



# Pakuwon Jati

## Results Presentation – 9M 2025



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## Section 1

# *Achievement Highlights*

# Key Highlights – 9M2025

## Financial

- ✓ 9M2025 revenue reached Rp5.1 trillion (approximately US\$306.8 million), driven by a 15% growth in mall revenue.
- ✓ EBITDA stood at Rp2.7 trillion (US\$164.1 million), maintaining a solid 54% margin, supported by recurring EBITDA contribution of 84%.
- ✓ Consistently strong profitability, with net income margin at 44%<sup>1</sup>



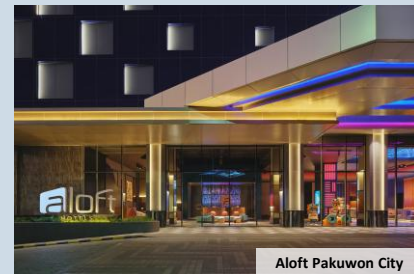
## Sustainability

- ✓ In August 2025, the installation of solar panel in Four Points Kuta has finished and is now running with capacity of 157.2 kWp (262 panels).
- ✓ Up to September 2025, all solar panels installed are running at a total capacity of 1,875.81 kWp with total CO2 avoidance of 1,361 ton CO2 per year.



## Hospitality Update

- ✓ Aloft Surabaya Pakuwon City, part of Superblock Pakuwon City Mall, was officially inaugurated on August 22 2025. The hotel features 233 guest rooms, meeting rooms, lounge and all day dining.



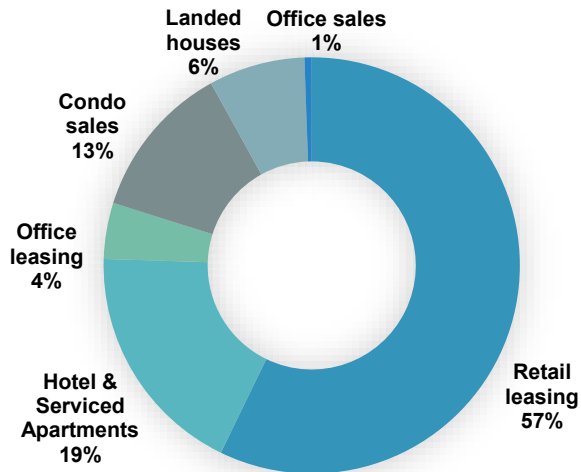
- ✓ Four Points Bekasi, part of Superblock Pakuwon Mall Bekasi, was officially inaugurated on September 22, 2025. The hotel features 242 guest rooms, ballroom, lounge, meeting rooms and all day dining.



- ✓ With the opening of both hotels, Pakuwon now manages 2,907 guest rooms across 10 hotels and 2 serviced apartments nationwide.

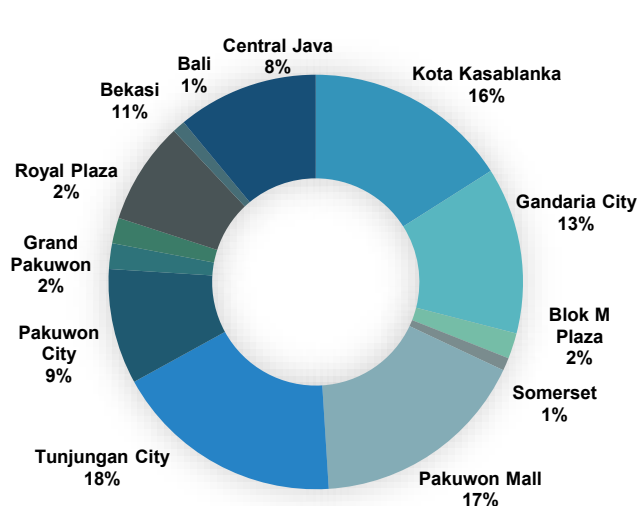
# Results Breakdown - 9M2025

## Revenue by segment



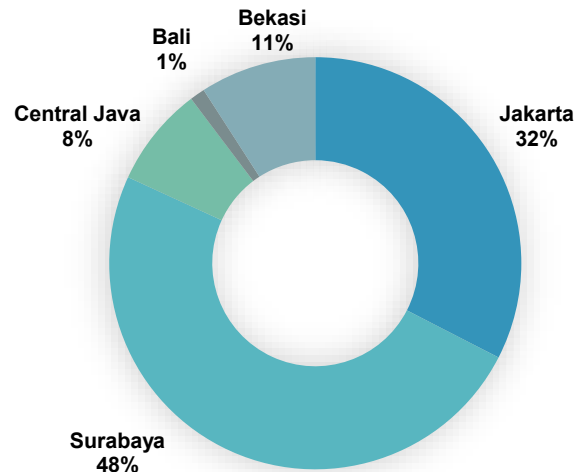
- 80% recurring revenue
- PWON consistently expands its recurring income portfolio to reinforce stability.

