



PT. Lippo Cikarang Tbk
Institutional Investor Day, 2 Agustus 2016

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Struktur Korporasi & Bisnis	1
Landbank & Proyek	2
Kontribusi Pendapatan & EBITDA	3
Laporan Laba Rugi Berdasarkan Segmen	4
Strategi Pertumbuhan	5
Tim Kepemimpinan	6 - 7
Lippo Cikarang	8 - 9
Orange County	10 - 11
Koridor Jakarta Timur	12
Jasa Pendukung	13 - 15
Fasilitas Publik	16
Performa Keuangan	17 - 20
Lampiran	21 - 24
Representatif Investor Relation	25

PT. Lippo Karawaci Tbk**54.37%**

As of 30 Jun 2016

No. of outstanding share : 696,000,000

Code : LPCK.IJ

Publik**45.63%****Lippo Cikarang****Orange County****Koridor Jakarta Timur**

- Perumahan**
- Trivium Terrace Apartment
 - Taman Simpruk Summer Bliss
 - Emerald Mansion
 - Le Freya Garden Homes

- Irvine Suites
- Westwood Suites
- Pasadena Suites
- Burbank Suites
- Glendale Park

- Bekasi Barat

- Komersial**
- Trivium Square
 - The Hall at Trivium
 - Magnetica Square
 - Delta Commercial Park

