

PT Lippo Cikarang Tbk



Public Expose, 23 Maret 2016

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PT. Lippo Karawaci Tbk

54.37%

Publik

45.63%

As of 31 Dec 2015

No. of outstanding share : 696,000,000

Code : LPCK

**LIPPO
CIKARANG**

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

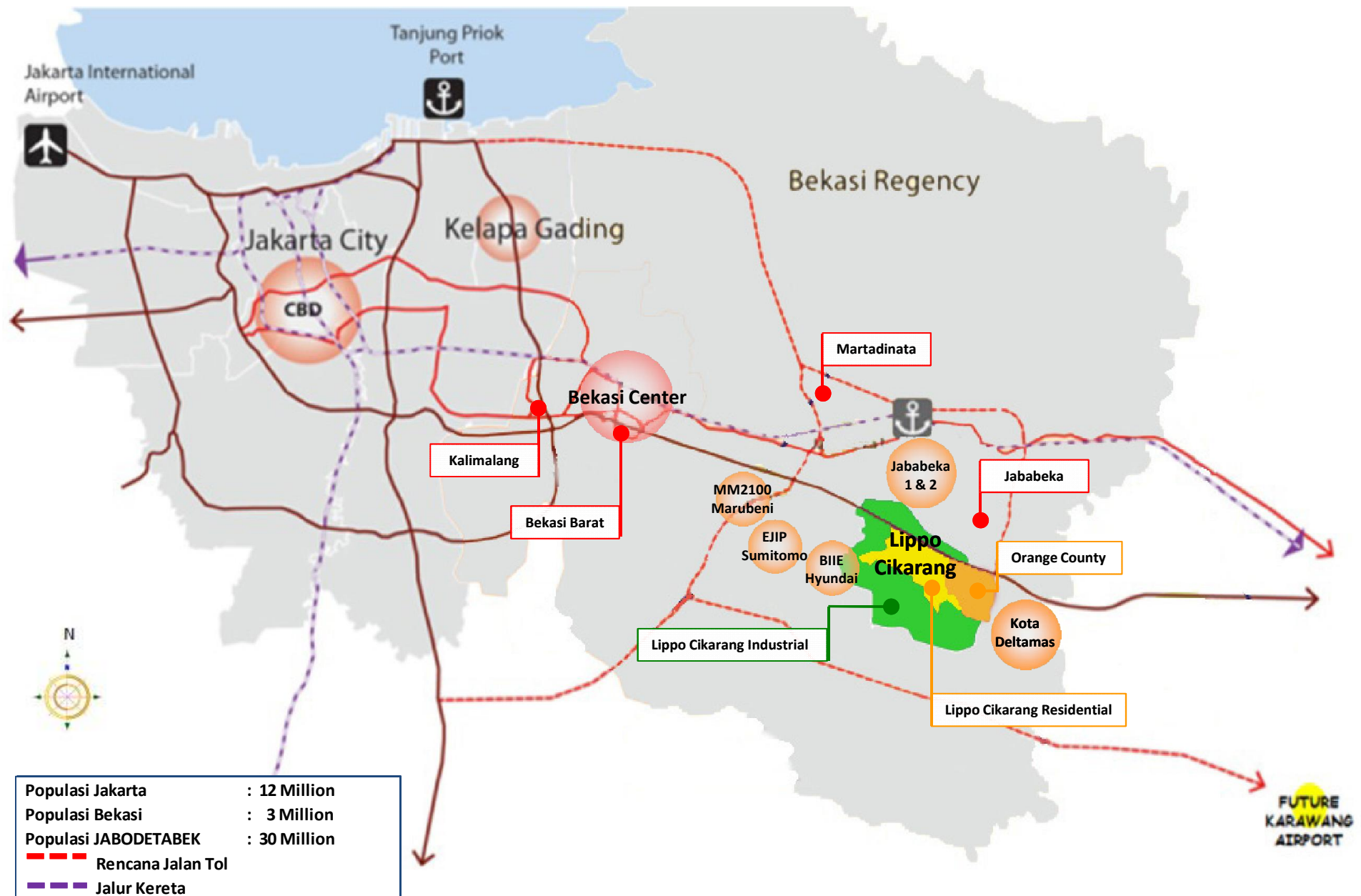
- Delta Silicon 8
- Delta Silicon Industrial Park
- Japanese SMEs Center

