

**PT PURADELTA LESTARI TBK**  
**MANAGEMENT PRESENTATION**  
**SEPTEMBER 2025 UNAUDITED RESULTS**



**OCTOBER 2025**  
STRICTLY CONFIDENTIAL



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# AGENDA

|           |                                  |           |
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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 :  $\pm$  3,185 hectares

Established in : 1993

Year of IPO : 2015



# COMPANY OVERVIEW

## KEY COMPANY MILESTONES



- Incorporated as a local investment company in Indonesia



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



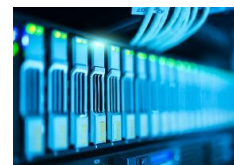
- Bekasi Regency Government Center in Kota Deltamas



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



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



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



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



- Commenced operation on Security, Fire, and Command Center (SFCC)

1993

1996

2001

2002

2004

2008

2015

2017

2018

2021

2022

2025

- 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)



- Commenced operation on Water Treatment Plant Recycle



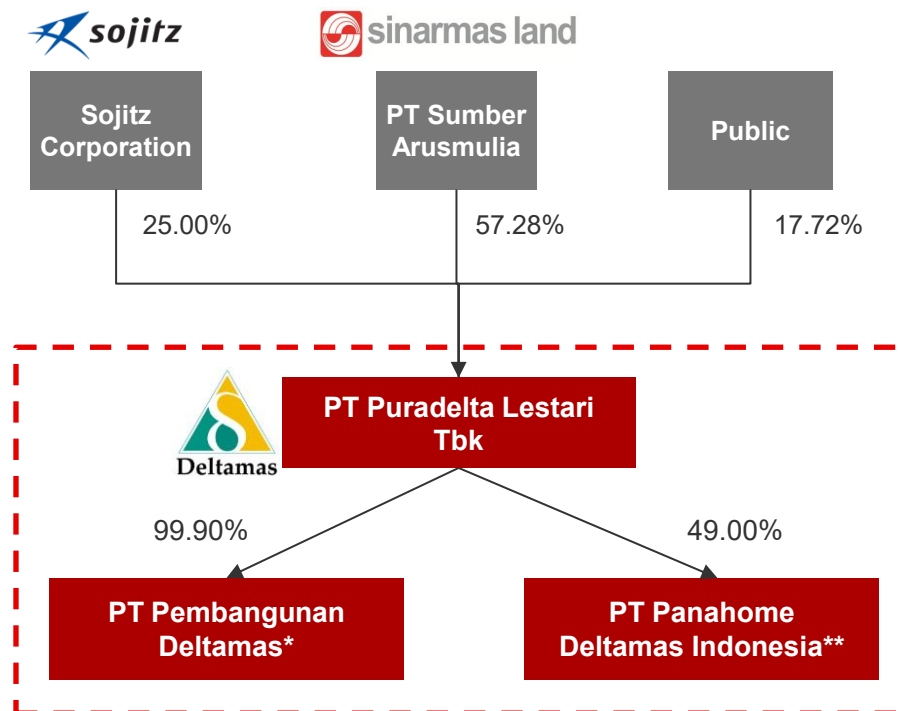
# COMPANY OVERVIEW

## 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



**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

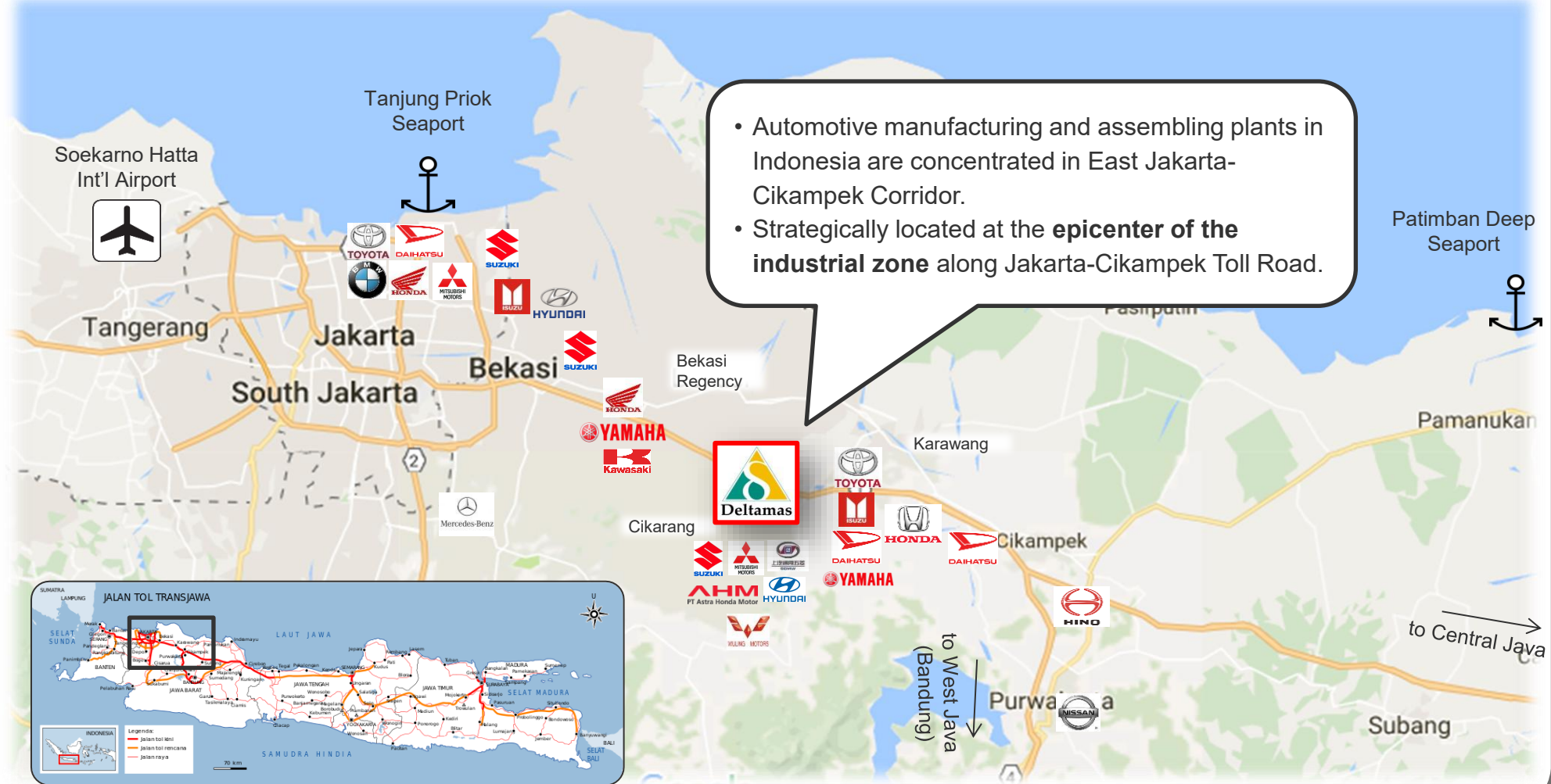


# COMPANY OVERVIEW

## LOCATION



### AUTO INDUSTRY CONCENTRATION



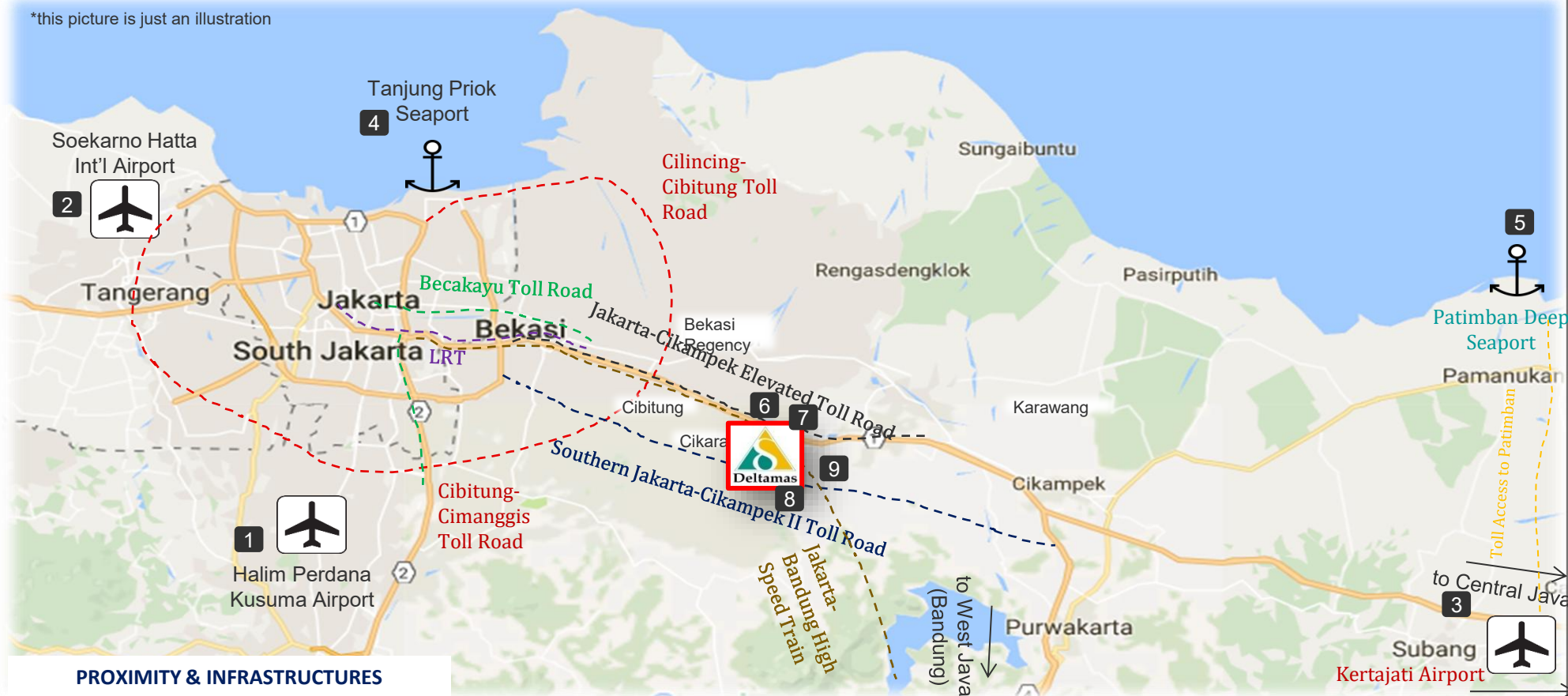
# COMPANY OVERVIEW

## LOCATION



## INFRASTRUCTURE DEVELOPMENT TO SUPPORT INDUSTRY

\*this picture is just an illustration



### PROXIMITY & INFRASTRUCTURES

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

# 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 September 2025

|              |               |
|--------------|---------------|
| Industrial   | 119 ha        |
| Commercial   | 357 ha        |
| Residential  | 164 ha        |
| <b>TOTAL</b> | <b>640 ha</b> |



