





PT. Lippo Cikarang Tbk 9M 2017 Largest Integrated Township East of Jakarta

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CORPORATE AND BUSINESS STRUCTURE





Lippo Cikarang

Meikarta

East Jakarta Corridor

 Boosting marketing sales to capitalize on favorable demographic trends and housing requirements in eastern growth corridor.

Sales of strategic landbank to develop

complimentary products (e.g. develop

- Sold land to Shimizu Corp for Fujita

AXIA Cikarang Serviced Apartment

with Toyota Tsusho & Tokyu Land).

Kanko hotel

Focus on premium products to differentiate from Meikarta

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

- 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.

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

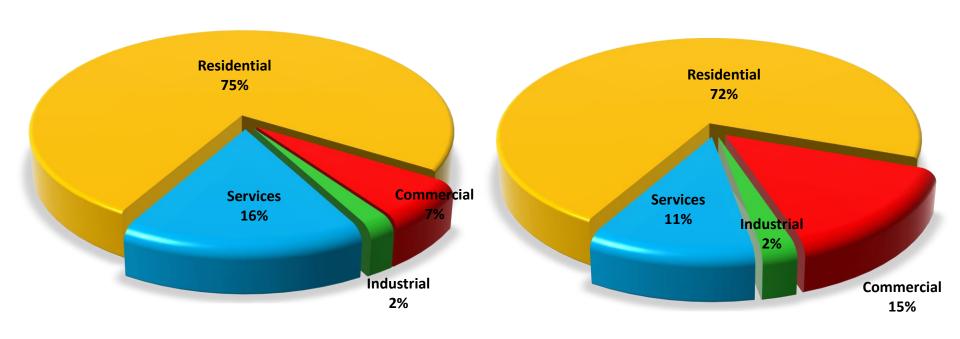
 Strengthen the recurring revenue base by growing fee income contribution via providing management services for all completed developments.



