

PT PURADELTA LESTARI TBK
MANAGEMENT PRESENTATION
SEPTEMBER 2026 UNAUDITED RESULTS



OCTOBER 2026
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

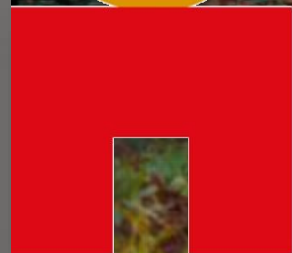
Project Description : Industrial-based Modern Integrated Township

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 ("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



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

1993

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

1996

2001

2002

- Launched first residential development



2004

- Commenced development of light industry area



2008

2015

- Listed in IDX



2017

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



2018

2021

- Start implementing Renewable Energy (REC)



2022

- Commenced operation on Water Treatment Plant Recycle



2025



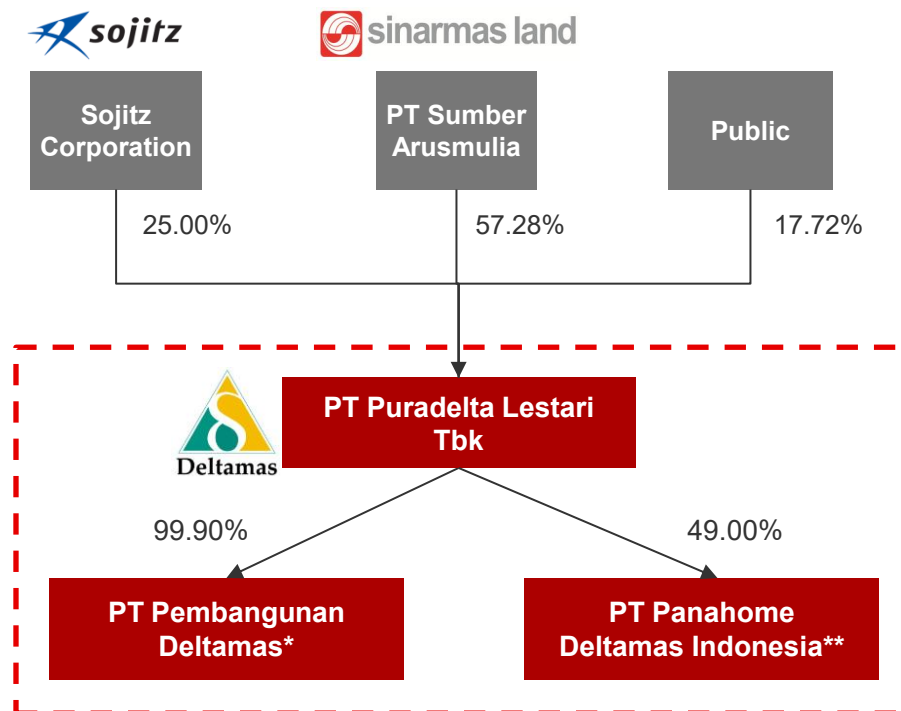
COMPANY OVERVIEW

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



**Strong
International
Marketing Platform
and Strategic
Partnership**

