

PT PURADELTA LESTARI TBK
MANAGEMENT PRESENTATION
VIRTUAL ANALYST GATHERING 2022



FEBRUARY 2022
STRICTLY CONFIDENTIAL



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COMPANY OVERVIEW

PT PURADELTA LESTARI TBK



Leading Integrated Township Developers at East of Jakarta

JOINT VENTURE :



PT Puradelta Lestari Tbk (DMAS)

Project Title : Kota Deltamas

Project Description : Industrial-based Modern Integrated Township

Location : Jalan Tol Jakarta-Cikampek KM 37, Cikarang Pusat, Bekasi

Total Area : \pm 3,185 hectares

Established in : 1993

Year of IPO : 2015



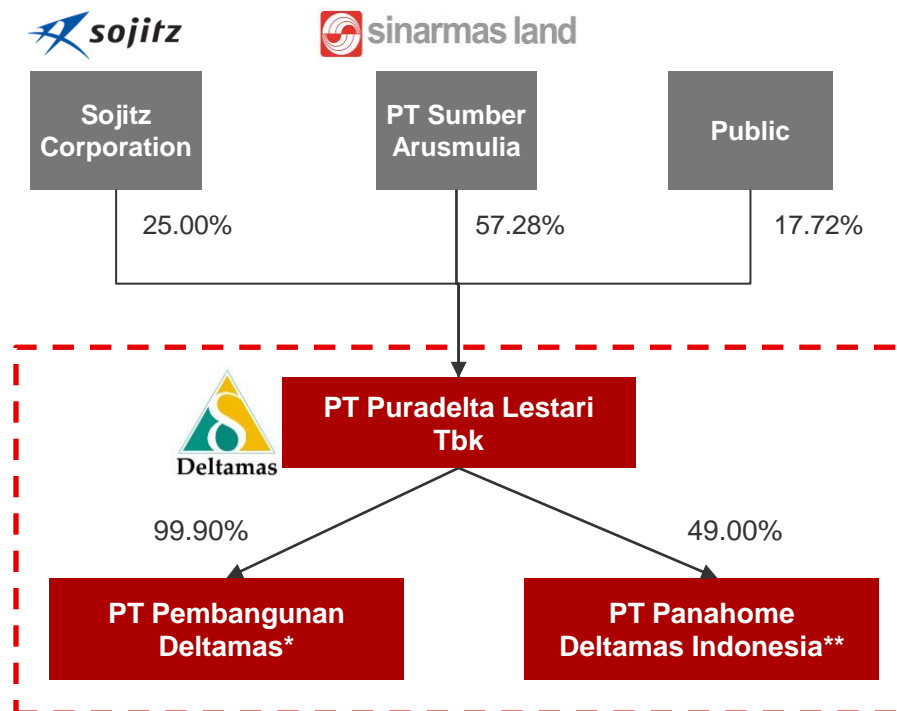
COMPANY OVERVIEW

SHAREHOLDING STRUCTURE



Joint Venture Company of Sinarmas Land and Sojitz Corporation

Ownership Structure of the Company



* Subsidiary of the Company

