

PT PURADELTA LESTARI TBK
MANAGEMENT PRESENTATION
DECEMBER 2025 AUDITED RESULTS



FEBRUARY 2026
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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 ("GIIIC")



- 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



- 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



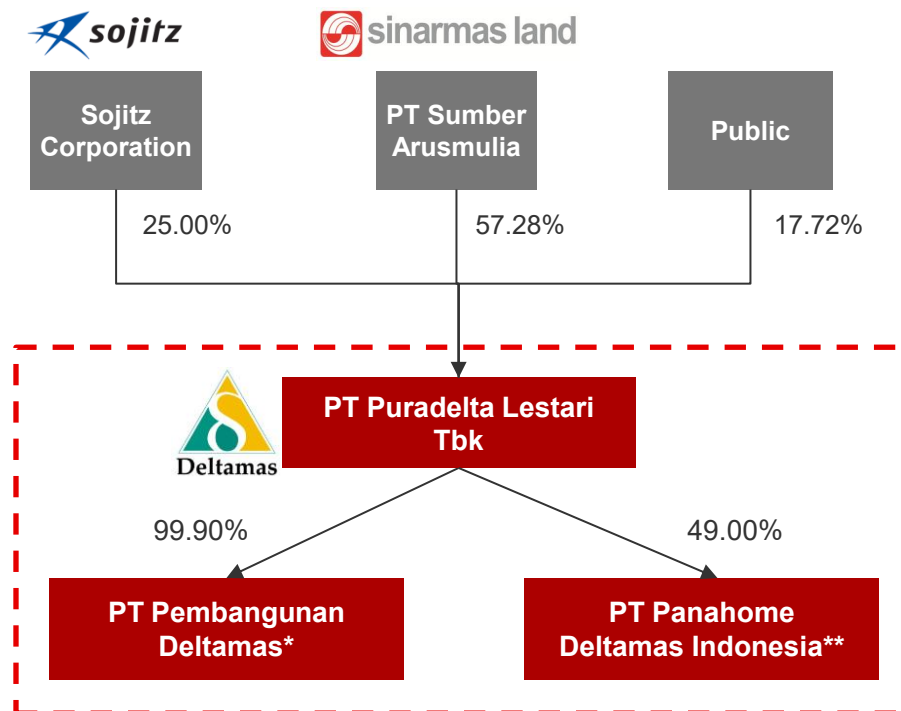
COMPANY OVERVIEW

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



The map illustrates the Jakarta-Cikampek Toll Road corridor, a major industrial and transportation hub in Indonesia. Key locations and infrastructure include:

- Infrastructure:** Soekarno Hatta Int'l Airport, Tanjung Priok Seaport, Patimban Deep Seaport, and the Jalan Tol Trans-Jawa.
- Industrial Zone:** Concentrated along the Jakarta-Cikampek Toll Road, featuring numerous automotive manufacturing and assembling plants.
- Automotive Manufacturers:** Toyota, Daihatsu, Suzuki, Honda, Yamaha, Kawasaki, Hyundai, Mercedes-Benz, and others.
- Geographic Context:** The map shows the corridor's location within Java, Indonesia, with labels for various regions like Tangerang, Jakarta, Bekasi, Karawang, Cikarang, Cikampek, Purwakarta, and Subang.
- Directional Indicators:** Arrows point towards West Java (Bandung) and Central Java.

Legend:

- Jalan tol mini
- Jalan tol rencana
- Jalan raya

Scale: 70 km

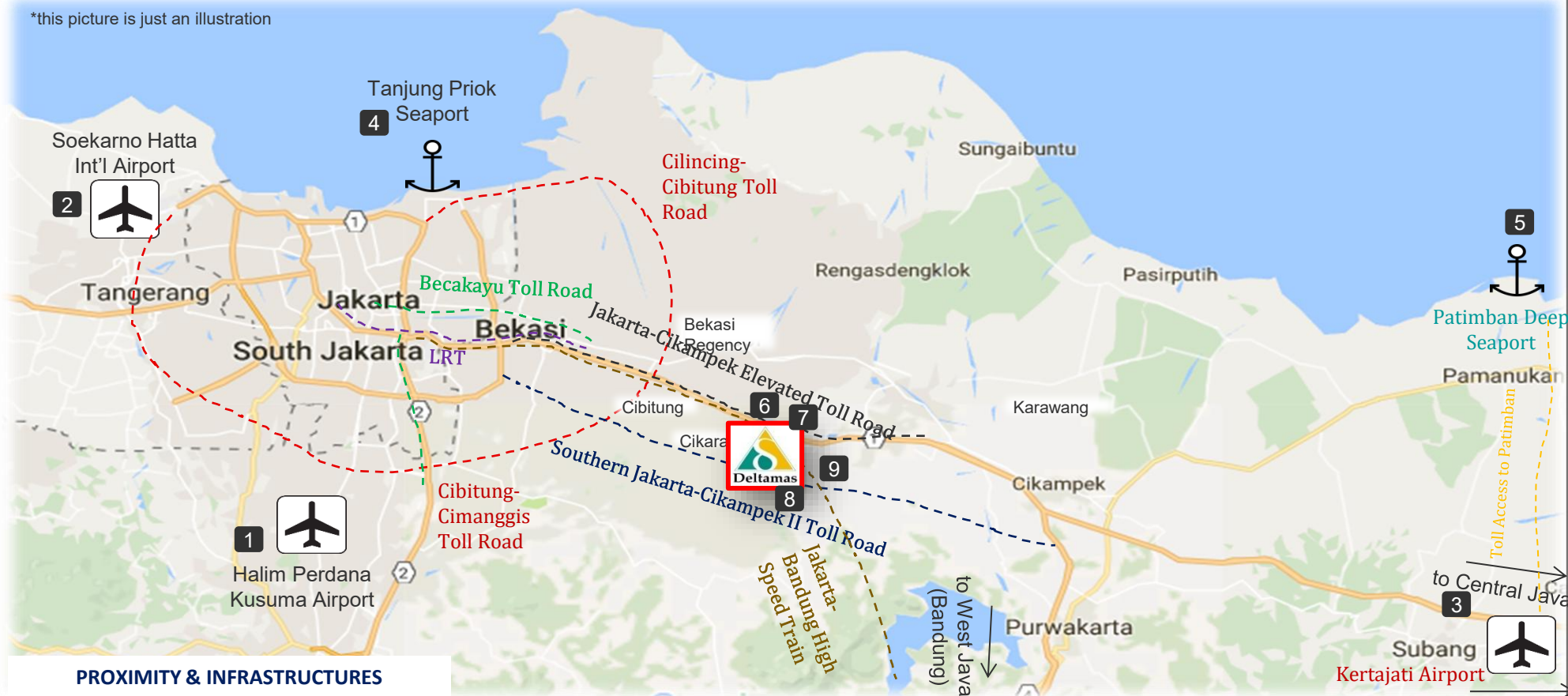
COMPANY OVERVIEW

LOCATION



INFRASTRUCTURE DEVELOPMENT TO SUPPORT INDUSTRY

*this picture is just an illustration



PROXIMITY & INFRASTRUCTURES

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

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 December 2025

Industrial	78 ha
Commercial	357 ha
Residential	164 ha
TOTAL	599 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



