



15 January 2020

No. : 025R/LK-COS/1/2020

Financial Services Authority (Otoritas Jasa Keuangan or "OJK")

Gedung Sumitro Djojohadikusumo, 3rd Floor

Jl. Lapangan Banteng Timur 2-4

Jakarta - 10710

Attn.: Yth. Bapak Ir. Hoesen M.M

Executive Head of Capital Market Supervisor

Dear Sirs

Subject: Report on Material Information or Facts

We hereby, for and on behalf of the company, submit the Report on Material Information and Facts as follows:

Name of Issuer	: PT Lippo Karawaci Tbk. (" Company ")
Scope of Business	: Engages in real estate, including but not limited to real estate that is owned or leased, including 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 activity, scientific and technical activities; construction; transportation; trading; water management; waste water management; waste management and recycling; remediation activities; employment activities; and other supporting businesses, both directly and indirectly through investment or divestment of capitals in other companies.
Telephone	: 021 2566 9000
Facsimile	: 021 2566 9099
Email Address	: Corsec@lippokarawaci.co.id

1.	Date of Event	14 January 2020
2.	Type of Material Information or Facts	The proposed issuance of U.S Dollar senior notes in the aggregate principal amount of USD325,000,000 (three hundred twenty five million United States Dollar) 8.125% due 2025 (" New Notes ") by Theta



		<p>Capital Pte. Ltd., a company established under the laws of Singapore, a wholly-owned subsidiary of the Company (“Theta”), which will be used for the partial redemption of USD410,000,000 7.00% senior notes due 2022 issued by Theta.</p> <p>The New Notes will be listed in Singapore Exchange Securities Trading Limited (“SGX”).</p>
3.	Description of Material Information or Facts	<p>With reference to the OJK Regulation No. 31/POJK.04/2015 on Disclosure on Material Information or Facts by Issuers or Public Companies and Indonesia Stock Exchange Regulation No. I-E regarding Obligation on Information Submission, the Company hereby informs that:</p> <ul style="list-style-type: none"> - With regards to the proposed issuance of New Notes, on 14 January 2020 the Company has executed a Purchase Agreement with BNP Paribas, CIMB Bank Berhad, Labuan Offshore Branch, Citigroup Global Markets Singapore Pte. Ltd., Credit Suisse (Singapore) Limited and Deutsche Bank AG, Cabang Singapura, as the Initial Purchasers (“Purchase Agreement”). The Purchase Agreement was also signed by Theta as the issuer and several subsidiaries of the Company, namely PT Sentra Dwimandiri (“Sentra”), PT Wisma Jatim Propertindo (“Wisma”), PT Primakreasi Propertindo (“Prima”) and PT Megapratama Karya Persada (“Mega”). The Company, together with Sentra, Wisma, Prima and Mega will provide corporate guarantees in connection with the issuance of New Notes. - The completion of the proposed issuance of New Notes still subject to the market condition.
4.	The impact of such event, information or material facts towards operational activities, legal, financial condition, or business continuity of the Issuer or Public Company	The proposed issuance of New Notes will give a positive impact on the financial condition of the Company.
5.	Other Information	The value of the proposed issuance of New Notes is expected to be exceeding 20% but less than 50% of the Company’s equity based on Financial Statements of the Company for the periods ended in 30 June 2019, limited reviewed by KAP Amir Abadi Jusuf, Aryanto, Mawar & Rekan as the Company’s Public Accountant, thus the abovementioned transaction will be considered as a Material Transaction pursuant to



	<p>Bapepam-LK Regulation No. IX.E.2 on Material Transaction and Amendment to Principal Business Activity, Attachment of the Decree of Capital Market Supervisory Board and Financial Board No. Kep-614/BL/2011 ("Regulation No. IX.E.2").</p> <p>In connection with the above, the Company will announce a disclosure information of the implementation of the transaction in accordance with the prevailing OJK regulations, including Regulation No. IX.E.2 at the latest two business days after the agreements relating to the issuance of New Notes are signed by the Company.</p>
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Thus we submit this report. If there is any other material information that change the information presented in this letter, it will be immediately communicated.

Thank you for your attention and cooperation.

Sincerely,
PT Lippo Karawaci Tbk.

Ketut Budi Wijaya
President Director

Surya Tatang
Director

Copy to:
Direksi PT Bursa Efek Indonesia (BEI)