PT PURADELTA LESTARI TBK MANAGEMENT PRESENTATION JUNE 2022 UNAUDITED RESULTS



JULY 2022 STRICTLY CONFIDENTIAL





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COMPANY OVERVIEW

COMPANY OVERVIEW PT PURADELTA LESTARI TBK



Leading Integrated Township Developers at East of Jakarta



COMPANY OVERVIEW KEY COMPANY MILESTONES



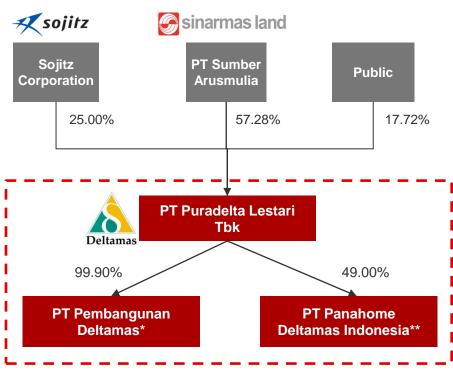


COMPANY OVERVIEW SHAREHOLDING STRUCTURE



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 MANAGEMENT BOARD



Board of Directors



Hongky J. Nantung **President Director**



Shinji Yoneda Vice President Director



Hermawan Wijaya Director



Tondy Suwanto Director

Board of Commissioners



Muktar Widjaja President Commissioner



Vice President Commissioner



Teky Mailoa Takefumi Nishikawa Vice President Commissioner



Seiji Itagaki Commissioner



Independent Commissioner



Teddy Pawitra Susiyati B. Hirawan Independent Commissioner

Residential developments creating a conducive living environment that attracts industrial customer workforce

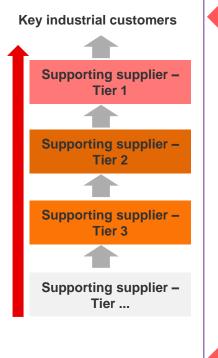
Demand for manpower

Demand for housing flowing from employees

and visitors from industrial area

COMPANY OVERVIEW BUSINESS MODEL

Our Business Model in Brief



Demand for

industrial

Social infrastructure

Govt centres, educational institutions, medical, shopping centers, etc.

