



# Pakuwon Jati

*Results Presentation – 1Q 2026*



 PT. Pakuwon Jati Tbk.

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## Section 1

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### *Company Overview*

# What sets Pakuwon Jati apart?

## 1. Retail Leadership

- Leading retail mall developer and owner in Indonesia

## 2. Integrated Superblock

- Proven track record in developing integrated superblock ecosystems and township development

## 3. Recurring Income

- Recurring income platform supporting resilient long-term earnings

## 4. Growth Market Expansion

- Strategic focus on Indonesia's major cities with expansion into key growth markets

## 5. Future Growth Pipeline

- Long-term growth supported by development pipeline, land bank, and acquisitions

### Market leader in Jakarta

- #1 + #3** Largest superblocks in South Jakarta
- #1 + #3** Largest retail mall in South Jakarta
- #3** Largest mall portfolio in Jakarta

### Market leader in Surabaya

- #1 + #2** Largest superblocks in Surabaya
- #1** Largest land bank in Surabaya City
- #1** Largest retail mall in Indonesia

### Market leader in Jogja/ Central Java

- #1** Largest Mall in Central Java
- #1** Largest room number for a 5 star hotel in Jogja



**859k sqm**  
Retail Malls  
NLA



**2,907**  
keys



**6**  
Superblocks



**1,100 ha**  
2 Townships



**514.6 ha**  
Land bank

# Expanding Presence Across Indonesia's Key and Emerging Cities

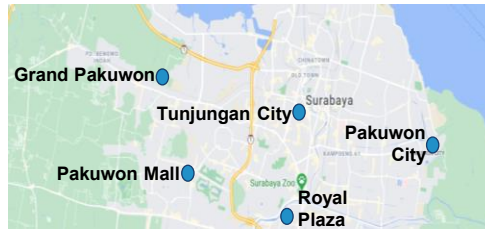
Anchored by Jakarta and Surabaya, while expanding into high-growth markets including Central Java and Bali

## Jakarta



- ✓ 3 superblocks (*Kota Kasablanka, Gandaria City, Pakuwon Mall Bekasi*)
- ✓ 1 retail mall (*Blok M Plaza*)
- ✓ 1 serviced apartment (*Somerset Berlian*)

## Surabaya



- ✓ 3 superblocks (*Tunjungan City, Pakuwon Mall<sup>1</sup>, Pakuwon City Mall*)
- ✓ 2 townships (*Grand Pakuwon, Pakuwon City*)
- ✓ 1 retail mall (*Royal Plaza*)

## Central Java

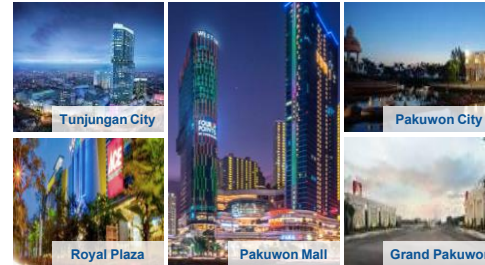


- ✓ 2 retail malls (*Pakuwon Mall Solo Baru, Pakuwon Mall Jogja*)
- ✓ 1 hotel (*Yogyakarta Marriott Hotel*)

## Bali



- ✓ 1 hotel (*Four Points by Sheraton Bali, Kuta*)



Note:  
1. Includes serviced apartments Ascott Waterplace Surabaya

# Winning Business Strategy

1



Well diversified income stream

- ✓ Continue to **build strong recurring cashflows** as leverage for further expansion
- ✓ Enhance **development pre-sales** to complement recurring income
- ✓ Continue to construct, own, and manage high quality, complementary retail, office and hotel properties which can deliver **attractive rental yields** and stable recurring income over the long-term

2



Strength in superblock development

- ✓ Build on **proven and successful superblock concept** – leveraging synergies between all segments
  - Iconic malls and other amenities serve as demand drivers for condominium, office and hotel projects
  - Condominiums, offices and hotels provide natural catchment for malls, both night and day
- ✓ **Leverage synergies and economies of scale** within superblocks to drive operational efficiencies and higher margins

3



Disciplined acquisitions and land banking strategy

- ✓ **Take advantage of strong balance sheet** to opportunistically acquire investment properties or land bank at attractive prices
- ✓ Acquire **large plots of land only if there are concrete development plans** for the land

## Section 2

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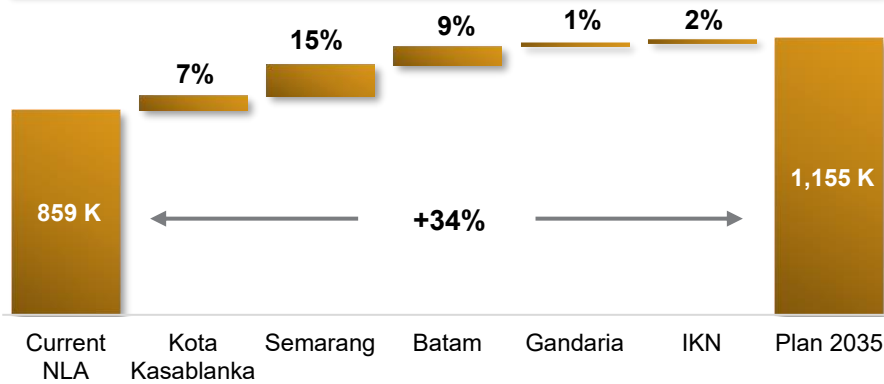
## *Growth & Strategy*



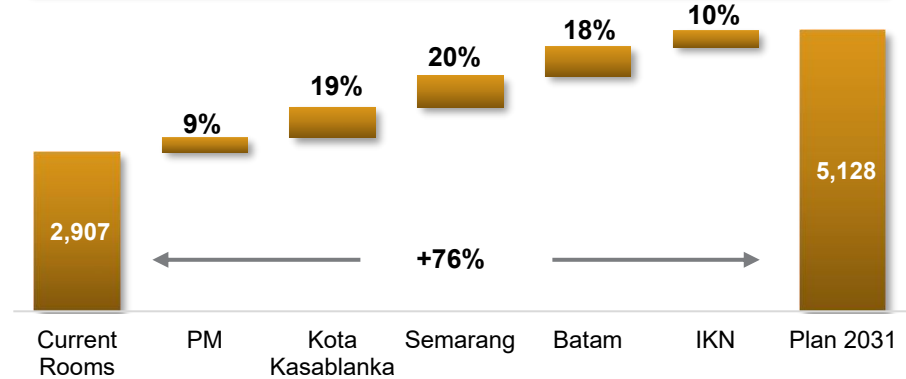
# Asset Growth

Strong organic expansion pipeline driving long-term income growth

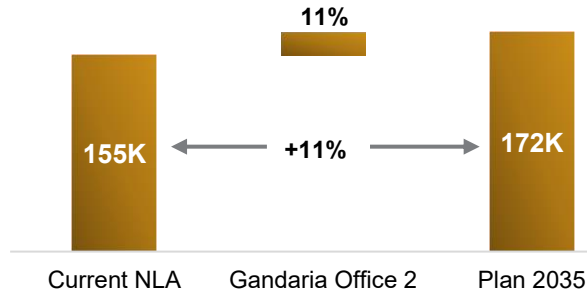
## Retail Leasing NLA Growth (sqm)



## Hotel Room Growth (rooms)



## Office Leasing NLA Growth (sqm)



Expansion across retail, hotel and office segments supporting recurring income growth

Growth focused on selected high-potential markets including Semarang and Batam

Increasing scale and earnings visibility over the long term

# Development in Progress

## Pakuwon Mall (Phase 5)




Type:	Mixed use
Land size:	2.2 ha
Project value:	IDR 2T
Hotel:	4*, 266 rooms
Residential:	3 towers-142K sqm GFA
Target completion:	2028-2029

## Kota Kasablanka Extension (Phase 4)



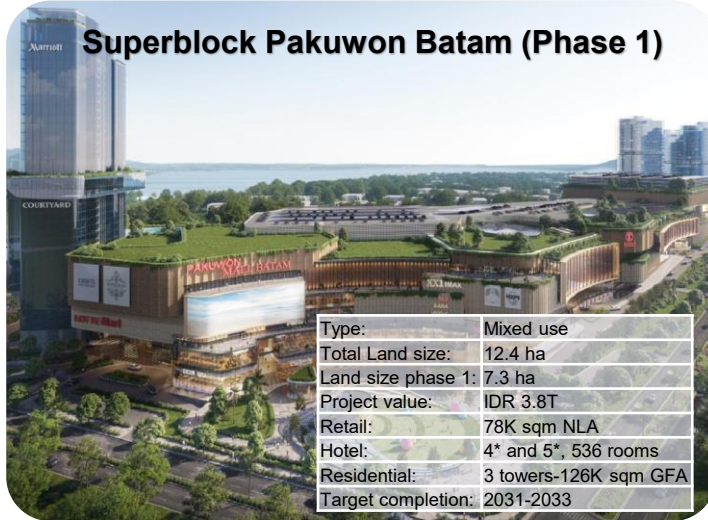
Type:	Mixed use
Land size:	3.1 ha
Project value:	IDR 4.4T
Retail:	59K sqm NLA
Hotel:	5*, 554 rooms
Residential:	2 towers-96K sqm GFA
Target Completion:	2029-2030

