

PT PURADELTA LESTARI TBK
MANAGEMENT PRESENTATION
ANALYST MEETING 2024



FEBRUARY 2024
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 : ± 3,185 hectares

Established in : 1993

Year of IPO : 2015



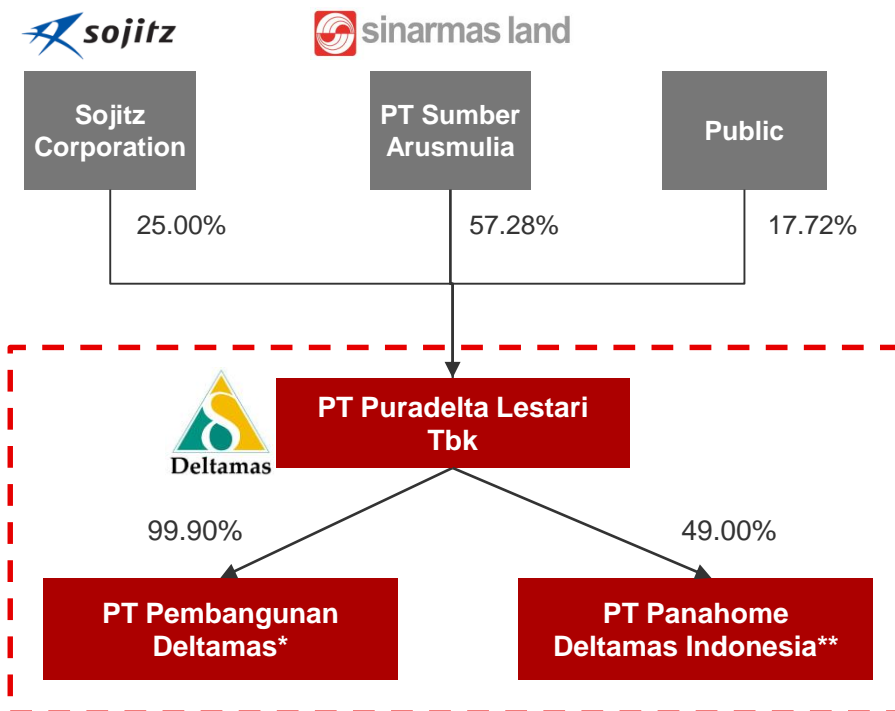
COMPANY OVERVIEW

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

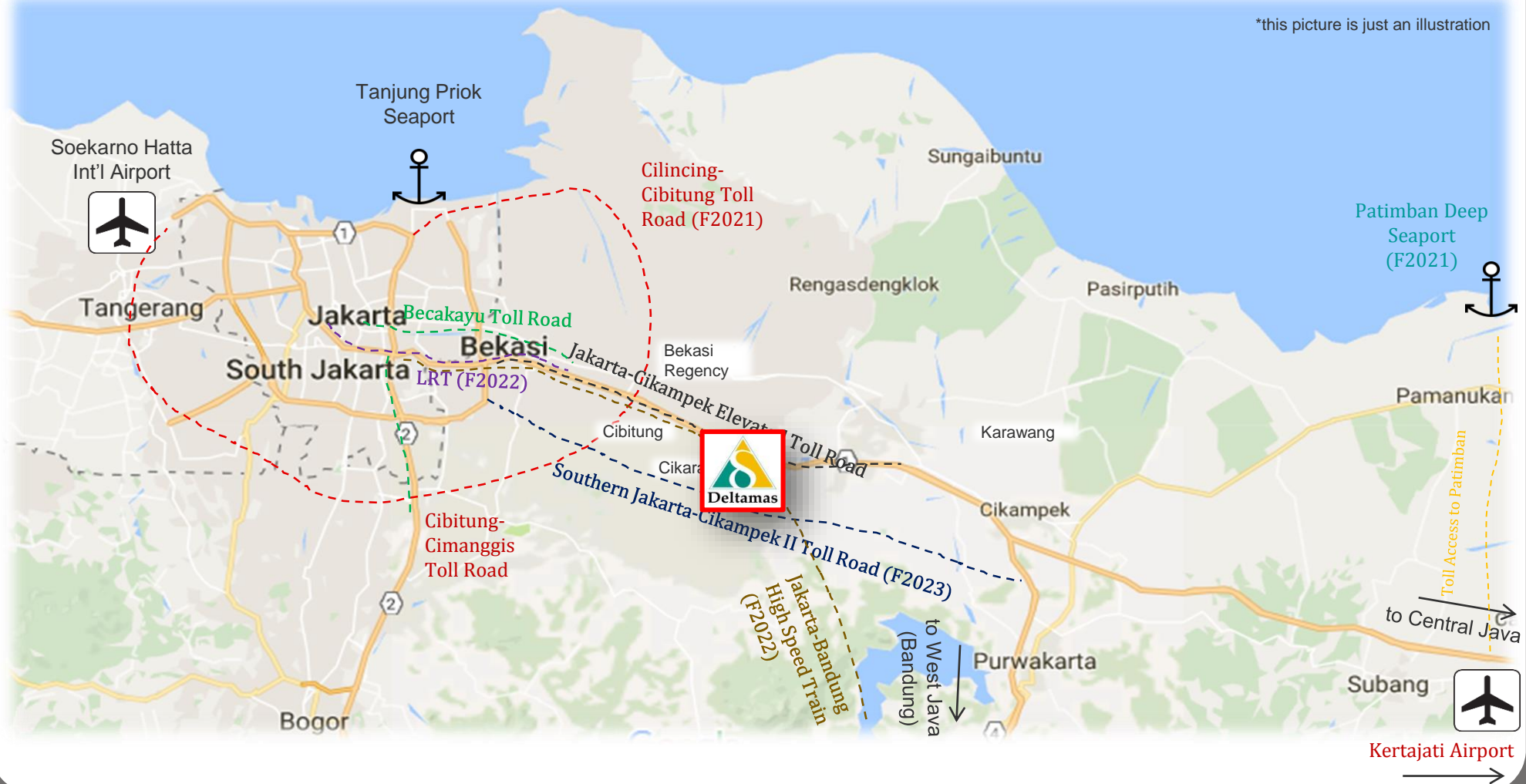
- General trading conglomerate with a worldwide network in c. 50 countries and regions
- Listed in TSE

