

PT PURADELTA LESTARI TBK
MANAGEMENT PRESENTATION
MARCH 2025 UNAUDITED RESULTS



Deltamas

APRIL 2025
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COMPANY OVERVIEW

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

KEY COMPANY MILESTONES



Deltamas

- Incorporated as a local investment company in Indonesia



- Direct access from Jakarta-Cikampek toll road to Kota Deltamas



- Bekasi Regency Government Center in Kota Deltamas



- Commenced work on Greenland International Industrial Center ("GIIC")



- Establishment of JV PT Panahome Deltamas Indonesia
- Obtained KLIK facility



- Commenced development of new industrial zone for data center in GIIC



- Intensity on electric vehicle usage for the Company's operational activities

1993 1996 2001 2002 2004 2008 2015 2017 2018 2021 2022

- Changed company status to foreign capital investment company
- Sojitz Corporation (previously Nissho Iwai Corporation) became 25% shareholder of the Company



- Launched first residential development



- Commenced development of light industry area



- Listed in IDX



- Obtained Certifications of ISO 9001:2015, ISO 14001:2015, ISO 45001:2018



- Start implementing Renewable Energy (REC)



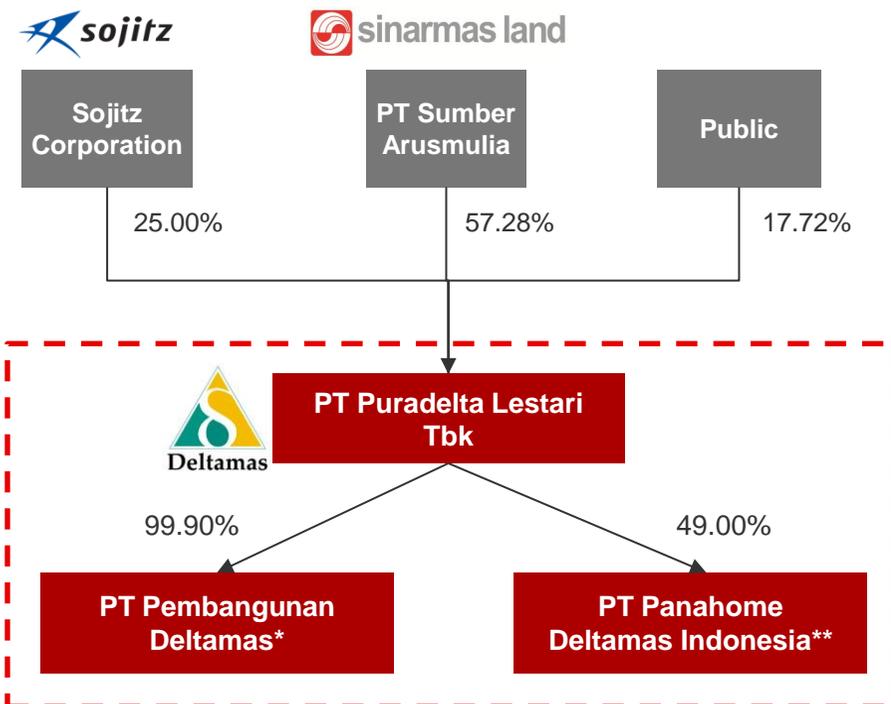
COMPANY OVERVIEW

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

Board of Directors



