

LIPPO

PT LIPPO KARAWACI TBK

RAPAT UMUM PEMEGANG SAHAM TAHUNAN

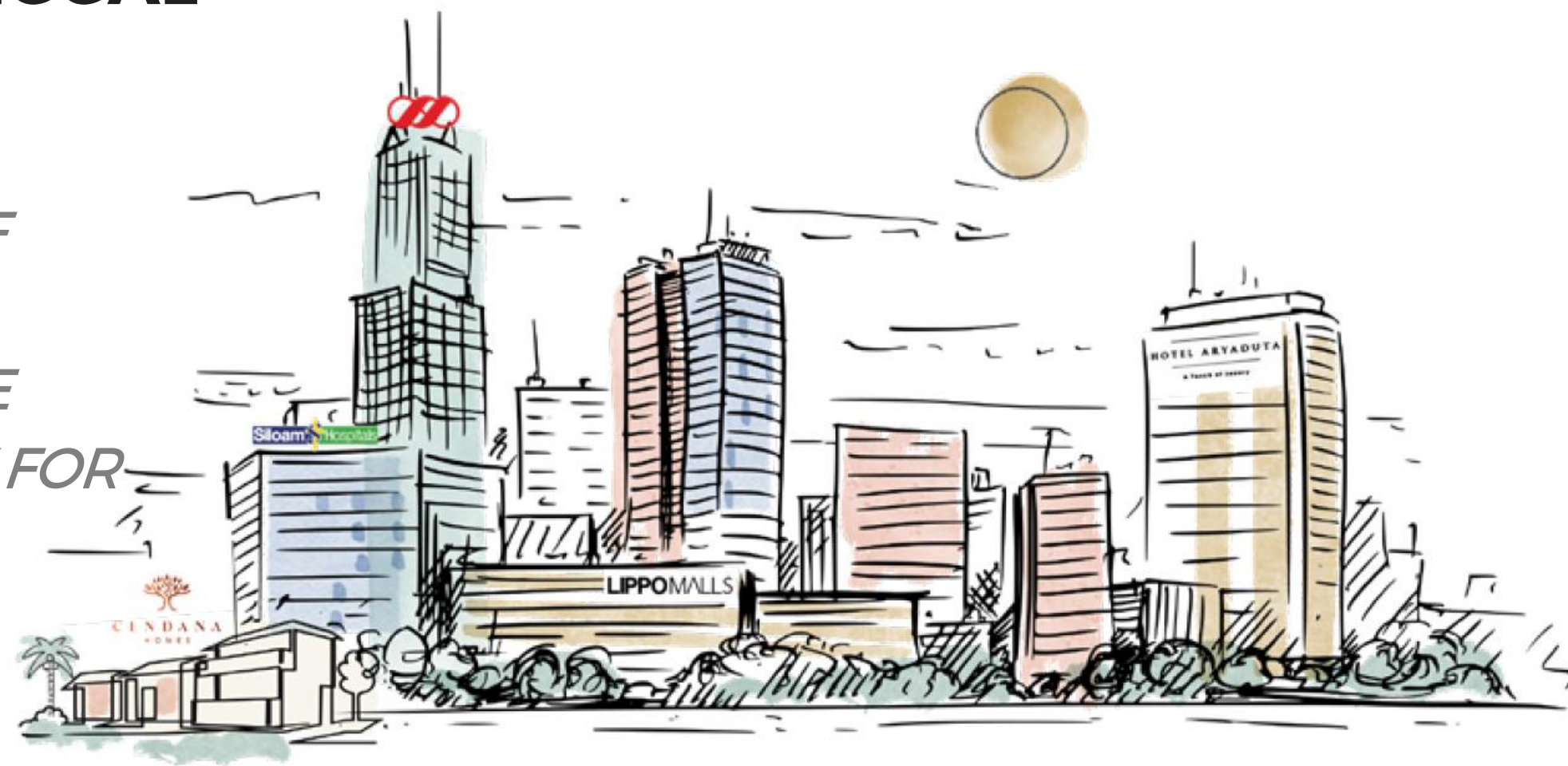
ANNUAL GENERAL MEETING OF
SHAREHOLDERS

6 JUNI/*JUNE* 2022

01

PERSETUJUAN LAPORAN TAHUNAN PERSEROAN TERMASUK LAPORAN TUGAS PENGAWASAN DEWAN KOMISARIS SERTA PENGESAHAN LAPORAN KEUANGAN PERSEROAN UNTUK TAHUN BUKU YANG BERAKHIR PADA TANGGAL 31 DESEMBER 2021

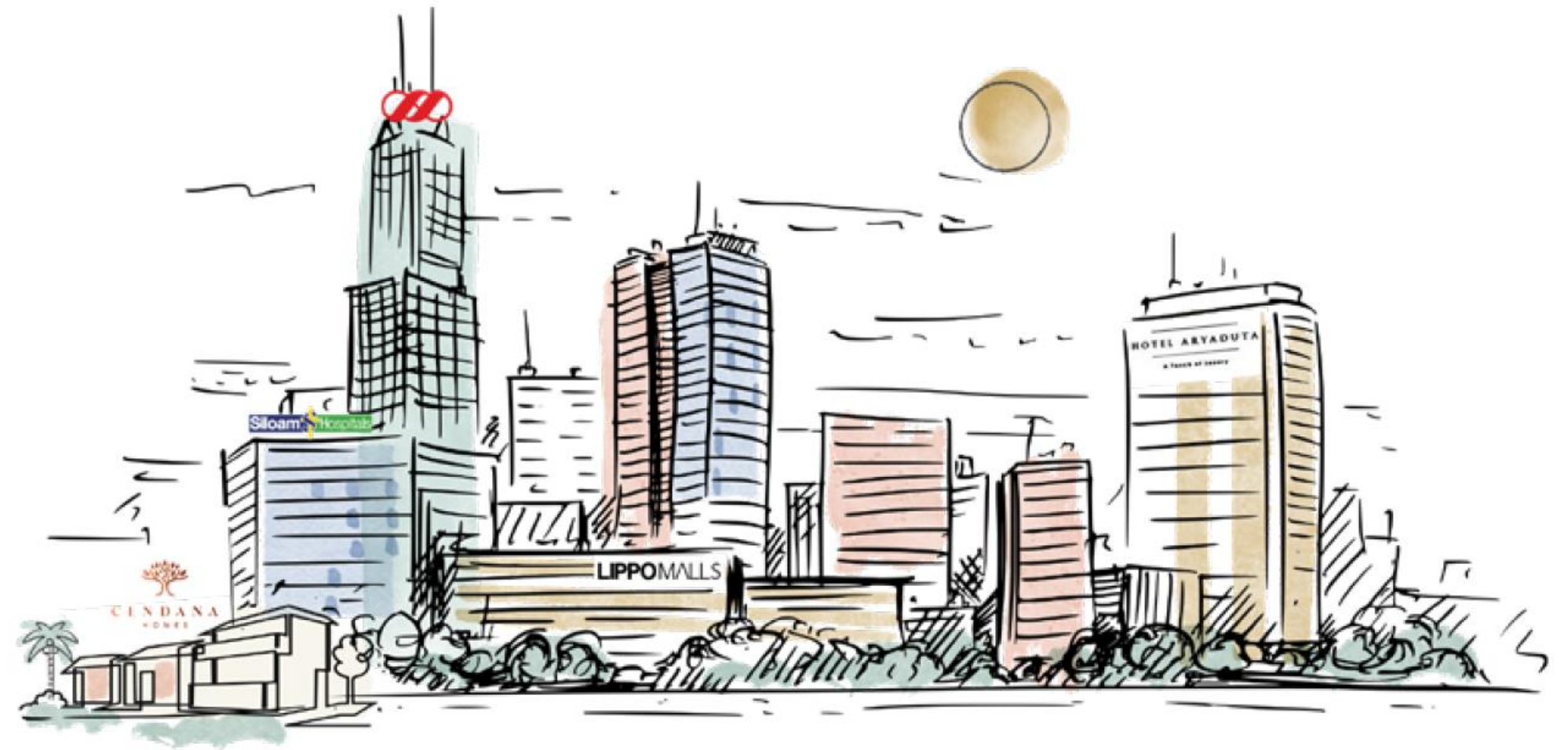
*APPROVAL OF THE ANNUAL REPORT OF
THE COMPANY INCLUDING THE BOARD OF
COMMISSIONERS' SUPERVISORY DUTIES
REPORT AS WELL AS RATIFICATION OF THE
FINANCIAL STATEMENT OF THE COMPANY FOR
THE FINANCIAL YEAR ENDED
ON 31 DECEMBER 2021*