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 September 2023

Industrial	274 ha
Commercial	361 ha
Residential	172 ha
TOTAL	807 ha



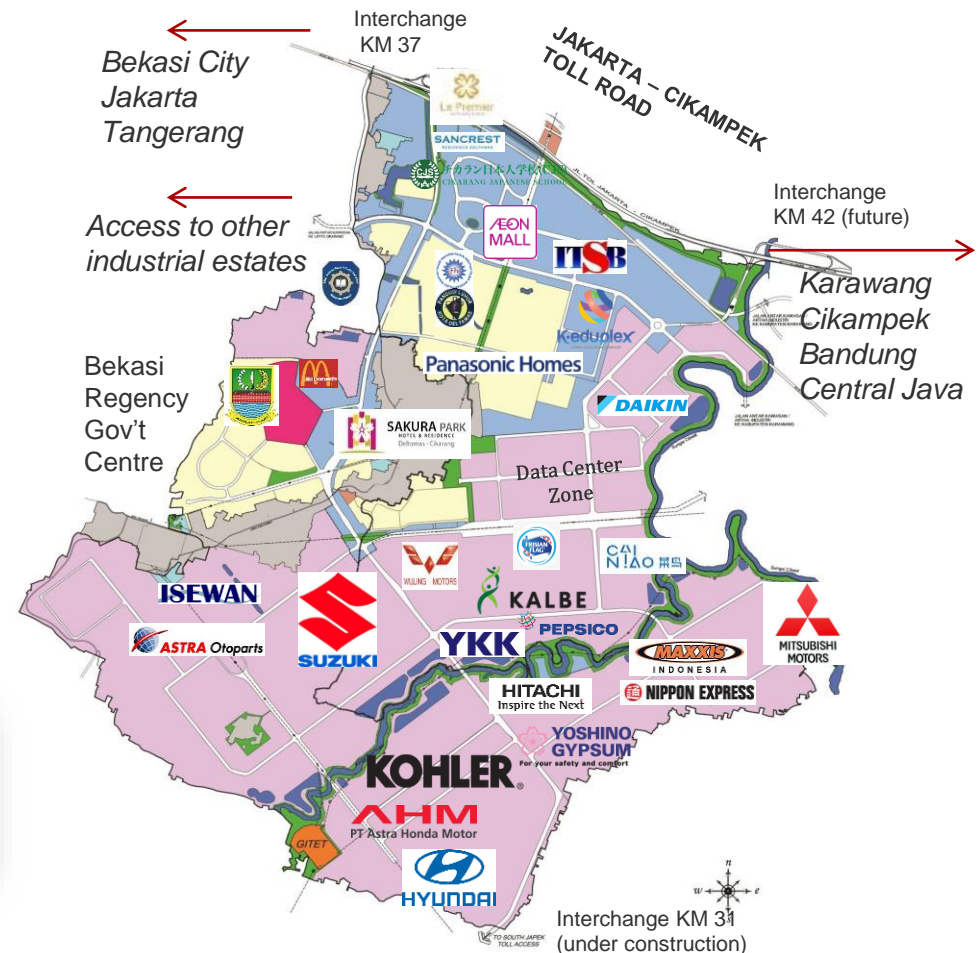
Industrial



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



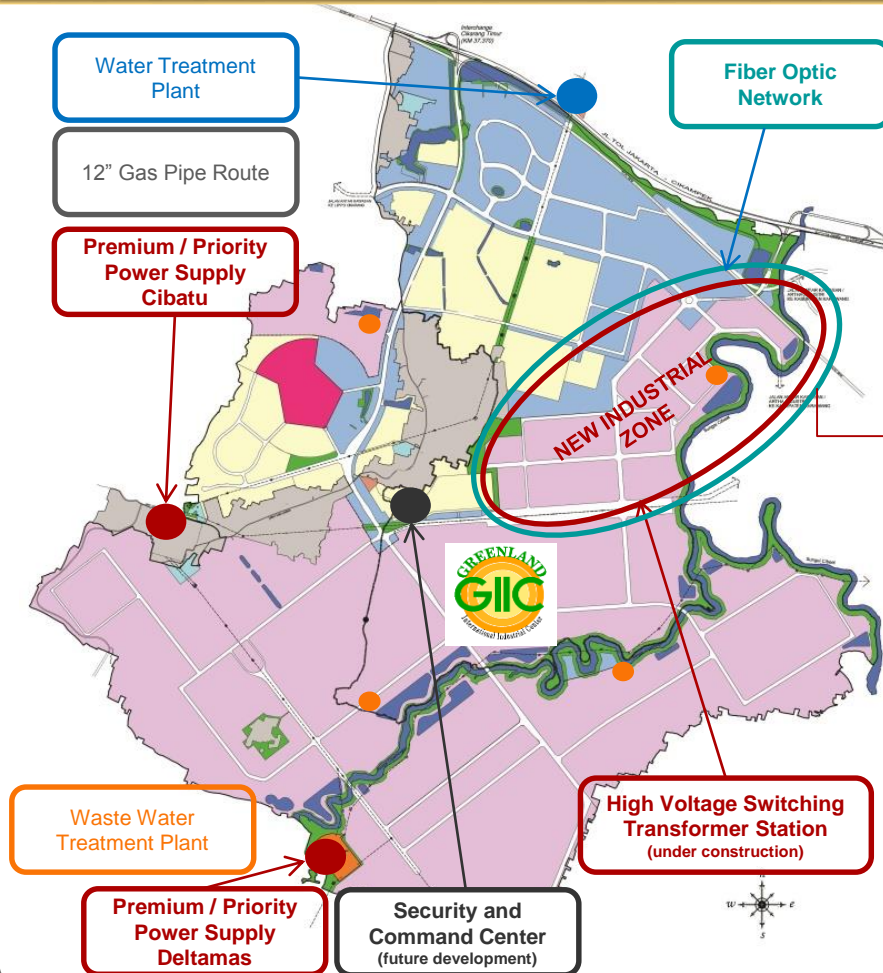
Strong Security System

COMPANY OVERVIEW

INDUSTRIAL ESTATE



Updates on Industrial Estate



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



fiber optic installation



road construction



Security and command center under construction



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

Update : 14 data centers have joined in GIIC since 2020 until now

COMPANY OVERVIEW

COMMERCIAL ESTATE



Updates on Commercial Area



COMPANY OVERVIEW

COMMERCIAL ESTATE



Updates on Residential Area



Housing in Zona Amerika



Currently on sale:
Woodchester, Savasa, De Silva



COMPANY OVERVIEW

SUSTAINABLE DEVELOPMENT



The Company's Sustainable Development

ENVIRONMENT

- Water preservation: WTP & WWTP
- Hi Tech Industry: EV Manufacturing & Data Centers
- Green environment: nursery, trees, pedestrian
- Green energy: renewable electricity usage
- Selective to industry
- ISO 14001 Certification



