



Tangerang, 28 Maret 2025

No. 011/LK-COS/III/2025

Kepada Yth.,/To:

Otoritas Jasa Keuangan ("OJK")

Financial Services Authority

Gedung Soemitro Djojohadikusumo

Jalan Lapangan Banteng Timur 2-4, Lantai 3

Jakarta 10710

PT Bursa Efek Indonesia

Indonesia Stock Exchange

Gedung Bursa Efek Indonesia, Tower I, Lantai 6

Jalan Jenderal Sudirman Kav. 52-53

Jakarta 12190

**Perihal/ : Laporan Informasi atau Fakta Material/
Subject Report on Material Information or Facts**

Dengan hormat,
Dear Sirs/Madam,

Guna memenuhi Peraturan OJK No. 31/POJK.04/2015 tanggal 16 Desember 2015 tentang Keterbukaan Informasi atau Fakta Material oleh Emiten Atau Perusahaan Publik dan Keputusan Direksi Bursa Efek Indonesia No. Kep-00066/BEI/09-2022 tanggal 30 September 2022 perihal Perubahan Peraturan No. I-E tentang Kewajiban Penyampaian Informasi, dengan ini, kami, PT Lippo Karawaci Tbk ("**Perseroan**") bermaksud untuk menyampaikan Laporan Informasi atau Fakta Material sebagai berikut:

*Pursuant to OJK Regulation No. 31/POJK.04/2015 dated 16 December 2015 regarding Information or Material Facts Disclosure by the Issuers or Public Companies and Directors Decree of Indonesia Stock Exchange No. Kep-00066/BEI/09-2022 dated 30 September 2022 regarding the Amendment to the Regulation No. I-E concerning the Obligation to Submit Information, we, PT Lippo Karawaci Tbk (the "**Company**") hereby intends to report the Report on Material Information or Facts which are as follows:*

Nama Emiten atau Perusahaan Publik/ <i>Name of Issuer or Public Company</i>	: PT Lippo Karawaci Tbk (" Perseroan/ The Company ")
Bidang Usaha/ <i>Scope of Business</i>	: Mengusahakan perusahaan <i>real estate</i> dan <i>urban development</i> dan sarana penunjangnya serta menjalankan usaha dalam bidang jasa termasuk pembangunan perumahan, perkantoran, perindustrian, perhotelan, rumah sakit, pusat perbelanjaan, fasilitas umum, <i>hospitality</i> , pelayanan kesehatan beserta fasilitasnya, baik secara langsung maupun melalui penyertaan (investasi) ataupun pelepasan (divestasi) modal sehubungan dengan kegiatan usaha utama Perseroan dalam perusahaan lain.

Engaged in real estate, including but not limited to real estate that is owned or leased, which includes business development, purchase, sale, rental and operation of real estate such as land, apartment buildings, malls, shopping centers, hospitals, conference halls, hospitality, sports facilities, and supporting facilities, urban development, building development for self-operation; providing accommodation and providing food and drink; professional, scientific and technical activities;

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construction; transportation; trading; water management; waste water management; waste management and recycling; remediation activities; employment activities; and supporting other businesses, both directly and indirectly through investments or divestment of capital in other companies.

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Alamat surat elektronik (email)/
e-Mail : corsec@lippokarawaci.co.id

Tanggal kejadian/
Date of Event : 27 Maret/March 2025

Jenis Informasi atau Fakta Material/
Type of Material Information or Facts : Bahwa Perseroan menyampaikan telah ditandatanganinya Perjanjian Pengikatan Jual Beli Bersyarat, antara:
(i) PT Sentra Sarana Karya ("**SSK**"), suatu perusahaan yang didirikan dan berdomisili hukum di Tangerang; dan
(ii) PT Siloam International Hospitals Tbk ("**SILO**"), suatu perusahaan terbuka yang didirikan dan berdomisili hukum di Tangerang, Indonesia.

SSK merupakan anak perusahaan secara tidak langsung dari PT Lippo Karawaci Tbk ("**LPKR**").

Sementara, LPKR dan SILO memiliki hubungan Afiliasi, dimana LPKR melalui anak perusahaannya, merupakan salah satu pemegang saham utama dari SILO.

Sehingga, rencana transaksi antara SSK dan SILO dianggap sebagai Transaksi Afiliasi.

