

PT Lippo Karawaci Tbk

1Q25 Corporate Presentation
7 May 2025



Forward looking statements

Certain statements in this release are or may be forward-looking statements. These statements typically contain words such as "will", "expects" and "anticipates" and words of similar import. By their nature, forward looking statements involve a number of risks and uncertainties that could cause actual events or results to differ materially from those described in this release.

Our Values

Vision

To be a leading real estate and healthcare company in Asia, advancing the well-being of those we serve.

Mission

- 1** To win the hearts and minds of our customers through quality homes, healthcare and lifestyle offerings, as well as people-centric services.
- 2** To build a talent-driven organization that prides itself on operational excellence and bringing out the best in our people.
- 3** To embrace innovation and technology in the constant pursuit of developing better products and processes.
- 4** To inspire our customers, communities, and partners towards a more sustainable future.

Values

AGILITY

- Thrive in dynamic environments and anticipate change.
- Innovate and capitalize on new opportunities.

CUSTOMER FOCUS

- Put the customer first in every aspect of our business.
- Go the extra mile to earn customer trust and loyalty.

EXCELLENCE

- Strive to be the best and uphold the highest standards of quality without compromise.
- Unleash the full potential of our talent to deliver outstanding performance.


STEWARDSHIP

- Be responsible for our resources, environment and communities.
- Create lasting, positive impact for all stakeholders in our ecosystem.

Our Company



- ✓ **Leader in Fully Integrated Estate Operations** – Scale, Integration and Financial Discipline:
Total Revenue: IDR 2.06tn in 1Q25
Total Assets: IDR 51 tn in 1Q25
Total Equity: IDR 31 tn in 1Q25

- ✓ **Widespread presence** in 56 cities and 26 provinces across Indonesia
- 
Revenue breakdown: 84% Real Estate, 16% Lifestyle business (as of 1Q25)



Real Estate

- ✓ **Large landbank and strong growth in marketing sales** that is expected to remain elevated in coming years, generating positive cashflow
- ✓ **End-to-end revenue streams:**
 - Real Estate Development
 - Township Management
 - Water treatment and other supporting services



80+ property development projects for sale
371 ha landbank in Lippo Village
474 ha landbank in Lippo Cikarang
343 ha landbank in Tanjung Bunga
192 ha landbank in various locations



Lifestyle

- ✓ **Malls, hotels, and ancillary business assets** that are profitable and supplement the main business by providing regular dividend income
- ✓ **Wide range of business portfolio:**
 - Malls
 - Hospitality
 - Food catering, parking, and other ancillary businesses



59 managed malls
10 hotels
17 provinces
2.5+ million m2 mall NLA
260+ millions annual mall visitors



Healthcare

- ✓ **Investment in the largest hospital operator** in Indonesia, delivering clinical excellence and access to healthcare
- ✓ **Complete healthcare service offerings:**
 - Hospitals
 - Clinics
 - Digital healthcare, homecare, and other supporting services



41 hospitals
73 clinics
23 provinces
4,423 GPs, specialists, dentists
9,759 nurses and medical professionals

1Q25 Business Performance Highlights

Real Estate and Lifestyle segments deliver positive performance in 1Q25.



Real Estate

- **1Q25 Marketing Sales** reached **IDR 1.26tn**, achieving **20% of the FY25 target**, reflecting resilient demand across key projects for affordable landed house across multiple regions.
- **Revenue grew 39% YoY to IDR 1.74tn**, supported by early handovers of residential and commercial units, while **EBITDA remained stable at IDR 321bn**, highlighting in time project deliveries.
- New product launches, such as Park Serpong Phase 4 and Blackslate Series in Tanjung Bunga, recorded **strong take-up rates of 96% and 88% respectively**, driving continued sales momentum and reinforcing strong end-user interest in affordable landed housing.



Lifestyle

- **Lifestyle revenue rose 13% YoY to IDR 322bn**, while **EBITDA increased 59% YoY to IDR 106bn**, driven by stronger tenant leasing momentum and continued cost optimization initiatives across mall and hotel operations.
- **Mall footfall averaged over 11 million visitors per month**, marking an **8% YoY increase**, while mall **occupancy improved to 82.2%**, up 3% YoY, reflecting stronger retail recovery and higher tenant demand across major locations.
- **Average hotel room rates rose 8% YoY to IDR 641k**, surpassing pre-pandemic levels, although average **hotel occupancy softened slightly to 54%** amid a transitional market environment following seasonal holidays.

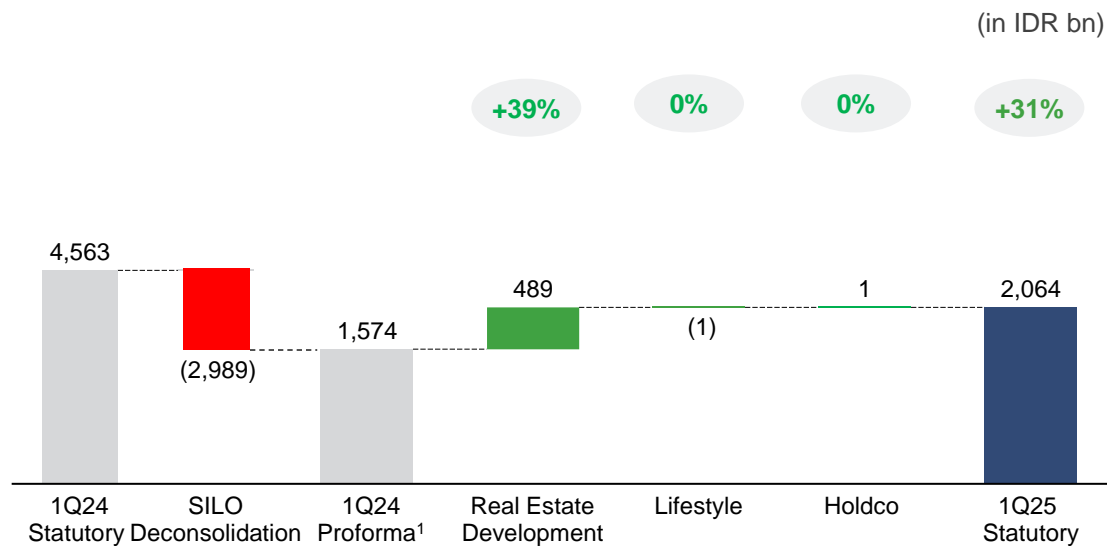


Healthcare

- *SILO has yet to publish its 1Q25 financial results, pending completion of the limited review process.*

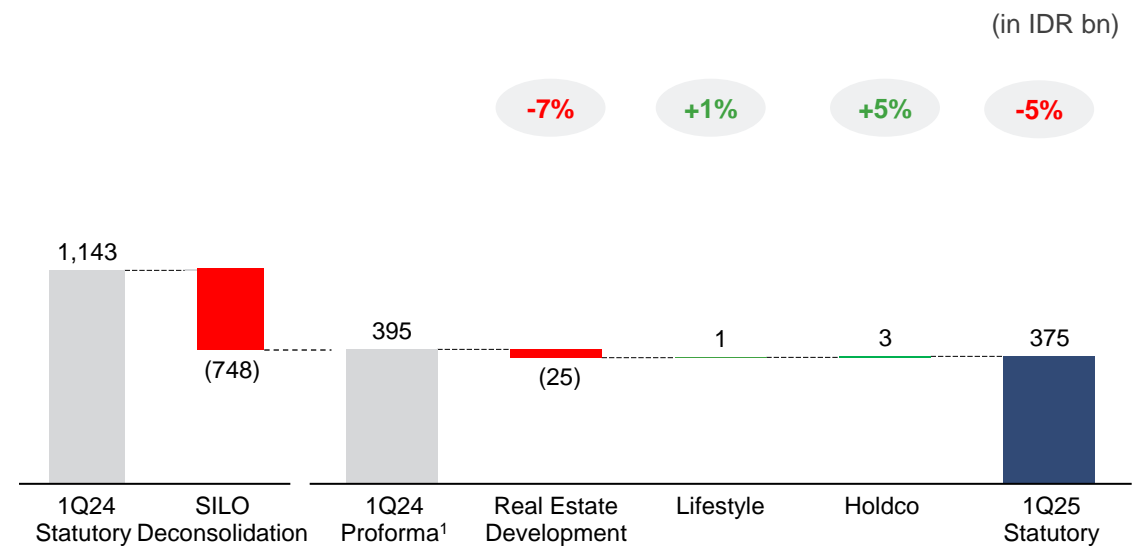
LPKR delivered 31% revenue on a like-for-like basis, driven by Real Estate segment

Revenue



- On a like-for-like basis, **LPKR delivered proforma revenue growth of 31% YoY in 1Q25**, driven by 39% YoY increase in Real Estate Development revenue, supported by (i) early handovers of the Park Serpong and Cendana Essence in Karawaci, as well as Cendana Spark and Waterfront in Cikarang, and (ii) stronger performance from the Town Management business.

EBITDA



- LPKR recorded EBITDA of IDR 375bn in 1Q25**, slightly down by 5% YoY on a like-for-like basis. The decline was primarily driven by lower margins in the Real Estate segment, due to a different product mix. Meanwhile, the Lifestyle segment delivered positive EBITDA growth, underscoring the strength and resilience of LPKR's diversified business model.