## Superblock Pakuwon Mall Semarang (Phase 1)




Type:	Mixed use
Total Land size:	22.7 ha
Land size phase 1:	12.7 ha
Project value:	IDR 3.8T
Retail:	131K sqm NLA
Hotel:	4* and 5*, 570 rooms
Residential:	1 tower-22K sqm GFA
Target completion:	2030-2033

# Future Pipeline Development



## Superblock Pakuwon Batam (Phase 1)

Type:	Mixed use
Total Land size:	12.4 ha
Land size phase 1:	7.3 ha
Project value:	IDR 3.8T
Retail:	78K sqm NLA
Hotel:	4* and 5*, 536 rooms
Residential:	3 towers-126K sqm GFA
Target completion:	2031-2033



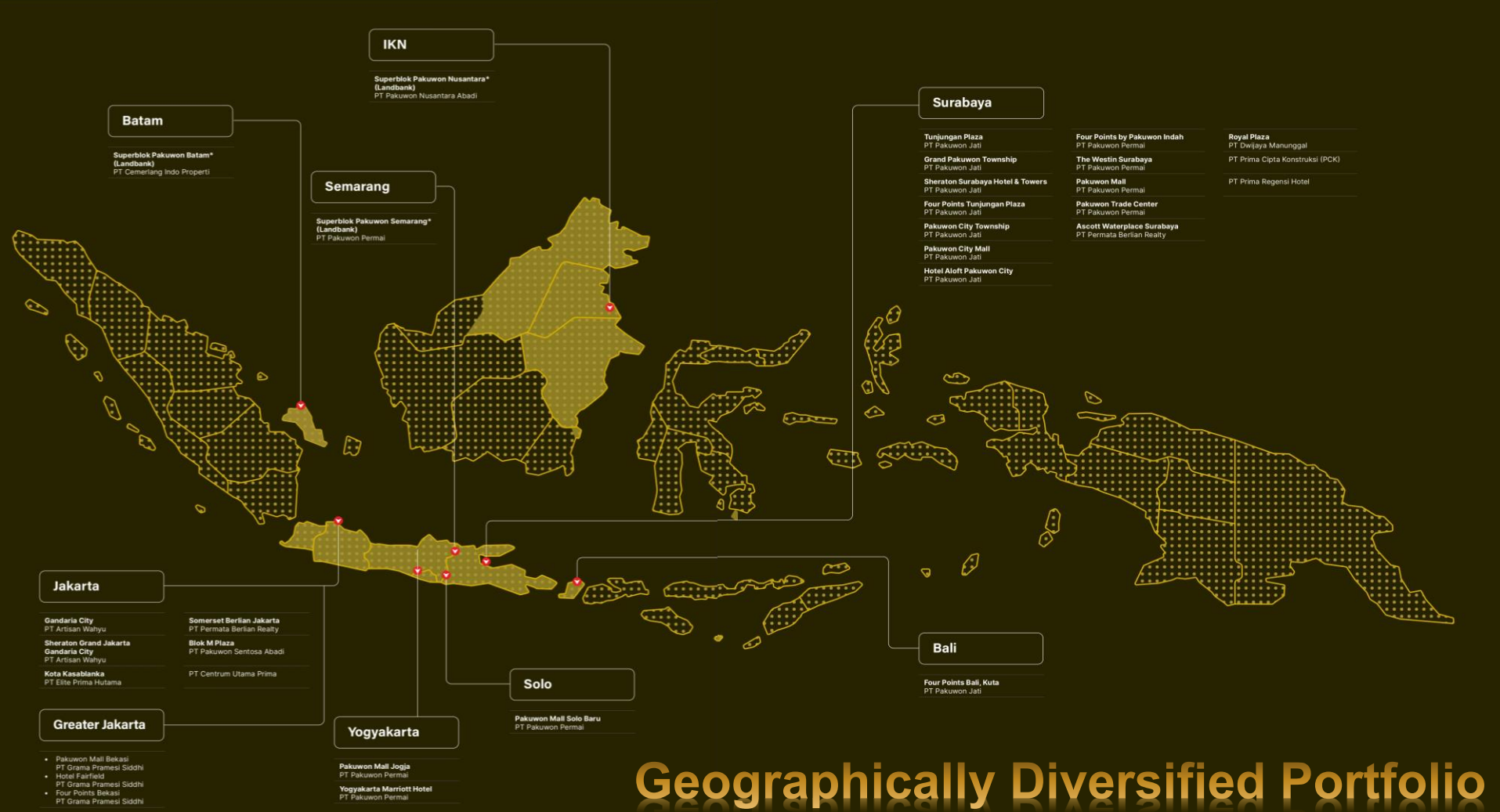
## Gandaria City Extension (Phase 2)

Type:	Mixed use
Land size:	1.1 ha
Project value:	IDR 2.5T
Retail:	12K sqm NLA
Office:	35K sqm GFA
Residential:	1 tower-62K sqm GFA
Target completion:	2034-2035



## IKN (Phase 1)

Type:	Mixed use
Total Land size:	7.2 ha
Land size phase 1:	1.9 ha
Project value:	IDR 651bn
Retail:	16K sqm NLA
Hotel:	4*, 295 rooms
Target completion:	2030



# Geographically Diversified Portfolio

\* Belum Temporalional  
 Not Yet In Operational

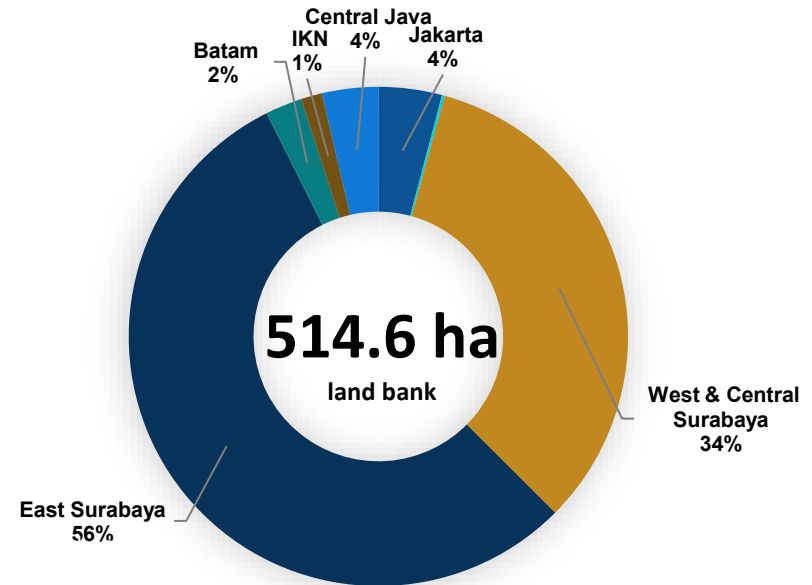
# Strategic Land Bank Supporting Long-Term Growth

Disciplined land banking strategy providing over 10 years of development visibility

## Land bank summary

Location	Project	Land Bank Area (Ha)
South Jakarta	Kota Kasablanka	3.8
	Gandaria City	2.0
	Simatupang land bank	4.5
West Jakarta	Daan Mogot land bank	11.0
Greater Jakarta	Bekasi land bank	1.0
Central Surabaya	Tunjungan City	2.1
East Surabaya	Pakuwon City Township	260.7
	Outside Pakuwon City	20.7
West Surabaya	Grand Pakuwon Township	158.8
	Pakuwon Mall	2.8
	Royal Plaza	0.1
	Outside Grand Pakuwon	8.6
Batam	Batam	12.4
Central Java	Semarang	18.3
	Yogyakarta	0.6
IKN	IKN	7.2
<b>Total Land Bank</b>		<b>514.6</b>

## Land bank breakdown by location



Expansion-focused on high-growth market

Further acquisitions remain opportunistic



## Section 3

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# *Financial & Operational Highlights*

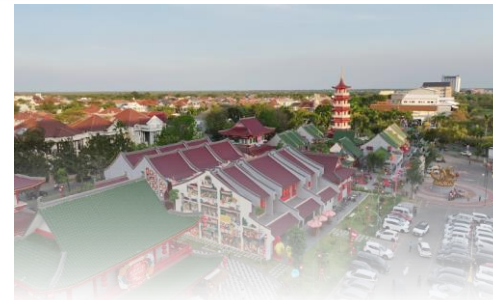
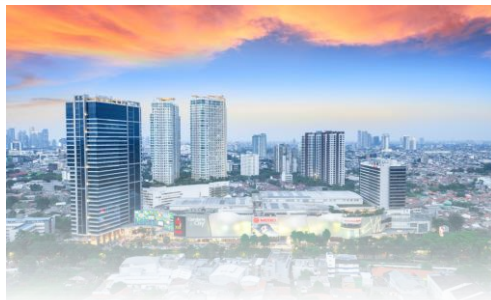
# Financial Highlight - 1Q 2026

Recurring income driving earnings growth

**Revenue**  
**IDR 1.646T**  
▲ 6%  
1Q 25 IDR 1.555T

**EBITDA**  
**IDR 916Bn**  
▲ 10%  
1Q 25 IDR 834Bn

**NI**  
**IDR 511Bn**  
▲ 29%  
1Q 25 IDR 397Bn



➤ **Revenue analysis:**

Revenue increased 6% YoY, driven by the expanding recurring income base, supported by contributions from Pakuwon Mall Bekasi, positive rental reversion, and newly opened hotels, alongside improving hospitality performance. As these assets move beyond their initial opening phase, higher occupancy and average room rates have supported strong hospitality growth.

