



Lippo Karawaci, 16 October 2017

No. Ref.: 299/LK-COS/X/2017

The Honorable.

**Financial Services Authority (“FSA”)**

Sumitro Djohadikusumo Building Fl. 3

Jl. Lapangan Banteng Timur 1-4

Jakarta 10710

To: Mr. Ir. Hoesen, MM  
Chief Executive of the Capital Market Supervisory

Dear Sirs,

Subject: Disclosure Information or Material Fact

We, hereby, for and on behalf of PT Lippo Karawaci Tbk (the “Company”) convey the Report of Material Information or Facts as follows:

Issuers Name : PT Lippo Karawaci Tbk. (“**the Company**”)  
Business Fields : Operating a Real Estate and Urban Development Company and its supporting facilities, as well as running its businesses in the area of services including developing residential, offices, industries, hotels, hospitals, malls, public facilities, hospitality, healthcare and its related facilities, directly or through its capital investment or divestment in other companies relating to the main business of the Company.  
Phone Number : 021 2566 9000  
Fax : 021 2566 9099  
Email Address : [Corsec@lippokarawaci.co.id](mailto:Corsec@lippokarawaci.co.id)

1.	Date of Event	13 October 2017
2.	Type of Information or Material Fact	The sales plan of integrated building which consists of a retail mall known as Lippo Plaza Jogja (“ <b>LPJ</b> ”) and a hospital known as Siloam Hospitals Yogyakarta (“ <b>SHYG</b> ”) located on Jl Laksda Adi Sucipto No. 32-34, Yogyakarta on the land with Certificate of Rights Building Title (“ <b>RBT</b> ”) No. 00131/Kelurahan Demangan (“ <b>Property</b> ”), which will be done by PT Mulia Citra Abadi, an indirect fully-owned subsidiary of the Company (“ <b>Seller or PT MCA</b> ”) and PT Yogya Central Terpadu, a public listed company incorporated under the laws of the Republic



		of Indonesia (“ <b>Buyer or PT YCT</b> ”), an indirect fully-owned subsidiary of First Real Estate Investment Trust (“ <b>First REIT</b> ”) and Lippo Malls Indonesia Retail Trust (“ <b>LMIRT</b> ”).
3.	The detail	<p>Pursuant to the Regulation of Financial Services Authority No.31/POJK.04/2015 regarding Disclosure on Material Information or Facts by Issuers of Public Companies (“<b>POJK 31</b>”), we, the Company hereby informed that:</p> <p>(a) Regarding the sales of the Property, the signing of a Conditional Sale and Purchase Agreement (“<b>CSPA</b>”) between the Seller and Buyer signed on 13 October 2017</p> <p>(b) Based on the CSPA, the Seller has agreed to sell the Property to the Buyer with total amount Rp834,600,000,000 (eight hundred thirty four billion six hundred million Rupiah) including the Duty on Acquisition of Rights in Land and Buildings (“<b>DARLB</b>”)</p> <p>(c) In connection with the signing of the CSPA on 13 October 2017 and as a condition of execution of the Sales and Purchase of Property, PT Wisma Jatim Propertindo (“<b>WJP</b>”) an indirect fully-owned subsidiary of the Company, also signed Deed of Indemnity with HSBC Institutional Trust Services (Singapore) Limited in its capacity as <b>First REIT Trustee</b> and <b>LMIRT Trustee (“HSBCITS”)</b>, whereby the WJP agrees, such as: to guarantee Seller’s obligations under CSPA and other related transaction documents and to provide loss to First REIT Trustee and LMIRT Trustee in the case of First REIT Trustee and LMIRT Trustee incur any losses caused by a Seller’s breach of Seller’s obligations under CSPA or other transaction documents.</p> <p>The value of the WJP underwriting as set forth above shall be granted with the maximum amount of the sale value respectively of LPJ and SHYG.</p>
4.	The impact of information or material facts toward the operational, legal, and financial of the Company	There has been no impact on the Company’s financial condition at this time because all parties still have to fulfill all agreed terms before they can carry out the sales and purchase
5.	Other remarks	The Seller, First REIT, LMIRT dan HSBCITS are not affiliated parties of the Company. Therefore, the transaction as referred to in point 3.(a) and 3.(b) above, are not affiliated transaction as referred to in the Decision of Chairman of



		<p>Capital Market Supervisory Agency and Financial Institution No. IX.E.1, the enclosure of the Decision of Chairman of Capital Market Supervisory Agency and Financial Institution No. Kep-412/BL/2009, dated 25 November 2009 regarding Affiliation Transaction and Conflict of Interest Particular Transaction.</p> <p>The value of planned transaction is less than 20% of equity of the Company based on the Company's Financial Statement as per June 2017, and the execution of the transaction is part of the major business activity of the Company, the Seller, and WJP.</p>
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Thus, we conveyed this report. We thank you for the attention and cooperation given to us.

Sincerely yours,  
**PT Lippo Karawaci Tbk.**

*[Signed]*

*[Signed]*

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**Tjokro Libianto**  
**Director**

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**Richard Setiadi**  
**Director**

**CC:**  
Board of Directors of PT Bursa Efek Indonesia (BEI)