



MEIKARTA
the world of ours



PUBLIC EXPOSE

PT Lippo Cikarang Tbk

5 Juni 2018

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STRUKTUR KORPORASI DAN BISNIS

PT. Lippo Karawaci Tbk

54.37%

Public

45.63%

As of 31 March 2018

No. of outstanding share : 696,000,000

Code : LPCK.IJ



Lippo Cikarang

Meikarta and CBD Meikarta

East Jakarta Corridor

Residential

- Trivium Terrace Apartment
- Taman Simpruk Summer Bliss
- 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
- CBD Meikarta : (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

- Meikarta Commercial : 1,5 mn sqm
 - Shopping Street
 - Shopping Malls and Commercial Retail Spaces
 - Other Facilities: Hospitals, School, Universities, 5-Star Hotels, Convention Center
- CBD Meikarta : 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

STRATEGI PERTUMBUHAN

Lippo Cikarang

Meikarta

East Jakarta Corridor

Residential

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

- 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 South Cikarang Serviced Apartment with Toyota Tsusho & Tokyu Land).
 - Sold land to Shimizu Corp for Fujita Kanko hotel

- 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.

Industrial

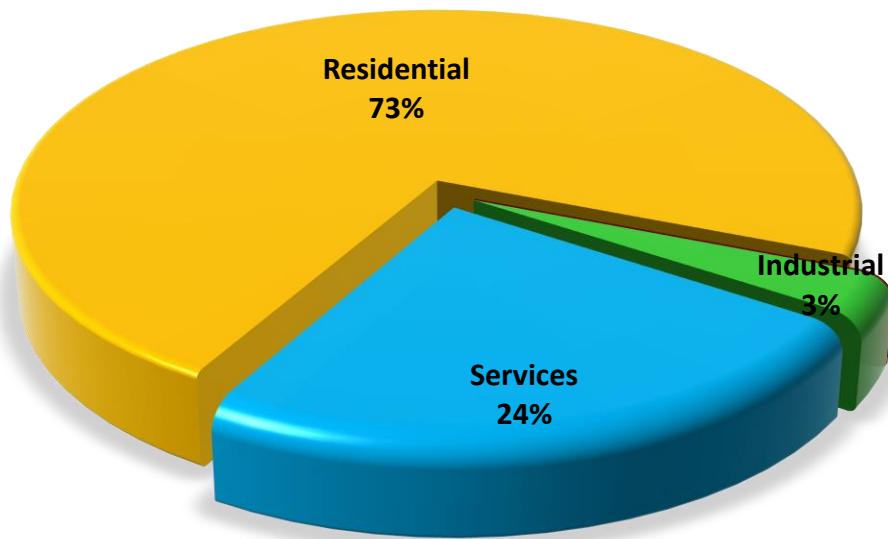
- Execution of Joint Operation (KSO) with Mandiri Group, an industrial landowner to develop Delta Silicon 8.

Service

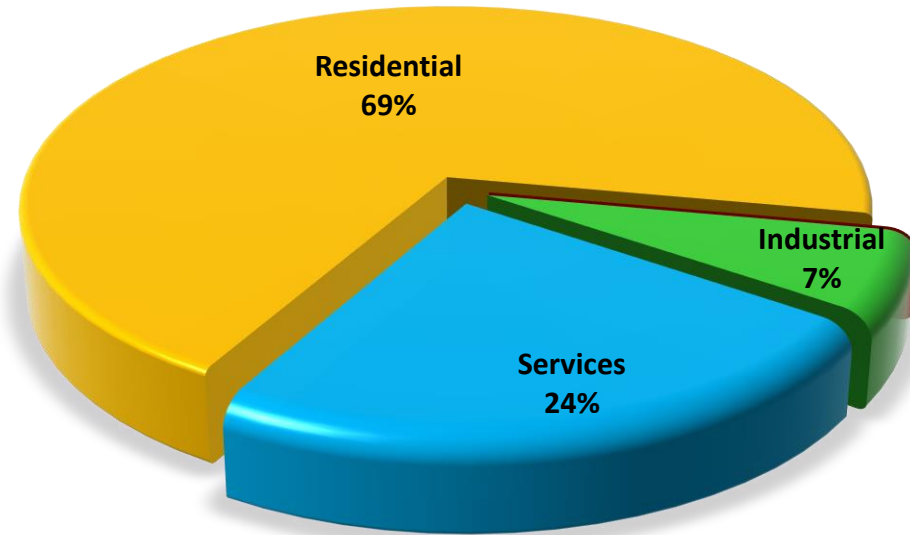
- Strengthen the recurring revenue base by growing fee income contribution via providing management services for all completed developments.