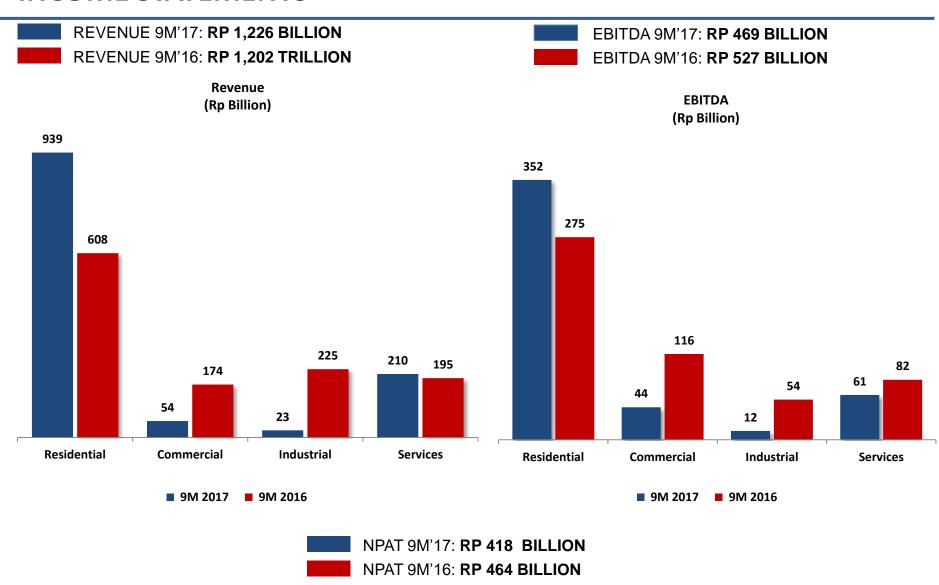
REVENUE AND EBITDA CONTRIBUTION

REVENUE 9M 2017: RP 1,226 Billion

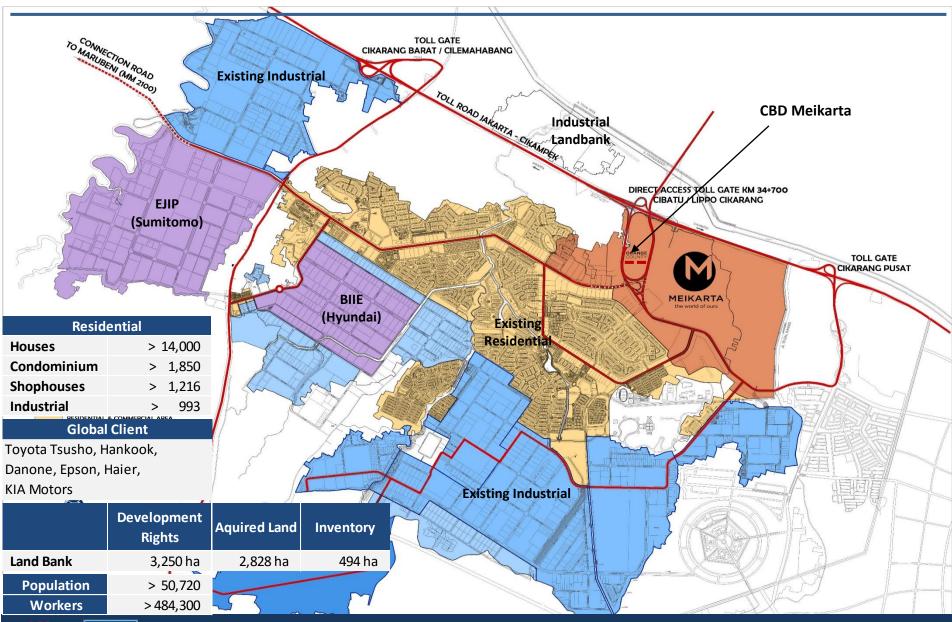
EBITDA 9M 2017: RP 469 Billion



INCOME STATEMENTS



MAP LIPPO CIKARANG



BOARD OF COMMISIONERS*



Ketut Budi Wijaya President Commissioner



Sugiono Djauhari Commissioner



Wijaya Subekti Commissioner



Hendry Leo Independent Commissioner



Hadi Cahyadi Independent Commissioner



Didik J. Rachbini Independent Commissioner



^{*} BOC Composition as per EGM 8 Nov 2017

BOARD OF DIRECTORS*



Ivan Budiono
President Director



Hong Kah Jin Director



Ju Kian Salim Director



Hartono Tjahjana G Director



Alexander Yasa Director



Sony Director



Juvantia Director



^{*} BOD Composition as per EGM 8 Nov 2017

Corridor of extraordinary economic growth. Surrounded by 6 Industrial Estates











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 INTERNATIONALAIRPORT

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



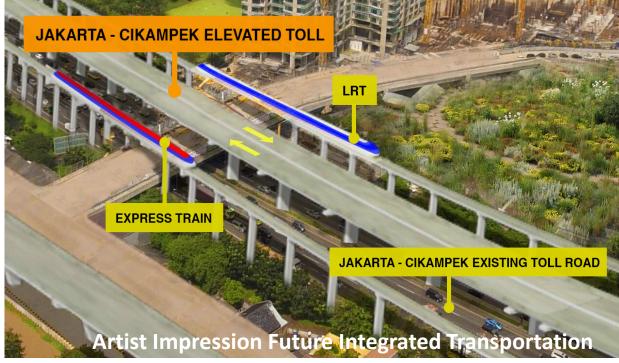
FUTURE TRANSPORTATION





Elevated Cikampek Toll Road







MASTER PLAN



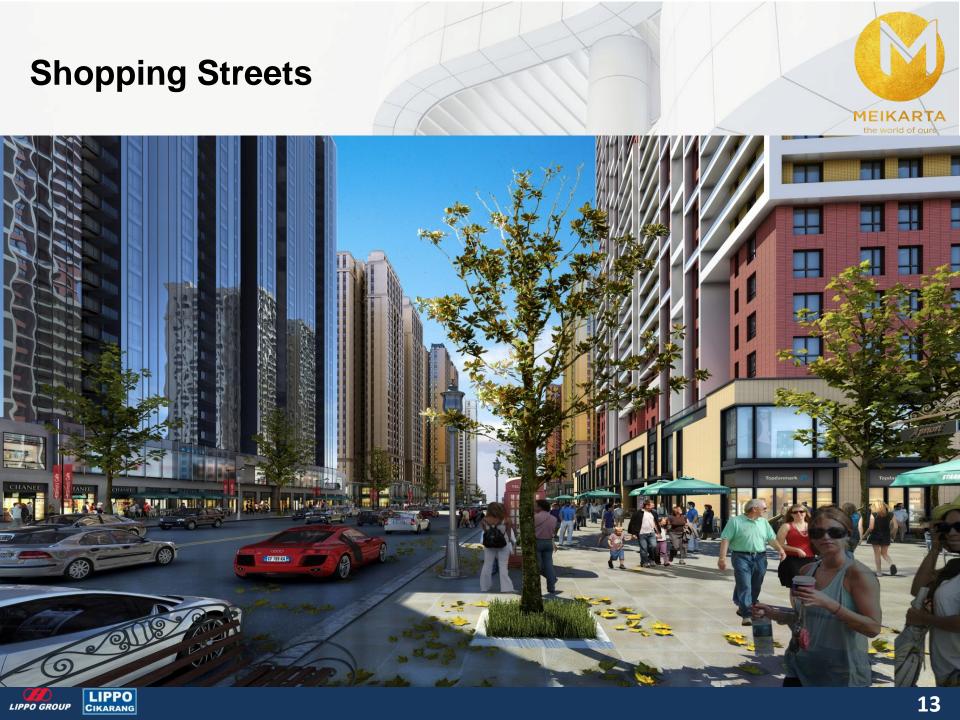


4 LAYERS OF WELL PLANNED ROAD NETWORKS

LRT / Monorail, Bus at below street level







Central Park of 100 Ha

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





