2020



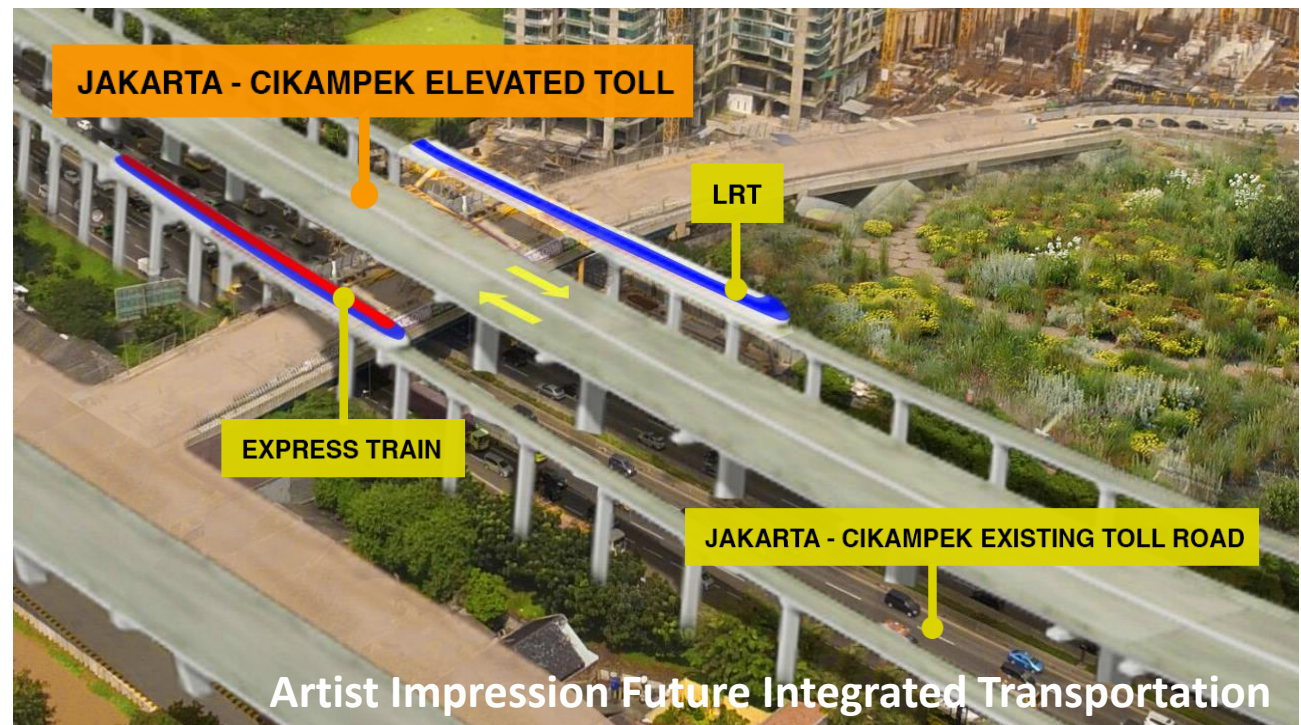
FAST SPEED TRAIN
JAKARTA – BANDUNG
EST. VALUE : Rp 65T
COMPLETED BY : 2019



TOLL JAKARTA – CIKAMPEK
ELEVATED HIGHWAY
EST. VALUE : Rp 16 T
COMPLETED BY: 2019

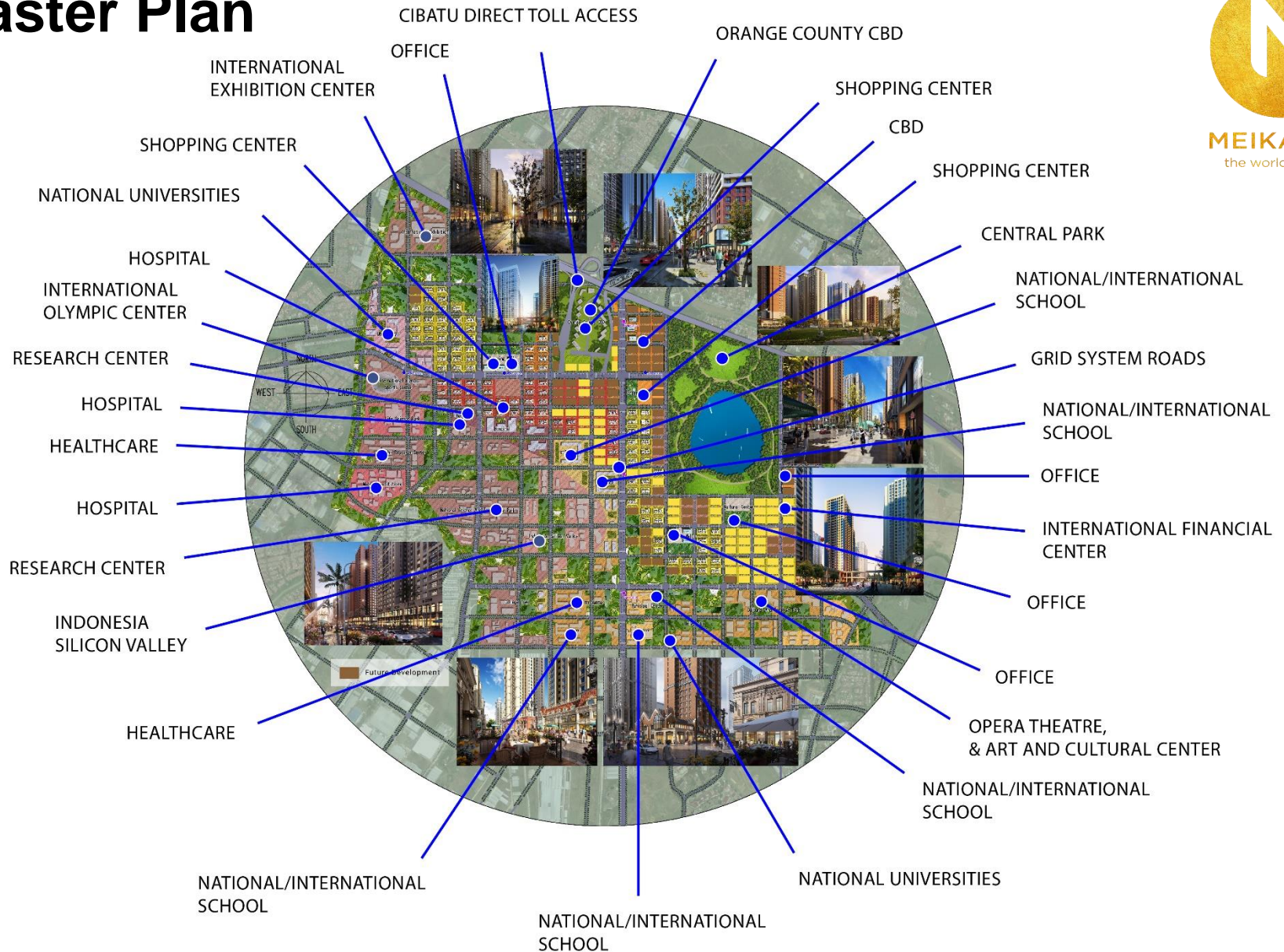


Future Cawang_Bekasi LRT



Artist Impression Future Integrated Transportation

Master Plan

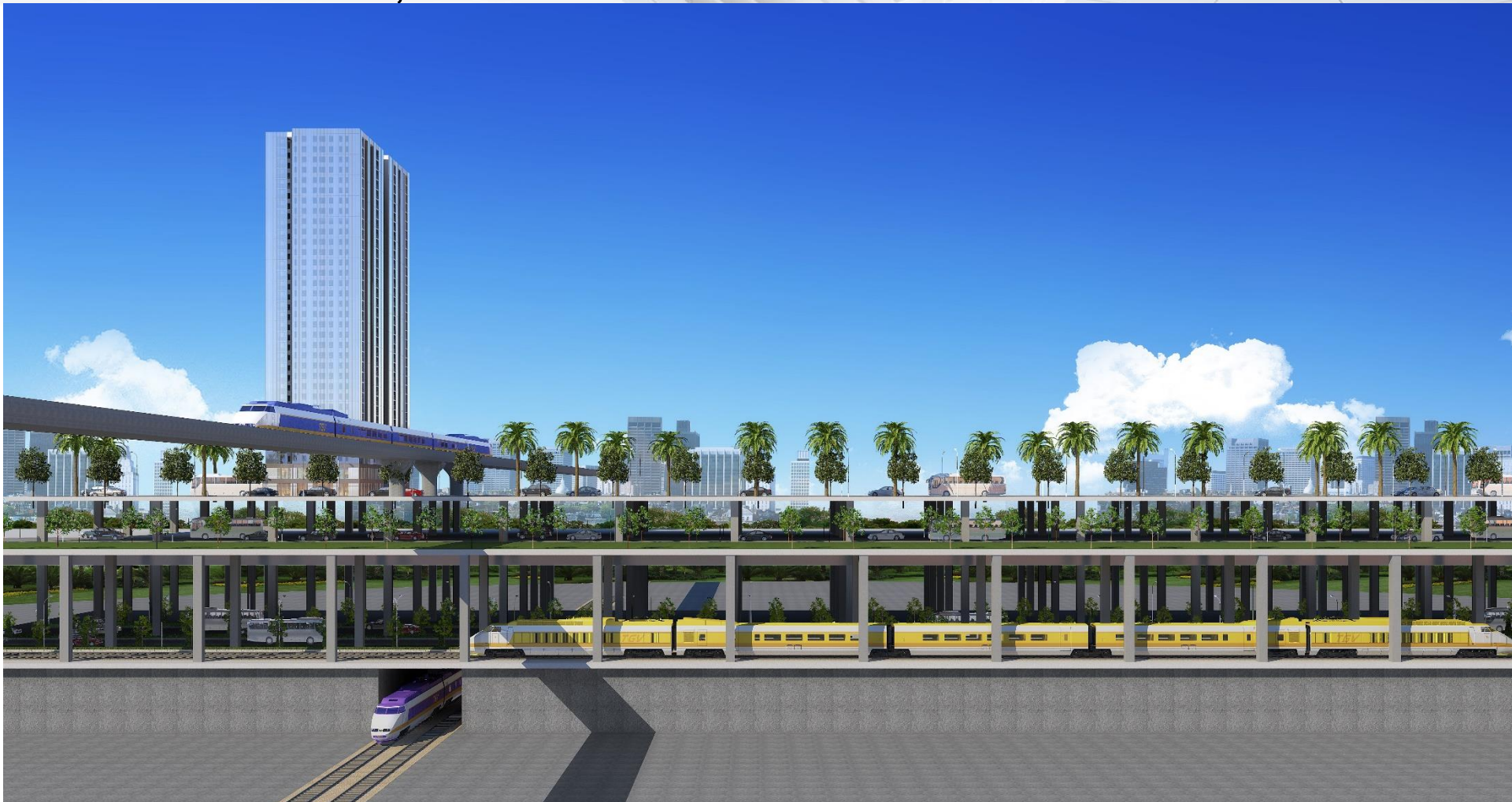


4 LAYERS OF WELL PLANNED ROAD NETWORKS

LRT / Monorail, Bus at below street level



MEIKARTA
the world of ours



Shopping Streets



MEIKARTA
the world of ours



Central Park of 100 Ha

Mini zoo, Lake, Forest, Lawn,
Jogging & Walking track



MEIKARTA
the world of ours



Central Park of 100 Ha

Latest Real Construction Progress



MEIKARTA
the world of ours



Meikarta

Latest Real Construction Progress



The 5 Pillars of Development

**Innovative
Infrastructure
&
transportation**

**Centre of
Art, Culture,
Education, &
Health**

**HIGH Tech
CBD &
Research
Hub**

**Green,
Sustainable,
& Beautiful
Environment**

**Business &
Commercial
Hub**

- **Massive Scale of Development**
- **New benchmark & trendsetter for future city**
- **not only in Jakarta but in South East Asia**



American Style



Asian Style



European Style



Modern Style

SOLD (AS OF 30 JUNE 2017)

Launched Date	13 May 2017
Marketing Sales	Rp 2,4 trillion
Total Units	6.215
Area (sqm)	362.112
Est. ASP/ sqm	Rp 6,5 - 7,8 mn