Jasa

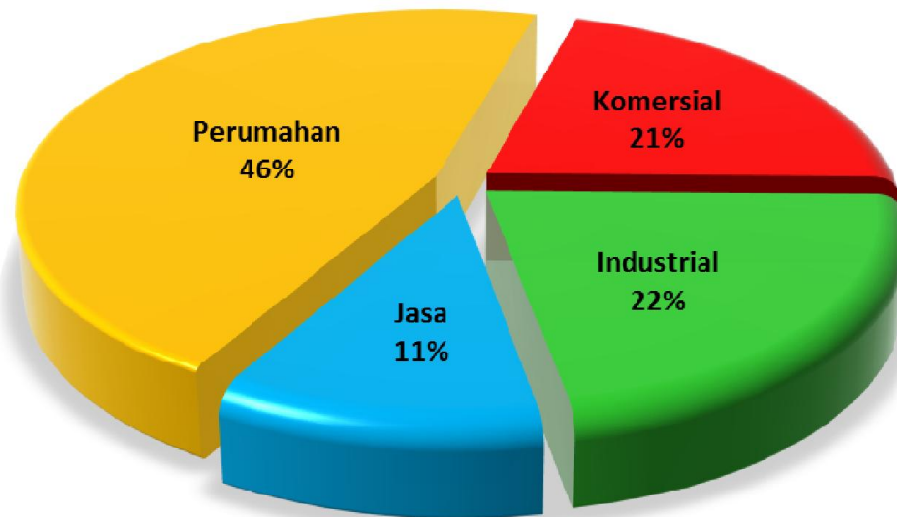
- Manajemen Kota

- Pengolahan Air Bersih

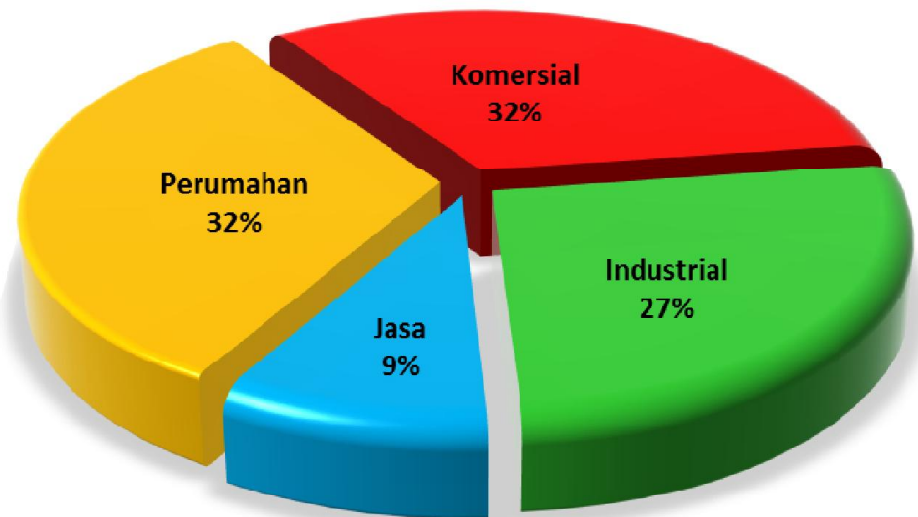
- Pengolahan Air Limbah



PENDAPATAN 2015: IDR2.1T