## Revenue by project



- **Surabaya:** highest proportion of revenue from Pakuwon Mall and Tunjungan City
- **Jakarta:** highest proportion of revenue from Kota Kasablanka

## Revenue by geography

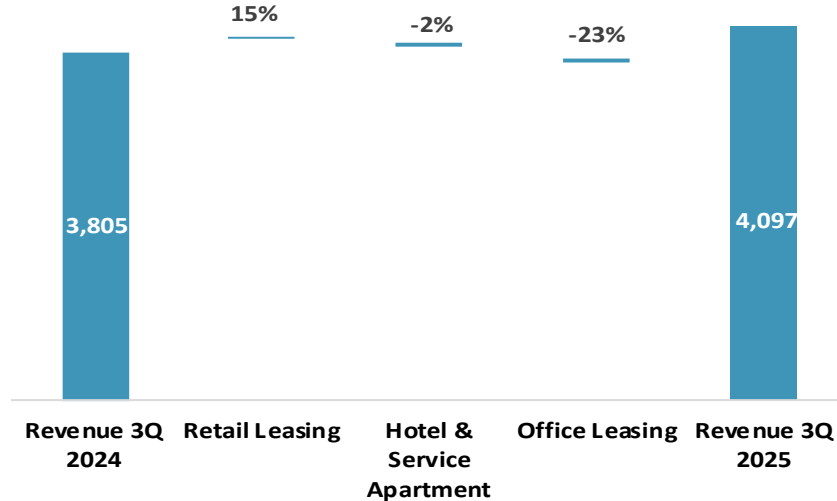


- Geographically, PWON continues to leverage on revenue from Surabaya and Jakarta properties while expanding the base to Central Java, Bali and Bekasi
- PWON is strategically broadening its revenue footprint to Semarang and Batam.



# Recurring Operation Highlights

Malls and hotels remain the primary revenue drivers.



A brief explanation of the growth:

- Retail leasing grew 15% due to increase in occupancy, average rental revenue and the opening of Pakuwon Mall Bekasi.
- Hotel & service apartments revenue was slightly lower by 2%, mainly due to food & beverage revenue
- Office leasing revenue fell by 23% due to lower occupancy.



# Retail: High Quality Mall Portfolio

Minimum lease termination keeping PWON malls highly occupied with prominent tenants