- Lippo Sixty One
- Maxxbox Orange County

- Bekasi Barat
- Martadinata
- Kalimalang
- Jababeka

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

- Jasa**
- Manajemen Kota

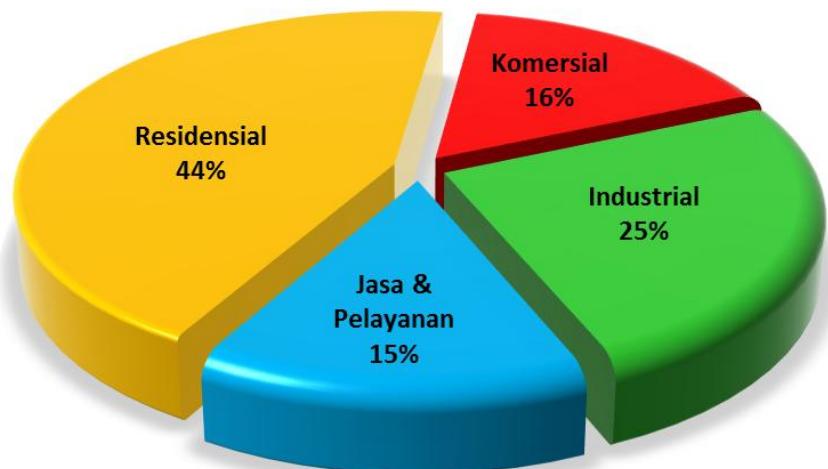
- Pengolahan Air Bersih

- Pengolahan Air Limbah

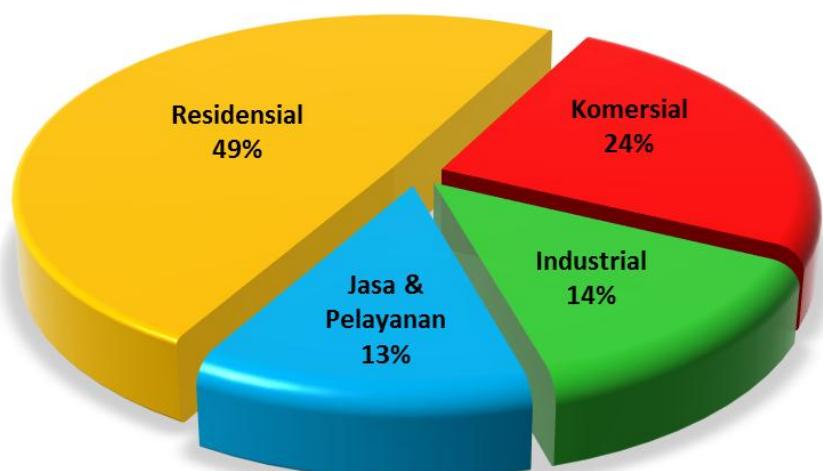
CENTER OF EASTERN CORRIDOR

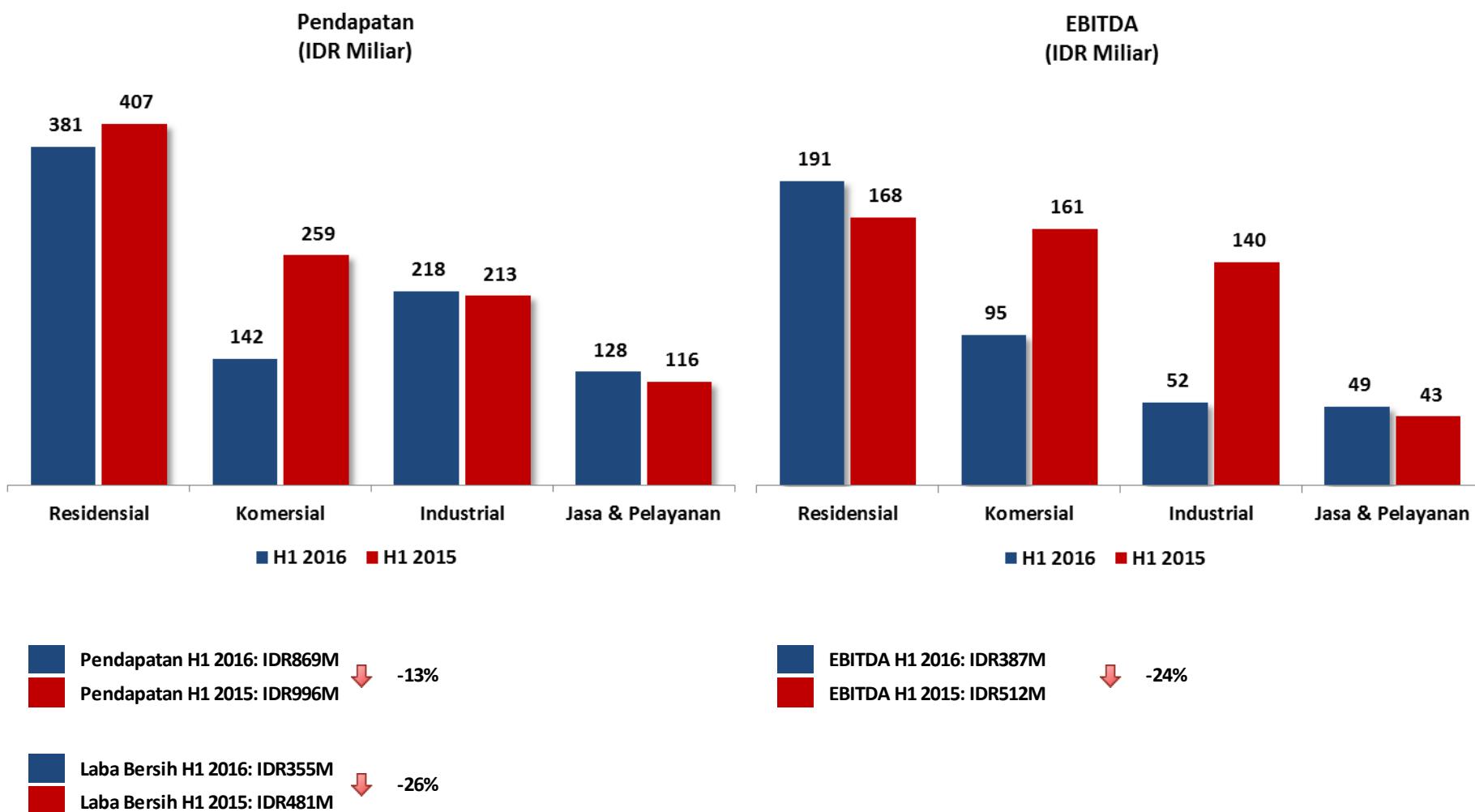


PENDAPATAN YTD Jun 2016: IDR869M



EBITDA YTD Jun 2016: IDR996M





Lippo Cikarang**Perumahan**

- Meningkatkan “marketing sales” untuk mengkapitalisasikan trend positif demografi dan pertumbuhan kebutuhan perumahan di koridor timur Jakarta.
- Diferensiasi penawaran produk gun memenuhi kebutuhan pasar, termasuk konsep perumahan masal.