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

Board of Directors



Hongky J. Nantung
President Director



Shinji Yoneda
Vice President Director



Monik William
Director



Tondy Suwanto
Director

Board of Commissioners



Teky Mailoa
President
Commissioner



Hermawan Wijaya
Vice President
Commissioner



Masayoshi Hirose
Vice President
Commissioner



Seiji Itagaki
Commissioner



Teddy Pawitra
Independent
Commissioner



Susiyati B. Hirawan
Independent
Commissioner



Irhoan Tanudiredja
Independent
Commissioner

COMPANY OVERVIEW

BUSINESS MODEL



Our Business Model in Brief

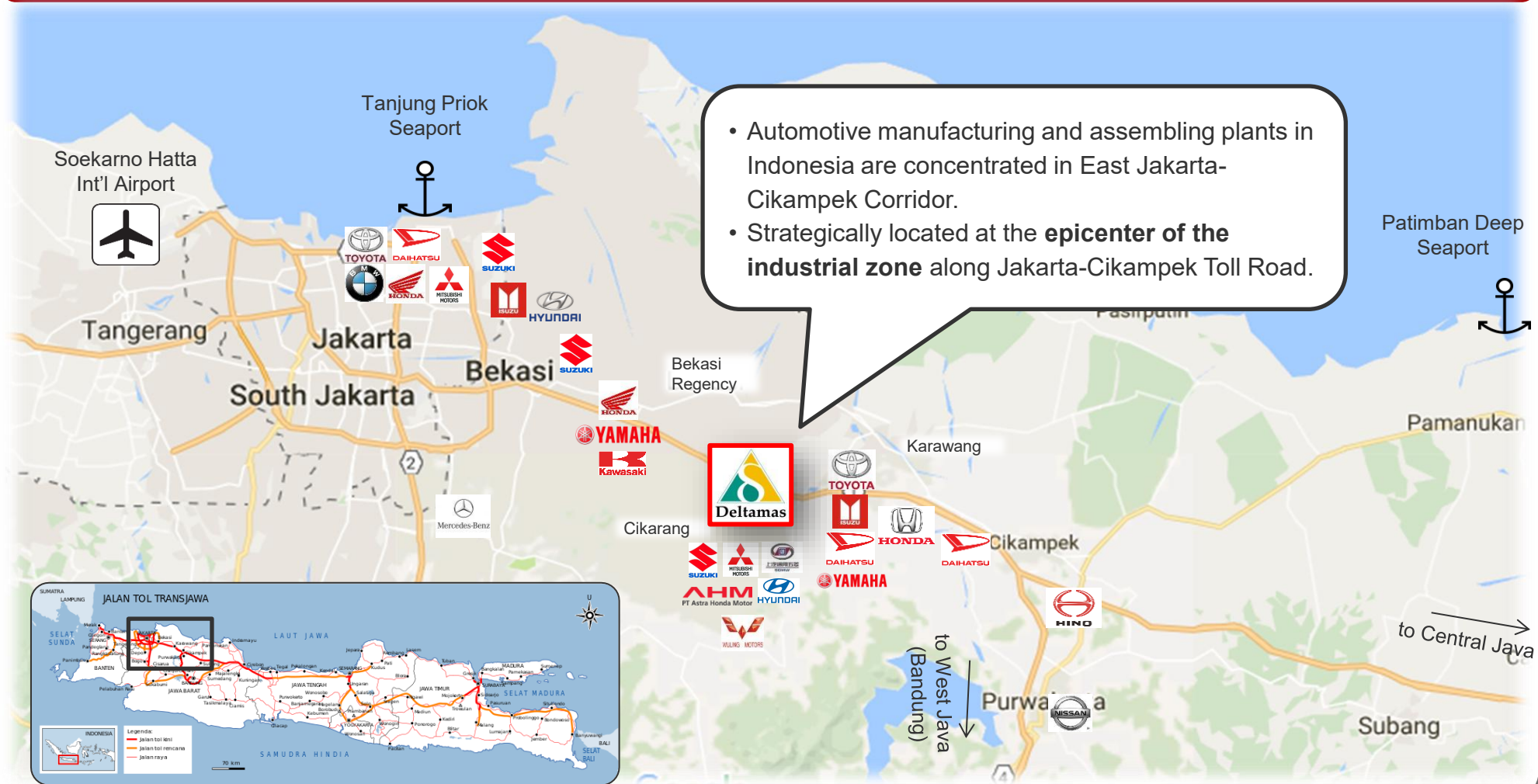


COMPANY OVERVIEW

LOCATION



AUTO INDUSTRY CONCENTRATION



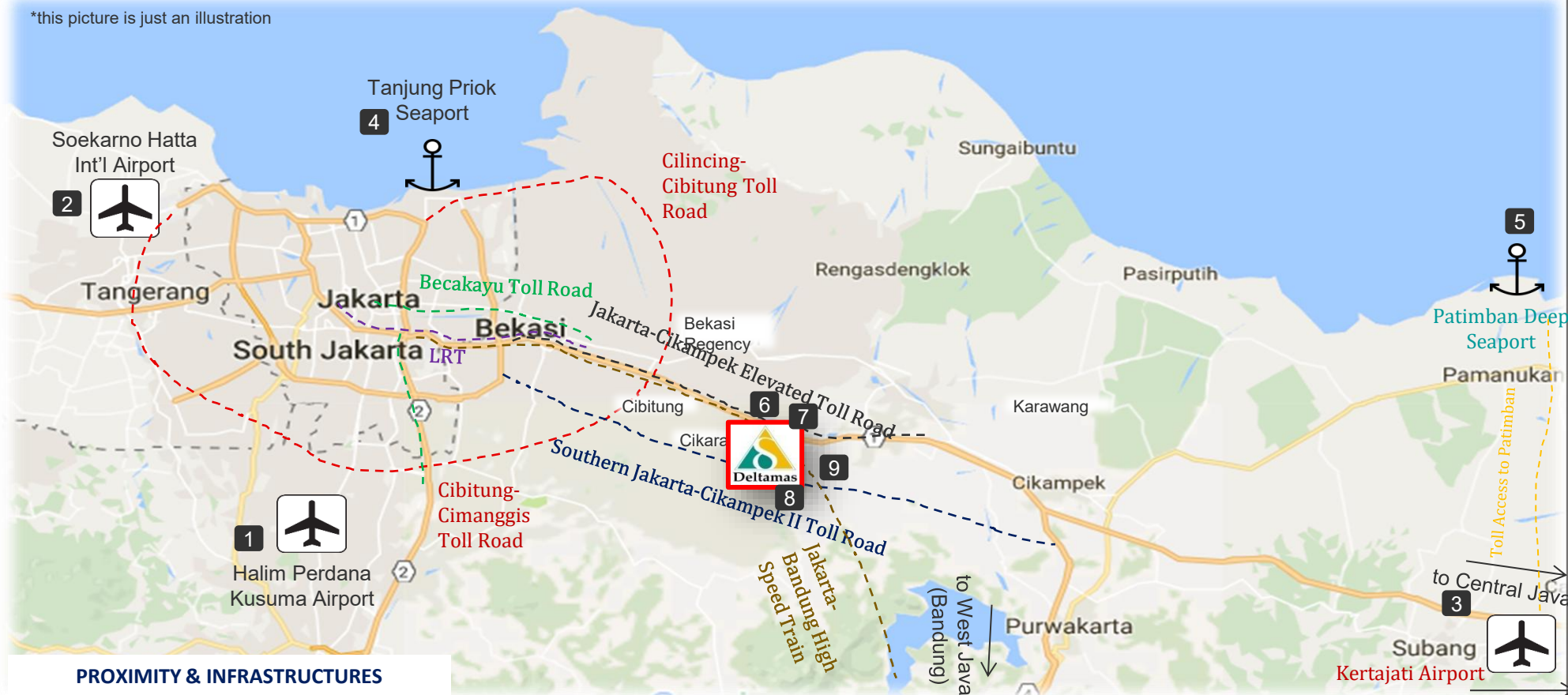
COMPANY OVERVIEW

LOCATION



INFRASTRUCTURE DEVELOPMENT TO SUPPORT INDUSTRY

*this picture is just an illustration



PROXIMITY & INFRASTRUCTURES

- | | | | |
|--|---|--|--|
| <p>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</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 30 September 2026