NPAT reached IDR 169bn in 1Q25 compared to loss of IDR 179bn in 1Q24, with 74% reduction in interest expense

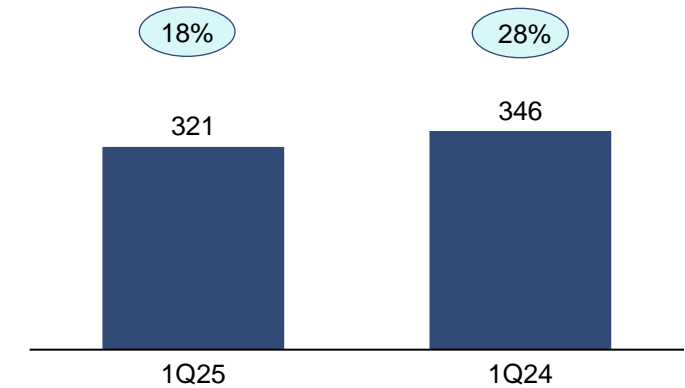
Consolidated Profit and Loss¹

In IDR bn	1Q25	1Q24	Var (YoY)	
			IDR	%
Revenue	2,064	4,563	(2,499)	-55%
EBITDA ²	375	1,143	(768)	-67%
EBITDA margin	18%	25%		
Income (Loss) from Associates	186	38	148	389%
Net Interest Expense	(79)	(301)	222	74%
Amortization and Depreciation	(45)	(169)	124	74%
Taxes	(69)	(181)	112	62%
Others ³	(160)	(327)	167	51%
Underlying NPAT	208	204	4	2%
Underlying NPAT margin	10%	4%		
Non-Operational and One-Off Items ⁴	(39)	(383)	344	90%
NPAT	169	(179)	348	194%
NPAT margin	8%	-4%		

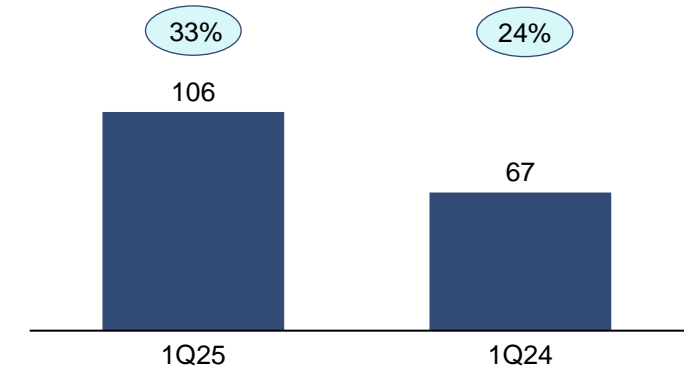
EBITDA by Segment

(in IDR bn)

Real Estate



Lifestyle



 = EBITDA margin

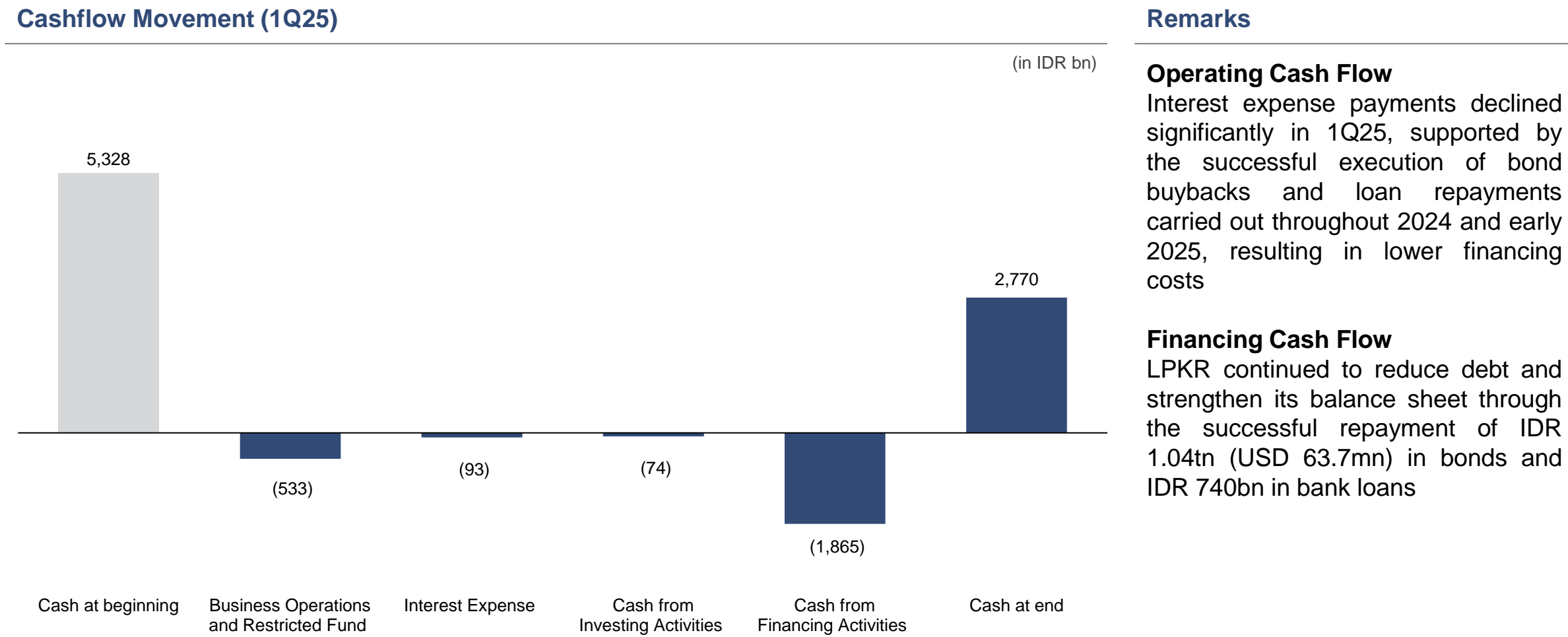
¹ 1Q24 includes Siloam financials & 1Q25 excludes Siloam financials after its deconsolidation

² EBITDA excludes non-cash adjustment of Siloam's historical assets write-down in 1Q24

³ Others mainly consist of the rental equivalent expense component from the PSAK 73 leasing calculation

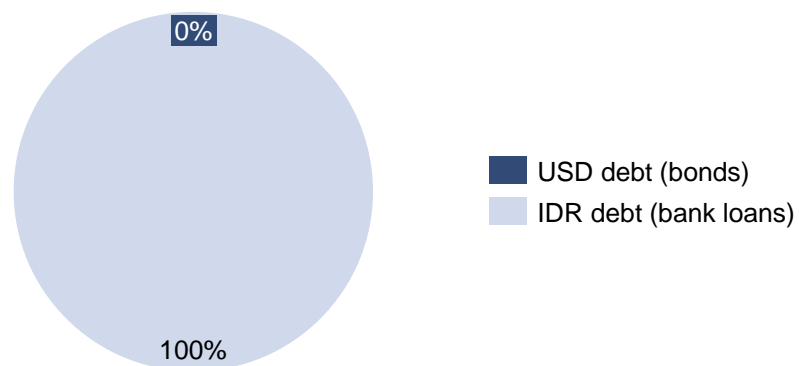
⁴ Non operational accounting adjustment from SILO one off in 1Q24, bonds buyback, FX and others

Healthy liquidity position supported by lower financing costs and debt repayment in 1Q25

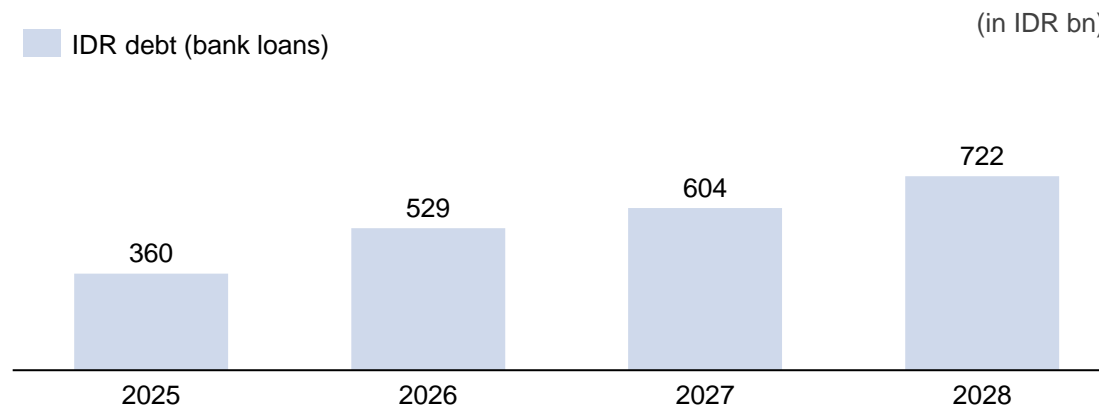


LPKR achieves 100% IDR-denominated debt composition with a scheduled amortizing loan facility, ensuring continued progress in deleveraging efforts