Hongky J. Nantung
President Director



Atsushi Uehara
Vice President Director



Monik William
Director



Tondy Suwanto
Director

Board of Commissioners



Muktar Widjaja
President
Commissioner



Hermawan Wijaya
Vice President
Commissioner



Masayoshi Hirose
Vice President
Commissioner



Seiji Itagaki
Commissioner



Teddy Pawitra
Independent
Commissioner



Susiyati B. Hirawan
Independent
Commissioner

COMPANY OVERVIEW

BUSINESS MODEL



Our Business Model in Brief



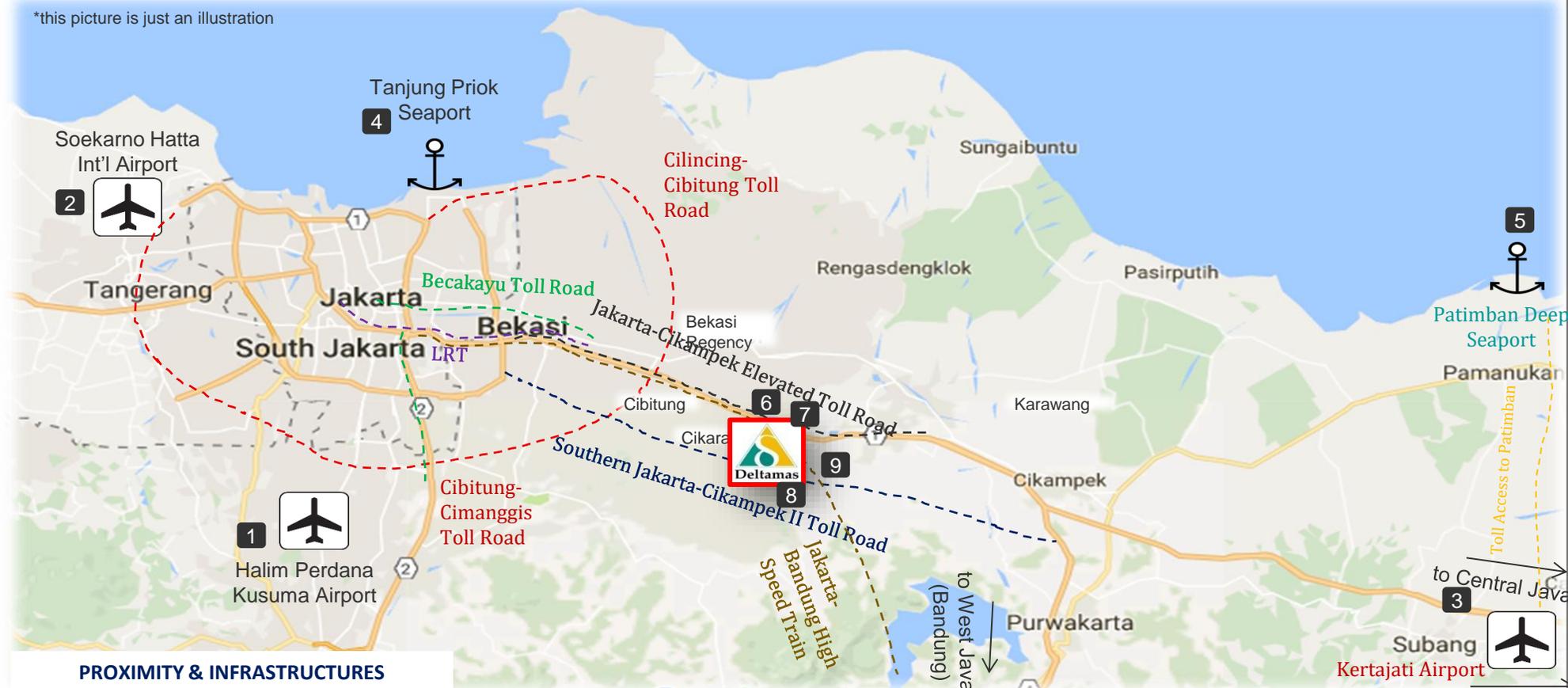
COMPANY OVERVIEW

LOCATION



INFRASTRUCTURE DEVELOPMENT TO SUPPORT INDUSTRY

*this picture is just an illustration



PROXIMITY & INFRASTRUCTURES

- | | | | | | | | |
|---|--|---|--------------------------------------|---|--|---|--|
| | Airport | | Seaport | | Toll Road | | High Speed Train |
| 1 | 37 KM Halim Perdana Kusuma International | 4 | 54 KM Tanjung Priok | 6 | Jakarta - Cikampek KM37 Cikarang Pusat | 9 | Jakarta - Bandung High Speed Train Station |
| 2 | 73 KM Soekarno - Hatta International | 5 | 100 KM Patimban (Under Construction) | 7 | Jakarta - Cikampek KM42 (Future) | | |
| 3 | 139 KM Kertajati International | | | 8 | South Jakarta - Cikampek KM 31 Interchange GIIC (Future) | | |

**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 31 March 2025	
Industrial	124 ha
Commercial	358 ha
Residential	165 ha
TOTAL	647 ha