Industrial	25 ha
Commercial	357 ha
Residential	164 ha
TOTAL	546 ha



Industrial



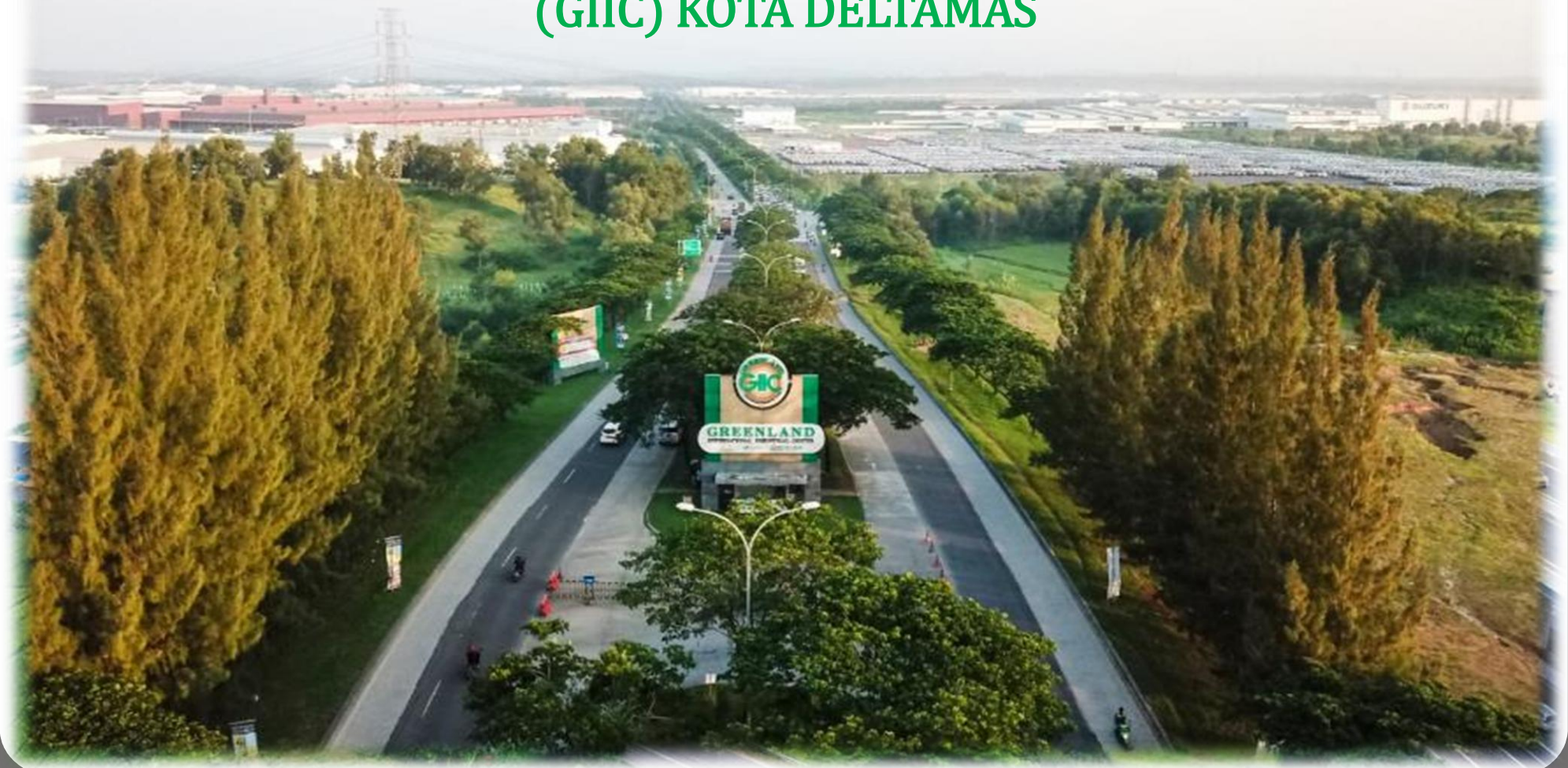
Commercial



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



COMPANY OVERVIEW

INDUSTRIAL ESTATE



Key Competitive Advantages of GIIC Kota Deltamas

Strategic Location & Direct Access to Toll Road



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



Experienced Management Team



Wide Land Bank with Flexibility in Size and Shape



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 Recycle WTP



Gas Supply from PGN



Telco & Fiber Optic from Telkom, MyRep, & Moratel



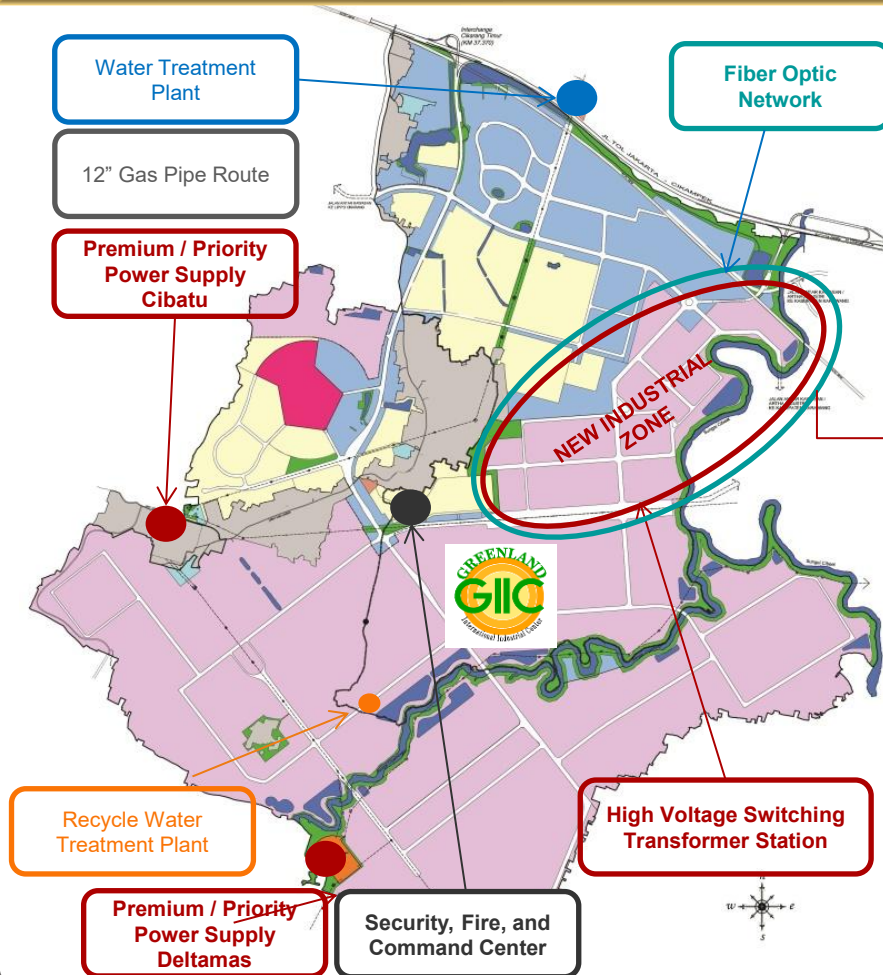
Security, Fire, and Command Center

COMPANY OVERVIEW

INDUSTRIAL ESTATE



Updates on Industrial Estate



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



Fiber optic installation



Water supply



Security, fire, and command center



Renewable energy from PLN



Geographic condition

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



* On progress

Health Facility