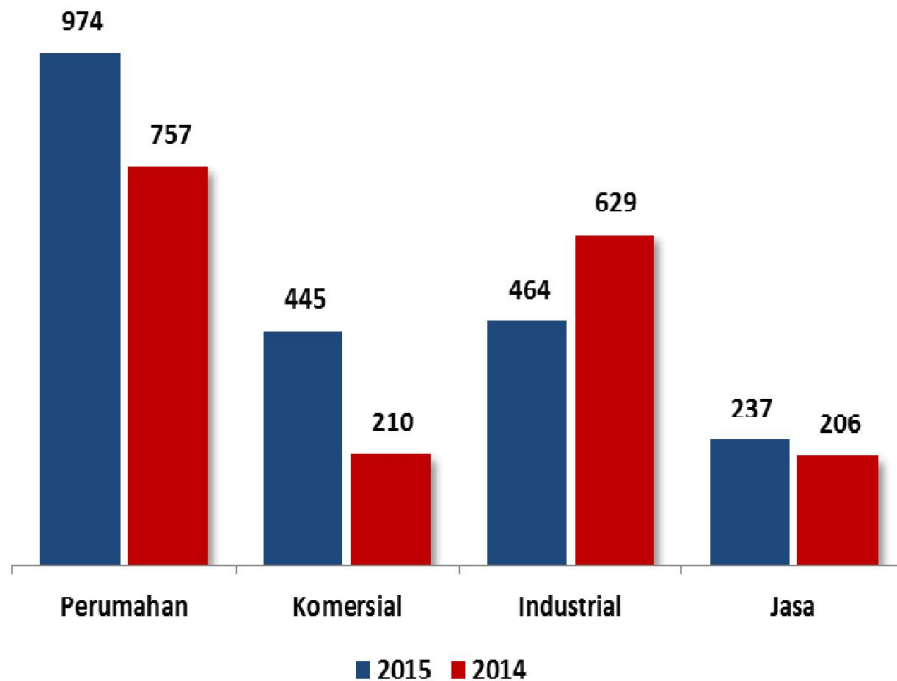


EBITDA 2015: IDR1T

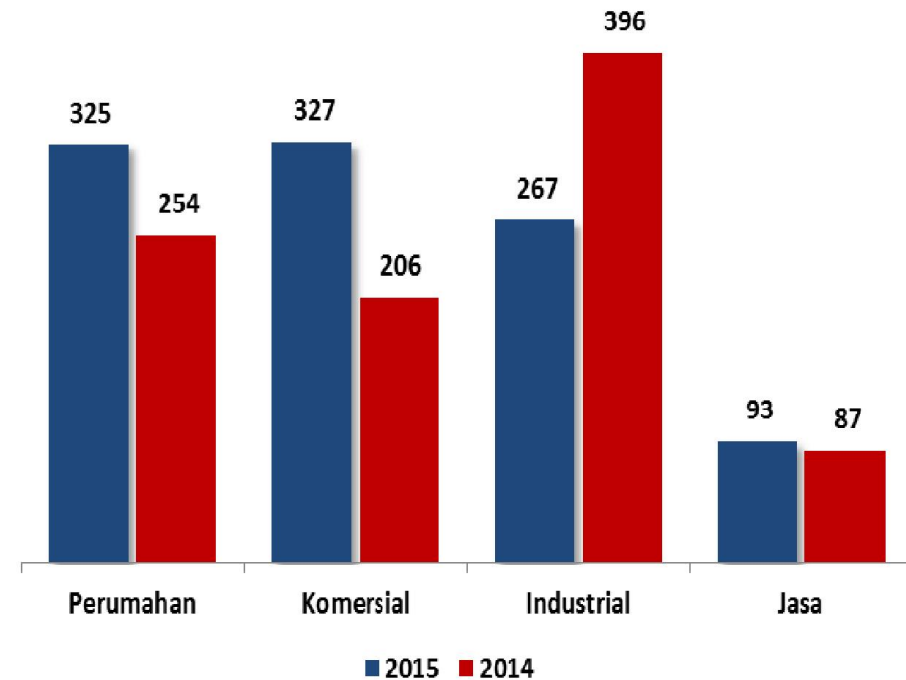


Laporan Laba Rugi Berdasarkan Segmen

PENDAPATAN
(IDR Milliar)