AGMS - 6 JUNI/JUNE 2022

KONDISI TERKINI PERSEROAN DAN KINERJA KEUANGAN TAHUN 2021

*COMPANY'S CURRENT CONDITION AND
FINANCIAL PERFORMANCE IN 2021*



KINERJA KEUANGAN TAHUN 2021

FINANCIAL PERFORMANCE IN 2021



Pendapatan *Revenue*

Pendapatan konsolidasi naik sebesar 38% YoY menjadi Rp16,53 triliun di tahun 2021

Consolidated revenues increased by 38% YoY to Rp16.53 trillion in 2021.

EBITDA

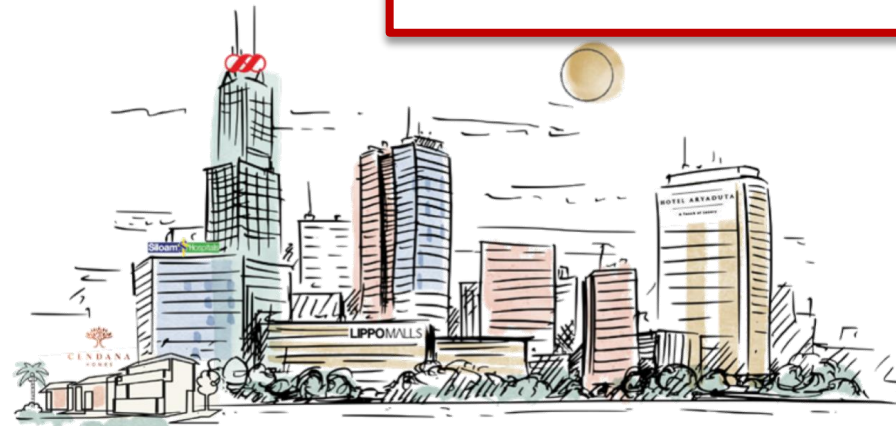
EBITDA tumbuh 94% menjadi Rp3,69 triliun di tahun 2021

EBITDA rose 94% to Rp3.69 trillion in 2021

Laba rugi *Profit & loss*

Perseroan membukukan penurunan rugi bersih sebesar 82% menjadi Rp1,60 triliun.

The Company booked 82% lower net loss of Rp1.6 trillion in 2021.



PILAR 1 - BISNIS PENGEMBANGAN INTI

PILLAR 1 - CORE DEVELOPMENT BUSINESS



Fig 1: Strong marketing sales achievement continue to be supported by persistently strong demand for landed houses targeted at first-home owners

