PT PURADELTA LESTARI TBK

MANAGEMENT PRESENTATION

SEPTEMBER 2026 UNAUDITED RESULTS

Deltamas

OCTOBER 2026

STRICTLY CONFIDENTIAL

sojitz

sinarmas land

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AGENDA

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COMPANY OVERVIEW

COMPANY OVERVIEW
PT PURADELTA LESTARI TBK

Deltamas

Leading Integrated Township Developers at East of Jakarta



JOINT VENTURE :

sojitz | sinarmas land
Building for a better future

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

1993
- Incorporated as a local investment company in Indonesia

1996
- Changed company status to foreign capital investment company
- Sojitz Corporation (previously Nissho Iwai Corporation) became 25% shareholder of the Company



2001
- Direct access from Jakarta-Cikampek toll road to Kota Deltamas



2002
- Launched first residential development



2004
- Bekasi Regency Government Center in Kota Deltamas
- Commenced development of light industry area



2008
- Commenced work on Greenland International Industrial Center ("GIIC")

2015
- Listed in IDX



2017
- Establishment of JV PT Panahome Deltamas Indonesia
- Obtained KLIK facility

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





2021
- Commenced development of new industrial zone for data center in GIIC
- Start implementing Renewable Energy (REC)



2022
- Intensity on electric vehicle usage for the Company's operational activities



2025
- Commenced operation on Security, Fire, and Command Center (SFCC)



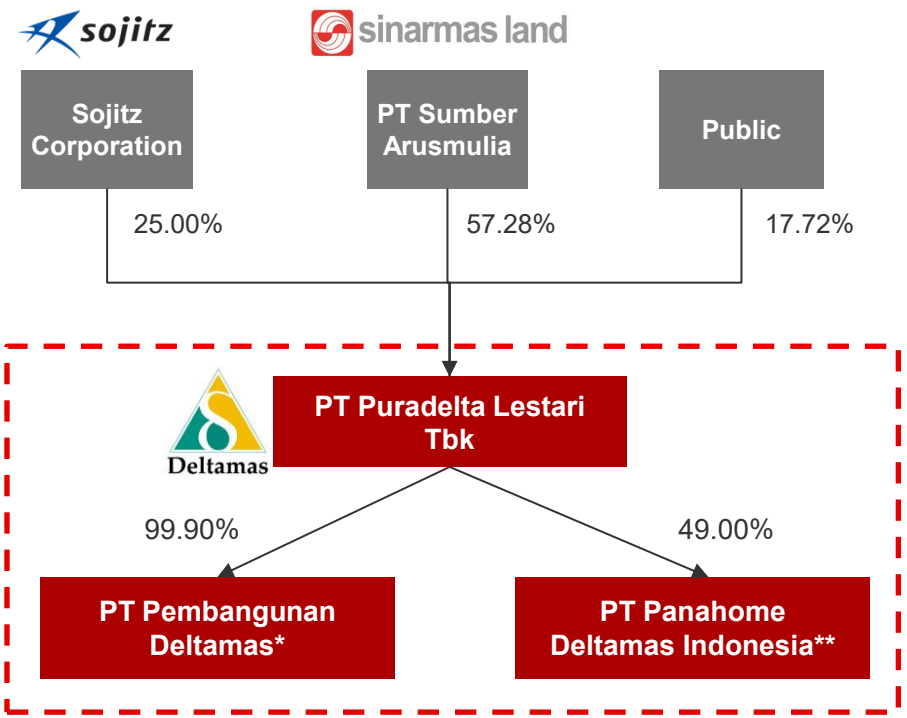
- Commenced operation on Water Treatment Plant Recycle



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

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

Deltamas

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

Deltamas

Our Business Model in Brief

Demand for industrial

Key industrial customers

- Supporting supplier – Tier 1
- Supporting supplier – Tier 2
- Supporting supplier – Tier 3
- Supporting supplier – Tier ...

Demand for housing flowing from employees and visitors from industrial area

Residential developments creating a conducive living environment that attracts industrial customer workforce

Demand for residential



Demand for manpower



Social infrastructure



Govt centres, educational institutions, medical, shopping centers, etc.