Entertainment and F&B

AEON MALL



Sport Center



Shophouses
in Kota Deltamas



Deltamas Sport
Centre



Integrated with
Local Gov't Center

COMPANY OVERVIEW

COMMERCIAL ESTATE



Updates on Commercial Area



*On progress

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



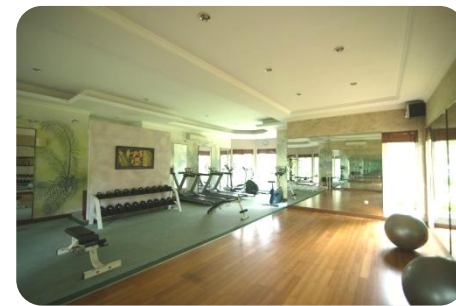
Housing in Clusters



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, Savasa, Meliora





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

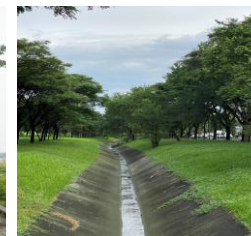


Data Centers

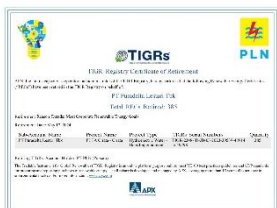
Selective Industrial Tenants



Pedestrian & Green Area Development, and Tree Planting



Usage of Renewable Energy



ISO 14001 Certification (Environmental Management)



- 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



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)
- Recycle Water Treatment Plant (RWTP)



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



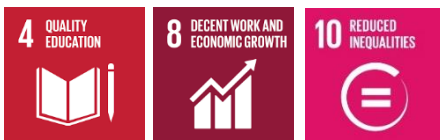
Building Material Donation for the Mosques construction