** Joint Venture Project

Combination of Unique Strength of Sinarmas land and Sojitz Corporation



Proven Expertise and Long Track Record of Property Development and Management

- Leading and most experienced property developer in Indonesia
- Listed in SGX



Strong International Marketing Platform and Strategic Partnership

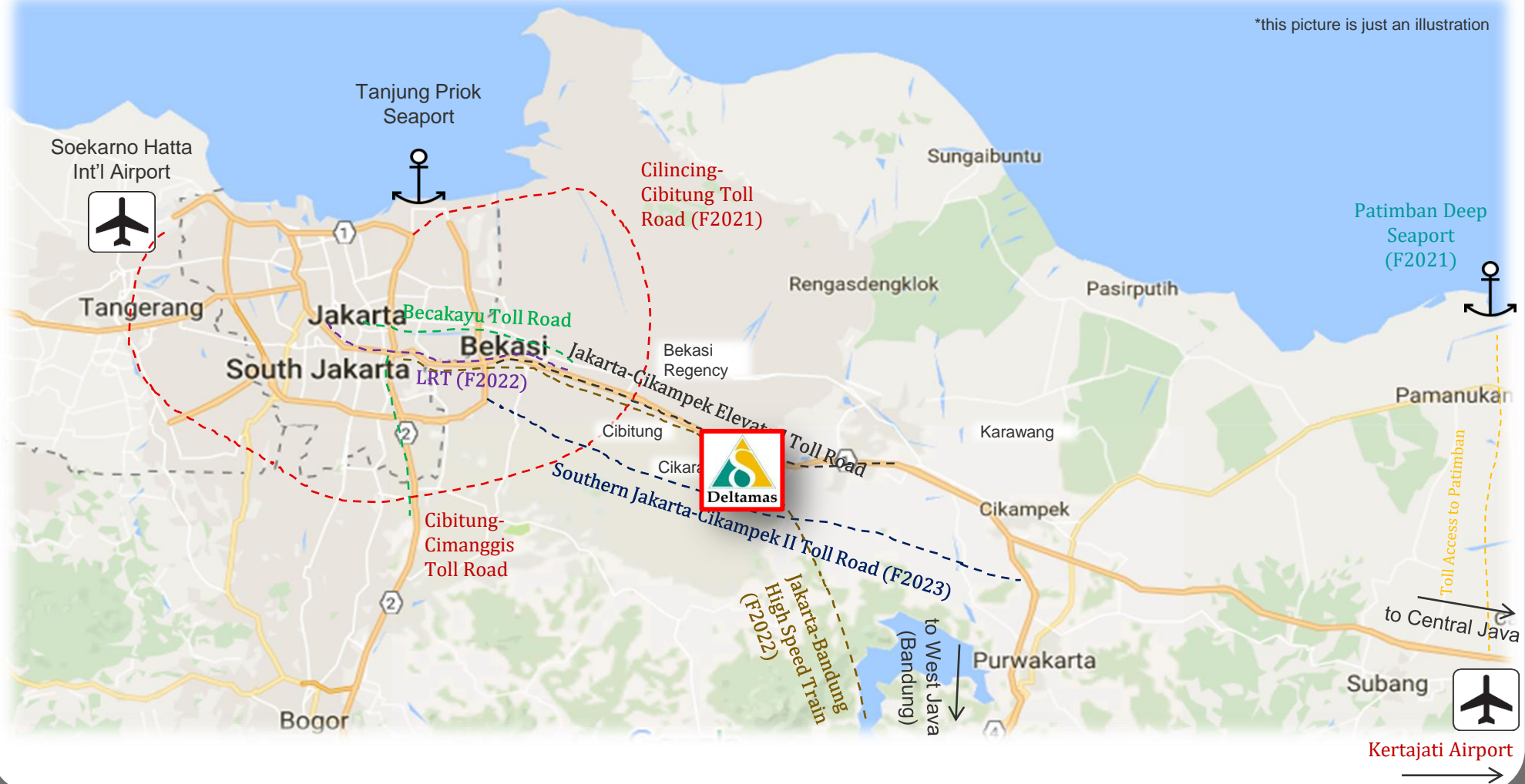
- General trading conglomerate with a worldwide network in c. 50 countries and regions
- Listed in TSE

COMPANY OVERVIEW

LOCATION



INFRASTRUCTURE DEVELOPMENT TO SUPPORT INDUSTRY



COMPANY OVERVIEW

DEVELOPMENT AREA AND LAND BANK



Solid Master Plan with Large Land Bank

Master Plan of Kota Deltamas

Land Bank 30 Sep 2021	
Industrial	620 ha
Commercial	402 ha
Residential	164 ha
TOTAL	1,186 ha