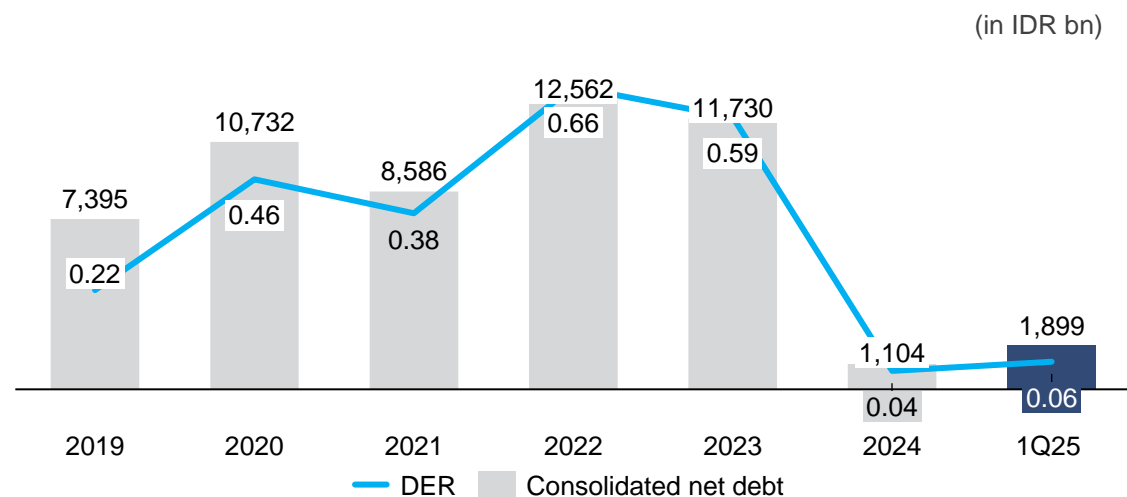
Debt Breakdown



Debt Maturity Profile



Historical Net Debt¹



Rating Action

Moody's

CFR: B3 (positive)

(as of 3 October 2024)

FitchRatings

CFR: B- (positive)

(as of 15 October 2024)



SEGMENT 1: REAL ESTATE OVERVIEW

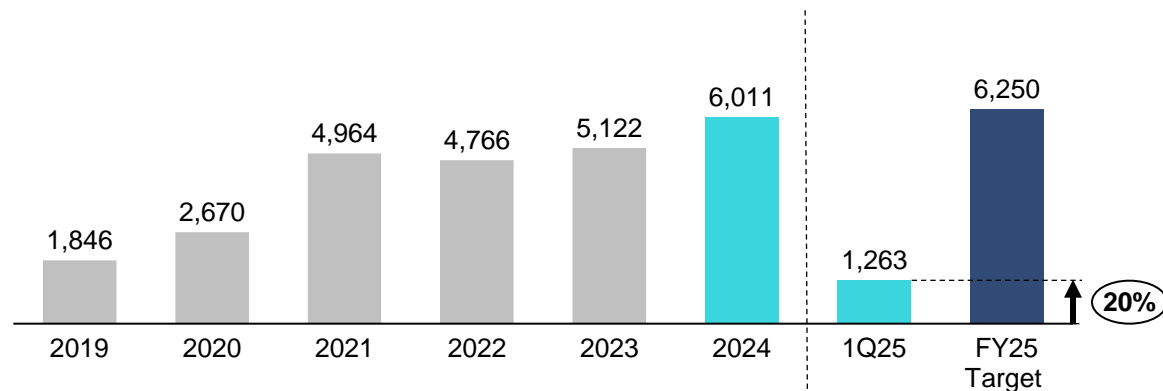
Real Estate Business Highlights

Property development projects sold in 1Q25	Marketing sales performance	List of launches in 1Q25	Financial performance	Key takeaways and going forward
<p>Landed residential: 18 projects</p> <p>Low-rise residential: 1 project</p> <p>Mid-rise residential: 1 project</p> <p>High-rise: 4 projects</p> <p>Shophouses: 8 projects</p>	<ul style="list-style-type: none"> ▪ LPKR achieved 1Q25 marketing sales of IDR1.26tn, reaching 20% of FY25 marketing sales target ▪ Landed housing continued to be the primary driver, accounting for 80% of the total marketing sales achievements in 1Q25. 	<p>Lippo Karawaci: 1) Park Serpong ph.4</p> <p>Tanjung Bunga: 1) Blackslate Series</p>	<ul style="list-style-type: none"> ▪ Real Estate 1Q25 revenue increased by 39% to IDR 1.74tn driven by timely project handovers and land plot sales. ▪ Similarly, gross profit improved to IDR 577bn in 1Q25. ▪ EBITDA to IDR 321bn in 1Q25 with 18% EBITDA margin 	<p>We continue to drive innovation and grow our portfolio, offering a diverse range of homes that appeal to a diverse buyer profile, from young families to premium buyers - from Park Serpong, Lippo Cikarang Cosmopolis, and Tanjung Bunga Makassar, and to fast-growing regions throughout Indonesia.</p>

1Q25 Marketing Sales at IDR 1.26tn, reaching 20% of FY25 marketing sales target driven by sales of Park Serpong, Lippo Cikarang Cosmopolis and Tanjung Bunga Makassar

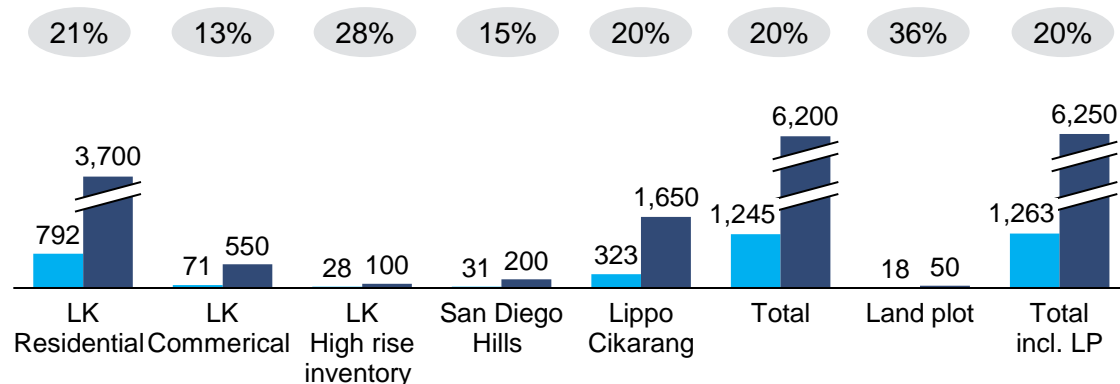
Historical Marketing Sales

(in IDR bn)



1Q25 Marketing Sales Results vs Target by Project

(in IDR bn)



1Q25 results

FY25 target

% of results vs target

Land Bank

- ~1,000 hectares of land bank in Jakarta, Greater Jakarta and Makassar translate to roughly IDR 155tn in gross development value.
- At our current run-rate, this translates to 25+ years of remaining land bank.

	Ownership (%)	Land Area (ha)	Market Value (USD mn)
Lippo Village	100%	371	1,370
Lippo Cikarang	84%	474	1,516
Tanjung Bunga	62.7%	343	69
San Diego Hills	100%	69	306
Outside Lippo Village	98%	123	526
- Puncak	100%	29	77
- Sentul	100%	19	50
- Holland Village Manado	100%	6	15
- Prapanca	70%	7	137
- Kemang	100%	6	115
- St. Moritz	100%	3	47
- Others	100%	54	87
Total		1,380	3,788

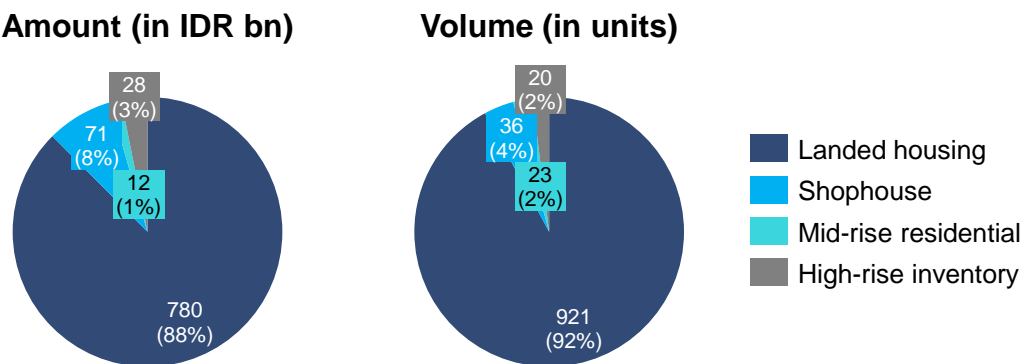
Note:

Reported landbank in Lippo Village area excludes golf area amounting to 63.4ha valued at USD 741mn. All values as of 30 Dec 2024 and in USD using the average exchange rate of 1 USD = IDR 16,588

1Q25 Marketing Sales Highlights

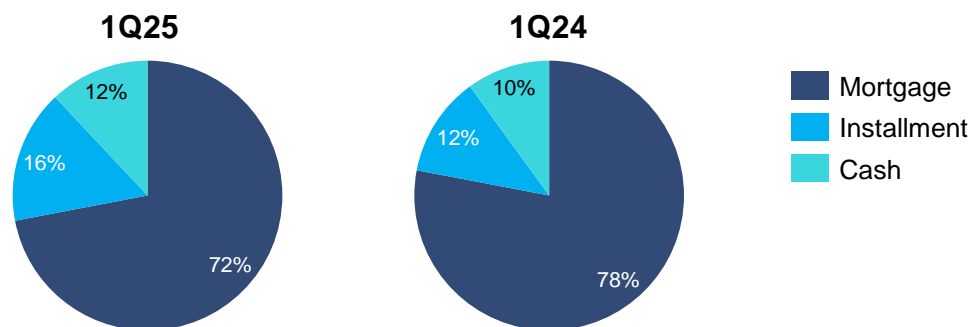
1Q25 Marketing Sales Breakdown in Lippo Karawaci

Marketing sales in Lippo Karawaci area were mainly driven by landed housing, accounting for 88% of the total, dominated by the Cendana Homes series and XYZ Livin series.