Population growth driving demand for commercial

Commercial / retail developments creating a desirable living environment

Demand for commercial

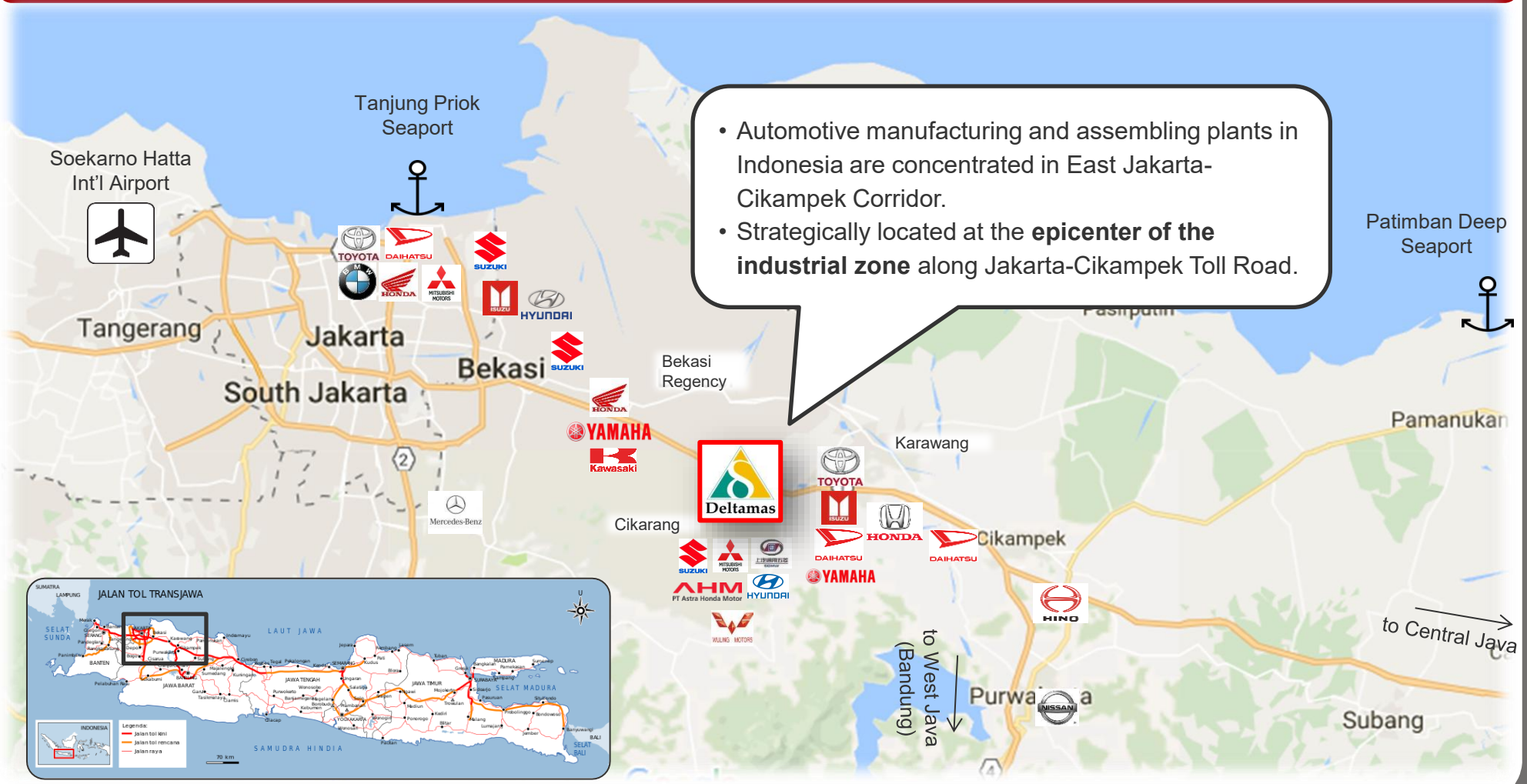


Growth in workforce generating retail traffic

Commercial developments enhances workplace attractiveness

COMPANY OVERVIEW
LOCATION

AUTO INDUSTRY CONCENTRATION

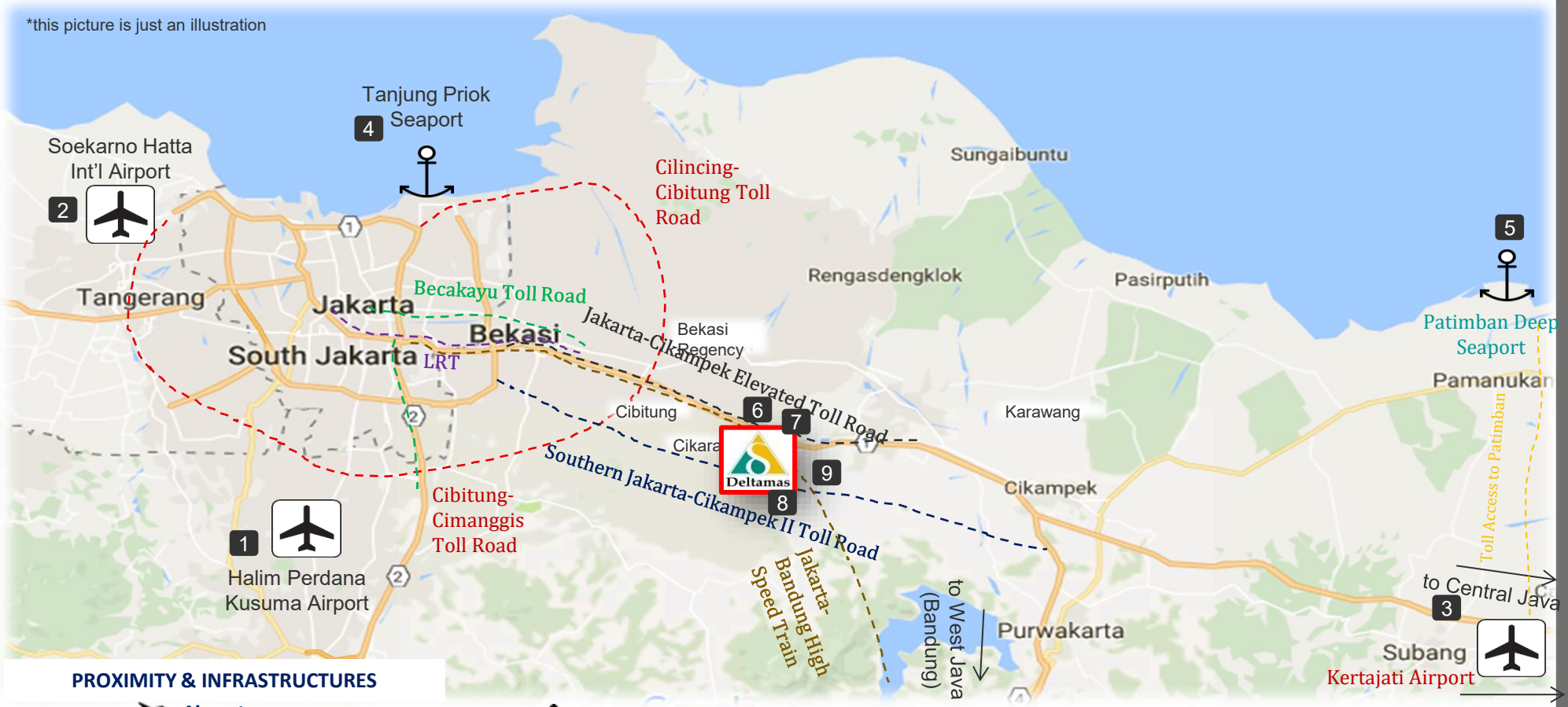


- Automotive manufacturing and assembling plants in Indonesia are concentrated in East Jakarta-Cikampek Corridor.
- Strategically located at the **epicenter of the industrial zone** along Jakarta-Cikampek Toll Road.

COMPANY OVERVIEW
LOCATION

Deltamas

INFRASTRUCTURE DEVELOPMENT TO SUPPORT INDUSTRY



PROXIMITY & INFRASTRUCTURES

Airport

1	37 KM	Halim Perdana Kusuma International
2	73 KM	Soekarno - Hatta International
3	139 KM	Kertajati International

Seaport

4	54 KM	Tanjung Priok
5	100 KM	Patimban

Toll Road

6	Jakarta - Cikampek KM37 Cikarang Pusat
7	Jakarta - Cikampek KM42 (Future)