Growth in workforce generating retail traffic

Commercial developments enhances workplace attractiveness

Population growth driving demand for commercial

Commercial / retail developments creating a desirable living environment

Demand for commercial

Demand for

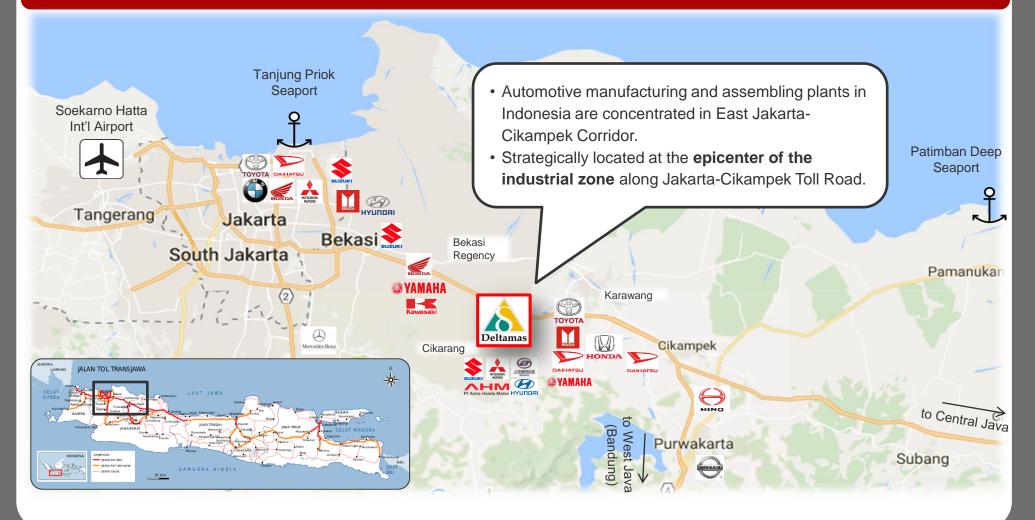
residential



COMPANY OVERVIEW LOCATION



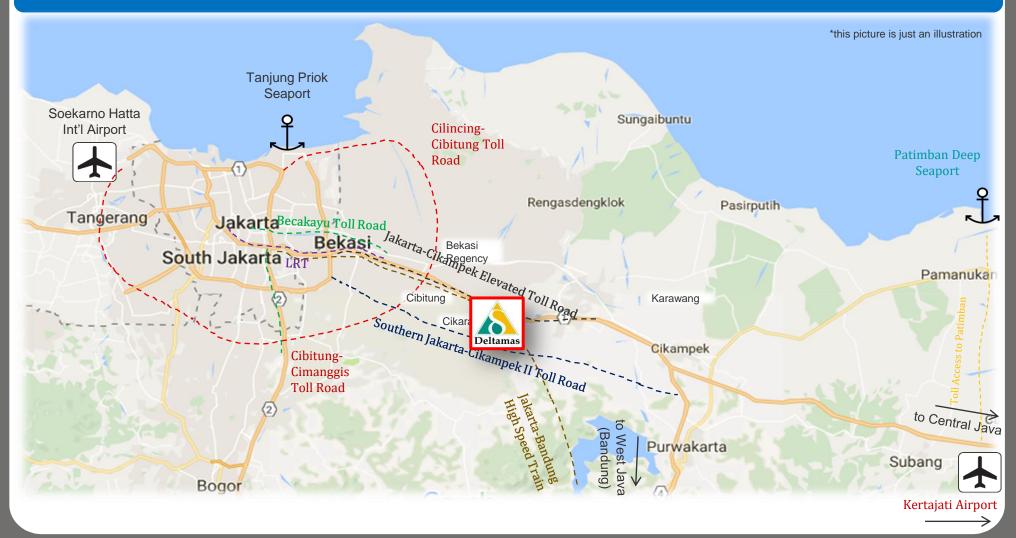
AUTO INDUSTRY CONCENTRATION



COMPANY OVERVIEW LOCATION



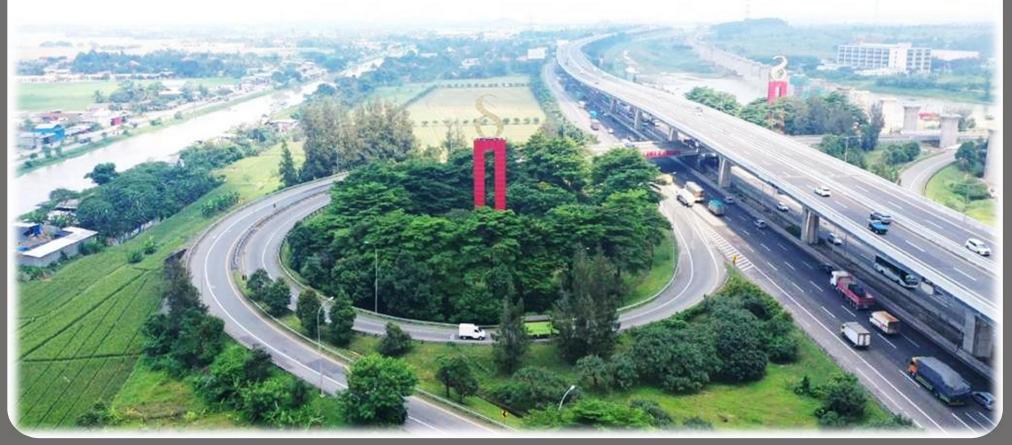
INFRASTRUCTURE DEVELOPMENT TO SUPPORT INDUSTRY



COMPANY OVERVIEW ENTRANCE TO KOTA DELTAMAS



DIRECT ACCESS TO INTERCHANGE OF KM37 JAKARTA – CIKAMPEK TOLL ROAD





OPERATIONAL UPDATES

COMPANY OVERVIEW DEVELOPMENT AREA AND LAND BANK



Solid Master Plan with Large Land Bank

Master Plan of Kota Deltamas

Land Bank 30 Jun 2022		
Industrial	589 ha	
Commercial	372 ha	
Residential	175 ha	
TOTAL	1,136 ha	

