

PT PURADELTA LESTARI TBK
MANAGEMENT PRESENTATION
VIRTUAL ANALYST GATHERING 2022



Deltamas

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 : ± 3,185 hectares

Established in : 1993

Year of IPO : 2015



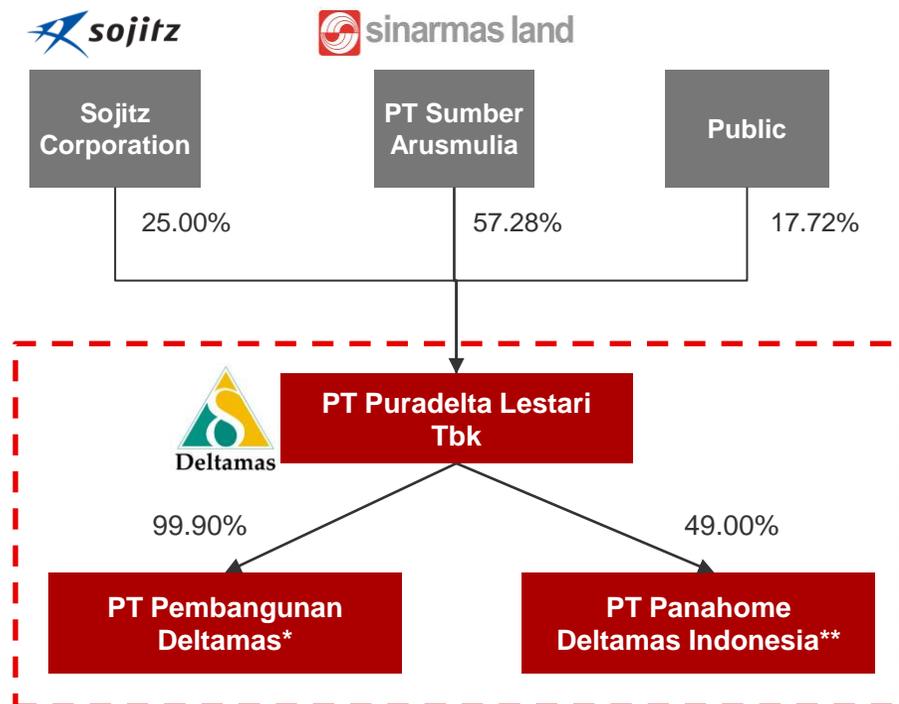
COMPANY OVERVIEW

SHAREHOLDING STRUCTURE



Joint Venture Company of Sinarmas Land and Sojitz Corporation

Ownership Structure of the Company