8	South Jakarta – Cikampek KM 31 Interchange GIIC (Future)

High Speed Train

9	Jakarta – Bandung High Speed Train Station

DIRECT ACCESS TO INTERCHANGE OF KM37 JAKARTA – CIKAMPEK TOLL ROAD



02

OPERATIONAL UPDATES

Deltamas

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



COMPANY OVERVIEW
ENTRANCE TO KOTA DELTAMAS

Deltamas



COMPANY OVERVIEW
INDUSTRIAL ESTATE

Deltamas

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

Deltamas

Attracting a Diverse Mix of Customers across the Various Sectors

Auto and Auto Related

SUZUKI
HYUNDAI
AHM PT. Astra Honda Motor
WULING MOTORS
MITSUBISHI MOTORS
MAXXIS INDONESIA
BOSCH
HITACHI Inspire the Next 日立オートモティブシステムズ株式会社

Logistics

CAINIAO 菜鸟
NIPPON EXPRESS
MITSUI-SOKO GROUP
ISEWAN
SANKYU
FUJITRANS

Food & Beverage / Related

FRISIAN FLAG
Yili
PEPSICO
Fonterra Dairy for life
kewpie love around the kitchen table
INDONESIA yamazaki
MALINDO

Others

KALBE
KOHLER
DAIKIN
YOSHINO GYPSUM For your safety and comfort
PILOT Simply Write
YKK