Industrial



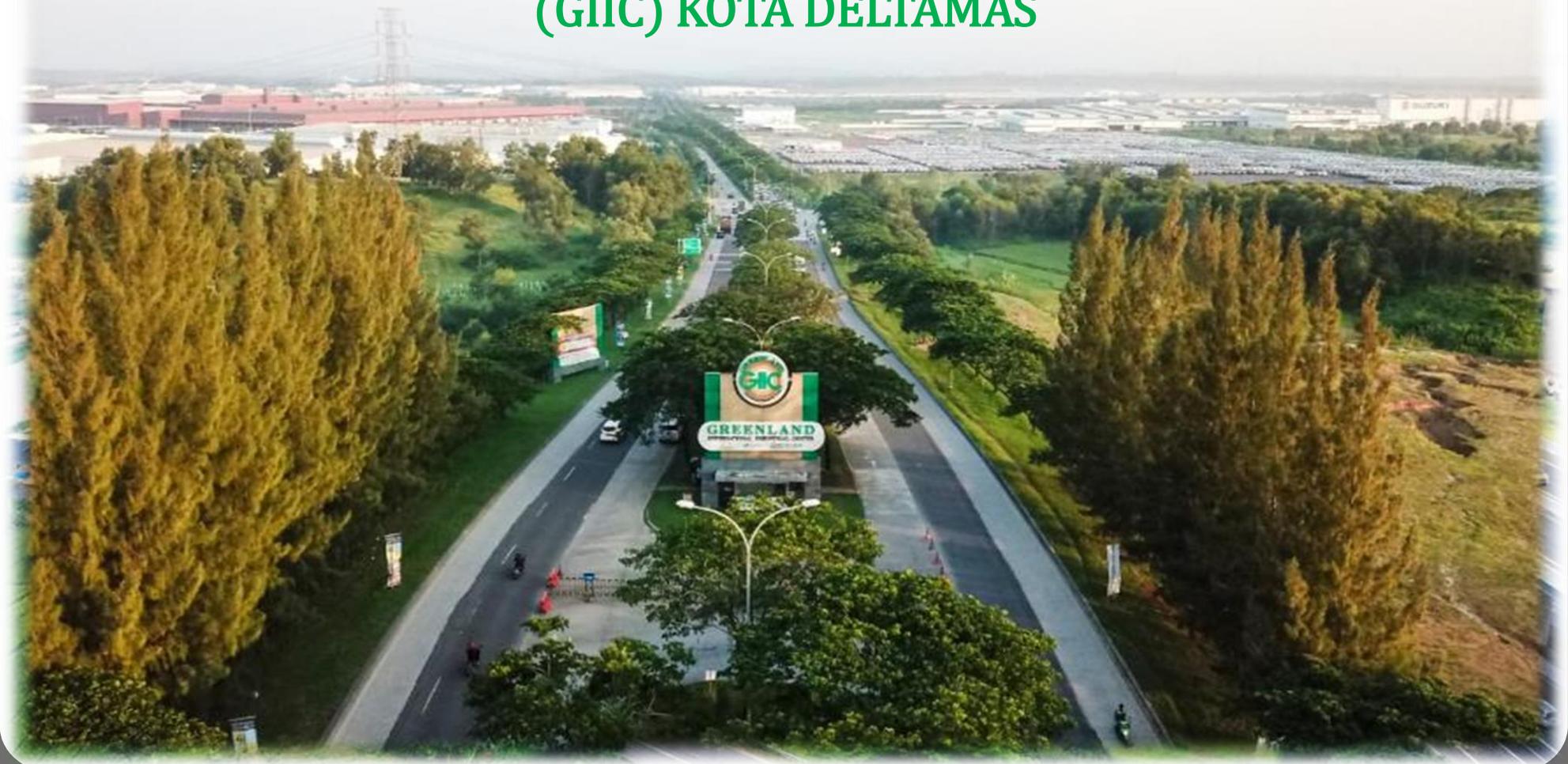
Commercial



Residential



GREENLAND INTERNATIONAL INDUSTRIAL CENTER (GIIC) KOTA DELTAMAS



COMPANY OVERVIEW

INDUSTRIAL ESTATE



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

Big Tenants	Area	Year
KITIC	~200 Ha	2009 – 2011
Suzuki	~130 Ha	2011
Hyundai Motor	~ 90 Ha	2019 - 2023
Astra Honda Motor	~ 85 Ha	2016 - 2021
SAIC GM Wuling	~ 60 Ha	2015
Mitsubishi Motors	~ 51 Ha	2014 – 2015
Kalbe	~ 37 Ha	2017 – 2018
Maxxis	~ 35 Ha	2014
Cai Niao	~ 33 Ha	2020
Frisian Flag	~ 25 Ha	2020
Kohler	~ 20 Ha	2017
Daikin	~ 20 Ha	2022