EBITDA
(IDR Milliar)



■ Pendapatan 2015: IDR2.1T
■ Pendapatan 2014: IDR1.8T

⬆ 18%

■ Laba Bersih 2015: IDR915B
■ Laba Bersih 2014: ID846B

⬆ 8%

■ EBITDA 2015: IDR1T
■ EBITDA 2014: IDR943B

⬆ 7%

	Lippo Cikarang	Orange County	Koridor Timur Jakarta
Perumahan	- Meningkatkan “marketing sales” untuk mengkapitalisasikan trend positif demografi dan pertumbuhan kebutuhan perumahan di koridor timur Jakarta. - Diferensiasi penawaran produk guna memenuhi kebutuhan pasar, termasuk konsep perumahan masal.	- Peningkatan nilai “land bank” via masterplan visioner untuk mengembangkan sebuah kota pintar terdepan. - Kerjasama dengan investor penting (Mitsubishi Corp) dalam mengembangkan proyek terintegrasi.	Mengembangkan proyek “Intergrated Mixed Use” di atas “landbank” yang strategis di tengah area dengan kepadatan tinggi di koridor timur Jakarta.
Komersial	Penjualan “landbank” strategis untuk pengembangan produk komplementer. (e.g. Pengembangan AXIA Cikarang Serviced Apartment dengan Toyota Tsusho & Tokyu Land).	- 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.	Mendaur ulang modal dengan divestasi aset kepada REIT’s sesuai dengan strategi aset ringan perusahaan.
Industrial	Pelaksanaan “Joint Operation” (KSO) dengan Mandiri Group, salah satu stakeholder dalam pengembangan Delta Silicon 8.		
Jasa	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