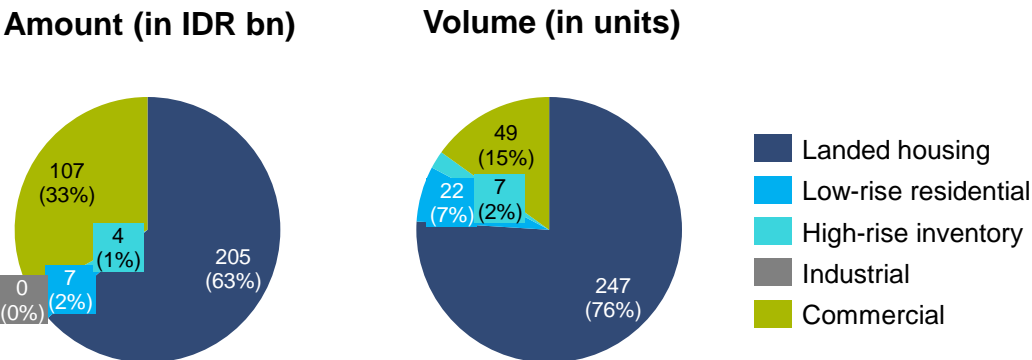
1Q25 Marketing Sales by Payment Mode (excl. Land Plot)

Mortgages constituted 72% of the overall marketing sales in 1Q25. We continue to see a strong demand in affordable housing, supported by high mortgage utilization, implying high end-users.



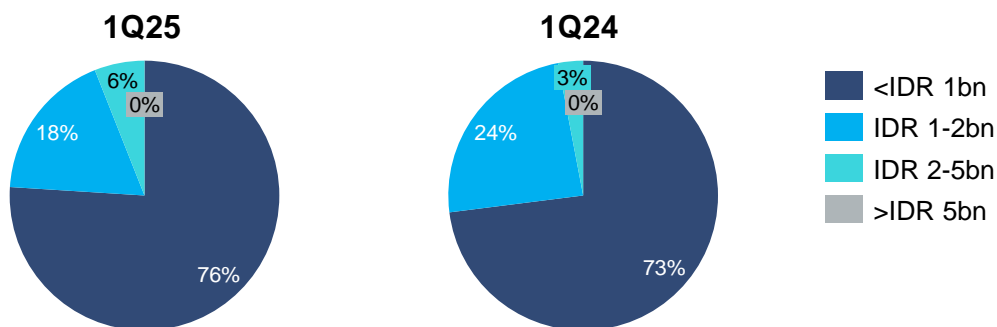
1Q25 Marketing Sales Breakdown in Lippo Cikarang

Marketing sales in Lippo Cikarang were mainly driven by landed housing, accounting for 63% of the total, dominated by the Cendana and XYZ Livin series.



Residential Product Sales Volume by Unit Price

~76% of homes sold were priced at IDR 1bn or less in 1Q25.



1Q25 Project Handover Highlights

Real Estate's 1Q25 revenue increased by +39% YoY to IDR1.74tn, driven by timely handover of landed housing and shophouses, as well as the accelerated deliveries of Cendana Essence in Lippo Village, Waterfront Estates in Cikarang, and the most recent project deliveries of Phase 1 Park Serpong

Cendana Cityzen Park East		 154 units – 30% completed	Cendana Essence Site A Area 1 and 2		 111 units – 96% completed	Cendana Gardn Britania		 37 units – 97% completed
		 778 units			 416 units			 38 units
Cendana Cove		 4 units – 96% completed	Cendana Cove Verdant		 5 units	Waterfront Estates - Uptown		 24 units – 89% completed
		 340 units			 218 units 85% completed			 720 units
The Hive @Parc Two		 10 units – 48% completed	Cendana Arbory @Hollandia		 1 units – 96% completed	Tanamera Shophouses		 46 units – 88% completed
		 21 units			 25 units			 63 units

1Q25 Product Innovation

Blackslate Homes



Typical size and Starting Price:

- **Type Standard** (112m² land / 125.5m² building) price at **IDR 1,8bn**

Blackstar Homes



Typical size and Starting Price:

- **Type Standard** (115.2m² land / 131.7m² building) price at **IDR 1,9bn**

Cendana Suites



Typical size and Starting Price:

- **Type 5** (67.5m² land / 78.1m² building) price at **IDR 978mn**
- **Type 5.5** (79.8m² land / 88.8m² building) price at **IDR 1,1bn**

Cendana Grand Suites



Typical size and Starting Price:

- **Type 5** (67.5m² land / 78.1m² building) price at **IDR 978mn**
- **Type 5.5** (79.8m² land / 90.1m² building) price at **IDR 1,1bn**

1Q25 Product Launched

Park Serpong Phase 4 – Fantastic Four



Launch Date : 15 March 2025
Take-up rate : 96%

Tanjung Bunga – Blackslate Series



Launch Date : 15 March 2025
Take-up rate : 88%



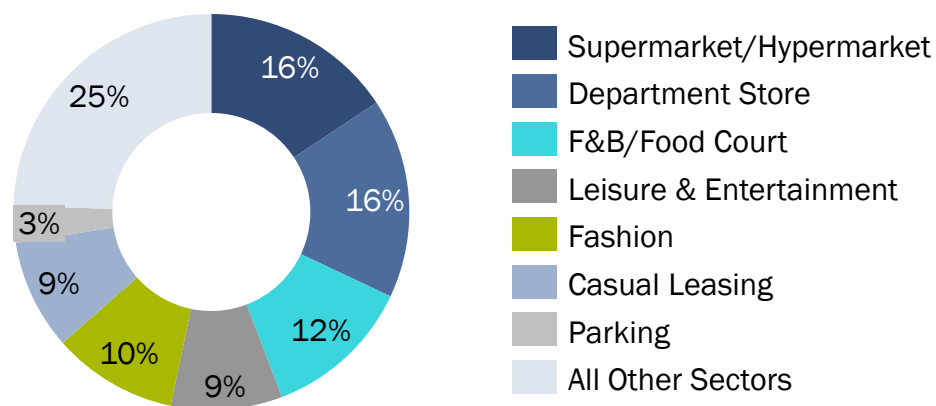
SEGMENT 3: LIFESTYLE OVERVIEW

Lippo Mall Indonesia: The largest mall developer and operator in Indonesia

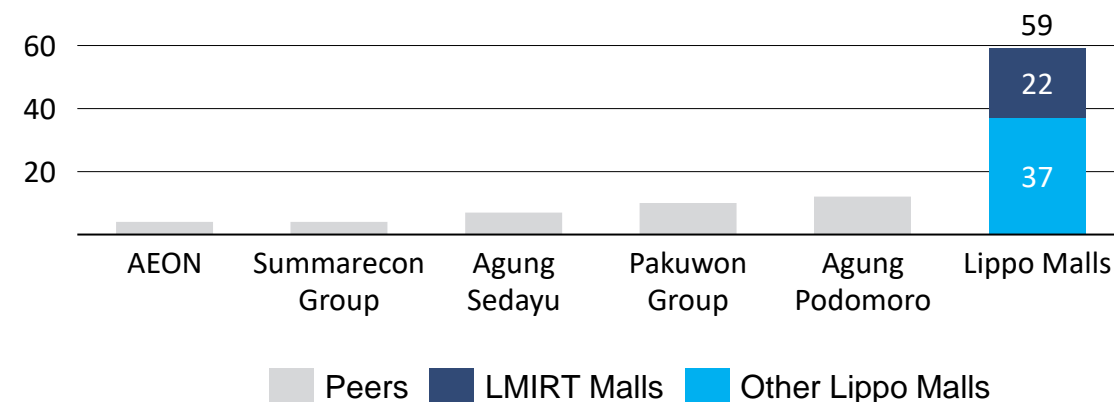
About LMI

- **Lippo Mall Indonesia** is the **largest mall developer and operator in Indonesia** with 59 managed malls nationwide across 39 cities in Indonesia. The company has **the largest operational net leasable area comprises of 2.5+ million sqm**. There are over 200+ international tenants in Lippo malls, and tens of thousands of local tenants and MSMEs.
- **Established in 1992, Lippo pioneered the concept** of the lifestyle mall as a one-stop destination in Indonesia. The mall is at the heart of every Lippo development, where communities, families and people come together.
- Visitors to our malls can enjoy benefits such as promotions and exclusive services via our **loyalty app "Styles"**.