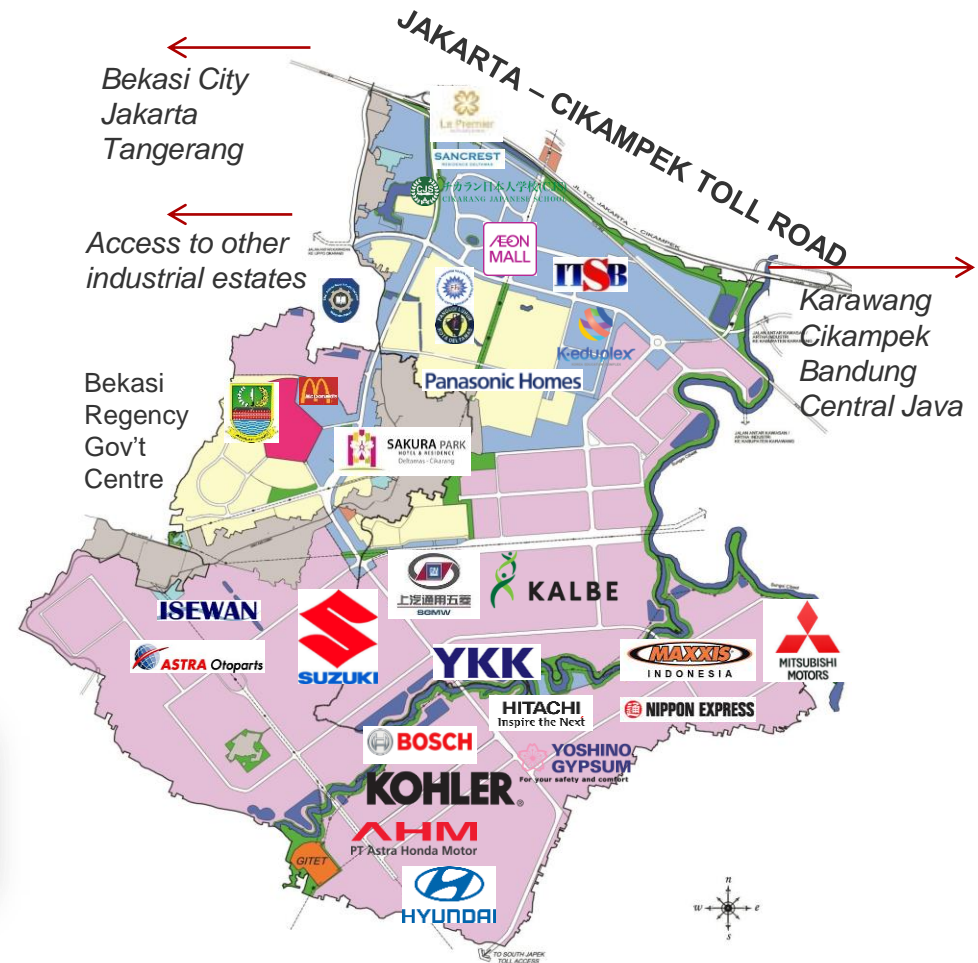
Industrial



Commercial



Residential



COMPANY OVERVIEW

INDUSTRIAL ESTATE



Key Competitive Advantages of GIIC Kota Deltamas

Strategic Location & Direct Access to Toll Road



Wide Land Bank with Flexibility in Size and Shape



Integrated Management System (ISO 9001, ISO 14001, ISO 45001), KLIK facility, Obvitnas



Experienced Management Team



Eco-friendly / Green Environment



Integrated Business Model



Comprehensive Facilities and Infrastructures



World Class Township Design and Planning



Clean Water Treatment Plant
(Looping System Pipe)