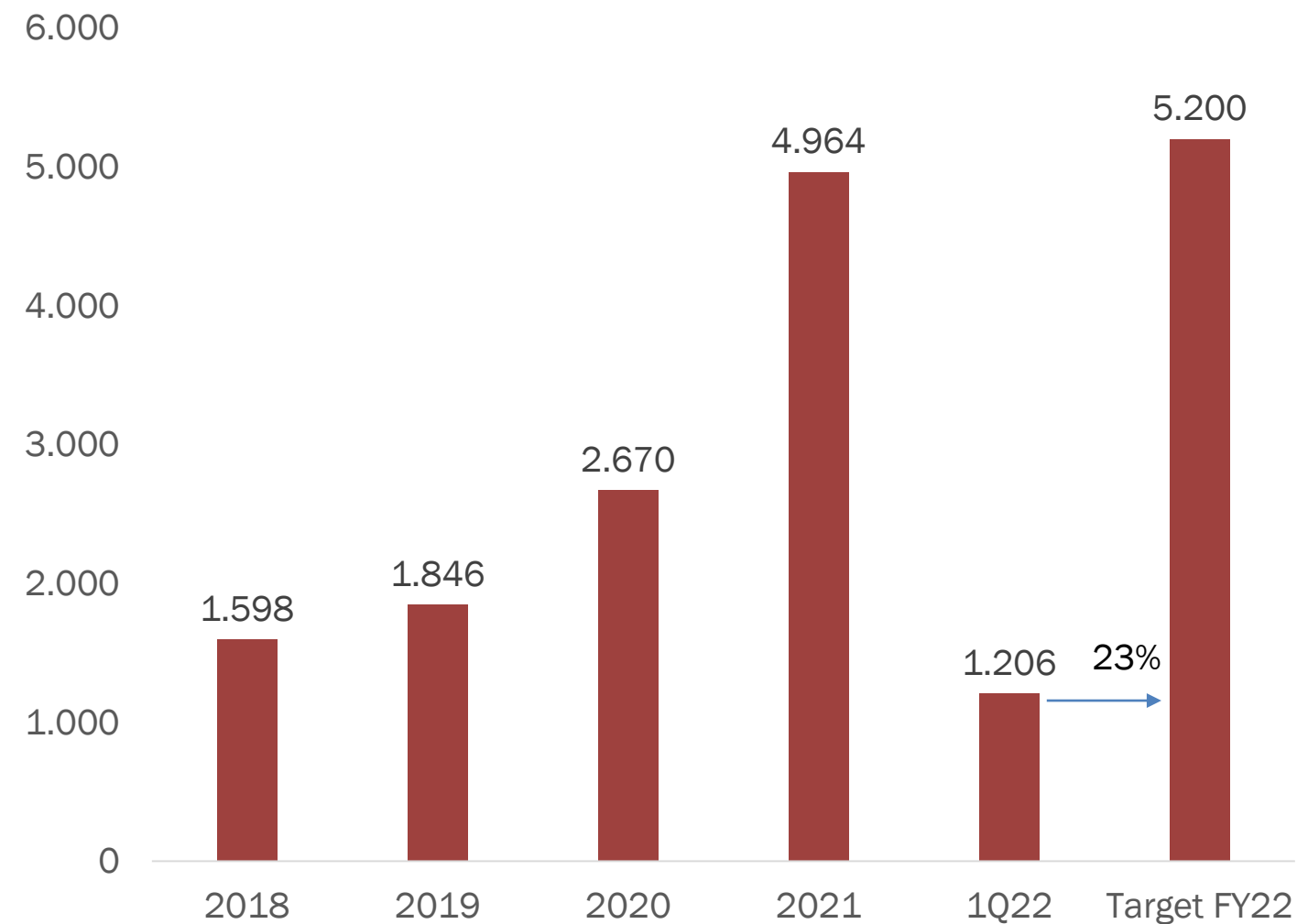
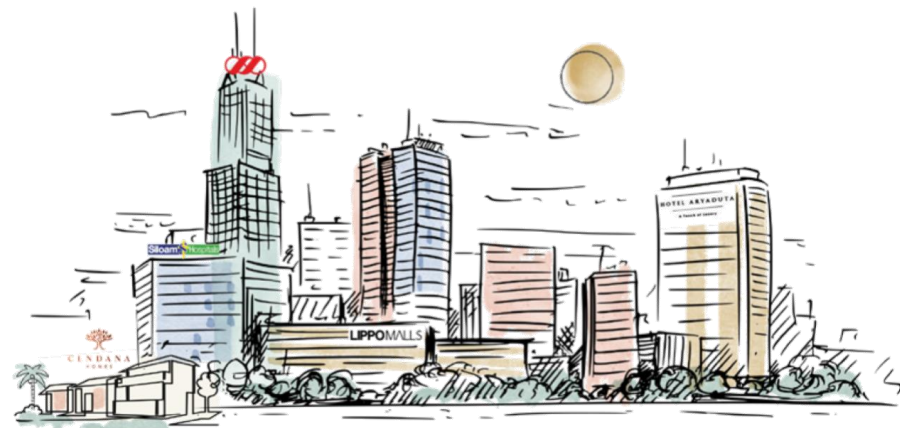
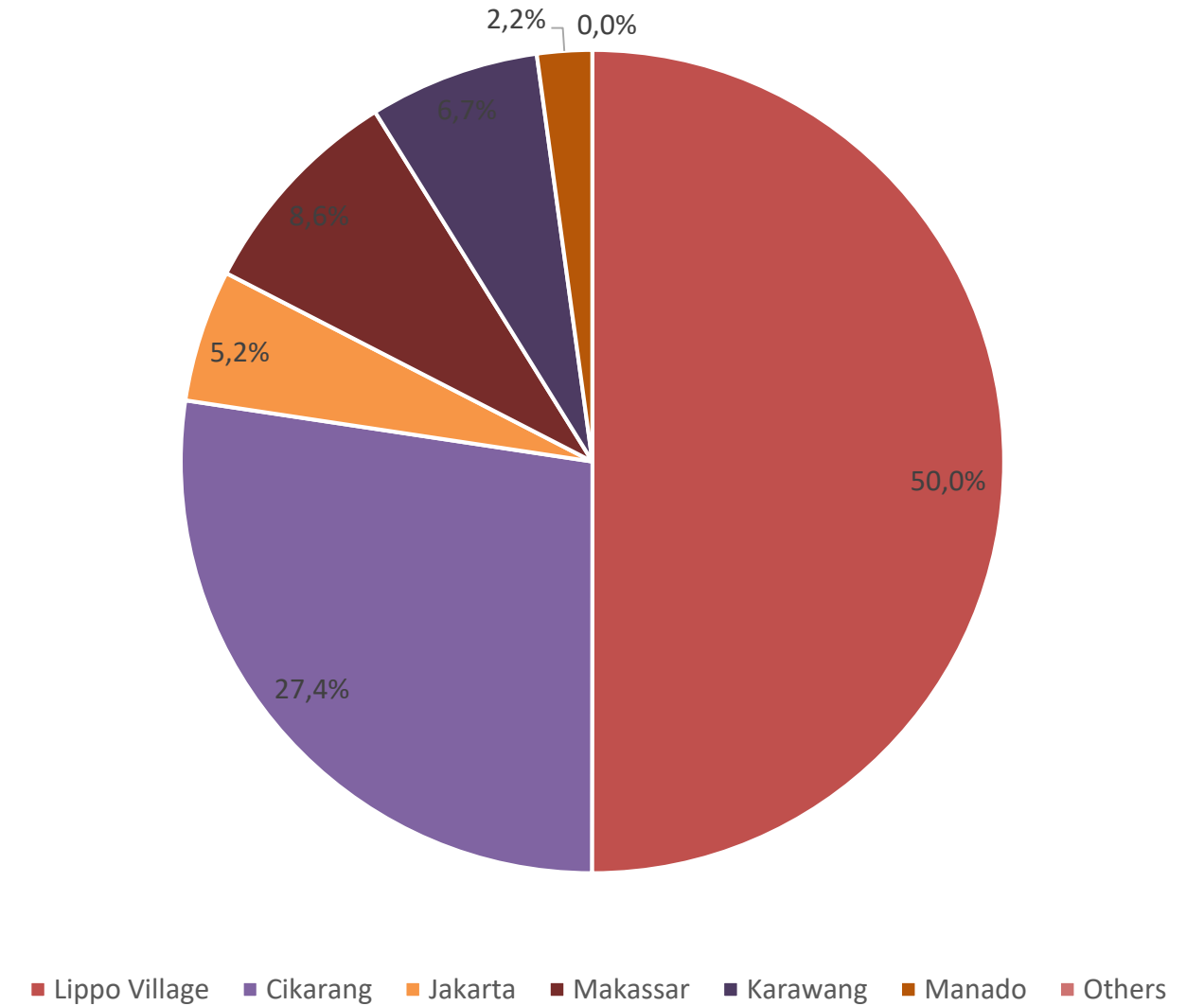


Fig 2: In 1Q22, 80% of launch were held in Lippo Village. Strong sales traction that follows each launch result in 50% of sales originating from Lippo Village



Guidance pra-penjualan tahun 2022 sebesar Rp5.2 triliun, mencerminkan peningkatan sebesar 5% YoY. Pertumbuhan ini akan didorong oleh produk perumahan tapak terjangkau sambil memperluas jangkauan pasar ke segmen kelas lebih tinggi melalui peluncuran produk *low-rise apartment* dan *luxury cluster*.

