



Tangerang, 12 March 2019

Number: 073/LK-COS/III/2019

Otoritas Jasa Keuangan (“OJK”)
Gedung Sumitro Djojohadikusumo, 3rd Floor
Jl. Lapangan Banteng Timur 2-4
Jakarta – 10710

Attention : **Mr. Ir. Hoesen M.M.**
Chief Executive of the Capital Market Supervisor

Dear Sirs,

Subject: Information Report or Material Fact

Pursuant to the Regulations of the Financial Services Authority No 31/POJK.04/2015 on 16th of December 2015 with regards to Material Facts or Information Disclosure by the Issuers or Public Companies, we hereby, PT Lippo Karawaci Tbk (“**Company**”) intends to report information or material facts which are as follows:

Name of the Issuer or Public Company	:	PT Lippo Karawaci Tbk
Business Field	:	Real estate and urban development and its supporting facilities as well as running in the business field of services including the construction of housing, offices, industries, hotels, hospitals, shopping centers, public facilities, hospitality, health service and its facilities, both directly or through investment or divestment of capital in connection with the Company’s main business activities in other companies.
Telephone	:	+62 21 2566 9000
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Email	:	corsec@lippokarawaci.co.id

1.	Date:	11 February 2019
2.	Type of Information or Material Facts:	<p>The signing of a Conditional Sale and Purchase Agreement (“CSPA”) between:</p> <p>(i) PT Mandiri Cipta Gemilang, a subsidiary of the Company, as Vendor (“MCG”); and</p> <p>(ii) PT Puri Bintang Terang as Purchaser (“PBT”),</p> <p>in connection with the proposed sale of certain strata title unit certificates (“Strata Title”) of Lippo Mall Puri, built on top of two parcels of land with Right to Build Certificate (<i>Sertifikat Hak Guna Bangunan</i> or “SHGB”) No. 5631/Kembangan Selatan and No. 5632/Kembangan Selatan, located at Jl. Puri Boulevard Blok U1, Puri Indah CBD, RT/RW 002/002, Kembangan Selatan Sub-District, Kembangan District, West Jakarta, with a total area of 60,666m² (sixty thousand and six hundred sixty six square meters) (“LMP”), where both SHGB are in the process of segregation into Strata Title, along with the installations and the fixed and/or movable plants and equipments (including, all fixtures, lifts, and air-conditioning equipment), used for the operation of LMP or attached to LMP (“Proposed Sale of LMP”).</p>
3.	Description of information or material facts:	<p>The Company through its subsidiary, MCG, intends to perform the Proposed Sale of LMP with the following provisions:</p> <p>(a) based on the CSPA, MCG, agrees and binds itself to, among others, sell certain Strata Title of LMP with a total gross floor area of approximately 165,172m² (one hundred sixty five thousand one hundred seventy two square meters) (“Sold Area of LMP”) with a total consideration of Rp 3.700.000.000.000,- (three trillion and seven billion rupiah);</p> <p>(b) with regard to the Proposed Sale of LMP, MCG will novate its tenancy agreements with its tenants in LMP to PBT by signing novation agreements involving MCG, PBT and tenants who are a party in each of the relevant tenancy agreement;</p> <p>(c) with regard to the operation of LMP other than the Sold Area of LMP, MCG will execute an amendment to property management agreement; and</p>



4.	The impact of the occurrence, information or material facts against operational activities, law, financial condition, business continuity, issuers or public companies:	<p>As of date, there has been no impact on the Company's financial condition due to the reason that the parties in the Proposed Sale of LMP must first fulfill all the conditions precedent agreed before the Proposed Sale of LMP can be implemented effectively.</p> <p>If the Proposed Transaction is implemented effectively, the Proposed Sale of LMP will have a positive impact on the Company's operational activities and financial condition.</p>
5.	Other information:	<ul style="list-style-type: none"> - The implementation of the Proposed Sale of LMP will be conducted after the fulfillment of the conditions precedent as mutually agreed by the Company and the parties involved in each of the Transaction Document. - The value of the overall Proposed Sale of LMP is less than 20% (twenty per cent) of the equity of the Company based on the Company's latest financial report as referred to in Bapepam and LK Regulation No. IX. E. 2, attachment of the the Decree of the Head of Bapepam and LK No. KEP-614/BL/2011, dated 28th November 2011, regarding Material Transactions and Changes of Main Business Activities ("Regulation IX.E.2"). Thus the Proposed Transaction shall not constitute as a material transaction as regulated in Regulation IX. E. 2. <p>PBT is not an affiliated party of the Company nor MCG. Thereby the Proposed Sale of LMP is not an affiliated party transaction pursuant to the Bapepam and LK Regulation No. IX.E.1, attachment of the the Decree of the Head of Bapepam and LK No. KEP-412/BL/2009, dated 25th November 2009 regarding Affiliated Transaction and Conflict of Interest in Certain Transactions ("Regulation IX. E.1").</p>



Thus we inform you. Thank you for your attention and cooperation.

Yours sincerely,

PT Lippo Karawaci Tbk

Ketut Budi Wijaya

Presiden Direktur

Cc:

Richard H. Setiadi

Direktur

- To. Bapak Inarno Djajadi, President Director of PT Bursa Efek Indonesia