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

* Subsidiary of the Company

** Joint Venture Project

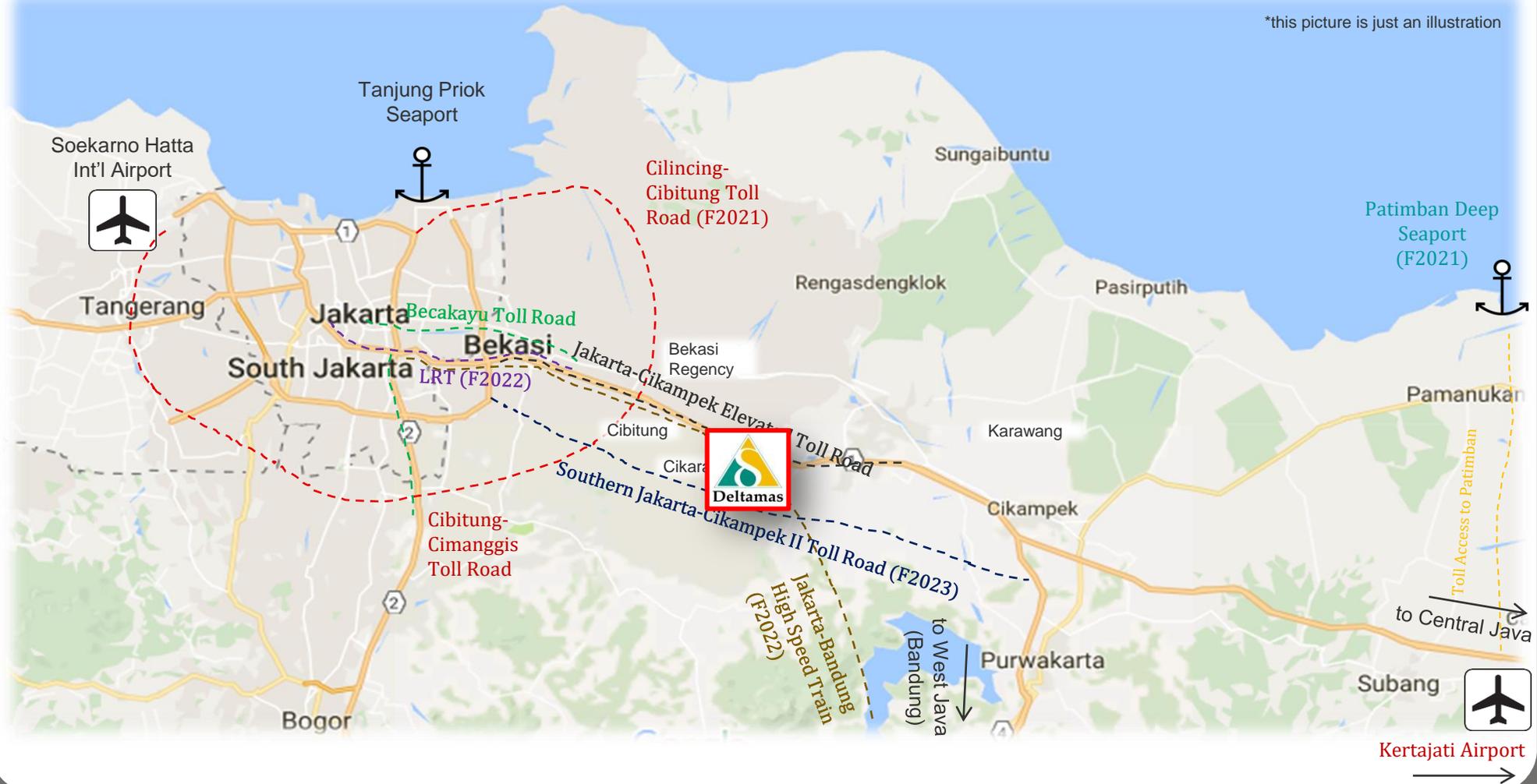
COMPANY OVERVIEW

LOCATION



INFRASTRUCTURE DEVELOPMENT TO SUPPORT INDUSTRY

*this picture is just an illustration



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



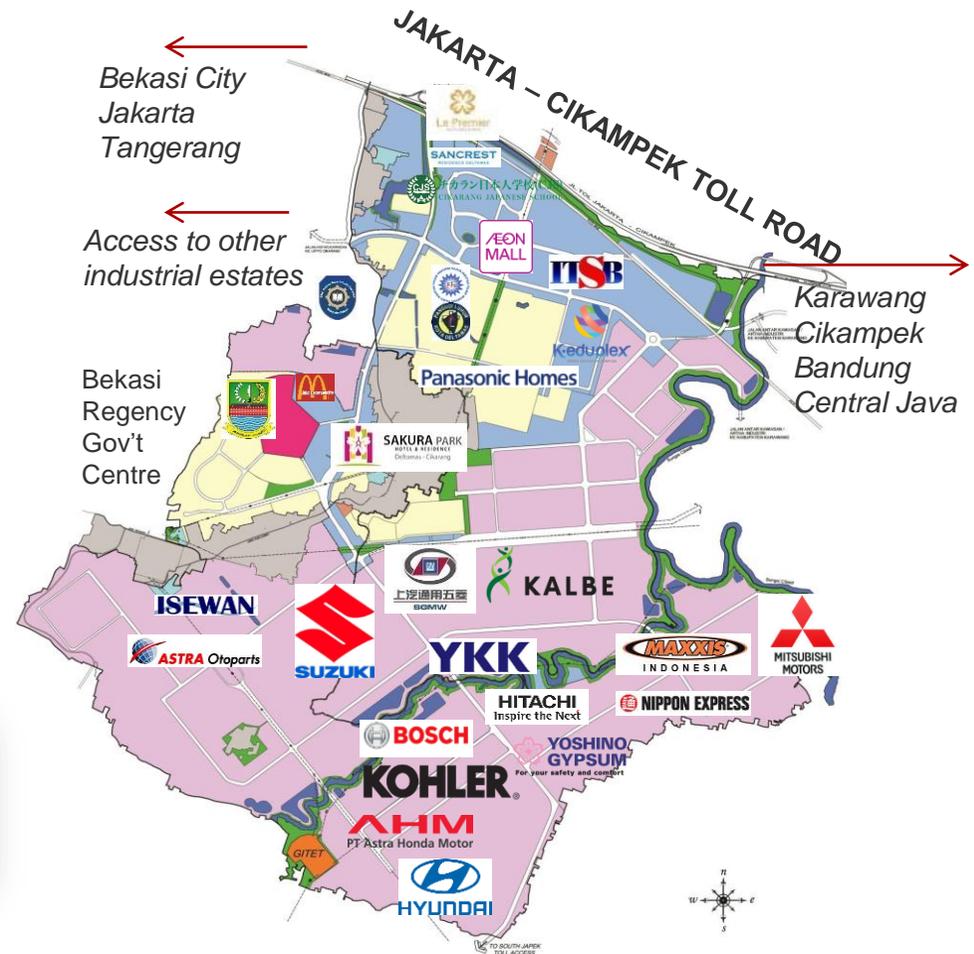
Industrial



Commercial



Residential



COMPANY OVERVIEW

INDUSTRIAL ESTATE



Key Competitive Advantages of GIC Kota Deltamas

Strategic Location & Direct Access to Toll Road



Wide Land Bank with Flexibility in Size and Shape



Comprehensive Facilities and Infrastructures



World Class Township Design and Planning



Clean Water Treatment Plant (Looping System Pipe)



