



No. 069/LC-COS/X/2024
Lippo Cikarang, 2 October 2024

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

To.
PT Bursa Efek Indonesia (“BEI”)
Bursa Efek Jakarta Building, 1st Floor
Jl. Jenderal Sudirman Kav. 52-53
Jakarta 12190

Subject: **Disclosure Information on Material Transaction and Affiliated Party Transaction**

Dear Sir/Madam,

This disclosure information (“**Disclosure Information**”) is submitted by PT Lippo Cikarang Tbk (the “**Company**”) to comply with OJK Regulation No. 17/POJK.04/2020 dated 20 April 2020 on Material Transaction and Changes in Business Activities (“**POJK 17/2020**”) and BEI Regulation Number I-E on Obligation to Submit Information, Attachment to the Decree of the Board of Directors of PT Bursa Efek Indonesia No. KEP-00066/BEI/09-2022 dated 30 September 2022.

Name of Issuer or Public : PT Lippo Cikarang Tbk (the “**Company**”)
Company

Business Activities : Engaged in the field of real estate, including but not limited to self-owned or leased real estate, which includes the construction, purchase, sale, rental and operation of real estate such as land, apartment buildings, malls, shopping centers, hospitals, conference halls, hotels, sports centers, and supporting facilities, urban development, building development for self-operation; provision of accommodation and provision of food and beverages; professional, scientific and technical activities; construction; transportation; trading; water management; wastewater management; waste management and recycling; remediation activities; employment activities;

PT LIPPO CIKARANG Tbk

Kantor Pusat & Pemasaran :

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and other business support, either directly or indirectly through investment or divestment of capital in other companies.

- Telephone : 021-8972484
- Fax : 021-8972093
- Head office address : Easton Commercial Centre
Jl. Gunung Panderman Kav. 05
Lippo Cikarang, Bekasi 17550, Indonesia
- Email : corsec@lippo-cikarang.com
- Transaction Date : 30 September 2024
- Introduction : In order to fulfill the provisions of POJK 17/2020, the Board of Directors of the Company announces Disclosure Information to provide information to the Company's shareholders that the Company's controlled company, PT Megakreasi Cikarang Permai ("**MKCP**") has converted the Mahkota Sentosa Utama Long Term Notes I TAHUN 2019/*Surat Utang Jangka Panjang Mahkota Sentosa Utama I TAHUN 2019* ("**SUJP MSU**") which was issued in 2019 in connection with the Infrastructure Investment Fund in the form of Collective Investment Contract Bowsprit Township Development Infrastructure Investment Fund USD/*Kontrak Investasi Kolektif Dana Investasi Infrastruktur Bowsprit Township Development USD* (hereinafter referred to as "**DINFRA**") into a total of 3,075,922,840 (three billion seventy five million nine hundred twenty two thousand eight hundred forty) shares in PT Mahkota Sentosa Utama ("**MSU**") ("**Transaction**").

This transaction is a material transaction as referred to in POJK 17/2020 and an affiliated transaction as referred to in OJK Regulation No. 42/POJK.04 /2020 on Affiliated Party Transaction and Conflict of Interest ("**POJK 42/2020**"), but exempted from the obligation to use an appraiser to determine the fair value and / or fairness of the transaction in accordance with Article 11 POJK 17/2020, because the repayment of SUJP

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in the form of conversion of DINFRA units into MSU shares is a debt settlement carried out under the provisions of Article 6 paragraph 4, Deed No. 2 of the Long-Term Notes Issuance Agreement of Mahkota Sentosa Utama I Year 2019 No. 02 dated 3 December 2019 and its amendments (“**SUJP Issuance Agreement**”).

Description of the Transaction : **Object and Value of Transaction**

On 30 September 2024, MKCP as the unit holder of DINFRA, has effectively converted the SUJP issued by MSU into shares in MSU as the repayment of SUJP. The value of units converted by MKCP into shares is Rp3,075,922,840,000 (three trillion seventy-five billion nine hundred twenty-two million eight hundred forty thousand Rupiah).