Deltamas

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

sojitz | sinarmas land
Building for a better future

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



Water Management

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



Premium Electricity Supply from PLN



Gas Supply from PGN



Telco & Fiber Optic from Telkom, MyRep, & Moratel



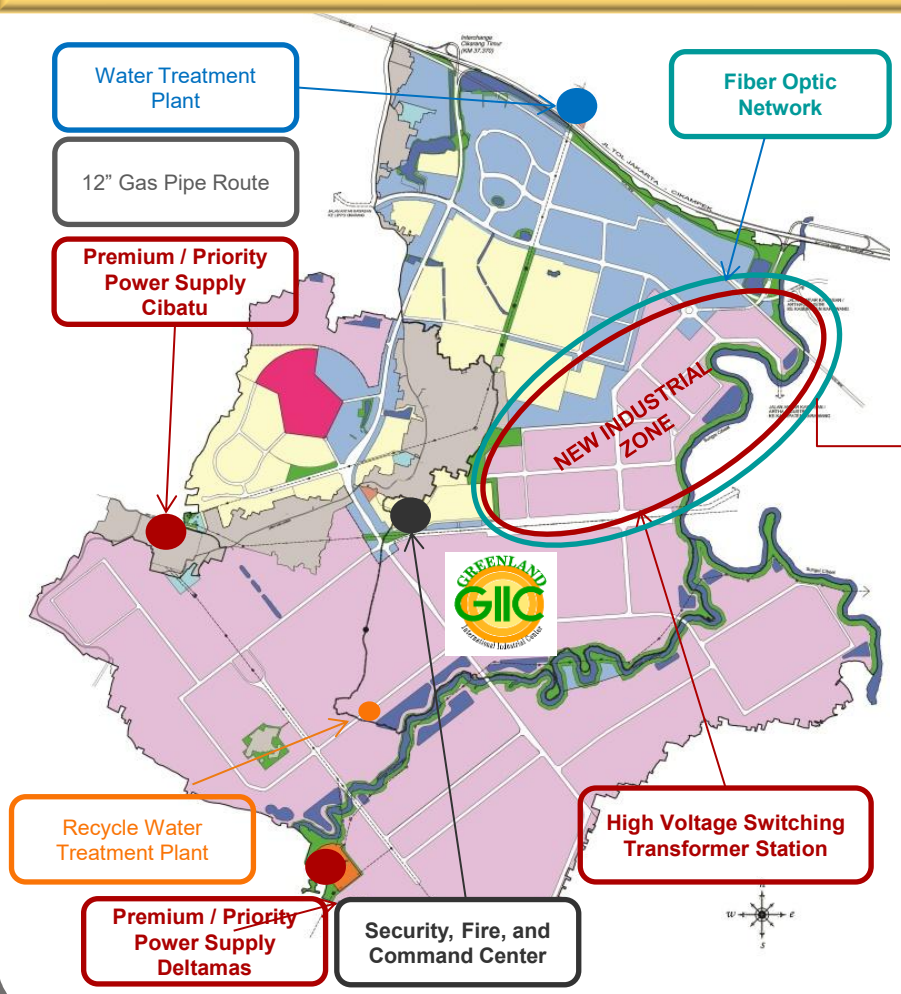
Nursery Center



Security, Fire, and Command Center

Deltamas

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


Water supply


Security, fire, and command center


Renewable energy from PLN


Geographic condition

Deltamas

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
KOTA DELTAMAS

Le Premier Hotel / Serviced Apartment

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





Education Center

チカラン日本人学校(CJS)
CIKARANG JAPANESE SCHOOL

ITSB
INSTITUT TEKNOLOGI SAINS BANDUNG

JIU
JAKARTA INTERNATIONAL UNIVERSITY
SINCE 2018

Health Facility

Mitra Keluarga
life.love.laughter

EKA HOSPITAL
Care for Better Health

*

Entertainment and F&B

AEON MALL

Richeese Factory
McDonald's
MR.D.I.Y.
Affordable Low Prices

Hotel & Serviced Apartment

SAKURA PARK
HOTEL & RESIDENCE
Deltamas - Cikarang

Le Premier
KOTA DELTAMAS

via alma
KOTA DELTAMAS

AR HOTEL
CIKARANG

KURETAKESO SANCREST RESIDENCE DELTAMAS
呉竹荘 サンクレスト レジデンス デルタマス

Sport Center

DELTAMAS SPORT CENTER

* On progress



Shophouses in Kota Deltamas



Deltamas Sport Centre



Integrated with Local Gov't Center

Deltamas

Updates on Commercial Area

Starbucks



Richeese Factory



Mc Donald's



Mitra Keluarga Hospital



AEON Mall

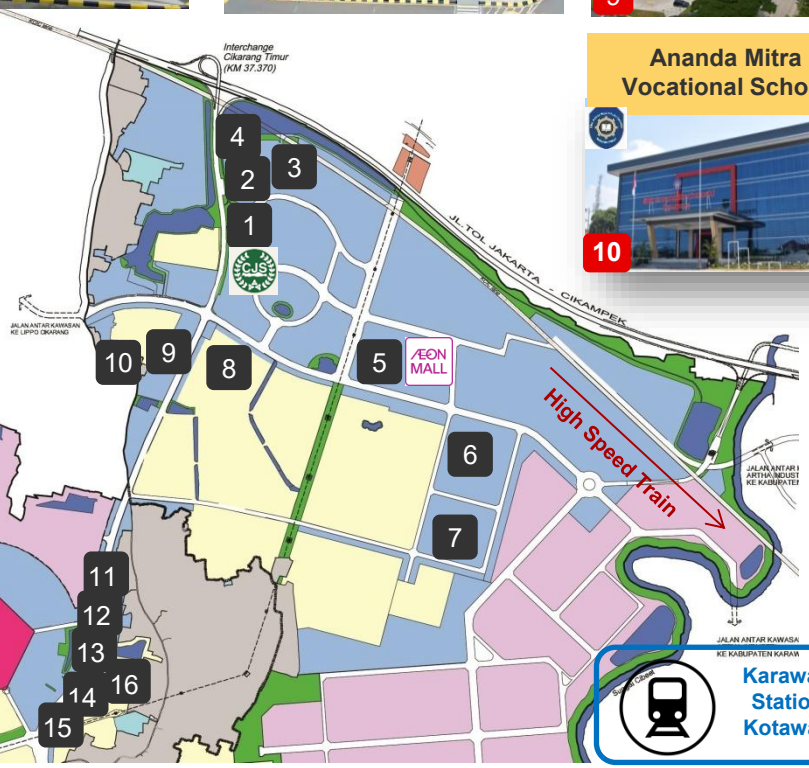


Cikarang Japanese School



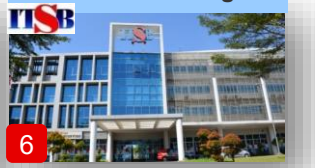
Diamante Business Gallery



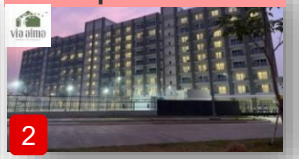


Ananda Mitra Vocational School

Institut Teknologi & Sains Bandung



Via Alma Apartment



Isuzu Showroom & Service



K-Education Complex



Le Premier Serviced Apartment



Mr DIY



Eka Hospital*



J-Golf



*On progress

Deltamas

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

naraya park

Woodchester

de SILVA Residence

Meliora
A Better Way to Live

Collaboration and Other Residential Development

Panasonic Homes

SAVASA
SMART LIFESTYLE
未来を描く街

HAJIME

Graha Mirai
at Deltamas