Well-diversified Tenant Mix



Leading Player in the Number of Malls Operated



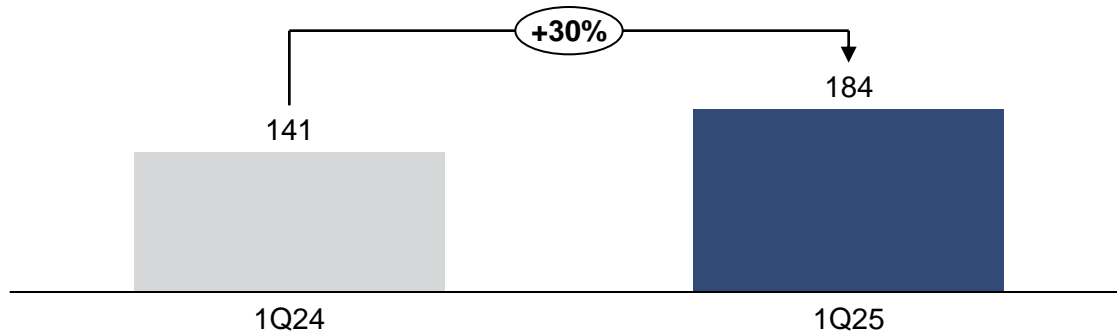
Supported with Well-known Tenants



Malls deliver growth in revenue, EBITDA, and footfall with occupancy reached 82.2%, outperforming industry average of 77.7%

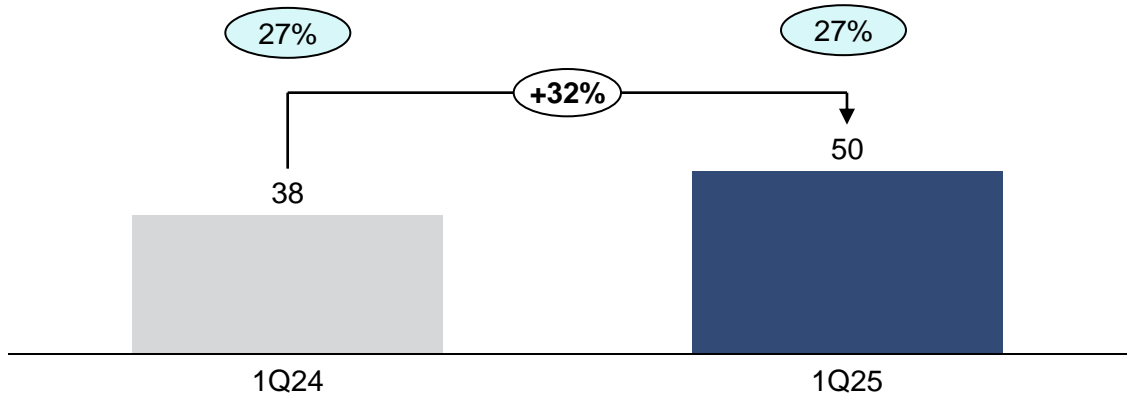
Malls Revenue¹

(in IDR bn)



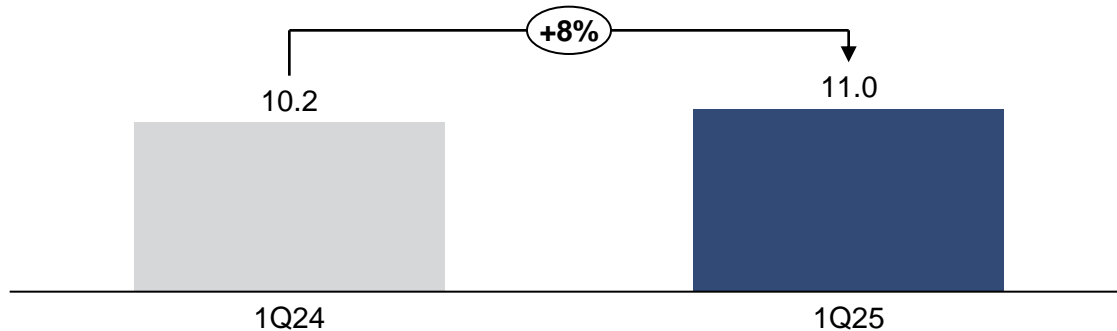
Malls EBITDA¹

(in IDR bn)

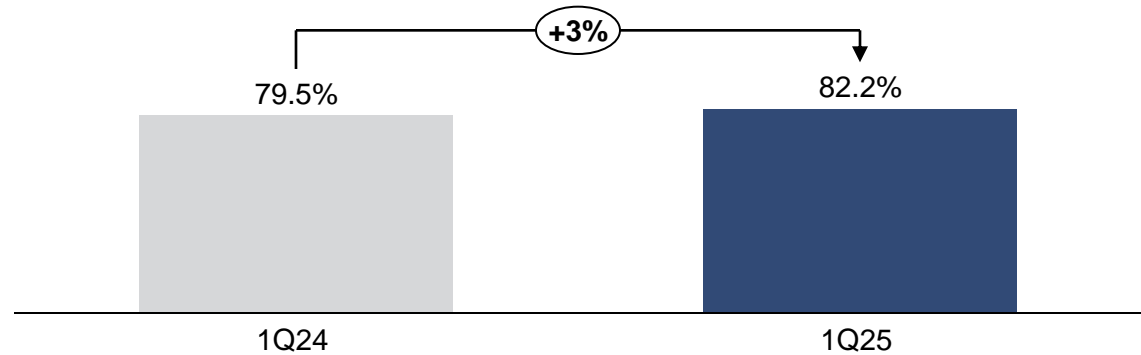


Consistent YoY Growth of Malls Visitors²

(Average monthly visitors; in mn visitors)



Growing Malls Occupancy Rate²



EBITDA margin

¹ Revenue and EBITDA amount are based on non-consolidated figure (gross of intercompany eliminations)

² LMIRT malls only. Industry average occupancy rate by Cushman & Wakefield

Alun Alun Nusantara: celebrating Indonesia's heritage under one roof at Lippo Mall Nusantara



Alun-Alun Nusantara spans an impressive 14,000 square meters and boasts a seating capacity of a thousand, making it the first and largest indoor Indonesian-themed food court in the heart of the business district.

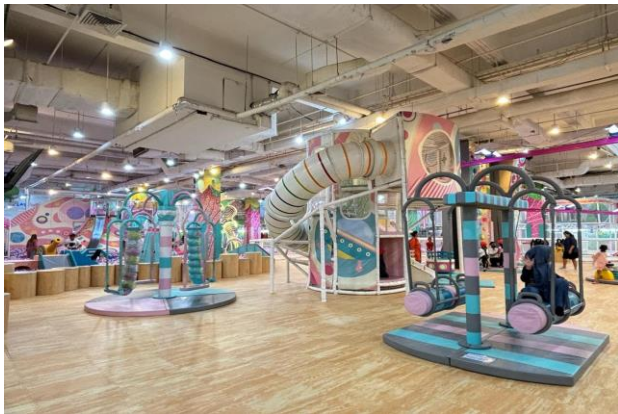
In collaboration with Indonesia's largest bank, Bank Mandiri, this vibrant space has been unveiled under the name Livin' Alun-Alun Nusantara.

Designed to embrace the unity of Indonesia's diverse ethnicities, Alun-Alun Nusantara offers a truly immersive cultural experience. It brings together the authentic tastes of Indonesia through over 200 food tenants, showcasing flavors from the west to the east of the archipelago. From traditional street food to regional delicacies, every dish tells a story of Indonesia's rich culinary heritage. A dedicated non-halal section is also available to cater to wider tastes and preferences.

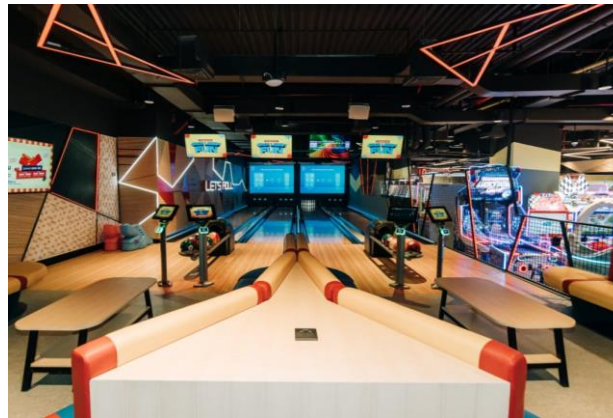
At the heart of this vibrant space lies a digital history museum, a unique centerpiece that honors the legacy of Indonesia's national heroes who fought for independence. Through modern displays and interactive storytelling, visitors are invited to reflect on the nation's journey and the spirit of unity that continues to define it.

Alun-Alun Nusantara is more than a place to eat, it is a destination where history, culture, and culinary arts come together in harmony.

Entertainment in Malls: shifting to experiential retail



Playtopia at Plaza Medan Fair



Timezone at Sun Plaza Medan



Playtopia Sports (Ice Skating)
at Lippo Mall Puri



Playtopia Sports (Go Kart)
at Lippo Mall Puri

Data-Driven Leasing

Lippo Malls leverages consumer insights to prioritize experience-focused tenants that align with evolving spending habits and offer value beyond e-commerce.

Enhanced F&B Mix

Introduced diverse dining concepts: trendy cafes, casual eateries, and premium F&B clusters to boost foot traffic, dwell time, and visitor experience.