The Transaction Value represents 45% (forty five percent) of the total equity based on the Company's Consolidated Financial Statements as of 30 June 2024 for the period ended on that date audited by Public Accounting Firm Amir Abadi Jusuf, Aryanto, Mawar & Partners.

The approval for the Conversion of DINFRA units into shares has been approved by the General Meeting of Unit Holders of DINFRA on 27 September 2024 in accordance with the prevailing laws and regulations.

Transacting Parties

- a. PT Megakreasi Cikarang Permai (MKCP)
MKCP is a limited liability company established pursuant to Deed of Establishment No. 12 dated 17 October 2013, made before Sitti Laela Sopha Zein, S.H., Notary in Bekasi Regency, which has been approved by the Minister of Law and Human Rights (“**MOLHR**”) based on Decree No. AHU-65710.AH.01.2013 dated 13 December 2013, the articles of association lastly amended by Deed of Circular Resolution of Shareholders No. 88 dated 27 September 2024 made before Sriwi Bawana Nawaksari, S.H. Notary in Tangerang

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Regency, which has obtained approval from the MOLHR based on Decree No. AHU-0061385.AH.01.02.TAHUN 2024 dated 27 September 2024 (“**MKCP Articles of Association**”).

MKCP is domiciled in Bekasi Regency, with office address at Easton Commercial Center, Jl. Gn. Pangerman Kav. 05 Lippo Cikarang, Cibatu Village, South Cikarang District, Bekasi Regency.

b. PT Mahkota Sentosa Utama (MSU)

MSU is a limited liability company established pursuant to Deed of Establishment No. 4 dated 20 March 2015, made before Sitti Laela Sopha Zein, S.H., Notary in Bekasi Regency, which has been approved by MOLHR pursuant to Decree No. AHU-0013191.AH.01.01.Tahun 2015 dated 23 March 2015, the articles of association lastly amended by Deed of Shareholders' Resolution No. 48 dated 27 September 2024, made before Harry Dwi Prasetyo, S.H., M.Kn., Notary in Cilegon City, which has been approved by MOLHR pursuant to Decree No. AHU-0061701.AH.01.02.Tahun 2024 dated 30 September 2024 and has been received by MOLHR pursuant to Letter of Acceptance of Notification of Amendment of Articles of Association No. AHU-AH.01.03-0196446 dated 30 September 2024 (“**MSU Articles of Association**”).

MSU is domiciled in Bekasi Regency, with office address at Easton Commercial Center, Jl. Gn. Pangerman Kav. 05 Lippo Cikarang, Cibatu Village, South Cikarang District, Bekasi Regency.

Nature and Affiliation Relationship

The nature of the affiliated relationship between the Company, MKCP and MSU is as follows:

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- a. MKCP is a controlled company of the Company whose shares are directly owned by the Company in the amount of 99.92%;
- b. MKCP is a shareholder who owns 1,250,000 shares or 49.72% of shares in MSU prior to the conversion of DINFRA units.

Explanation, Considerations and Reasons of Transaction Also the effect of the Transaction on the financial condition

: Explanation, Considerations and Reasons of Transaction Which Transaction is also conducted with Affiliated Parties

The repayment of SUJP in the form of conversion of DINFRA units into MSU shares is a debt settlement carried out based on the provisions of Article 6 paragraph 4 of the SUJP Issuance Agreement.

After the conversion of DINFRA units into shares is carried out, the Company no longer has receivables from MSU and MSU will become a consolidated subsidiary of the Company through MKCP. The Transaction is expected to reduce the financial burden for MSU which indirectly has a positive impact on the Company.

The conversion of DINFRA units into shares does not have a material negative impact on the Company's business activities or business continuity.

Statement of the Company's Board of Directors and Board of Commissioners

1. The Transaction is a material transaction as referred to in POJK 17/2020 and an affiliated party transaction but does not contain a conflict of interest as referred to in POJK 42/2020.
2. This disclosure information has contained all material information which is true and not misleading.

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Thank you for your attention.

Sincerely,
PT Lippo Cikarang Tbk

A handwritten signature in black ink, appearing to read "Steffi", is positioned above a short horizontal line.

Steffi Grace Darmawan
Corporate Secretary

PT LIPPO CIKARANG Tbk

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