

PT Intiland Development Tbk
Intiland. Developing Your World.



Intiland Tower Jakarta

PT Intiland Development Tbk (“ Intiland ”)



Since 1983, Intiland has established a long and successful track record over 61 projects, as a trend-setter and innovator with high quality award- winning projects in Jakarta and Surabaya

Almost 4 decades of operating history

- First established in 1983 under the name of PT Wisma Dharmala Sakti, Intiland has a long operating track record of c.40 yrs
- Listed on the IDX since 1991 with market capitalization of Rp1.7tn (~USD104m)* as of Jun 30, 2024

Developer with high quality projects in Indonesia

- **South Quarter**, the integrated mixed use development in TB Simatupang, South Jakarta CBD
- **Graha Famili**, the first golf-themed luxurious residential development in Surabaya
- **Ngoro Industrial Park**, established in 1991, home to more than 90 industries at the toe of Mount Penanggungan, Mojokerto
- **Aeropolis**, the integrated mixed use development in Soekarno-Hatta's international airport area (only 500 meters away)
- **Regatta**, a luxury sea-front condominium in Jakarta
- **Pantai Mutiara**, the reclaimed housing development with canal bay (in South East Asia)
- **Intiland Tower Jakarta**, a "green" building in CBD Jakarta designed by Paul Rudolph with direct MRT station access

Large, strategically located land bank

- Around 2,000 ha of remaining land bank spread across key locations in Jakarta, Greater Jakarta, Surabaya and Greater Surabaya

Well-diversified portfolio

- Successfully developed over 61 projects in Jakarta and Surabaya across a wide spectrum of sub-sectors including landed residential townships, office towers, high-rise apartments, hospitality, industrial estates as well as sports and golf club management