Tenant Mix Shift

Reduced reliance on hypermarkets/supermarkets while increasing entertainment and leisure offerings to attract broader customer segments.



Supermarket

~94,000 sqm
(~10% NLA in 2023)



~77,000sqm
(8% NLA in 2025)



Entertainment

~79,000 sqm
(~8% NLA in 2023)



~112,000sqm
(12% NLA in 2025)

Reduction in several malls:
Cibubur Junction, Lippo Plaza Ekalokasari,
Palembang Icon, Sun Plaza, Lippo Plaza
Batu, Kediri Town Square, Malang Town
Square

Added gaming zone and family entertainment
centers

Hotels: A prominent player in the premium hotel sector under the Aryaduta brand

About Aryaduta

- Aryaduta Hotels is a **heritage luxury hotel chain** located strategically in **9 top cities across Indonesia**.
- Known as "**Iconically Indonesian, Globally Inspired**", Aryaduta has established itself as a trusted brand in the local hospitality industry, catering to both business and leisure needs with **1,900+ rooms**.
- Aryaduta also operates leisure facilities**, including **Imperial Klub Golf**, one of Indonesia's most renowned 18-hole golf courses.



Strategically Located in Top Cities

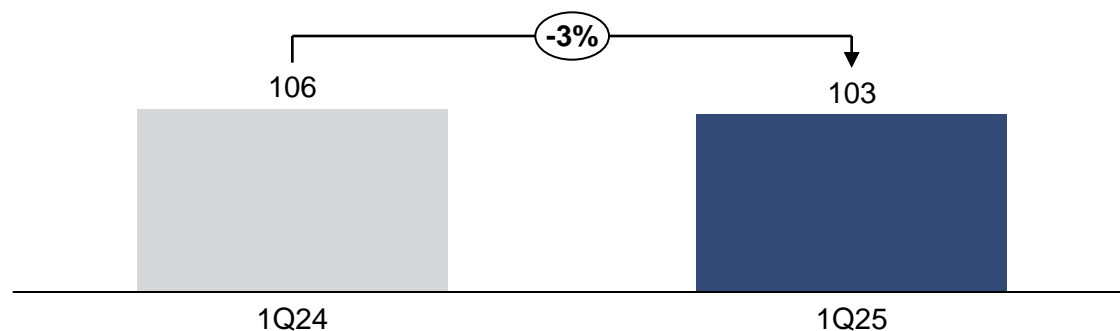
Jakarta		Bali	Bandung
			
Aryaduta Menteng		Aryaduta Suites Semanggi	
Aryaduta Bali		Aryaduta Bandung	
Tangerang			Medan
			
Aryaduta Lippo Village		Imperial Klub Golf ¹	
Aryaduta Country Club ¹		Aryaduta Medan	
Palembang	Pekanbaru	Manado	Makassar
			
Aryaduta Palembang		Aryaduta Manado	
Aryaduta Pekanbaru		Aryaduta Makassar	

¹ Aryaduta Leisure

Hotel business recorded revenue at IDR 103bn and EBITDA IDR 31bn respectively

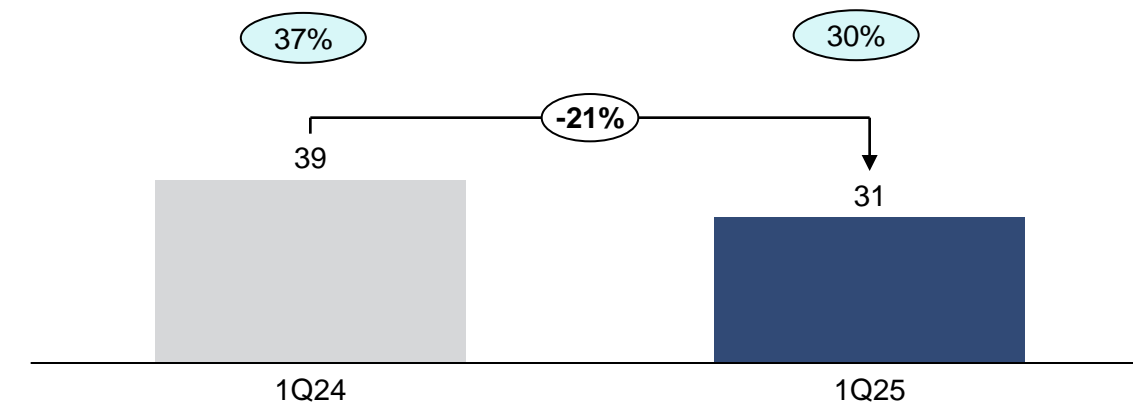
Hotels Revenue¹

(in IDR bn)

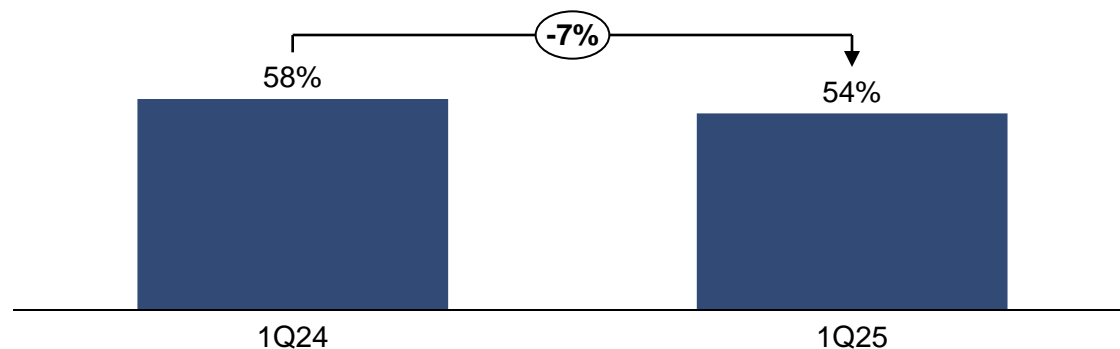


Hotels EBITDA¹

(in IDR bn)