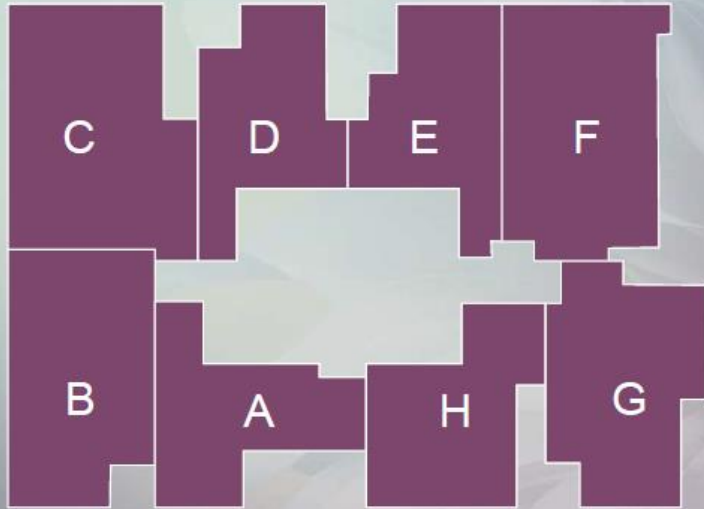
PAYMENT PROFILE

Cash	15 %
Mortgage	53 %
Installment	32 %



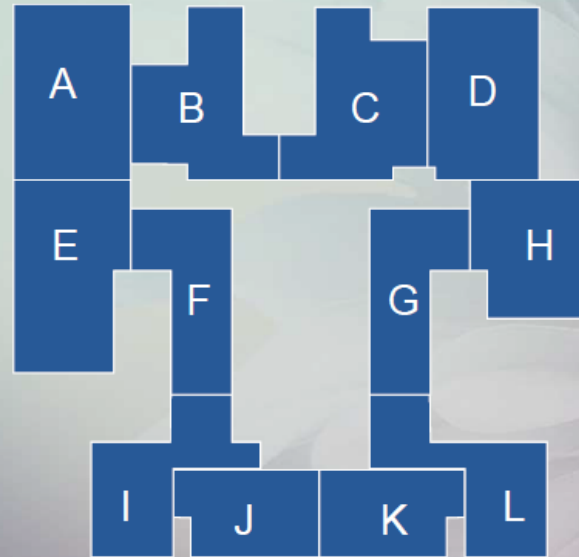
MEIKARTA
the world of ours

Tower A



8 Units / Floor

Tower B



12 Units / Floor

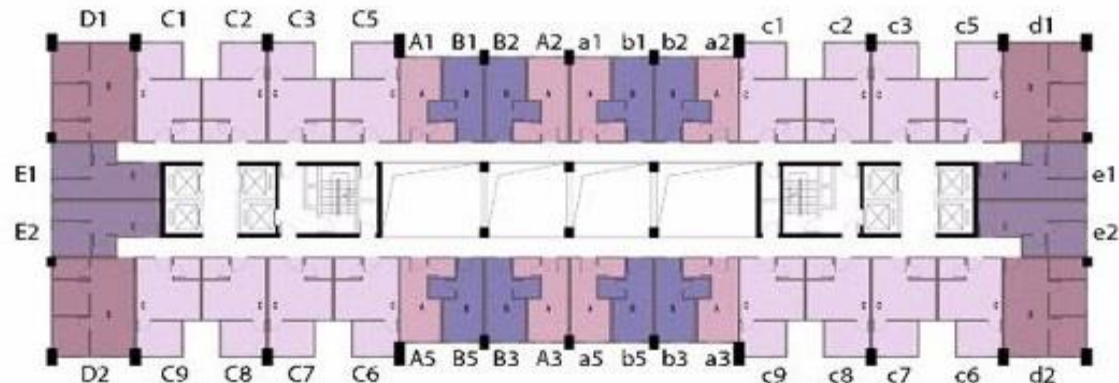
TOWER S
20 Units/ Floor

Choice of Apartment Units:

- From:
 - Studio (21.91 m²)
 - 2 BR (33.37 – 62.30 m²)
 - 3 BR (63.82 – 75.23 m²)
 - 4 BR (82.98 – 98.29 m²)
- 37 Floors

TOWER S1

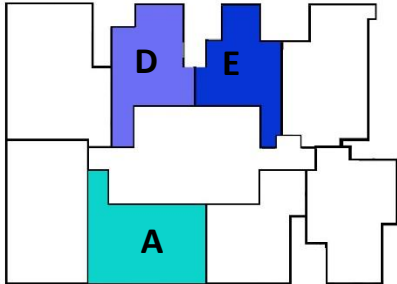
TOWER S2



2 Bedroom

A
D
E

± 58,96 m²
± 60,54 m²
± 62,30 m²



Unit D

Tower Type A

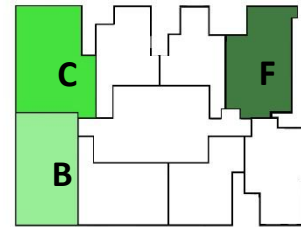
4 Bedroom

B
C
F

± 82,98 m²
± 98,29 m²
± 85,30 m²



MEIKARTA
the world of ours

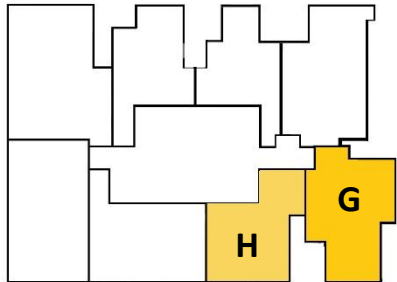


Unit C

3 Bedroom

G
H

± 75,23 m²
± 63,82 m²

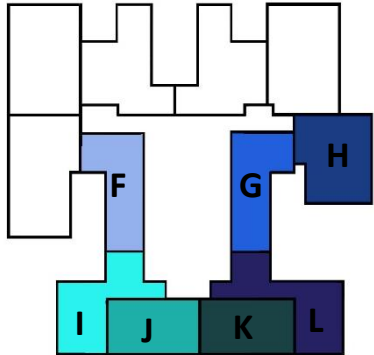


Unit G

2 Bedroom

F
G
H
I
J
K
L

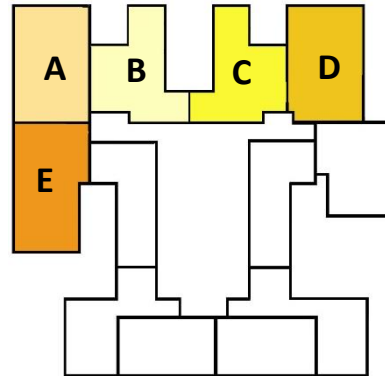
± 49,76 m²
± 47,11 m²
± 56,75 m²
± 52,56 m²
± 42,58 m²
± 42,58 m²
± 52,58 m²



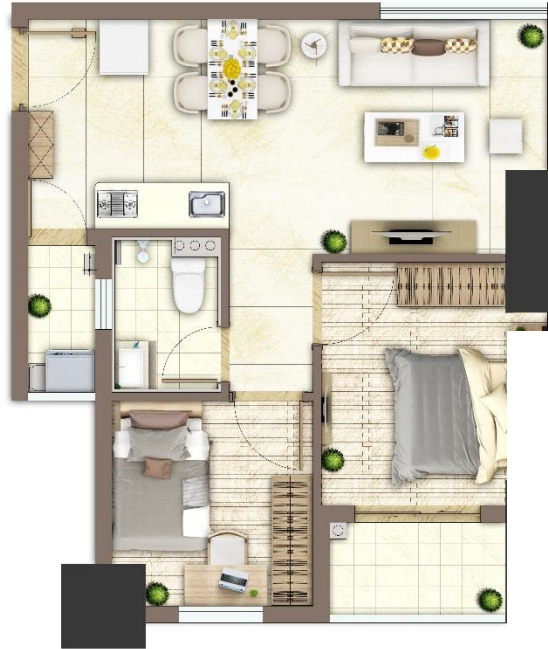
3 Bedroom

A
B
C
D
E

± 68,73 m²
± 64,92 m²
± 66,96 m²
± 68,73 m²
± 73,11 m²



Unit H



Tower Type B



Unit E



Tower Type S



Studio and 2 Bedroom

A/ a	± 21,91 m ²
B/ b	± 21,91 m ²
C/ c	± 35,76 m ²
D/ d	± 50,42 m ²
E/ e	± 33,37 m ²

UNIT B/b 21.91m²



UNIT C/c 35.76m²



UNIT D/d 50.42m²



UNIT E/e 33.37m²



UNIT A/a 21.91m²



**TRIVIUM****North Tower**

Launched	: 24 Nov 2012
SGA Sold	: 20,142 sqm
ASP	: Rp 12,1 Mil / sqm
Pre – Sold	: Rp 245 bil (100%)
Payment	: Cash 19%
Profile	Mortgage 23%
	Instalment 58%

South Tower

Launched	: 1 Jun 2013
SGA Sold	: 22,081 sqm
ASP	: Rp 12,7 Mil / sqm
Pre – Sold	: Rp 281 bil (99%)
Payment	: Cash 21%
Profile	Mortgage 21%
	Instalment 58%

The Suites

Launched	: 22 Feb 2014
SGA Sold	: 19,404 sqm
ASP	: Rp 14,6 Mil / sqm
Pre – Sold	: Rp 283 bil (99%)
Payment	: Cash 28%
Profile	Mortgage 24%
	Instalment 48%



North Tower
(368 unit)

South Tower
(422 unit)

The Suites
(362 unit)

**ORANGE COUNTY****IRVINE SUITES**

Launched	: 29 Nov 2014
SGA Sold	: 24,545 sqm
ASP	: Rp 13,6 Mil / sqm
Pre – Sold	: Rp 333 bil (100%)
Payment	: Cash 5%
Profile	Mortgage 3%
	Instalment 92%

WESTWOOD SUITES

Launched	: 29 Nov 2014
SGA Sold	: 21,677 sqm
ASP	: Rp 14,6 Mil / sqm
Pre – Sold	: Rp 318 bil (100%)
Payment	: Cash 10%
Profile	Mortgage 2%
	Instalment 88%