Central Park of 100 Ha

Latest Real Construction Progress















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



MEIKARTA (LAUNCHED IN MAY 2017)







American Style

Asian Style





European Style

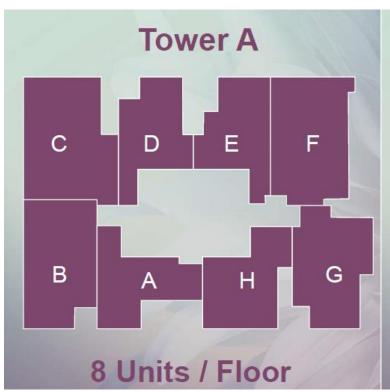
Modern Style

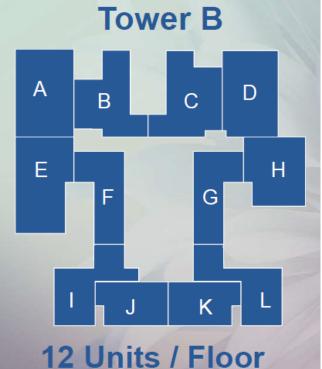
SOLD (AS OF 30 SEP 2017)

Launched Date	13 May 2017
Marketing Sales	Rp 4,9 trillion
Total Units	13.229
Area (sqm)	688.252
Est. ASP/ sqm	Rp 6,5 - 7,8 mn











TOWER S 20 Units/ Floor

TOWER S2

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

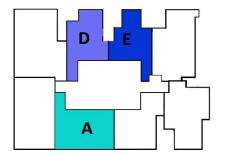
D1 C1 C2 C3 C5 A1 B1 B2 A2 a1 b1 b2 a2 C1 C2 C3 C5 d1 E1 E2 D2 C9 C8 C7 C6 A5 B5 B3 A3 a5 b5 b3 a3 C9 C8 C7 C6 d2





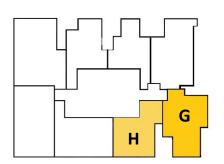
2 Bedroom

 $\begin{array}{ccc} A & & \pm 58,96 \text{ m}^2 \\ D & & \pm 60,54 \text{ m}^2 \\ E & & \pm 62,30 \text{ m}^2 \end{array}$



3 Bedroom

G ± 75,23 m² H ± 63,82 m²





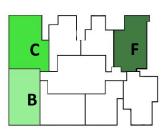
S m² 2 m² Canar Go Ca

Tower Type A

4 Bedroom



 $\begin{array}{ccc} B & & \pm 82,98 \text{ m}^2 \\ C & & \pm 98,29 \text{ m}^2 \\ F & & \pm 85,30 \text{ m}^2 \end{array}$





Unit C



2 Bedroom

F	± 49,76 m ²
G	± 47,11 m ²
Н	\pm 56,75 m ²
I	\pm 52,56 m ²
J	$\pm 42,58 \text{ m}^2$
K	$\pm 42,58 \text{ m}^2$
L	\pm 52,58 m ²