Deltamas

Updates on Residential Area



Housing in Zona Amerika



Currently on sale:
Woodchester, Savasa, Meliora





SUSTAINABLE DEVELOPMENT

Deltamas

Best in Class Real Estate

A Home of World-class Industries

GREENLAND INTERNATIONAL INDUSTRIAL CENTER KOTA DELTAMAS

SUZUKI, MITSUBISHI MOTORS, AHM PT. Astra Honda Motor, WULING MOTORS, HYUNDAI, KALBE, 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

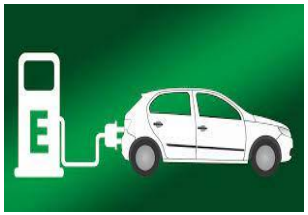
9 INDUSTRY, INNOVATION AND INFRASTRUCTURE

11 SUSTAINABLE CITIES AND COMMUNITIES

Deltamas

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)

UNITED REGISTRAR OF SYSTEMS
URS
ISO 14001



Deltamas

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)



Deltamas

Sustainable Community

Maintaining Health of its Residents, Tenants, and Surrounding Communities



Residential Fogging



Blood Donor Program with PMI



Additional Nutrition for Stunting Program

Supporting and Nurturing Our Neighbours



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

Deltamas

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



The 14th IICD Corporate Governance Most Improved MidCap



TEMPO IDNFinancials 52 2023



TOP GRC AWARDS Top Governance Risk & Compliance 2023



TOP GRC AWARDS The Most Committed GRC Leader 2023



Contribution and Support for Government Programmes at AEON Mall Deltamas



Resilience and Sustainable Industry

2024



The Most Consistent Dividend Yield in MidCap 2024



The Winner of Property Sector in MidCap 2024



Real Estate Management and Development 2024



The Best Net Operating Margin 2024



TOP GRC AWARDS The Most Committed GRC Leader & Top Governance, Risk & Compliance #4 2024



PropertyGuru IPA The Best Industrial Estate Development 2024



Excellent Industrial Relation For Investment Contribution CNN Indonesia Awards 2024



PropertyGuru Asia Property Awards Best Mega Scale Industrial Development 2024



Tempo – IDNFinancial Award High Dividend 2024



BUPATI BEKASI CERTIFICATE Kawasan GIIC for category Best CSR Environment (Waste Management) and Best CSR Sports & Arts

2025



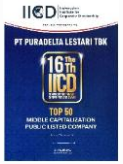
Corporate Environmental Responsilibity Award 2025



Top Partners Award 2025



TOP GRC AWARDS The Most Committed GRC Leader & Top Governance, Risk & Compliance #4 2025