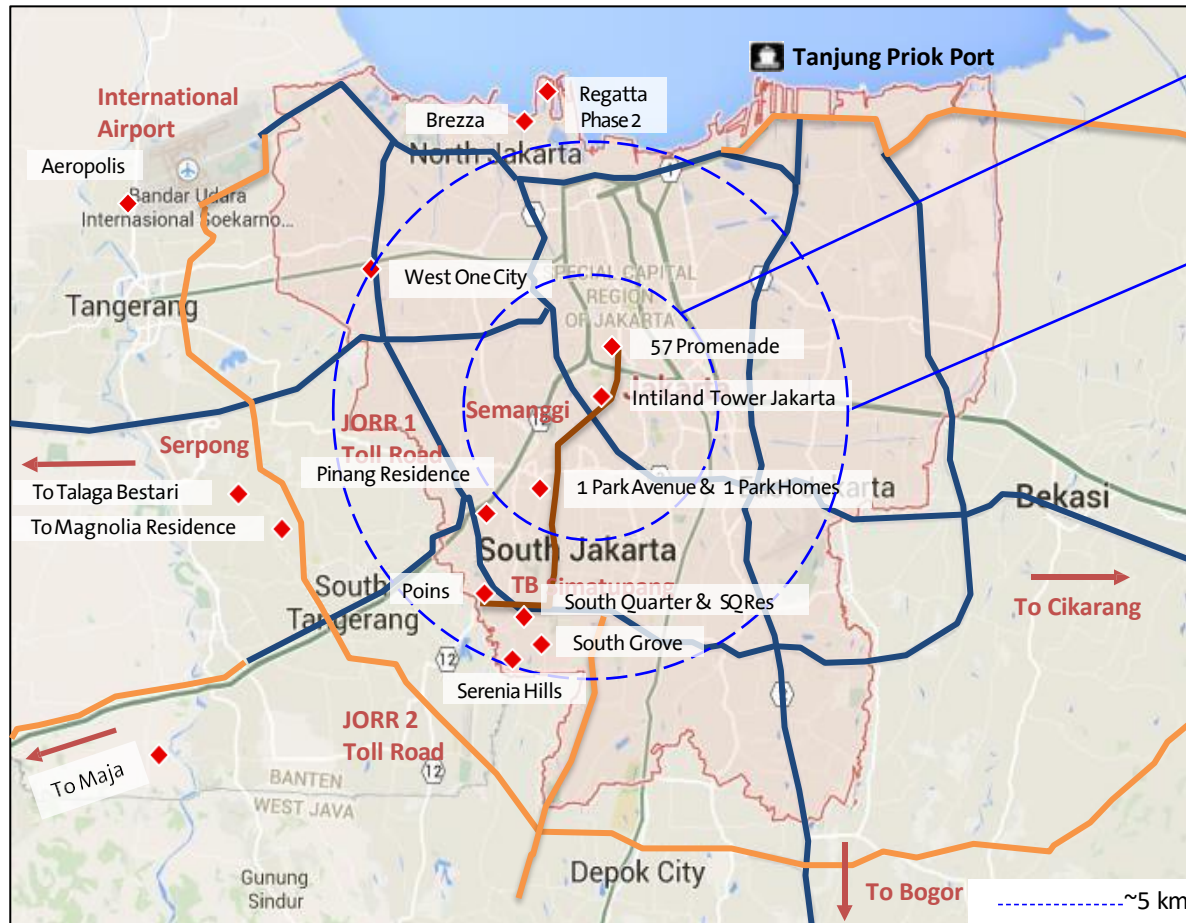
Key Corporate Milestone





Well-located portfolio within Central and Greater Jakarta...

Most of our ongoing/near term projects in Jakarta are located within 5-10km radius from CBD in well-established areas and supported by infrastructure developments



5km radius dari Simpang Susun Semanggi, CBD

- 57 Promenade
- Intiland Tower Jakarta
- 1 Park Avenue
- 1 Park Homes

10km radius dari Simpang Susun Semanggi, CBD

- Poins
- South Quarter
- SQRes
- Serenia Hills
- South Grove
- Pinang Residence
- West One City

Proyek lain di Jakarta and Sekitarnya

- Regatta Phase 2
- Brezza
- Aeropolis
- Talaga Bestari
- Magnolia Residence
- Maja

Legend

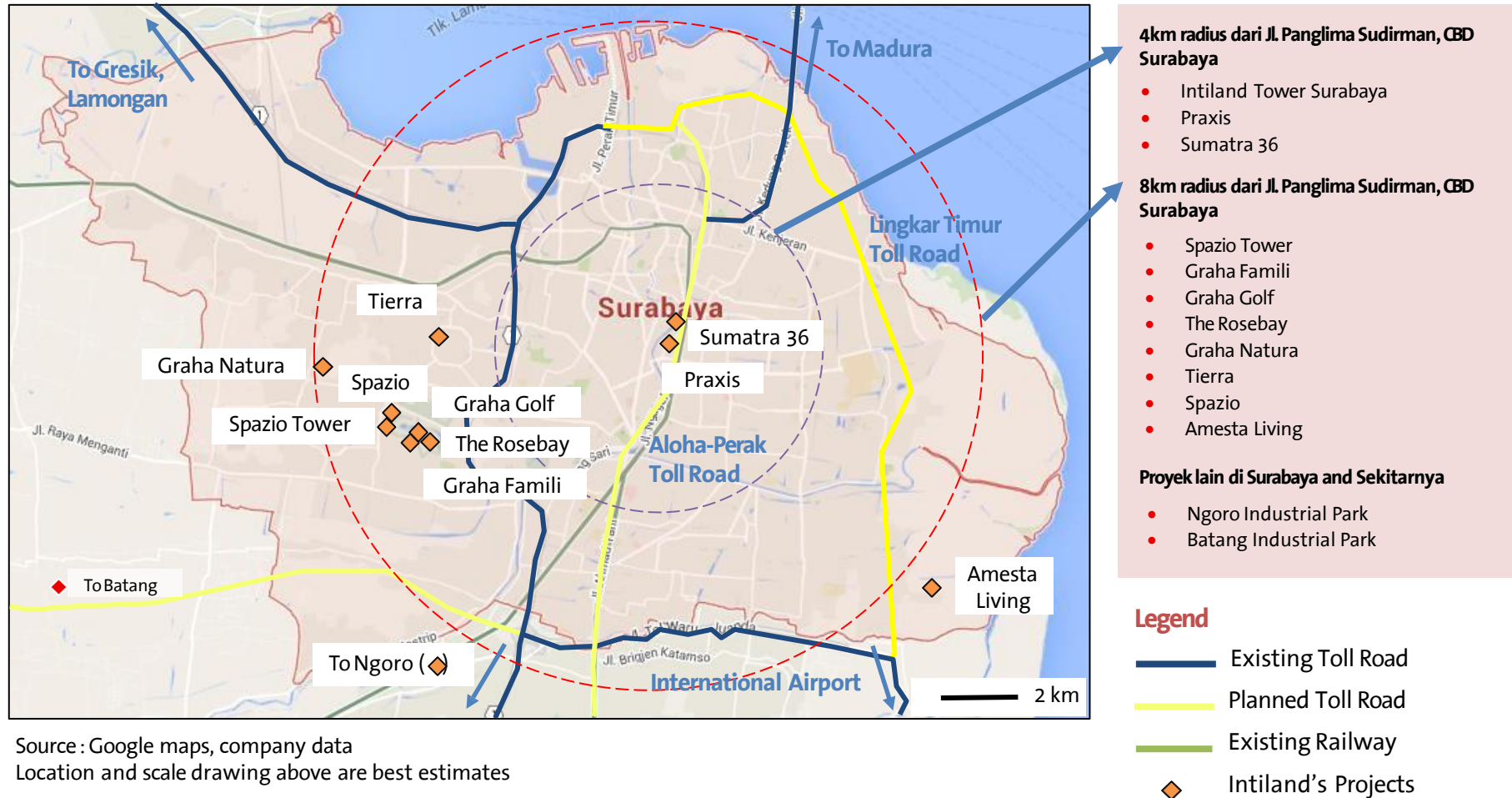
- Existing Toll Road
- Planned Toll Road
- MRT Route
- Existing Railway
- Intiland's Projects