F

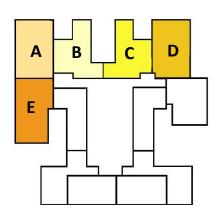
3 Bedroom

A	± 68,73 m ²
В	\pm 64,92 m ²
С	\pm 66,96 m ²
D	\pm 68,73 m ²
E	± 73,11 m ²

Unit H

Tower Type B







Unit E







UNIT B/b 21.91m²



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







峰

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%



CBD Meikarta



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

: 7 Mar 2015 Launched

SGA Sold : 26,338 sqm ASP

: Rp 15,1 Mil / sqm Pre – Sold : Rp 400 bil (100%)

: Cash 17% Payment

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 469 bil (94%)

Payment : Cash 9%

Profile Mortgage 4%

Instalment 87%

NEWPORT PARK

Launched : 26 Nov 2016 SGA Sold : 22,627 sqm

ASP : Rp 18 Mil / sqm

Pre - Sold : Rp 436 bil (87%)

Payment : Cash 11%

Profile Mortgage 6%

Instalment 83%





LATEST CONSTRUCTION PROGRESS CBD MEIKARTA







EAST JAKARTA CORRIDOR



SERVICES – TOWN MANAGEMENT



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





SERVICES – UTILITIES

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



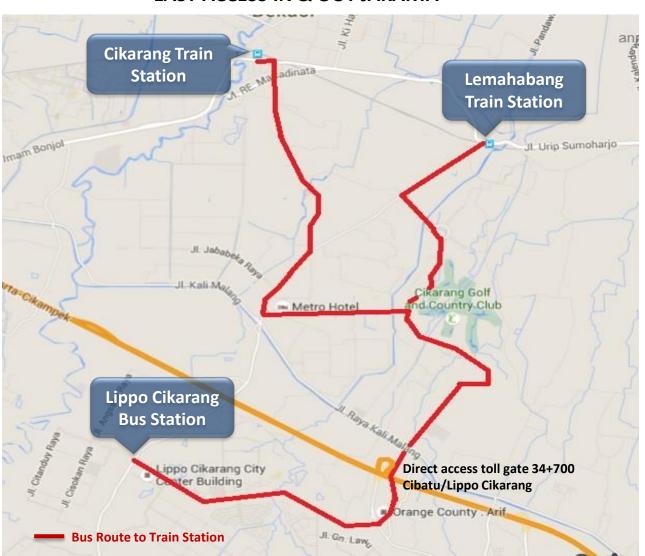
WWTP capacity: 10,000 Cu M/day



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

SERVICES – PUBLIC TRANSPORTATION

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 – 60 MINS

COMPLETE PUBLIC FACILITIES

WATER BOOM
Leisure & Excitement



5 STARS HOTEL 4 STARS Hotel Hotel Sahid Jaya & Grand Zuri Hotel



DRIVING RANGELeisure & Excitement



INTERNATIONAL HOSPITAL Siloam Hospital



SERVICED APARTMENTS
AXIA



SPORT VILLAGE



COMMERCIAL CENTEREaston Commercial Center



SHOPPING MALLMall Lippo Cikarang



TOLL EXITCibatu KM 34.7



INTERNATIONAL SCHOOL

Sekolah Pelita Harapan



LIFESTYLE MALLLippo Cikarang Citywalk