Komersial

- Penjualan “landbank” strategis untuk pengembangan produk komplementer. (e.g. Pengembangan AXIA Cikarang Serviced Apartment dengan Toyota Tsusho & Tokyu Land).

Industrial

- Pelaksanaan “Joint Operation” (JKO) dengan Mandiri Group, salah satu stakeholder dalam pengembangan Delta Silicon 8.

Jasa**Orange County**

- Peningakatan nilai “land bank” via masterplan visioner untuk mengembangkan sebuah kota pintar terdepan.
- Kerjasama dengan investor penting (Mitsubishi Corp) dalam mengembangkan proyek terintegrasi.

- Pengembangan Lippo Sixty One , gedung perkantoran ikonik di Orange County.
- Mempercepat pelaksanaan proyek mall seluas 200,000m² mall dan Lippo Sixty One , gedung perkantoran ikonik di Orange County.

Koridor Timur Jakarta

- Mengembangkan proyek “Intergrated Mixed Use” di atas “landbank” yang strategis di tengah area dengan kepadatan tinggi di koridor timur Jakarta.
- Mendaur ulang modal dengan divestasi aset kepada REIT's sesuai dengan strategi aset ringan perusahaan.

- Memperkuat pendapatan “recurring” dengan meningkatkan pendapatan jasa manajemen dari semua pengembangan yang telah diselesaikan.

Dewan Komisaris:



Lee Heok Seng
Presiden Komisaris



Ketut Budi Wijaya
Wakil Presiden
Komisaris



Ganesh C. Grover
Komisaris Independen



Hadi Cahyadi
Komisaris Independen



Setyono D. Darmono
Komisaris Independen



Sugiono Djauhari
Komisaris



Chan Chee Meng
Komisaris

Dewan Direksi



Toto Bartholomeus
Presiden Direktur &
Direktur Independen

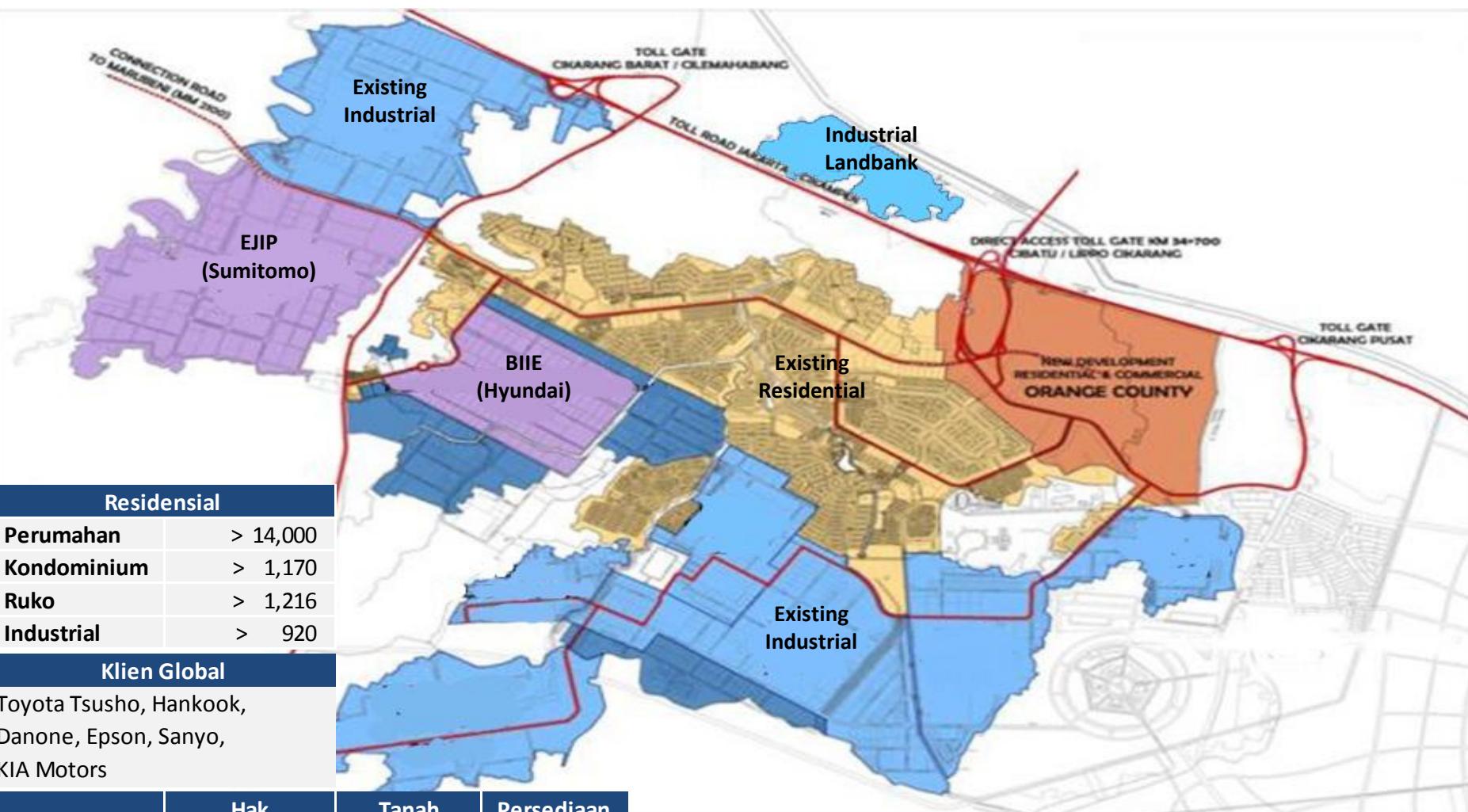
Hong Kah Jin
Direktur



Stanley Ang
Meng Fatt
Direktur

Norita Alex
Direktur

Ju Kian Salim
Direktur

**Residensial**

Perumahan	> 14,000
Kondominium	> 1,170
Ruko	> 1,216
Industrial	> 920

Klien Global

Toyota Tsusho, Hankook,
Danone, Epson, Sanyo,
KIA Motors

	Hak Pengembangan	Tanah Dimiliki	Persediaan Tanah
Perumahan	887 ha	981 ha	148ha
Industrial	2,364 ha	1,840ha	345ha
Population		> 47,700	
Workers		> 448,000	

North Tower

Launched	: 24 Nov 2012
SGA Sold	: 20,512 sqm
ASP	: Rp 12 Mil / sqm
Pre – Sold	: Rp 245 bil (100%)
Payment	: Cash 19%
Profile	Mortgage 23% Instalment 58%

South Tower

Launched	: 1 Jun 2013
SGA Sold	: 22,116 sqm
ASP	: Rp 13 Mil / sqm
Pre – Sold	: Rp 276 bil (99%)
Payment	: Cash 21%
Profile	Mortgage 21% Instalment 58%

The Suites

Launched	: 22 Feb 2014
SGA Sold	: 19,423 sqm
ASP	: Rp 15 Mil / sqm
Pre – Sold	: Rp 282 bil (99%)
Payment	: Cash 28%
Profile	Mortgage 24% Instalment 48%



**Bank Tanah**

Total Area : 332 Ha
Area Pengembangan : 236 Ha
Area Terbuka : 44 Ha

RENCANA PENGEMBANGAN

Periode Pengembangan : 3 tahap
Total Tower Dibangun : > 50 Tower
Estimasi GFA Bangunan : > 6,000,000 Sqm
▪ Residensial : > 1,800,000 Sqm
▪ Komersial : > 520,000 Sqm
▪ Mixed Use : > 3,700,000 Sqm

Fasilitas

- Five Stars & Boutique Lippo Hotel
- Siloam Hospitals
- University & School
- Lippo Malls
- Offices

**IRVINE SUITES**

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

WESTWOOD SUITES

Launched	: 29 Nov 2014
SGA Sold	: 24,394 sqm
ASP	: Rp 13 Mil / sqm
Pre – Sold	: Rp 549 bil (99%)
Payment	: Cash 10%
Profile	Mortgage 2% Instalment 88%

PASADENA SUITES

Launched	: 7 Mar 2015
SGA Sold	: 26,609 sqm
ASP	: Rp 16 Mil / sqm
Pre – Sold	: Rp 422 bil (100%)
Payment	: Cash 17%
Profile	Mortgage 6% Instalment 77%