➤ **EBITDA analysis:**

EBITDA increased 10% YoY, outpacing revenue growth, supported by operating leverage and disciplined cost control, resulting in higher margin.

➤ **NI analysis:**

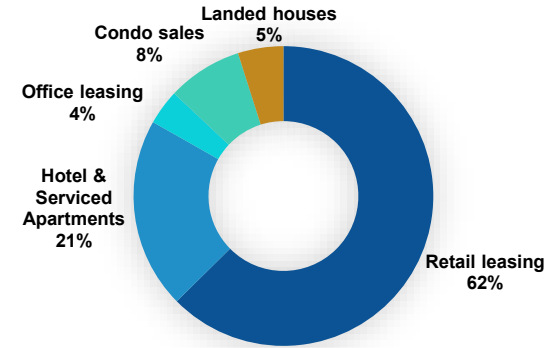
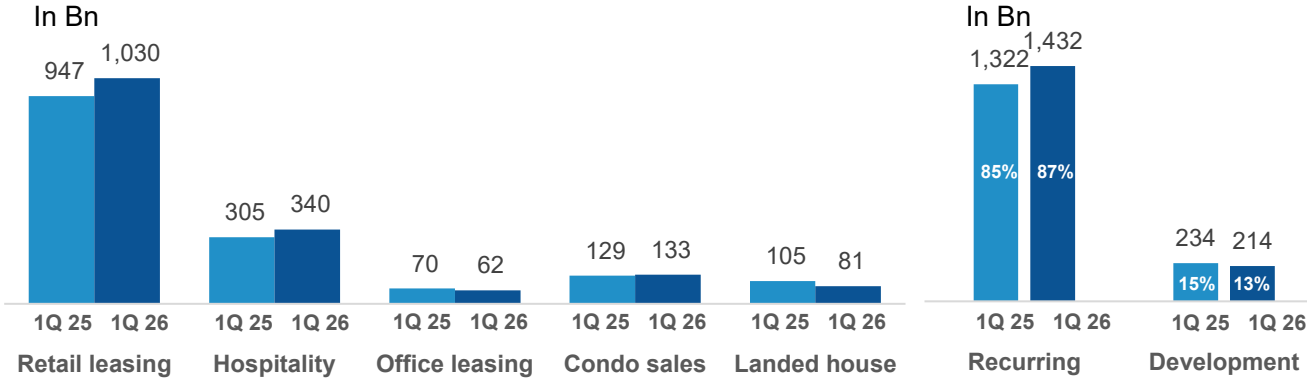
NI grew 29% YoY, supported by higher gross profit and lower finance costs following the Company's bond buyback initiatives, while reduced USD debt exposure and higher USD investments contributed to lower foreign exchange losses.

# Revenue Mix by Segment

**1Q 2025**  
IDR 1.555T

**1Q 2026**  
IDR 1.646T

**YOY**  
▲ 6%



## Retail leasing

The increase was supported by high occupancy, positive rental reversions from lease renewals and contributions from Pakuwon Mall Bekasi.

## Hospitality

The growth in the hospitality was mainly driven by contributions from newly opened hotels.

## Office leasing

Office leasing revenue declined due to the transfer of service charge revenue to the building association, which reflects an accounting reclassification rather than weaker operations.

## Condo sales

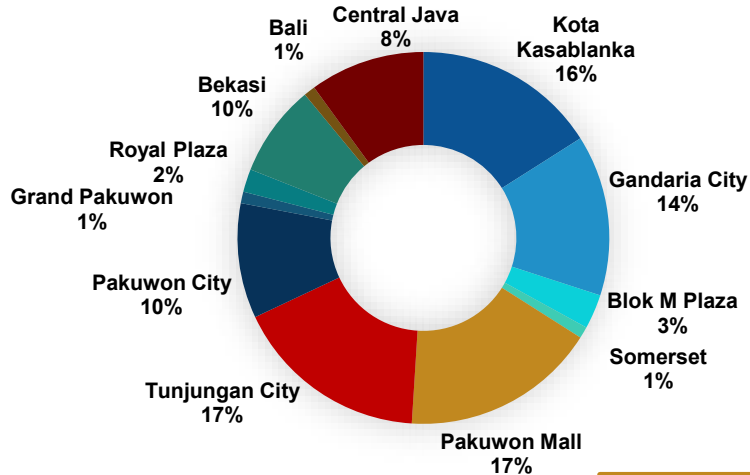
Condo sales revenue slightly increased, supported by higher revenue recognition from Pakuwon Mall Bekasi residential units, partially offset by lower contribution from Kota Kasablanka and slower handover progress at Pakuwon City high-rise.

## Landed house

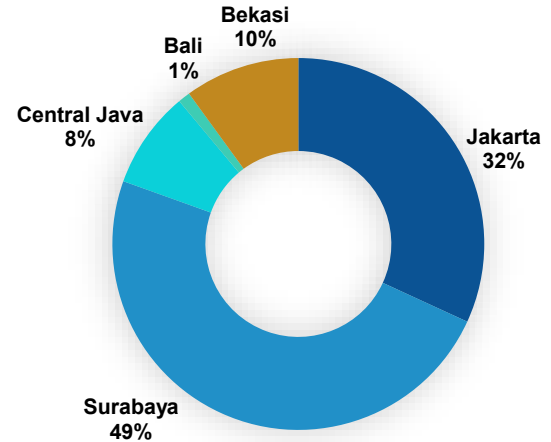
Landed house revenue recorded a slight decline, mainly due to slower hand over progress at Grand Pakuwon.

# Revenue Mix by Project and Geography

**Revenue by project**



**Revenue by geography**



**Surabaya**

Tunjungan City and Pakuwon Mall remained the largest contributors, each accounting for 17% of total revenue, underscoring the strength of the Company's flagship retail destinations. Pakuwon City (10%) also continued to increase its contribution, supported by expanding developments.

**Jakarta & Greater Jakarta**

Kota Kasablanka (16%) and Gandaria City (14%) remained key contributors, highlighting Jakarta's strategic importance within the portfolio. Bekasi (10%) also recorded growing contributions, supported by newer developments and reflecting the Company's latest regional area expansion.

**Central Java**

Central Java (8%) continued to deliver solid contributions, further enhancing the Company's regional diversification.

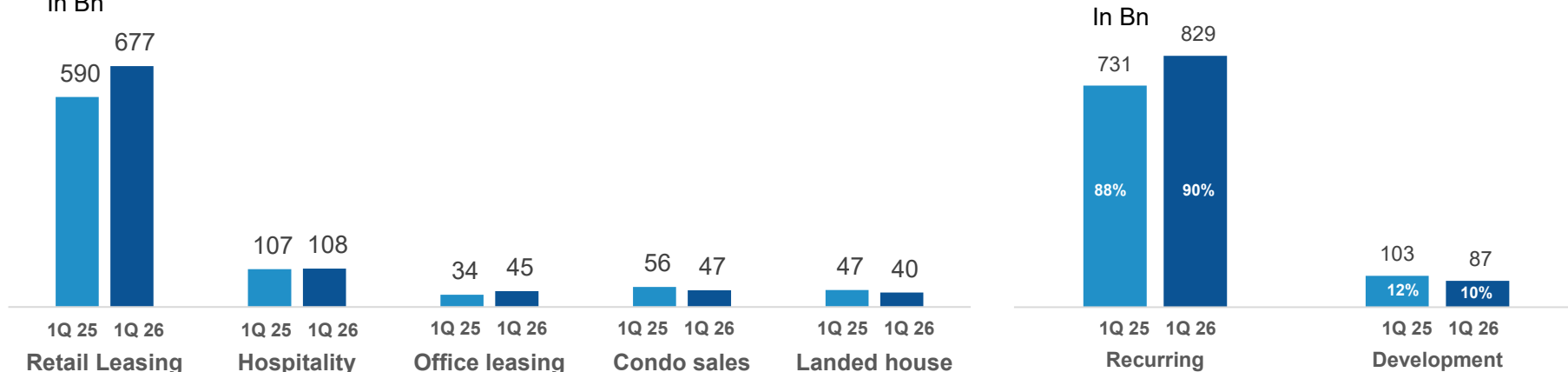
# EBITDA Mix by Segment

**1Q 2025**  
IDR 834Bn

**1Q 2026**  
IDR 917Bn

**YOY**  
▲ 10%

In Bn



## Resilient Growth:

EBITDA increased +10% YoY to IDR 916bn, reflecting the strength of our recurring income base despite macro uncertainty