Industrial



Commercial



Residential

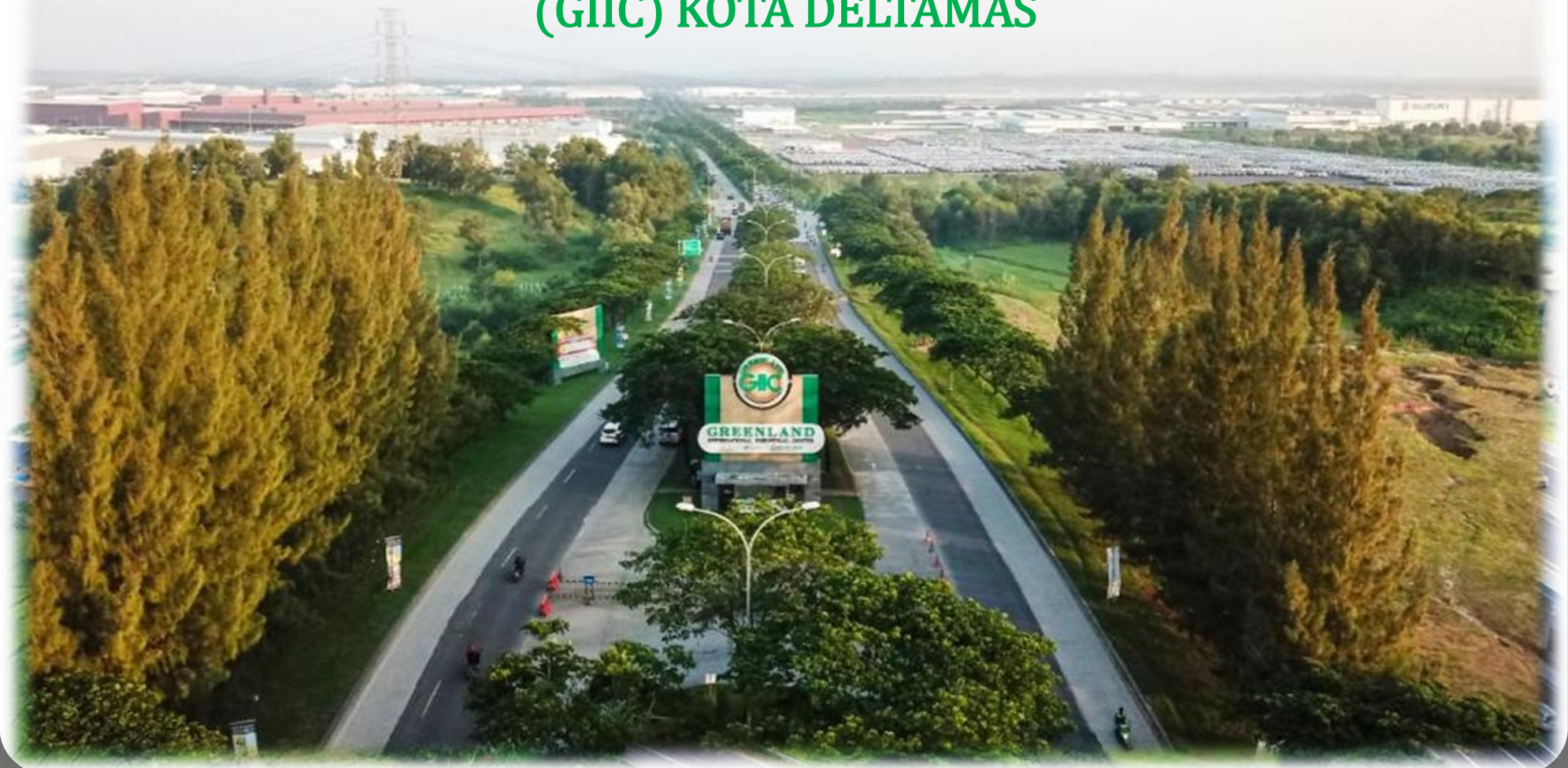


# COMPANY OVERVIEW

## ENTRANCE TO KOTA DELTAMAS



## 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



#### Logistics



#### Food & Beverage / Related



Dairy for life



love around the kitchen table



#### Others



For your safety and comfort



# 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



#### Comprehensive Facilities and Infrastructures



World Class Township Design and Planning



Water Management

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

#### 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



Nursery Center



Firefighter Facilities



Strong Security System