BURBANK SUITES

Launched	: 29 Jun 2015
SGA Sold	: 26,617 sqm
ASP	: Rp 16 Mil / sqm
Pre – Sold	: Rp 412 bil (100%)
Payment	: Instalment 80%
Profile	: Downpayment 20%

GLENDALE PARK

Launched	: 5 Dec 2015
SGA Sold	: 27,705 sqm
ASP	: Rp 18 Mil / sqm
Pre – Sold	: Rp 504 bil (97%)
Payment	: Cash 9% Mortgage 4% Instalment 87%
Profile	

**CIKARANG MARTADINATA****Mixed Development****Komponen Proyek:**

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

**KALIMALANG****Mixed Development****Komponen Proyek:**

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





MANAJEMEN KOTA

- Perawatan infrastruktur dan pertamanan.
- 24/7 keamanan dan pemadam kebakaran.
- 24 / 7 Call center and customer care.
- Jasa pemeliharaan perumahan.



PENGOLAHAN AIR BERSIH



WTP I Kapasitas : 10,000 Cu M/day

WTP II Kapasitas : 30,000 Cu M/day

WTP III Kapasitas : 40,000 Cu M/day

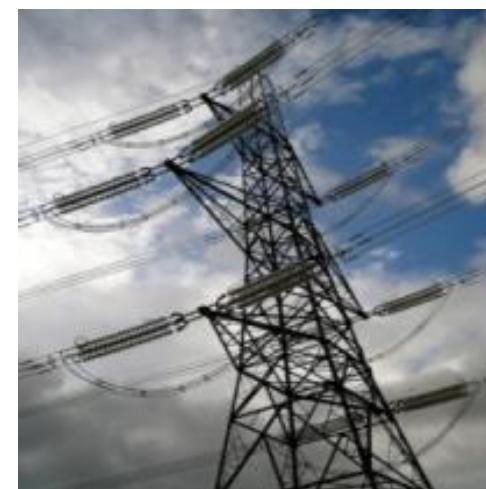


Gas supply by
PGN &
(Government)
PAE, Wira Energi
(Private-LNG/CNG)