## Retail Remains The Anchor:

Strong performance in retail leasing continues to drive the majority of earnings, supported by high occupancy, positive rental reversion and contributions from our latest Superblock Pakuwon Mall Bekasi

## Development Timing Impact:

EBITDA fluctuation were primarily due to revenue recognition timing, not underlying demand

## Defensive Earnings Profile:

Overall performance highlights the strength of the recurring income base, supporting resilience and margin stability

# Resilient Retail Portfolio Supporting Recurring Income

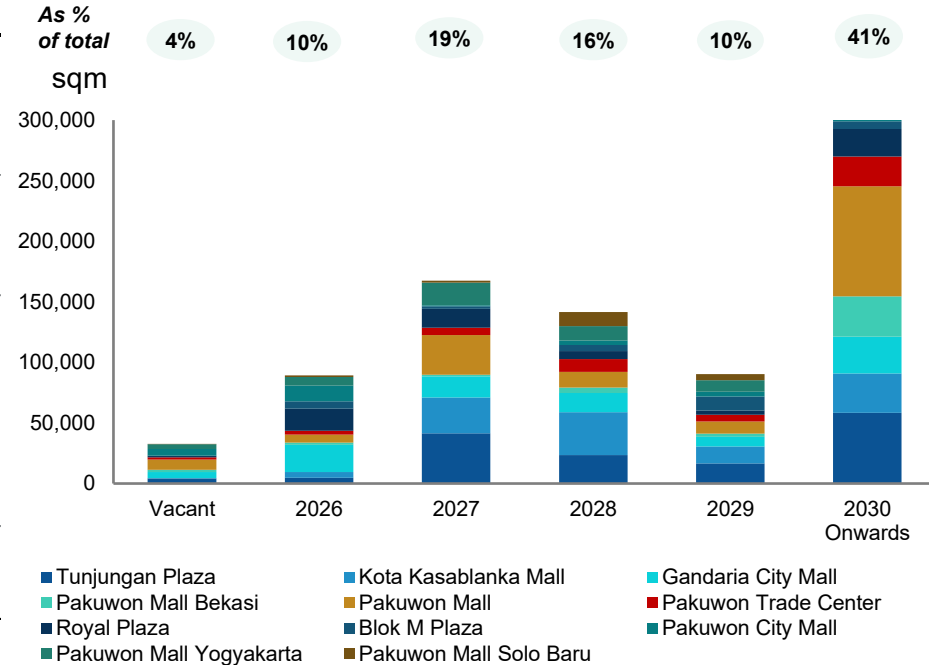
High occupancy and well-staggered lease expiry profile support earnings stability

## Historical Occupancy

Occupancy		2022	2023	2024	2025	1Q 2026
Jakarta	Kota Kasablanka Mall (116k sqm)	100%	99%	100%	100%	100%
	Gandaria City Mall (100k sqm)	96%	95%	96%	94%	95%
	Blok M Plaza (31k sqm)	92%	92%	95%	99%	99%
Greater Jakarta	Pakuwon Mall Bekasi (45k sqm <sup>5</sup> )	–	–	94%	96%	96%
Surabaya	Tunjungan Plaza (149k sqm)	94%	92%	97%	97%	97%
	Pakuwon Mall (161k sqm)	94%	94%	94%	94%	95%
	Pakuwon Trade Center (46k sqm <sup>1</sup> )	90%	92%	94%	96%	96%
	Royal Plaza (53k sqm <sup>2</sup> )	95%	96%	97%	98%	98%
	Pakuwon City Mall (54k sqm <sup>4</sup> )	80%	76%	87%	90%	90%
Central Java	Pakuwon Mall Yogyakarta (70k sqm)	90% <sup>3</sup>	91%	94%	95%	95%
	Pakuwon Mall Solo Baru (33k sqm)	83% <sup>3</sup>	90% <sup>3</sup>	95%	98%	99%

1. Pakuwon Trade Center NLA excludes sold area of 5,467 sqm
2. Royal Plaza NLA excludes sold area of 15,226 sqm
3. Under refurbishment
4. Pakuwon City Mall 3 opened on 23 October 2024
5. Pakuwon Mall Bekasi opened on 22 November 2024

## Lease Expiry Profile (NLA breakdown)

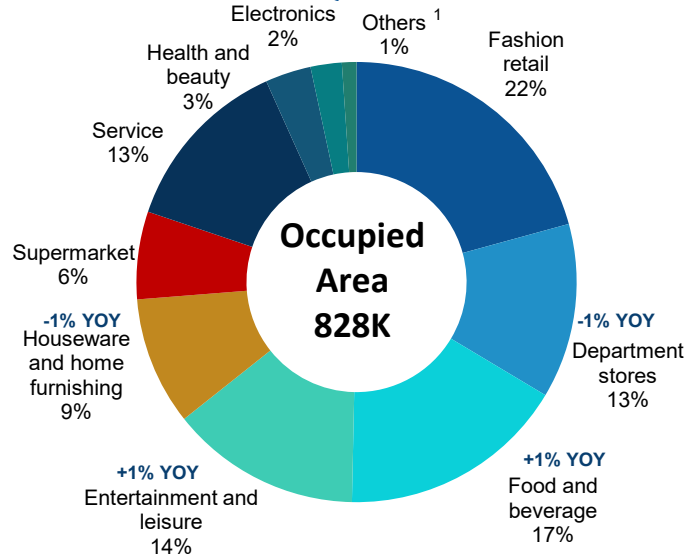
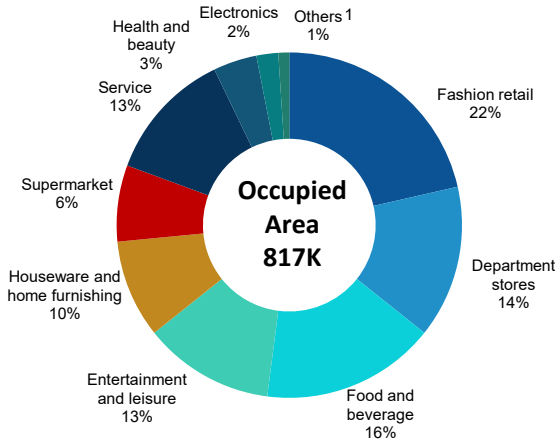


# Tenant Mix Evolution Driving Sustainable Footfall and Long-Term Growth

Evolving tenant mix aligned with experience-led demand

1Q2025

1Q2026



**Healthy demand supporting stable growth**

Occupied area reached 828K sqm (+1% YoY), supported by resilient leasing and stable footfall

**Shift toward experience-led consumption**

Higher contribution from F&B and entertainment reflects lifestyle-driven spending trends

**More selective consumer spending**

Fashion remains resilient, while traditional retail categories continue to normalize

**Stable recurring traffic base**

Supermarkets and services continue to support consistent visit frequency

**Experience-led tenant mix driving sustainable traffic and spending**

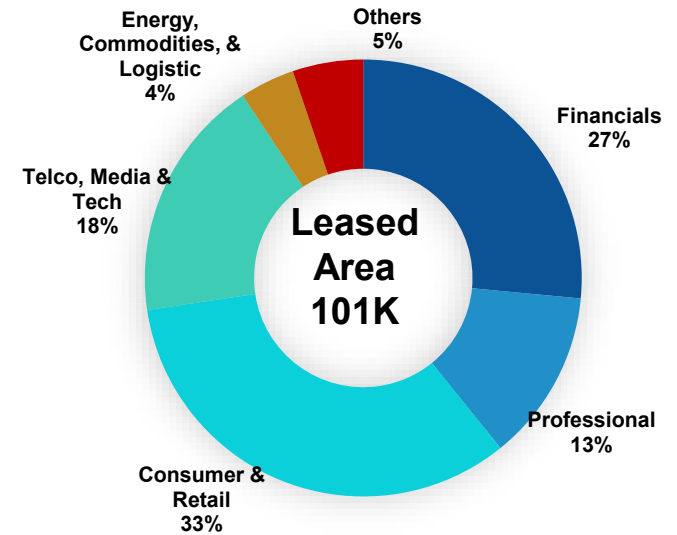
Note:  
1 Includes storage, management office, promotion areas and others

# Office Portfolio Highlights

High-quality office assets within integrated superblocks

Occupancy		2022	2023	2024	2025	1Q 2026	1Q 2025
Jakarta	Kota Kasablanka Office 88 (57k sqm)	91%	93%	93%	91%	92%	92%
	Prudential Center (32k sqm)	73%	79%	86%	93%	93%	91%
	Pakuwon Tower Jakarta (80k sqm)	50%	53%	30%	36%	39%	33%
	Gandaria 8 (58k sqm)	97%	99%	98%	99%	98%	98%
Surabaya	Pakuwon Center Surabaya (20k sqm)	78%	79%	78%	80%	81%	80%
	Pakuwon Tower Surabaya (41k sqm)	45%	63%	66%	68%	67%	66%