Source: Google maps, company data
Note: Location and scale drawing above are best estimates



Well-located portfolio in Central and West Surabaya

Our presence in Surabaya started with the Graha Famili project, which has become a market benchmark for high-end residential development, and extended into landed residential, mixed-use & high-rise projects, industrial estates as well as investment properties in Central and West Surabaya



Core Portfolio

The Company develops various products classified into mixed use & high rise, landed residential, industrial estates and investment properties. Some of the existing and future projects are as follows:



Mixed Use &
High Rise

Landed
Residential

Industrial
Estates

Investment
Properties

JAKARTA & CREATIA AREA

- South Quarter
- Aeropolis ●
- 57 Promenade Phase 1
- 1 Park Avenue
- Regatta Phase 2
- SQRes
- West One City ●
- Serenia Hills Apartment ●

- Serenia Hills
- Talaga Bestari
- Magnolia Residence
- South Grove
- Virya Semanan
- 1Park Homes
- Pinang Residence
- Brezza
- Serenia Estate ●

- Aeropolis Technopark

- Intiland Tower Jakarta
- South Quarter
- 57 Promenade ●
- Poins
- Others

SURABAYA & CREATIA AREA BATANG

- Praxis
- Spazio Tower
- Sumatra 36
- Graha Golf Phase 1
- The Rosebay
- Tierra SOHO
- Graha Golf Phase 2 ●
- Graha Natura Apartment ●

- Graha Famili
- Graha Natura
- Amesta Living

- Ngoro Industrial Park
- Batang Industrial Park ●

- Intiland Tower Surabaya
- Praxis
- Spazio Tower
- Ngoro Industrial Park
- Others

Development Income

Recurring Income

Selected Awards and Achievements

2023



SQ Res
Best High-End Apartment (JAVA)
Lamudi.co.id Property Awards

2022



South Quarter
World's Best Office Award FIABCI
World Prix d'Excellence Award 2022