TOP 50 Middle Cap Public Listed Company 2025



FIABCI Indonesia REI Excellence Awards Gold Winner Industry 2025

2026



TOP GRC AWARDS The Most Committed GRC Leader



TOP GRC AWARDS Top Governance, Risk & Compliance #4



17th IICD







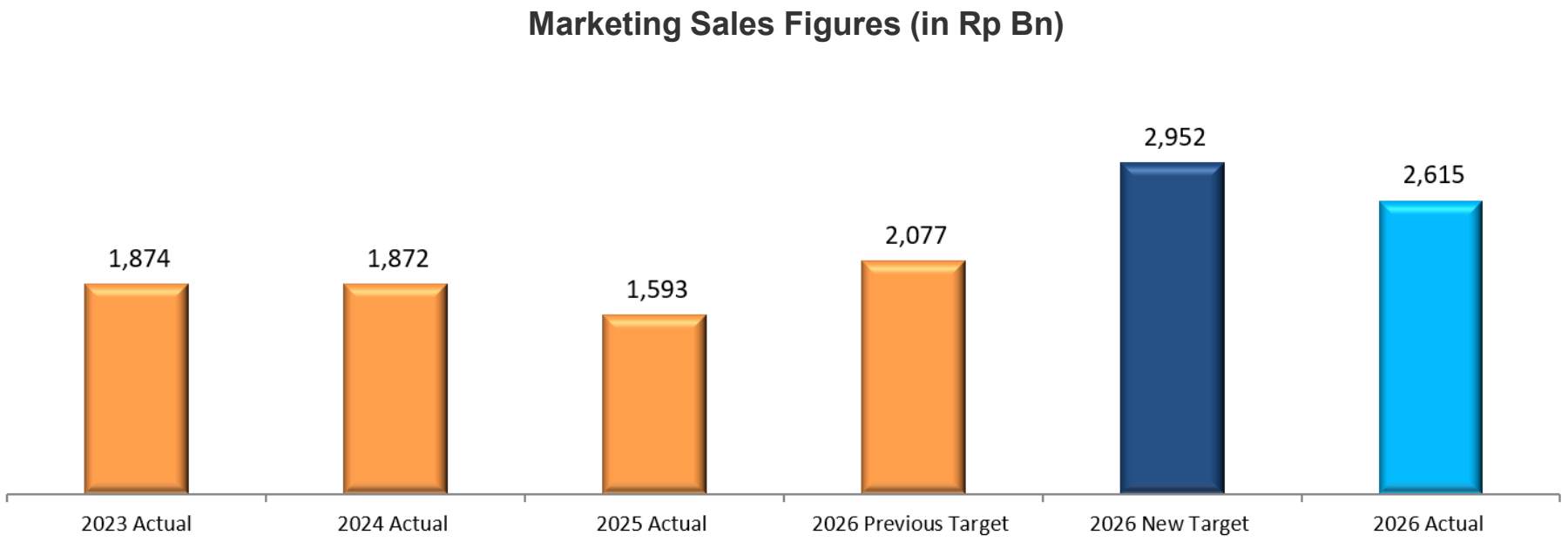
Jabar CSR Awards 2026



KEY FINANCIAL INFORMATION

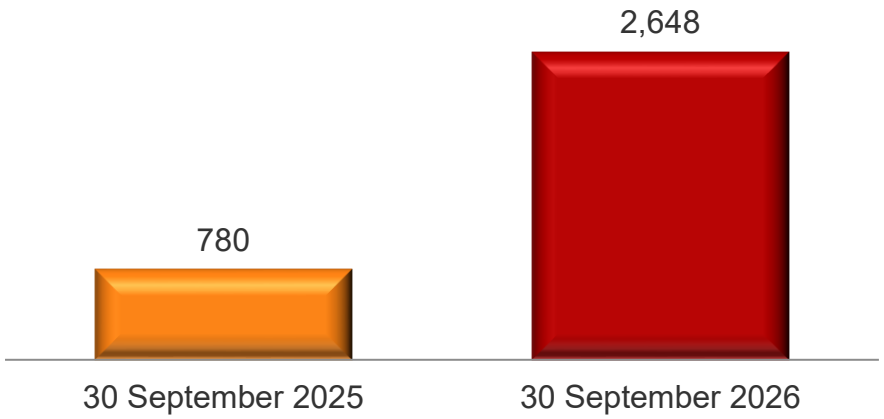
Marketing Sales Achievement

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

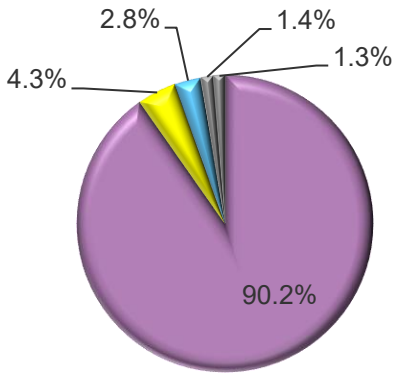


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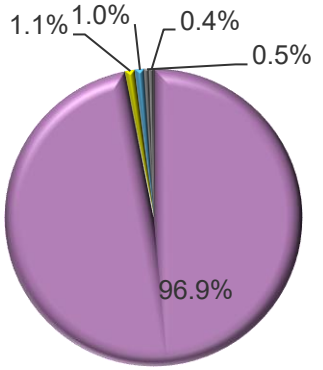
Revenues (in Rp Bn)