KONTRIBUSI PENDAPATAN & EBITDA

REVENUE Q1 2018: RP 320 Miliar



EBITDA Q1 2018: RP 95 Miliar

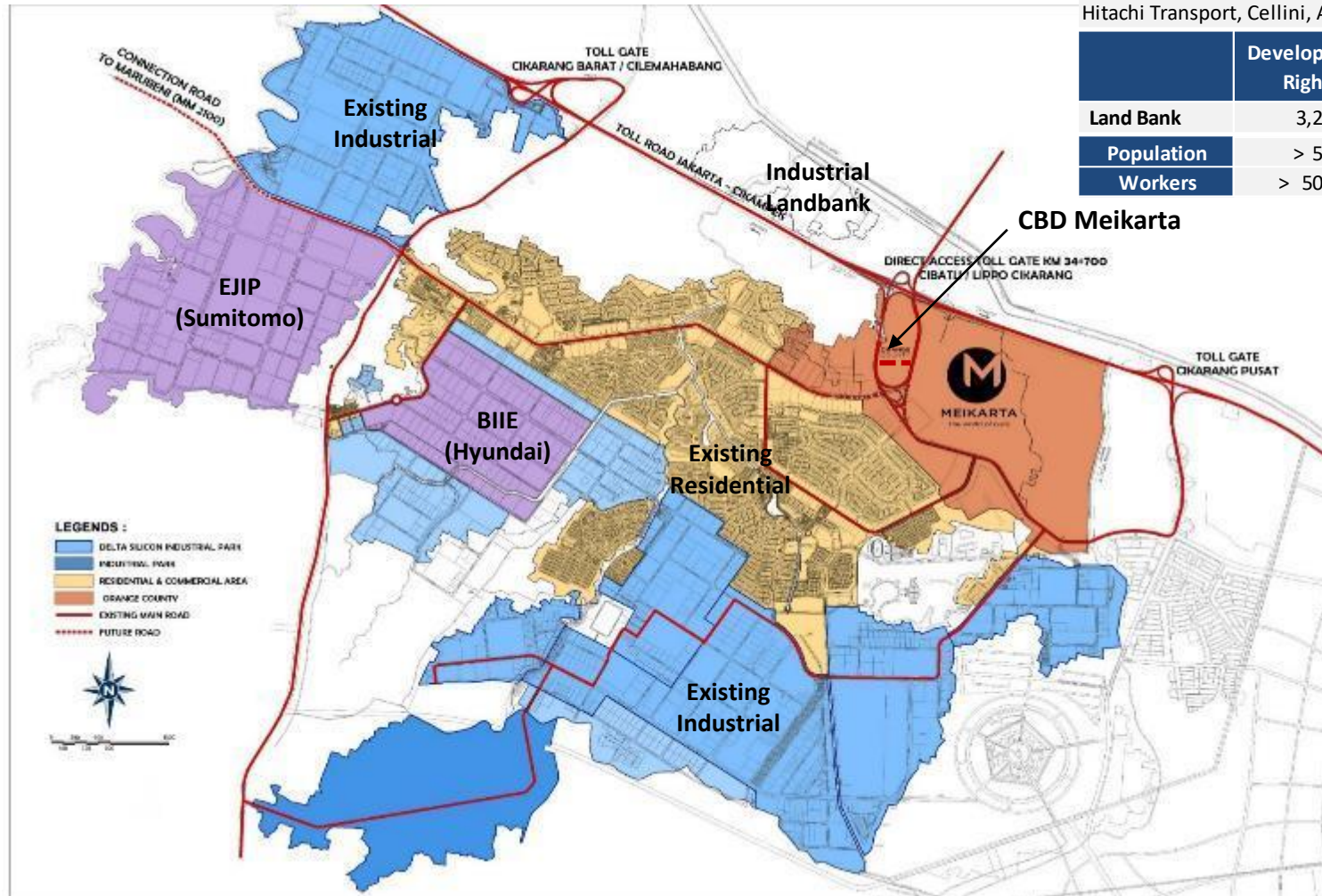


PETA LIPPO CIKARANG

Residential	
Houses	> 17,192
Condominium	> 1,976
Shophouses	> 1,216
Industrial	> 1,200

Global Client	
Toyota Tsusho, Hankook, Indokuat, Epson, Haier, Hitachi Transport, Cellini, AJE Indonesia, DHL	

	Development Rights	Aquired Land	Inventory
Land Bank	3,250 ha	2,886 ha	459 ha
Population	> 51,250		
Workers	> 500,500		



DEWAN KOMISARIS (Sesuai Keputusan RUPST Tanggal 5 Juni 2018)



Drs. Theo L. Sambuaga
President Commissioner



Sugiono Djauhari
Commissioner



Ali Said
Independent
Commissioner



Hadi Cahyadi
Independent
Commissioner



Didik J. Rachbini
Independent
Commissioner

DIREKSI (Sesuai Keputusan RUPST Tanggal 5 Juni 2018)