Waste Water Treatment Plant



Premium Electricity Supply from PLN



Gas Supply from PGN



Telco & Fiber Optic from Telkom & MyRep



Nursery Center



Firefighter Facilities



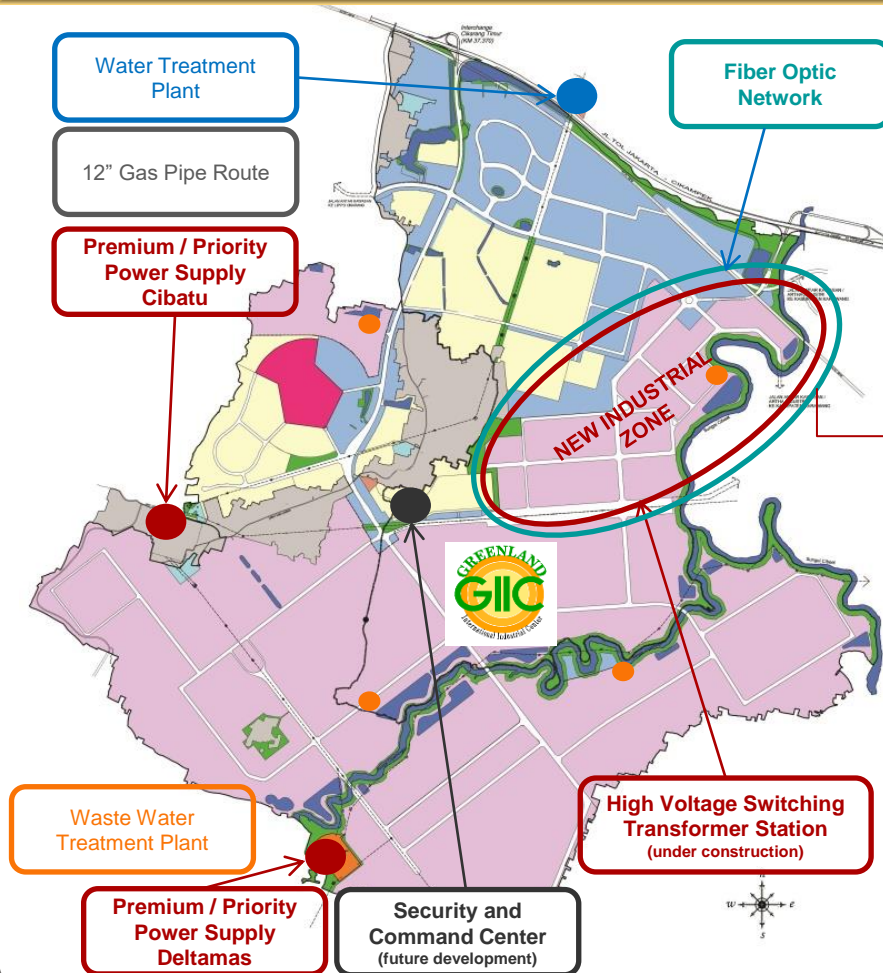
Strong Security System

COMPANY OVERVIEW

INDUSTRIAL ESTATE



Updates on Industrial Estate



Development of a new industrial zone inside GILC Kota Deltamas, dedicated for data centers or other industries that require certain specifications



Collaboration with PLN to develop a data center hub in GILC Kota Deltamas



Eco-friendly electricity supply, such as, renewable energy certificate, is also offered to customers

Update : 7 data centers have joined in GILC since 2020 until now

COMPANY OVERVIEW

COMMERCIAL ESTATE



Updates on Commercial Area

Mitra Keluarga Hospital in Construction



Ananda Mitra Vocational School



Cikarang Japanese School



Via Alma Apartment



Le Premier Serviced Apartment



Starbucks



Diamante Business Gallery



AEON Mall Future Development



Institut Teknologi & Sains Bandung



Jakarta International University



Groundbreaking in January 2022



Karawang HSR Station / Kotawana

COMPANY OVERVIEW

COMMERCIAL ESTATE



Updates on Residential Area



Housing in Zona Amerika



Currently on sale: Naraya Park, Woodchester, Savasa



COMPANY OVERVIEW

SUSTAINABLE DEVELOPMENT



The Company's Sustainable Development

On Environment

- Water preservation: WTP & WWTP
- Green environment: nursery, trees, pedestrian
- Green energy: renewable electricity usage
- Selective to industry
- ISO 14001 Certification



On Employees

- No discrimination practices
- Fulfillment to the employees rights
- Training and development programs
- ISO45001 Certification



On Surrounding Communities

- Economic & education empowerment
- Health contribution, eg. Sentra Vaccination Program
- Infrastructure development
- Social aids

On Products

- Responsive After-sales services
- Continuous township development
- ISO 9001 Certification



AWARDS & RECOGNITIONS

Recognitions from the Stakeholders



**The Best GRC
(Governance, Risk,
and Compliance) for
Corporate
Governance 2021 in
the category of
Industrial Property**



**Top Performing
Listed Companies
2021 from Beritasatu
Media Holdings and
Majalah Investor in
the category of
Publicly Listed
Company with 5-25
trillion Market
Capitalization**



