



Tangerang, 2 November 2022

No. 115/LK-COS/XI/2022

Kepada Yth./To:

Otoritas Jasa Keuangan ("OJK")

Financial Services Authority

Gedung Soemitro Djojohadikusumo

Jalan Lapangan Banteng Timur 2-4, Lantai 3

Jakarta 10710

PT Bursa Efek Indonesia

Indonesia Stock Exchange

Gedung Bursa Efek Indonesia, Tower I, Lantai 6

Jalan Jenderal Sudirman Kav. 52-53

Jakarta 12190

Perihal/ : Laporan Informasi atau Fakta Material/
Subject Report on Material Information or Facts

Dengan hormat,

Dear Sirs/Madam,

Guna memenuhi Peraturan OJK No. 31/POJK.04/2015 tanggal 16 Desember 2015 tentang Keterbukaan Informasi atau Fakta Material oleh Emiten Atau Perusahaan Publik dan Keputusan Direksi Bursa Efek Indonesia No. Kep-00066/BEI/09-2022 tanggal 30 September 2022 perihal Perubahan Peraturan No. I-E tentang Kewajiban Penyampaian Informasi, dengan ini, kami, PT Lippo Karawaci Tbk ("**Perseroan**") bermaksud untuk menyampaikan Laporan Informasi atau Fakta Material sebagai berikut:

*Pursuant to OJK Regulation No. 31/POJK.04/2015 dated 16 December 2015 regarding Information or Material Facts Disclosure by the Issuers or Public Companies and Directors Decree of Indonesia Stock Exchange No. Kep-00066/BEI/09-2022 dated 30 September 2022 regarding the Amendment to the Regulation No. I-E concerning the Obligation to Submit Information, we, PT Lippo Karawaci Tbk (the "**Company**") hereby intends to report the Report on Material Information or Facts which are as follows:*

| | |
|---|---|
| Nama Emiten atau Perusahaan Publik/ <i>Name of Issuer or Public Company</i> | : Perseroan/ The Company |
| Bidang Usaha/ <i>Scope of Business</i> | : Mengusahakan perusahaan <i>real estate</i> dan <i>urban development</i> dan sarana penunjangnya serta menjalankan usaha dalam bidang jasa termasuk pembangunan perumahan, perkantoran, perindustrian, perhotelan, rumah sakit, pusat perbelanjaan, fasilitas umum, <i>hospitality</i> , pelayanan kesehatan beserta fasilitasnya, baik secara langsung maupun melalui penyertaan (investasi) ataupun pelepasan (divestasi) modal sehubungan dengan kegiatan usaha utama Perseroan dalam perusahaan lain. <i>Engaged in real estate, including but not limited to real estate that is owned or leased, which includes 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-</i> |

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✱



operation; providing accommodation and providing food and drink; professional, scientific and technical activities; construction; transportation; trading; water management; waste water management; waste management and recycling; remediation activities; employment activities; and supporting other businesses, both directly and indirectly through investments or divestment of capital in other companies.

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- Alamat surat elektronik (email)/
e-Mail : corsec@lippokarawaci.co.id
- Tanggal kejadian/
Date of Event : 31 Oktober/October 2022
- Jenis Informasi atau Fakta Material/
Type of Material Information or Facts : Penandatanganan Perjanjian Pengikatan Jual Beli Bersyarat ("Perjanjian"), antara:

- (i) Perseroan, suatu perusahaan terbuka yang didirikan dan berdomisili hukum di Tangerang, Indonesia selaku Penjual; dan
- (ii) PT Siloam International Hospitals Tbk ("SILO"), suatu perusahaan terbuka yang didirikan dan berdomisili hukum di Tangerang, Indonesia selaku Pembeli, yang merupakan anak perusahaan dari Perseroan baik secara langsung maupun tidak langsung.

Signing of Conditional Sale and Purchase Agreement (the "Agreement") by and between:

- (i) *The Company, a public limited liability company established and having its legal domicile in Tangerang, Indonesia as the Seller; and*
- (ii) *PT Siloam International Hospitals Tbk ("SILO"), a public limited liability company established and having its legal domicile in Tangerang, Indonesia as the Purchaser, Which were subsidiaries of the Company either directly or indirectly.*

- Uraian Informasi atau Fakta Material/
Description of Material Information or Facts : Berdasarkan Perjanjian, Perseroan akan menjual beberapa bidang tanah dengan luas 1.377 m² yang berlokasi di Kelurahan Bencongan Indah, Kecamatan Kelapa Dua, Kabupaten Tangerang, Provinsi Banten kepada SILO dengan nilai sebesar Rp26.842.000.000,- (tidak termasuk PPn).

Adapun pembayaran dilakukan dalam 1 (satu) tahapan yakni, pada tanggal ditandatanganinya Perjanjian.



Under the Agreement, the Company will sell portions of land titles with total area 1,377 sqm located at Bencongan Indah Village, Kelapa Dua District, Tangerang Regency, Province of Banten to SILO with a value of Rp26,842,000,000 (exclude VAT).

The Payment was made in 1 (one) installment, at the date of Agreement being signed.

Dampak kejadian, informasi atau fakta material tersebut terhadap Emiten atau Perusahaan Publik/

Impact of such event information or material facts towards Issuer or Public Company

: Transaksi ini membawa dampak positif bagi Perseroan dan akan memperkuat neraca serta meningkatkan alur kas Perseroan.

This transaction brought positive impact to Company and will strengthen its balance sheet and increase cashflow.

Informasi lain/

Other information

: Transaksi ini adalah transaksi afiliasi yang dikecualikan berdasarkan Pasal 8 Peraturan OJK No. 42/POJK.04/2020 tentang Transaksi Afiliasi dan Transaksi Benturan Kepentingan dan tidak mengandung benturan kepentingan.

Nilai keseluruhan Transaksi adalah lebih rendah dari 20% (dua puluh persen) dari ekuitas Perseroan berdasarkan laporan keuangan terakhir Perseroan sebagaimana diatur dalam Peraturan OJK No. 17/POJK.04/2020 tentang Transaksi Material dan Perubahan Kegiatan Usaha ("POJK No. 17/2020"). Dengan demikian Transaksi ini bukan merupakan Transaksi Material sebagaimana dimaksud dalam POJK No. 17/2020.

Referring to Article 8 of OJK Regulation No. 42/POJK.04/2020 regarding Affiliated and Conflict of Interest Transaction, this Transaction deemed as exempted affiliated transaction and not having any conflict of interest.

The total value of the Transaction is lower than 20% (twenty percent) of the Company's equity based on the Company's latest financial statements as regulated in OJK Regulation No. 17/POJK.04/2020 concerning Material Transactions and Changes in Business Activities ("OJK Regulation No. 17/2020"). Thus, this Transaction is not a Material Transaction as referred to in OJK Regulation No. 17/2020.



Demikian kami sampaikan, terima kasih atas perhatian Bapak/Ibu.
Thank you for your attention.

Hormat kami/ *Sincerely,*
PT Lippo Karawaci Tbk

A handwritten signature in black ink, appearing to read "Ratih Safitri".

Ratih Safitri
Corporate Secretary