FY22 Guidance of Rp5.2 trillion, represents 5% YoY growth. Sales will be driven by sales of affordable landed residential and penetration into the higher end segment through launch of low-rise apartment and luxury cluster

PILAR 1 - POIN PENTING

PILLAR 1 - KEY TAKEAWAYS

Fig 3: Construction for all high-rise legacy projects have been fully completed as of early 2Q21.
Pembangunan proyek legacy sudah selesai sepenuhnya sejak 2Q21.

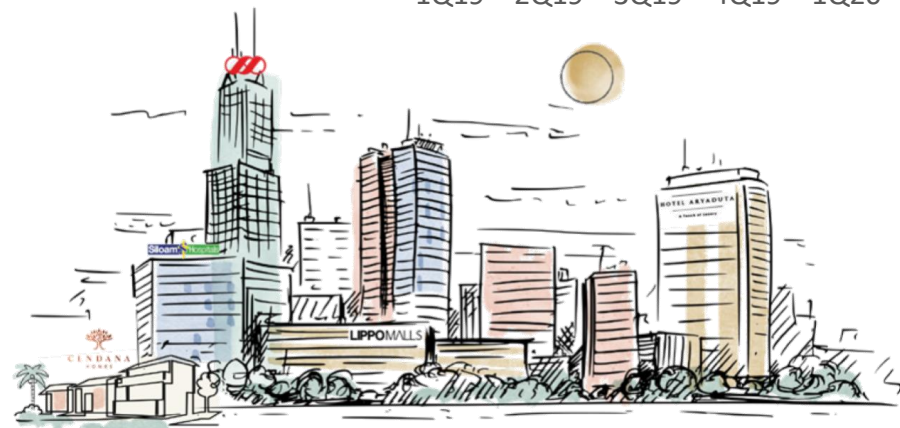
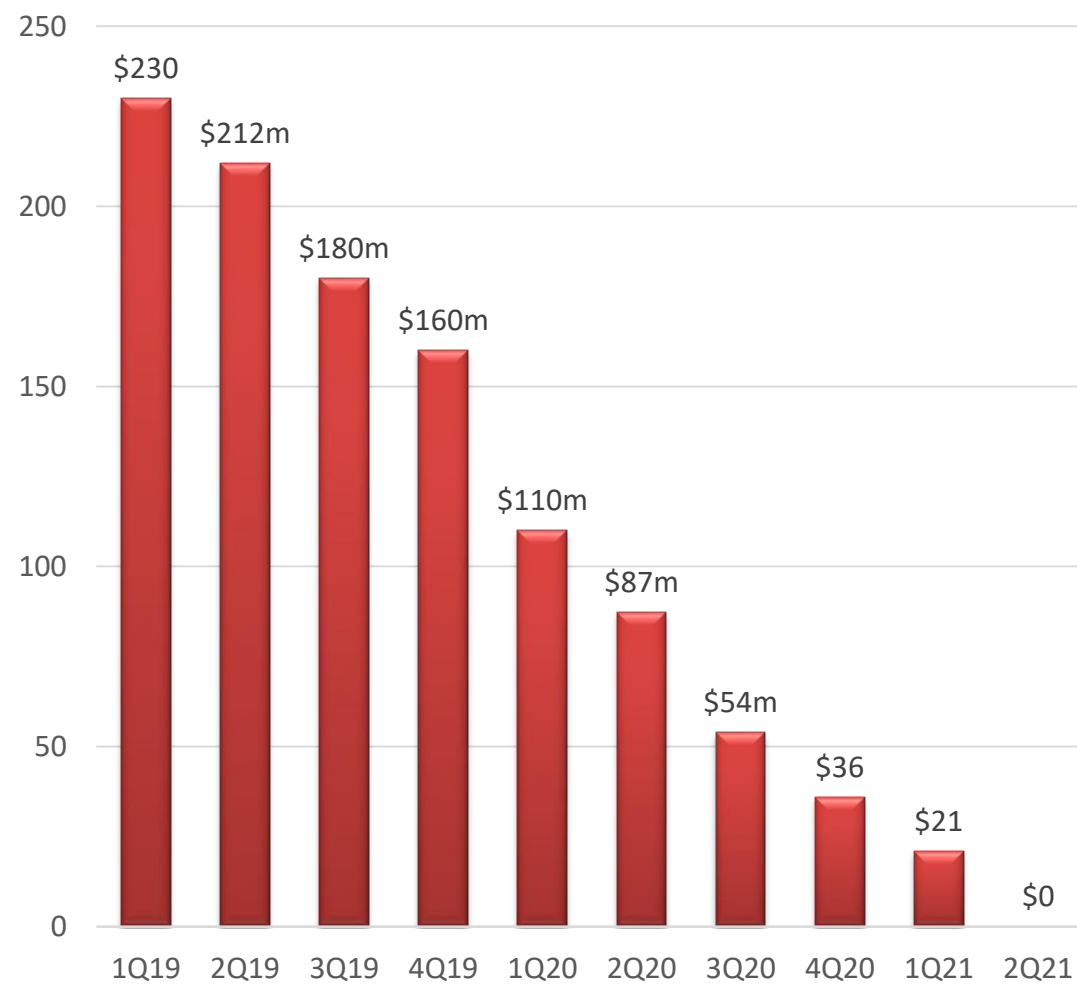


Fig 4: As of Dec21, legacy inventory stands at Rp1.3tr
Sampai dengan Dec21, inventaris proyek legacy bernilai Rp1.3tr.

Projects	Type	Total GFA (sqm)	Project Total		Project Sold		Project Balance	
			Total units	Value (\$m)	Total units	Value (\$m)	Total units	Value (\$m)
Holland Village	Mixed-use development	85,693	678	138	538	100	140	38
Millenium Village	Mixed-use development	100,716	560	109	393	78	167	31
Embarcadero	Mixed-use development	67,724	721	51	556	36	165	14
SoHo at MV	Mixed-use development	6,601	91	7	39	2	52	5
Total			2,050	306	1,526	217	524	89

Fig 5: Embarcadero (left) was completed in Mar21 and Holland Village (right) was completed in Apr21.



