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PT. Pakuwon Jati Tbk.

INDONESIA BEST MANAGED COMPANIES SOUTHEAST ASIA

PAKUWON JATI

1H 2026 RESULTS

PRESENTATION

Retail-Led
Integrated Developer

Established Track Record
In Superblocks & Townships

Recurring Income
Growth Platform

Expanding Presence
Across High-Growth Cities

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Section 1

Company Overview

What sets Pakuwon Jati apart?

A proven platform with scale, resilience, and growth momentum

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
#5	Largest retail mall in Jakarta

Market leader in Surabaya

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

Market leader in Jogja/ Central Java

#1	Largest retail mall in Central Java
#1	Largest number for a 5-star hotel in Jogja

859k sqm Retail Malls NLA

2,907 keys

6 Superblocks

1,100 ha 2 Townships

509.9 ha Land bank

Proven Leadership, Integrated Platform, Strong Pipeline

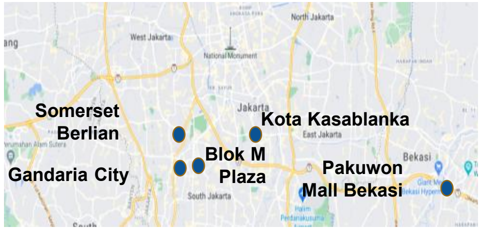
Built for Long-Term Growth



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

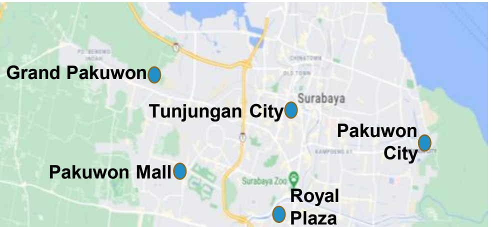


3 Superblocks
(Kota Kasablanka, Gandaria City, Pakuwon Mall Bekasi)

1 Independent Retail Mall
(Blok M Plaza)

1 Serviced Apartment
(Somerset Berlian)

Surabaya



3 Superblocks
(Tunjungan City, Pakuwon Mall, Pakuwon City Mall)

2 Townships
(Grand Pakuwon, Pakuwon City)

1 Independent 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)

Winning Business Strategy

Executing a clear strategy to deliver sustainable growth and long-term value

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

Strong Recurring Income Base | Proven Superblock Platform | Disciplined Capital Management | Sustainable Growth & Long-Term Value

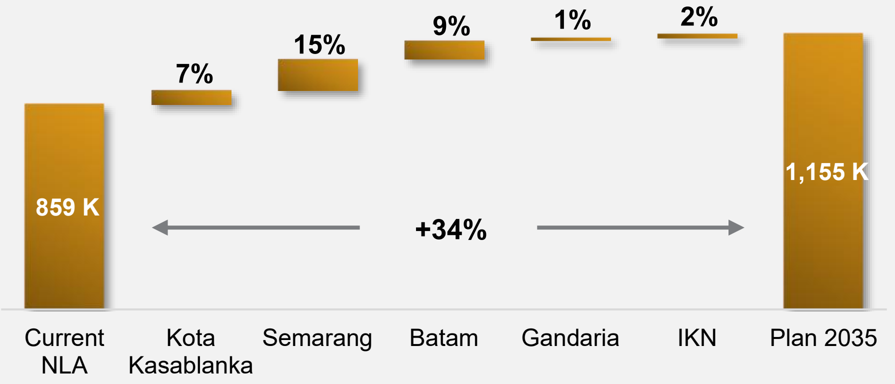
Section 2

Growth & Strategy

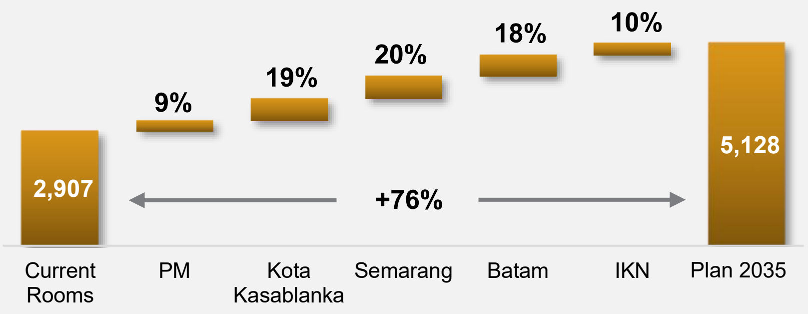
Asset Growth

Strong organic expansion pipeline driving long-term income growth

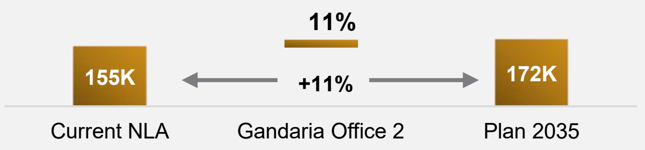
Retail Leasing NLA Growth (sqm) [1]



Hotel Room Growth (rooms) [2]



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

+34% **Retail Leasing NLA Growth by 2035**

+76% **Hotel Room Growth by 2035**

+11% **Office leasing NLA Growth by 2035**

Stronger recurring income, stronger future

Notes :

1. Excluding IKN project, the overall development pipeline is targeted for completion by 2034
2. Excluding IKN project, the overall development pipeline is targeted for completion by 2031

Development in Progress

Project under construction, driving near-to-medium-term growth

1 Pakuwon Mall Extension (Phase 5) — **In Progress**

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**

2 Kota Kasablanka Extension (Phase 4) — **In Progress**

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**

3 Superblock Pakuwon Mall Semarang (Phase 1) — **In Progress**

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**

Total Project Value	Total Retail NLA	Total Hotel Rooms	Total Residential
IDR – 10.2 Trillion	**190K sqm**	**1,390 rooms**	**6 towers ~ 260K sqm GFA**