Waste Water Treatment Plant

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



Eco-friendly / Green Environment



Premium Electricity Supply from PLN



Gas Supply from PGN



Telco & Fiber Optic from Telkom & MyRep



Integrated Business Model



Nursery Center



Firefighter Facilities



Strong Security System

Experienced Management Team

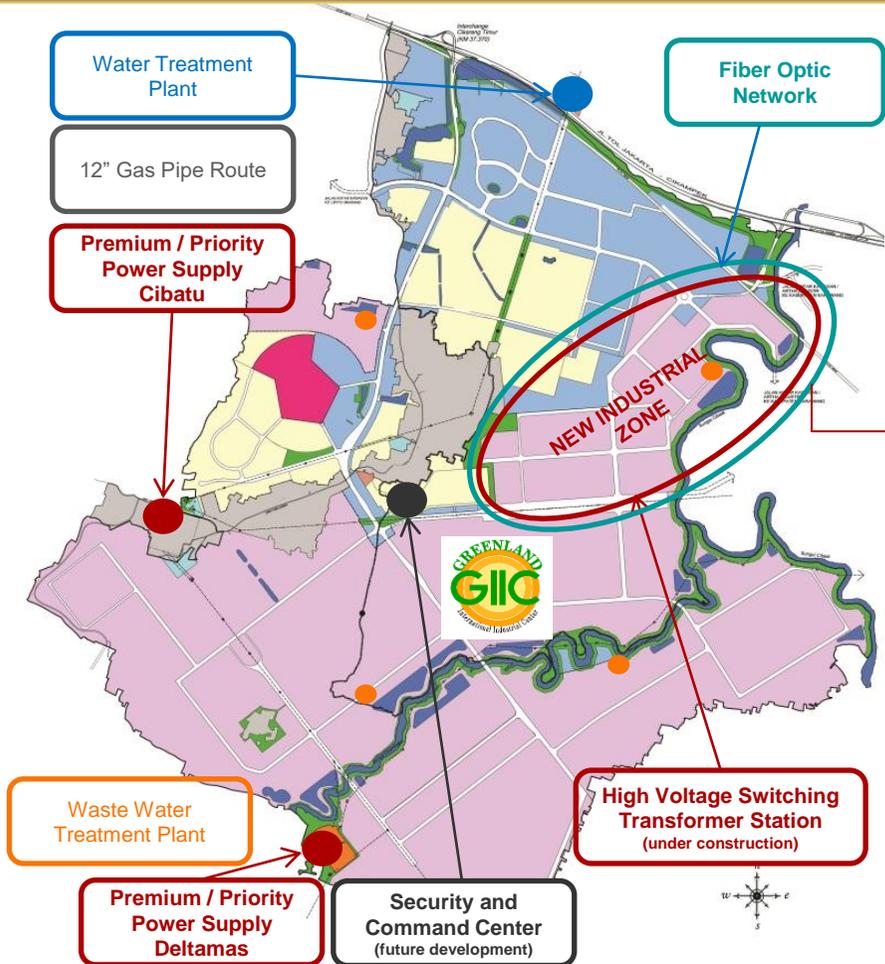


COMPANY OVERVIEW

INDUSTRIAL ESTATE



Updates on Industrial Estate



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



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



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

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

COMPANY OVERVIEW

COMMERCIAL ESTATE



Updates on Commercial Area

Mitra Keluarga Hospital
in Construction



8

Ananda Mitra
Vocational School



7

Cikarang Japanese
School



1

Via Alma
Apartment



2

Le Premier
Serviced Apartment



3

Starbucks



9

Diamante Business
Gallery



10

AEON Mall Future
Development



4

Institut Teknologi &
Sains Bandung

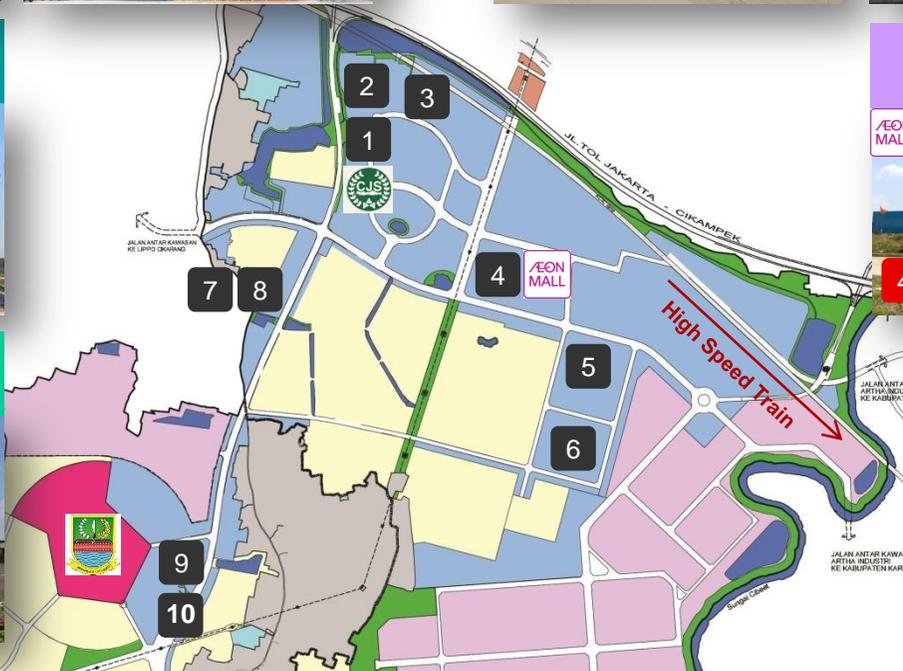


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Jakarta International
University