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



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



Premium Electricity Supply from PLN



Nursery Center



Water Management

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



Gas Supply from PGN



Telco & Fiber Optic from Telkom, MyRep, & Moratel



Firefighter Facilities



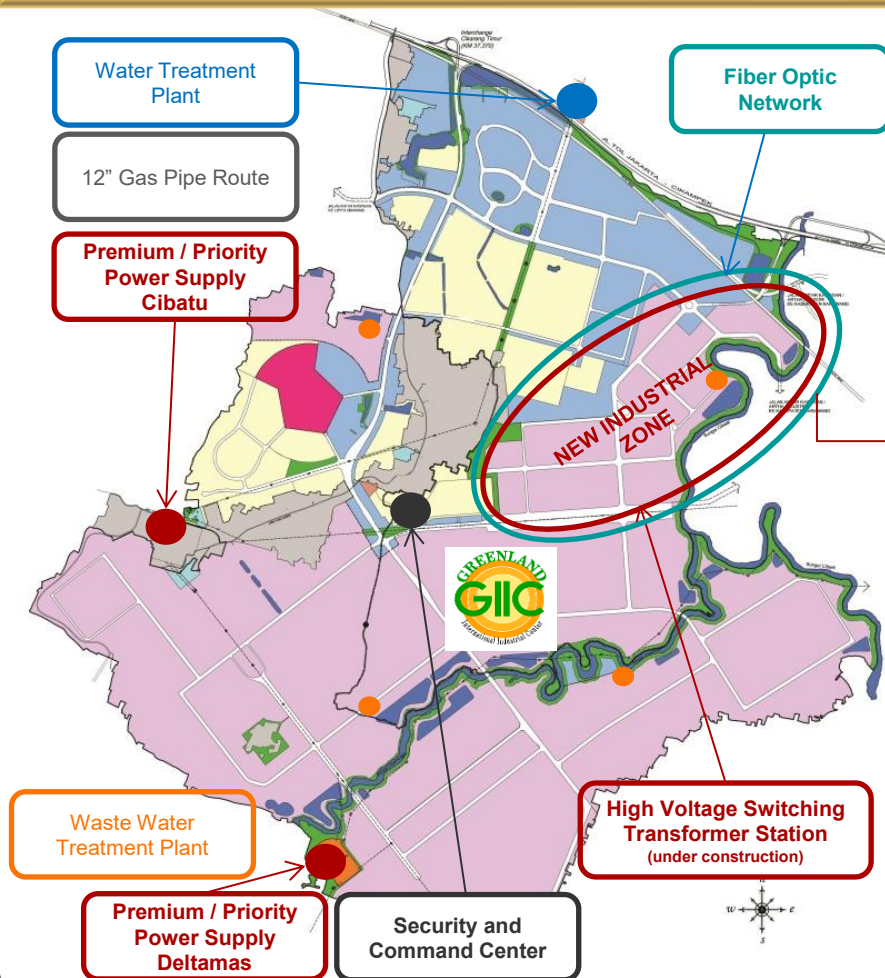
Strong Security System

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



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



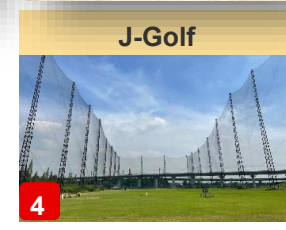
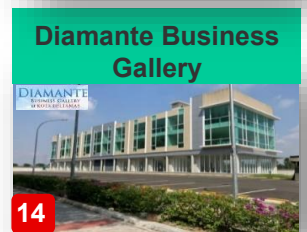
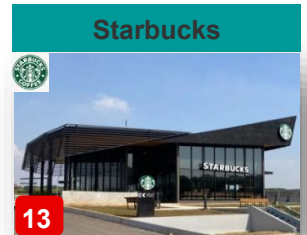
Integrated with
Local Gov't Center

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**



AHM
PT. Astra Honda Motor



KOHLER®

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



3 GOOD HEALTH AND WELL-BEING



7 AFFORDABLE AND CLEAN ENERGY



9 INDUSTRY, INNOVATION AND INFRASTRUCTURE



11 SUSTAINABLE CITIES AND COMMUNITIES

COMPANY OVERVIEW

SUSTAINABLE DEVELOPMENT



Climate Change & the Environment

More High-tech Industries



Electric Vehicle
Manufacturing

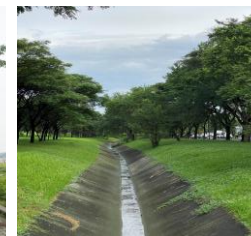


Data Centers

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



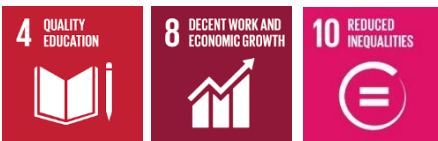
Building Material Donation for the Mosques construction