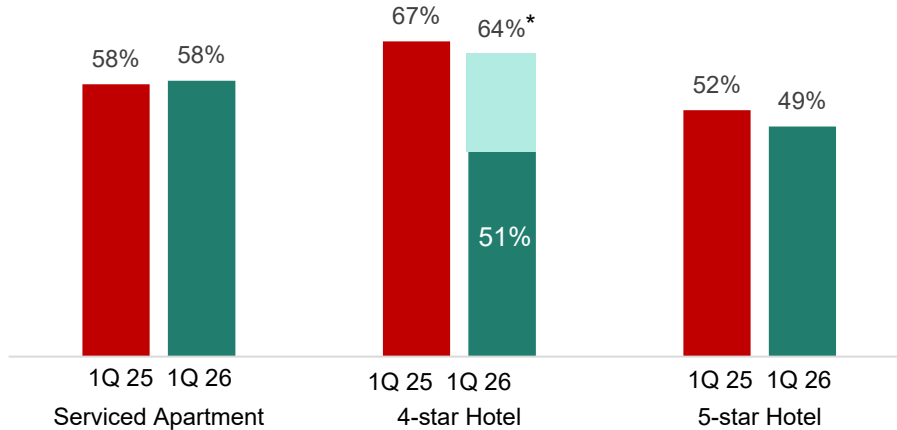
## Office Tenant Mix



# Diversified Hospitality Portfolio

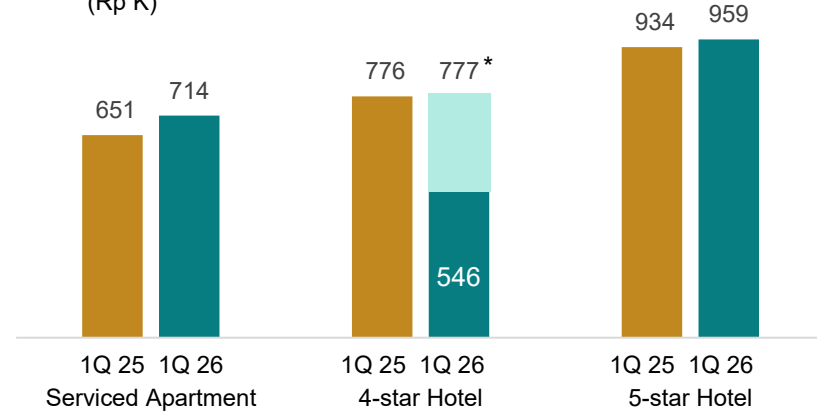
RevPAR growth and resilient operations continued despite ramp-up from newly opened hotels

## Room Occupancy

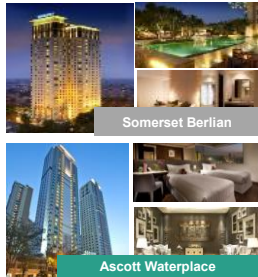


## Revenue per Available Room (RevPAR)

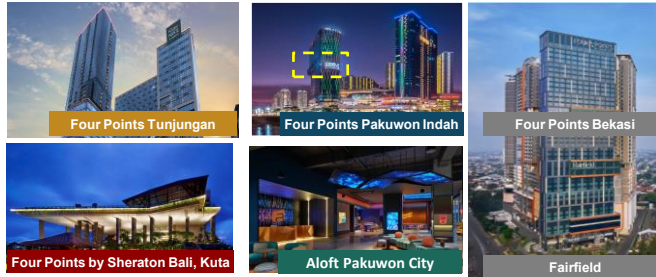
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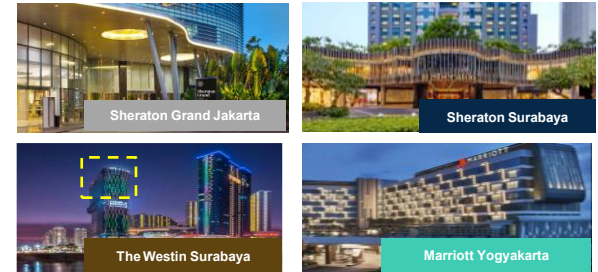
### Serviced Apartment



### 4-star hotel

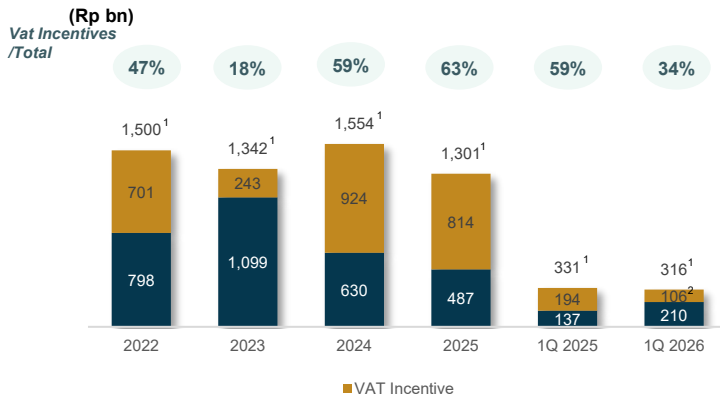
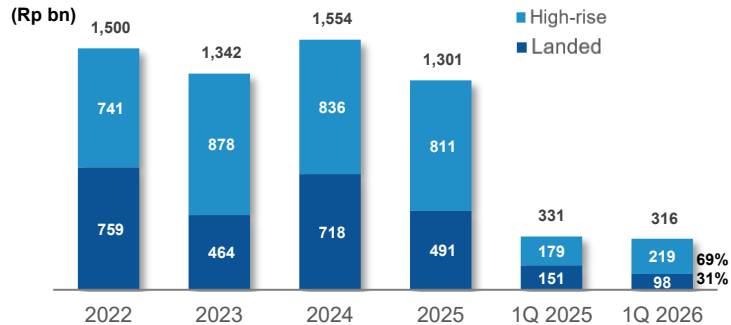


### 5-star hotel



# Residential Pre-sales Performance

1Q2026 pre-sales remained supported by government incentives and new condo launches



Superblock / Township	Project name	Segment	GSA (sqm)	% Sold	Progress update	Handover Schedule
Kota Kasablanka	Angelo	Condo	36.9k	100%	Completed	2018
	Bella	Condo	36.8k	100%	Completed	2018
	Chianti	Condo	47.3k	100%	Completed	2019
	Pakuwon Tower	Office	31.6k <sup>3</sup>	28%	Completed	2019
	Eluna	Condo	46.9k	7%	Initial Stage	2030
Pakuwon Residences Bekasi	Amor	Condo	24.1k	93%	Completed	2024
	Bella	Condo	25.9k	48%	Completed	2024
	Dolce Vista	Condo	24.0k	18%	Final Stage	2025
Tunjungan City	Pakuwon Center	Office	10.4k <sup>3</sup>	97%	Completed	2018
	One Icon	Condo	57.8k	88%	Completed	2018
	Pakuwon Tower	Office	27.7k <sup>3</sup>	44%	Completed	2019
Pakuwon City	Amor	Condo	48.5k	98%	Completed	2021
	Bella	Condo	31.2k	75%	Completed	2024
Pakuwon Mall	Anderson	Condo	57.1k	97%	Completed	2018
	Benson	Condo	53.7k	100%	Completed	2020
	La Viz	Condo	32.2k	99%	Completed	2021
	Clayson	Condo	57.5k	42%	Structure Works	2027
	Lancaster	Condo	33.8k	43%	Structure Works	2027

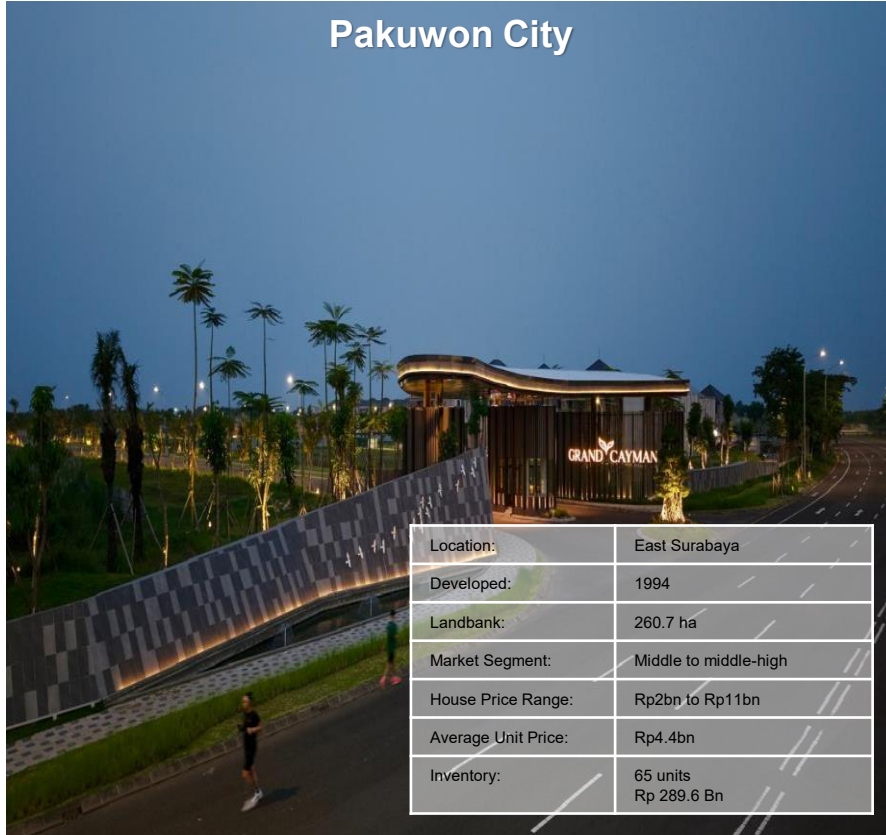
Source: Company data as of Mar 31, 2026

Notes:

- VAT incentives from the regulatory
- The 1Q 2026 VAT subsidy comprised 53% high-rise units and 47% landed units
- As % of saleable area, excluding approximately 50-60% of area set aside for lease

# Residential Township Portfolio

## Pakuwon City



Location:	East Surabaya
Developed:	1994
Landbank:	260.7 ha
Market Segment:	Middle to middle-high
House Price Range:	Rp2bn to Rp11bn
Average Unit Price:	Rp4.4bn
Inventory:	65 units Rp 289.6 Bn

## Grand Pakuwon

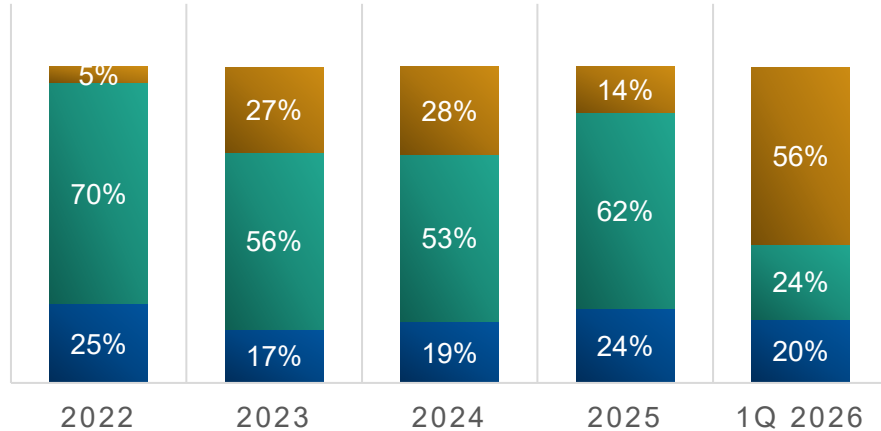


Location:	West Surabaya
Launch:	2013
Landbank:	158.9 ha
Market Segment:	Middle to middle-high
House Price Range:	Rp1.3bn to Rp8.8bn
Average Unit Price:	Rp2.4bn
Inventory:	179 units Rp 445.9 Bn

# Resilient Presales Mix Across Payment Methods and Price Segments

## PRESALES PER PAYMENT METHOD

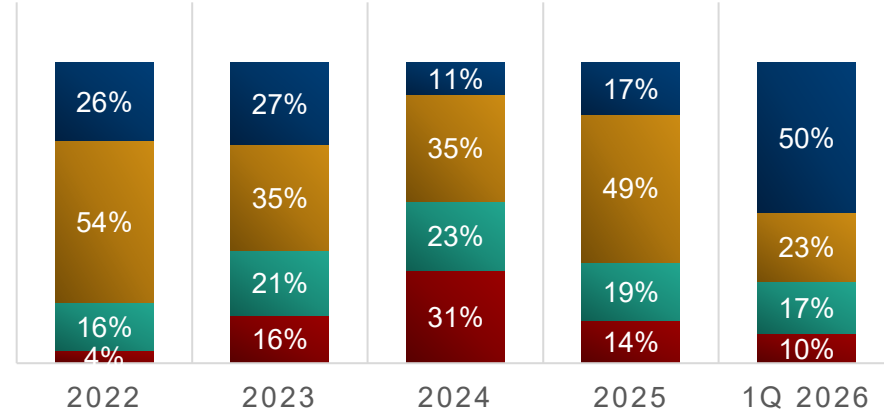
■ Cash ■ Mortgage ■ Installment



The shift toward installment-based payments mainly reflects the pre-launch phase of Eluna Tower (Kota Kasablanka phase 4), where mortgage financing has not yet been introduced. As such, the payment mix will vary depending on the contribution of Eluna Tower sales.

## PRESALES PER UNIT PRICE

■ <IDR 1 bn/unit ■ IDR 1-2 bn/unit ■ IDR 2-5 bn/unit ■ >IDR 5 bn/unit



The higher contribution from units above IDR 5 billion is mainly driven by upgrader and repeat buyers from the Eluna Tower launch (Kota Kasablanka phase 4). Existing customers are moving into higher-value products within the same ecosystem, reflecting strong brand loyalty and confidence in the project. This trend supports a shift toward higher-value products, reinforcing both pricing power and margin quality.

## Section 4

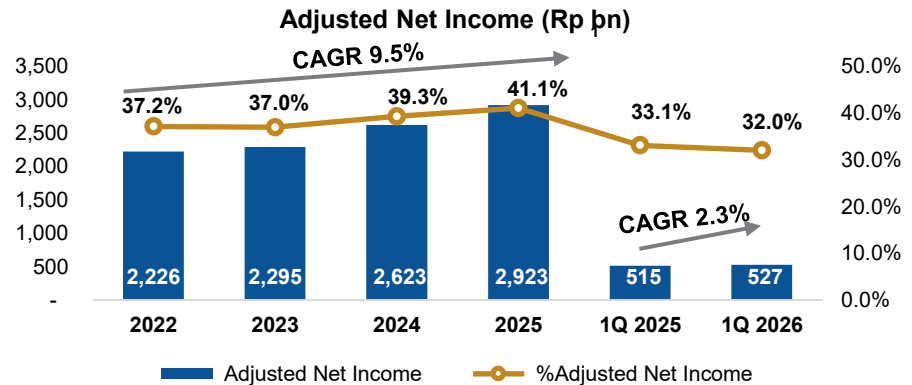
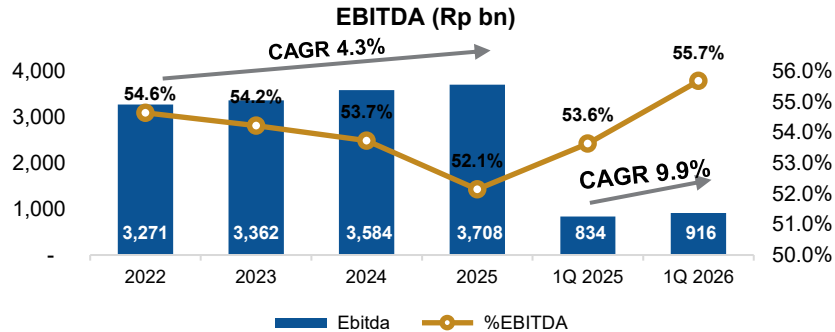
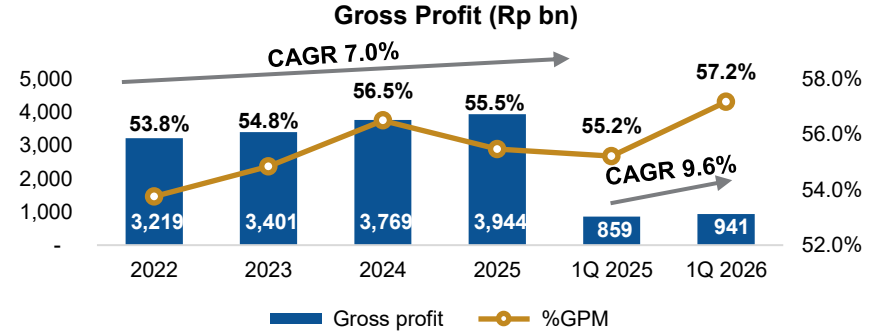
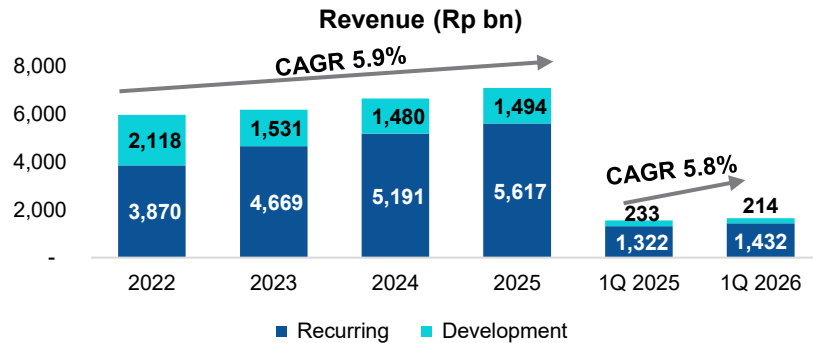
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### *Capital management*