Greenland International Industrial Center (“GIIC”)



- ~ 170 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

COMPANY OVERVIEW

INDUSTRIAL ESTATE



Attracting a Diverse Mix of Customers across the Various Sectors



Auto and Auto Related



日立オートモティブシステムズ株式会社



Logistics



Food & Beverage / Related



Others



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, Obvitnas



Eco-friendly / Green Environment



Integrated Business Model



Premium Electricity Supply from PLN



Gas Supply from PGN



Telco & Fiber Optic from Telkom, MyRep, & Moratel

Experienced Management Team



Nursery Center



Firefighter Facilities



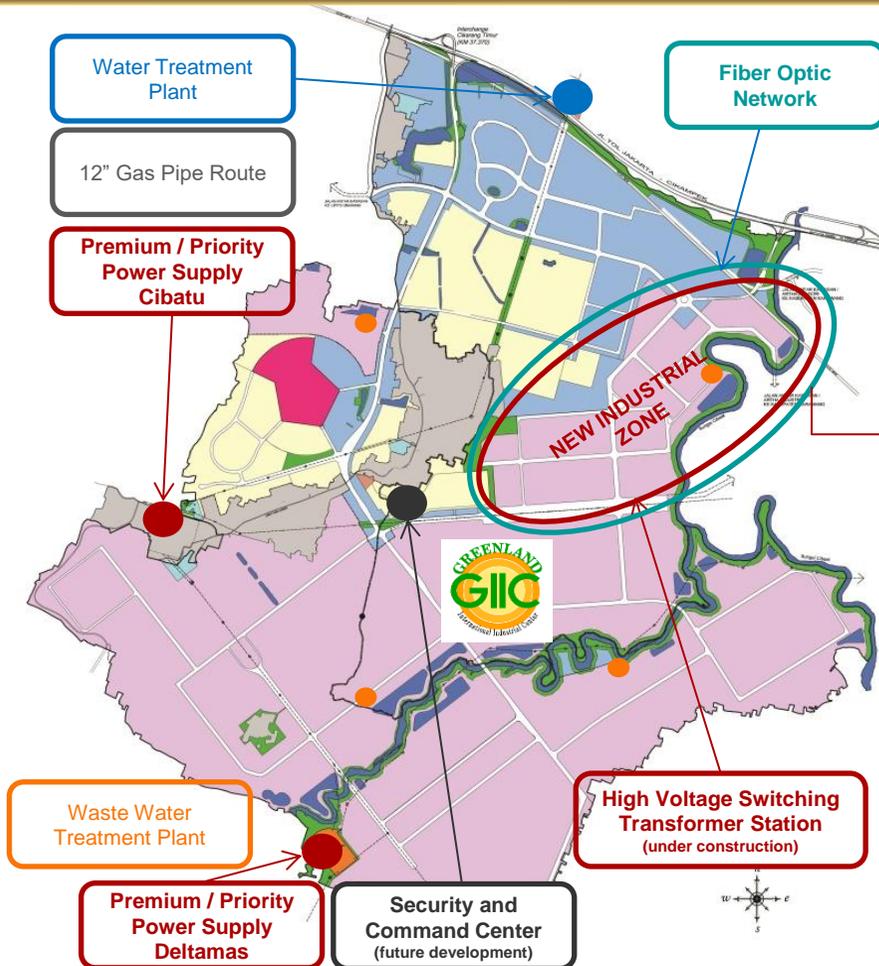
Strong Security System

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



fiber optic installation



road construction



Security and command center under construction



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

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

- Owned and Managed by the Company
- 76 spacious modern simple-designed rooms



Education Center



Health Facility



Entertainment and F&B

AEON MALL



Sport Center



Hotel & Serviced Apartment



* under construction



Shophouses
in Kota Deltamas



Deltamas Sport
Centre



Integrated with
Local Gov't Center

COMPANY OVERVIEW

COMMERCIAL ESTATE



Updates on Commercial Area

Starbucks



9

Mitra Keluarga Hospital



8

Ananda Mitra Vocational School



7



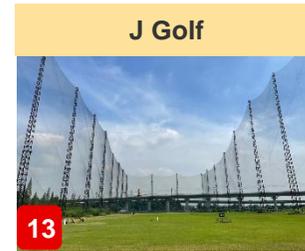
10



11



12



13

Cikarang Japanese School



1

Via Alma Apartment



2

Le Premier Serviced Apartment



3

AEON Mall



4

Institut Teknologi & Sains Bandung



5

Jakarta International University



6



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



Updates on Residential Area



Housing in Zona Amerika



Currently on sale:
Woodchester, De Silva, Savasa





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..



Integrated Township Concept, a Sustainable One-Stop-Living City supported Comprehensive Facilities and Utilities



Vibrant Commercial Area



Green Residential Estate



Factories and Offices



Schools and Universities



Hotels, Restaurants, Entertainments



COMPANY OVERVIEW

SUSTAINABLE DEVELOPMENT



Climate Change & the Environment

More High-tech Industries



Electric Vehicle Manufacturing

Data Centers

Selective Industrial Tenants



Pedestrian & Green Area Development, and Tree Planting



Usage of Renewable Energy



- Sourcing electricity from REC PLN for its operational activities
- Electric vehicle usage for the Company's operational activities
- Changing SON lamp on road lighting to LED lamp

Water Management & Recycle



Water Treatment Plant (WTP), Waste Water Treatment Plant (WWTP), and WTP Recycle

ISO 14001 Certification (Environmental Management)



