

ORANGE COUNTY

THE NEW CALIFORNIA CITY

The 1st Integrated Development in the East of Jakarta

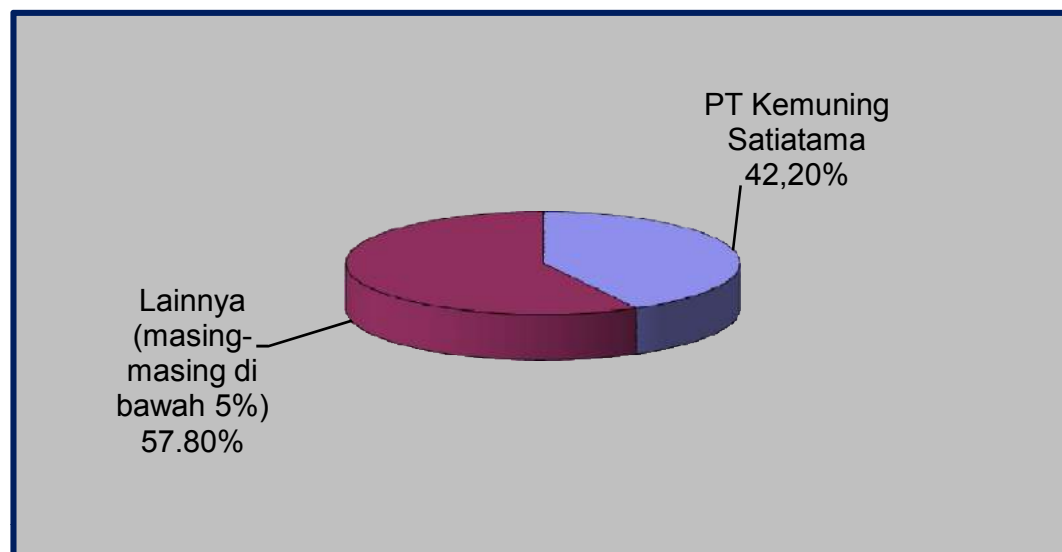
LIPPO
CIKARANG

LIPPO
PT LIPPO KAWANCI Tbk

INSTITUTIONAL INVESTOR DAY 2015

Gedung Bursa Efek Indonesia, 22 April 2015

THE COMPOSITION OF SHAREHOLDERS



Pemegang Saham	%	Lembar	Rp (Jutaan)
PT Kemuning Satiatama	42.20%	293,706,000	146,853
Lainnya (masing-masing di bawah 5%)	57.80%	402,294,000	201,147
	100.00%	696,000,000	348,000

KOMPOSISI PEMILIK EFEK BERDASARKAN JENIS PEMILIK (Per 31 Desember 2014)

No	Status Pemilik	Jumlah Efek	% Kepemilikan
Pemodal Nasional			
1	Perorangan	30.367.514	4,36%
2	Yayasan	851.500	0,12%
3	Dana Pensiun	10.430.700	1,50%
4	Asuransi	31.230.100	4,49%
5	Perseroan	457.999.907	65,80%
6	Lain-lain	-	0,00%
	Sub Total	530.879.721	76,28%
Pemodal Asing			
1	Perorangan	479.300	0,07%
2	Badan Usaha	164.640.979	23,66%
3	Lain-lain	0	0,00%
	Sub Total	165.120.279	23,72%
	Total	696.000.000	100%



- **Best of the Best Awards 2014** dari **Forbes Indonesia** - kategori *the top 50 Companies in Indonesia*
- Piagam Penerima **Nominasi Emiten Saham Terbaik** – kategori *Kapitalisasi Pasar sampai dengan Rp. 10 Triliun* oleh *OJK & BEI*
- Penghargaan **Forbes Asia Awards 2014** – *Best under A Billion* untuk *the Region's top 200 Small and Midsize Companies*
- Penghargaan **Investor Awards 2014** – kategori *Emiten Terbaik 2014*
- Penghargaan **Investor Awards 2014** – *Top Performing Listed Companies* kategori *Kapitalisasi Pasar Dibawah Rp. 10 Triliun*