Sie Subiyanto
President Director



Hong Kah Jin
Director



Ju Kian Salim
Director



Alexander Yasa
Director



Lora Oktaviani
Director

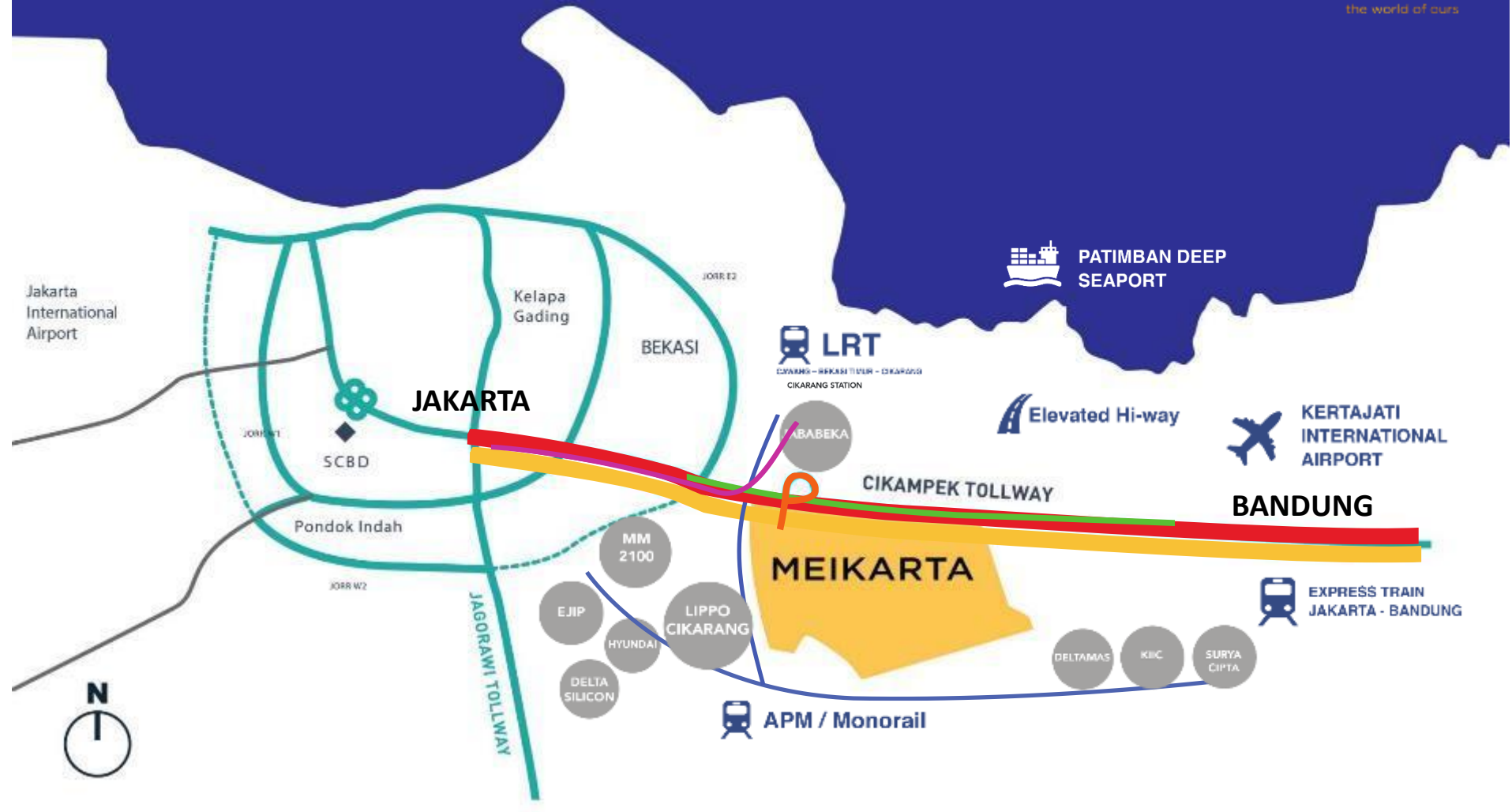


Sony
Independen Director



Juvantia
Independen Director

Peta Koridor Pertumbuhan Ekonomi Surrounded by 6 Industrial Estates



6 Infrastruktur Baru



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: 2018



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



FAST SPEED TRAIN
JAKARTA – BANDUNG
EST. VALUE : Rp 65T
START TO BUILD : 2019



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

TRANSPORTASI MASA DEPAN

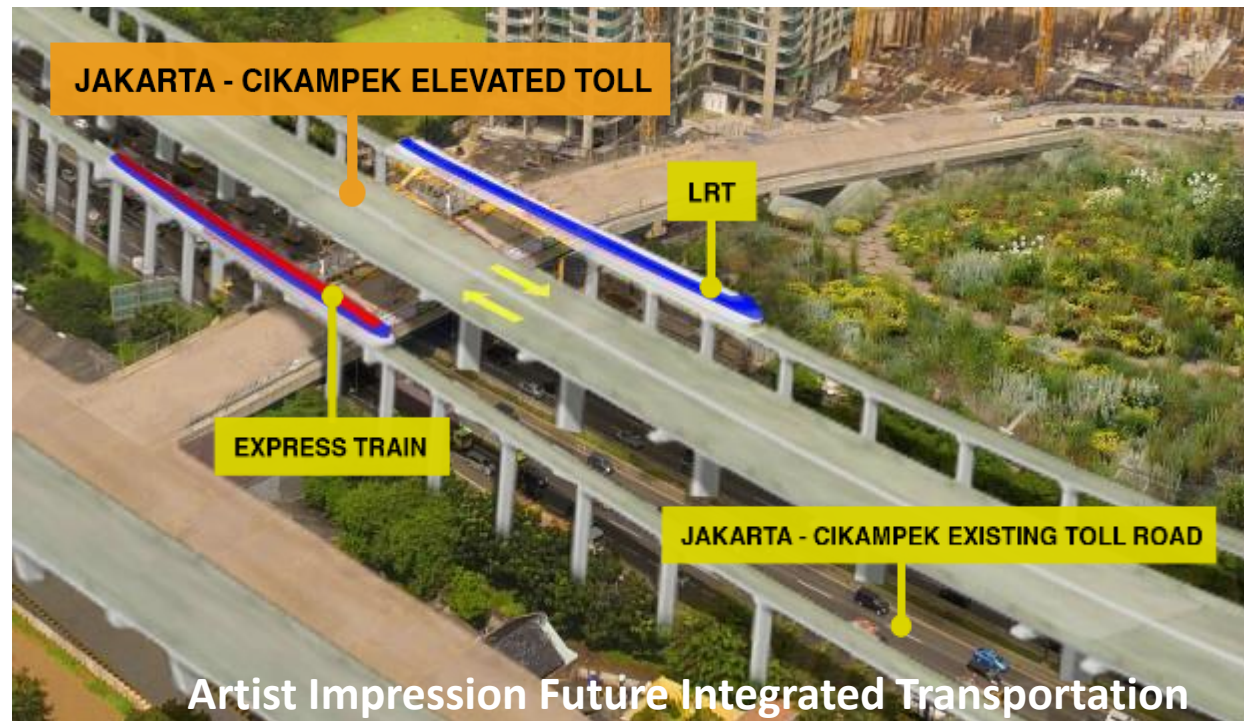


Current Progress LRT



APM Artist Impression

Elevated Cikampek Toll Road



Artist Impression Future Integrated Transportation

4 LAPISAN JALAN YANG DIRENCANAKAN

LRT / Monorail, Bus dibawah permukaan jalan



MEIKARTA
the world of ours



Area Belanja/Shopping



MEIKARTA
the world of ours



Central Park of 100 Ha

Kebun Binatang Mini, Danau, Hutan, Padang Rumput, Jalur *Jogging* & Berjalan Kaki