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

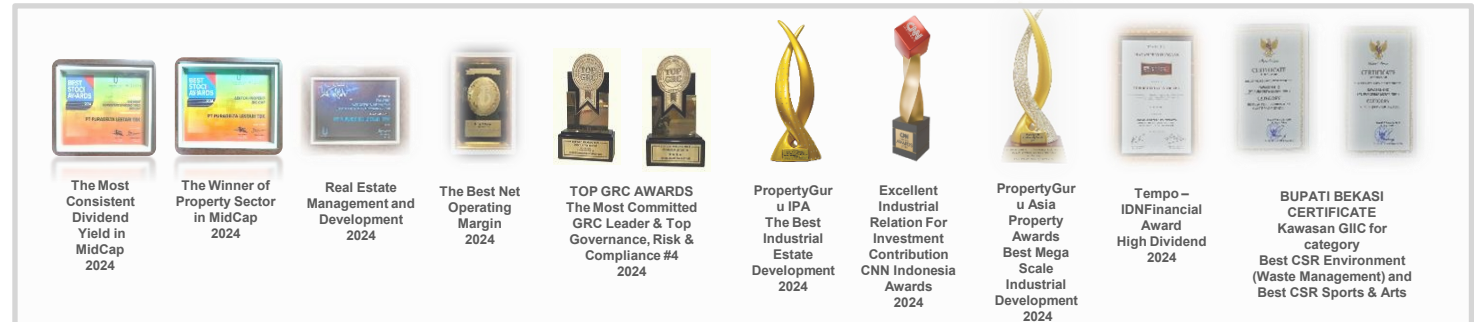


Recognitions from the Stakeholders

2023



2024



2025



2026



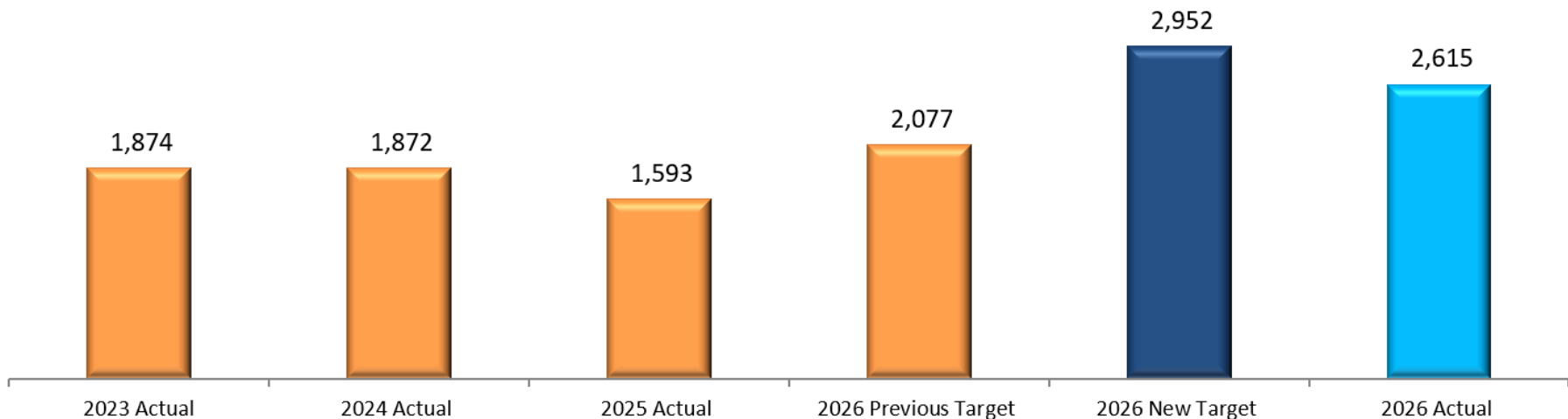


KEY FINANCIAL INFORMATION

Marketing Sales Achievement

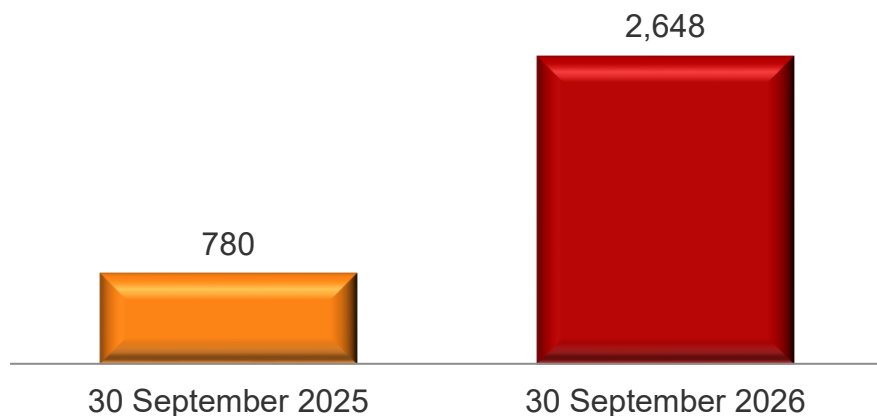
Achievement in September 2026– IDR2.61 trillion
89% of 2026 Sales Target