Future Pipeline Development

A robust development pipeline supporting long-term growth

4 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**

5 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**

6 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:	**2035**

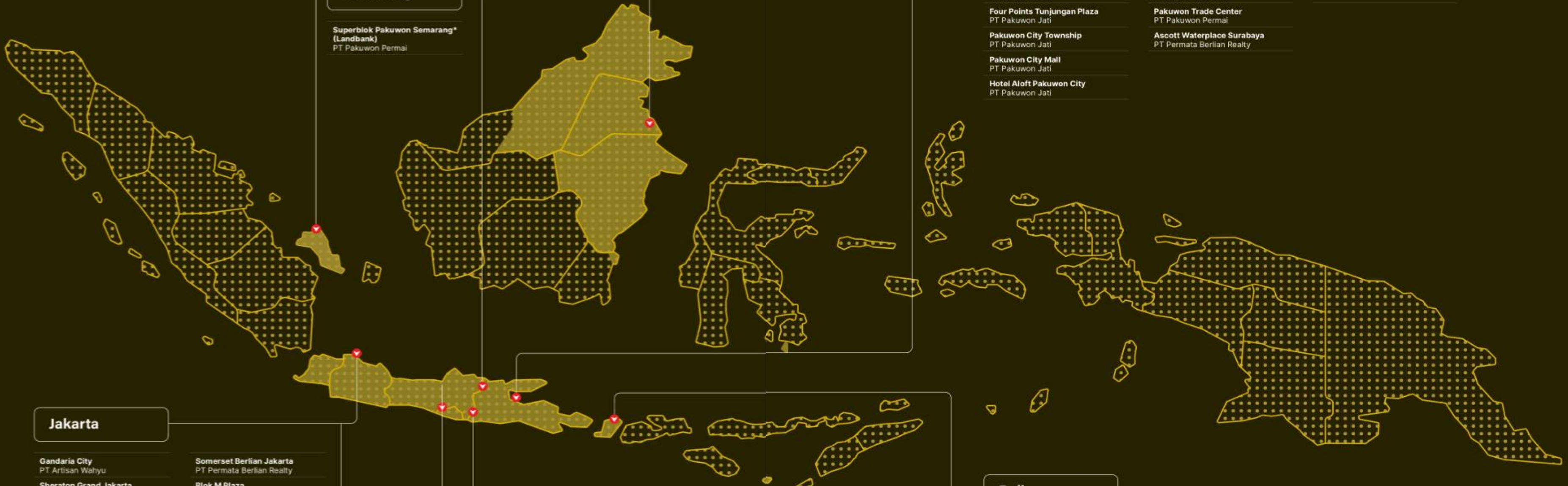
Total Project Value
IDR – 7,0 Trillion

Total Retail NLA
106K sqm

Total Hotel Rooms
831 rooms

Total Residential
4 towers ~ 188K sqm GFA

Geographically Diversified Portfolio



IKN

Superblok Pakuwon Nusantara* (Landbank)
PT Pakuwon Nusantara Abadi

Batam

Superblok Pakuwon Batam* (Landbank)
PT Cemerlang Indo Properti

Semarang

Superblok Pakuwon Semarang* (Landbank)
PT Pakuwon Permai

Surabaya

Tunjungan Plaza
PT Pakuwon Jati

Grand Pakuwon Township
PT Pakuwon Jati

Sheraton Surabaya Hotel & Towers
PT Pakuwon Jati

Four Points Tunjungan Plaza
PT Pakuwon Jati

Pakuwon City Township
PT Pakuwon Jati

Pakuwon City Mall
PT Pakuwon Jati

Hotel Aloft Pakuwon City
PT Pakuwon Jati

Four Points by Pakuwon Indah
PT Pakuwon Permai

The Westin Surabaya
PT Pakuwon Permai

Pakuwon Mall
PT Pakuwon Permai

Pakuwon Trade Center
PT Pakuwon Permai

Ascott Waterplace Surabaya
PT Permata Berlian Realty

Royal Plaza
PT Dwijaya Manunggal

PT Prima Cipta Konstruksi (PCK)

PT Prima Regensi Hotel

Jakarta

Gandaria City
PT Artisan Wahyu

Sheraton Grand Jakarta Gandaria City
PT Artisan Wahyu

Kota Kasablanka
PT Elite Prima Hutama

Somerset Berlian Jakarta
PT Permata Berlian Realty

Blok M Plaza
PT Pakuwon Sentosa Abadi

PT Centrum Utama Prima

Greater Jakarta

- Pakuwon Mall Bekasi
  PT Grama Pramesi Siddhi
- Hotel Fairfield
  PT Grama Pramesi Siddhi
- Four Points Bekasi
  PT Grama Pramesi Siddhi

Yogyakarta

Pakuwon Mall Jogja
PT Pakuwon Permai

Yogyakarta Marriott Hotel
PT Pakuwon Permai

Solo

Pakuwon Mall Solo Baru
PT Pakuwon Permai

Bali

Four Points Bali, Kuta
PT Pakuwon Jati

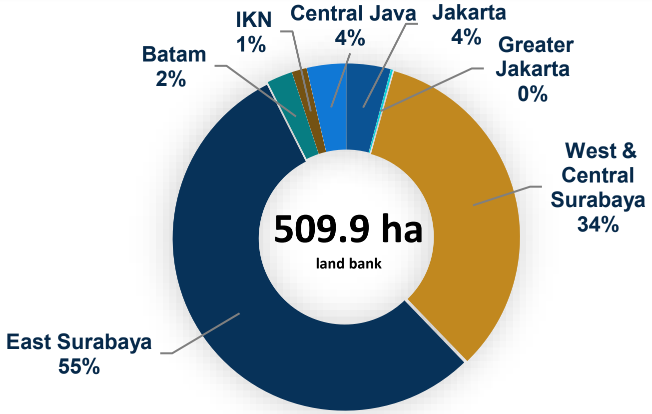
* Belum Beroperasional
Not Yet In Operational

Strategic Land Bank Supporting Long-Term Growth

Disciplined land banking strategy providing over 10 years of development visibility

Location	Project	Land 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	256.1
	Outside Pakuwon City	20.7
West Surabaya	Grand Pakuwon Township	158.6
	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
Total Land Bank		**509.9**

Land breakdown by location



KEY TAKEAWAYS

89% of land bank located in Surabaya

Expansion focused on high-growth market

Acquisition remain selective and opportunistic

Section 3

Financial & Operational Highlights

Financial Highlight - **1H 2026**

Recurring income driving earnings growth

Revenue

IDR 3.374T

▲0%

1H 25 IDR 3.373T

EBITDA

IDR 1.875T

▲3%

1H 25 IDR 1.822T

Adj. NI

IDR 1.434T

▲7%

1H 25 IDR 1.338T

- **Revenue analysis:**

Revenue remained stable YoY, supported by positive rental reversion, higher revenue contribution from Pakuwon City Mall and Pakuwon Mall Bekasi and newly opened hotels. As these assets move beyond their initial opening phase, higher occupancy and average room rates have supported strong hospitality growth.

- **EBITDA analysis:**

EBITDA increased 3% YoY, supported by operating leverage and disciplined cost control, resulting in higher margin.