#### Experienced Management Team

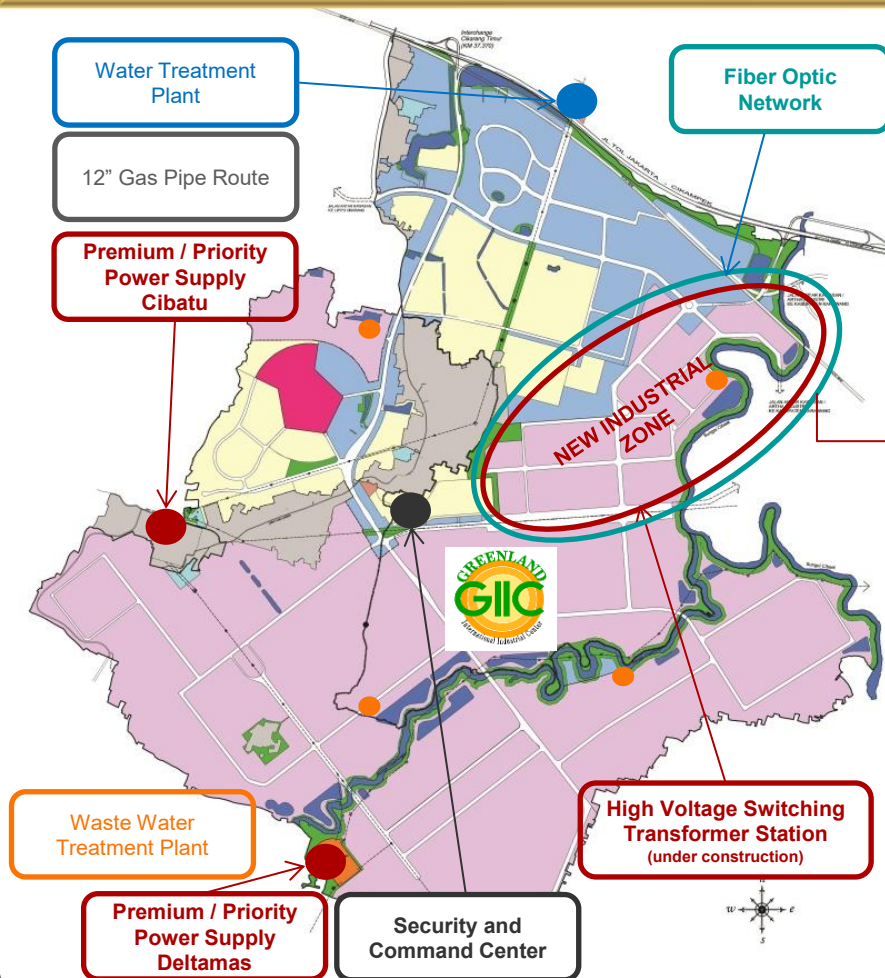


# COMPANY OVERVIEW

## INDUSTRIAL ESTATE



### Updates on Industrial Estate



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



fiber optic installation



road construction



Security and command center



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

# 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



### Hotel & Serviced Apartment



\* under construction

### Health Facility



### Entertainment and F&B



### Sport Center



Shophouses  
in Kota Deltamas



Deltamas Sport  
Centre



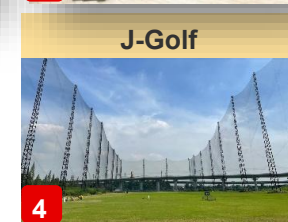
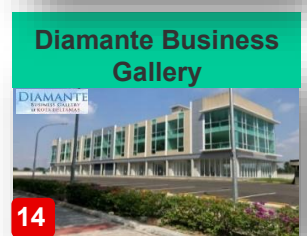
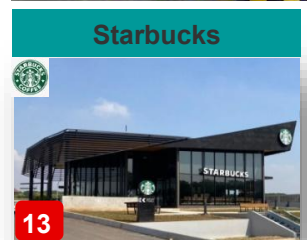
Integrated with  
Local Gov't Center