Bartholomeus Toto
Presiden Direktur &
Direktur Independen



Hong Kah Jin
Direktur



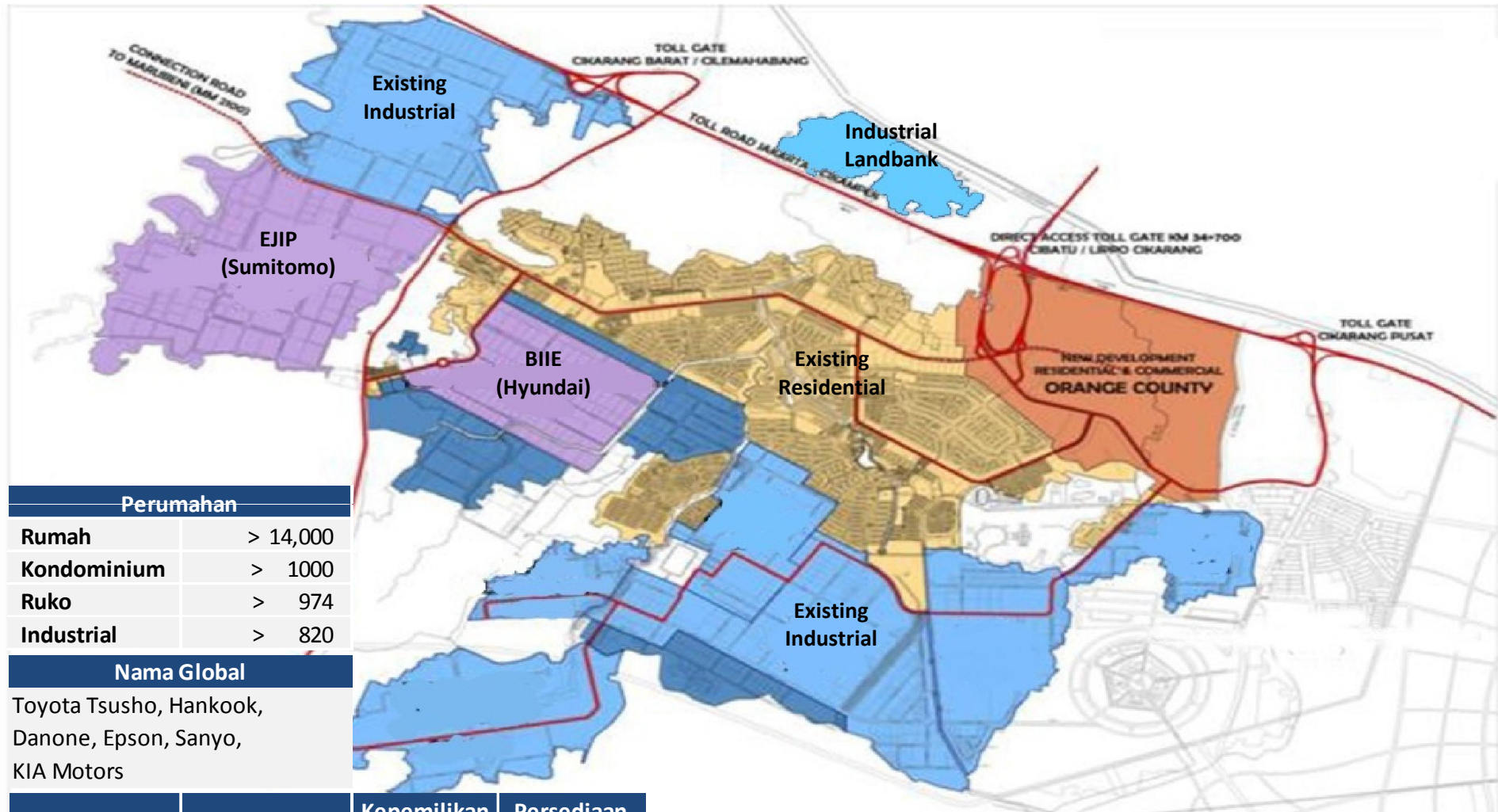
**Stanley Ang
Meng Fatt**
Direktur



Norita Alex
Direktur



Ju Kian Salim
Direktur

**Perumahan**

Rumah	> 14,000
Kondominium	> 1000
Ruko	> 974
Industrial	> 820

Nama Global

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

	Pengembangan	Kepemilikan Tanah	Persediaan Landbank
Perumahan	887 ha	981 ha	152ha
Industrial	2,364 ha	1,839ha	345ha
Populasi	> 46,200		
Pekerja	> 400,000		