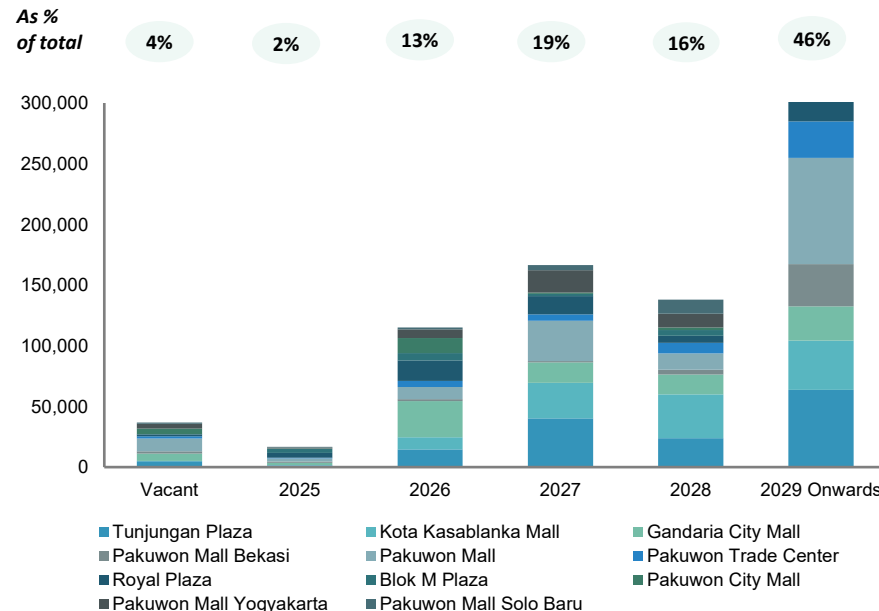
## Historical Occupancy

Occupancy		2021	2022	2023	2024	3Q 2025
Jakarta	Kota Kasablanka Mall (116k sqm)	99%	100%	99%	100%	100%
	Gandaria City Mall (100k sqm)	90%	96%	95%	96%	94%
	Blok M Plaza (31k sqm)	88%	92%	92%	95%	99%
Greater Jakarta	Pakuwon Mall Bekasi (45k sqm)	—	—	—	94% <sup>5</sup>	94%
Surabaya	Tunjungan Plaza (149k sqm)	91%	94%	92%	97%	97%
	Pakuwon Mall (156k sqm)	89%	94%	94%	94%	93%
	Pakuwon Trade Center (46k sqm <sup>1</sup> )	87%	90%	92%	94%	96%
	Royal Plaza (53k sqm <sup>2</sup> )	90%	95%	96%	97%	98%
	Pakuwon City Mall (50k sqm <sup>4</sup> )	74%	80%	76%	87%	91%
Central Java	Pakuwon Mall Yogyakarta (70k sqm)	65% <sup>3</sup>	90% <sup>3</sup>	91%	94%	94%
	Pakuwon Mall Solo Baru (33k sqm)	89%	83% <sup>3</sup>	90% <sup>3</sup>	95%	97%

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)



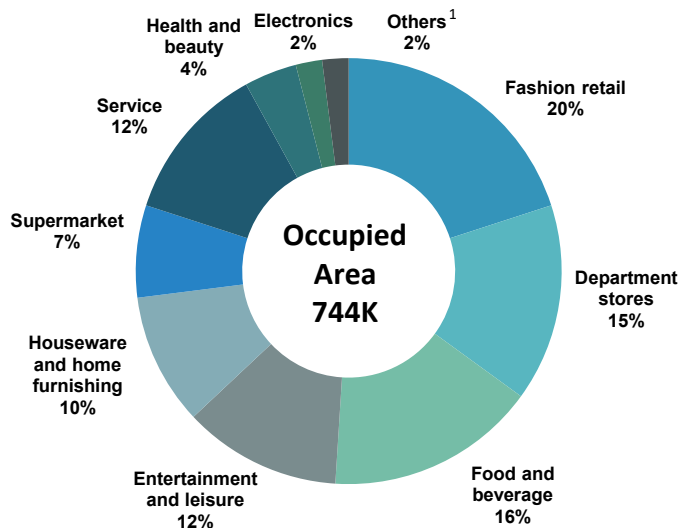


# Retail: Well-diversified Tenant Base

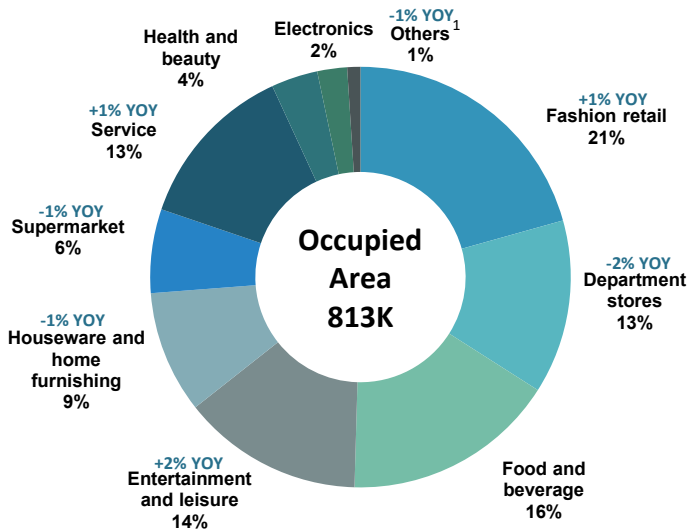
Diverse and attractive tenants supporting PWON malls as lifestyle destination

Retail mall tenant base breakdown by leased area (%)

9M2024



9M2025



Top 3 Additions in 9M 2025

Classification	sqm
Entertainment and Leisure	21,4k
Fashion Retail	15,8k
Food & Beverage	15,5k

Note:

<sup>1</sup> Includes storage, management office, promotion areas and others

# Office Operational Highlights

Integrated concept within the superblock to best support work-life balance

Occupancy		2021	2022	2023	2024	3Q 2025
Jakarta	Kota Kasablanka Office 88 (57k sqm)	93%	91%	93%	93%	92%
	Prudential Center (32k sqm)	70%	73%	79%	86%	91%
	Pakuwon Tower Jakarta (80k sqm)	47%	50%	53%	30%	34%
	Gandaria 8 (58k sqm)	99%	97%	99%	98%	98%
Surabaya	Pakuwon Center Surabaya (20k sqm)	75%	78%	79%	78%	80%
	Pakuwon Tower Surabaya (41k sqm)	45%	45%	63%	66%	67%