PENGOLAHAN AIR LIMBAH

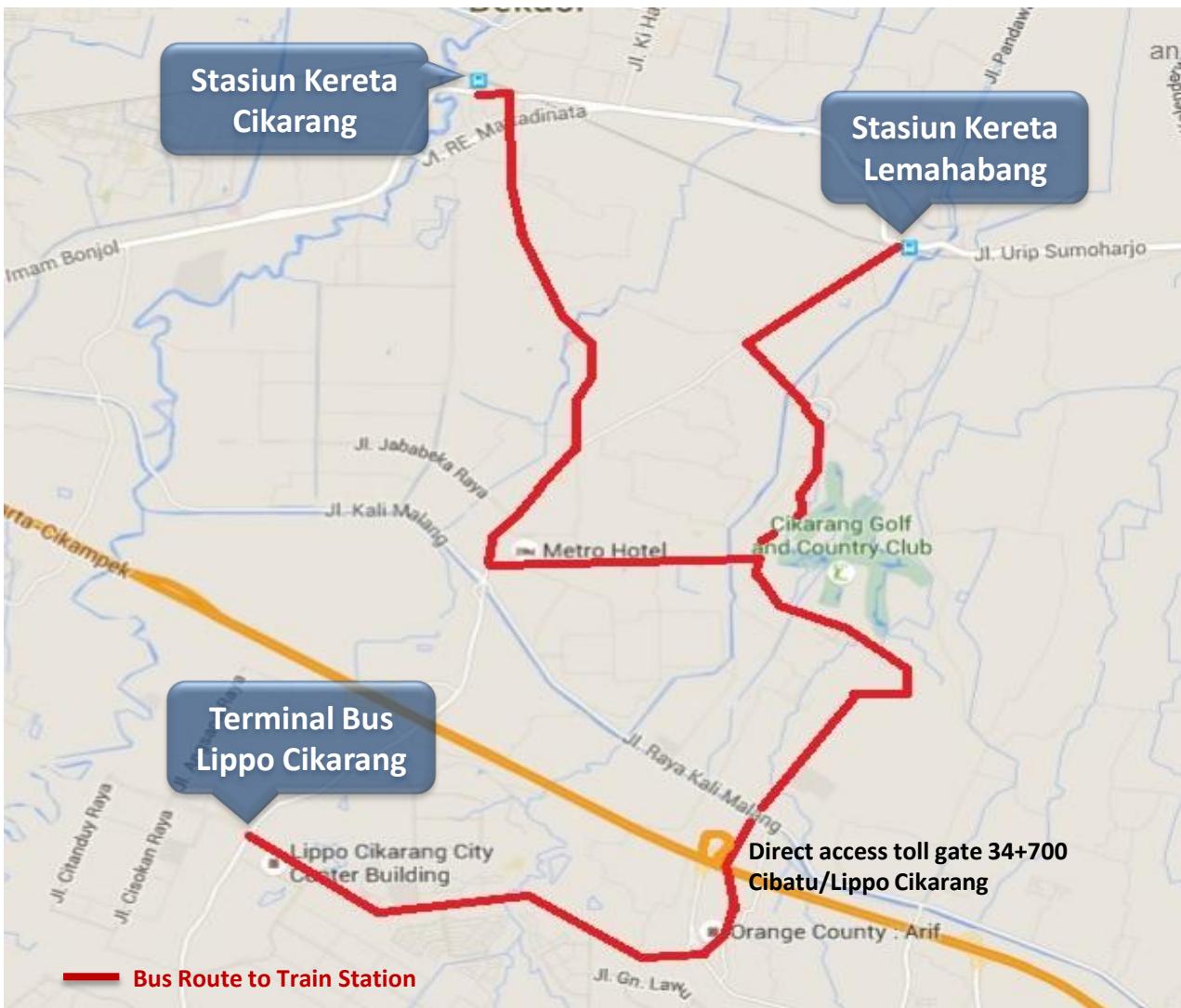


WWTP Kapasitas : 10,000 Cu M/day



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

AKSES MUDAH KELUAR & MASUK JAKARTA



**PREMIUM SHUTTLE BUS KE STASIUN KERETA
23.9 KM – 15 MINS**



**KERETA KE STASIUN DUKUH ATAS, JAKARTA
PUSAT 64.7 KM – 40 MINS**

WATER BOOM

Leisure & Excitement

**INTERNATIONAL HOSPITAL**

Siloam Hospital

**COMMERCIAL CENTER**

Easton Commercial Center

**5 STARS HOTEL 4 STARS Hotel**

Hotel Sahid Jaya & Grand Zuri Hotel

**INTERNATIONAL SCHOOL**

Sekolah Pelita Harapan

**SHOPPING MALL**

Mall Lippo Cikarang

**LIFESTYLE MALL**

Lippo Cikarang Citywalk

**LIFESTYLE MALL**

MAXXBOX Orange County

**DRIVING RANGE**

Leisure & Excitement

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

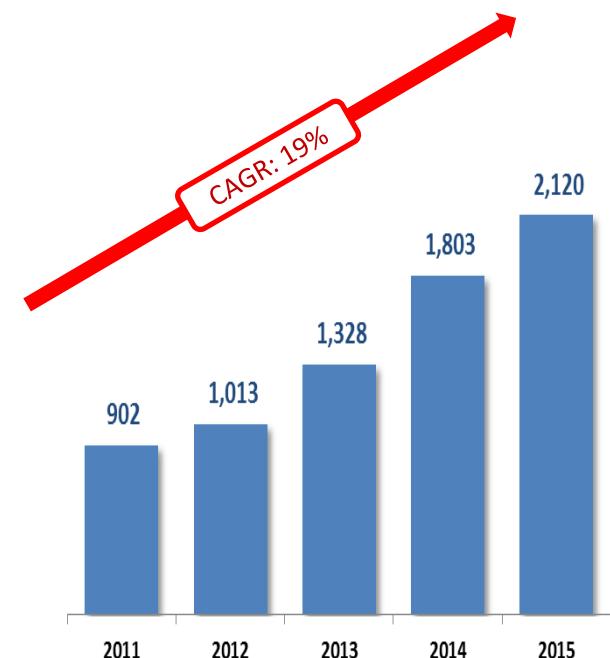
Cibatu KM 34.7

**Pasar Central**

Lippo Cikarang



Performa Keuangan



IDR Miliar	H1 2016	Dec 2015	Dec 2014	Dec 2013	Dec 2012	Dec 2011
Aset	5,545	5,477	4,390	3,854	2,832	2,042
Hutang	-	30	-	-	-	140
Liabilitas	1,669	1,813	1,712	2,031	1,604	1,081
Ekuitas	3,876	3,633	2,678	1,823	1,228	821
Return on Assets	18.2%	16.7%	19.3%	15.3%	14.4%	12.6%
Return on Equity	26.1%	25.2%	31.6%	32.5%	33.1%	31.4%
Net Gearing Ratio	-	0.01	-	-	-	0.13
Liability to Asset Ratio	0.30	0.33	0.39	0.53	0.57	0.53