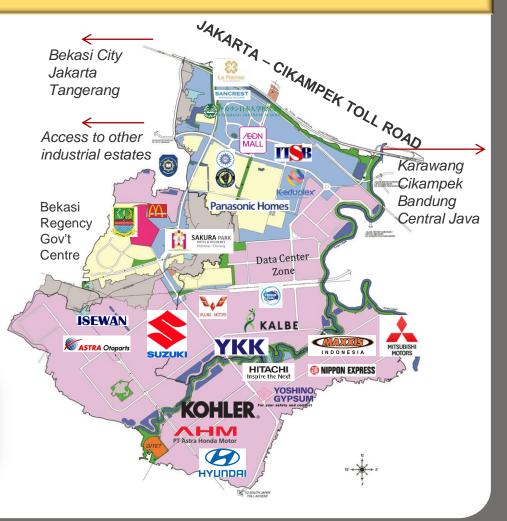


Industrial



Commercial





COMPANY OVERVIEW ENTRANCE TO KOTA DELTAMAS



GREENLAND INTERNATIONAL INDUSTRIAL CENTER (GIIC) KOTA DELTAMAS





One of the Largest Industrial Estate along the Jakarta-Cikampek Toll Road

Greenland International Industrial Center ("GIIC")

Big Tenants	Area	Year
KITIC	~200 Ha	2009 – 2011
Suzuki	~130 Ha	2011
Astra Honda Motor	~ 85 Ha	2016 - 2021
Hyundai Motor	~77 Ha	2019
SAIC GM Wuling	~ 60 Ha	2015
Mitsubishi Motors	~ 51 Ha	2014 – 2015
Kalbe	~ 37 Ha	2017 – 2018
Maxxis	~ 35 Ha	2014
Kohler	~ 20 Ha	2017







- ~ 150 industrial tenants, mostly Japanese industries
- Implementing integrated management system (ISO9001, ISO14001, ISO45001)
- KLIK facility (direct construction after investment facility)
- National Vital Object in the industrial sector



Attracting a Diverse Mix of Customers across the Various Sectors





Key Competitive Advantages of GIIC Kota Deltamas

Strategic Location & Direct Access to Toll Road



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





Experienced Management Team

Building for a better future



Flexibility in Size and Shape

Wide Land Bank with



Eco-friendly / Green Environment



Integrated Business Model





World Class Township Design and Planning



Compehensive Facilities and Infrastructures

Clean Water **Treatment Plant** (Looping System Pipe)



Waste Water **Treatment Plant**

Premium Electricity Supply from PLN



Nursery Center



Gas Supply from PGN



Firefighter Facilities



Telco & Fiber Optic from Telkom & **MyRep**



Strong Security System

Updates on Industrial Estate

Water Treatment **Fiber Optic** Plant Network 12" Gas Pipe Route Premium / Priority **Power Supply** Cibatu NEWINDUSTR **High Voltage Switching** Waste Water **Transformer Station** Treatment Plant (under construction) Premium / Priority Security and **Power Supply Command Center Deltamas** (future development)

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

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

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





fiber optic installation





COMPANY OVERVIEW COMMERCIAL ESTATE



Development of Commercial Area and Public Facilities

Commercial Products in Kota Deltamas:

- **Commercial Lots** (for hotel, restaurant, office, showroom,
 - retail, gas station, supermarket, bookstore, etc)
- Commercial Buildings (Shophouses / Business Galleries)



Le Premier Hotel / Serviced Apartment

- 76 spacious modern simple-designed rooms

- Owned and Managed by the Company







COMPANY OVERVIEW COMMERCIAL ESTATE

Updates on Commercial Area







COMPANY OVERVIEW RESIDENTIAL ESTATE



Development of Residential Estate

- Main Products
- : Landed house in residential clusters
- Target Market: Middle income to high income segment
- Selling method : Built to sell construction of each unit will commence upon down payment
- Total Units Sold : around 3,000 units



Housing in Clusters



Club House Facility



Swimming Pool Facility

Fitness Centre Facility

Residential Cluster Development







Collaboration and Other Residential Development





COMPANY OVERVIEW COMMERCIAL ESTATE

Updates on Residential Area







SUSTAINABLE DEVELOPMENT

COMPANY OVERVIEW SUSTAINABLE DEVELOPMENT



Best in Class Real Estate

A Home of World-class Industries



GREENLAND INTERNATIONAL INDUSTRIAL CENTER KOTA DELTAMAS



and more global data centers..



ILER.