PILAR 1 - HIGHLIGHT OPERASIONAL BISNIS

PILLAR 1 - RECENT BUSINESS HIGHLIGHTS

Q1 2022 Milestone

January 2022

- Launching Uptown @ Lippo Cikarang



February 2022

- Launching Cendana Cove Verdant (252 units sold)

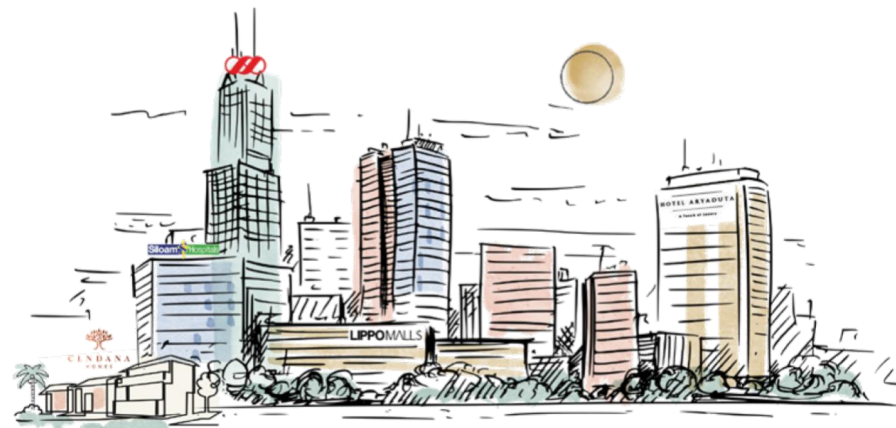


March 2022

- Launching Brava @ Himalaya with higher ASP Rp 4.1bn



- Launching Tanamera Shophouse @ Lippo Cikarang



PILAR 2 - MANAJEMEN REAL ESTATE DAN JASA MULAI PULIH DENGAN MULAI MEMASUKI ENDEMI



PILLAR 2 - ENTERING ENDEMIC, REAL ESTATE MANAGEMENT & SERVICES PILLAR CONTINUED TO SEE RECOVERY IN OPERATIONS

Fig 1: Through Siloam hospitals, Group continue to support the government to curb covid-19 spread. As of end-21, Siloam have performed more than 4.3m tests

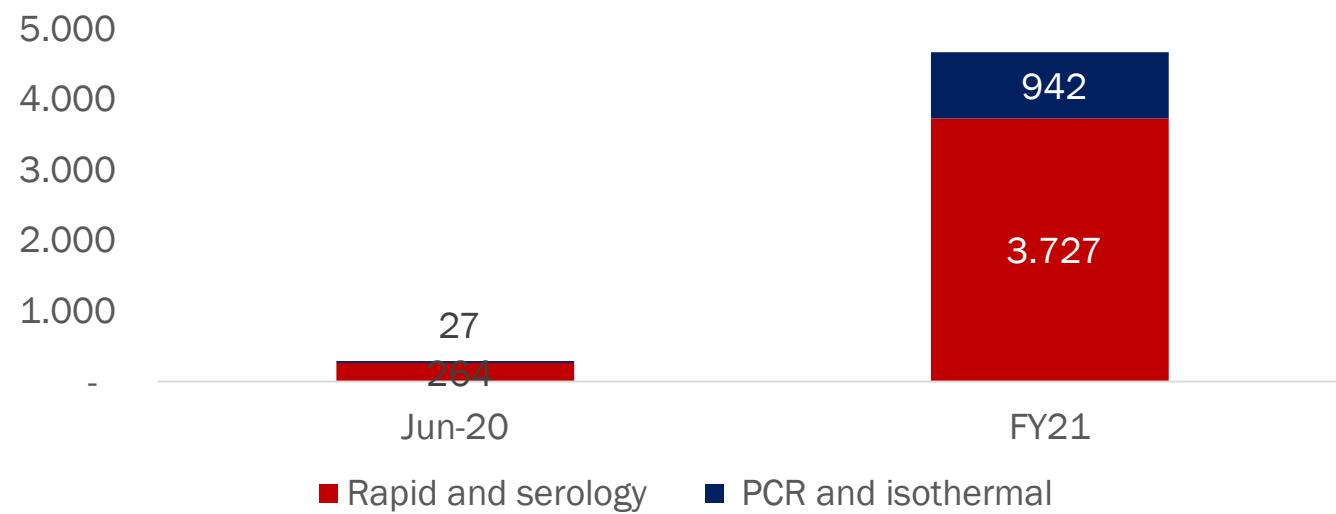


Fig 2: Siloam saw no. of in and outpatients improved significantly from 2Q20's trough. In 4Q21, no. of base case patients have exceeded pre-covid.level.

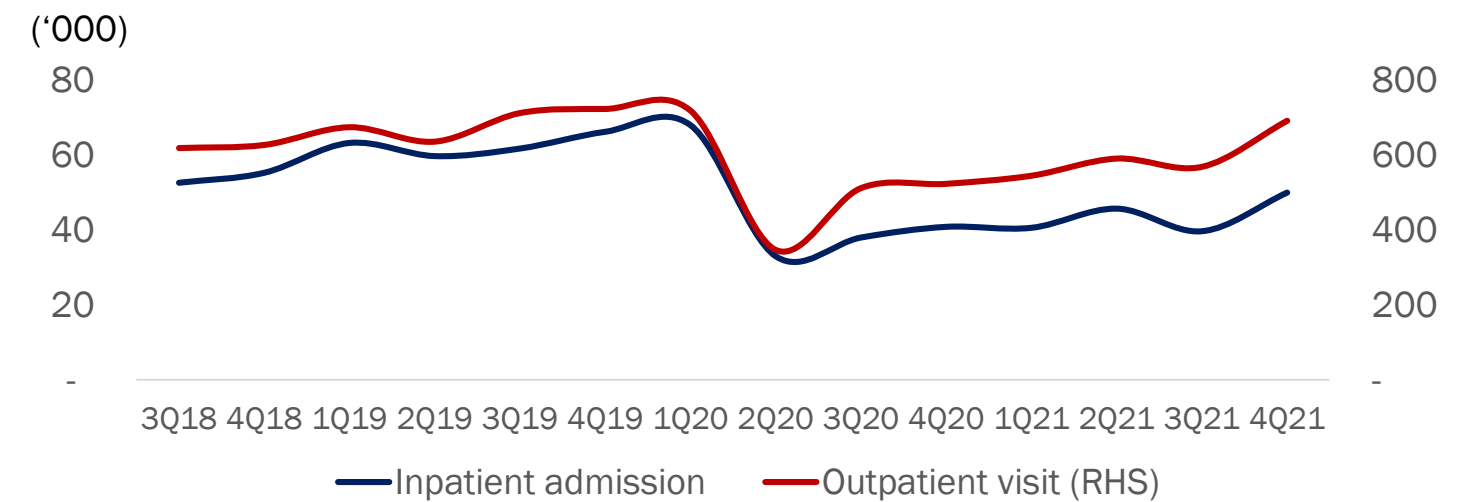


Fig 3: Mall footfall traffic saw rapid recovery from 3Q21's Covid-19 spike. Footfall traffic in December reached 60% of pre-Covid-19 levels, despite stricter mobility restriction closer to the festive season.