North Tower

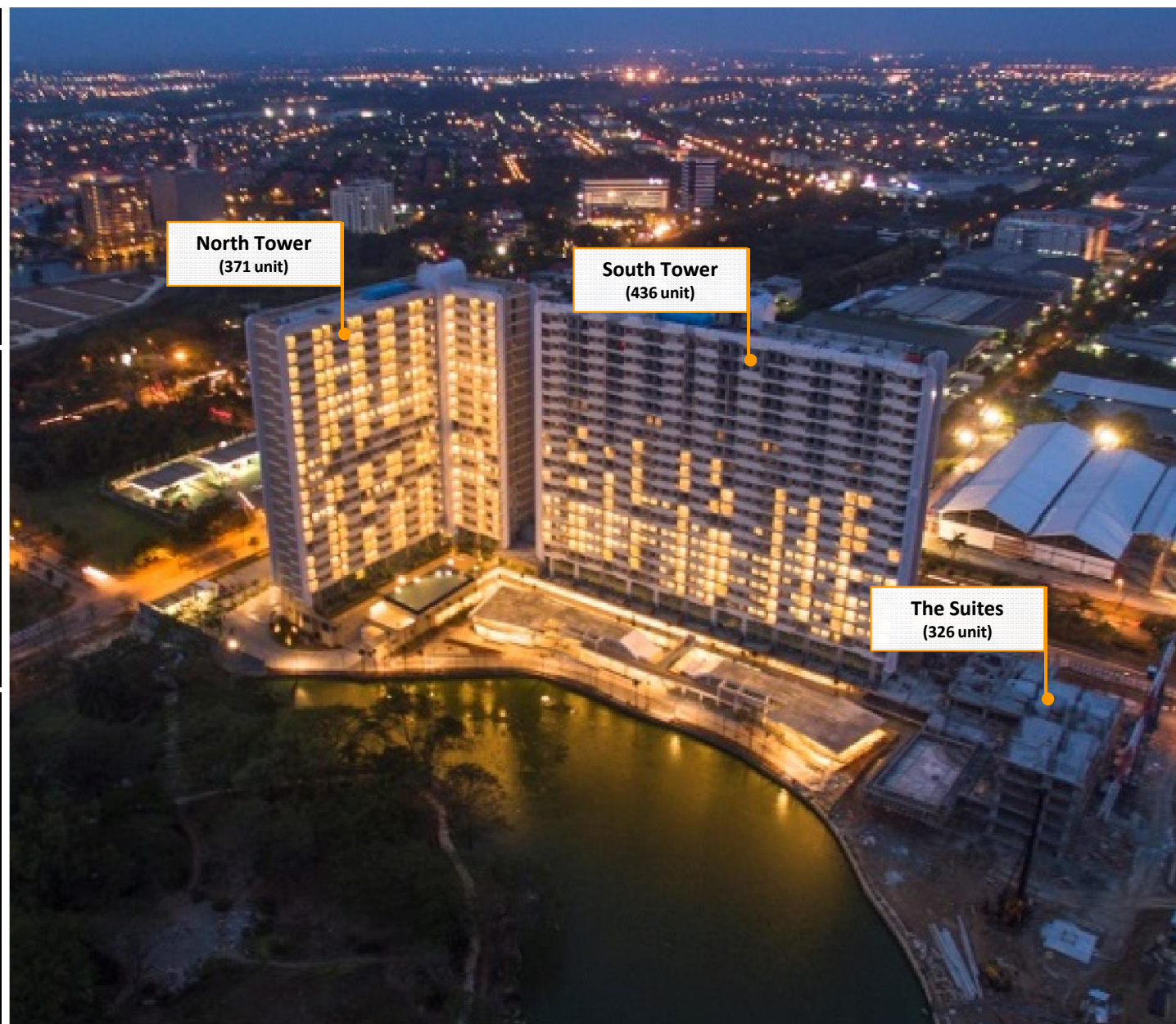
Launched	: 24 Nov 2012
SGA Sold	: 20,897 sqm
ASP	: Rp 13 Mil / sqm
Pre – Sold	: Rp 274 bil (100%)
Payment	: Cash 21%
Profile	Mortgage 57%
	Instalment 22%

South Tower

Launched	: 1 Jun 2013
SGA Sold	: 23,787 sqm
ASP	: Rp 14 Mil / sqm
Pre – Sold	: Rp 341 bil (100%)
Payment	: Cash 23%
Profile	Mortgage 24%
	Instalment 53%

The Suites

Launched	: 22 Feb 2014
SGA Sold	: 18,093 sqm
ASP	: Rp 16 Mil / sqm
Pre – Sold	: Rp 317 bil (89%)
Payment	: Cash 24%
Profile	Mortgage 26%
	Instalment 51%





LANDBANK

Total Area : 332 Ha
Developed Area : 236 Ha
Open Area : 44 Ha

RENCANA PENGEMBANGAN

Development Period : 3 tahap
Total Tower Built : > 50 Tower
Estimated Building GFA : > 6,000,000 Sqm
▪ Residensial : > 1,800,000 Sqm
▪ Komersial : > 520,000 Sqm
▪ Mixed Use : > 3,700,000 Sqm

FACILITIES

- 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 317 bil (89%)
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%
Profile	Mortgage 4%
	Instalment 87%