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



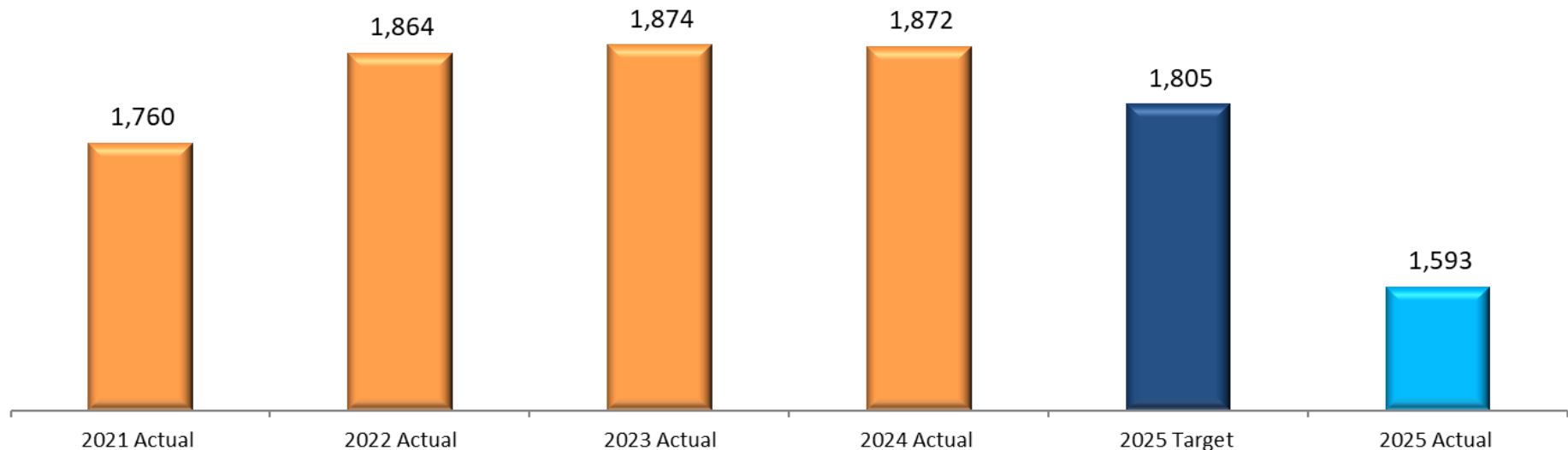


KEY FINANCIAL INFORMATION

Marketing Sales Achievement

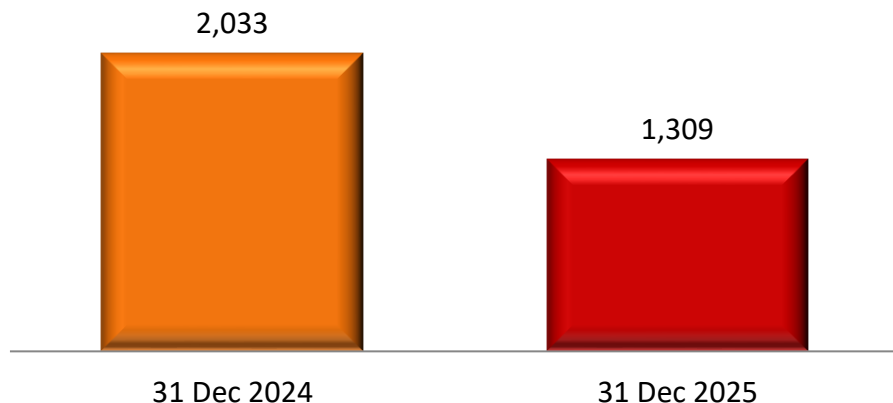
Achievement in December 2025 – Rp1.59 trillion
88.27% of 2025 Sales Target

Marketing Sales Figures (in Rp Bn)