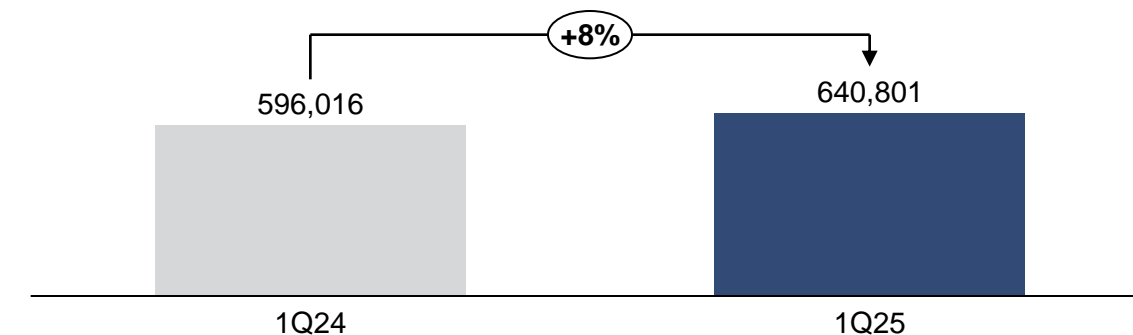


Hotels Occupancy



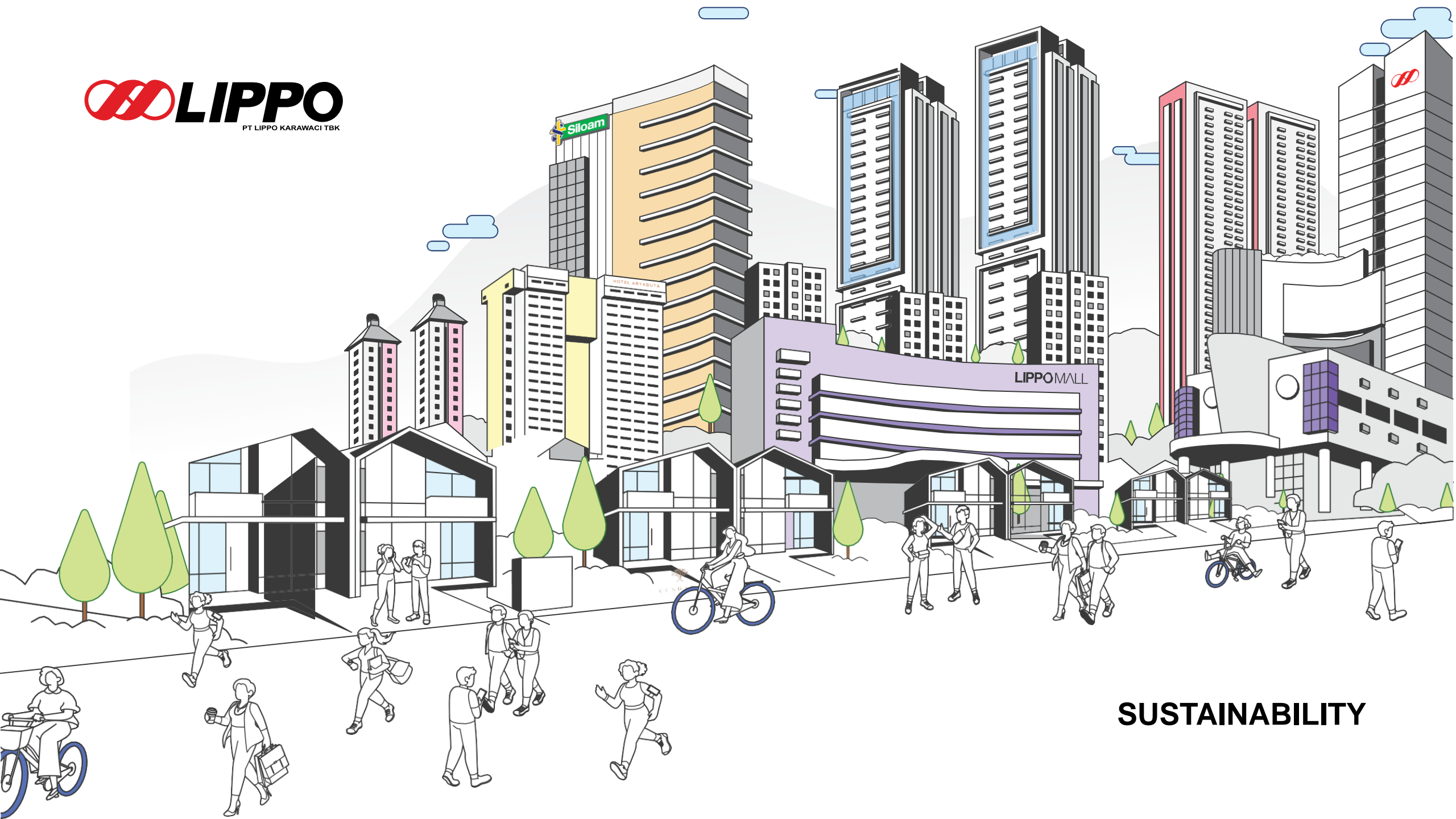
Average Room Rates

(in IDR)



EBITDA margin

¹ Revenue and EBITDA amount are based on non-consolidated figure (gross of intercompany eliminations)



SUSTAINABILITY

Sustainability Strategy

ESG Approach

- **Integrate sustainability in business strategy, operations, and governance structure**, in line with global best practices
- **Sustainability priorities set by ESG Committee** chaired by President Director, supported by key C-suite leaders and dedicated Group Sustainability Function
- **Measure ESG performance against targets** under 2030 Sustainability Agenda
- **Assess climate risks and opportunities** under enterprise risk management and strategic planning, including financial implications
- **Develop organizational capabilities and SOPs** that support ESG performance management and reporting

ESG Priorities

Environment	Social	Governance
Decarbonization roadmap and GHG inventory for managed assets	Accessible and affordable homes and healthcare	Climate risks and opportunities assessment
Water circularity through rainwater harvesting and wastewater recycling	Socioeconomic impact through community engagement framework	Policy reviews and GCG initiatives
Waste recycling and environmental campaigns	Occupational health and safety for all workers	Robust governance structure to drive ESG agenda and performance
	Staff engagement and training on ESG	Integrated ESG data management

ESG Reporting

Reporting Standards and Commitments



ISSB Disclosures



GRI Standards



TCFD Framework



SASB Disclosures



OJK Requirements



UN Global Compact



UN SDGs



WEF Stakeholder Capitalism

ISSB Transition

2022 SR

- Early adoption of TCFD Framework and SASB standards, which formed the basis for ISSB standards.
- Set measurable ESG targets for material topics under 2030 Sustainability Agenda.

2023 SR

- Quantification of climate risks starting with first climate scenario analysis and preliminary climate-related financial impact assessment.
- Commenced ISSB transition with gap analysis and reporting roadmap.

2024 SR

- Expanded scope of risk assessment and strategies to address non-climate sustainability risks and opportunities.
- Improved ESG data quality, reporting processes, and control environment, supported by internal audit and roll-out of Group-wide data management system

2030 Sustainability Agenda

ENHANCING QUALITY OF LIFE

AFFORDABLE HOUSING

2030 TARGET	2024 PERFORMANCE
At least 90% of sold homes priced under Rp 2 billion ¹ each year	95.5% of sold homes priced under Rp 2 billion

COMMUNITY ENGAGEMENT

2030 TARGET	2024 PERFORMANCE
3,000 PASTI community activities ² (Cumulative from: 2022)	2,805 PASTI community activities (Cumulative from: 2022)
1 million PASTI beneficiaries (Cumulative from: 2022)	649,675 PASTI beneficiaries (Cumulative from: 2022)

GREEN BUILDING CERTIFICATION

2030 TARGET	2024 PERFORMANCE
600,000 m2 GFA with green building certification	436,000 m2 GFA with green building certification

SOLAR PANEL CAPACITY

2030 TARGET	2024 PERFORMANCE
5,000 kWp Solar PV capacity installed	765 kWp Solar PV capacity installed

CARING FOR OUR ENVIRONMENT

OPERATIONAL EMISSIONS

2030 TARGET	2024 PERFORMANCE
35% reduction in building emissions intensity ³ by 2035, with 15% reduction by 2030	23% reduction in building emissions intensity

Baseline: 2019 (0.164 ktCO₂e/m²)

WATER CONSUMPTION

2030 TARGET	2024 PERFORMANCE
At least 30% of water consumption from sustainable sources ⁴ each year	24% of water consumption from sustainable sources

WATER TREATMENT

2030 TARGET	2024 PERFORMANCE
At least 1,000,000 m3 of treated water from sustainable sources each year	1,267,468 m3 in volume of treated water from sustainable sources

WASTE DIVERSION

2030 TARGET	2024 PERFORMANCE
At least 3,000 tons of waste diverted from landfill each year	3,243 tons of waste diverted from landfill

INVESTING IN OUR PEOPLE

OCCUPATIONAL HEALTH & SAFETY

2030 TARGET	2024 PERFORMANCE
Zero fatalities	2 fatalities (Contractor)
Zero high consequence injuries	Zero high consequence injuries
≤ 1 Lost Time Injury Frequency Rate (LTIFR)	LTIFR (Employee): 0.74 LTIFR (Contractor): 0.61

TRAINING & DEVELOPMENT

2030 TARGET	2024 PERFORMANCE
Average 15 training hours per employee	Average 16 training hours per employee
Average 1,000 ESG training hours each year	835 ESG training hours

Notes:

¹ Inflation-adjusted Rp 2 billion at 2022 levels

² PASTI is the Group framework for social engagement and CSR initiatives

³ Scope 1 & 2 emissions intensity of high-rise residential buildings, hospitals, malls, and hotels (average)

⁴ Sustainable water sources include recycled wastewater and harvested rainwater

CHAMPIONING BEST PRACTICES

BUSINESS ETHICS

2030 TARGET	2024 PERFORMANCE
100% completion rate for training on Code of Conduct and anti-corruption policies	99% completion rate for training on Code of Conduct and anti-corruption policies



































PROCUREMENT

2030 TARGET	2024 PERFORMANCE
Formulate Group Sustainable Procurement Policy , and socialize requirements to vendors	Commence collection of signed commitments from key vendors

COMPLIANCE

2030 TARGET	2024 PERFORMANCE
Zero cases of non-compliance with laws and regulations resulting in fines and/or sanctions	Zero cases of non-compliance with laws and regulations resulting in fines and/or sanctions
Zero legal cases of corruption, fraud and bribery	Zero legal cases of corruption, fraud and bribery
Zero cases of data privacy breaches and leaks	Zero cases of data privacy breaches and leaks

2024 Performance Highlights

Enhancing Quality of Life	Caring For Our Environment	Investing In Our People	Championing Best Practices
 >265 million Customers Served	 3 Green Buildings EDGE Certification for Lippo Mall Puri, Sun Plaza, & Lippo Mall Kemang	 3,062 Employees	 Launched Group-wide ESG Data Management System
 95.5% Home Sold under IDR 2 billion	 1.4 million GJ Energy Consumption	 61% Male 39% Female Employees	 Inaugural Assessment of Group Sustainability Related Risks & Opportunities
 IDR 750 billion Taxes Paid	 4,978 GJ Energy Consumption from Renewable Sources	 33% Female senior executives and managers	 99% Refresher Training Completion Rate for Code of Conduct & Anti-Corruption Policy
 IDR 11,505 billion Revenue	 0.576 GJ/m² Building Energy Intensity	 16 Average training hours per employee	 Strengthening Privacy & Security through Internal Capacity Building
 1,049 Community activities under PASTI	 GHG Emissions <div> 11 287 453 ktCO₂e ktCO₂e ktCO₂e Scope 1 Scope 2 Scope 3 </div>	 48,089 Total training hours	 Zero Legal Cases of Corruption, Fraud and Bribery
 122K+ PASTI Beneficiaries	 0.127 tCO₂e/m² Building GHG Intensity	 835 Total ESG training hours	 Zero Cases of Non-Compliance with Laws and Regulations Resulting in Fines and/or Sanctions
 19 Provinces 43 Cities PASTI Activities footprint	 57 EV Charging Stations Installed	 3,494 Total OHS training hours	 Zero Incidents of Discrimination, Child Labor, or Forced Labor
 IDR 40 billion+ Total CSR spending	 4.7 million m³ Water consumption	 0.74 Employee Lost Time Injury Frequency Rate (LTIFR)	 Zero Cases of Data Privacy Breach and Leaks
 99% Procurement Budget on Indonesian Suppliers	 1.70 m³/m² Building Water Intensity	 0.61 Contractor Lost Time Injury Frequency Rate (LTIFR)	
 99.7% Local Suppliers	 24% Water Consumption from Sustainable Sources		
	 12.7 million m³ Treated Water from Sustainable Sources		
	 3,243 tons Waste Diverted from Landfill		