- **Adjusted NI analysis**:

Adjusted NI increased 7% YoY, supported by higher EBITDA, US$ interest and investment income

Resilient recurring income base

Stabilizing revenue

Operating leverage & cost discipline

Driving higher profitability

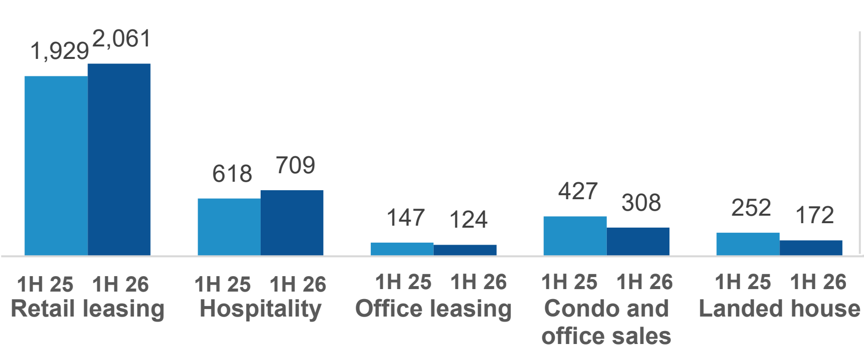
Focused excecution

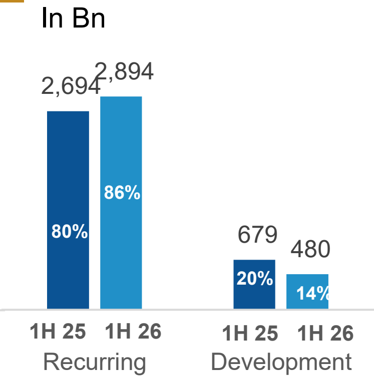
Delivering sustainable growth

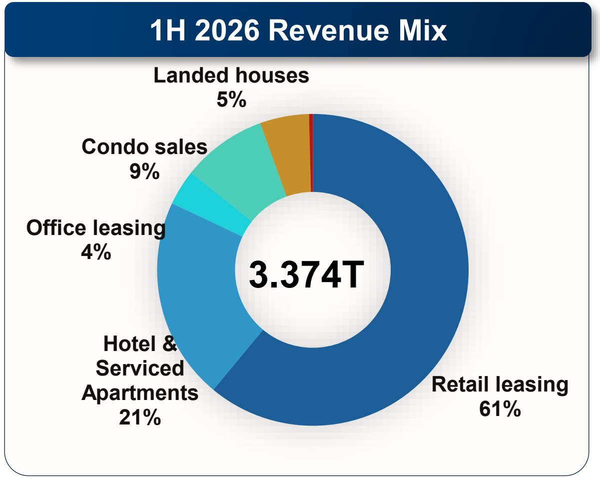
Revenue Mix by Segment

Recurring income remains the key driver of revenue, supported by diversified portfolio

1H 2025	1H 2026	YOY
IDR 3.373T	IDR 3.374T	▲ 0%







Retail leasing

The increase was supported by high occupancy, positive rental reversions from lease renewals and higher revenue contribution from Pakuwon City Mall and 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 and office sales

Condo sales revenue decreased, primarily due to lower recognition at Pakuwon Mall Bekasi and Pakuwon City Mall

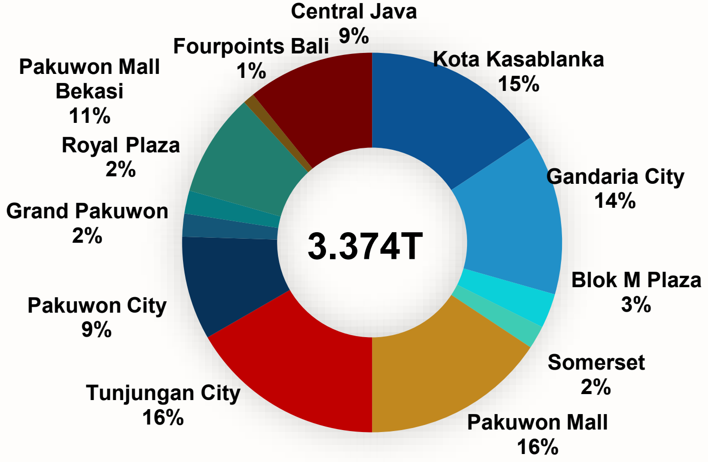
Landed house

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

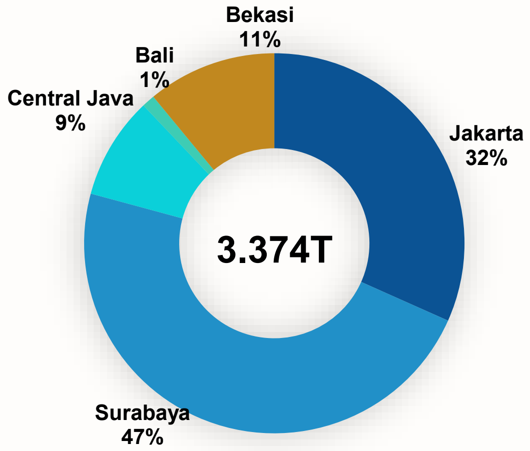
Revenue Mix by Project and Geography – **1H 2026**

Well-diversified portfolio across project and key growth regions.

Revenue by project



Revenue by geography



Surabaya

Tunjungan City and Pakuwon Mall remained the largest contributors, each accounting for 16% of total revenue, underscoring the strength of the Company's flagship retail destinations. Pakuwon City (9%) also continued to increase its contribution, supported by expanding developments.

Jakarta & Greater Jakarta

Kota Kasablanka (15%) and Gandaria City (14%) remained key contributors, highlighting Jakarta's strategic importance within the portfolio. Bekasi (11%) also recorded growing contributions, supported by newer developments and reflecting the Company's latest regional area expansion.

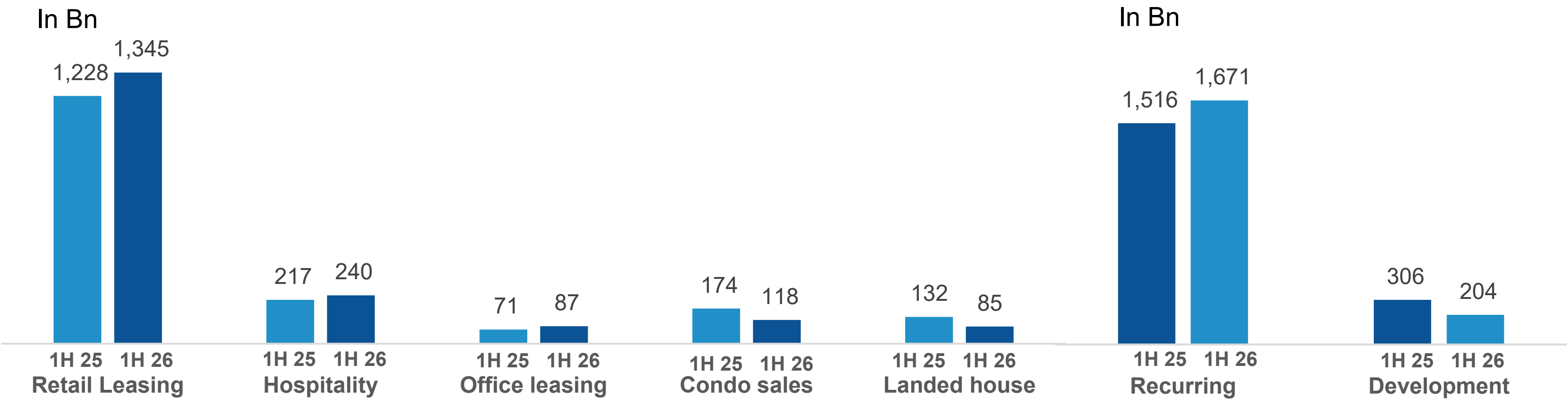
Central Java

Central Java (9%) continued to deliver solid contributions, further enhancing the Company's regional diversification.