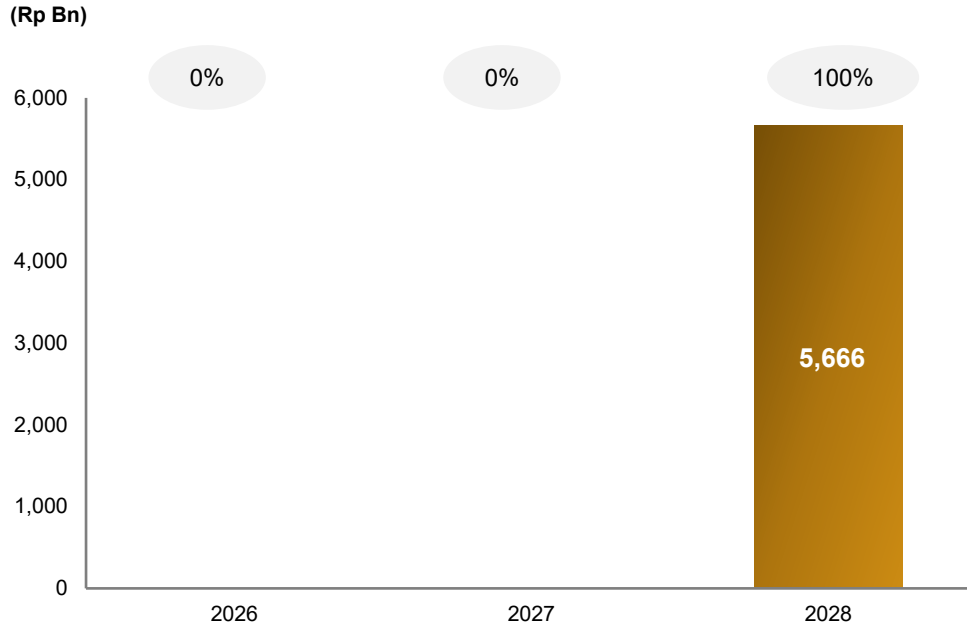
# Strong Growth & Delivering Consistent Profitability

Sustained recurring revenue expansion supported by resilient margins and disciplined execution



# Prudent Capital Management

Healthy debt profile with average debt maturity of 2.1 years and average cost of debt 5.49% p.a.



Senior Unsecured Notes 2028 of US\$ 333.4m (fully hedged)

US\$ 80.4m Lower-upper Strike : Rp15,000-Rp16,500

US\$ 125m Lower-upper Strike : Rp15,500-Rp17,000

US\$ 64m Lower-upper Strike : Rp16,000-Rp17,500

US\$ 64m Lower-upper Strike : Rp16,000-Rp18,000

(Rp Bn)

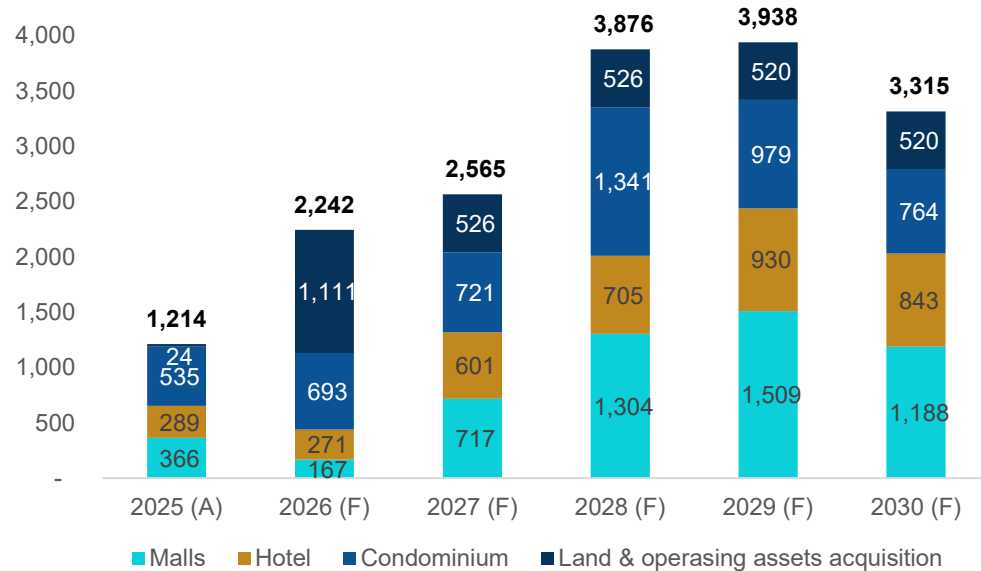
Key Credit Metrics	1Q 2026	1Q 2025
Cash and Cash Equivalents	5,109	9,536
Other Financial Asset IDR	3,456	1,061
Other Financial Asset USD	4,439	1,663
<b>Total Cash and Other Financial Asset</b>	<b>13,003</b>	<b>12,259</b>
Average borrowing Cost	5.49%	5.49%
EBITDA/Interest	10.4 x	8.5 x
Average Debt Maturity (years)	2.1	3.1

# Strategic CAPEX Pipeline

Focused on expansion, greenfield projects, and selective acquisitions

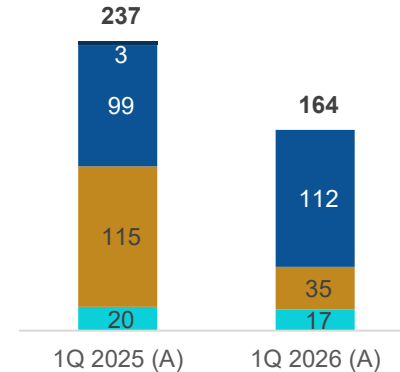
(Rp Bn)

## CAPEX 2025-2030



(Rp Bn)

## CAPEX 1Q 25-1Q 26



Disciplined multi-year CAPEX allocation focused on recurring income and development assets, supporting strategic expansion

CAPEX funding will be supported by internally generated cash flow and external borrowings

The Company remains open to selective strategic acquisitions and investments.






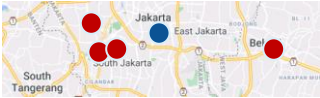


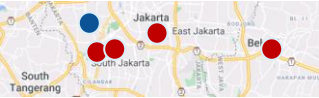
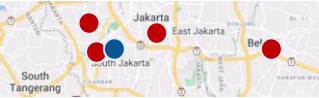
# Appendix

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## *Supporting Asset Details*



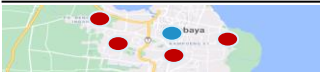




# Portfolio Overview – Jakarta

	Kota Kasablanka	Gandaria City	Pakuwon Mall Bekasi	Somerset Berlian	Blok M Plaza
					
<b>Description</b>	<b>Superblock</b> <ul style="list-style-type: none"> <li>12.9ha located right next to Jakarta's Golden Triangle</li> <li>Contains the largest mall in South Jakarta, opened on July 28, 2012</li> </ul>	<b>Superblock</b> <ul style="list-style-type: none"> <li>3rd largest superblock in South Jakarta</li> <li>Located on a 9.3ha lot along a main thoroughfare linking South Jakarta to West Jakarta</li> </ul>	<b>Superblock</b> <ul style="list-style-type: none"> <li>3.6 ha located at West Bekasi Contains the mall, 4 condominiums, and 2 brand of Hotels</li> <li>400m walking distance to LRT Terminal which operates in August 2023</li> </ul>	<b>Serviced apartment</b> <ul style="list-style-type: none"> <li>Serviced apartment situated in the exclusive residential area of South Jakarta and a short drive from the financial center</li> <li>Managed by The Ascott Limited under the "Somerset" brand</li> </ul>	<b>Retail mall</b> <ul style="list-style-type: none"> <li>Mid-market retail mall in South Jakarta's commercial district. Situated along the main thoroughfare connecting South Jakarta and the central business district</li> <li>MRT terminal connected directly into the Mall in March 2019</li> </ul>
<b>Residential</b>	<ul style="list-style-type: none"> <li>4 condos, 1,077 units, GSA: 96k sqm</li> <li>3 additional condos, GSA: 121k sqm</li> <li><b>2 condos, GSA: 96k sqm</b></li> </ul>	<ul style="list-style-type: none"> <li>2 condos, 118k sqm</li> <li><b>1 condos GSA: 62k sqm</b></li> </ul>	<ul style="list-style-type: none"> <li>3 condominiums, 1,802 unit GSA : 75k sqm</li> <li><b>1 condominiums, 822 unit GSA: 25k sqm</b></li> </ul>		
<b>Office (for sale)</b>	<ul style="list-style-type: none"> <li>Tower A GSA: 36k sqm</li> <li>Tower C GSA: 32k sqm</li> </ul>	<ul style="list-style-type: none"> <li>Tower A GSA: 37k sqm</li> <li><b>GSA : 17.5k sqm</b></li> </ul>			
<b>Retail</b>	<ul style="list-style-type: none"> <li>Middle to upper market mall NLA: 116k sqm</li> <li><b>NLA : 58k sqm</b></li> </ul>	<ul style="list-style-type: none"> <li>Middle to upper market mall NLA: 100k sqm</li> <li><b>NLA : 12k sqm</b></li> </ul>	<ul style="list-style-type: none"> <li>NLA: 45k sqm</li> </ul>		<ul style="list-style-type: none"> <li>NLA: 31k sqm</li> </ul>
<b>Office (for lease)</b>	<ul style="list-style-type: none"> <li>Tower A NLA: 21k sqm</li> <li>Tower B NLA: 32k sqm</li> <li>Tower C NLA: 48k sqm</li> </ul>	<ul style="list-style-type: none"> <li>Tower A NLA: 21k sqm</li> <li><b>NLA : 17.5k sqm</b></li> </ul>			
<b>Hospitality</b>	<ul style="list-style-type: none"> <li><b>Marriott, 314 rooms, 5-star hotel</b></li> <li><b>Jakarta Edition, 240 rooms, 5-star hotel</b></li> </ul>	<ul style="list-style-type: none"> <li>Grand Sheraton, 293 rooms, 5-star hotel</li> </ul>	<ul style="list-style-type: none"> <li>Fairfield, 166 rooms, 4-star hotel</li> <li>Four Points, 242 rooms, 4-star hotel</li> </ul>	<ul style="list-style-type: none"> <li>Somerset, 100 serviced apartment units</li> </ul>	
<b>Location</b>					