Revenues by Segment 30 June 2025



Revenues by Segment 30 June 2026

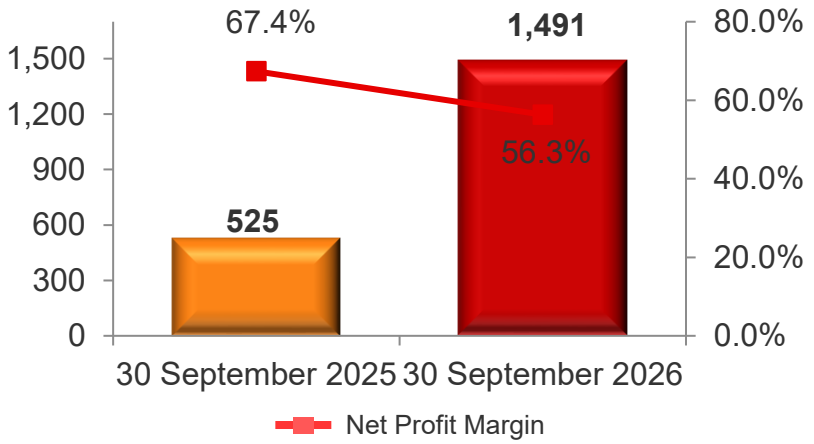


Industrial Residential Commercial Rental Hotel

Gross Profit (in Rp Bn)



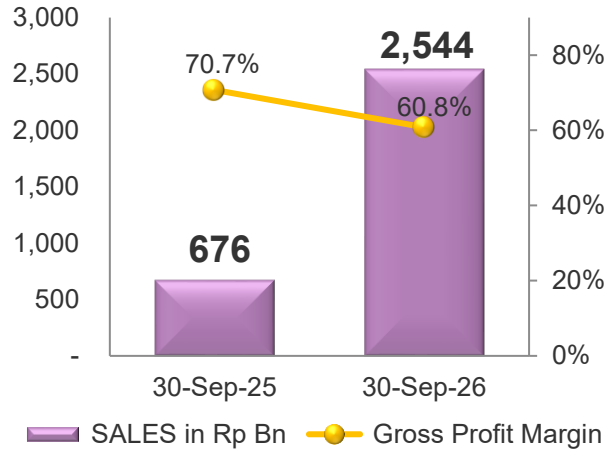
Net Profit (in Rp Bn)