SOCIAL

- Economic & education empowerment
- Health contribution, eg. Nutrition for Anti Stunting Program & Blood Donor Program
- Clean Water Supply
- Infrastructure development
- Social activity



GOVERNANCE

- No discrimination practices
- Have Independent Commissioners on Board
- Fulfillment to the employees' rights
- Training and development programs for employee
- Responsive After-sales services
- Continuous township development
- ISO 45001 Certification
- ISO 9001 Certification



AWARDS & RECOGNITIONS



Recognitions from the Stakeholders



The 14th IICD
Corporate Governance
Most Improved
Top 50 Mid Capitalization
2023



TEMPO
High Dividend
2023



TOP GRC AWARDS
Top Governance Risk &
Compliance
2023



TOP GRC AWARDS
The Most Committed
GRC Leader
2023



First Best of Resilience &
Sustainable Industry from
the Ministry of Industry of
Indonesia - Industrial Estate
IOMKI Reporting
2023

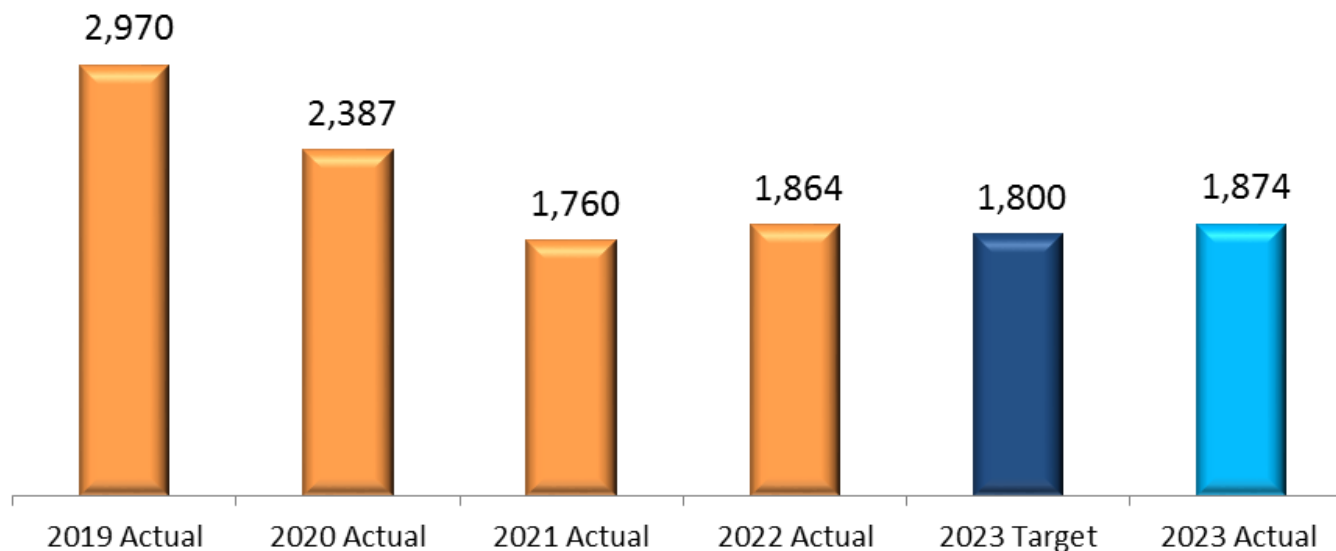


Contribution and Support
to MSMEs in Bekasi
Regency
2023

Marketing Sales Achievement

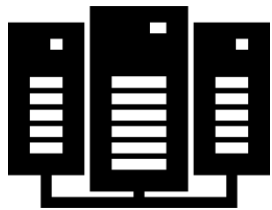
Achievement in FY2023 – Rp1.87 trillion
104.10% of 2023 Sales Target

Marketing Sales Figures (in Rp Bn)

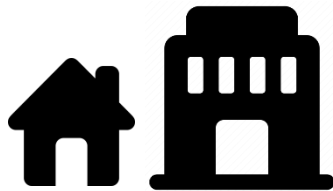


View and Target 2024

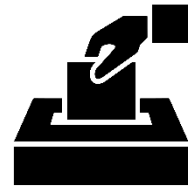
By taking into account:



Solid number of
Inquiries



Continuous Development
of Residential and
Commercial



Political Year of 2024



World Geopolitical
Tension

Target Marketing Sales 2024 : Rp 1.805 Trillion

THANK YOU

For Further Information:

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