PASADENA SUITES

Launched	: 7 Mar 2015
SGA Sold	: 26,338 sqm
ASP	: Rp 15,1 Mil / sqm
Pre – Sold	: Rp 400 bil (100%)
Payment	: Cash 17%
Profile	Mortgage 6%
	Instalment 77%

BURBANK SUITES

Launched	: 29 Jun 2015
SGA Sold	: 26,618 sqm
ASP	: Rp 15,5 Mil / sqm
Pre – Sold	: Rp 411 bil (100%)
Payment	: Instalment 80%
Profile	: Downpayment 20%

GLENDALE PARK

Launched	: 5 Dec 2015
SGA Sold	: 27,520 sqm
ASP	: Rp 16 Mil / sqm
Pre – Sold	: Rp 441 bil (93%)
Payment	: Cash 9%
Profile	Mortgage 4%
	Instalment 87%

NEWPORT PARK

Launched	: 26 Nov 2016
SGA Sold	: 21,667 sqm
ASP	: Rp 18 Mil / sqm
Pre – Sold	: Rp 390 bil (87%)
Payment	: Cash 11%
Profile	Mortgage 6%
	Instalment 83%

Latest Construction Progress Orange County

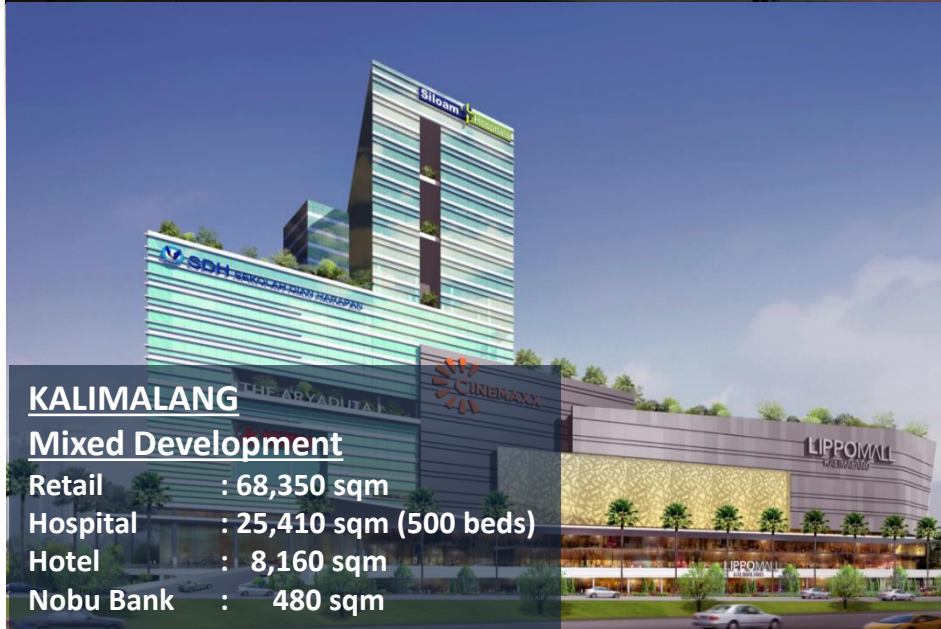


CIKARANG MARTADINATA**Mixed Development**

Retail	: 33,251 sqm
Hospital	: 16,473 sqm (300 Beds)
Hotel	: 7,890 sqm

**KALIMALANG****Mixed Development**

Retail	: 68,350 sqm
Hospital	: 25,410 sqm (500 beds)
Hotel	: 8,160 sqm
Nobu Bank	: 480 sqm

**Bekasi Barat****Mixed Development**

Residential	: 21,931 sqm
Retail	: 48,070 sqm
Hospital	: 21,410 sqm (300 Beds)
School	: 14,388 sqm



TOWN MANAGEMENT - MUNICIPALITY

- Infrastructure and landscape maintenance.
- 24/7 Security and fire brigade.
- 24 / 7 Call center and customer care.
- Building control and home care unit.



WATER TREATMENT PLANT



WTP II capacity : **360 liter/second**

WTP III capacity : **150 liter/ second**



Gas supply by
PGN &
(Government)
PAE, Wira Energi
(Private-LNG/CNG)

WASTE WATER TREATMENT PLANT

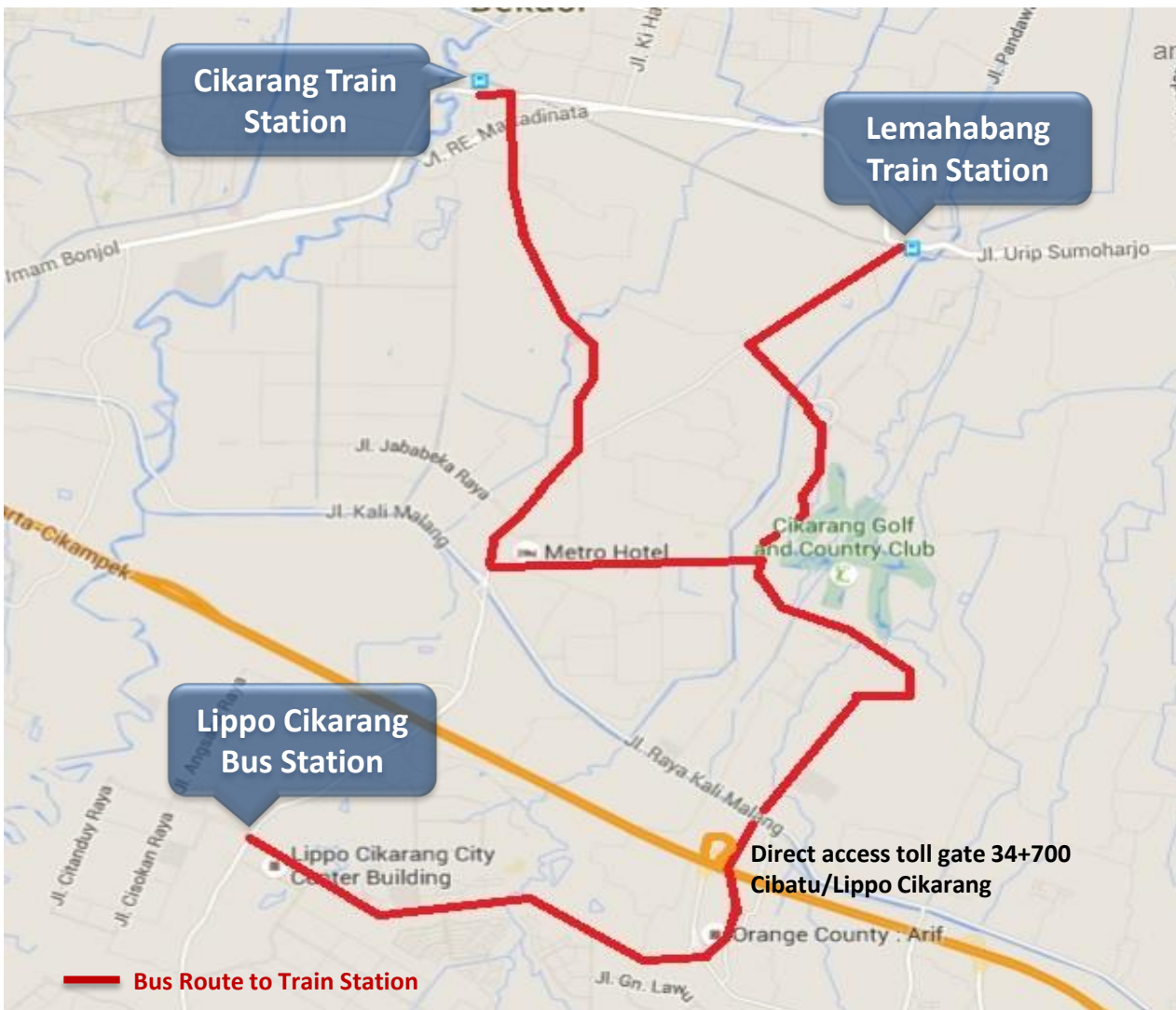


WWTP capacity : **10,000 Cu M/day**



Electricity supply by
PLN (Government) &
Cikarang Listrindo (Private)