**Strategic
Location &
Large Land
Bank**

**Strong
Economic
Base**

**Significant
Infrastructure**

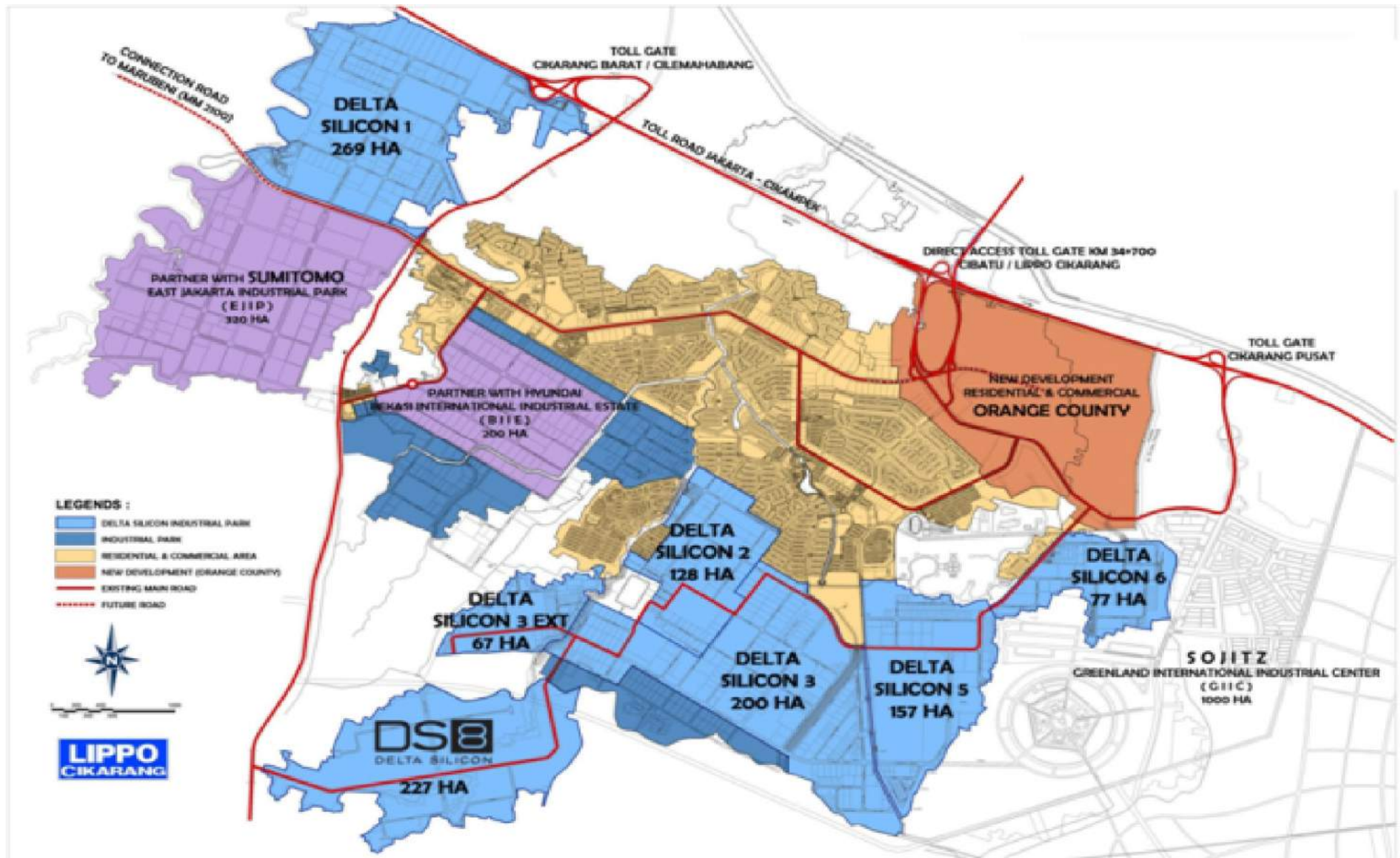
**Complete
Public
Facilities**

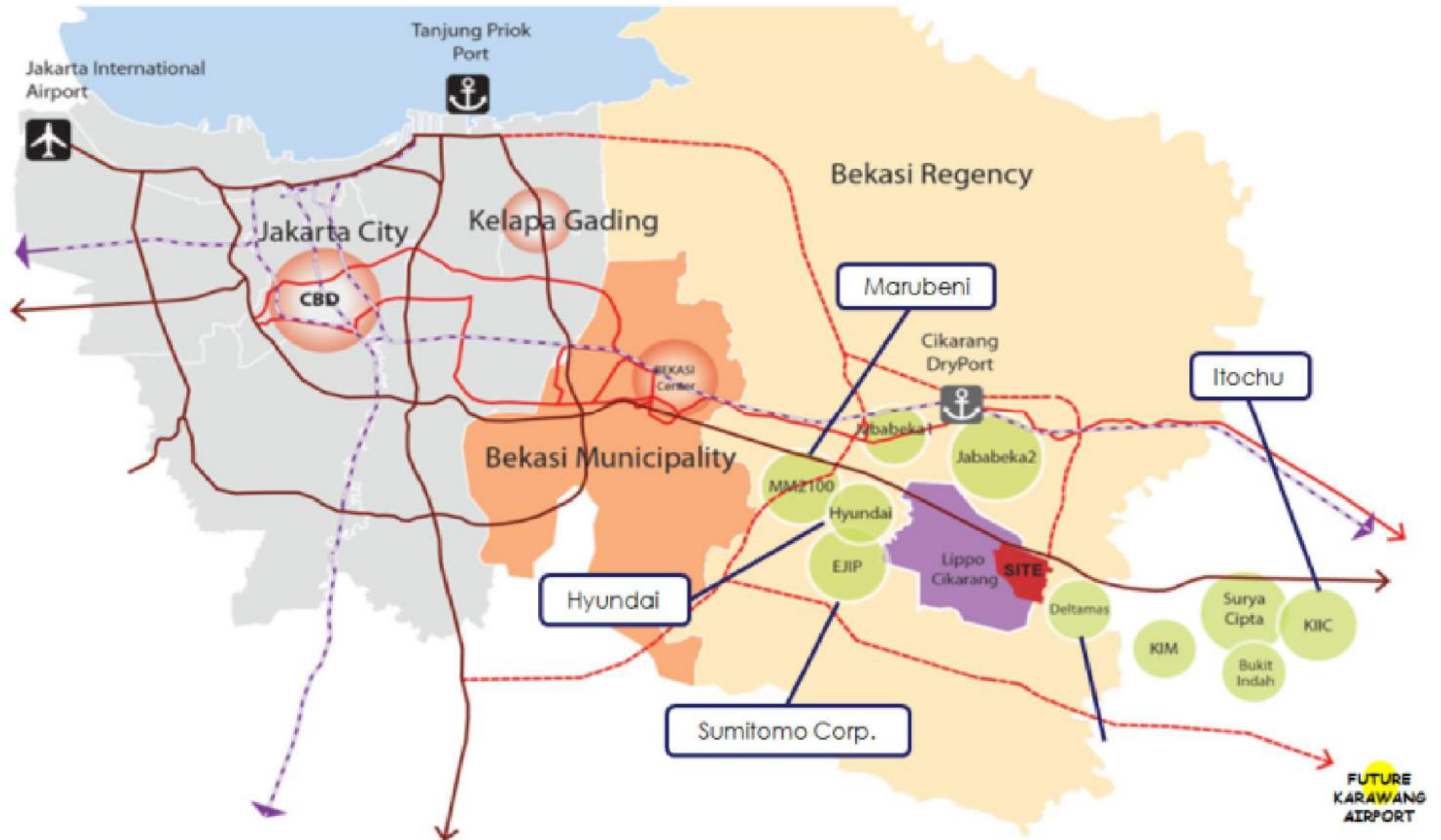
**Comprehensive
Town
Management**



STRATEGIC LOCATION - DIRECT ACCESS TOLL









As of December 2014

- ☑ More than **14,000 Houses**
- ☑ More than **974 Shophouses** and **450 Retailers**
- ☑ More than **46,200 Residents**
- ☑ More than **820 Factories** with satisfied Tenants
- ☑ Created more than **80,000 jobs**
- ☑ More than **400,000 daily workers** with integrated workers dormitory