PT. Pakuwon Jati Tbk.

EBITDA Mix by Segment

1H 2025	1H 2026	YOY
IDR 1.822T	IDR 1.875Bn	▲ 3%



Resilient Growth:

EBITDA increased +3% YoY to IDR 53bn, 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 higher contribution from Pakuwon City Mall and 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

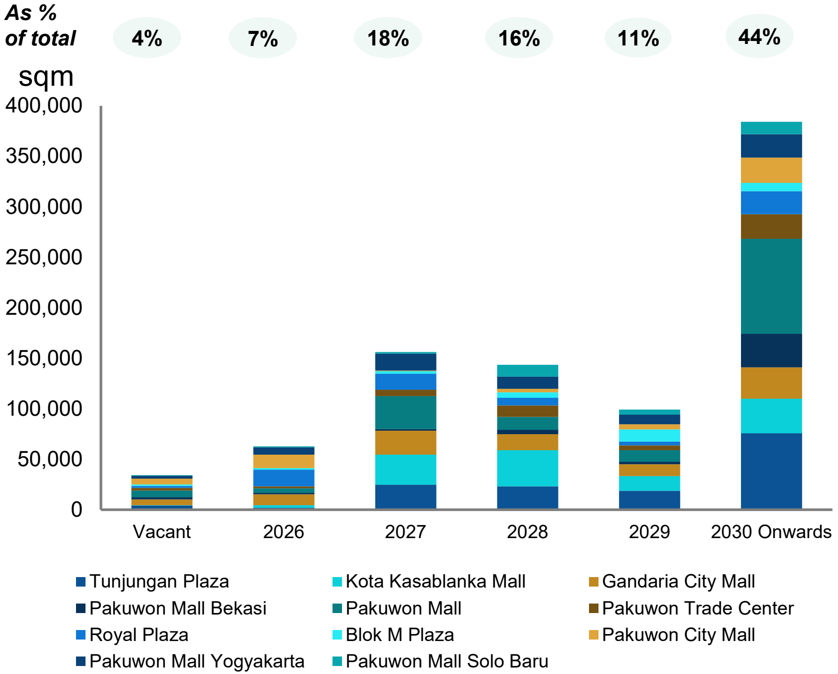
High occupancy and well-staggered lease expiry profile support earnings stability

Historical Occupancy

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

Notes:
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

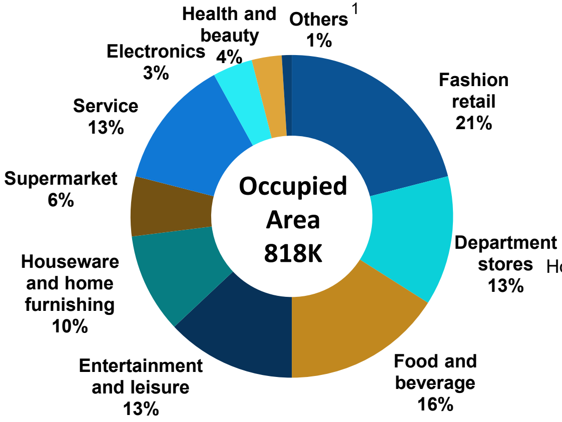
Lease Expiry Profile (NLA Breakdown)



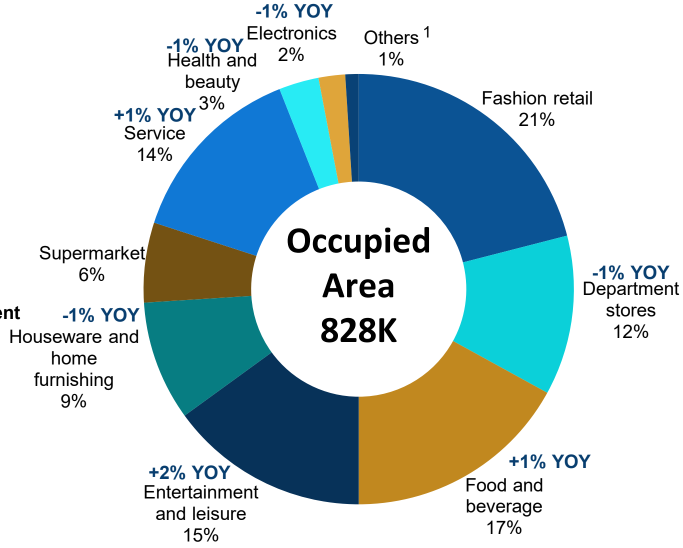
Tenant Mix Evolution Driving Sustainable Footfall and Long-Term Growth

Evolving tenant mix aligned with experience-led demand

1H2025



1H2026



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**

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

Experience-led tenant mix driving sustainable traffic and spending

Office Portfolio Highlights

High-quality office assets within integrated superblocks

	Occupancy	2022	2023	2024	2025	1H 2026	1H 2025
Jakarta	Kota Kasablanka Office 88 (57k sqm)	91%	93%	93%	91%	91%	92%
Jakarta	Prudential Center (32k sqm)	73%	79%	86%	93%	94%	94%
Jakarta	Pakuwon Tower Jakarta (80k sqm)	50%	53%	30%	36%	42%	36%
Jakarta	Gandaria 8 (58k sqm)	97%	99%	98%	99%	97%	98%
Surabaya	Pakuwon Center Surabaya (20k sqm)	78%	79%	78%	80%	81%	80%
Surabaya	Pakuwon Tower Surabaya (41k sqm)	45%	63%	66%	68%	67%	67%