**The Best Publicly
Listed Company in the
Property and Real
Estate Sector in the
Bisnis Indonesia
Awards 2021**



**Outstanding
Achievement in the
category of Industry
from FIABCI
Indonesia – REI
Excellence Awards
2021**

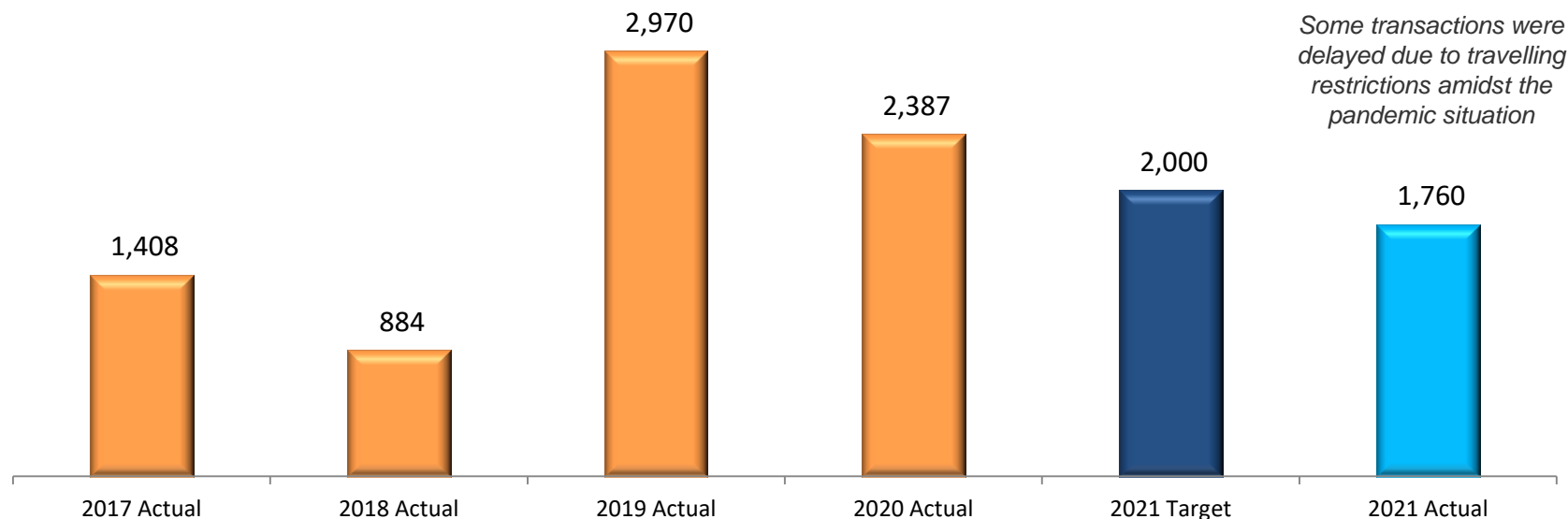


**Best Industrial Estate
Development 2021
from Property Guru
Indonesia**

Marketing Sales Achievement

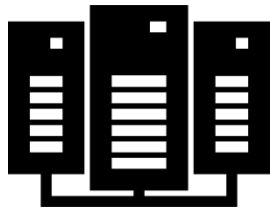
Achievement in FY2021 – Rp1.76 trillion
88.0% of 2021 Sales Target

Marketing Sales Figures (in Rp Bn)

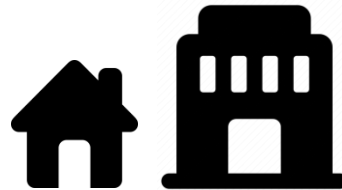


View and Target 2022

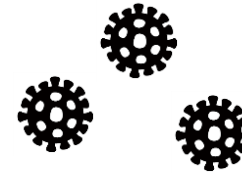
By taking into account:



Increasing Data Center
Demand



Continuous Development
of Residential and
Commercial



Uncertainty from the
Pandemic Situation

Target Marketing Sales 2022 : Rp 1.8 Trillion

THANK YOU

For Further Information:

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