6



Groundbreaking in
January 2022



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 Surrounding Communities

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

On Employees

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



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

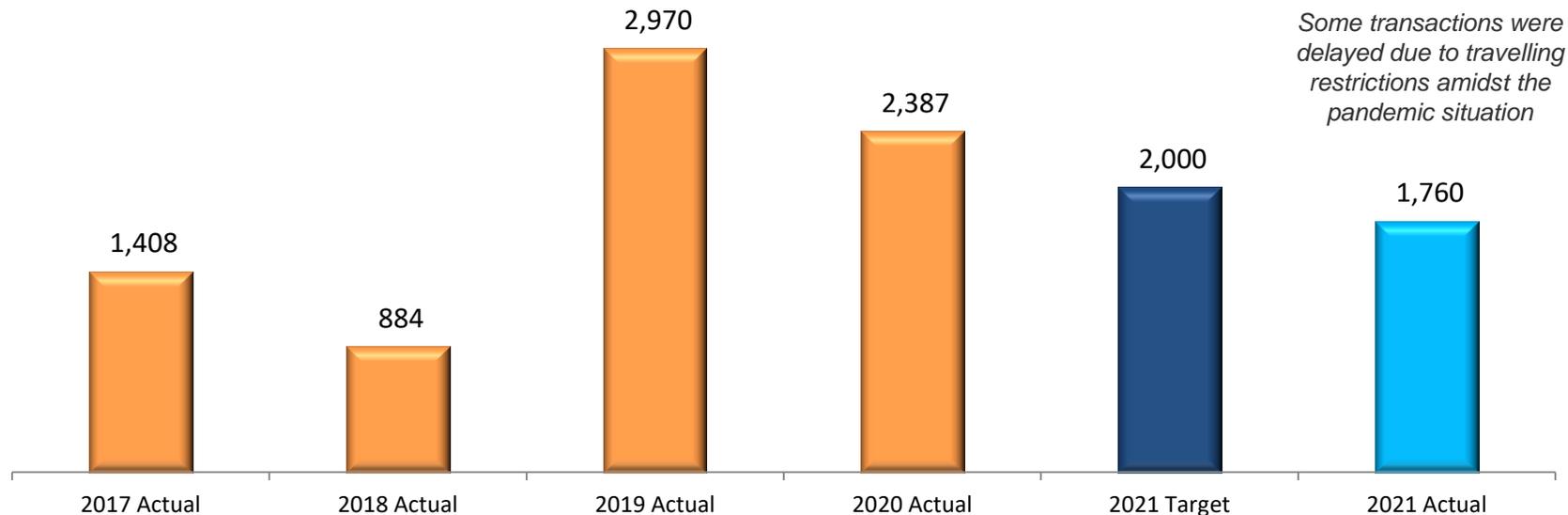


Best Industrial Estate Development 2021 from Property Guru Indonesia

Marketing Sales Achievement

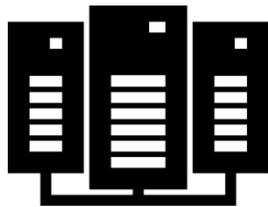
Achievement in FY2021 – Rp1.76 trillion
88.0% of 2021 Sales Target

Marketing Sales Figures (in Rp Bn)

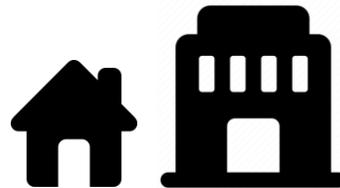


View and Target 2022

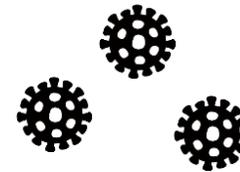
By taking into account:



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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