HIGHLIGHTS

1,049 Activities
under PASTI



122,842 Beneficiaries
supported by PASTI



IDR 40B+
Total CSR spending



43 Cities
PASTI activity footprint



Environment

61 Environmental Campaigns

19,000+ participants in tree planting, beach clean-ups, and environmental awareness events



Education

263 Training & Educational Programs

20,000+ beneficiaries in vocational training, school engagements, and scholarship programs



Economic

4,000+ MSMEs

53 events organized by malls, hotels, and townships to provide a platform for MSMEs and local economic empowerment



Social

31,000+ Beneficiaries

193 philanthropic activities including humanitarian aid and community welfare programs



Health

3,000 Blood Bags Collected

14,000+ blood donors registrant in 158 blood donation drives across townships, malls, hospitals, and hotels





LOOKING AHEAD

Looking Ahead



Real Estate

- We offer distinctive products including Cendana Suites, XYZ, Q Livin, Blackslate Homes, and The Hive series, catering to diverse market segments across Park Serpong, Lippo Cikarang Cosmopolis, and Tanjung Bunga Makassar.
- LPKR has set a marketing sales target of IDR 6.25tn for FY25, representing a 16% increase from the FY24 target. In 1Q25, LPKR achieved 20% of its full-year target, reflecting resilient demand despite macroeconomic headwinds. While maintaining an optimistic outlook, LPKR will continue to closely monitor global macroeconomic conditions and proactively manage risks to safeguard future performance



Lifestyle

- Mall performance continued to strengthen, with average monthly footfall reaching 11 million visitors. We recently opened Livin' Alun-Alun Nusantara, a 14,000 sqm Indonesian-themed food court, as part of the major renovation of Lippo Mall Nusantara, aligning with the Group's asset enhancement initiatives.
- Hotels are seeing growing demand from family and business leisure guests, supported by strong F&B revenue growth from social events, MICE, and weddings.



Healthcare

- SILO's focus on advancing complexity and clinical excellence in CONGO UN specialties has driven strong performance, while the ongoing Next Gen Siloam (NGS) initiative is further strengthening capabilities and supporting sustained growth as a leading healthcare provider.
- SILO is actively expanding its pipeline with plans to add 1,124 new operational beds by 2027, strengthening its nationwide hospital network and reinforcing its leadership position as a premier healthcare provider in Indonesia, while addressing the growing demand for high-quality medical services.



Consolidated Statutory Statement of Profit and Loss

P&L Highlights (in IDR bn)	1Q25	1Q24	YoY Changes
Total Revenues	2,064	4,563	-55%
COGS	(1,253)	(2,646)	53%
Gross Profit	811	1,917	-58%
Operating Expenses	(549)	(1,082)	49%
Operating Profit	263	835	-69%
Other Income & Expenses - Net	172	(314)	155%
Financial Charges - Net	(140)	(431)	68%
Profit Before Tax	295	91	224%
Tax Expenses	(69)	(181)	62%
Profit for the Year	227	(90)	351%
Non Controlling Interest	169	(179)	195%
Profit for the Year Attributable to Owners of the Parent	57	89	-36%

Consolidated Statutory Statement of Balance Sheet

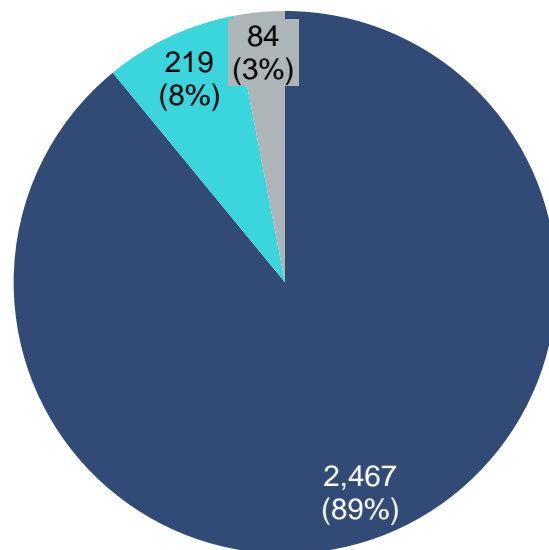
Balance Sheet Highlights (in IDR bn)	1Q25	FY24		1Q25	FY24
ASSETS			LIABILITIES & EQUITY		
CURRENT ASSETS			CURRENT LIABILITIES		
Cash & Cash Equivalents	2,770	5,328	Trade accounts payable	586	655
Trade Accounts Receivable	527	517	Accrued Expenses	1,500	1,533
Other current financial assets	313	306	Taxes Payable	117	118
Inventories	27,249	27,505	Bank Loans	850	1,470
Prepaid Taxes & Expenses	885	864	Lease Liabilities	303	296
			Bond Payable	-	1,029
			Contract Liabilities	4,472	5,492
			Other Current Liabilities	508	516
Total Current Assets	31,744	34,521	Total Current Liabilities	8,334	11,108
NON-CURRENT ASSETS			NON-CURRENT LIABILITIES		
Other Non Current Financial Assets	2,328	2,339	Bank Loans	3,819	3,933
Investments in Associates	11,135	10,950	Lease Liabilities	3,449	3,478
Investment properties	957	969	Contract Liabilities	3,954	3,864
Property & Equipment	3,833	3,874	Other Non-Current Liabilities	476	455
Goodwill & Intangible Assets	160	158	Total Non Current Liabilities	11,698	11,729
Land for Development	553	553			
Deferred Tax Assets	81	81	EQUITY		
Advances	283	277	Capital Stock - Issued & Fully Paid	7,090	7,090
Other Non Current Assets	61	62	Additional Paid-In-Capital - Net	11,455	11,455
Total Non Current Assets	19,391	19,263	Difference in Transactions with Non-Controlling interest	(2)	(2)
			Other Equity Components	3,543	3,543
			Treasury Stock	(11)	(11)
			Retained Earnings	8,021	7,852
			Other Comprehensive Income	(125)	(58)
			Total Equity Attributable to Owners of the Parent	29,971	29,869
			Non-Controlling Interest	1,133	1,079
			Total Equity	31,103	30,947
TOTAL ASSETS	51,135	53,784	TOTAL LIABILITIES & EQUITY	51,135	53,784

Consolidated Statutory Statement of Cash Flow

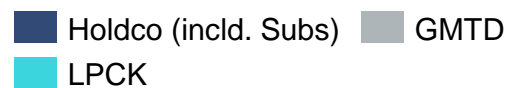
Cash Flow Highlights (in IDR bn)	1Q25	1Q24	YoY Changes
Cash at beginning	5,328	2,650	101%
Cash from operating activities:	(627)	1,031	-161%
Business operations	(544)	1,467	-137%
Net Interest Expense	(93)	(316)	71%
Received (Placement) for restricted funds	11	(121)	109%
Cash from investing activities:	(74)	(371)	80%
Cash from financing activities:	(1,865)	(690)	-170%
Bond Repayment	(1,035)	-	-
Repayment Bank loan	(740)	(471)	-57%
Others	(89)	(219)	59%
Forex impact	7	2	150%
Cash at end	2,770	2,622	6%

Cash Breakdown

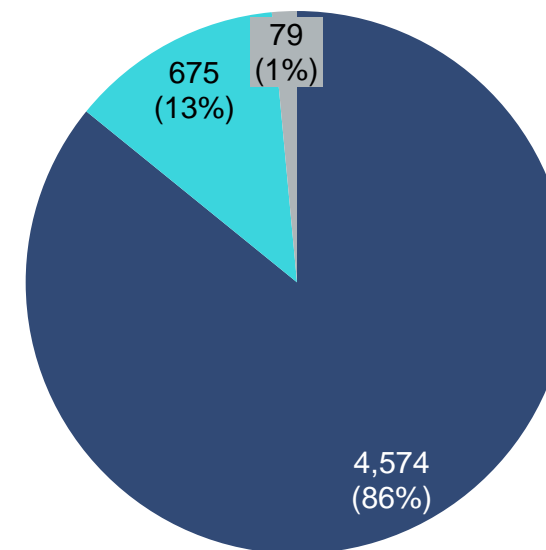
Cash Breakdown – March 2025



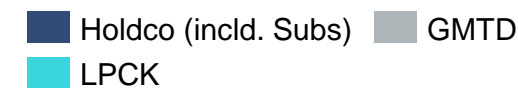
Consolidated cash: IDR 2,769bn



Cash Breakdown – Dec 2024



Consolidated cash: IDR 5,328bn





THANK YOU

Notes

INVESTOR RELATIONS

PT LIPPO KARAWACI TBK

Head of Investor Relations

Dr. Randi Bayu Prathama

Email: Randi.Prathama@lippokarawaci.co.id

Mobile: +62811225873

Deputy Head of Investor Relations

Indra Agina Sinuraya

Email: Indra.Sinuraya@lippokarawaci.co.id

Mobile: +6281310008957