HDPE Plastic Recycle for Asphalt Usage



Sustainable Community

Maintaining Health of its Residents, Tenants, and Surrounding Communities



Residential Fogging



Blood Donor Program with PMI



Cultivating Land for Agriculture



Sacrificial Animal Donation for Surrounding Villages



Tools and Materials Donation for Infrastructures of Surrounding Villages



Additional Nutrition for Stunting Program



Reservoir for The Farmers



Clean Water Supply



Building Material Donation for the Mosques construction



Tree Planting around Cipamingkis River



Educational Patronage

Education for Surrounding People



Construction of SDN Cicau 1



Renovation of PAUD Arumsari

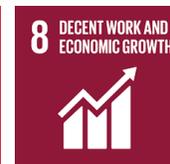


Firefighting Training



Economic Empowerment & Trainings
for Local Farmer Group

Vocational School Facilities in Town



AWARDS & RECOGNITIONS



Recognitions from the Stakeholders

2022



2024



2023



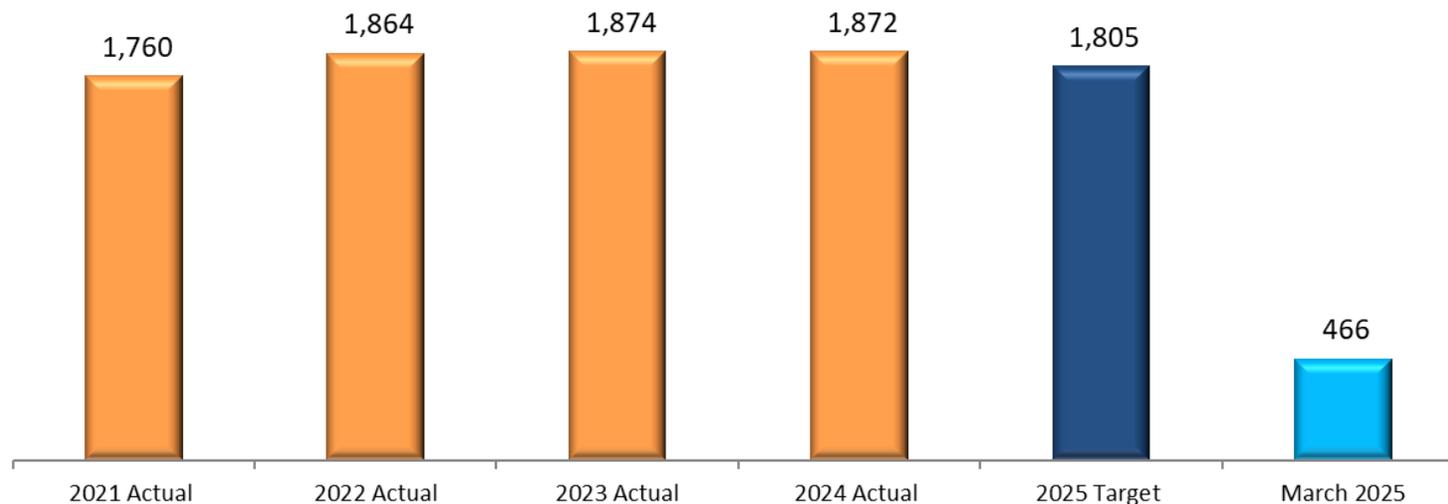


KEY FINANCIAL
INFORMATION

Marketing Sales Achievement

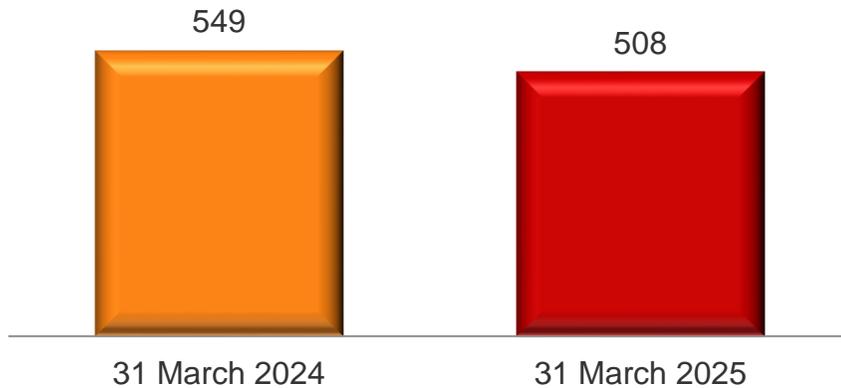
Achievement in March 2025 – Rp466 billion
25.84% of 2025 Sales Target

Marketing Sales Figures (in Rp Bn)

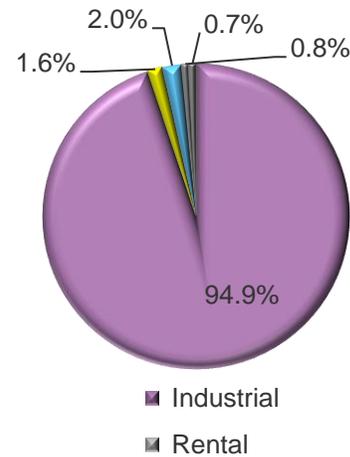


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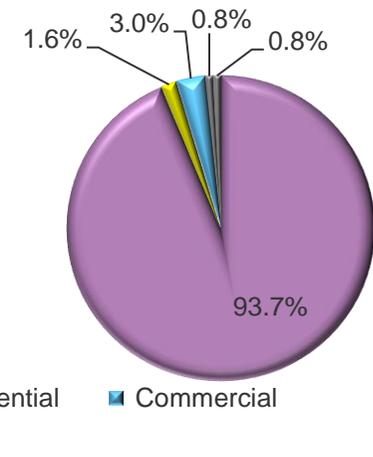
Revenues (in Rp Bn)



Revenues by Segment 31 March 2024



Revenues by Segment 31 March 2025



Gross Profit (in Rp Bn)