# COMPANY OVERVIEW

## COMMERCIAL ESTATE



### Updates on Commercial Area



\*under construction

# 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



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

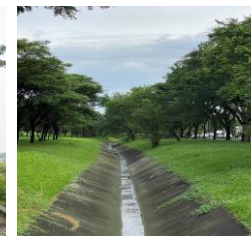


Data Centers

#### 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
- Solar panel usage for the streetlights and several office operations

#### ISO 14001 Certification (Environmental Management)



## Climate Change & the Environment

### Waste Management & Recycle



Waste management that produces:

- Compost, used as plant fertilizer
- RDF (Refuse-Derived Fuel), used as biomass fuel to be sent to cement factories
- Valueable, involves shredding plastic waste into fuel through pyrolysis, and converting diaper/nappy waste into sand
- Residue, which will be processed into concrete blocks



- HDPE Plastic Recycle for Asphalt Usage

### Water Management



- Water Treatment Plant (WTP)
- Waste Water Treatment Plant (WWTP)
- Water Treatment Plant (WTP) Recycle



# COMPANY OVERVIEW

## SUSTAINABLE DEVELOPMENT



### Sustainable Community

#### Maintaining Health of its Residents, Tenants, and Surrounding Communities



Residential Fogging



Blood Donor Program with PMI



Additional Nutrition  
for Stunting Program



Cultivating Land for  
Agriculture



Sacrificial Animal  
Donation for Surrounding  
Villages



Tools and Materials  
Donation for Infrastructures  
of Surrounding Villages



Reservoir for The Farmers



Clean Water Supply



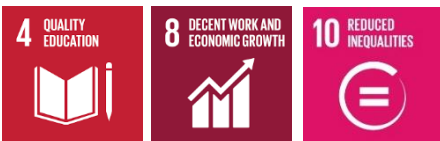
Building Material  
Donation for the  
Mosques construction