Central Park of 100 Ha

Kemajuan konstruksi terbaru



MEIKARTA
the world of ours



Meikarta

Kemajuan konstruksi terbaru

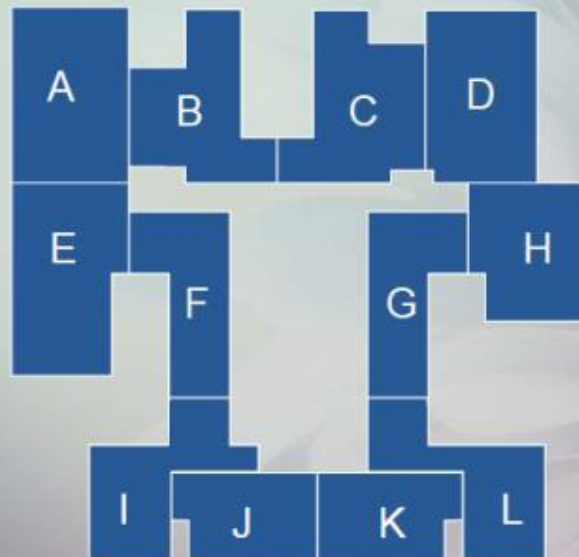


Tower A



8 Units / Floor

Tower B



12 Units / Floor

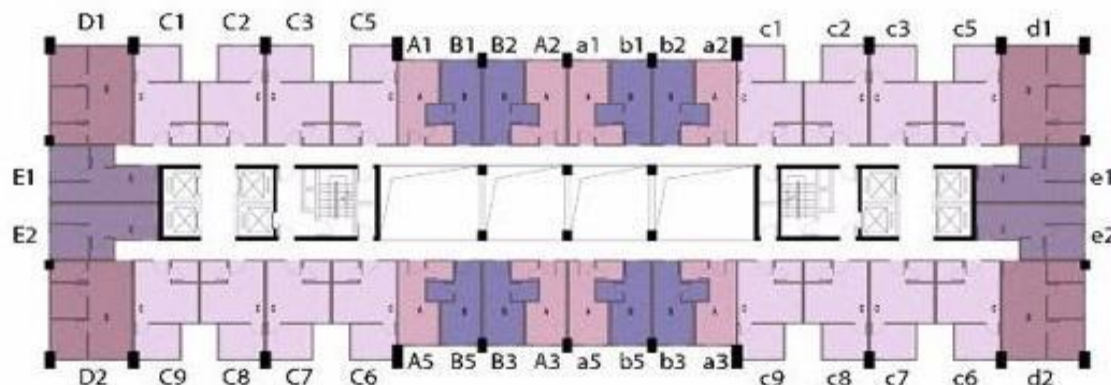
TOWER S
20 Units/ Floor

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





TRIVIUM

North Tower

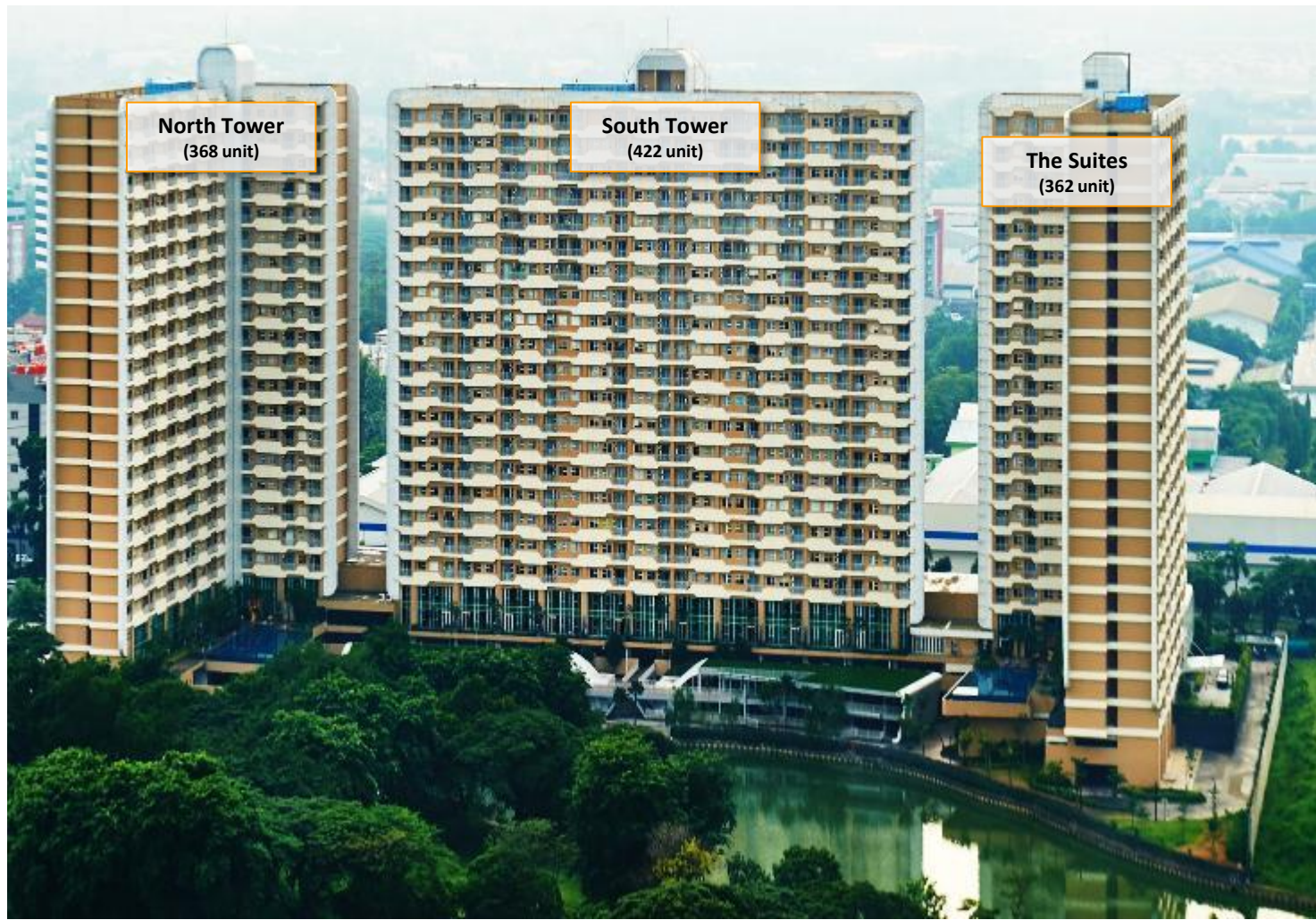
Launched	: 24 Nov 2012
SGA Sold	: 20,142 sqm
ASP	: Rp 12,1 Mil / sqm
Pre – Sold	: Rp 245 bil (100%)
Payment	: Cash 19%
Profile	Mortgage 23%
	Instalment 58%

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%





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 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%

KEMAJUAN KONSTRUKSI TERBARU CBD MEIKARTA



KORIDOR TIMUR JAKARTA

CIKARANG MARTADINATA

Mixed Development

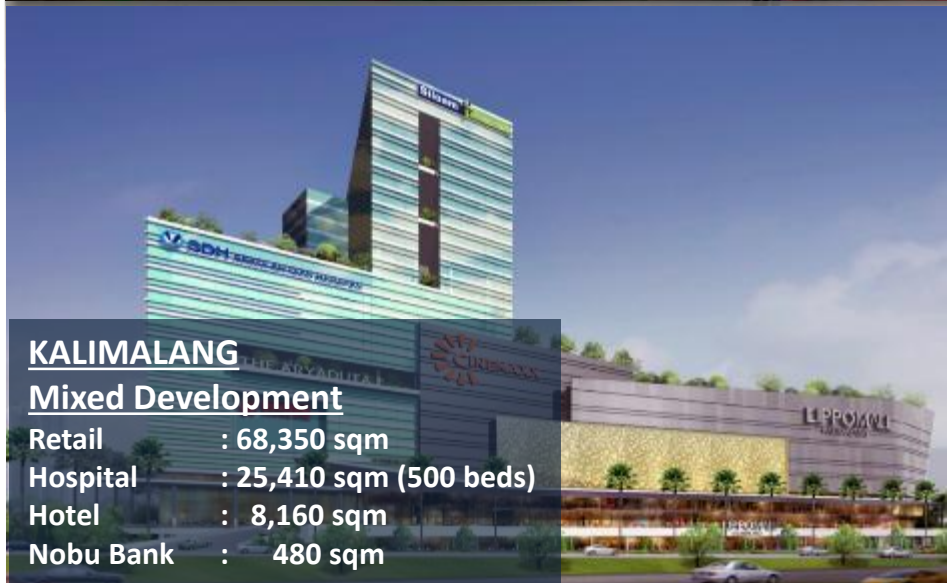
Retail	: 33,251 sqm
Hospital	: 16,473 sqm (300 Beds)
Hotel	: 7,890 sqm



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

JASA PENDUKUNG – MANAJEMEN KOTA



- Perawatan Infrastruktur dan Pertamanan.
- 24/7 Keamanan dan Pemadam Kebakaran.
- 24 /7 Call center and customer care.
- Jasa Pemeliharaan Perumahan.