Major office tenants:



# Hotel Operational Highlights

Leading brands in hospitality driving the Revpar high

Revpar (Rp '000/room/day)		2021	2022	2023	2024	3Q 2025	3Q 2024	% Chg
Jakarta	Somerset Berlian Jakarta	415	530	589	630	579	632	-8%
	Sheraton Grand Jakarta	443	917	1,101	1,210	1,211	1,171	3%
Greater Jakarta	Fairfield Bekasi <sup>3</sup>	-	-	-	-	309	-	100%
	Four Points Bekasi <sup>5</sup>	-	-	-	-	193	-	100%
Surabaya	Sheraton Surabaya	347	619	737	801	736	745	-1%
	Four Points Tunjungan Plaza	329	594	757	842	811	796	2%
	Four Points Pakuwon Indah	283	585	789	921	875	880	-1%
	The Westin	438	859	1,078	1,295	1,261	1,238	2%
	Ascott Waterplace	550	722	747	829	762	818	-7%
	Aloft Pakuwon City <sup>4</sup>	-	-	-	-	512	-	100%
Central Java	Marriott Yogyakarta <sup>1</sup>	360	749	901	957	956	903	6%
Bali	Four Points Bali, Kuta <sup>2</sup>	-	-	661	866	958	854	12%

Hotel brands:

**THE WESTIN**  
SURABAYA

**SHERATON**  
GRAND  
Jakarta Gandaria City Hotel

**SHERATON**  
Surabaya Hotel & Towers

**MARRIOTT**  
YOGYAKARTA

**FOUR POINTS**  
BY SHERATON

**aloft**  
HOTELS

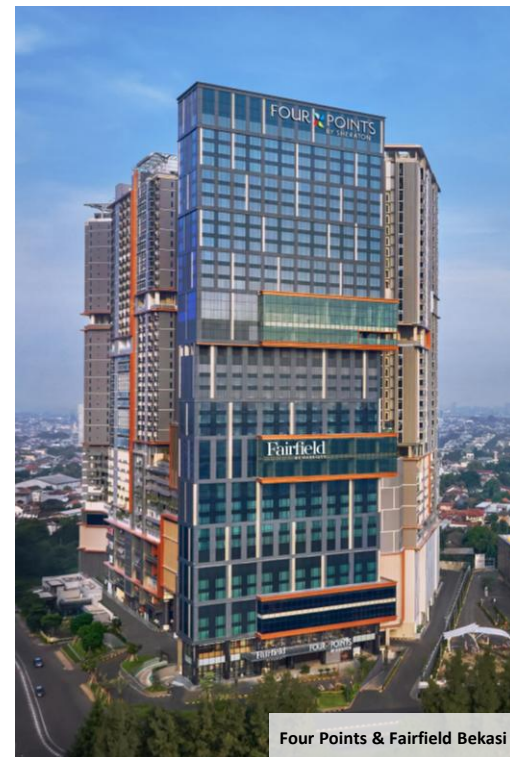
**Fairfield**  
BY MARRIOTT

**SOMERSET**  
BERLIAN  
JAKARTA

**ASCOTT**  
WATERPLACE  
SURABAYA

Notes:

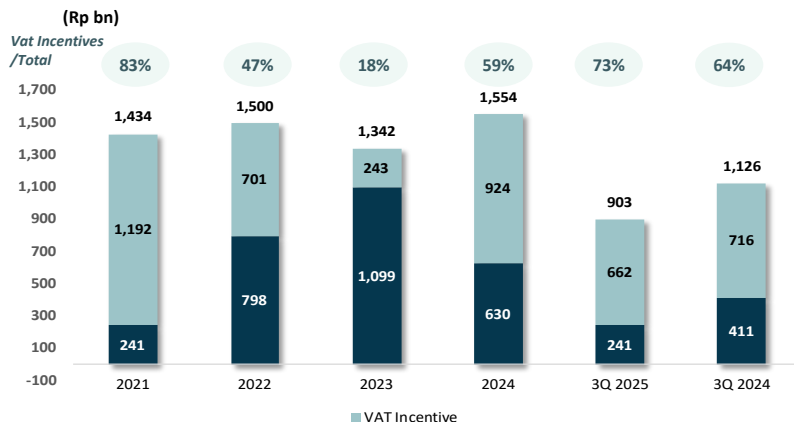
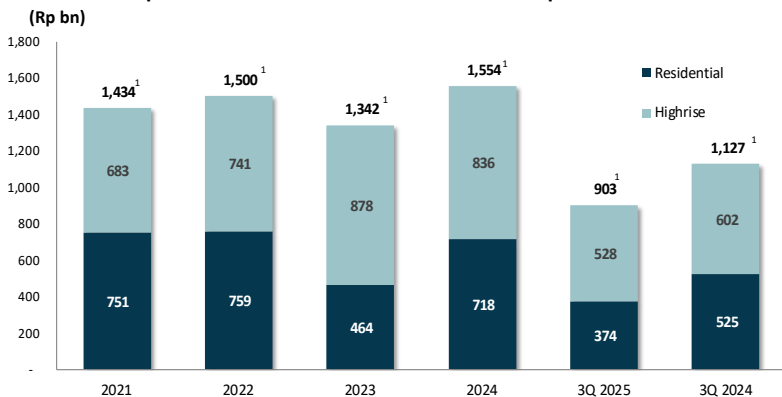
- 1 Acquired on 25 November 2020
- 2 Acquired on 10 March 2023
- 3 Fairfield by Marriott Bekasi opened on 18 April 2025
- 4 Aloft Surabaya Pakuwon City opened on 22 August 2025
- 5 Four Points Bekasi opened on 22 September 2025



Four Points & Fairfield Bekasi

# Residential Pre-sales

Total pre-sales in 9M 2025 were Rp 903bn, which was supported by government incentives



Superblock / Township	Project name	Segment	GSA (sqm)	% Sold	Progress update	Handover Schedule
Kota Kasablanka	Angelo	Condo	36.9k	99%	Completed	2018
	Bella	Condo	36.8k	100%	Completed	2018
	Chianti	Condo	47.3k	100%	Completed	2019
	Pakuwon Tower	Office	31.6k	26% <sup>2</sup>	Completed	2019
Pakuwon Residences Bekasi	Amor	Condo	24.1k	91%	Completed	2024
	Bella	Condo	25.9k	43%	Completed	2024
	Dolce Vista	Condo	24.0k	16%	Final Stage	2026
Tunjungan City	Pakuwon Center	Office	10.4k	97% <sup>2</sup>	Completed	2018
	One Icon	Condo	57.8k	87%	Completed	2018
	Pakuwon Tower	Office	27.7k	44% <sup>2</sup>	Completed	2019
Pakuwon City	Amor	Condo	48.5k	98%	Completed	2021
	Bella	Condo	31.2k	70%	Completed	2024
Pakuwon Mall	Anderson	Condo	57.1k	97%	Completed	2018
	Benson	Condo	53.7k	100%	Completed	2020
	La Viz	Condo	32.2k	98%	Completed	2021
	Clayson	Condo	57.5k	30%	Foundation	2027
	Lancaster	Condo	33.8k	38%	Foundation	2027

Source: Company data as of Sept 30, 2025

Notes:

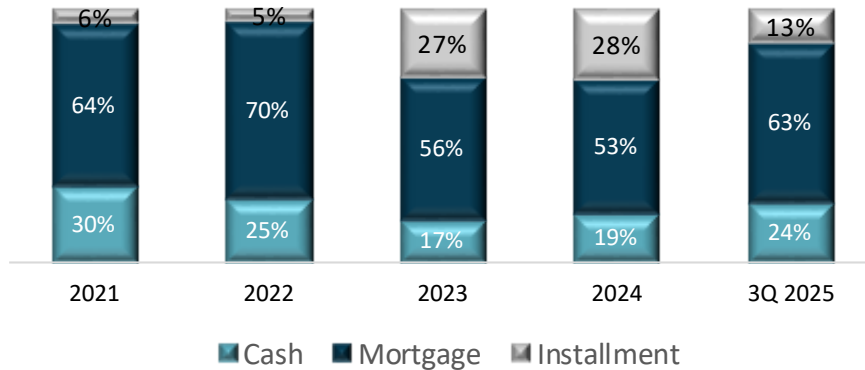
1 VAT incentives from the regulatory

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



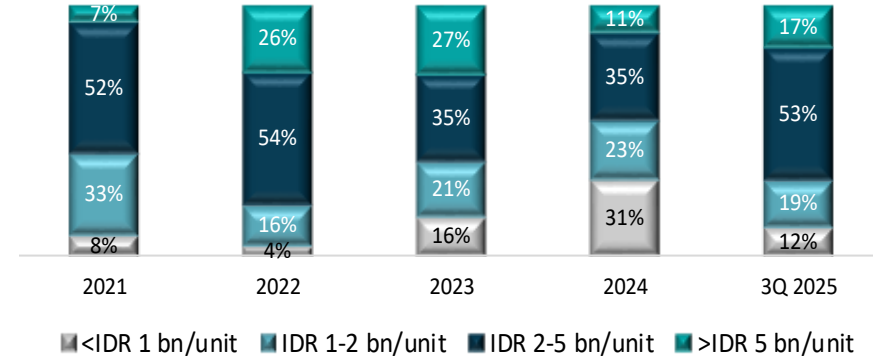
# Mortgage Strongly Supported Presales

## Presales per Payment Method



Attractive interest rate and easier approval by Banks supported the high proportion of sales with mortgage

## Presales per Unit Price



Presales were strongly driven by lower-middle to upper-middle income acquiring units from Rp2bn to Rp5bn