Amesta Living
Best Rising Star Development
Lamudi.co.id Property Awards 2022



Intiland
TrenAsia ESG Excellence
Awards 2022



**PARTNER
GATHERING 2022**
Intiland
Best Rising Star, Intiland Official Store -
Blibli Partner Gathering 2022



57 Promenade
Kewajiban KIB TOD Fair 2022



Poins Square
Interkoneksi TOD Fair 2022

Intiland
Excellence In Community
Development Mayapada Hospital

Key Investment Highlights

Established track record in successfully developing and launching premium flagship projects

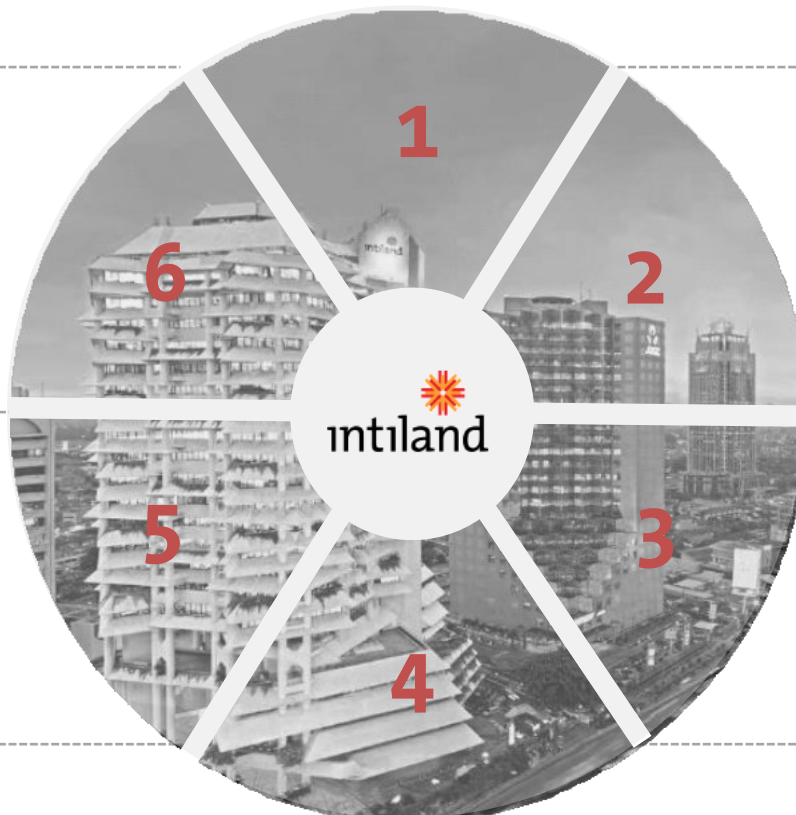
High upside potential on investment return with **RNAV** per share of **Rp 1,525***

Diversified portfolio in strategic locations which stands to benefit from ongoing/recent infrastructure developments

Experienced management and strong corporate governance driving sustainable growth

Large land bank to sustain medium to long term development

Strong pipeline of high quality developments and growing recurring income





Established track record in successfully developing and launching premium flagship projects



Over the past 40 years, we have developed/launched various award-winning premium projects which have become benchmarks in their respective markets

Mixed Use & High Rise

South Quarter



Integrated mixed-use development in South Jakarta CBD - premised on the concept of sustainability and located on a 1.2ha site, amongst the largest in the city



World's Best Office Award
FABCI World Prix d'Excellence Award

57 Promenade*



An iconic mixed-use urban living development in Kebon Melati, Jakarta CBD



The Highly Recognized Condo
Properti Indonesia Awards

Mixed Use & High Rise

Regatta



Luxury sea-front condominiums in Jakarta



Best Premium Apartemen Development
Golden Property Awards

Office

Intiland Jakarta Tower



Green building in Indonesia; the building model was exhibited at the Museum of Modern Art in New York

Landed Residential

Pantai Mutiara



One of the first reclaimed housing developments in Asia

Landed Residential

Serenia Hills



Green residential complex in South Jakarta - equipped with integrated security system, waste management system and sports facilities