JASA PENDUKUNG – UTILITAS

PENGELOLAHAN AIR



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

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



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

PENGELOLAAN LIMBAH AIR



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



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

FASILITAS PUBLIK

WATER BOOM

Leisure & Excitement



INTERNATIONAL HOSPITAL

Siloam Hospital



COMMERCIAL CENTER

Easton Commercial Center



INTERNATIONAL SCHOOL

Sekolah Pelita Harapan



4 STARS HOTEL & 3 STARS HOTEL

Hotel Sahid Jaya Lippo, Grand Zuri Express, Ayola & Harper 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

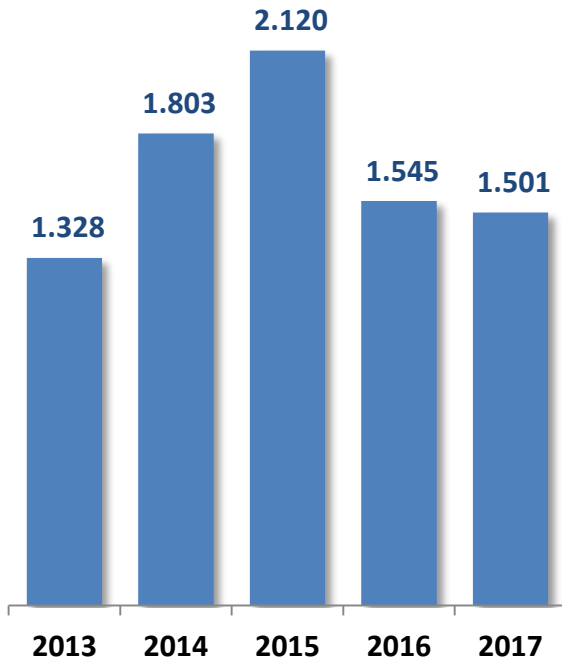
Lippo Cikarang



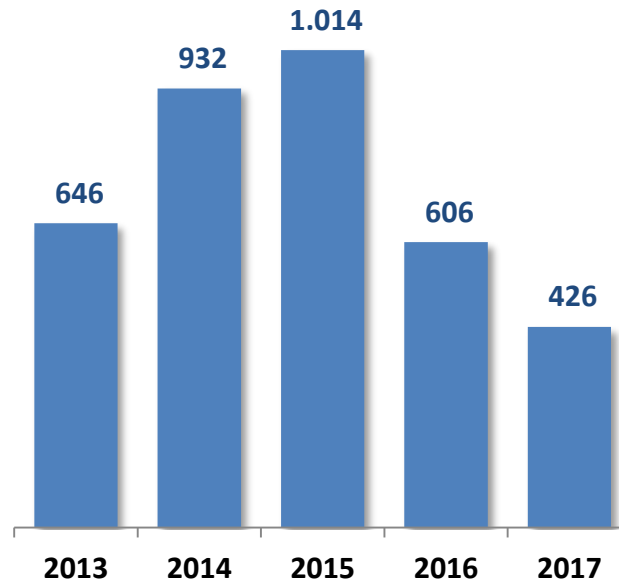
Performa Keuangan

Performa Keuangan

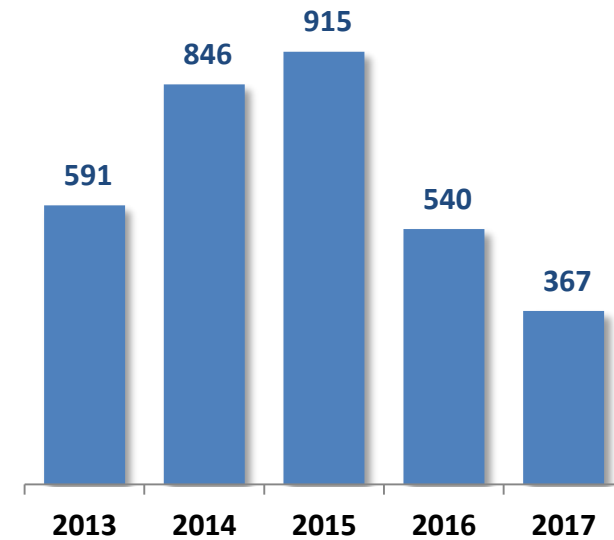
REVENUE
(IDR Miliar)



EBITDA
(IDR Miliar)



Net Profit
(IDR Miliar)



Neraca Keuangan

IDR Miliar	Dec 2014	Dec 2015	Dec 2016	Dec 2017	Mar 2018
Assets	4.390	5.477	5.653	12.378	12.927
Debt	-	30	-	249	74
Liability	1.712	1.813	1.410	4.657	5.143
Equity	2.678	3.633	4.243	7.721	7.784
Return on Assets	19,3%	16,7%	9,5%	3,0%	2,5%
Return on Equity	31,6%	25,2%	12,7%	4,8%	4,2%
Net Gearing Ratio	-	0,01	-	0,03	0,01
Liability to Asset Ratio	0,39	0,33	0,25	0,38	0,40

Marketing Sales Properti

Marketing Sales (IDR Miliar)	2014	2015	2016	2017	Q1 2017	Q1 2018	B 2018
Lippo Cikarang							
Residential	638	652	363	54	114	43	300
Commercial	133	53	-	54	4	-	20
Industrial	158	29	6	8	-	6	-
Total Lippo Cikarang	929	734	369	116	118	48	320
Orange County Residential	386	1.708	311	123	47	9	100
DS8 KSO	576	250	69	71	3	-	100
Meikarta				7.528	-	1.900	10.000
Total Sales	1.891	2.692	749	7.838	169	1.958	10.520

Lampiran

PASAR PERTUMBUHAN INDONESIA

Economic Indicators

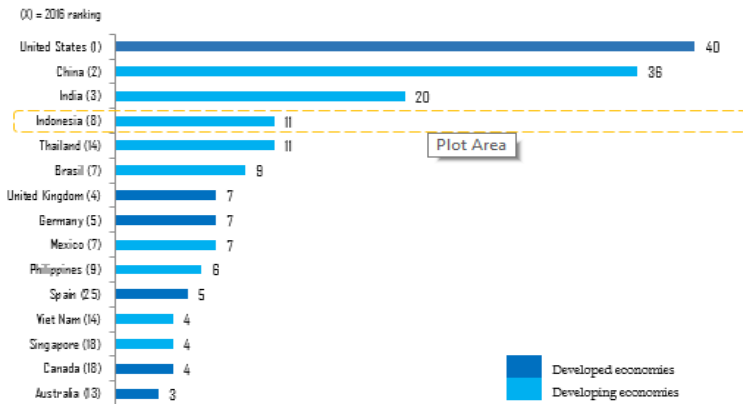
	2016	2017	2018 State Budget
Economic Growth (%)	5.02	5.07	5.4
Inflation Rate (%)	3.02	3.61	3.5
Exchange Rate (Rp/USD)	13,307	13,384	13.400
3 Month SBI (%)	5.7	4.98	5.2
Oil Price (USD/bbl)	40,2	51,2	48
Oil Lifting (k bbl/day)	829	803,9	800

Source : Bank of Indonesia, Ministry of Finance



Indonesia ranks fourth as the most prospective country for investment for 2017-2019 (UNCTAD business survey)