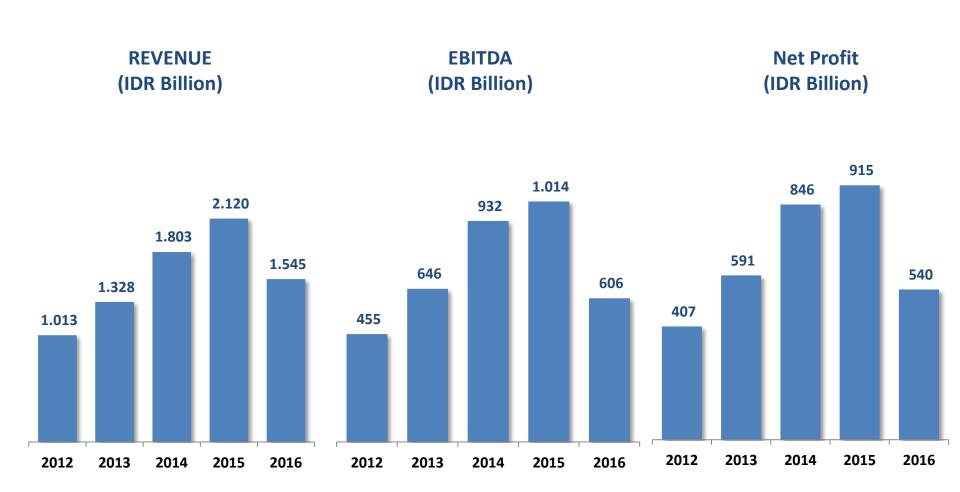
Pasar Central Lippo Cikarang



Financial Performance



FINANCIAL HIGHLIGHTS



BALANCE SHEET

IDR Billion	Dec 2013	Dec 2014	Dec 2015	Dec 2016	Sep 2017
Assets	3.854	4.390	5.477	5.653	10.787
Debt	-	-	30	-	
Liability	2.031	1.712	1.813	1.410	3.610
Equity	1.823	2.678	3.633	4.243	7.176
Return on Assets	15,3%	19,3%	16,7%	9,5%	7,8%
Return on Equity	32,4%	31,6%	25,2%	12,7%	11,7%
Net Gearing Ratio	-	-	0,01	-	
Liability to Asset Ratio	0,53	0,39	0,33	0,25	0,33

PROPERTY MARKETING SALES

Marketing Sales (IDR Billion)	2013	2014	2015	2016	9M 2016	9M 2017
Lippo Cikarang						
Residential	1.150	638	652	363	353	33
Commercial	159	133	53	-	-	54
Industrial	389	158	29	6	6	-
Total Lippo Cikarang	1.698	929	734	369	359	87
Orange County Residential	-	386	1.708	311	5	109
DS8 KSO	-	576	250	69	62	64
Meikarta						4.910
Total Sales	1.698	1.891	2.692	749	426	5.170



Appendices

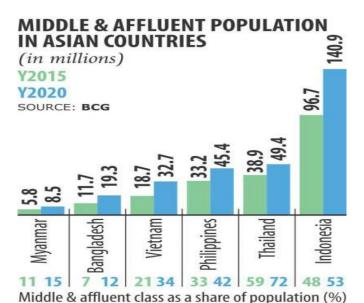


INDONESIA'S ATTRACTIVE GROWING MARKET

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



4th Most Population
Young Population - Median
Age of 23 Years Old
US\$889bn 2014 GDP

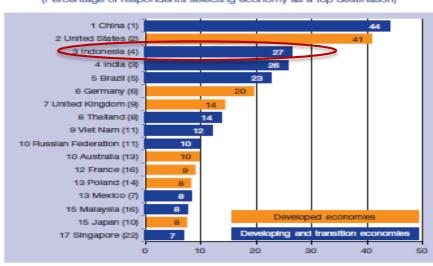
Top Investment
Destination

16th largest economy in the world

13,667 Islands

99,000km CoastSines

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.

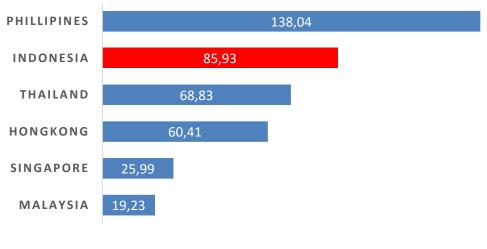
Source: Indonesia Investment Coordinating Board, BCG, UNCTAD



INDONESIAN PROPERTY POTENTIAL GROWTH

- 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

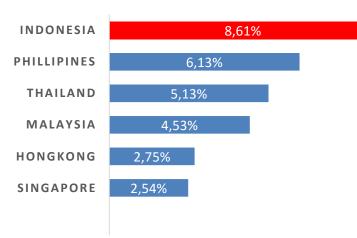
PRICE PER SQM/ GDP PER CAPITA



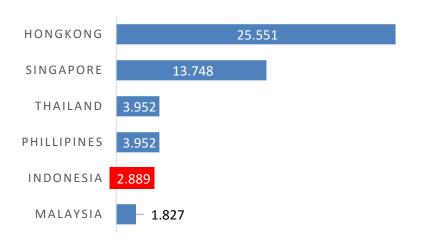
Source: Global Property Guide

ASIA PACIFIC PROPERTY

RENTAL YIELD



PROPERTY PRICE (USD/SQM)