Best Landed Residential Development
FIABCI-RE Excellence Awards



The Best Innovation in Property Product Concept
Property Innovation Awards



Best Compact Development in Jakarta & Indonesia
Golden Property Awards



Best Housing Development
Indonesia Property Awards



Best Housing/Landed Development
Asian Property Awards

Graha Famili



First golf-themed luxurious residential development in Surabaya



Industrial Estate – Ngoro Industrial Park



Our industrial estate in Ngoro allows locators to access East Java and is located in close proximity to key transport hubs (sea port and airport), with toll road and main road access

Ngoro Industrial Park is a modern industrial estate complete with infrastructure and facilities for industrial factories

Location and features

- Located c.45km south of Surabaya in Ngoro, Mojokerto, East Java
- Quick access to Surabaya's Tanjung Perak Port (50km) and Juanda International Airport (50km)
- Facilities and services include an export processing zone, standard factory buildings, warehouses, commercial areas, clinics, banks & ATMs, office spaces, guest houses, outdoor sports facilities, a police station, internal security and a fire brigade



Total development plan

	<i>Ngoro Industrial Park I</i>	<i>Ngoro Industrial Park II</i>
Development area	220 ha	285 ha
Launched*	1991	2010
Gross land bank (Jun 30, 2024)	104 ha	

Key tenants



* The first phase of the development (Park I) started in 1991 while the second phase (extension, Park II) commenced in the first half of 2010



Industrial Estate – Batang Industrial Park



Our new industrial estate in Batang is well connected to West and East Java through Trans-Java toll and is a future key industrial hub of Central Java

Batang Industrial Park is strategically located at Batang Region, Central Java Province, right at the center of Java Island

Location and features

- Well connected to both West and East Java through Trans-Java toll
- Located c.360km East of Jakarta and c.425km of West Surabaya
- Quick access to Semarang's Tanjung Mas Port (95km) and Ahmad Yani International Airport (85km)
- Facilities and services include warehouses, commercial areas, police station, internal security, fire brigade, stable electric supply from PLN.

Key tenant:



Nestle



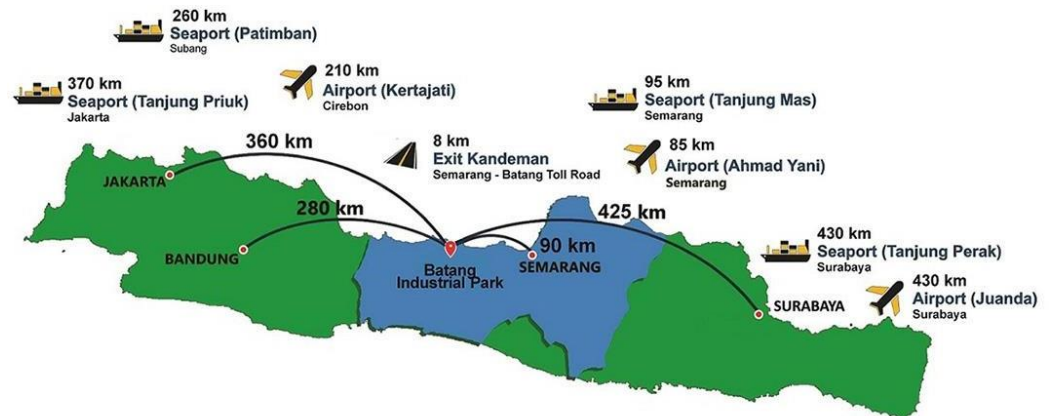
UnitedCan



Total development plan

Batang Industrial Park I

Development area*	287 ha
Launched	2020
Saleable land bank (Jun 30, 2024)	39 ha



*Total development plan for phase 1 and phase 2 is 500 ha



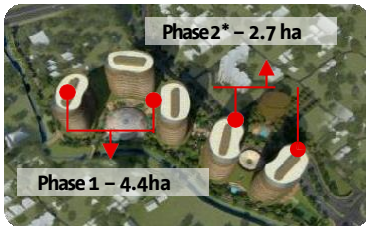
High-rise developments – Mixed-use/Integrated

Our flagship high-rise mixed-use/integrated projects have seen strong take-up rates across various components (residential, office, retail)

Our high rise developments are high density projects, located in prime urban locations typically located on plots of land measuring ~1-10 ha

Completed

South Quarter



- Integrated mixed-use development comprising three office towers and supporting retail facilities - premised on the concept of sustainability
- Ownership: 51.0% (JV with GIC Singapore owning the remaining 49.0%)
- Phase 1 comprises three 20-floor office towers with some retail space
 - Tower A: 100% strata sold,
 - Tower B and C retained for leasing
 - Total semi gross area of 129,843 sq.m.
 - Net leasable office area of 76,876 sq.m. and retail space (lease) of 7,542 sq.m.