The Company conveys that the Conditional Sale and Purchase Agreement by and between:

- (i) PT Sentra Sarana Karya ("**SSK**"), a company established and having its legal domicile in Tangerang, Indonesia; and*
- (ii) PT Siloam International Hospitals Tbk ("**SILO**"), a public company established and having its legal domicile in Tangerang, Indonesia.*

*SSK is an indirect subsidiary company of PT Lippo Karawaci Tbk ("**LPKR**").*

Whereas, LPKR and SILO has an affiliated relation, namely, LPKR through its subsidiary is one of the majority shareholders of the SILO.

Therefore, the proposed transaction between SSK and SILO is considered as an affiliated transaction.

Uraian Informasi atau Fakta Material/
Description of Material Information or Facts

: Berdasarkan Perjanjian Pengikatan Jual Beli Bersyarat, Calon Penjual dan Calon Pembeli telah sepakat untuk mengikatkan diri untuk melakukan rencana transaksi, yaitu Calon Penjual berencana akan menjual bidang tanah dengan luas keseluruhan 1.000 m² yang berlokasi di Kelurahan Panambungan, Kecamatan Mariso, Kota Makassar, Provinsi Sulawesi Selatan ("**Rencana Transaksi**").

Dalam Perjanjian Pengikatan Jual Beli Bersyarat, para pihak sepakat bahwa total nilai keseluruhan Rencana Transaksi berjumlah Rp18.300.000.000 (tidak termasuk PPN).

Tanggal penyelesaian Rencana Transaksi ini akan disepakati kemudian oleh Calon Penjual dan Calon Pembeli, setelah kewajiban yang disepakati sebelumnya oleh para pihak telah terpenuhi.

*Under the Conditional Sale and Purchase Agreement, the Proposed Seller and the Proposed Buyer have agreed to enter into the proposed transaction, namely that the Proposed Seller will sell land titles with a total area of approximately 1,000 sqm located at Panambungan Sub-District, Mariso District, Makassar, South Sulawesi ("**Proposed Transaction**").*

According to the Conditional Sale and Purchase Agreement, the parties agree that the total value of the Proposed Transaction amounts to Rp18,300,000,000 (excluding VAT).

The completion date of this Proposed Transaction will be agreed upon by the parties after the prerequisite obligations agreed upon by the parties have been fulfilled.

Dampak kejadian, informasi atau fakta material tersebut terhadap Emiten atau Perusahaan Publik/
Impact of such event information or material facts towards Issuer or Public Company

: Rencana Transaksi ini membawa dampak positif bagi Perseroan dan akan memperkuat neraca serta meningkatkan alur kas Perseroan.
This Proposed Transaction provides positive impact to Company and will strengthen the Company's balance sheet and increase cashflow.

Informasi lain/
Other information

: Rencana Transaksi ini adalah transaksi afiliasi yang dikecualikan berdasarkan Pasal 8 Peraturan OJK No. 42/POJK.04/2020 tentang Transaksi Afiliasi dan Transaksi Benturan Kepentingan. Rencana Transaksi ini dikecualikan karena merupakan transaksi sehubungan dengan kegiatan usaha yang dijalankan dalam rangka menghasilkan pendapatan usaha dan dijalankan secara rutin.

Nilai keseluruhan Rencana Transaksi adalah lebih rendah dari 20% (dua puluh persen) dari ekuitas Perseroan berdasarkan



laporan keuangan terakhir Perseroan sebagaimana diatur dalam Peraturan OJK No. 17/POJK.04/2020 tentang Transaksi Material dan Perubahan Kegiatan Usaha ("**POJK No. 17/2020**"). Dengan demikian Rencana Transaksi ini bukan merupakan Transaksi Material sebagaimana dimaksud dalam POJK No. 17/2020.

Referring to Article 8 of OJK Regulation No. 42/POJK.04/2020 regarding Affiliated and Conflict of Interest Transaction, this Proposed Transaction is deemed as exempted affiliated transaction as well as not having any conflict of interest. This Proposed Transaction is exempted because this Transaction is related to the business activities operated to generate revenue and is routinely operated.

*The total value of the Proposed Transaction is lower than 20% (twenty percent) of the Company's equity based on the Company's latest financial statements as regulated in OJK Regulation No. 17/POJK.04/2020 concerning Material Transactions and Changes in Business Activities ("**OJK Regulation No. 17/2020**"). Thus, this Proposed Transaction is not a Material Transaction as referred to in OJK Regulation No. 17/2020.*



Demikian kami sampaikan, terima kasih atas perhatian Bapak/Ibu.
Thank you for your attention.

Hormat kami/ *Sincerely,*
PT Lippo Karawaci Tbk

A handwritten signature in black ink, appearing to read "Ratih Safitri", is positioned above the printed name.

Ratih Safitri
Corporate Secretary