INDONESIAN PROPERTY FOREIGN OWNERSHIP

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

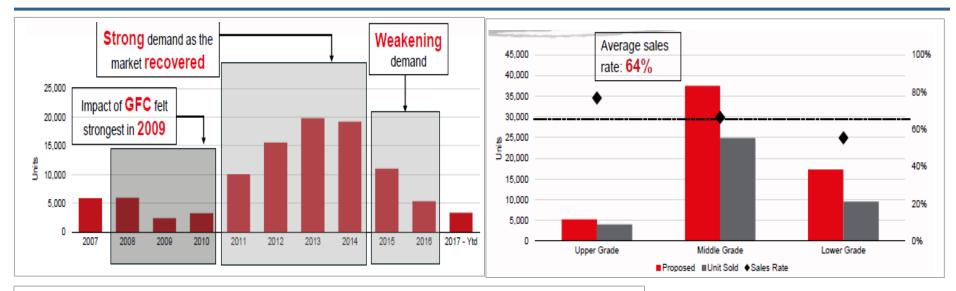
residence in Indonesia for an initial 30 years, extendable for

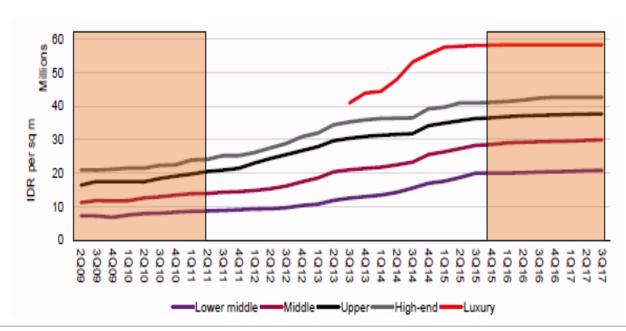
another 20 years and renewable for another 30 years

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.

JAKARTA CONDOMINIUM MARKET







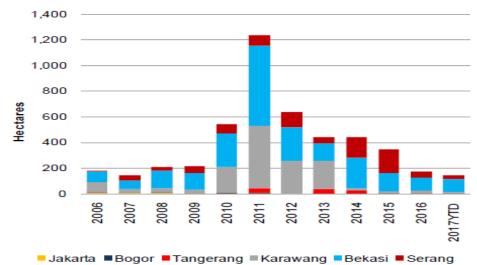
Source: Q3'2017 Market Review for Jakarta Jones Lang LaSalle Research





JAKARTA INDUSTRIAL MARKET

Annual Industrial Land Absorption



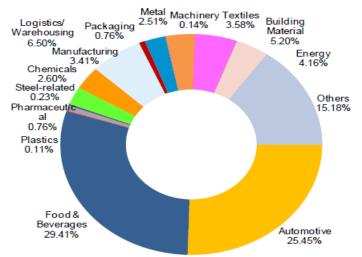
Industrial Land Prices and Maintenance Costs (in USD equivalent)

REGION	LAND PRICE (IN USD/SQ M)			MAINTENANCE COSTS (IN USD/SQ M/MONTH)			
	LOWEST	HIGHEST	AVERAGE	LOWEST	HIGHEST	AVERAGE	
Bogor	120.00	300.53	210.26	0.06	0.06	0.06	
Bekasi	180.32	240.42	219.80	0.06	0.08	0.07	
Tangerang	150.26	187.83	194.09	0.03	0.08	0.06	
Karawang	170.00	185.00	177.00	0.05	0.10	0.06	
Serang	150.26	165.29	157.78	0.03	0.05	0.04	