EASY ACCESS IN & OUT JAKARTA



PREMIUM SHUTTLE BUS TO TRAIN STATION
23.9 KM – 15 MINS



TRAIN TO DUKUH ATAS STATION, CENTRAL JAKARTA
64.7 KM – 40 MINS

WATER BOOM

Leisure & Excitement

**INTERNATIONAL HOSPITAL**

Siloam Hospital

**COMMERCIAL CENTER**

Easton Commercial Center

**INTERNATIONAL SCHOOL**

Sekolah Pelita Harapan

**5 STARS HOTEL 4 STARS Hotel**

Hotel Sahid Jaya & Grand Zuri Hotel

**SERVICED APARTMENTS**

AXIA

**SHOPPING MALL**

Mall Lippo Cikarang

**LIFESTYLE MALL**

Lippo Cikarang Citywalk

**DRIVING RANGE**

Leisure & Excitement

**SPORT VILLAGE****TOLL EXIT**

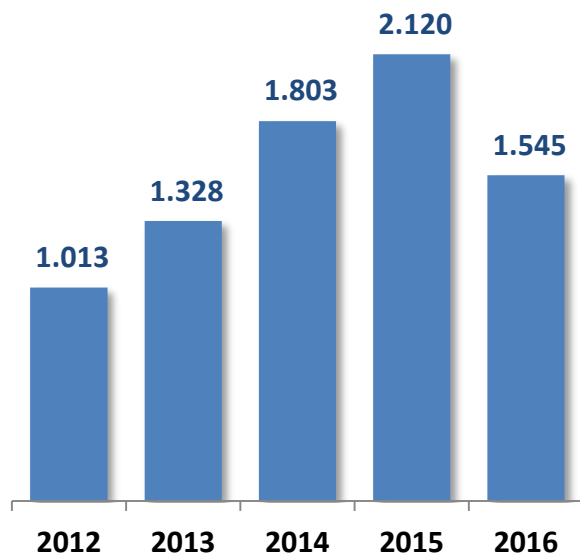
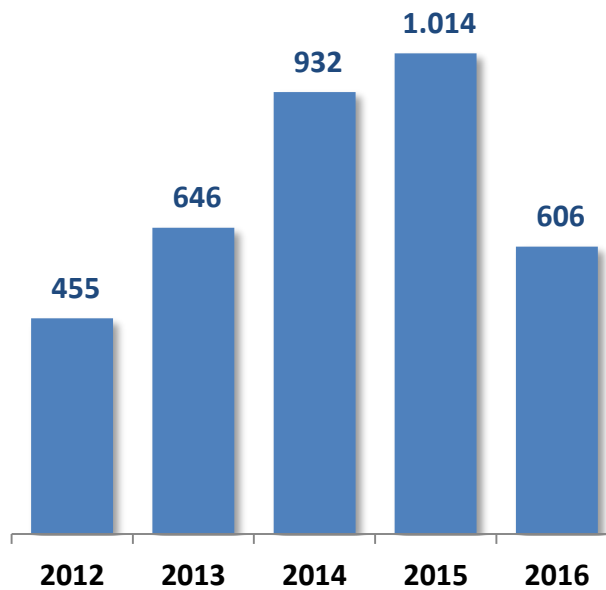
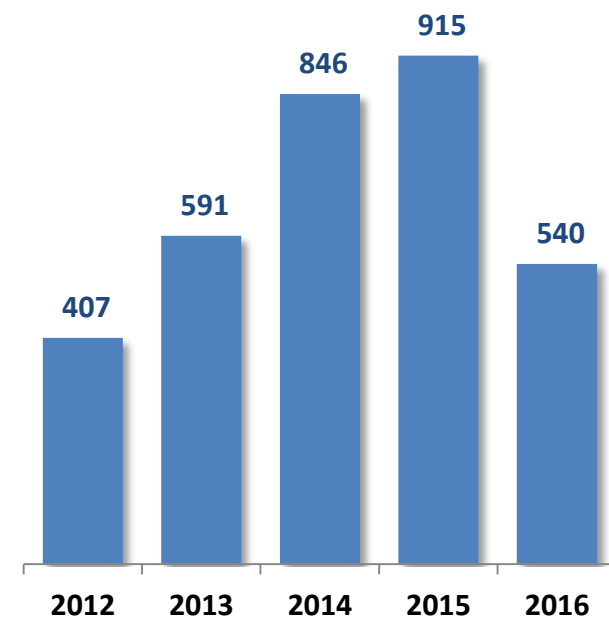
Cibatu KM 34.7

**Pasar Central**

Lippo Cikarang



Financial Performance

REVENUE
(IDR Billion)**EBITDA**
(IDR Billion)**Net Profit**
(IDR Billion)

IDR Billion	Jun 2017	Dec 2016	Dec 2015	Dec 2014	Dec 2013
Assets	6.225	5.653	5.477	4.390	3.854
Debt	-	-	30	-	-
Liability	1.669	1.410	1.813	1.712	2.031
Equity	4.556	4.243	3.633	2.678	1.823
Return on Assets	8,4%	9,5%	16,7%	19,3%	15,3%
Return on Equity	11,5%	12,7%	25,2%	31,6%	32,4%
Net Gearing Ratio	-	-	0,01	-	-
Liability to Asset Ratio	0,27	0,25	0,33	0,39	0,53

Marketing Sales (IDR Billion)	2013	2014	2015	6M 2016	6M 2017	B 2017
Lippo Cikarang						
Residential	1.150	638	652	293	(30)	401
Commercial	159	133	53	-	54	-
Industrial	389	158	29	6	-	20
Total Lippo Cikarang	1.698	929	734	299	24	421
Orange County Residential	-	386	1.708	8	37	438
DS8 KSO	-	576	250	20	39	280
Meikarta	-	-	-	-	2.397	
New Project	-	-	-	-	-	530
Total Sales	1.698	1.891	2.692	327	2.497	1.669

Appendices

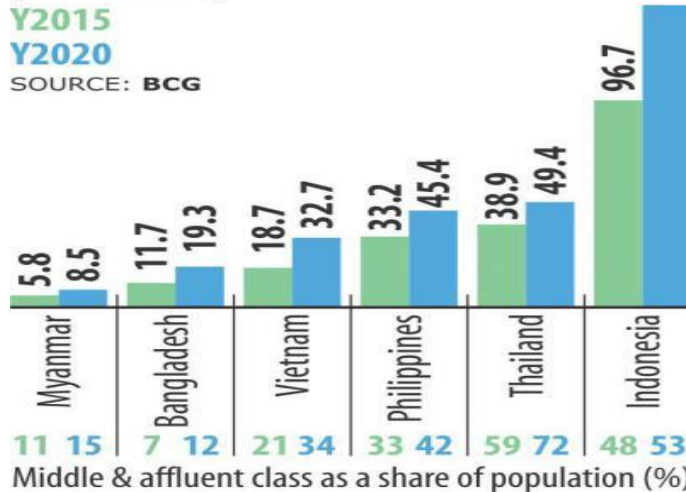
Economic Indicators

	2016	2017 Assumption	2018 Assumption
Economic Growth (%)	5.02	5.1	5.4
Inflation Rate (%)	3.02	4.0	3.5
Exchange Rate (Rp/USD)	13,436	13,300	13,500
7 Day RR (%)	4.75	5.3	5.3
Oil Price (USD/bbl)	51	45	48
Oil Lifting (k bbl/day)	820	815	800