Tree Planting around  
Cipamingkis River



Tree Donation for  
Villages



# COMPANY OVERVIEW

## SUSTAINABLE DEVELOPMENT



### 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



2023



2024



2025



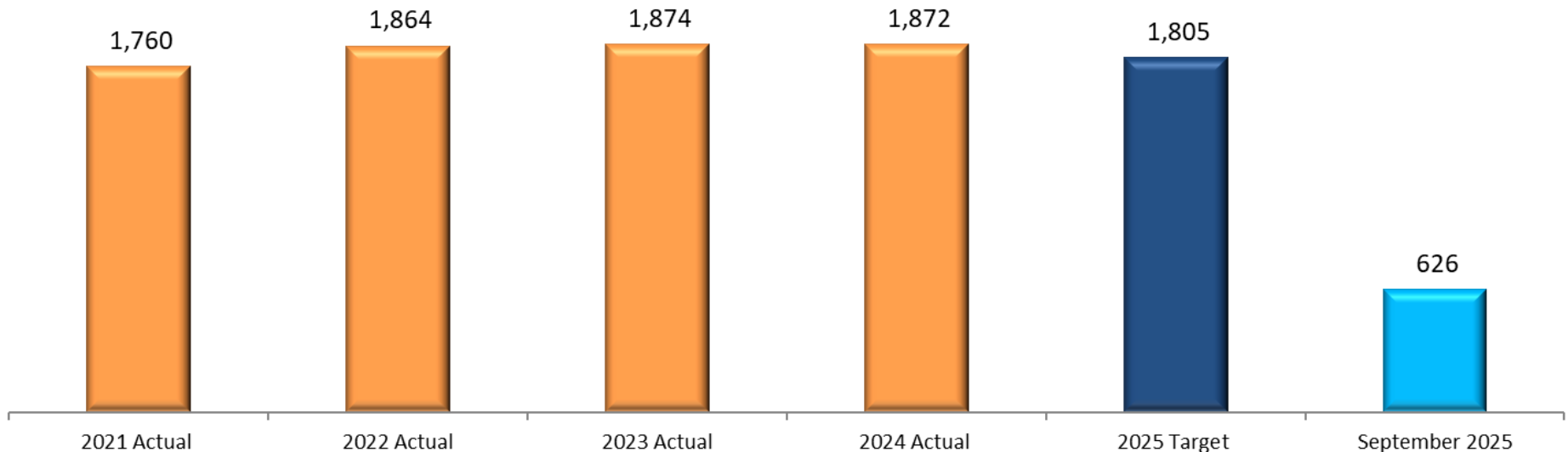


## KEY FINANCIAL INFORMATION

### Marketing Sales Achievement

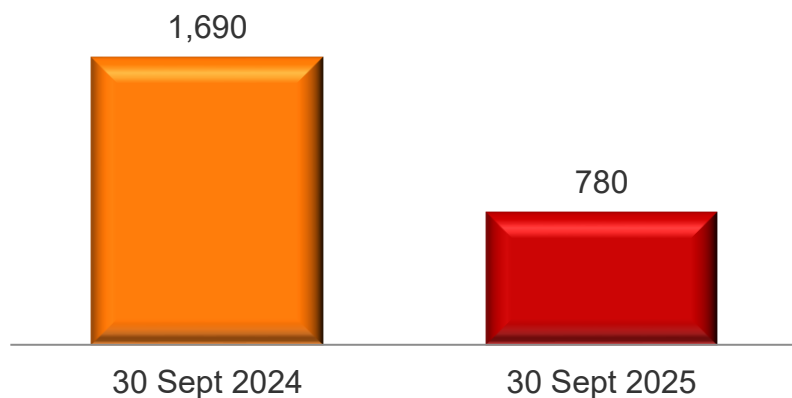
**Achievement in September 2025 – Rp626 billion**  
**34.70% of 2025 Sales Target**

Marketing Sales Figures (in Rp Bn)

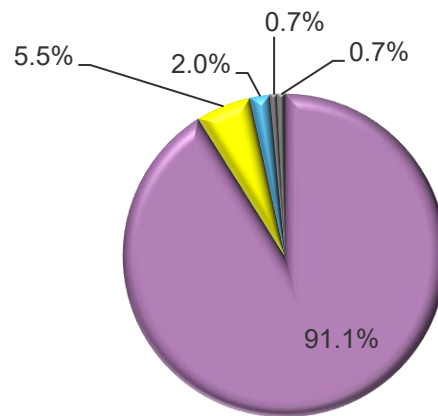


# KEY FINANCIAL INFORMATION

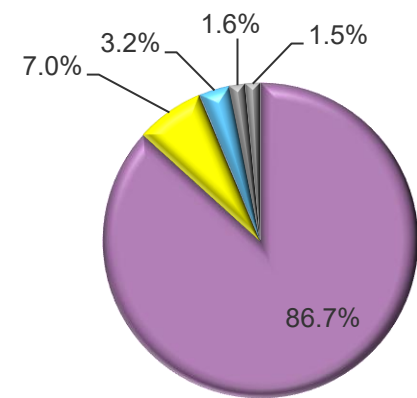
## Revenues (in Rp Bn)



## Revenues by Segment 30 Sept 2024

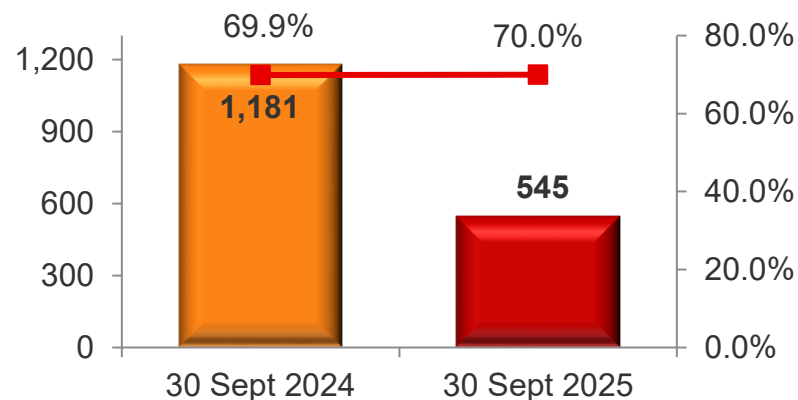


## Revenues by Segment 30 Sept 2025



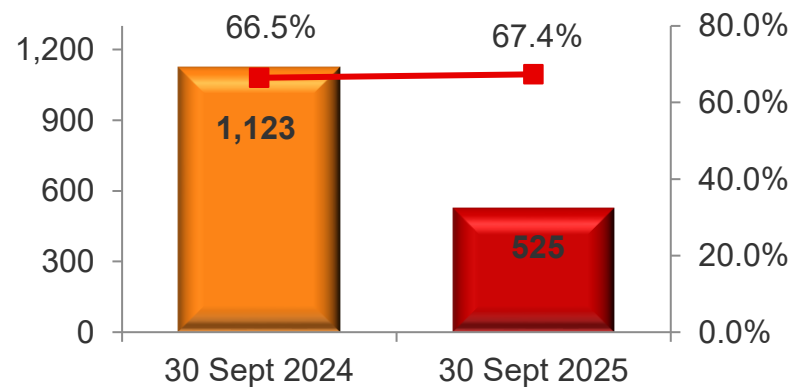
■ Industrial ■ Residential ■ Commercial ■ Rental ■ Hotel