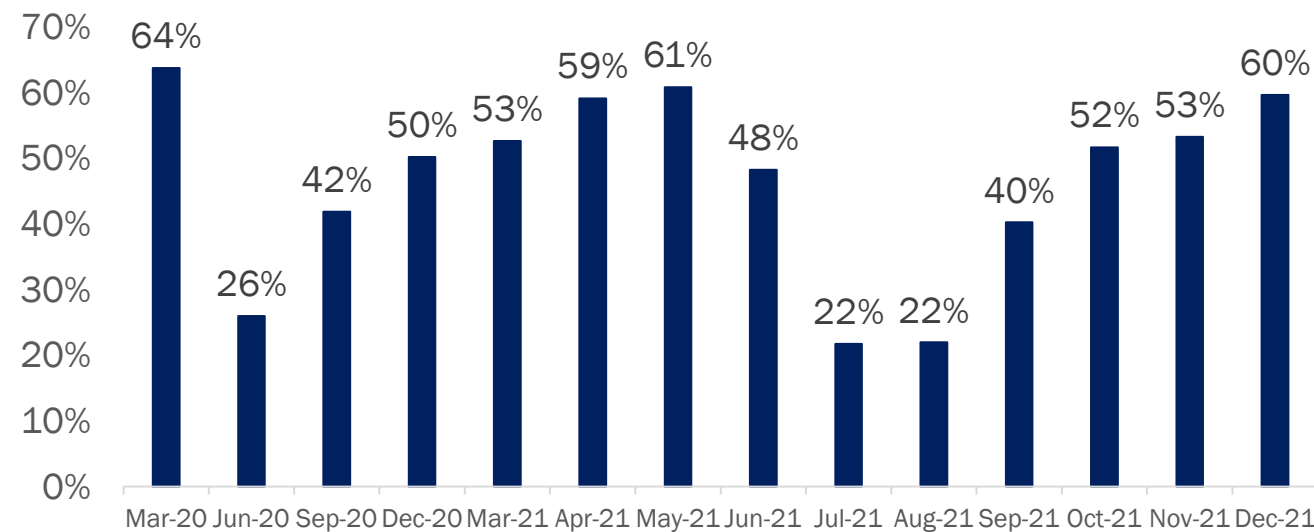
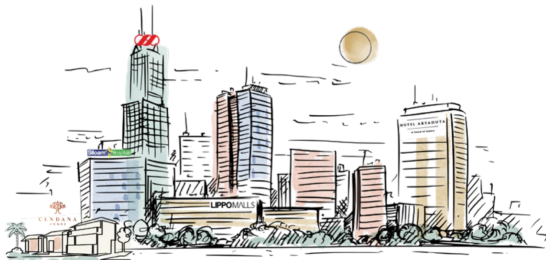
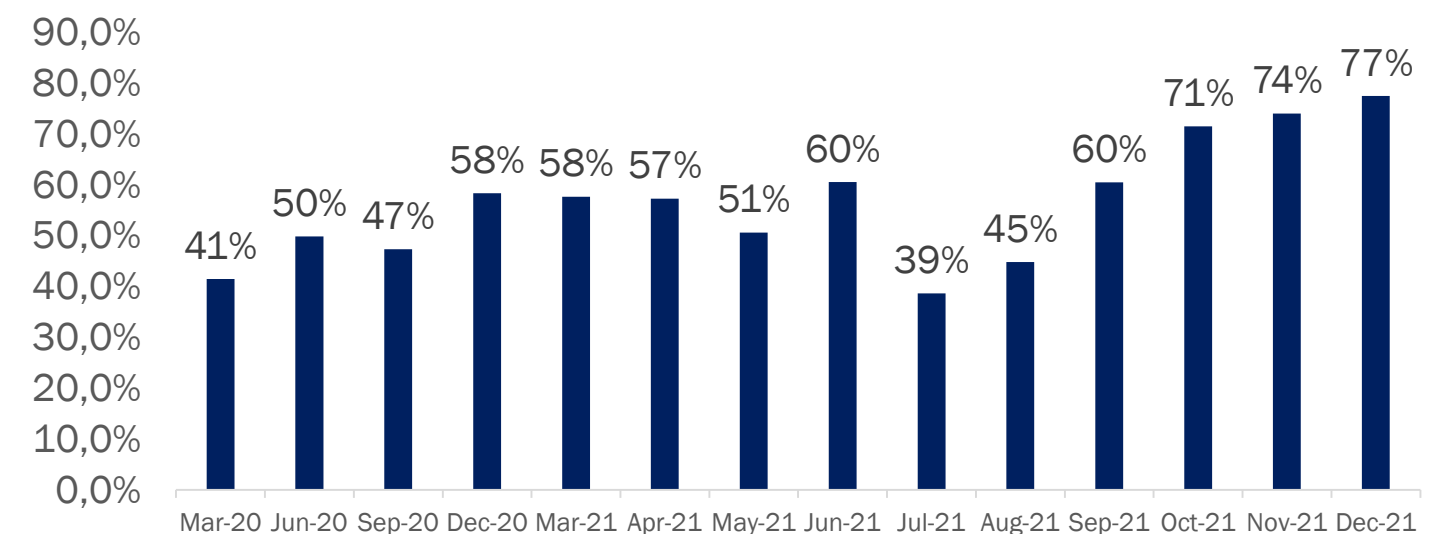
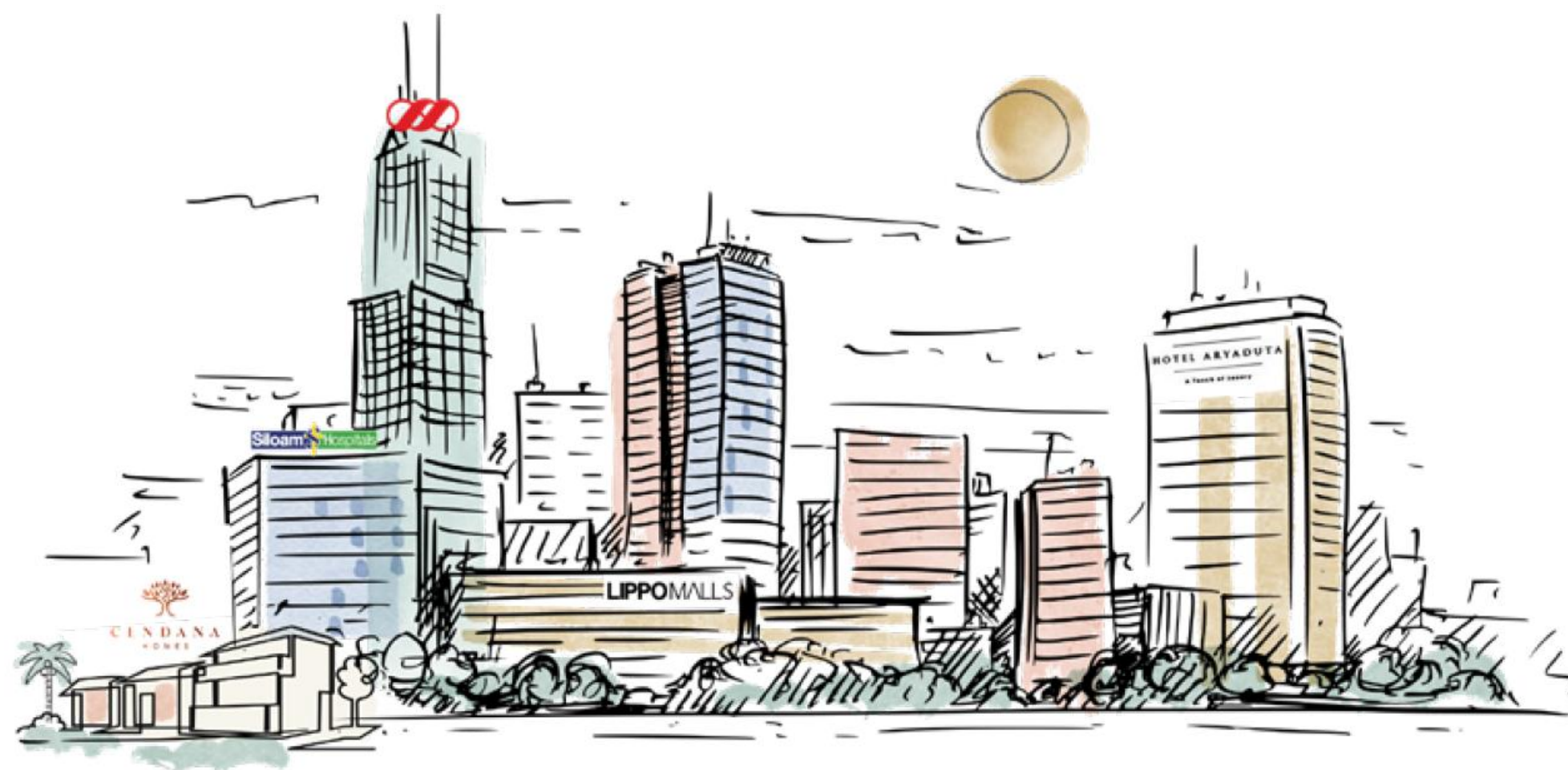