Source : Bank of Indonesia, Statistics Indonesia, World Bank

MIDDLE & AFFLUENT POPULATION IN ASIAN COUNTRIES

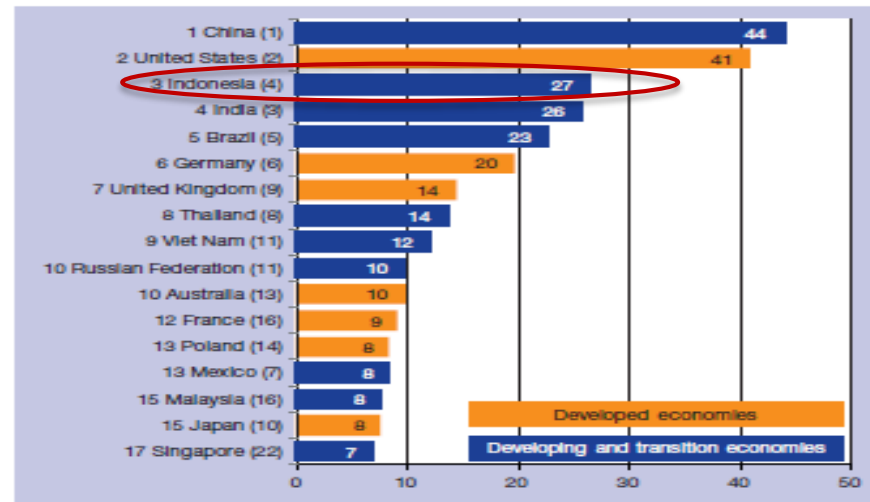
(in millions)



Source : Indonesia Investment Coordinating Board, BCG, UNCTAD



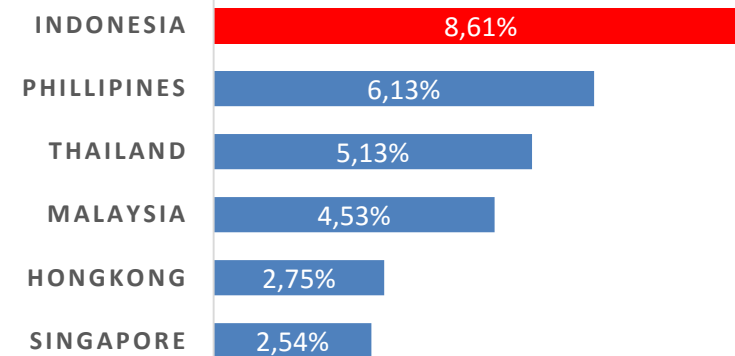
Figure 13. Almost no change from the past:
TNCs' top prospective host economies, 2014-2016
(Percentage of respondents selecting economy as a top destination)



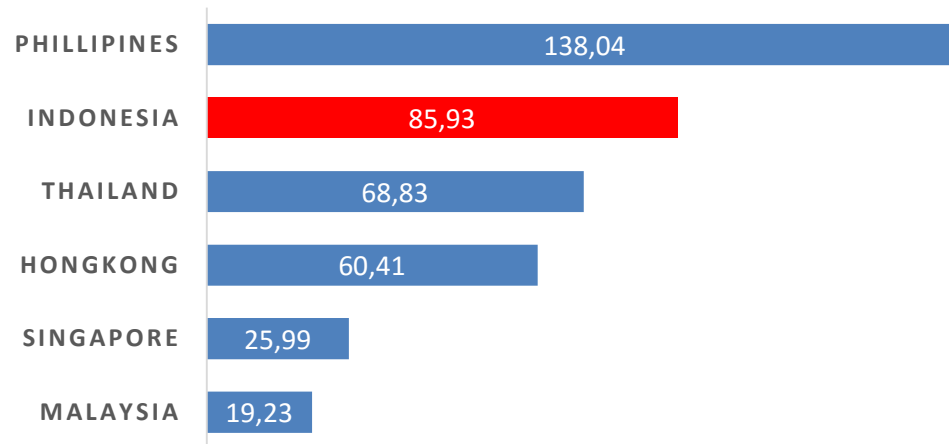
Source: UNCTAD survey.

- Rapid urbanisation
- Growing middle-class
- Strong savings and income growth
- Low mortgage penetration
- Property as investment
- Improving regulatory environment
- Banking innovation
- Low property prices in the region
- Highest yields in the region

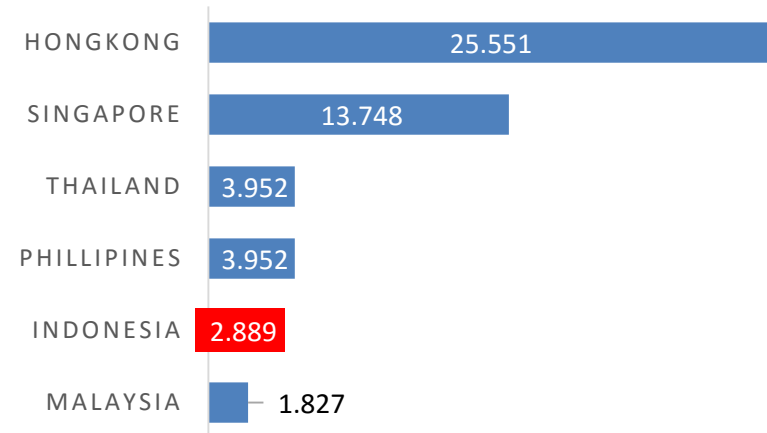
ASIA PACIFIC PROPERTY RENTAL YIELD



PRICE PER SQM/ GDP PER CAPITA



PROPERTY PRICE (USD/SQM)