Marketing Sales Figures (in Rp Bn)

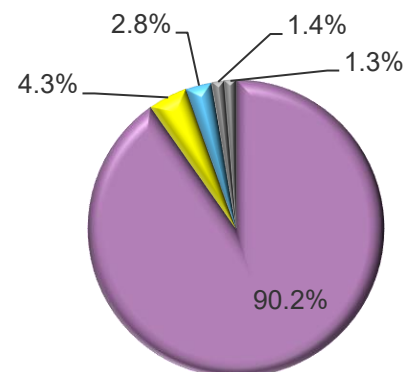


KEY FINANCIAL INFORMATION

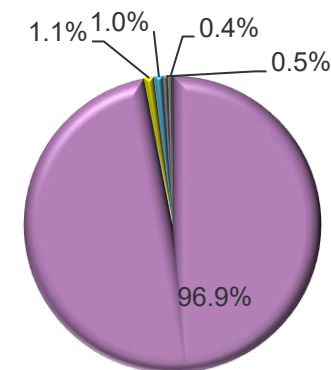
Revenues (in Rp Bn)



Revenues by Segment 30 June 2025

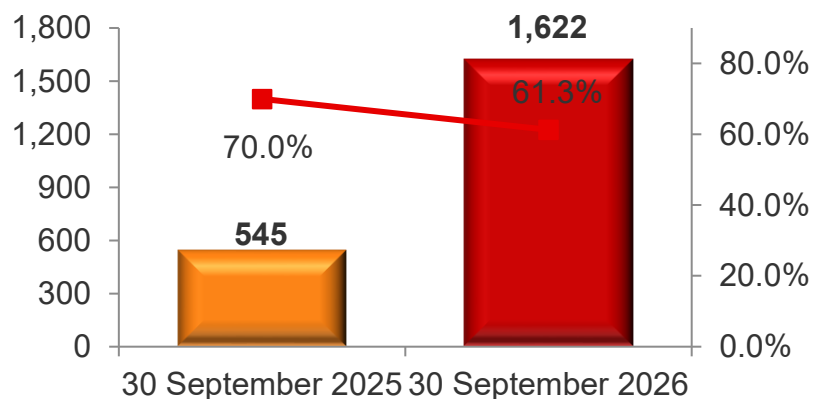


Revenues by Segment 30 June 2026



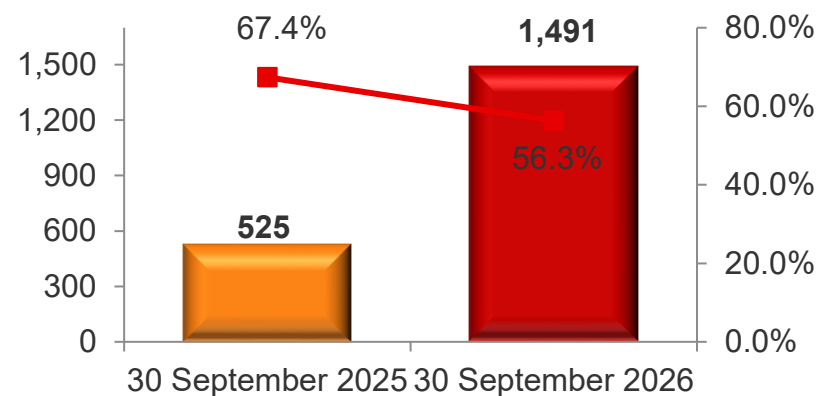
Industrial Residential Commercial Rental Hotel