Fig 4: Hotel's occupancy rate has rebounded quickly in December 2021 to 77%. Uptrend was supported by the reopening of Aryaduta Bali which was closed since Jan 2021.



LAPORAN TUGAS PENGAWASAN DEWAN KOMISARIS TAHUN 2021

*THE BOARD OF COMMISSIONERS' SUPERVISORY REPORT
IN 2021*

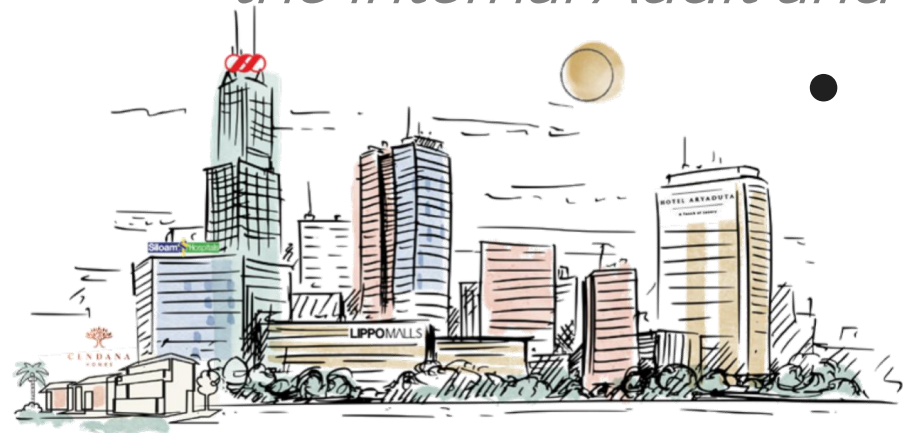


LAPORAN TUGAS PENGAWASAN DEWAN KOMISARIS TAHUN 2021

*REPORT FROM THE BOARD OF COMMISSIONERS' ON THEIR
SUPERVISORY DUTIES OF 2021*

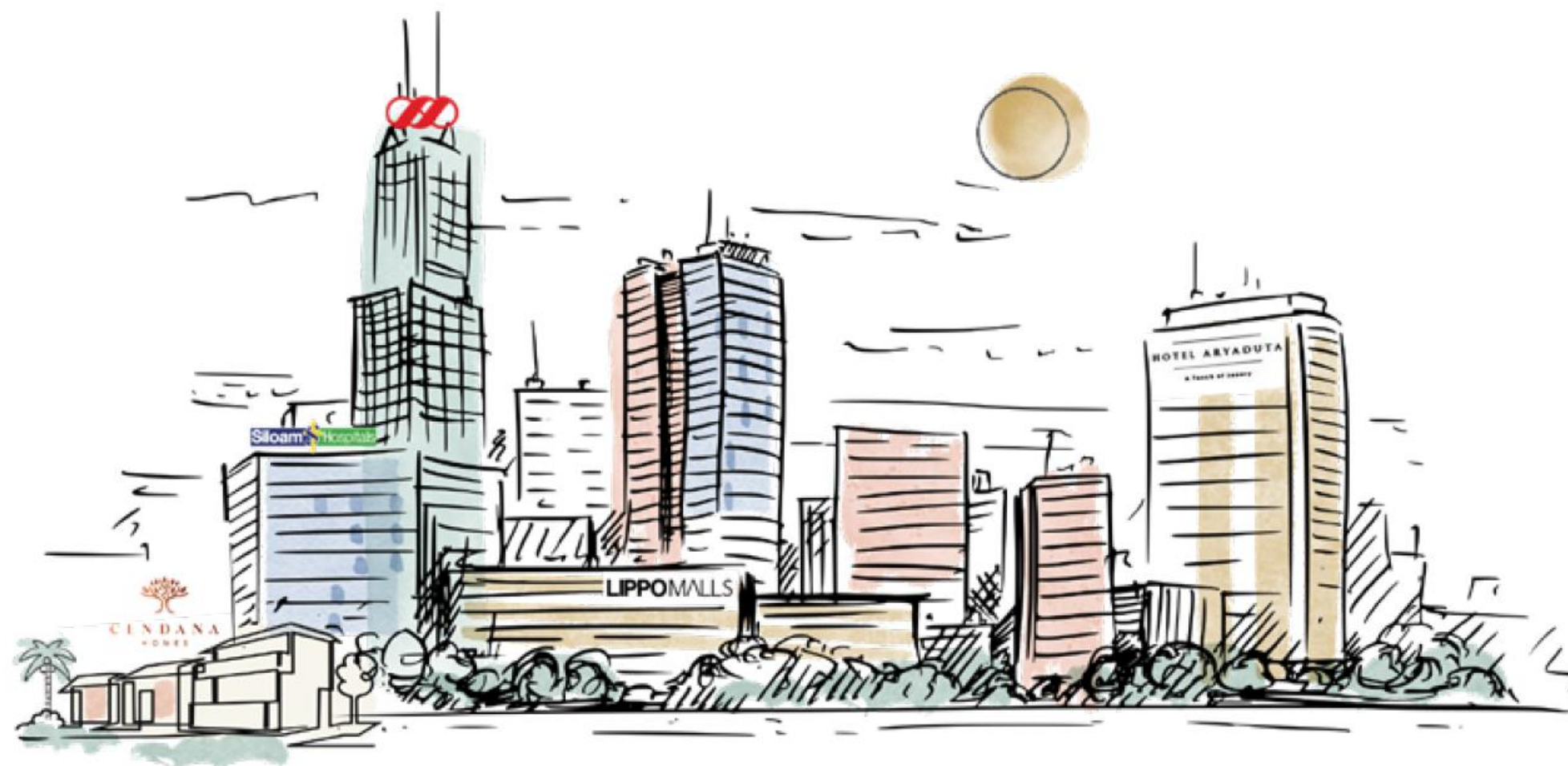


- **Memantau dan memastikan pelaksanaan rencana transformasi strategis Perseroan pada tahun 2021**
Supervise and ensure the implementation of the Company's strategic transformation plan in 2021
- **Melakukan evaluasi dan pengawasan terhadap kinerja, kebijakan dan kegiatan Direksi dalam pengelolaan Perseroan**
Evaluating and supervising the performance, policies, and activities of the BOD in managing the Company
- **Melalui Komite Audit melakukan penelaahan Laporan Keuangan Perseroan, penelaahan temuan dan rekomendasi auditor (internal dan eksternal) serta memberikan saran atas tindaklanjutnya termasuk memberikan saran untuk memperkuat Pengelolaan risiko, sistem administrasi keuangan, dsb; monitoring Satuan Audit Internal dan Manajemen Risiko, serta Pengawasan Kepatuhan atas regulasi yang berlaku,**
Through the Audit Committee, reviews the Company's Financial Statements, reviews the findings and recommendations of the auditors (internal and external) as well as provides suggestions for follow-up actions including providing suggestions to strengthen risk management, financial administration systems, etc.; monitoring the Internal Audit and Risk Management Units, as well as Compliance Supervision on applicable regulations.
- **Melalui Komite Nominasi dan Remunerasi, Dewan Komisaris telah melakukan penelaahan atas sistem remunerasi, promosi, nominasi anggota Direksi, pelatihan dan penerapan budaya korporasi**
Through the NRC, the BOC has reviewed the remuneration system, promotion, nomination of members of BOD,, , training and implementation of corporate culture



PERMOHONAN PERSETUJUAN

PROPOSED APPROVAL



PERMOHONAN PERSETUJUAN

PROPOSED APPROVAL

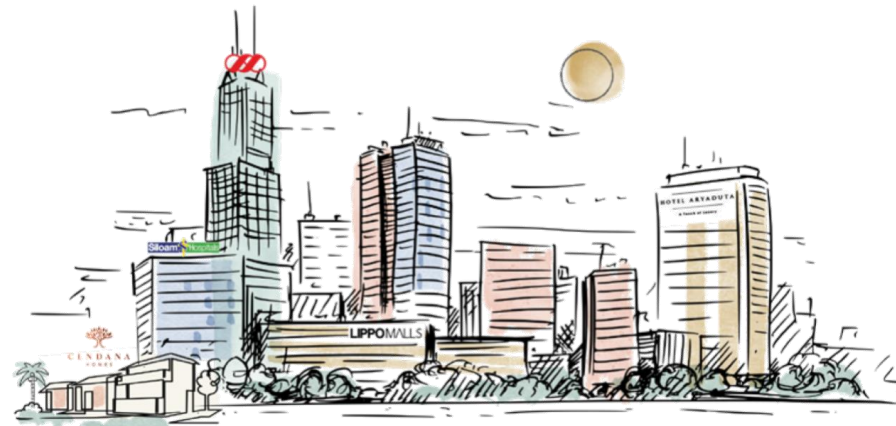