Kota Kasablanka Office 88


Prudential Center

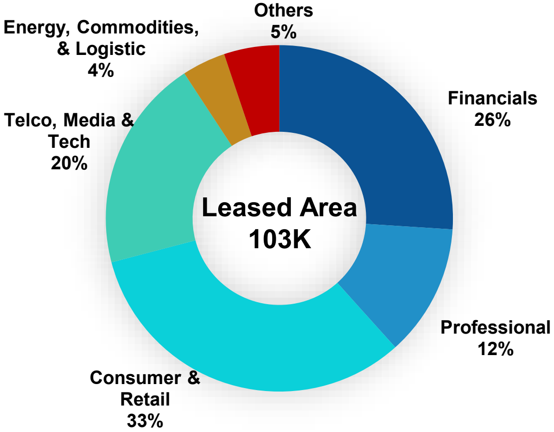

Pakuwon Tower Jakarta


Gandaria 8 Office Tower


Pakuwon Center Surabaya


Pakuwon Tower Surabaya

Office Tenant Mix



High-quality office assets in prime locations

Diverse and resilient tenant base

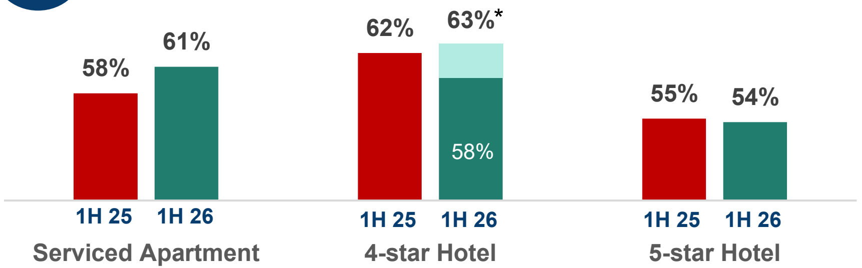
Creating strong synergies with retail and hospitality assets

Driving foot traffic during business hours across integrated superblocks

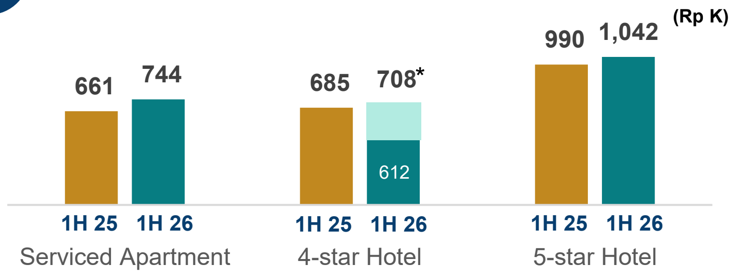
Diversified Hospitality Portfolio

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

ROOM OCCUPANCY (%)

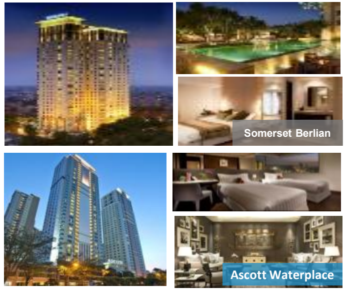


REVENUE PER AVAILABLE ROOM (RevPAR)

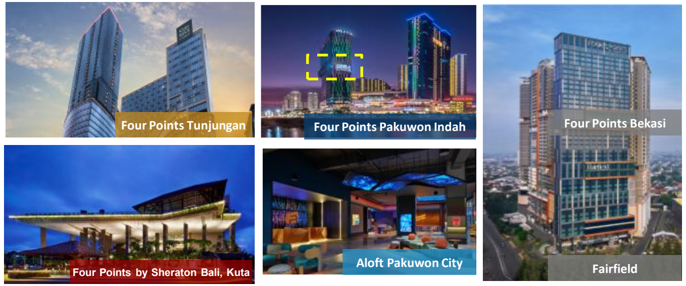


HOSPITALITY PORTOFOLIO

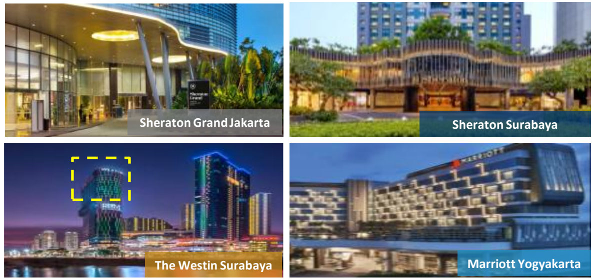
Serviced Apartment



4-STAR HOTEL



5-STAR HOTEL



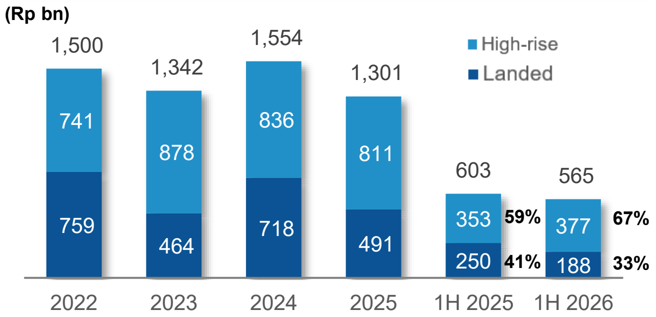
Strong performance across our diversified hospitality portfolio, supported by operational excellence and addition of new quality hotels

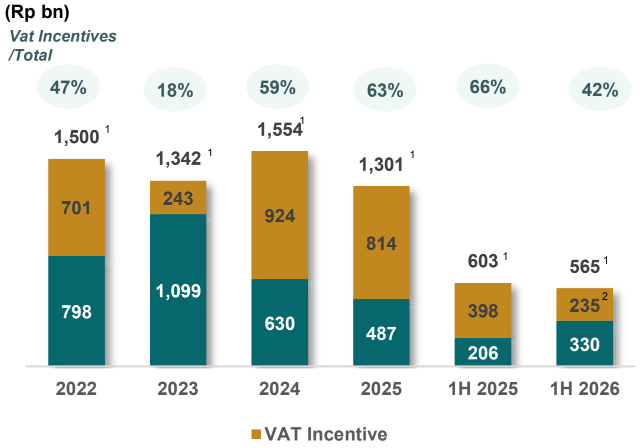
Note:
*Excluding 2 new hotels : Four Points Bekasi and Aloft Pakuwon City

Residential Pre-sales Performance

1H2026 pre-sales remained supported by government incentives

Pre-Sales (Rp bn)





Pre-Sales by Project - 1H 2026

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[3]	28%	Completed	2019
	Eluna	Condo	49.6k	8%	Initial Stage	2029
Pakuwon Residences Bekasi	Amor	Condo	24.1k	93%	Completed	2024
	Bella	Condo	25.9k	49%	Completed	2024
	Dolce Vista	Condo	24.0k	20%	Final Stage	2026
Tunjungan City	Pakuwon Center	Office	10.4k[3]	97%	Completed	2018
	One Icon	Condo	57.8k	99%	Completed	2018
	Pakuwon Tower	Office	27.7k[3]	89%	Completed	2019
Pakuwon City	Amor	Condo	48.5k	98%	Completed	2021
	Bella	Condo	31.2k	72%	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	39%	Structure Works	2027
	Lancaster	Condo	33.8k	52%	Structure Works	2027