In order to fully support economic growth, Lippo Cikarang have built modern infrastructures and strict clean environment policy



WTP I capacity : **10,000** Cu M/day
WTP II capacity : **30,000** Cu M/day
WTP III capacity : **40,000** Cu M/day



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



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



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



Road system and communication
network have been provided to
maximize performance and
efficiency and safety for valued
customers

COMPLETE PUBLIC FACILITIES

WATER BOOM

Leisure & Excitement



INT'L STANDARD HOSPITAL

Siloam Hospital



COMMERCIAL CENTER

Easton Commercial Center



5 STARS HOTEL

Hotel Sahid Jaya Lippo Cikarang



INT'L STANDARD SCHOOL

Sekolah Pelita Harapan



SHOPPING MALL

Mall Lippo Cikarang



LIFESTYLE MALL

Lippo Cikarang Citywalk



DRIVING RANGE

Leisure & Excitement



INTEGRATED TRANSPORTATION SYSTEM

1. CHOPPER FACILITY
2. PUBLIC & EXECUTIVE BUS TRANSPORT
3. CITY SHUTTLE & TAXI STATION
4. TRAIN STATION LEMAHABANG

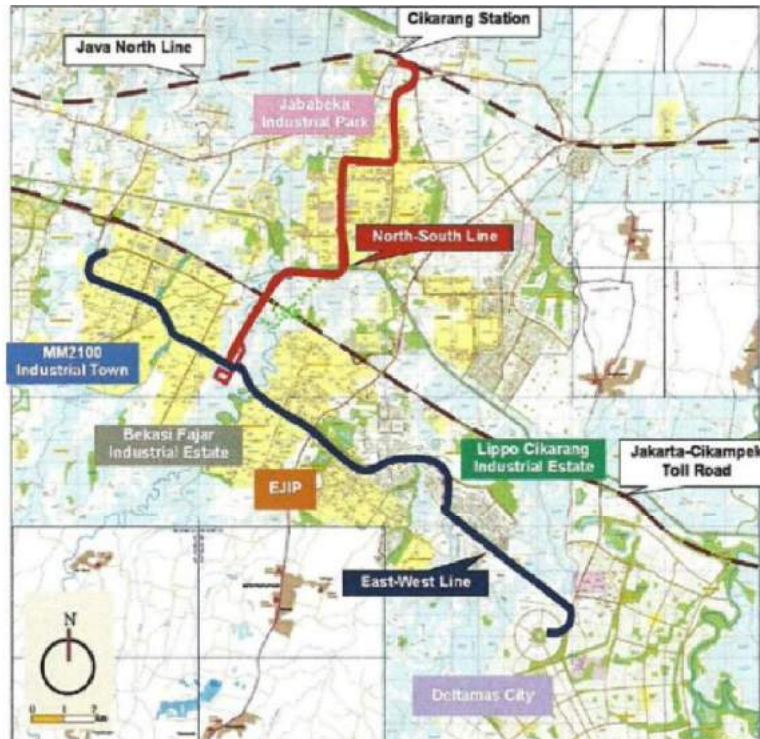
POPULAR AMENITIES OF LIPPO CIKARANG

1. OLYMPIC SPORTS CLUB
2. MEGUMI DRIVING RANGE
3. FOOD COURT SIRKUS
4. MODERN MARKET PASAR CENTRAL
5. FAMILY RECREATION PARK HOM PIM PA
6. FOOD FESTIVAL & SPORT VILLAGE
7. MAXXBOX



METROPOLITAN PRIORITY AREA

Larger Road Network, Tram Line & Tollway Connection



Study on APM (Automated People Mover) System Project in Cikarang, Republic of Indonesia

-February 2012-

TOSTEMS, Inc
Mitsubishi Heavy Industries, Ltd
Japan Transportation Planning Association
Marubeni Corporation
MITSUI & CO., LTD.