## Gross Profit (in Rp Bn)



— Gross Profit Margin

## Net Profit (in Rp Bn)



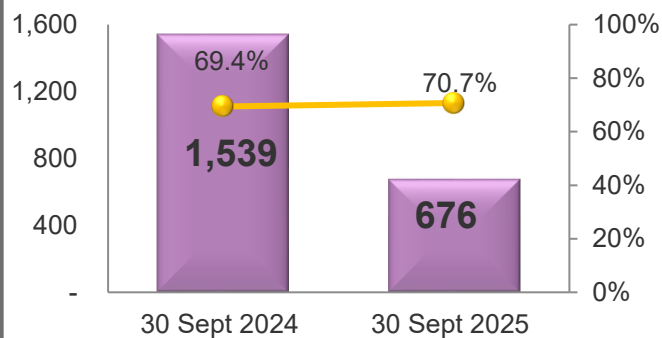
— Net Profit Margin

# KEY FINANCIAL INFORMATION

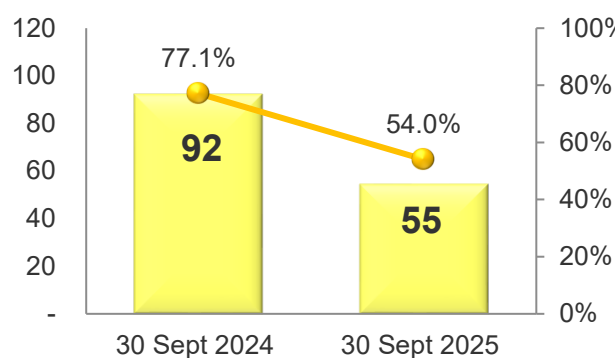


## Revenues by Segment

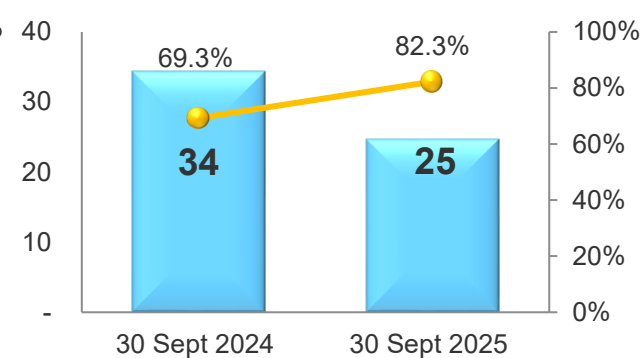
### Industrial



### Residential



### Commercial

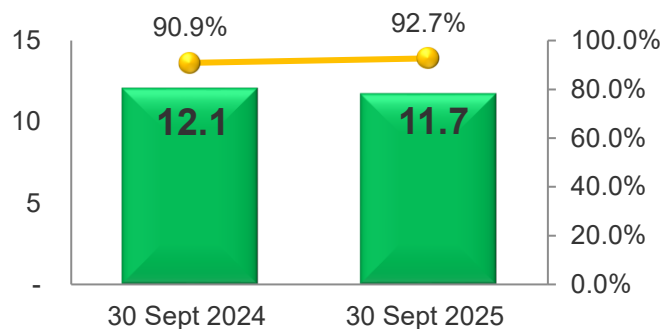


SALES in Rp Bn Gross Profit Margin

SALES in Rp Bn Gross Profit Margin

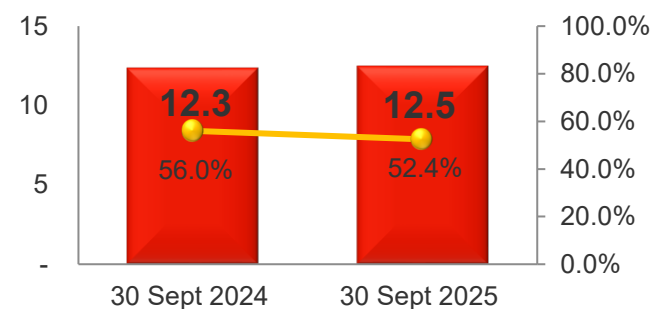
SALES in Rp Bn Gross Profit Margin

### Hotel



Hotel in Rp Bn Gross Profit Margin

### Rental



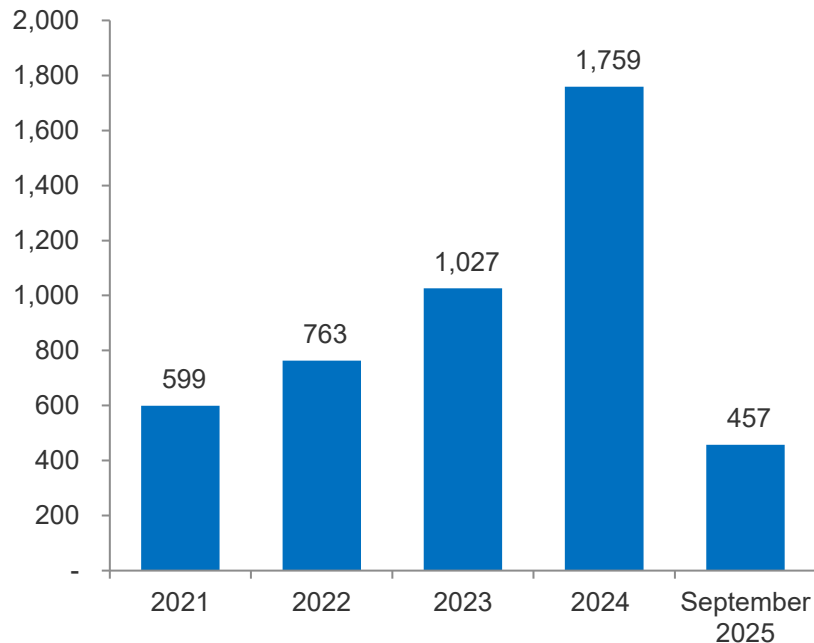
Rental in Rp Bn Gross Profit Margin

# KEY FINANCIAL INFORMATION

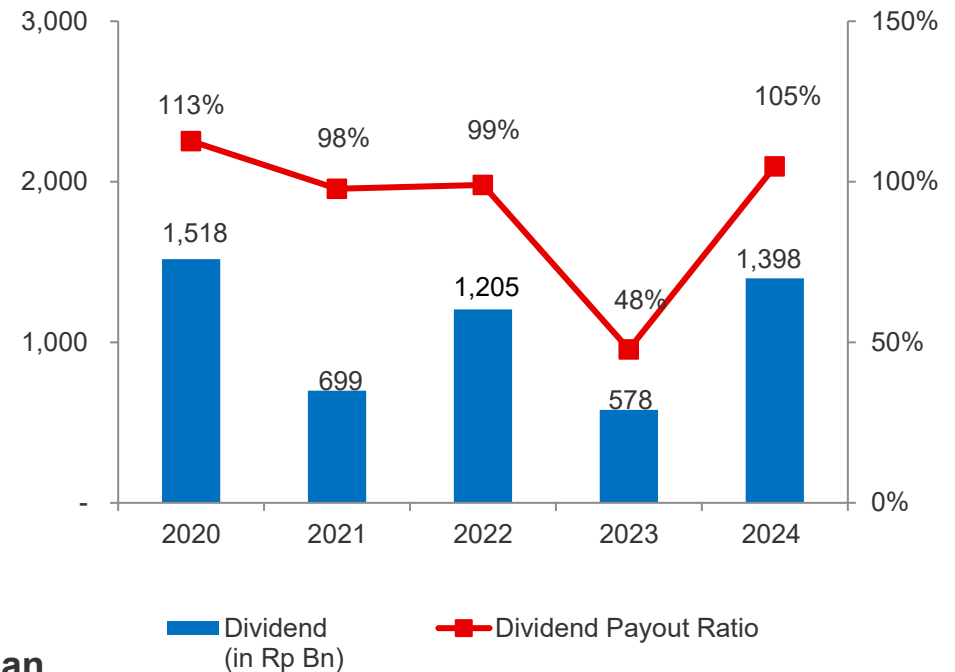


## Optimum Return for Shareholders

### Cash and Cash Equivalent (in Rp Bn)



### Historical Dividend by Fiscal Year



The Company currently does not have any financial loan

# KEY FINANCIAL INFORMATION



## Summary - Income Statement

| Income Statement in Rp Bn              | Sept 2024    | Sept 2025  |
|----------------------------------------|--------------|------------|
| Revenues                               | 1,690        | 780        |
| Gross Profit                           | 1,181        | 545        |
| Selling Expenses                       | 59           | 31         |
| General and Administration Expenses    | 101          | 108        |
| Final Tax                              | 43           | 20         |
| Operating Profit                       | 978          | 387        |
| Profit Before Tax                      | 1,155        | 557        |
| Total Profit for the Period            | 1,124        | 526        |
| Profit for the Period Attributable to: |              |            |
| Owners of the Company                  | <b>1,123</b> | <b>525</b> |
| Non-controlling Interests              | 0.84         | 0.50       |

## Summary - Balance Sheet

| Balance Sheet in Rp Bn   | Sept 2024    | Sept 2025    |
|--------------------------|--------------|--------------|
| <b>ASSETS</b>            |              |              |
| Current Assets           | 6,040        | 4,663        |
| Non Current Assets       | 2,214        | 2,085        |
| <b>Total Assets</b>      | <b>8,255</b> | <b>6,748</b> |
| <b>LIABILITIES</b>       |              |              |
| Current Liabilities      | 953          | 348          |
| Non Current Liabilities  | 87           | 58           |
| <b>Total Liabilities</b> | <b>1,040</b> | <b>406</b>   |
| <b>EQUITY</b>            |              |              |
| <b>Total Equity</b>      | <b>7,215</b> | <b>6,342</b> |

# THANK YOU

For Further Information:

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