**Notes:**

Projects in red are currently under construction or targeted to start construction within the next 2 years, and are based on estimates. GSA/NLA and number of units/rooms are estimates. NLA : Net Leasable Area, GSA: Gross Saleable Area




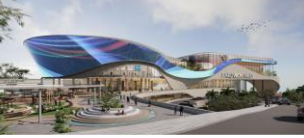




# Portfolio Overview – Surabaya

	Tunjungan City	Pakuwon Mall	Grand Pakuwon	Pakuwon City	Royal Plaza
<b>Description</b>	<b>Superblock</b> <ul style="list-style-type: none"> <li>8.8ha located in prime central precinct</li> <li>PWON's first development in 1986, expanded in phases</li> <li>Developing Phase 5 and 6 with premium retail, office, and residential towers</li> </ul>	<b>Superblock</b> <ul style="list-style-type: none"> <li>16.9ha located in affluent neighborhood</li> <li>Has a mid-market retail mall, Pakuwon Mall and a strata retail mall</li> <li>Developing Phase 3, 4 and 5 with premium leased retail, residential condos and hotels</li> </ul>	<b>Township</b> <ul style="list-style-type: none"> <li>Self contained city in West Surabaya</li> <li>Consisting of residential area and a future commercial area</li> </ul>	<b>Superblock &amp; Township</b> <ul style="list-style-type: none"> <li>Self-contained city in East Surabaya</li> <li>Consisting of a residential area, commercial area, and an education park</li> </ul>	<b>Retail mall</b> <ul style="list-style-type: none"> <li>Mid-market strata retail mall 78% owned and managed by a subsidiary of PP</li> <li>Situated along one of Surabaya's main thoroughfares easily accessible from nearby toll roads and public transport</li> </ul>
<b>Residential</b>	<ul style="list-style-type: none"> <li>TP5 GSA: 30k sqm</li> <li>TP6 GSA: 58k sqm</li> </ul>	<ul style="list-style-type: none"> <li>Phase 2: two towers GSA: 60k sqm</li> <li>Phase 3: one tower GSA: 41k sqm</li> <li>Phase 4 : three tower GSA : 143k sqm</li> <li>Phase 5: three tower GSA : 142k sqm</li> </ul>	<ul style="list-style-type: none"> <li>House and land lot community</li> </ul>	<ul style="list-style-type: none"> <li>House and land lot community</li> <li>4 Educuity condos GSA:103k sqm<sup>3</sup></li> <li>ECM Phase 2 : one tower GSA : 48k sqm</li> <li>ECM Phase 3 : one tower GSA 33k sqm one tower GSA 19k sqm</li> </ul>	
<b>Office (for sale)</b>	<ul style="list-style-type: none"> <li>TP5 GSA: 10.5k sqm</li> <li>TP6 GSA: 17k sqm</li> </ul>			<ul style="list-style-type: none"> <li>Shophouses, university, schools, and a hospital</li> </ul>	
<b>Retail</b>	<ul style="list-style-type: none"> <li>NLA: 149k sqm</li> </ul>	<ul style="list-style-type: none"> <li>PM NLA: 156k sqm</li> <li>PTC NLA: 46k<sup>1</sup> sqm</li> </ul>		<ul style="list-style-type: none"> <li>Phase 1-3 NLA: 54k sqm</li> </ul>	<ul style="list-style-type: none"> <li>NLA: 53k<sup>2</sup> sqm</li> </ul>
<b>Office (for lease)</b>	<ul style="list-style-type: none"> <li>TP5 NLA: 9k sqm</li> <li>TP6 NLA: 24k sqm</li> </ul>				
<b>Hospitality</b>	<ul style="list-style-type: none"> <li>Sheraton, 348rooms, 5-star hotel</li> <li>Four Points, 293 rooms, 4-star hotel</li> </ul>	<ul style="list-style-type: none"> <li>Four Points, 317 rooms, 4-star hotel</li> <li>The Westin, 204 rooms, 5-star hotel</li> <li>Ascott, 182 serviced apartment units</li> <li>Tribute, 266 rooms, 4-star hotel</li> </ul>		<ul style="list-style-type: none"> <li>Aloft Surabaya, 233 rooms, 4-star Hotel</li> </ul>	
<b>Location</b>					

Notes:  
 Projects in red are currently under construction or targeted to start construction within the next 2 years, and are based on estimates. GSA/NLA and number of units/rooms are estimates. NLA : Net Leasable Area, GSA: Gross Saleable Area

1. Pakuwon Trade Center ("PTC") NLA excludes sold area of 5,467 sqm
2. Royal Plaza NLA excludes sold area of 15,226 sqm
3. Remaining 15 planned condo developments

# Portfolio Overview – Central Java

	Pakuwon Mall Jogja	Yogyakarta Marriott Hotel	Pakuwon Mall Solo Baru	Semarang
				
<b>Description</b>	<p><b>Retail Mall</b></p> <ul style="list-style-type: none"> <li>Middle-upper retail market in Yogyakarta, the largest shopping mall in Central Java and Yogyakarta</li> </ul>	<p><b>Hotel</b></p> <ul style="list-style-type: none"> <li>Marriott hotel in Yogyakarta</li> <li>Located directly adjacent to Pakuwon Mall Jogja</li> </ul>	<p><b>Retail Mall</b></p> <ul style="list-style-type: none"> <li>Mid-market retail mall in Solo commercial district</li> </ul>	<p><b>Superblock</b></p> <ul style="list-style-type: none"> <li>22.7ha located in upper Semarang, in the midst of middle upper class residential area</li> <li>25 minutes away from city center with sprawling golf course</li> </ul>
<b>Residential</b>				<ul style="list-style-type: none"> <li>One tower, 22k sqm</li> </ul>
<b>Office (for sale)</b>				
<b>Retail</b>	<ul style="list-style-type: none"> <li>NLA : 72k sqm</li> </ul>		<ul style="list-style-type: none"> <li>NLA : 32k sqm</li> </ul>	<ul style="list-style-type: none"> <li>NLA : 131k sqm</li> </ul>
<b>Office (for lease)</b>				
<b>Hospitality</b>		<ul style="list-style-type: none"> <li>Marriott, 347 rooms, 5-star hotel</li> </ul>		<ul style="list-style-type: none"> <li>4-star and 5-star hotels with a total 570 rooms</li> </ul>
<b>Location</b>				

Notes:  
 Projects in red are currently under construction or targeted to start construction within the next 2 years, and are based on estimates. GSA/NLA and number of units/rooms are estimates. NLA : Net Leasable Area, GSA: Gross Saleable Area

# Portfolio Overview – Bali

## Four Points by Sheraton Bali, Kuta



- Description**
- Located in the heart of the Legian-Kuta region
  - Only seven kilometers from Bali Ngurah Rai International Airport.

**Residential**

**Office  
(for sale)**

**Retail**

**Office  
(for lease)**

- Hospitality**
- Four Points, 185 rooms, 4-star hotel



**Location**



Asset pictures Four Points by Sheraton Bali, Kuta



# Portfolio Overview – Other Cities

	Batam	IKN
		
	<b>Superblock</b>	<b>Superblock</b>
<b>Description</b>	<ul style="list-style-type: none"> <li>12.4ha in the city center of Batam, 5 minutes from Nagoya Hills</li> </ul>	<ul style="list-style-type: none"> <li>7.2ha in front of the civic plaza and next to the palace</li> </ul>
<b>Residential</b>	<ul style="list-style-type: none"> <li>3 towers GSA: 126K sqm</li> </ul>	
<b>Office (for sale)</b>		
<b>Retail</b>	<ul style="list-style-type: none"> <li>NLA : 78K sqm</li> </ul>	<ul style="list-style-type: none"> <li>NLA : 16K sqm</li> </ul>
<b>Office (for lease)</b>		
<b>Hospitality</b>	<ul style="list-style-type: none"> <li>2 stacked 4-star and 5-star hotels with a total 536 rooms</li> </ul>	<ul style="list-style-type: none"> <li>1 hotel with 295 rooms</li> </ul>
<b>Location</b>		



# Thank You!

## Investor Relations

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