EASY ACCESS IN & OUT JAKARTA



PREMIUM SHUTTLE BUS TO TRAIN STATION
23.9 KM – 15 MINS



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

CIKARANG STATION ELECTRIFICATION





SUSTAINABLE DEVELOPMENT PLANS : RECURRING INCOME



TOWN MANAGEMENT- MUNICIPALITY

- ☑ Infrastructure & Landscape Maintenance
- ☑ 24 / 7 Security and Fire Brigade
- ☑ 24 / 7 Call Center and Customers Care
- ☑ Building Control and Home Care Unit

- **THE BEGINNING :**
Transform the Industrial Land to Commercial & Residential for higher land efficiency

Fokus kekuatan Perseroan bergeser dari **basis industri** ke arah penyediaan **unit residential, komersial dan penyediaan fasilitas lifestyle dalam sebuah Kota Mandiri yang modern** hal tersebut disebabkan karena pertumbuhan yang terjadi di dalam kawasan Cikarang dan sejalan dengan upaya Perseroan untuk mengalokasikan lahan industri utama dengan nilai tambah dan efisiensi yang lebih tinggi, sehingga hal ini mendorong Perseroan untuk merancang daerah yang sudah ada dan baru untuk memenuhi target bangunan hunian, komersial dan bisnis yaitu dengan meluncurkan proyek Orange County New Central Business District .

- **Developing new CBD to support the industrial township in Cikarang area**



Potable Water &
Centralized water
recycling plant



Natural Gas
Line to Home



Get Connected
Everywhere



24 Hours
Security
Monitoring



Green
Lifestyle



Orange County Business District (OCBD)



- **Cooperate with Industrial & Commercial Companies for the best practices**

Lippo Cikarang dalam pelaksanaannya menjalankan strategi kolusi & strategi kemitraan (*Strategic Alliance*) :

1. INDUSTRI :

Perusahaan telah menjalin kerjasama dengan Perusahaan Sumitomo (Jepang) membangun kawasan Industri EJIP (East Jakarta Industrial Park) dan Perusahaan Hyundai (Korea) membangun kawasan Industri BIIE (Bekasi International Industrial Estate).



Lippo Cikarang juga melakukan JO Development (KSO) dengan Mandiri Group selaku industrial Landowner.



KSO DELTA SILICON 8

WANT MORE FOR YOUR GROWING BUSINESS?

LET US FIND THE PERFECT PLACE FOR YOU

More than 200 Ha new industrial land
Direct Access at **KM 34, 7** toll Cikampek gate
Mature existing Industrial area
More than 350.000 daily workers within integrated workers dormitory

AVAILABLE LOT FOR SALE

for business opportunity -

T. (+6221) 897 2080
E. ictpark@lippo-cikarang.com
W. www.lippo-cikarang.com

LIPPO CIKARANG 

Lippo Cikarang juga mengandeng Forval Corp Tokyo dalam melakukan pemasaran Warehouse untuk Small Medium Enterprise bagi pengusaha Jepang

**AVAILABLE LOTS
FOR RENT**

TOTAL AREA 5.3HA
STRATEGIC LOCATION
MODERN WAREHOUSE CONCEPT
PREMIUM SECURITY SYSTEM 24 HOURS

**JAPANESE
SMEs CENTER**

LIPPO GROUP
LIPPO CIKARANG
FORVAL

www.lippo-cikarang.com

For More Information :
+62 21 897 2080
lctpark@lippo-cikarang.com

SITEPLAN

JAPANESE SMEs CENTER OFFICE

The advertisement features a large background image of a modern, multi-story warehouse complex with a series of gabled roofs. The left side has an orange diagonal overlay containing text. The right side shows a perspective view of the warehouse units. Two inset images at the bottom right show a site plan and a rendering of the center office building.

The 1st Integrated Japanese Small Medium Enterprise (SME) In Indonesia



Satisfied Tenants:

Katsuyamaseiki KKB Indonesia, Kobayu Trading Indonesia, Tjujikawa Indonesia, Summit Electrical Processing Indonesia (Sumitomo), Haneda Indonesia, Maruka Indonesia, Marc Indonesia, Nihon Hakken Indonesia, Fuji Shoko Indonesia, Marushin Indonesia, Yamate Metal Co.Ltd, Chukyo Spring Industry Co.Ltd, uTec Co.Ltd, Takahata Co.Ltd, Ghoko Hatsujo Co.Ltd, Diamond Electric Co.Ltd