Launched

4Q 2012

Completion

2015

Land area

4.4ha

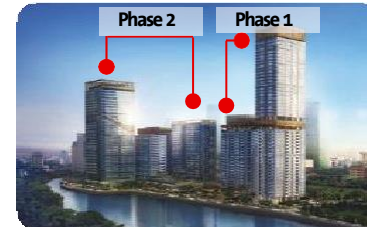
Location

TB Simatupang, South Jakarta

* Soft launch of sales in 4Q 2018

Completed

57 Promenade Phase 1



- Planned mixed use & high rise development with outdoor elements such as pedestrian walkways and retail outlets
- Ownership: 36.63% (JV with GIC and PT Galang Gema Pradana owning 33.40% and 29.97% respectively)
- Phase 1 includes 2 condo towers and retail space:
 - 24-floor City57 tower (strata): 260 units
 - 49-floor Sky57 tower (strata): 236 units
 - Retail space (lease): 769 sq.m.



Launched

3Q 2017

Completion

2022

Land area

1.2ha

Location

Kebon Melati, CBD Jakarta



High-rise developments – Residential



Our current pipeline and high-rise residential projects are located in strategic areas with strong infrastructure connectivity and/or within established areas. It will offer a wider range of unit sizes to provide more affordability

High quality projects in strategic locations targeted at middle-up income demographic

Current Projects



Current Projects

Est. size / unit
(SGAsq.m.)

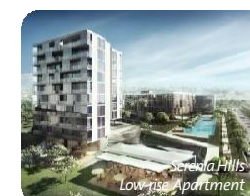
57 Promenade Phase 1	38-183
Regatta 2	104-235*
1Park Avenue (K,Q,R); 1Park Hamilton	138-335
Graha Golf Phase 1	139-168
Praxis (Apartment)	44-85
Rosebay	75-166
SQRes	48-135

* Net size

** Price range not including Penthouse unit

High quality projects in strategic locations targeted at middle to high income demographic

Pipeline Projects



Pipeline Projects

Est. size / unit
(SGAsq.m.)

Pinang Apartment	27-92
Graha Golf Phase 2	182-411**
Tierra	28-68
Graha Natura Apartment	31-71



Landed residential



Our portfolio of well-located, high quality landed residential projects allows us to broaden our customer reach and further diversifies our revenue base

Ongoing Development

Serenia Hills, South Jakarta



- Premium estate located on 26ha, offering a modern residential facility with a private cluster concept and club facilities
- The residential complex comes equipped with an integrated security system, waste management system and sports facilities.

Graha Natura, West Surabaya



- Sprawling over 86-hectare land. Graha Natura is a unique housing estate with a focus on healthy lifestyle, nature and eco-friendly technology
- Graha Natura works together with a number of scientific institutes for environment conservation program which takes place almost half of the green open space all around the residential area

Talaga Bestari, West Tangerang



- Talaga Bestari is an integrated community centre that fosters the concept of green and modern living.
- The estate provided an area of 60,000m2 filled with urban forest, deer park, jogging track, shops, cafes, shopping complex and entertainment outlets.