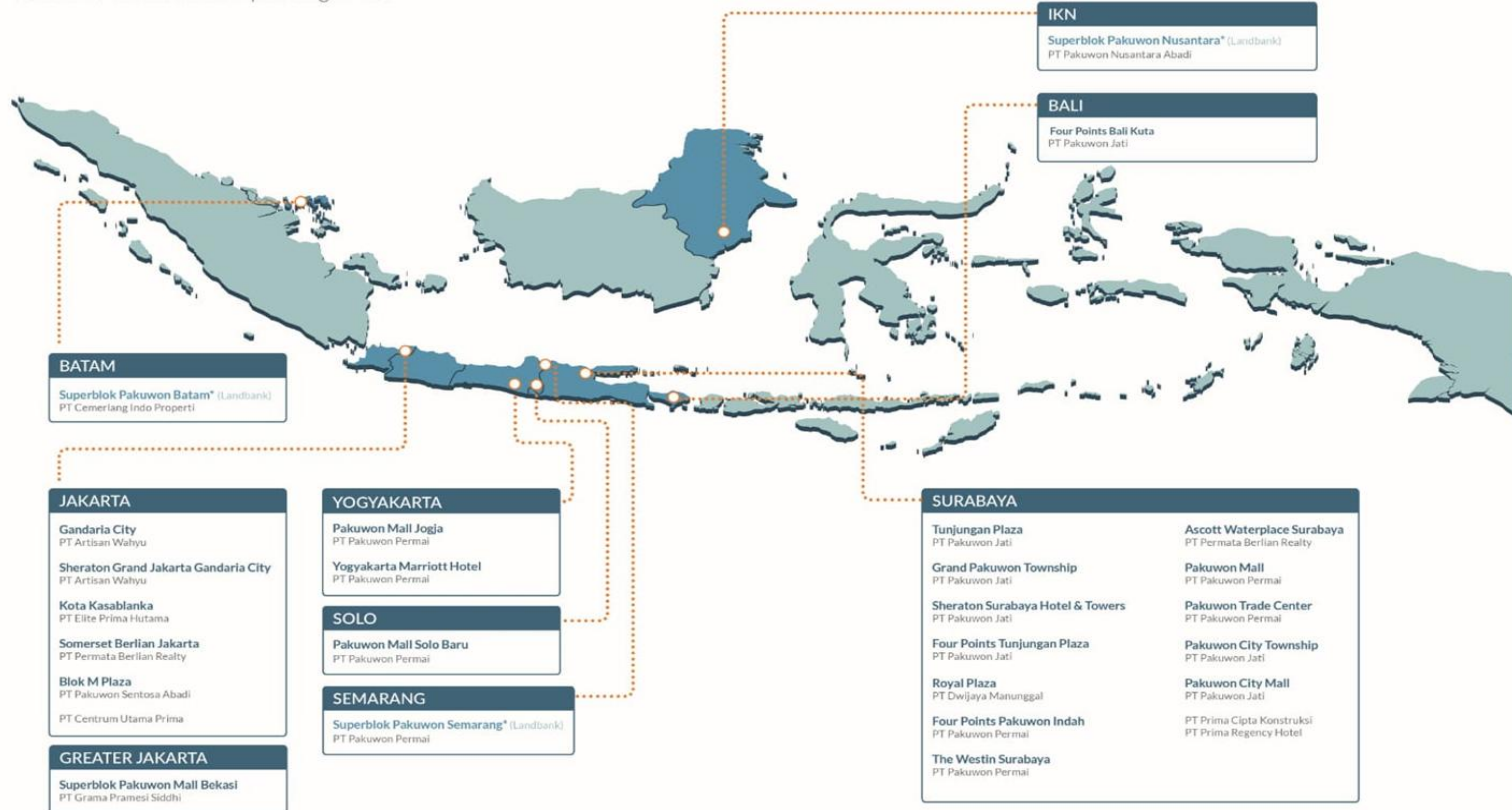


## Section 2

# *Projects Development & Strategic Land Bank*

# Geographically Diversified Portfolio

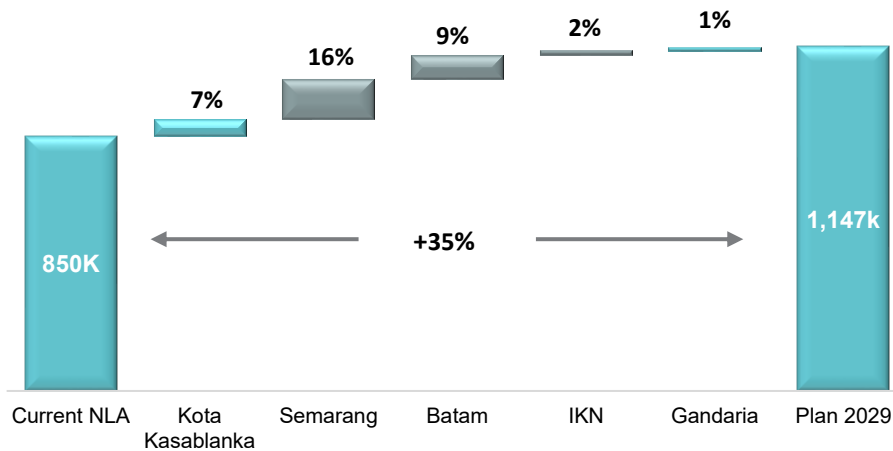
Business Network and Operating Areas



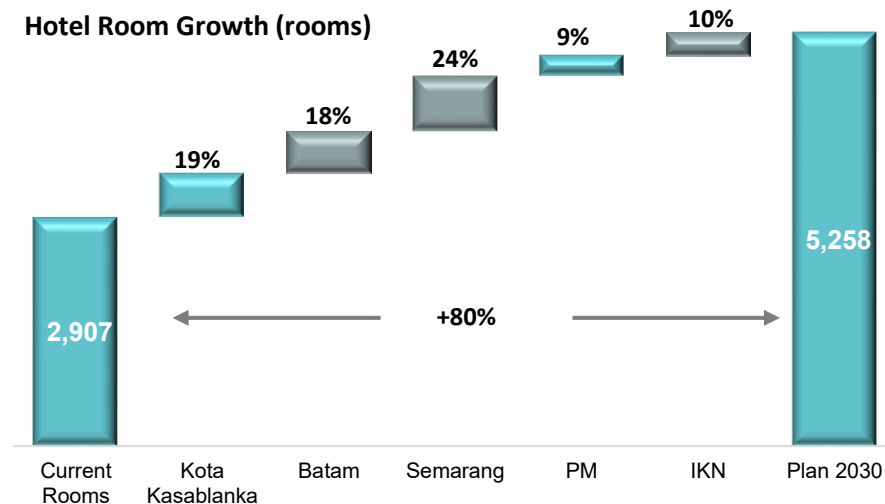
# Assets Growth

Continue expanding organically to bolster income growth

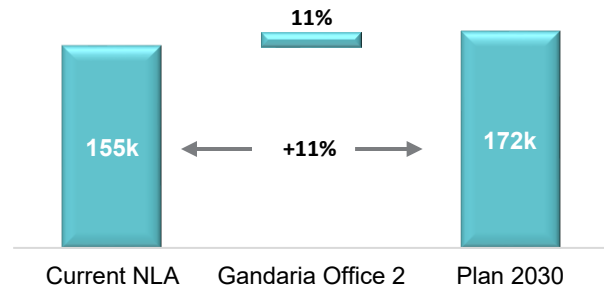
Retail Leasing NLA Growth (sqm)



Hotel Room Growth (rooms)