- **Cooperate with Industrial & Commercial Companies for the best practices**

2. COMMERCIAL :

Perusahaan telah menjalin kerjasama dengan :

- Mitsui-Jepang membangun Cikarang Data Center,
- Toyota Tsusho & Tokyu Land-Jepang membangun AXIA Cikarang Serviced Apartment (2 Towers)





- **Cooperate with Industrial & Commercial Companies for the best practices**

3. Lippo Cikarang menjalin kerjasama dengan JBBK dalam membangun access Toll KM 34+700 dan pengoperasian Moda Transport Kereta Api
4. Selain itu Lippo Cikarang juga menjalin kerjasama dengan PLN & Cikarang Listrindo (Listrik) bagi penghuni kawasan hunian Lippo Cikarang, Telekomunikasi (Telkom), Natural Gas (PGN, Wira Energi, Wali Nusa) serta CNG (Persada Agung Energi)



ORANGE COUNTY	LIPPO CIKARANG
• Apartment Pasadena Suites - OCBD	• Forest Green Type 83 - Simpruk • Existing Products
• Premium Office @ Lippo 61	• Le Freya Residence - Phase 1 • Existing Products
• Apartment Burbank Suites - OCBD	• Forest Green Type 102 & 127 • Existing Products
• Existing Products	• Cosmo Residence • Cosmo Center Ext – Blok D • Existing Products

Taman Simpruk ForestGreen



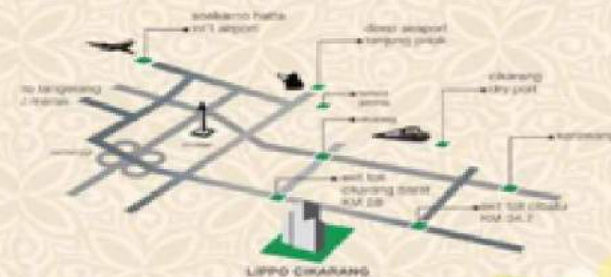
- Hanya 3 menit dari gerbang tol utama Cibatu KM 34,7
- Terletak di lokasi tertinggi di kawasan Lippo Cikarang
- Bangunan dengan tipe semi-detached

Bangunan dengan tiga sisi yang terbuka dengan view taman

Memiliki halaman samping

Pencahayaan alami mendominasi dan hemat energi

Ventilasi yang baik di dalam bangunan



Kunjungi Pameran Kami di :
Mall Artha Gading (26 Jan - 8 Feb 2015)
Mall Taman Anggrek (2 Feb - 8 Feb 2015)

(62 21) **8990 9555**
(62 21) **29 577 577**

LIPPO
CIKARANG

www.lippo-cikarang.com

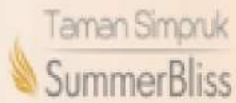


SPRING SURPRISES

**DISKON
15%***

**ANGSURAN
s/d 20 THN***





*Kondisi terbatas

LIPPO CIKARANG www.lippo-cikarang.com

(62 21) 8990 9555
(62 21) 29 577 577

- Lokasi strategis di Lippo Cikarang
- 3 menit dari gerbang tol utama Cibatu KM 34,7
- Rumah tipe semi-detached
- Tipe semi longgar yang terbuka
- View taman dan halaman samping
- Hemat energi dengan ventilasi dan pencahayaan alami
- Kamar tidur dengan kamar mandi pribadi
- Ruang keluarga dengan road



LIPPO CIKARANG

www.lippo-cikarang.com

(62 21) 8990 9555
(62 21) 29 577 577



EMERALD MANSION

THE MOST PRESTIGIOUS CLUSTER IN EAST OF JAKARTA

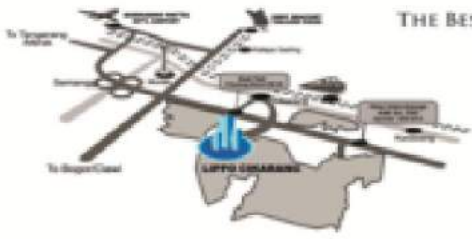
THE COMFORT OF LIVING IN LUXURIOUS RESIDENCE