Amesta Living, East Surabaya

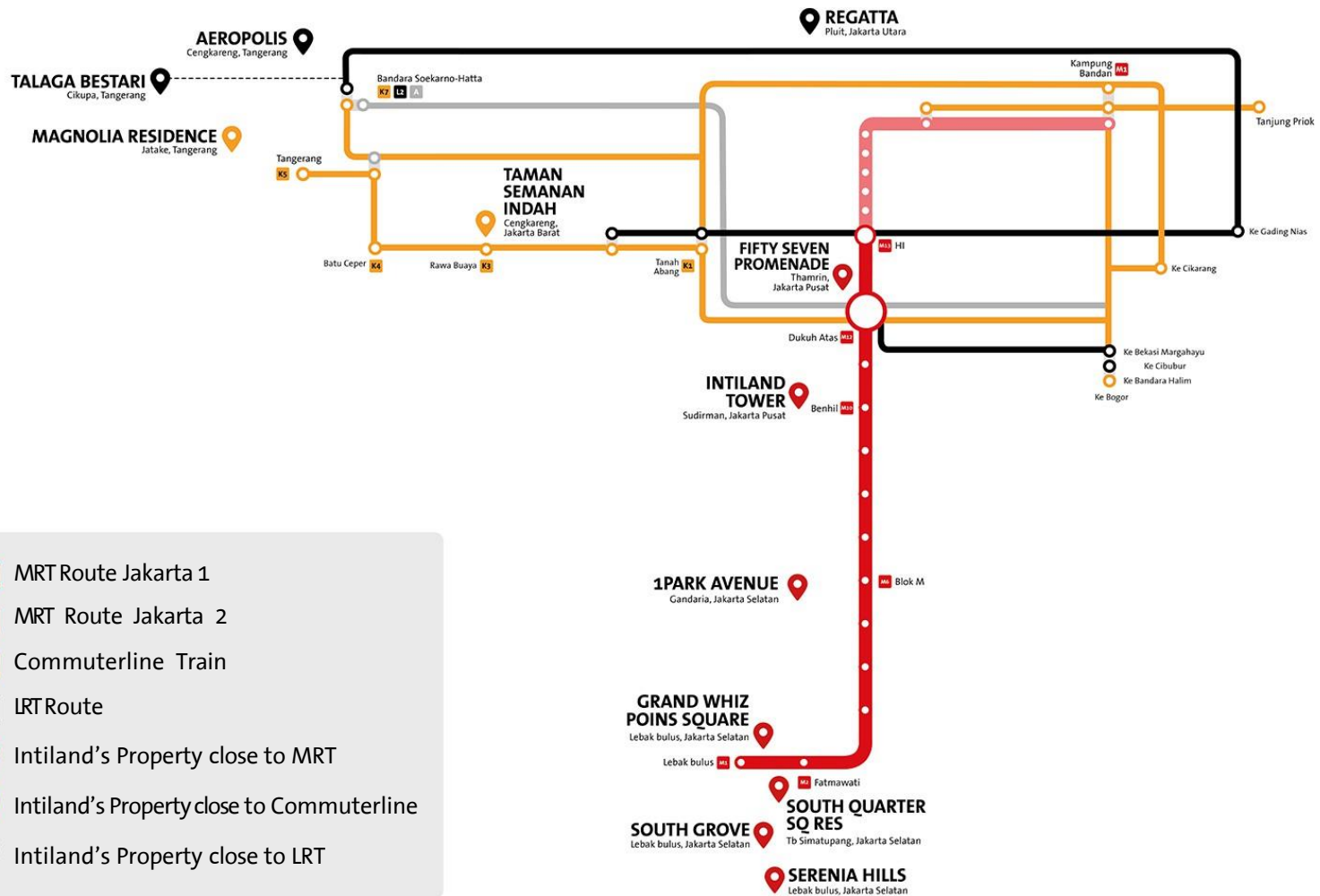


- Located in East Surabaya, Amesta Living is equipped with a variety of the best facilities ranging from SOHO, retail, commercial, and lifestyle malls.
- The development of a 60-hectare integrated area presents the convenience and comfort of living with the presence of a commercial area, jogging track, children's playground, and water promenade facilities.