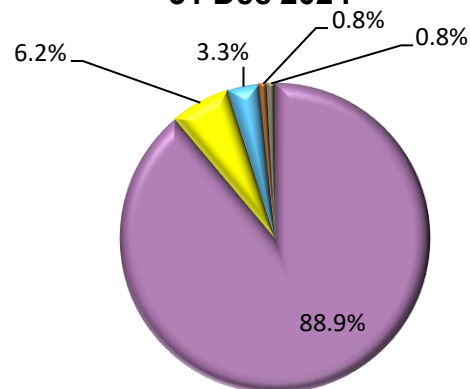


KEY FINANCIAL INFORMATION

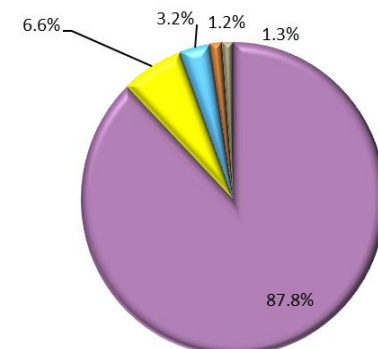
Revenues (in Rp Bn)



Revenues by Segment
31 Dec 2024

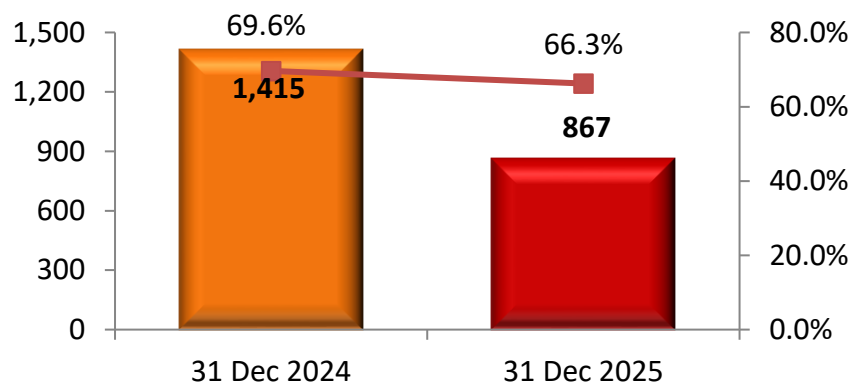


Revenues by Segment
31 Dec 2025



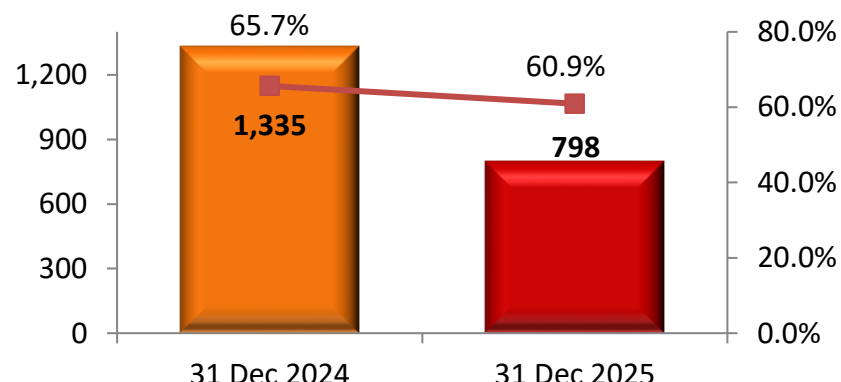
Industrial Residential Commercial Rental Hotel

Gross Profit (in Rp Bn)



Gross Profit Margin

Net Profit (in Rp Bn)