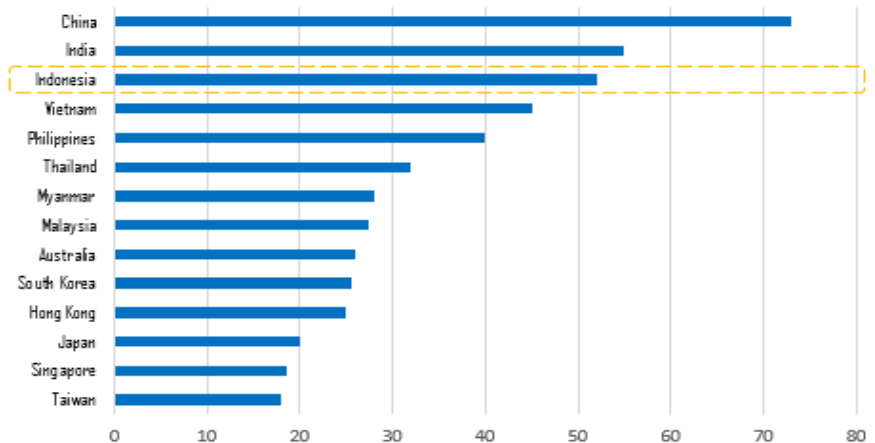
"Indonesia ranks fourth as the most prospective country for investment for 2017-2019 (ranked eighth in the previous year)."



Source: UNCTAD, business survey

Indonesia : TOP 3 destinations for investors (The Economist survey 2017)

"The Economist: Top 3 destination for attracting investors in Asia (after China & India)"

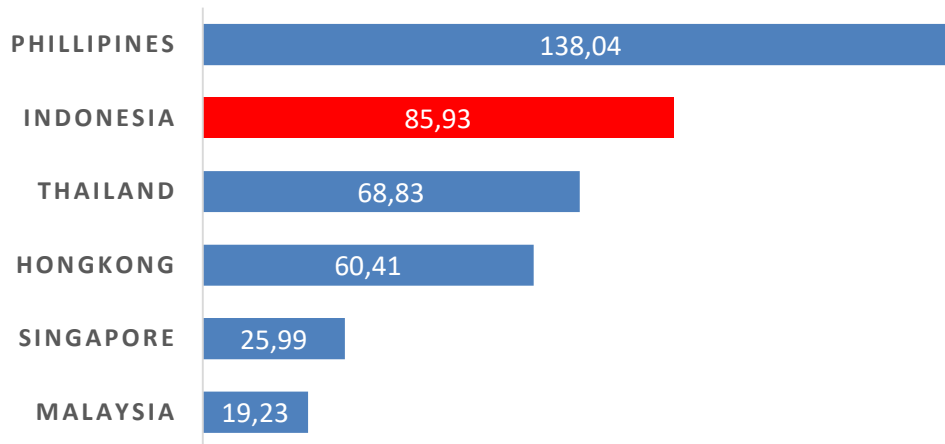


Source: UNCTAD, The Economist - Asia Business Outlook Survey 2017

Potensi Pertumbuhan Properti Indonesia

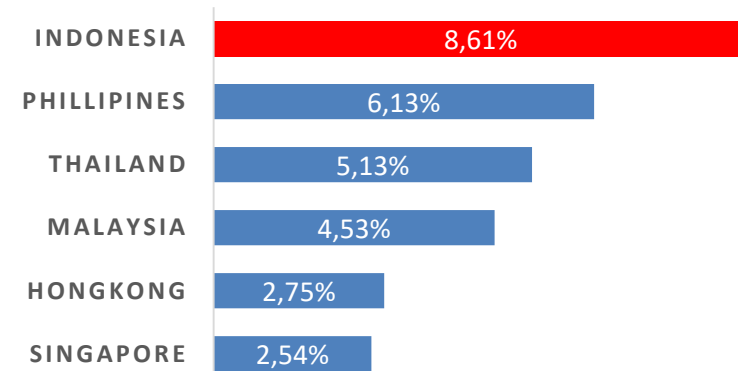
- Rapid urbanisation
- Growing middle-class
- Strong savings and income growth
- Low mortgage penetration
- Property as investment
- Improving regulatory environment
- Banking innovation
- Low property prices in the region
- Highest yields in the region

PRICE PER SQM/ GDP PER CAPITA

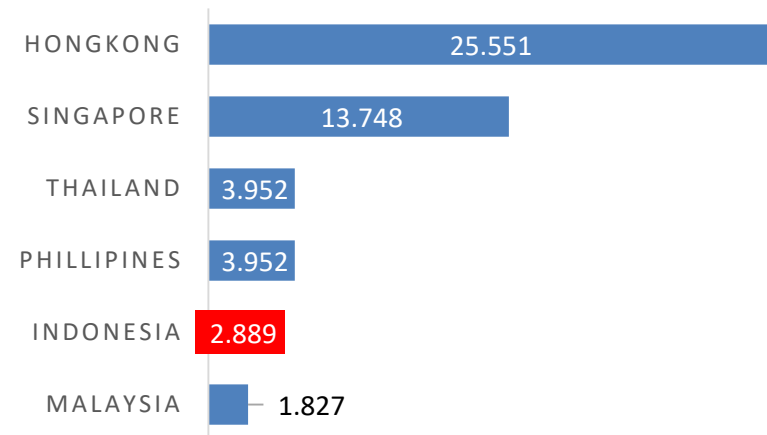


Source: Global Property Guide

ASIA PACIFIC PROPERTY RENTAL YIELD



PROPERTY PRICE (USD/SQM)