...poised to benefit from infrastructure developments

Our portfolio stands to benefit from ongoing development of transit infrastructure (LRT/MRT) within Jakarta, which is expected to translate into stronger take-up/occupancy rates as well as higher average selling prices / rental rates



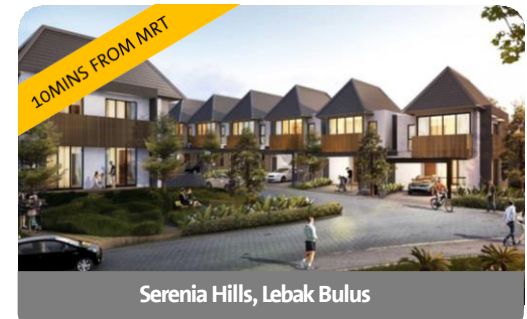
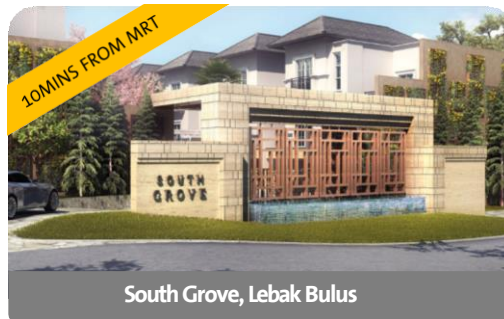


...poised to benefit from infrastructure developments





#LivingConnected Jakarta

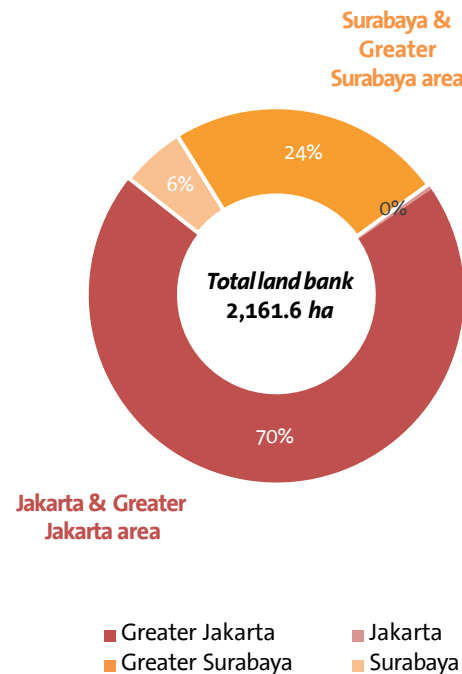




Large land bank to sustain medium to long term development

Large land bank of c. 2,161.6 ha (as of Jun 30, 2024) is sufficient to sustain ongoing developments for the next 20 years

Undeveloped Land bank	Land area (ha)
Maja, Banten	1,068.7
Tangerang, Banten	277.9
Others - Jakarta area	91.8
Talaga Bestari, Cikupa	83.4
Gandaria, Jakarta	3.6
Pondok Pinang	1.2
Serenia Hills	0.6
Jakarta & Greater Jakarta area	1,527.1



Undeveloped Land bank	Land area (ha)
Others - Surabaya area	311.8
Pantai Timur, Surabaya	47.4
Bukit Pencu, Surabaya	33.0
Bukit Sampe, Trawas	31.7
Lontar	20.6
Graha Famili, Surabaya	7.9
Jajar Tunggal	4.9
Darmo Harapan	4.1
Wiyung	1.0
Surabaya & Greater Surabaya area	462.3
Developed Land bank	172.1

Our long term land bank strategy will focus on balancing sustainable growth with mitigating balance sheet and execution risk

- Optimize utilization of current land bank (e.g., high density mixed use developments)
- Focus on land consolidation and project extension in area surrounding or in close proximity to existing projects
- Enter into strategic collaboration with land owners to minimize capex for land acquisition
- Leverage on capital recycling opportunities (e.g., divest longer term land bank holdings with no immediate development plans)



Strong corporate governance & highly experienced management team



Intiland is led by a highly experienced management team and board of commissioners

Board of Commissioners



**Dr. Sofyan A. Djalil,
SH., MA.**
President Commissioner
and Independent
Commissioner



Sinarto Dharmawan
Vice President
Commissioner



Friso Palilingan
Independent
Commissioner



Alexander S. Rusli
Independent
Commissioner

Board of Directors



Archied Noto Pradono
President Director



Utama Gondokusumo
Vice President Director



Novita Anggriani B
Director



Simon J. Wirawan
Director

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