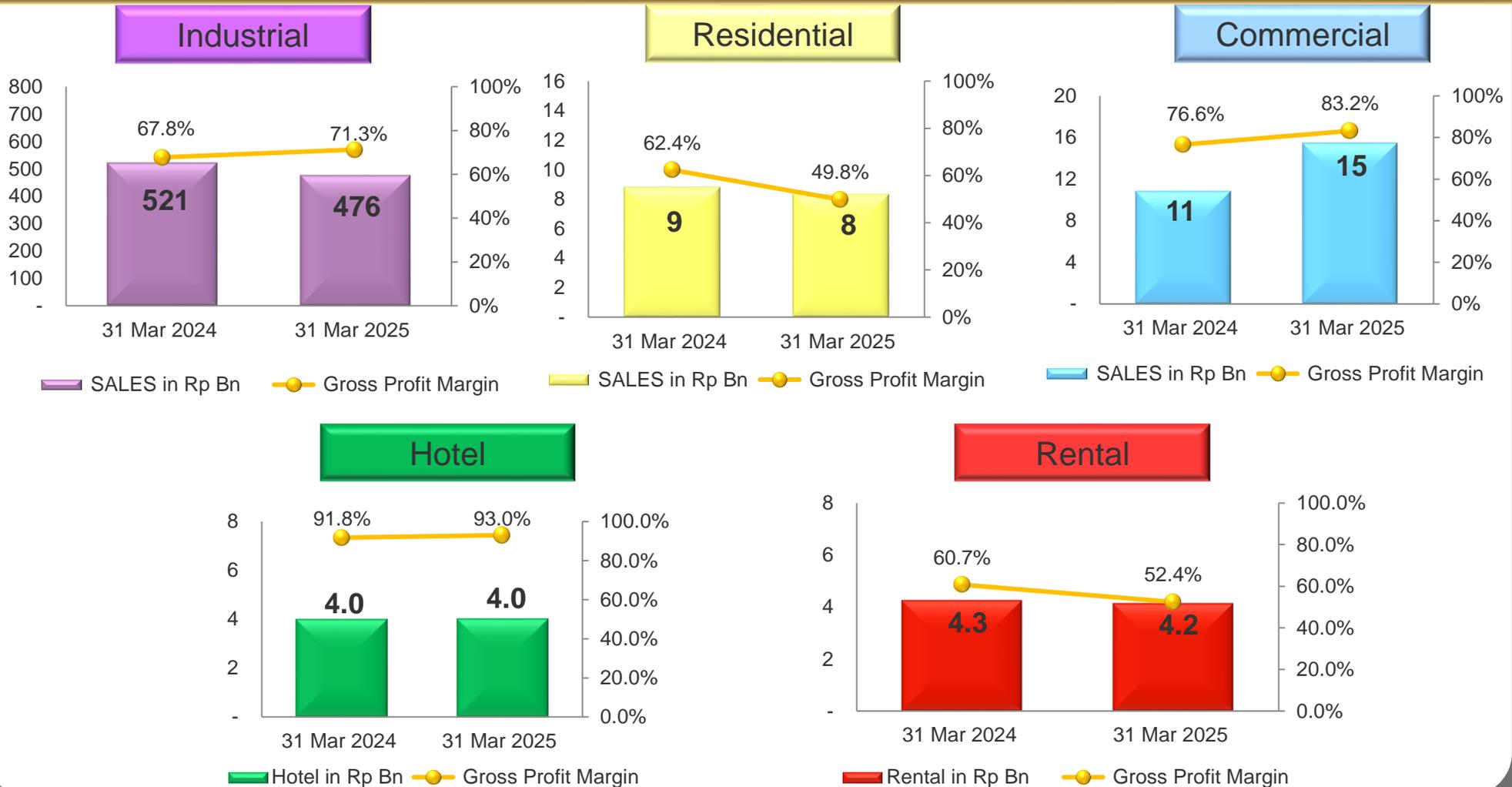


Net Profit (in Rp Bn)