Berpotensi mengajukan pinjaman IDR1.7T, dengan asumsi net gearing ratio 40%.

Segmen Produk (IDR Miliar)	2013	2014	2015	H1 2016	B2016
Lippo Cikarang					
Residensial	1,197	638	652	293	900
Komersial	159	134	53	-	50
Industrial	390	158	29	6	50
Total Lippo Cikarang	1,746	930	734	299	1,000
Orange County Residensial	-	739	1,355	8	900
DS8 KSO	-	577	250	20	500
Total Sales	1,746	2,246	2,339	327	2,400

LAMPIRAN

1987-1997

Awal mula, PT Desa Dekalb berdiri pada 1987, dan berubah menjadi PT Lippo Cikarang pada 1995 berlokasi di Bekasi, Jawa Barat. Terdaftar di bursa efek Indonesia pada 1997.

2004-2021

- Pembangunan Vassa Lake Residence di CBD Lippo Cikarang.
- Pembangunan industrial estate Delta Silicon 3 and 5.
- Pembangunan Lippo Cikarang City Walk.

2014

- Pembukaan gerbang tol Cibatu Km 34.7.
- Serah terima Trivium Terrace Apartment, North Tower.
- Penjualan perdana the Irvine Suites, Orange County.

2016

- Signing MOU Lippo Group dan Bisnis Delegasi dari Shenzhen bangun Indonesia Shenzhen Industrial Park.
- Signing MOU dengan TOTAL untuk pembangunan tahap pertama Orange County.

1999-2003

- Perumusan Masterplan untuk pengembangan konsep perumahan hijau yang berkualitas tinggi.
- Konstruksi industrial estates, DS2.
- Pembangunan Vassa Residence.

2011-2013

- Pembangunan gerbang tol Cibatu Km34.7.
- Peningkatan nilai jual tanah industri.
- Peluncuran Trivium Terrace Apartments.
- Grand opening of Japanese SMEs Center.

2015

- Penandatanganan perjanjian JV dengan Mitsubishi untuk dua tower residensial.
- Terjual 100% Westwood, Pasadena and Burbank tower di Orange County.
- Serah terima Trivium Apartments, North Tower.



Forbes Indonesia Best of the Best Awards 2015

The top 50 companies for 2015 by Forbes Indonesia.



World Class Company

Winner H115

Best Financial Performance
Real Estate Asia



Top Performing Listed Companies 2015

Investor Awards
2015 in category Market Capitalization below IDR 10T



Property Indonesia Award 2015

Award 2015 from Indonesia Property Magazine for the category The Trendsetting Mixed Use Project.



Forbes Indonesia Best of the Best Awards 2014

The top 50 companies for 2014 by Forbes Indonesia.



Forbes Indonesia Best Under a Billion Awards 2014

The Region's Top 200 Small and Midsize Companies, Best Under a Billion by Forbes Asia



Capital Market 2013 Nominated best IPOs



Properti Indonesia Awards 2013

Properti Indonesia Awards 2013 in category Property Project Township-in recognition of great achievement in property industry

Status Pemilik	Jumlah Efek	%
Pemodal Nasional		
Perorangan	32,266,314	4.6%
Yayasan	772,600	0.1%
Dana Pensiun	4,385,600	0.6%
Asuransi	35,503,700	5.1%
Perseroan	426,157,620	61.2%
Lain-lain	95,200	0.0%
Sub Total	499,181,034	71.7%
Pemodal Asing		
Perorangan	571,700	0.1%
Badan Usaha	196,247,266	28.2%
Lain-lain	-	0.0%
Sub Total	196,818,966	28.3%
Total	696,000,000	100.0%

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