Schools and Universities

Vibrant Commercial Area



Green Residential Estate

Integrated Township Concept, a Sustainable One-Stop-Living City

supported Comprehensive Facilities and Utilities

Hotels, Restaurants, Entertainments



Factories and Offices



COMPANY OVERVIEW SUSTAINABLE DEVELOPMENT



Climate Change & the Environment

Usage of Renewable Energy



- REC PLN
- Solar Panel
- LED for public road
- Energy Monitoring

Water Preservation / Recycle









Selective Industrial Tenants



Pedestrian & Green Area Development, and Tree Planting













COMPANY OVERVIEW SUSTAINABLE DEVELOPMENT



Sustainable Community & Educational Patronage

A dedicated Community Relations team to engage its surrounding communities through CSR activities



Supporting Vaccination Prorgram and Continuous Activities of COVID-19 Pandemic Prevention for Tenants and Local Communities



Construction of Cicau 1 Public Elementary School (SDN Cicau 1) Building in Central Cikarang District, Bekasi Regency



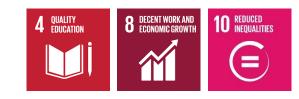
Series of Social Aid Program for Surrounding Communities



Economic Empowerment Program for Local Farmer Group

Vocational schools in town that support industrial advancement





AWARDS & RECOGNITIONS



Recognitions from the Stakeholders



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





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



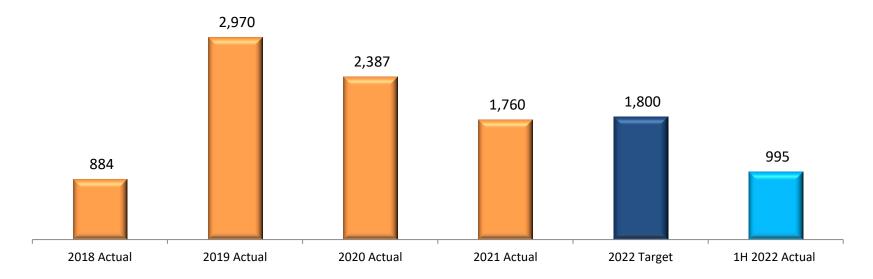
OPERATIONAL UPDATES MARKETING SALES



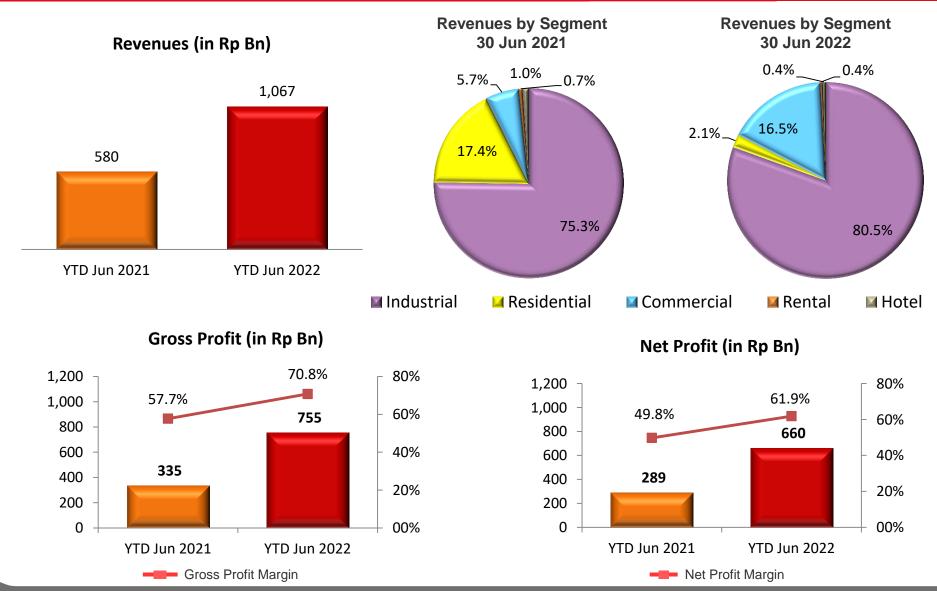
Marketing Sales Achievement

Achievement in 1H 2022 – Rp995 billion 55.3% of 2022 Sales Target

Marketing Sales Figures (in Rp Bn)