Notes:

1 VAT incentives from the regulatory

2 The 1H 2026 VAT subsidy comprised 56% high-rise units and 44% landed units

3 As % of saleable area, excluding approximately 50-60% of area set aside for lease

Residential Township Portfolio

Two flagship townships with strong fundamentals and long-term growth potential

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

Prime Locations

Strategically located in East and West Surabaya with excellent connectivity and infrastructure

Strong Demand

Sustained demand across market cycles driven By end-users and investors

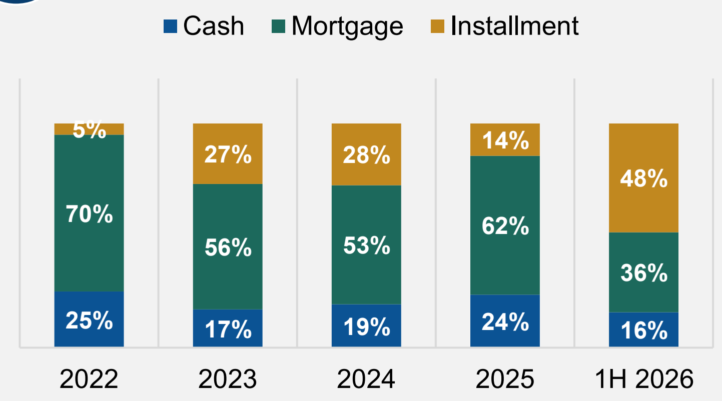
Long-term Value Creation

Large landbanks and intergrated township Development ensure future growth and value

Resilient Presales Mix Across Payment Methods and Price Segments

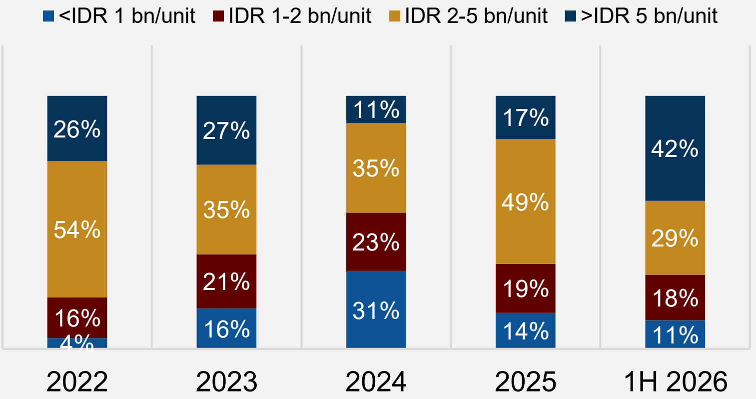
A balanced payment and price mix supported by product strategy and customer loyalty within our integrated ecosystem

PRESALES PER PAYMENT METHOD



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



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.

Diversified Payment Mix
Balance mix of cash, mortgage, and installment supports presales stability

Strong Price Mix
Growing contribution from >IDR 5 bn/unit reflects upgrading trend and repeat demand

Resilient Presales Foundation
Supported by product strategy, ecosystem Strength, and customer loyalty

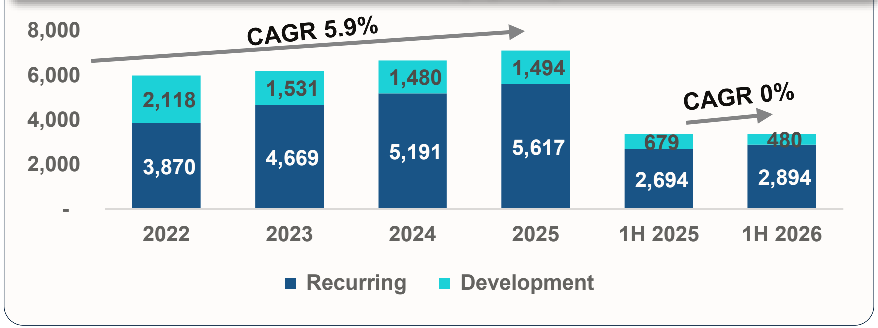
Section 4

Capital management

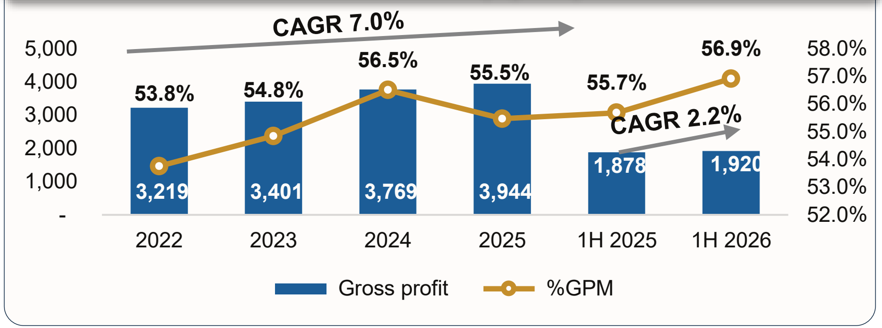
Strong Growth & Delivering Consistent Profitability

Sustained recurring revenue expansion supported by resilient margins and disciplined execution

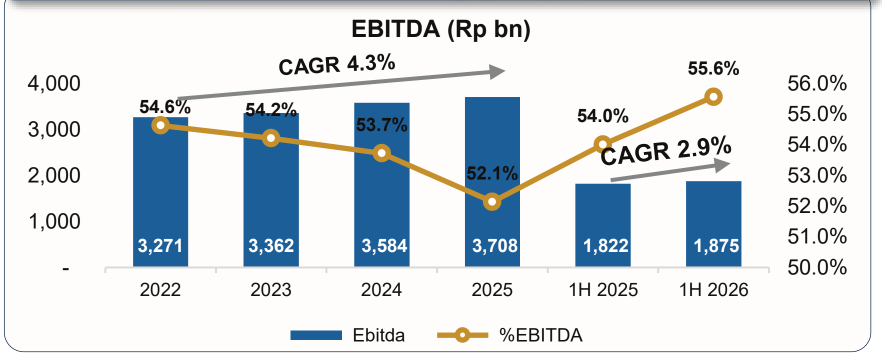
Revenue (Rp bn)