Kepemilikan Properti oleh Asing

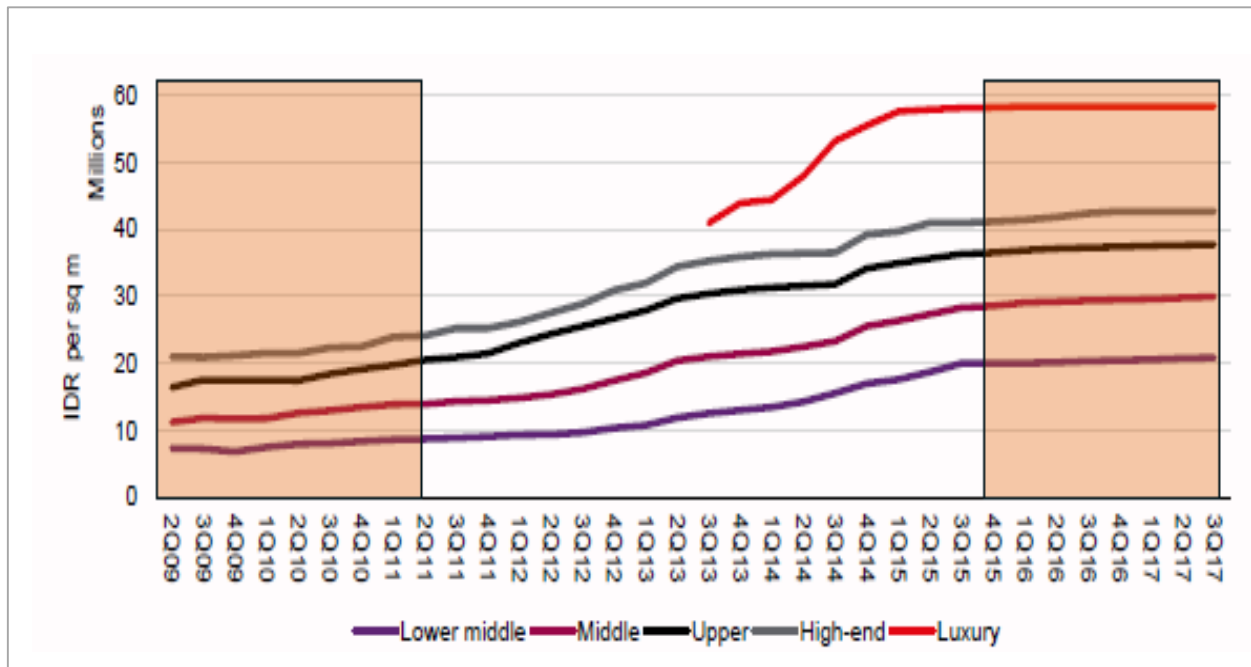
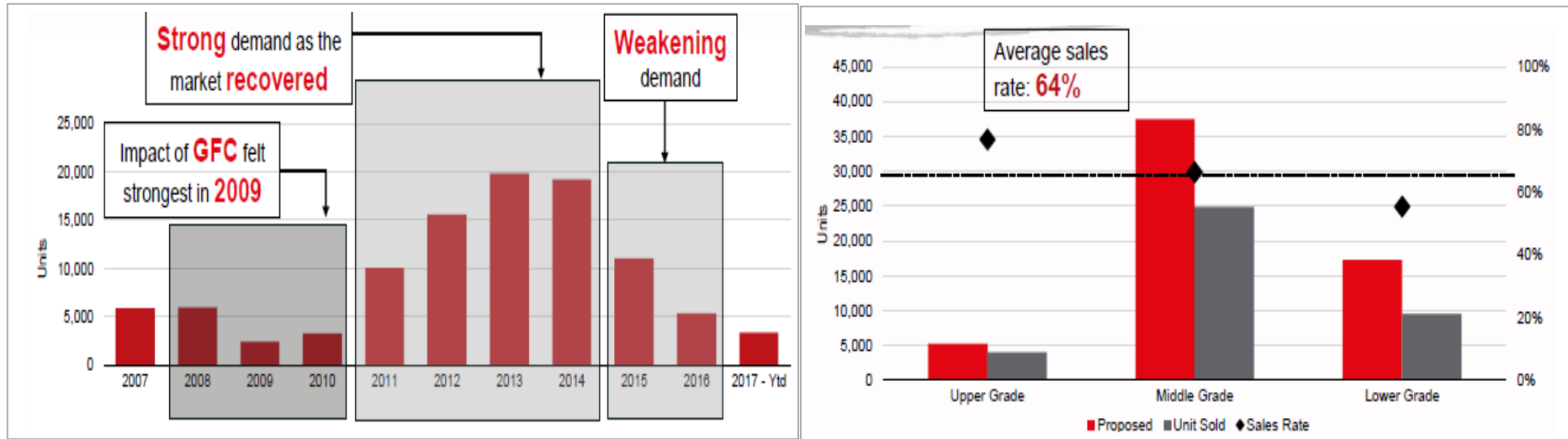
LAND TITLES AVAILABLE :

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.

Pasar Kondominium Jakarta

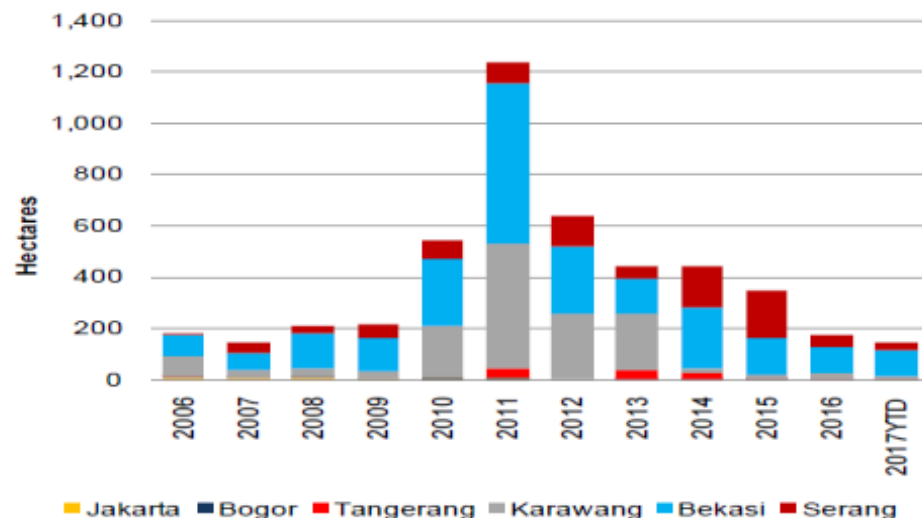


Sales	New Launches	Prices
1,069 units	2,544 units	Flat
Existing Stock	Future Supply	Sales Rate
136,098 units	60,036 units	64%

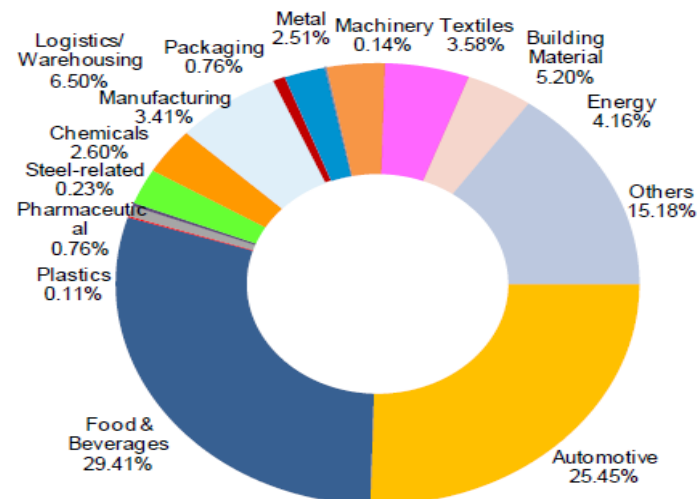
Source : Q3'2017 Market Review for Jakarta
Jones Lang LaSalle Research