Gross Profit (in Rp Bn)



Gross Profit Margin

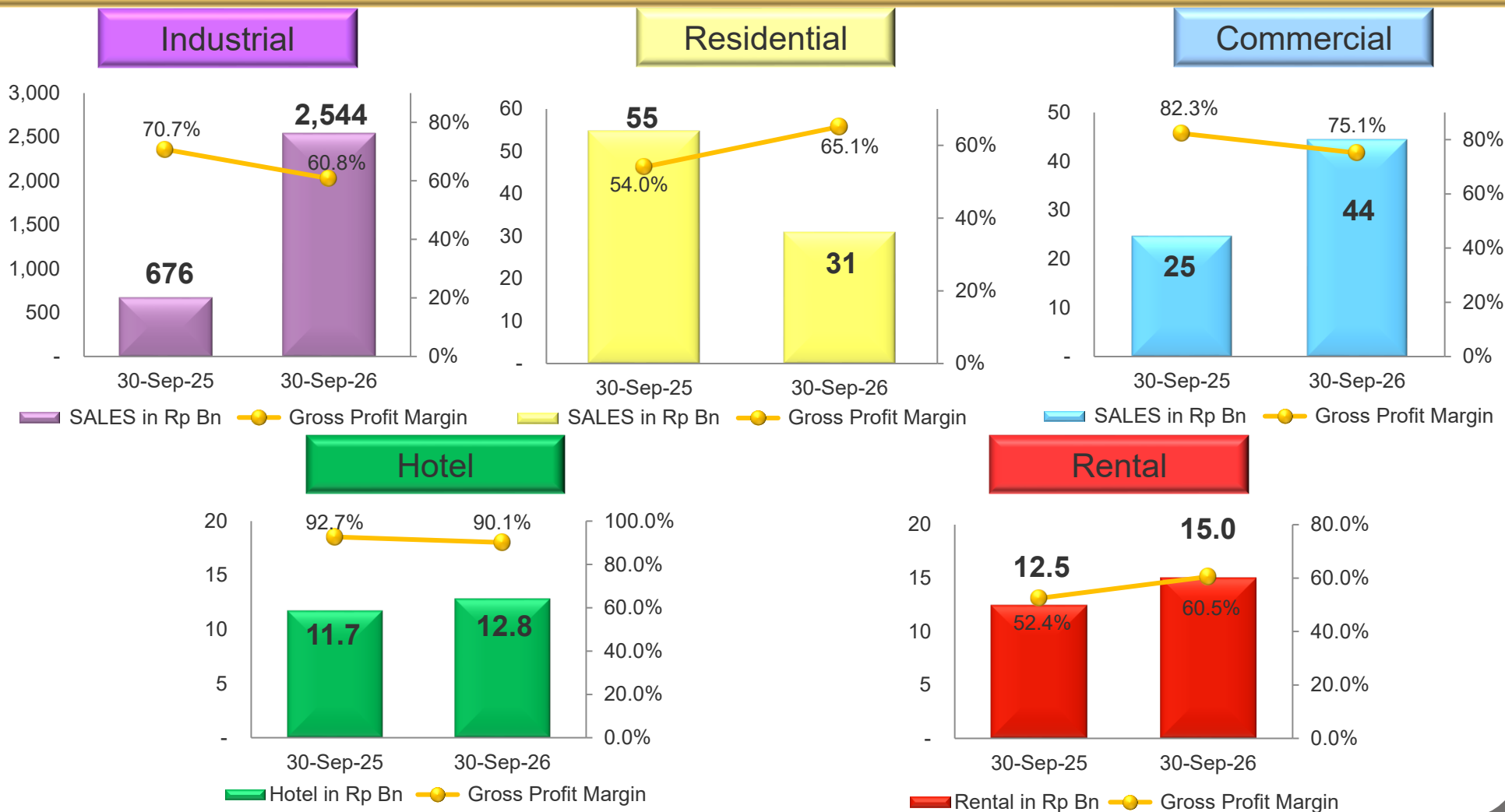
Net Profit (in Rp Bn)