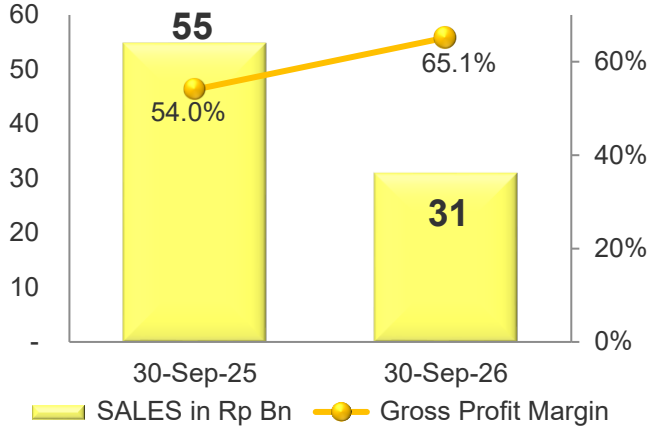
KEY FINANCIAL INFORMATION

Revenues by Segment

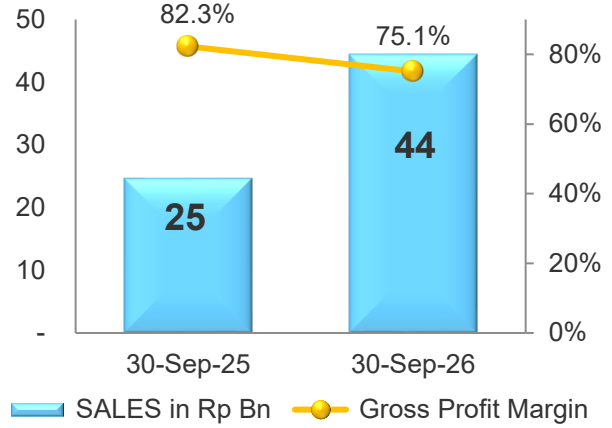
Industrial



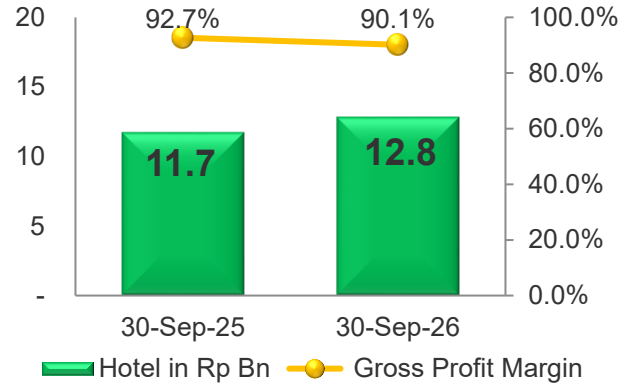
Residential



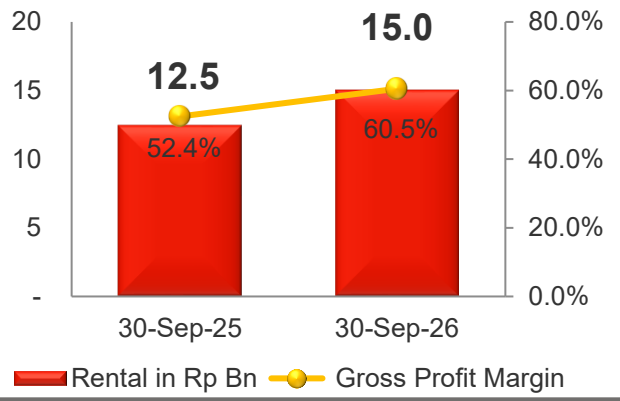
Commercial



Hotel



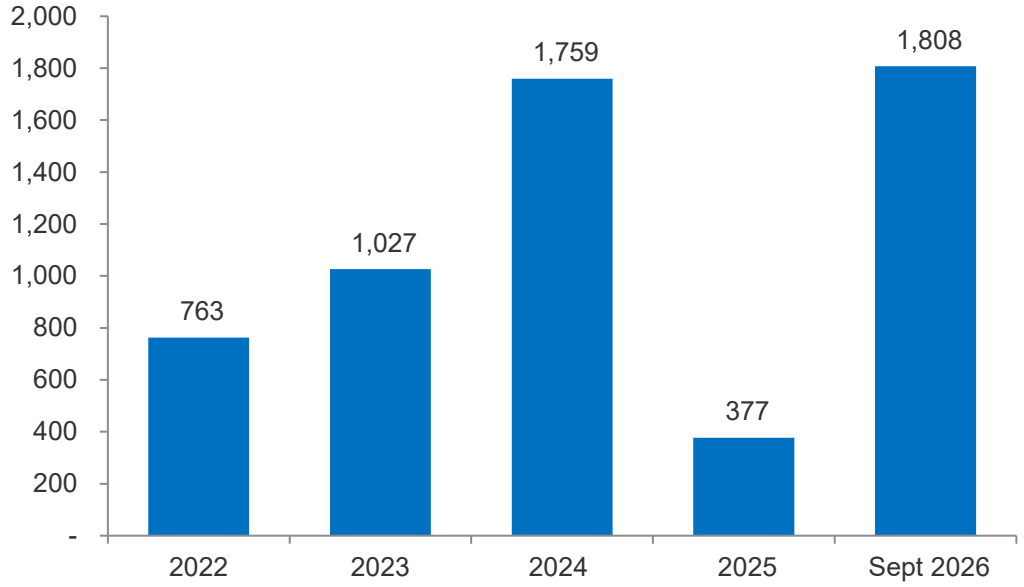
Rental



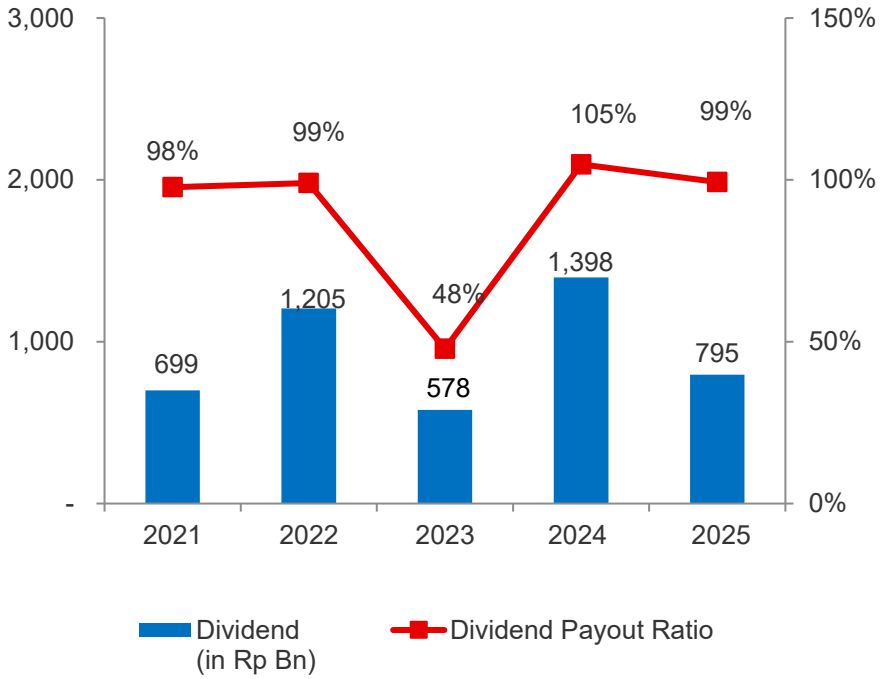
KEY FINANCIAL INFORMATION

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 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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