Pasar Industri Jakarta

Annual Industrial Land Absorption



Types of Activities Industries During 2017YTD



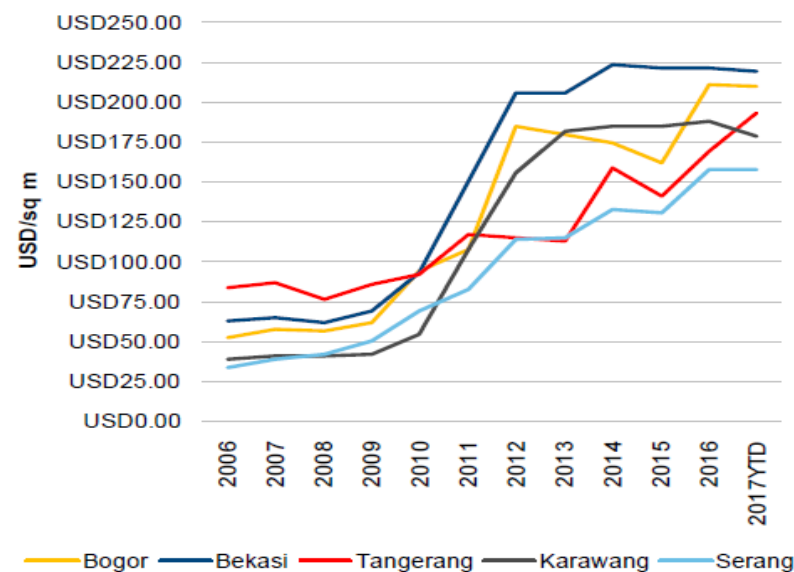
Industrial Land Prices and Maintenance Costs (in USD equivalent)

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

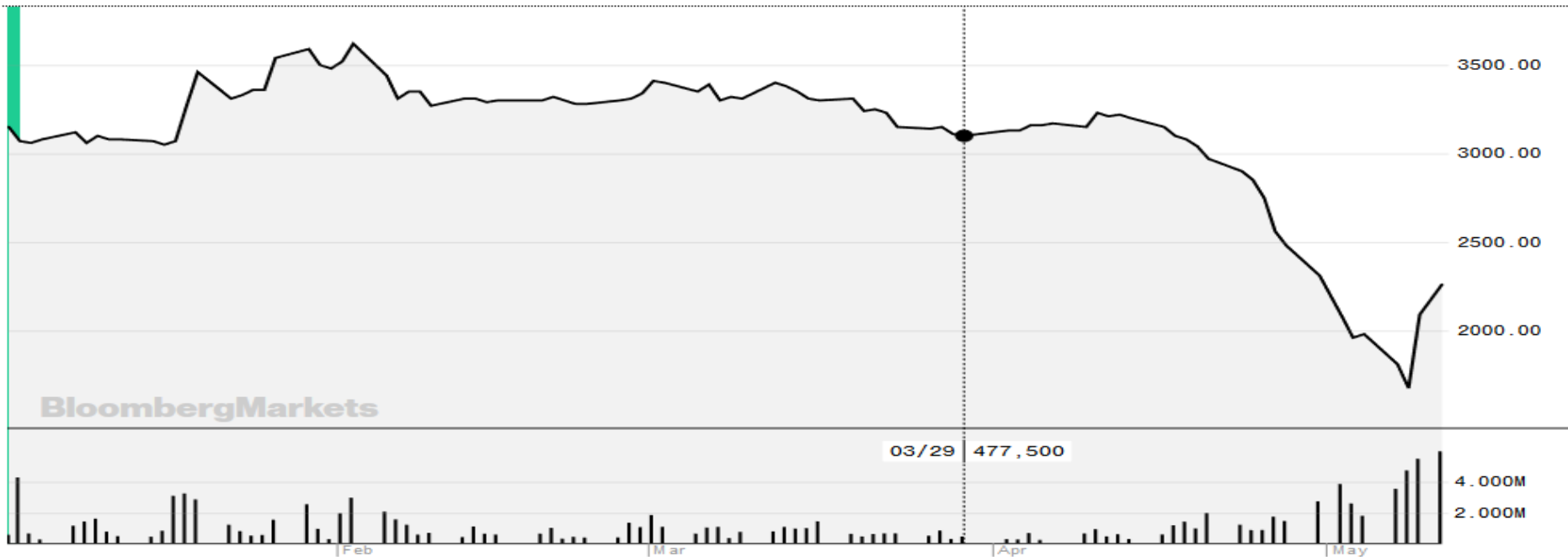
*1USD = Rp 13,330

Source: Colliers International Indonesia - Research

Greater Jakarta Industrial Land Prices



Kinerja Saham



OPEN	PREV CLOSE	VOLUME
2,100.00	2,090.00	5,945,100
MARKET CAP	DAY RANGE	52 WEEK RANGE
1.456T	2,100.00-2,540.00	1,585.00-4,940.00

Share Price As Per Mar 31, 2018

Closing Price : Rp 3,100
Day Volume : 477.500
Market Cap : Rp 2.2 trillion

Tonggak Sejarah

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.

2017

Launch Meikarta, a beautiful megacity that will cover 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 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%

Penghargaan



Lippo Cikarang received
**Award from Governor of
West Jawa through CSR
Program**



Lippo Cikarang received
**Indonesia Corporate
Secretary**
(from Warta Ekonomi
Proudly Honors)



Lippo Cikarang received
**Meikarta Indonesia Corporate
Public Relations Awards 2017**
(from Majalah Warta Ekonomi
kategori The Most Innovative
Marcom Company)



Lippo Cikarang received
Top Emiten Midcap
(from IICD Indonesian
Institute for Corporate
Directorship)



Lippo Cikarang received
**Indonesia Green Awards Rescue
Water Resources**
(from La Tofi School of CSR)



Lippo Cikarang received
Indonesia Green Awards Biodiversity
(from La Tofi School of CSR)



Lippo Cikarang received
**Nusantara CSR Summit & Awards
Free Treatment**
(from La Tofi School of CSR)

Penghargaan



Lippo Cikarang received **Indonesia Green Award 2018** in the category of pioneer in pollution prevention (from La Tofi School of CSR)



Lippo Cikarang received **Indonesia Property Award 2018** as Top Marketing Communication in the category Industrial Estate (from Warta Ekonomi magazine)



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)

Komposisi Pemegang Saham per 31 Mar 2018

Status	Jumlah Saham	%
Pemodal Nasional		
Perorangan	77.163.914	11,1%
Yayasan	31.600	0,0%
Dana Pensiun	2.239.000	0,3%
Asuransi	5.102.800	0,7%
Perseroan	475.530.151	68,3%
lainnya	-	0,0%
Sub Total	560.067.465	80,5%
Pemodal Asing		
Perorangan	13.706.600	2,0%
Perseroan	122.225.935	17,6%
lainnya	-	0,0%
Sub Total	135.932.535	19,5%
Total	696.000.000	100,0%

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