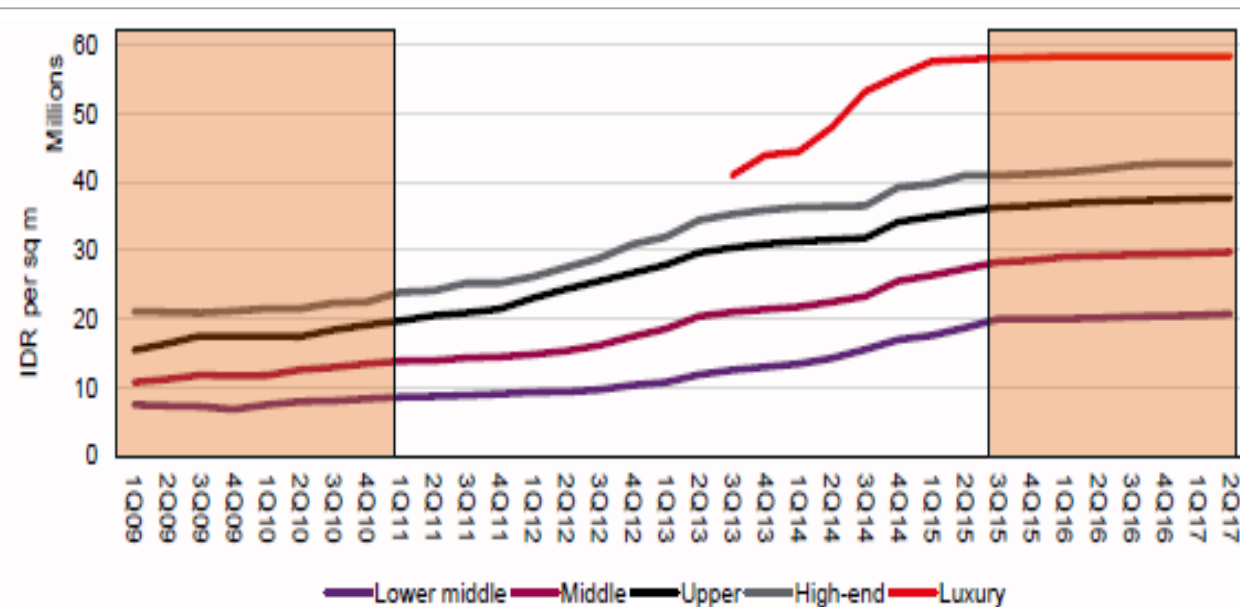
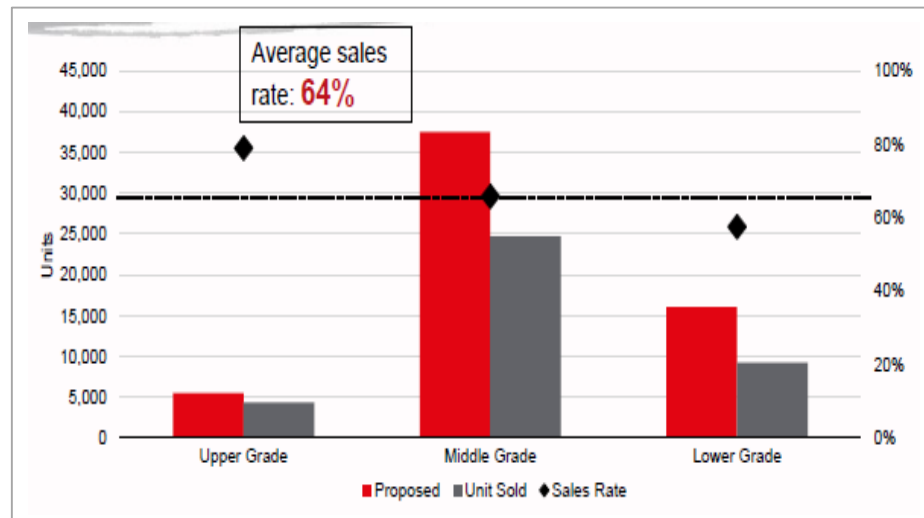
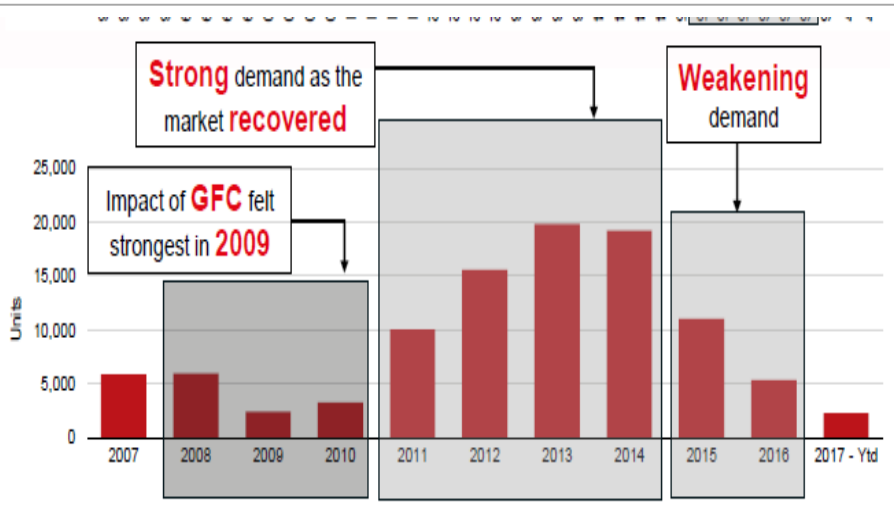
Source: Global Property Guide

LAND TITLES AVAILABLE :

- | | |
|---|--|
| 1. Freehold | : may be held by Indonesian citizens only (not even by fully Indonesian-owned companies). |
| 2. Right to Build (renewable leasehold) | : may be held by Indonesian citizens and any company established in Indonesia for an initial 30 years. |
| 3. Right to Use (renewable leasehold) | : may be held by Indonesian citizens, any company and foreigner residence in Indonesia for an initial 30 years, extendable for another 20 years and renewable for another 30 years |

OPTIONS FOR FOREIGN OWNERSHIP :

1. Foreign residence in Indonesia can purchase property in own name under *Right to Use* title under Government Regulation no 103/2015 dated on 22 December 2015 and further reinforced by The Ministry of Agricultural and Spatial Planning /National Land Agency Regulation no 29/2016 dated on 19 Sept 2016 for certain minimum property value, which in Jakarta Province, a minimum Rp 10 bn for landed house and Rp 3 bn for condominium and subsequently much lower value for other areas.
2. Establish a company with approval for full or part foreign ownership (PMA company) to own the property.
3. Through Indonesian nominees, establish a locally owned company.
4. Use an Indonesian professional third party corporate nominee.
5. Private unregistered lease.
6. Establish a person to person arrangement with an Indonesian private individual who will personally own the property.