KEY FINANCIAL INFORMATION

Revenues by Segment

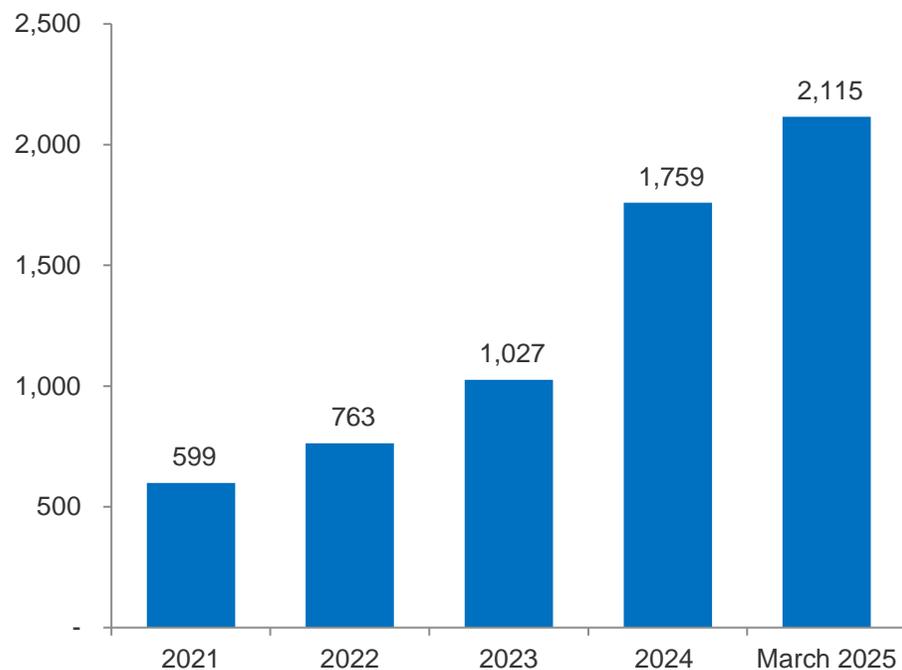


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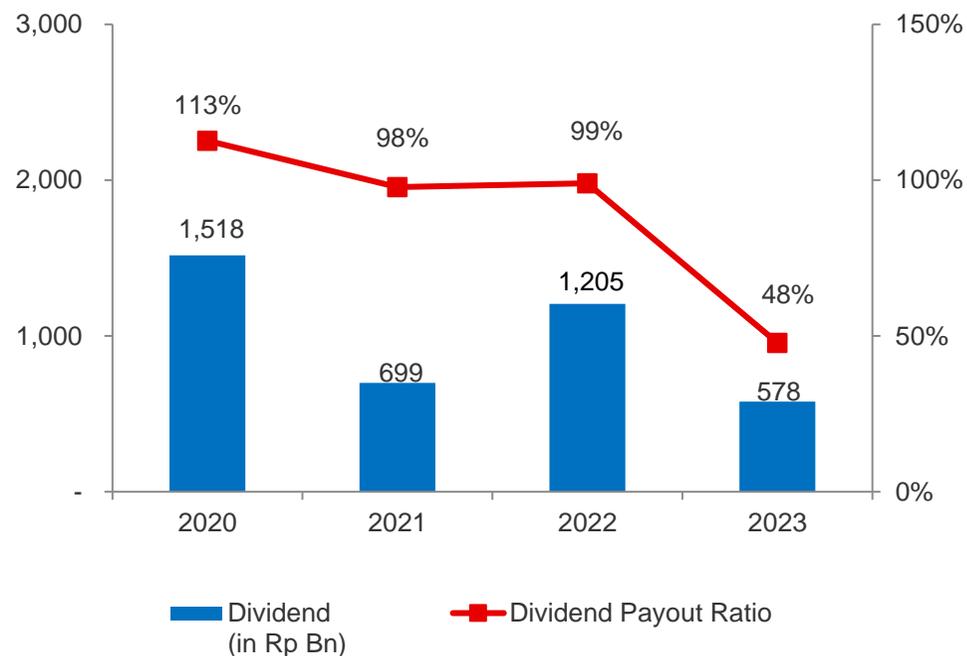


Optimum Return for Shareholders

Cash and Cash Equivalent (in Rp Bn)



Historical Dividend by Fiscal Year



KEY FINANCIAL INFORMATION



Summary - Income Statement

Income Statement in Rp Bn	March 2024	March 2025
Revenues	549	508
Gross Profit	373	362
Selling Expenses	18	18
General and Administration Expenses	29	32
Final Tax	14	13
Operating Profit	313	299
Profit Before Tax	380	369
Total Profit for the Period	366	356
Profit for the Period Attributable to:		
Owners of the Company	366	355
Non-controlling Interests	0.25	0.34

Summary - Balance Sheet

Balance Sheet in Rp Bn	March 2024	Des 2025
ASSETS		
Current Assets	6,040	6,451
Non Current Assets	2,214	2,116
Total Assets	8,568	8,255
LIABILITIES		
Current Liabilities	891	953
Non Current Liabilities	106	87
Total Liabilities	997	1,040
EQUITY		
Total Equity	7,570	7,215

THANK YOU

For Further Information:

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