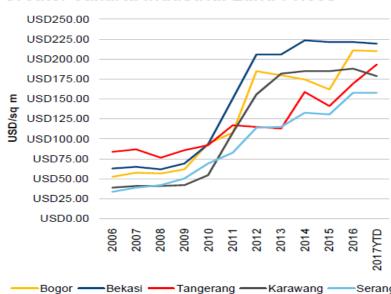
^{*1}USD = Rp 13,330

Source: Colliers International Indonesia - Research

Types of Activities Industries During 2017YTD



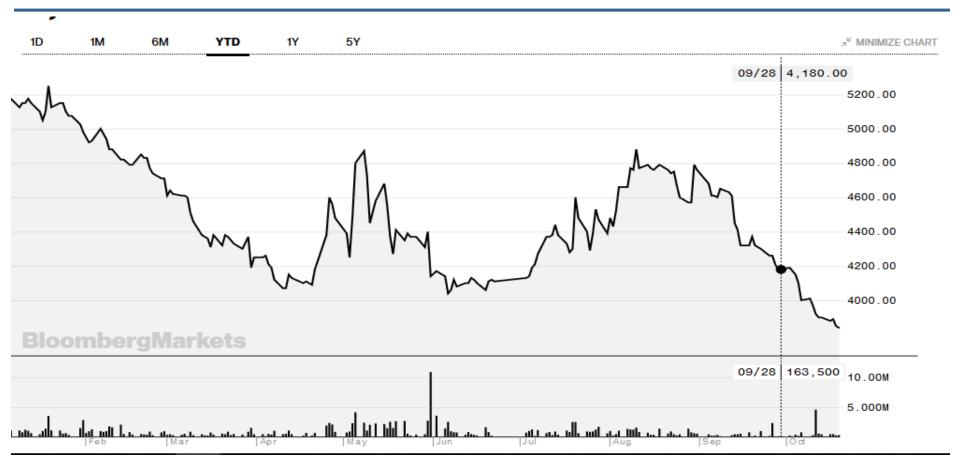
Greater Jakarta Industrial Land Prices







STOCK PERFORMANCE



Share Price As Per Sep 30, 2017

Closing Price : Rp 4,180 Day Volume : 163,500

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 CBD Meikarta.

2015

towers.

Signing of JV agreement with

Mitsubishi for two residential

Sold out Pasadena, Burbank and

Completed handover of Trivium

Glendale Park tower in OC.

Apartments, North Tower.

2017

Launch Meikarta, a beautiful megacity that wll covers 22 million sqm in GFA at the exit tol 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.
- 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.

2016

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

· The construction of Vassa

LIPPO GROUP

LATEST AWARDS



Lippo Cikarang received

100 Fastest Growing

Companies in 2018

(from Infobank magazine)



Lippo Cikarang received
Top 50 of Mid Market
Capitalization public listed
companies in Indonesia
(from IICD Indonesian Institute
for Corporate Directorship)



Lippo Cikarang received

Gamelan, Indonesian music
instrument as sign of
Appreciation from tax office
KPP Pratama Cikarang for
Meikarta project
tax payment 2017



Lippo Cikarang received

Property Innovation Award
2017 for CBD Meikarta
for the category "The Best
Innovation in Property Product
Concept" (from Property-in
magazine)



Lippo Cikarang received

Property Innovation Award

2017 for CBD Meikarta

for the category "The Best
Innovation in Smart Living
Home" (from Property-in
magazine)



Lippo Cikarang received
Property Indonesia Award
2017 for the category "The
Commended Integrated
Industrial Estate"
(from Property Indonesia

magazine)



Lippo Cikarang received
Golden Property awards 2017
As "Best Township
Development Project"
(from Indonesia Property Watch)



Lippo Cikarang received
Golden Property awards 2017
As "Breakthrough Phenomenal
Marketing Campaign for Meikarta
(from Indonesia Property Watch)



Lippo received

Appreciation for

Meikarta project for

Marketing Innovation
(from Sindo newspaper)



Lippo Cikarang received award

Nusantara CSR Award 2017

for the category of
 Improving education

(from La Tofi School of CSR)



SHAREHOLDER COMPOSITION (as per 30 Sep 2017)

Status	Number of Shares	%
Local Shareholder		
Individual	58.530.014	8,4%
Foundation	583.900	0,1%
Pension Fund	2.497.000	0,4%
Insurance	9.243.700	1,3%
Company	406.935.551	58,5%
Others	-	0,0%
Sub Total	477.790.165	68,6%
Foreign Shareholder		
Individual	6.307.100	0,9%
Company	211.902.735	30,4%
Others	-	0,0%
Sub Total	218.209.835	31,4%
Total	696.000.000	100,0%

INVESTOR RELATIONS

Hong Kah Jin – Director Lippo Cikarang

Email: hong.kahjin@lippo-cikarang.com

William Wijaya Utama - Senior Manager Lippo Karawaci

Email: william.utama@lippokarawaci.co.id

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