Sales



1,031 units

Existing Stock



134,536 units

New Launches



3,510 units

Future Supply



59,054 units

Prices



Flat

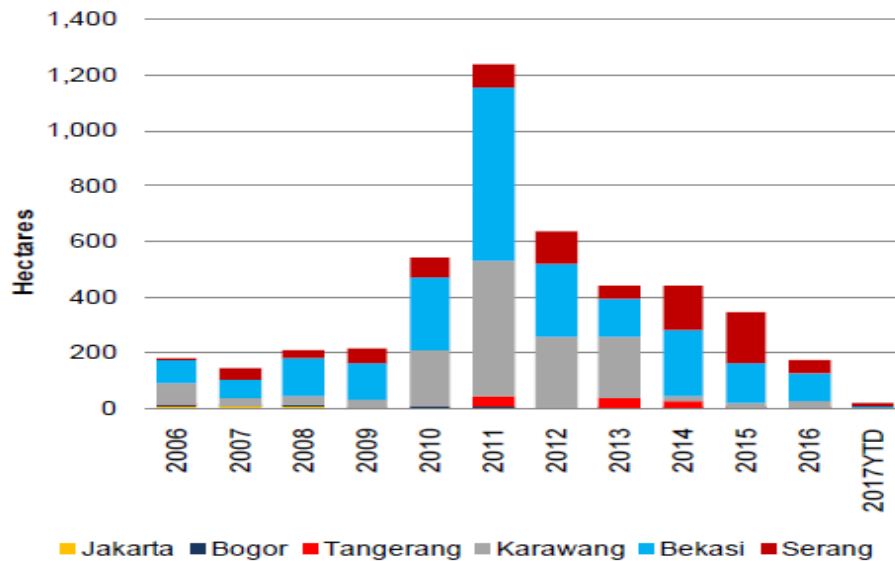
Sales Rate



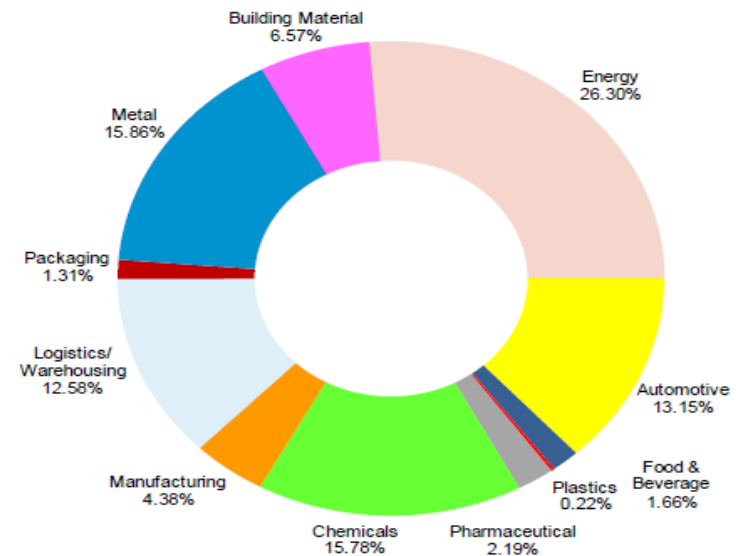
64%

Source : Q2'2017 Market Review for Jakarta
Jones Lang LaSalle Research

Annual Industrial Land Absorption



Types of Active Industries During Q1 2017

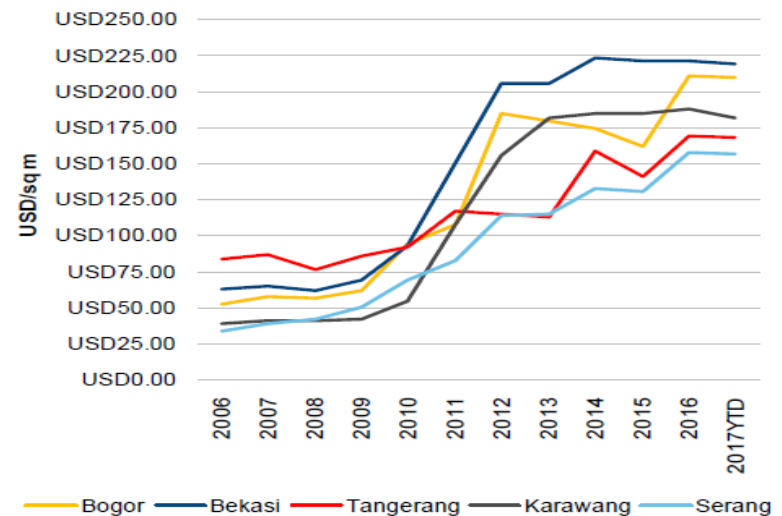


Industrial Land Prices and Maintenance Costs (in USD equivalent)

REGION	LAND PRICE (IN USD/SQ M)			MAINTENANCE COSTS (IN USD/SQ M/MONTH)		
	LOWEST	HIGHEST	AVERAGE	LOWEST	HIGHEST	AVERAGE
Bogor	120.00	299.65	209.82	0.06	0.06	0.06
Bekasi	179.79	239.72	219.30	0.06	0.08	0.07
Tangerang	149.82	187.28	168.55	0.03	0.08	0.06
Karawang	170.00	175.00	182.50	0.05	0.10	0.06
Serang	149.82	164.81	157.32	0.03	0.05	0.04

*1USD = Rp 13,349

Greater Jakarta Industrial Land Prices





Share Price As Per Jun 30, 2017

Closing Price : Rp 4,110
 Day Volume : 128,300
 Market Cap : Rp 2.9 trillion

Key Milestones

1987-1997

The forerunner, PT Desa Dekalb established in 1987, and was transformed into PT Lippo Cikarang in 1995 located in Bekasi, West Java. Listed on stock exchange in 1997.

2004-2012

- Construction of Vassa Lake Residence at CBD Lippo Cikarang.
- Construction of industrial estate Delta Silicon 3 and 5.
- Construction of Lippo Cikarang City Walk.

2014

- Opening of Cibatu toll gate Km 34.7.
- Topping off Trivium Terrace Apartment, North Tower.
- Sold out Irvine Suites, and Wetwood at Orange County.

2017

Launch Meikarta, a beautiful megacity that will covers 22 million sqm in GFA at the exit toll Cibatu, Km 34,7, complete with infrastructure and facilities so it will be self contained city for people to live, work and play

1999-2003

- Setting up the Master Plan for the development of high quality homes and green Lippo Cikarang.
- The construction of industrial estates, Delta Silicon 2.
- The construction of Vassa Residence.

2011-2013

- Start construction of Km 34.7 toll exit and access road.
- Hiked land value for industrial estates.
- Launch of Trivium Terrace Apartments.
- Grand opening of Japanese SMEs Center.

2015

- Signing of JV agreement with Mitsubishi for two residential towers.
- Sold out Pasadena, Burbank and Glendale Park tower in OC.
- Completed handover of Trivium Apartments, North Tower.

2016

- Signing MOU Lippo Group and Shenzhen bangun Indonesia Shenzhen Industrial Park business delegation.
- Signing MOU with TOTAL for Orange County's first phase development.
- Appointed Kajima Indonesia to work on piling structure and design development for two apartments in collaboration with Mitsubishi at Orange County
- Appointed Kengo Kuma, a Japanese architect firm as design advisor for Orange County Masterplan Phase 1
- Presold Newport Park 87%



Lippo received
**World Indonesian
Record 2017** for selling
**highest number of apartment
units in a day for Meikarta
launching event**
(from MURI- Indonesian
Museum of World Record)



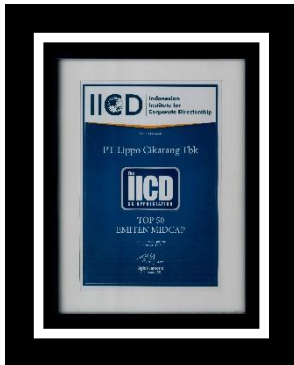
Lippo Cikarang received award
Indonesia Green Award 2017
for the category of
Pioneer in pollution prevention
(from La Tofi School of CSR)



Lippo Cikarang received award
Indonesia Green Award 2017
for the category of
Saving water resources
(from La Tofi School of CSR)



Lippo Cikarang received award
Indonesia Green Award 2017
for the category of
development of biodiversity
(from La Tofi School of CSR)



Lippo Cikarang included in
**Top 50 Public Listed Companies for
MidCap** for implementing
Good Corporate Governance
(from Indonesian Institute for
Corporate Directorship)



Lippo Cikarang received award
100 Fastest Growing Companies 2017
from Infobank Magazine
for property company
with assets Rp 5-10 trillion



Lippo Cikarang received award
**The winner of Indonesia most
innovative business award 2017**
for category property and real estate
(from Warta Ekonomi Magazine)



Lippo Cikarang received
**Certificate Appreciation selected by
Analysts in 2017**
(from Association of Indonesian
Securities Analyst and CSA Institute)

Status	Number of Shares	%
Local Shareholder		
Individual	65.844.114	9,5%
Foundation	672.800	0,1%
Pension Fund	2.879.400	0,4%
Insurance	9.469.500	1,4%
Company	412.521.351	59,3%
Others	25.000	0,0%
Sub Total	491.412.165	70,6%
Foreign Shareholder		
Individual	5.887.700	0,8%
Company	198.700.135	28,5%
Others	-	0,0%
Sub Total	204.587.835	29,4%
Total	696.000.000	100,0%

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