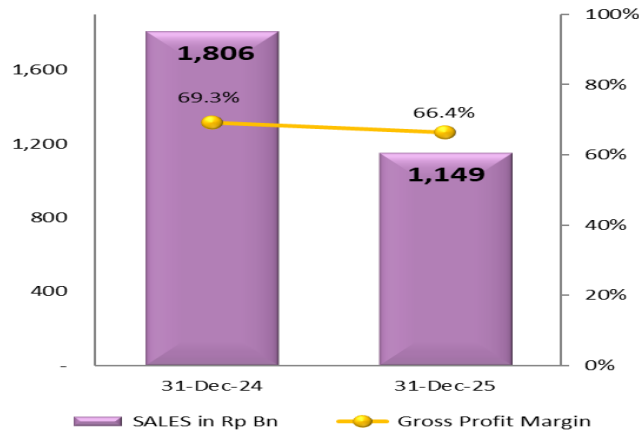


Net Profit Margin

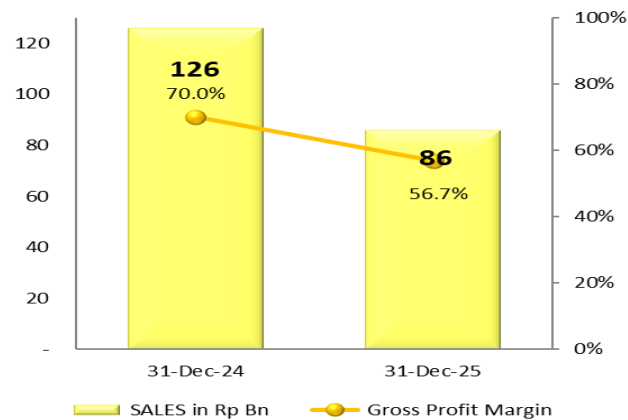
KEY FINANCIAL INFORMATION

Revenues by Segment

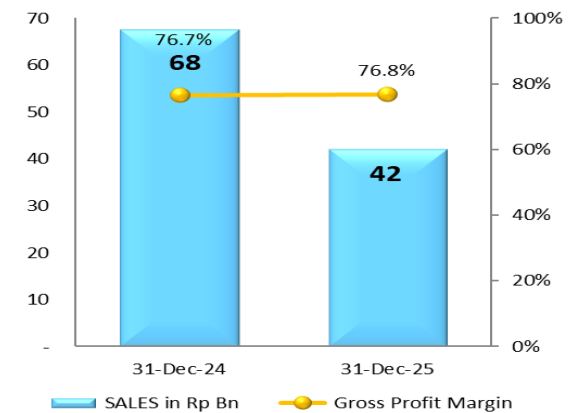
Industrial



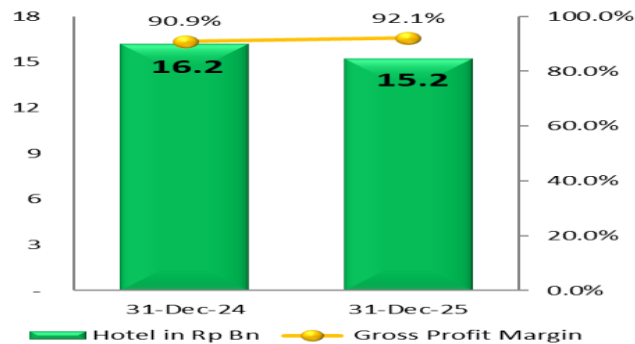
Residential



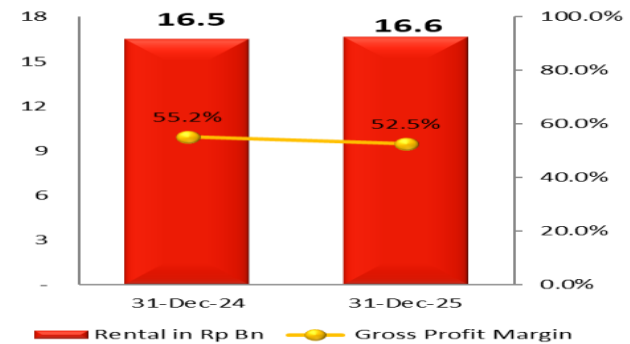
Commercial



Hotel



Rental

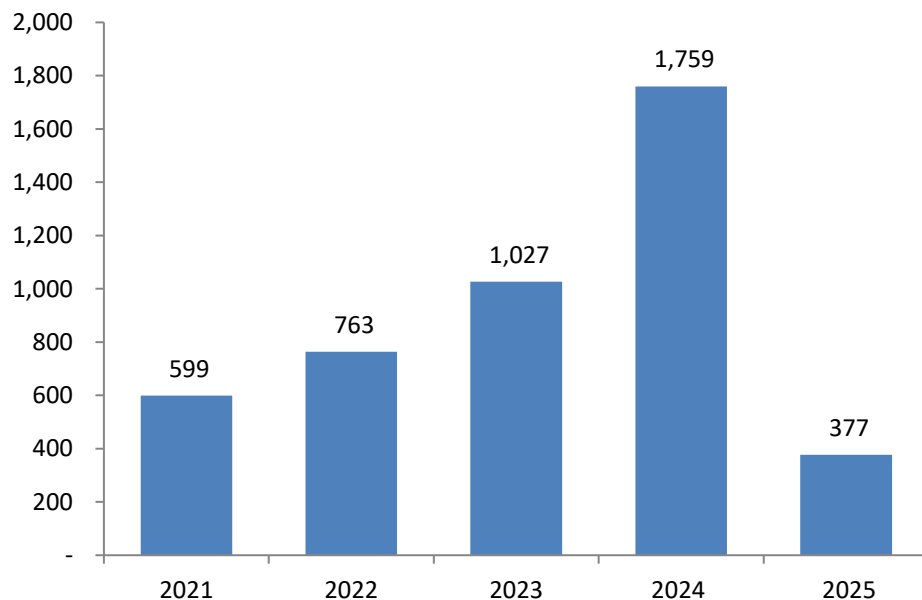


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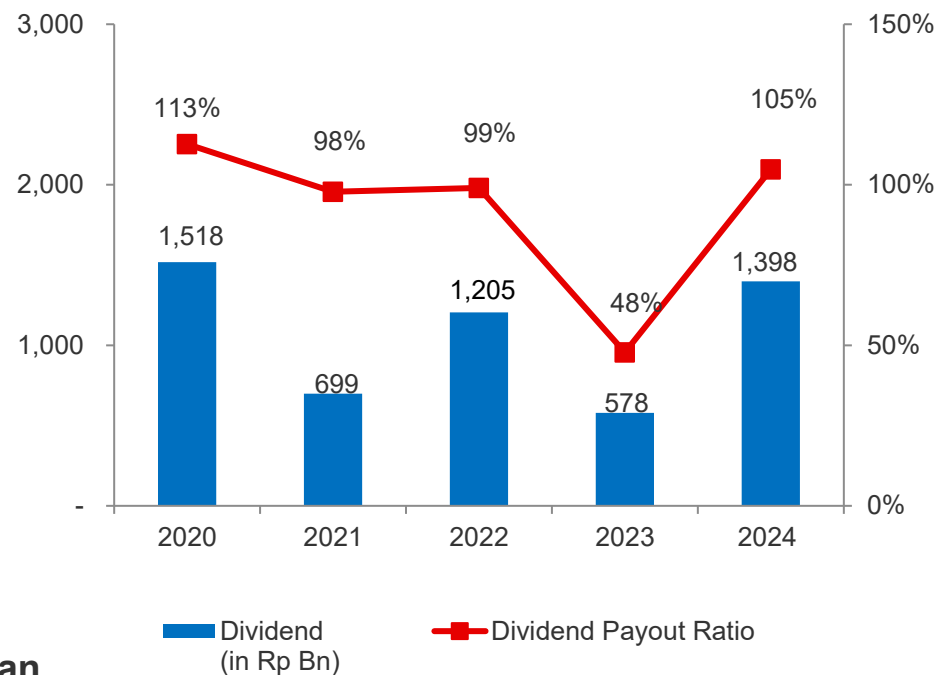


Optimum Return for Shareholders

**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	Dec 2024	Dec 2025
Revenues	2,033	1,309
Gross Profit	1,415	867
Selling Expenses	84	47
General and Administration Expenses	138	163
Final Tax	52	34
Operating Profit	1,141	624
Profit Before Tax	1,374	842
Total Profit for the Period	1,335	801
Profit for the Period Attributable to:		
Owners of the Company	1,334	800
Non-controlling Interests	0.97	0.64

Summary - Balance Sheet

Balance Sheet in Rp Bn	Dec 2024	Dec 2025
ASSETS		
Current Assets	6,040	5,145
Non Current Assets	2,214	1,977
Total Assets	8,255	7,122
LIABILITIES		
Current Liabilities	953	438
Non Current Liabilities	87	70
Total Liabilities	1,040	509
EQUITY		
Total Equity	7,215	6,613

THANK YOU

For Further Information:

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