Berdasarkan penjelasan diatas dan mengacu pada ketentuan Anggaran Dasar, maka Perseroan mengusulkan kepada Pemegang Saham untuk menyetujui hal-hal sebagai berikut:

The Company hereby request for Shareholders approval for the following matters:

1. Menyetujui Laporan Tahunan Perseroan untuk tahun buku yang berakhir pada tanggal 31 Desember 2021 termasuk Laporan Tugas Pengawasan Dewan Komisaris, serta mengesahkan Laporan Keuangan Perseroan untuk tahun buku yang berakhir pada tanggal 31 Desember 2021 yang telah diaudit oleh Kantor Akuntan Publik “Amir Abadi Jusuf, Aryanto, Mawar & Rekan” sebagaimana dinyatakan dalam laporannya tertanggal 30 Maret 2022, dengan opini “wajar tanpa pengecualian”

Approve the Annual Report of the Company for the financial year ended on 31 December 2021 including the Supervisory Duties Report of the Board of Commissioners, as well as to ratify the Financial Statements of the Company for the financial year ended on 31 December 2021 which had been audited by the Public Accounting Firm of "Amir Abadi Jusuf, Aryanto, Mawar & Rekan" as stated in its report dated 30 March 2022, with "Unqualified Opinion"



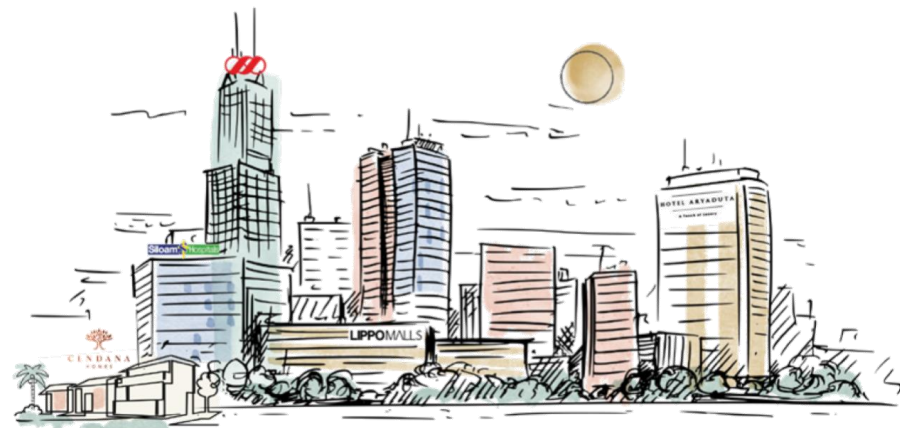
PERMOHONAN PERSETUJUAN

PROPOSED APPROVAL



2. Memberikan pembebasan dan pelunasan tanggung jawab sepenuhnya (*“volledig acquit et decharge”*) kepada anggota Dewan Komisaris dan Direksi Perseroan atas tindakan pengurusan dan pengawasan yang dilakukan dalam tahun buku 2021, sepanjang tindakan kepengurusan dan pengawasan tersebut tercermin dalam Laporan Tahunan Perseroan dan Laporan Keuangan Perseroan untuk tahun buku 2021 tersebut dan bukan merupakan tindak pidana atau pelanggaran terhadap peraturan perundang-undangan yang berlaku.

Granting release and discharge (“volledig acquit et decharge”*) to the members of BOC and Board of Directors (*“BOD”*) of the Company for the management and supervision performed in the financial year 2021, provided that the management and supervision actions were reflected in the said Annual Report and Financial Statements of the Company for the financial year 2021 and they are not criminal acts or violation of the prevailing regulations.*





Terima kasih
Thank you