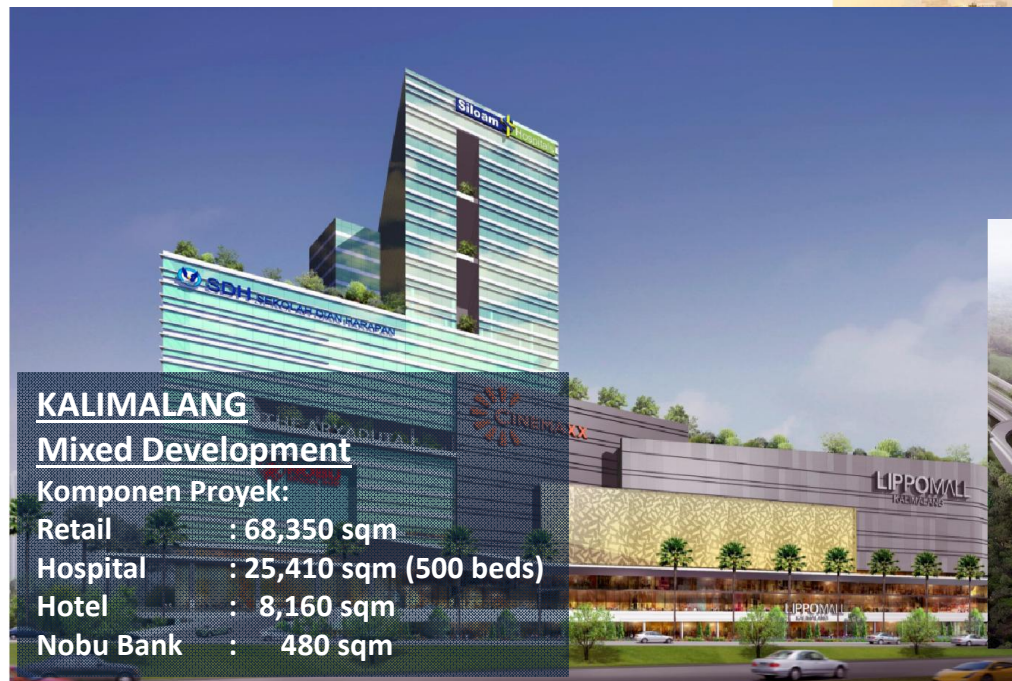


CIKARANG MARTADINATA

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

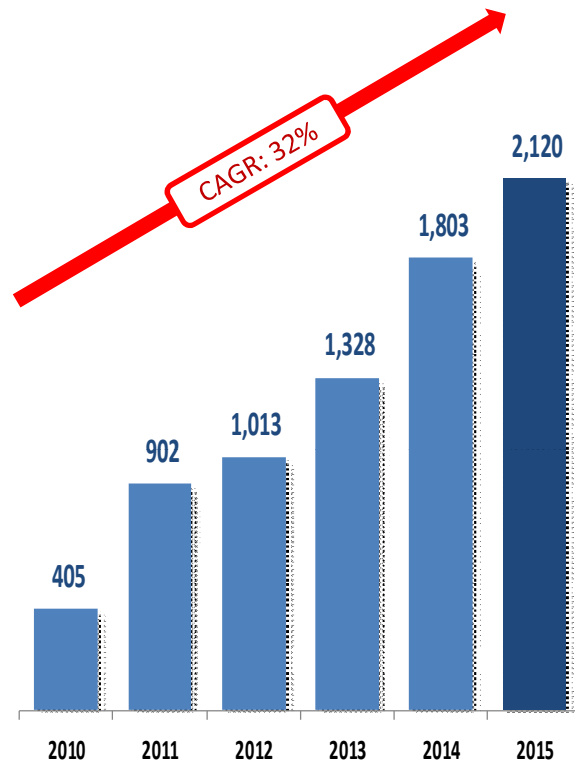


Pasar Central

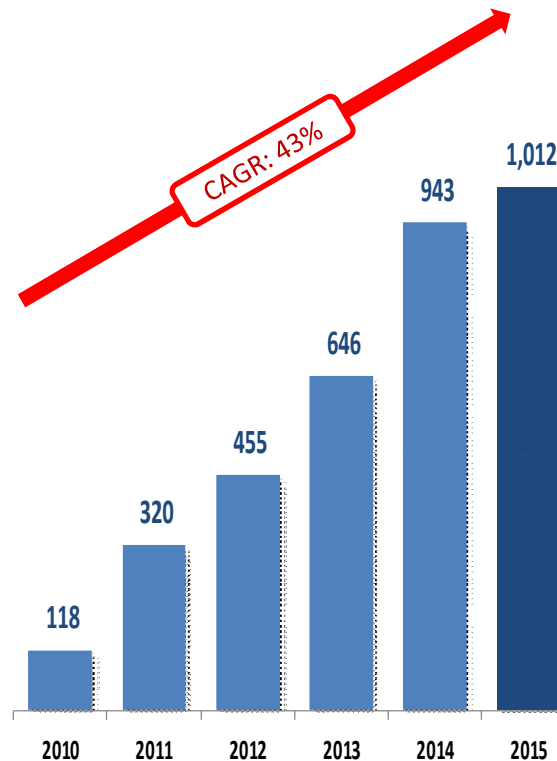
Lippo Cikarang



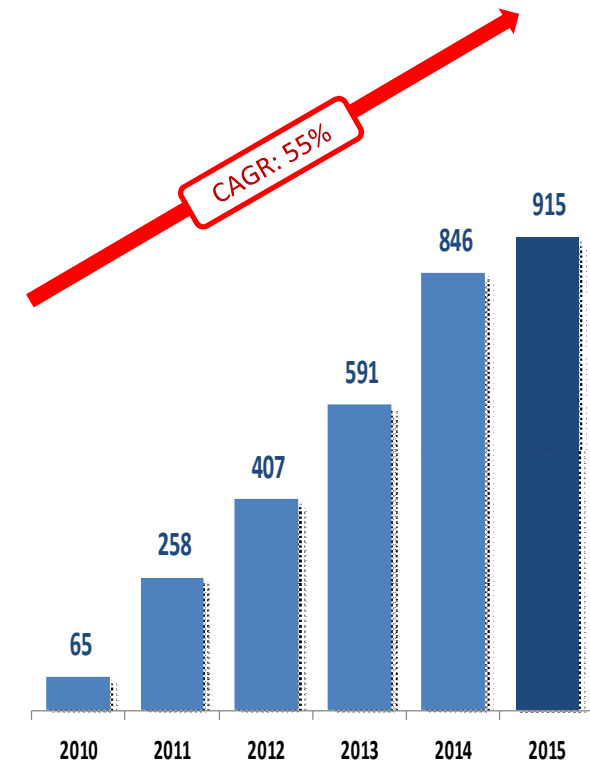
Performa Keuangan



PENDAPATAN
(IDR Miliar)



EBITDA
(IDR Miliar)



LABA BERSIH
(IDR Miliar)

IDR Miliar	2015	2014	2013	2012	2011	2010
Aset	5,477	4,310	3,854	2,832	2,042	1,670
Hutang	30	-	-	-	140	-
Liabilitas	1,813	1,638	2,035	1,604	1,081	1,106
Modal	3,633	2,671	1,819	1,228	821	564
Return on Assets	16.7%	19.6%	15.3%	14.4%	12.6%	3.9%
Return on Equity	25.2%	31.7%	32.5%	33.1%	31.4%	11.6%
Net Gearing Ratio	0.01	-	-	-	0.13	-
Liability to Asset Ratio	0.33	0.38	0.53	0.57	0.53	0.66

Berpotensi mengajukan pinjaman IDR1.6T, dengan asumsi net gearing ratio 40%.

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.

2004-2009

- 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.

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.

Penghargaan Perusahaan antara lain :



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 Emiten



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	31,590,614	5%
Yayasan	1,146,600	0%
Dana Pensiun	7,865,500	1%
Asuransi	33,673,900	5%
Perseroan	448,785,954	64%
Lain-lain	20,000	0%
Sub Total	523,082,568	75%
Pemodal Asing		
Perorangan	400,000	0%
Badan Usaha	172,517,432	25%
Lain-lain	0	0%
Sub Total	172,917,432	25%
Total	696,000,000	100%

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