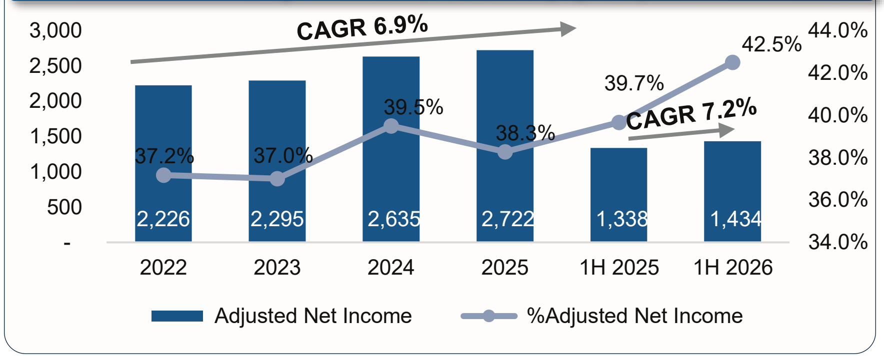
Gross Profit (Rp bn)



EBITDA (Rp bn)



Adjusted Net Income (Rp bn)



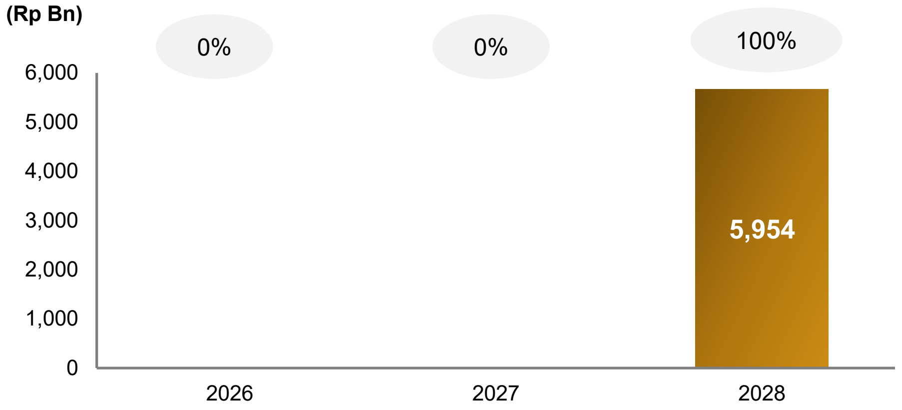
Notes:

1. Adjusted for forex gains / (losses) of (Rp395bn), Rp87bn, (Rp202bn), (Rp165bn), (Rp71bn), (Rp55bn) in 2022, 2023, 2024, 2025, 1H 2025, 1H 2026
2. Gains / (losses) in discretionary fund of (Rp12bn), Rp188bn, Rp122bn, (Rp123bn) in 2024, 2025, 1H 2025, 1H 2026

Prudent Capital Management

Healthy debt profile with average debt maturity of 1.9 years and average cost of debt 5.49% p.a.

Debt Maturity Profile (Senior Unsecured Notes)



Senior Unsecured Notes 2028 of US$ 333.4m

- *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*

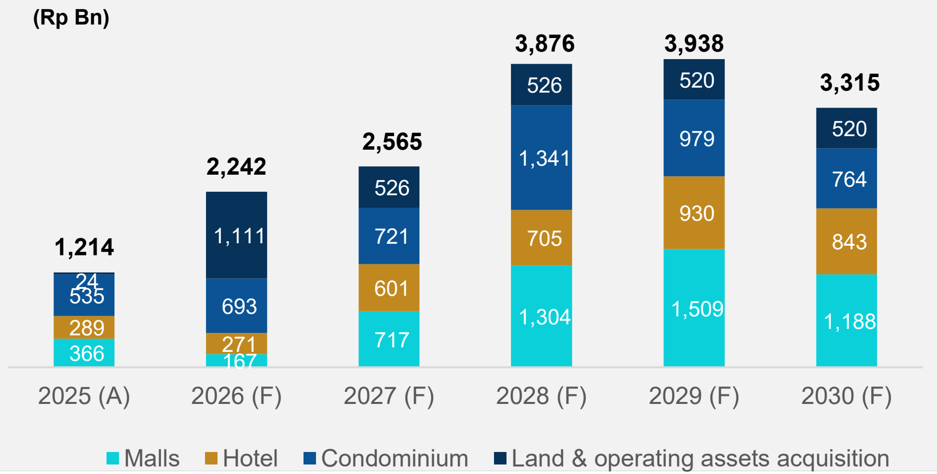
*US$ 343.4m in time deposits, IG Bonds and mutual funds

Key Credit Metrics (Rp Bn)	1H 2026	1H 2025
Cash and Cash Equivalents*	4,461	7,272
Other Financial Asset IDR	3,419	2,366
Other Financial Asset USD*	5,667	2,165
Total Cash and Other Financial Asset	**13,547**	**11,803**
Average borrowing Cost	5.49%	5.49%
EBITDA/Interest	10.5 x	9.9 x
Average Debt Maturity	1.9	2.9

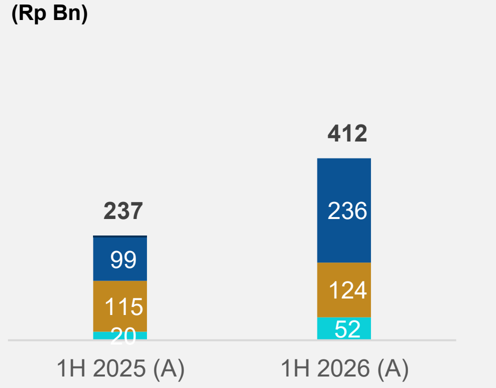
Strategic CAPEX Pipeline

Focused on expansion, greenfield projects, and selective acquisitions

CAPEX 2025 - 2030



CAPEX 1H 2025 vs 1H 2026



+74%
Increase YoY 1H2026 vs 1H2025

Rp 412 bn
CAPEX in 1H26

51%1H 26 CAPEX
Mainly used for Pakuwon Mall Bekasi and Pakuwon Mall Phase 5 Project

Disciplined Multi-Year Capex Allocation

Focused on recurring income and development assets, supporting strategic expansion

Capex Funding Supported By Strong Fundamentals

Internally generated cash flow and external borrowings support our growth strategy

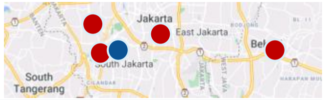
Open to Selective Acquisitions

The Company remains open to selective strategic acquisitions and investments.