- PREMIUM LOCATION
- LUXURIOUS CLASSIC DESIGN
- SPACIOUS MASTER BEDROOM
- UNDERGROUND INFRASTRUCTURE UTILITIES
- PREMIUM SECURITY SYSTEM
MANAGED & OPERATED BY COLLIERS INT'L
- FIBER OPTIC NETWORK



THE BEST PLACE TO LIVE, WORK, AND PLAY



LIPPO CIKARANG

MARKETING GALLERY

THAMRIN 062 211 8790 9555

CENTER 062 211 29 577 577

WWW.LIPPO-CIKARANG.COM

Trivium Lakeside Park



Tahap 1 Serah Terima Maret 2015



LIMITED OFFER

14 MARCH 2015
MARKETING GALLERY THAMRIN KAV. 99
Pkl 10.00 - 16.00 WIB

ANGSURAN RP 7⁺ JT	VOUCHER DISCOUNT RP 40^{JT}
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*Kupon & ketentuan berlaku



(62 21) 8990 9555
(62 21) 29 577 577



INTRODUCING INDONESIA'S GLOBALLY CONNECTED CITY DEVELOPMENT FOR YEARS TO COME

ORANGE COUNTY

Unrivaled deep water sea, and international air access to Orange County, have created the most unique business, industry and residential environment currently available in Indonesia today. Become part of the new centre of commerce today, Orange County.

322 Ha
NEW DEVELOPMENT AREA

32 in 1
INTEGRATED LIVING

IDR 250 T
INVESTMENT VALUE



STRATEGICALLY PRIME LOCATION NEAR BY:



Direct To Cibatu Toll Gate



Future Karawang International Airport



Future Cilamaya Deep Seaport

IRVINE
SUITES



GRAND PREVIEW
29 November 2014
In Maxxora Orange County

For More Information :

021 2961 7777

www.orangecounty.co.id

Orange County Overview
32 in 1 Integrated Living in Orange County
32 in 1 Integrated Living

GET YOUR PRIORITY SALE NOW
IDR 10 MILLION
FULLY REFUNDABLE

LIPPO GROUP
LUXURY DEVELOPMENT

Lippo Mall • Lippo Hospitals • Office Spaces • Sky Bar • Orange County Convention Center • Lippo • SPK International • The Japan College • The Shopping Street • 24 Private Member Club • 5 Star Lippo Hotel • And Many More.

PASADENA

SUITES



EAST JAKARTA'S MOST LUXURY DEVELOPMENT

With a greater investment yield potential than any other area of East Jakarta, Orange County will become the brightest investment ground.

**EARLY BIRD TO THE OPPORTUNITY
GET YOUR PRIORITY PASS NOW**

West Jakarta Representative
Lippo Village Tangerang - 021 5430 5034
Sri Mulyo Park - 021 33 77777

South Jakarta Representative
Kemang Village - 021 7251 890

Orange County Showcase
Jl. OC Boulevard Plaza Orange County
Bekasi, 17135, Indonesia

ORANGE COUNTY

THE NEW CALIFORNIA CITY

CONGRATULATION & THANK YOU

To All New Owners of
Irvine Suites and Westwood Suites
Our grand opening on 29 Nov 2014
held at IPIC Plaza, Orange County
SOLD OUT 100%



IRVINE WESTWOOD
SUITES SUITES

**GRAND PREVIEW
SOLD OUT
29 NOV 2014**

021 **2961 7777**
www.orange-county.co.id

LIPPO GROUP
LIPPO CIKARANG TBK

New Coming Product



LIPPO SIXTYONE PLAZA

INSPIRING ICONIC TOWER
PREMIUM STRATA OFFICE
LIPPO CBD

82,3 Ha
Integrated Development
Lippo CBD

53%
Green Area

surrounded by
2000 more
Multinational Companies
& Industrial Estate

PRIORITY PASS NOW - Fully Refundable

ORANGE COUNTY
THE NEW CALIFORNIA CITY

Showcase
JL OC Boulevard Utara
Orange-County
Keluar 17510, Indonesia

021 2961-7777
www.orangecounty.co.id

LIPPO GROUP
INDONESIA BUILDING GROUP

Strategically Location Near by :