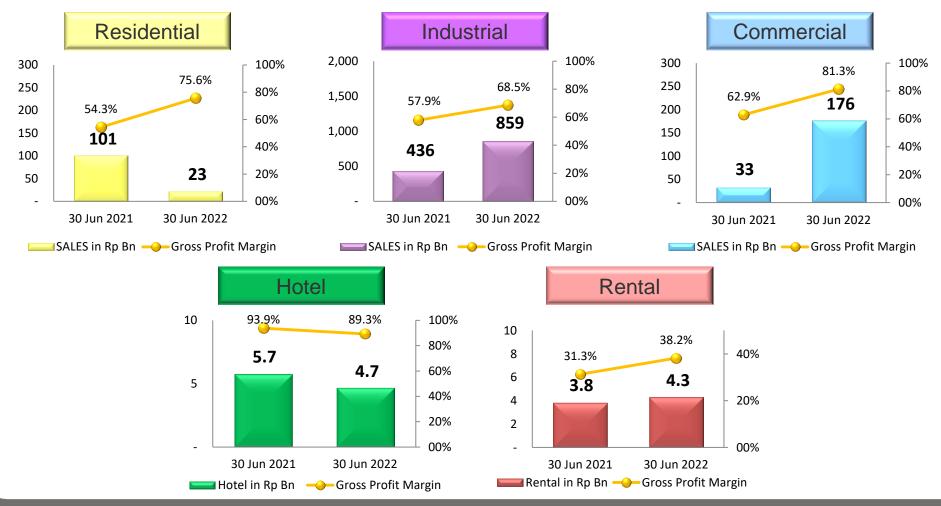


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Revenues by Segment

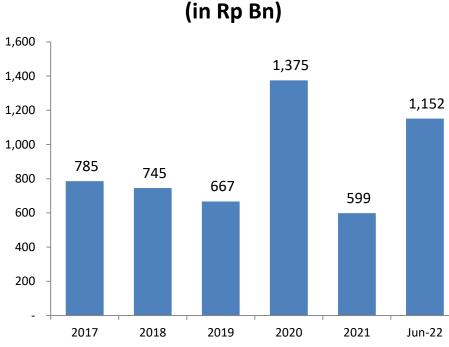


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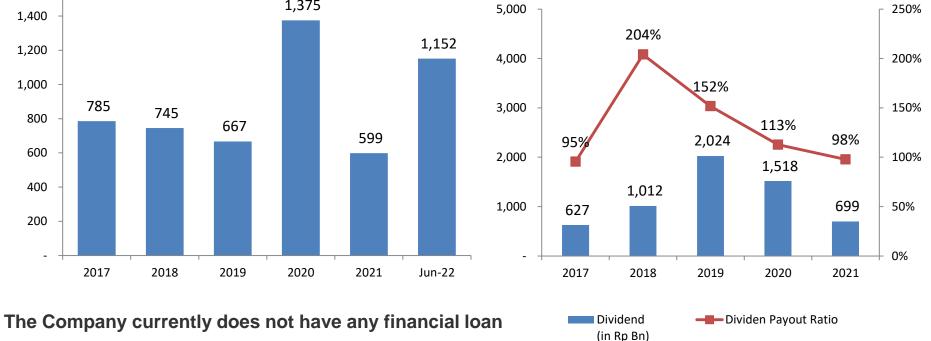
Cash and Cash Equivalent



Optimum Return for Shareholders



Historical Dividend by Fiscal Year





Summary - Income Statement

Income Statement in Rp Bn	Jun 2022	Jun 2021
Revenues	1,067	580
Gross Profit	755	335
Selling Expenses	25	17
General and Administration Expenses	51	48
Final Tax	27	14
Operating Profit	652	255
Profit Before Tax	669	296
Total Profit for the Period	660.70	288.69
Profit for the Period Attributable to:		
Owners of the Company	660.04	288.58
Non-controlling Interests	0.66	0.11

Summary - Balance Sheet

Balance Sheet in Rp Bn	Jun 2022	Dec 2021
ASSETS		
Current Assets	3,943	3,165
Non Current Assets	2,820	2,949
Total Assets	6,763	6,114
LIABILITIES		
Current Liabilities	802	700
Non Current Liabilities	70	62
Total Liabilities	872	763
EQUITY		
Total Equity	5,891	5,351

THANK YOU

For Further Information:

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