Net Profit Margin

KEY FINANCIAL INFORMATION

Revenues by Segment

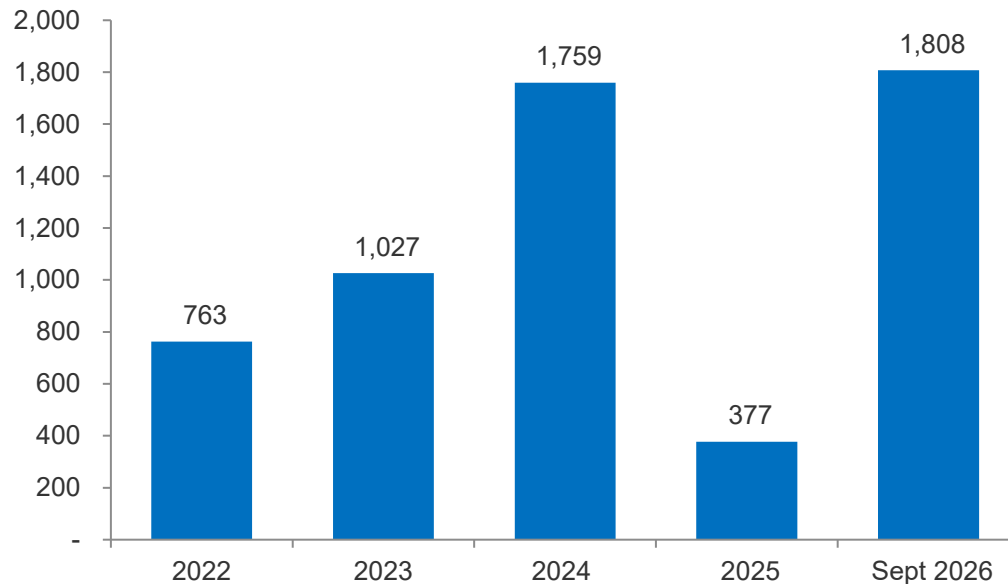


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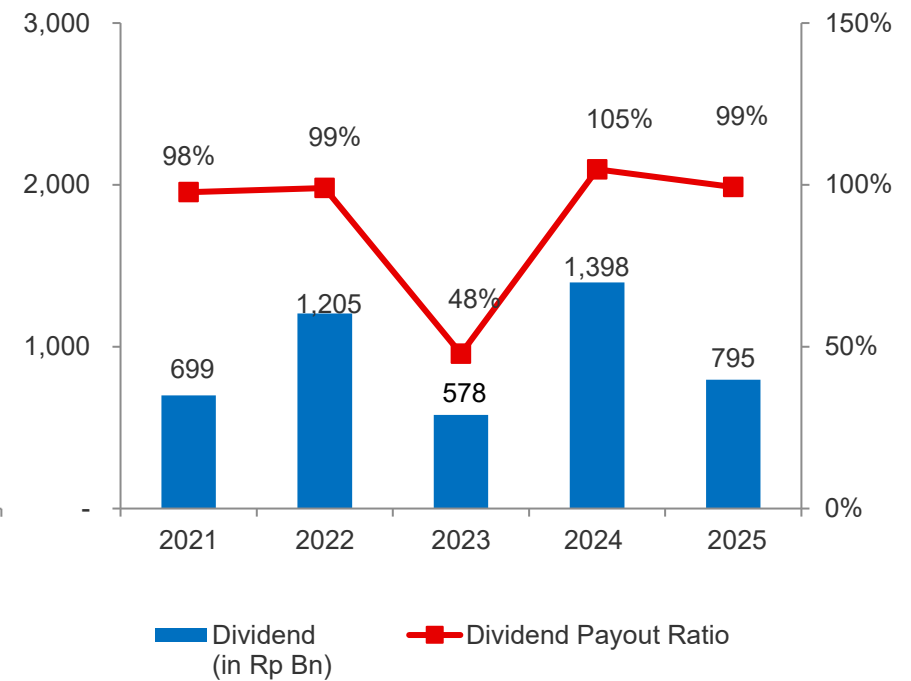


Optimum Return for Shareholders

**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	Sept 2025	Sept 2026
Revenues	780	2,648
Gross Profit	545	1,622
Selling Expenses	31	111
General and Administration Expenses	108	108
Final Tax	20	68
Operating Profit	387	1,336
Profit Before Tax	557	1,528
Total Profit for the Period	526	1,492
Profit for the Period Attributable to:		
Owners of the Company	525	1,491
Non-controlling Interests	0.50	1.15

Summary - Balance Sheet

Balance Sheet in Rp Bn	Dec 2025	Sept 2026
ASSETS		
Current Assets	5,145	6,398
Non Current Assets	1,977	2,045
Total Assets	7,122	8,443
LIABILITIES		
Current Liabilities	438	985
Non Current Liabilities	70	149
Total Liabilities	509	1,134
EQUITY		
Total Equity	6,613	7,310

THANK YOU

For Further Information:

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