- Direct To Cikara Toll Gate
- Future Kembangan International Airport
- Future Cilemaja Deep Seaport

Facilities :
Mall | Lifestyle Dining | Convention Centre
Hotel | Helipad | Sky Bar & Lounge

Disclaimer: While every reasonable care has been taken in the preparation of this offer, the developer and its agent cannot be held responsible for any inaccuracies. All statements are believed to be correct but are not to be regarded as guarantee or representation of fact. Accuracy and completeness are not prerequisites for premarket purchase only contents reported as representation of fact.





in Billion Rp

SALES MARKETING		Actual 2013	Actual 2014	Budget 2015	Actual Q1-2015
LC	RESIDENTIAL	1.197,6	637,9	850	194
	COMMERCIAL	159,1	133,5	100	38
	INDUSTRIAL	390,0	157,9	50	17
OC	APARTEMENT	--	386,1	1.000	793
KSO	INDUSTRIAL DS-8	--	576,5	500	234
TOTAL SALES		1.746,7	1.891,9	2.500	1.276

Laba Rugi Komprehensif Konsolidasian

Untuk tahun tahun yang berakhir pada tanggal 31 Desember 2014 dan 2013
(dalam Jutaan Rupiah)

	2014	2013
Pendapatan Usaha	1.792.377	1.327.909
Beban Pokok Penjualan	735.381	585.191
Laba Bruto	1.056.996	742.718
Pendapatan Lainnya	13.579	6.434
Beban Usaha	(143.020)	(108.828)
Beban Lainnya	(2.352)	(1.976)
Laba Usaha	925.203	638.348
Pendapatan Keuangan – Neto	11.604	22.203
Bagian Laba Entitas Asosiasi	5.487	5.132
Laba Sebelum Pajak	942.294	665.683
Beban Pajak	(98.171)	(75.066)
Laba Tahun Berjalan	844.123	590.617

Posisi Keuangan Konsolidasian

Tanggal 31 Desember 2014 dan 2013
(dalam Jutaan Rupiah)

	31 Desember 2014	31 Desember 2013
ASET		
Aset Lancar		
Persediaan	2.882.168	2.509.523
Aset Lainnya	779.536	648.943
Total Aset Lancar	3.661.704	3.158.466
Aset Tidak Lancar		
Tanah untuk Pengembangan	419.680	491.222
Aset Tetap	54.301	52.564
Aset Lainnya	174.139	151.914
Total Aset Tidak Lancar	648.120	695.700
TOTAL ASET	4.309.824	3.854.166

Posisi Keuangan Konsolidasian (Lanjutan)

Tanggal 31 Desember 2014 dan 2013
(dalam Jutaan Rupiah)

	31 Desember 2014	31 Desember 2013
LIABILITAS DAN EKUITAS		
Liabilitas Jangka Pendek		
Uang Muka Pelanggan	1.350.311	1.834.536
Kewajiban Lainnya	179.724	119.227
Total Liabilitas Jangka Pendek	1.530.035	1.953.763
Liabilitas Jangka Panjang		
Uang Muka Pelanggan	63.360	24.085
Kewajiban Lainnya	44.970	57.232
Total Liabilitas Jangka Panjang	108.330	81.317
EKUITAS	2.671.459	1.819.086
TOTAL LIABILITAS DAN EKUITAS	4.309.824	3.854.166

Penjualan Bersih Berdasarkan Produk Utama

Untuk tahun tahun yang berakhir pada tanggal 31 Desember 2014 dan 2013
(dalam Jutaan Rupiah)

	2014	2013
Produk Utama		
Penjualan Tanah Industri dan Komersial	815.148	808.233
Penjualan Rumah Hunian dan Rumah Toko	781.349	359.218
Pengelolaan Kota	170.427	141.143
Lain-lain	25.453	19.315
Jumlah Penjualan Bersih	1.792.377	1.327.909

An aerial photograph of a modern city skyline at sunset. A prominent skyscraper with a blue glass facade stands on the left. Other high-rise buildings are visible in the background. The sky is a mix of orange, yellow, and blue. In the foreground, there are green trees and a road with some traffic.

Thank You
ありがとうございます

LIPPO
CIKARANG


LIPPO GROUP

ORANGECOUNTY