Appendix

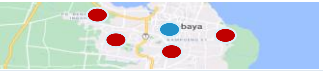
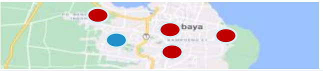
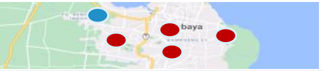
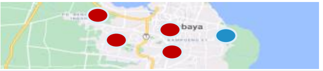
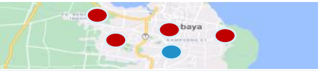
Supporting Asset Details

Portfolio Overview – Jakarta

	Kota Kasablanka	Gandaria City	Pakuwon Mall Bekasi	Somerset Berlian	Blok M Plaza
					
Description	**Superblock**	**Superblock**	**Superblock**	**Serviced apartment**	**Retail mall**
	· 12.9ha located right next to Jakarta's Golden Triangle · Contains the largest mall in South Jakarta, opened on July 28, 2012	· 3rd largest superblock in South Jakarta · Located on a 9.3ha lot along a main thoroughfare linking South Jakarta to West Jakarta	· 3.6 ha located at West Bekasi Contains the mall, 4 condominiums, and 2 brand of Hotels · 400m walking distance to LRT Terminal which operates in August 2023	· Serviced apartment situated in the exclusive residential area of South Jakarta and a short drive from the financial center · Managed by The Ascott Limited under the "Somerset" brand	· Mid-market retail mall in South Jakarta's commercial district. Situated along the main thoroughfare connecting South Jakarta and the central business district · MRT terminal connected directly into the Mall in March 2019
Residential	· 4 condos, 1,077 units, GSA: 96k sqm · 3 additional condos, GSA: 121k sqm · 2 condos, GSA: 96k sqm	· 2 condos, 118k sqm · 1 condos GSA: 62k sqm	· 3 condominiums, 1,802 unit GSA : 75k sqm · 1 condominiums, 822 unit GSA: 25k sqm		
Office (for sale)	· Tower A GSA: 36k sqm · Tower C GSA: 32k sqm	· Tower A GSA: 37k sqm · GSA : 17.5k sqm			
Retail	· Middle to upper market mall NLA: 116k sqm · NLA : 58k sqm	· Middle to upper market mall NLA: 100k sqm · NLA : 12k sqm	· NLA: 45k sqm		· NLA: 31k sqm
Office (for lease)	· Tower A NLA: 21k sqm · Tower B NLA: 32k sqm · Tower C NLA: 48k sqm	· Tower A NLA: 21k sqm · NLA : 17.5k sqm			
Hospitality	· Marriott, 314 rooms, 5-star hotel · Jakarta Edition, 240 rooms, 5-star hotel	· Grand Sheraton, 293 rooms, 5-star hotel	· Fairfield, 166 rooms, 4-star hotel · Four Points, 242 rooms, 4-star hotel	· Somerset, 100 serviced apartment units	
Location					

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

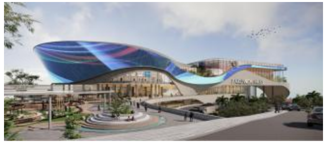
Portfolio Overview – Surabaya

	Tunjungan City	Pakuwon Mall	Grand Pakuwon	Pakuwon City	Royal Plaza
					
Description	**Superblock** · 8.8ha located in prime central precinct · PWON's first development in 1986, expanded in phases · Developing Phase 5 and 6 with premium retail, office, and residential towers	**Superblock** · 16.9ha located in affluent neighborhood · Has a mid-market retail mall, Pakuwon Mall and a strata retail mall · Developing Phase 3, 4 and 5 with premium leased retail, residential condos and hotels	**Township** · Self contained city in West Surabaya · Consisting of residential area and a future commercial area	**Superblock & Township** · Self-contained city in East Surabaya · Consisting of a residential area, commercial area, and an education park	**Retail mall** · Mid-market strata retail mall 78% owned and managed by a subsidiary of PP · Situated along one of Surabaya's main thoroughfares easily accessible from nearby toll roads and public transport
Residential	· TP5 GSA: 30k sqm · TP6 GSA: 58k sqm	· Phase 2: two towers GSA: 60k sqm · Phase 3: one tower GSA: 41k sqm · Phase 4 : three tower GSA : 143k sqm · Phase 5: three tower GSA : 142k sqm	· House and land lot community	· House and land lot community · 4 Educity condos GSA:103k sqm[3] · ECM Phase 2 : one tower GSA : 48k sqm · ECM Phase 3 : one tower GSA 33k sqm one tower GSA 19k sqm	
Office (for sale)	· TP5 GSA: 10.5k sqm · TP6 GSA: 17k sqm			· Shophouses, university, schools, and a hospital	
Retail	· NLA: 149k sqm	· PM NLA: 156k sqm · PTC NLA: 46k[1] sqm		· Phase 1-3 NLA: 54k sqm	· NLA: 53k[2] sqm
Office (for lease)	· TP5 NLA: 9k sqm · TP6 NLA: 24k sqm				
Hospitality	· Sheraton, 348rooms, 5-star hotel · Four Points, 293 rooms, 4-star hotel	· Four Points, 317 rooms, 4-star hotel · The Westin, 204 rooms, 5-star hotel · Ascott, 182 serviced apartment units · Tribute, 266 rooms, 4-star hotel		· Aloft Surabaya, 233 rooms, 4-star Hotel	
Location					

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
				
Description	**Retail Mall** • Middle-upper retail market in Yogyakarta, the largest shopping mall in Central Java and Yogyakarta	**Hotel** • Marriott hotel in Yogyakarta • Located directly adjacent to Pakuwon Mall Jogja	**Retail Mall** • Mid-market retail mall in Solo commercial district	**Superblock** • 22.7ha located in upper Semarang, in the midst of middle upper class residential area • 25 minutes away from city center with sprawling golf course
Residential				• One tower, 22k sqm
Office (for sale)				
Retail	• NLA : 72k sqm		• NLA : 32k sqm	• NLA : 131k sqm
Office (for lease)				
Hospitality		• Marriott, 347 rooms, 5-star hotel		• 4-star and 5-star hotels with a total 570 rooms
Location				

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
		
Description	**Superblock** • 12.4ha in the city center of Batam, 5 minutes from Nagoya Hills	**Superblock** • 7.2ha in front of the civic plaza and next to the palace
Residential	• 3 towers GSA: 126K sqm	
Office (for sale)		
Retail	• NLA : 78K sqm	• NLA : 16K sqm
Office (for lease)		
Hospitality	• 2 stacked 4-star and 5-star hotels with a total 536 rooms	• 1 hotel with 295 rooms
Location		

Artist Rendering - IKN

Thank You!

Investor Relations

Surabaya Office:

Pakuwon City Mall, 5th Floor

Jl. Kejawan Putih Mutiara No. 17

Pakuwon City Surabaya 60112, Indonesia

Tel: +6231 – 9921 8800

Jakarta Office:

Gandaria 8 Office Tower 32nd Floor

Jl. Sultan Iskandar Muda 5 No. 8

Jakarta Selatan 12240, Indonesia

Tel: +6221 – 2900 8000

Email : **investorrelations@pakuwon.com**

Website : **www.pakuwonjati.com**

PT. Pakuwon Jati Tbk.