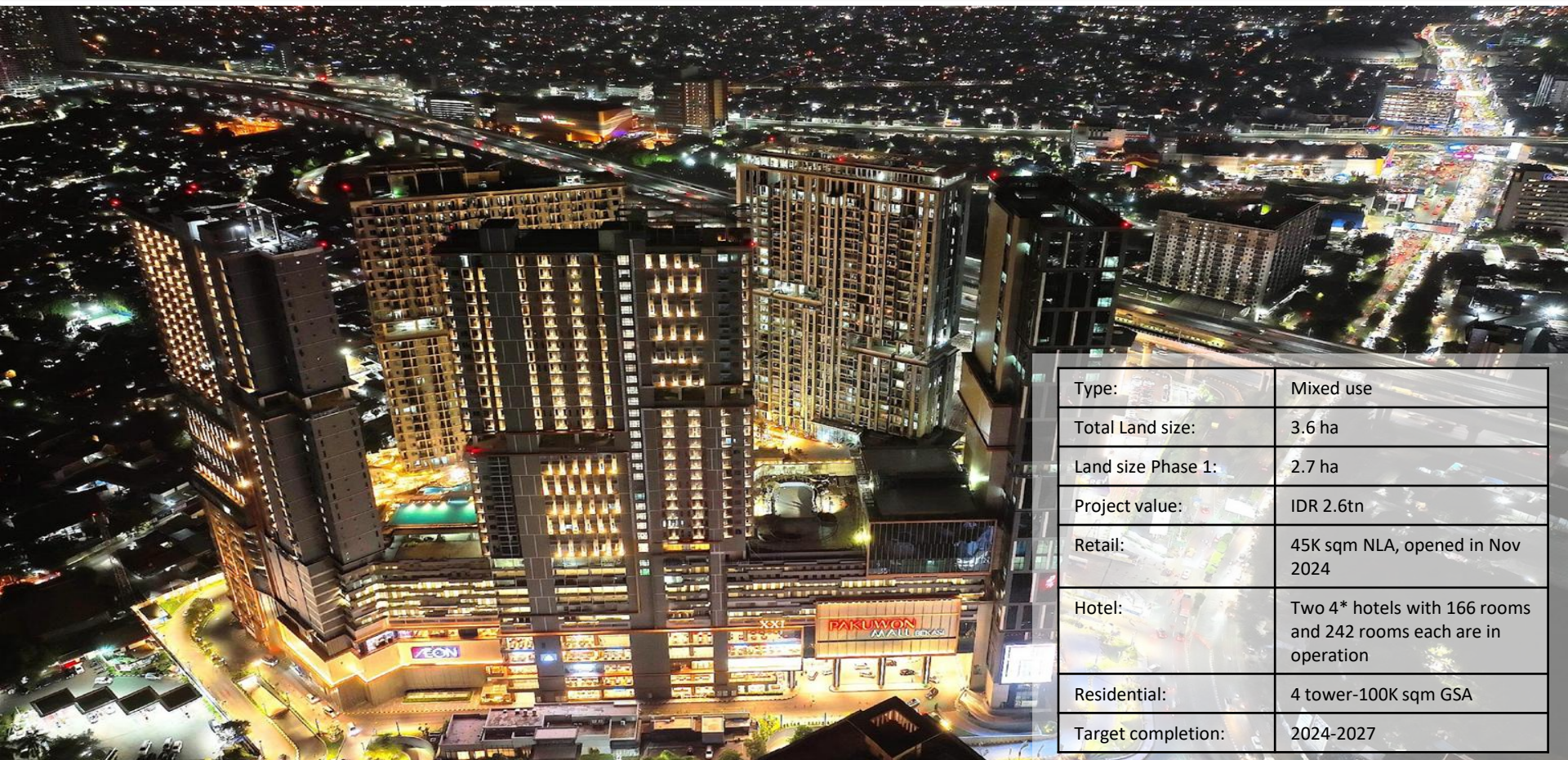


Office Leasing NLA Growth (sqm)





# Ongoing Development – Bekasi Superblock



Type:	Mixed use
Total Land size:	3.6 ha
Land size Phase 1:	2.7 ha
Project value:	IDR 2.6tn
Retail:	45K sqm NLA, opened in Nov 2024
Hotel:	Two 4* hotels with 166 rooms and 242 rooms each are in operation
Residential:	4 tower-100K sqm GSA
Target completion:	2024-2027



# Ongoing Development – Pakuwon City Mall (Phase 3)



Type:	Mixed use
Land size:	1.1 ha
Project value:	IDR 1.2tn
Retail:	21K sqm NLA, opened in Oct 2024
Hotel:	4* hotels with 233 rooms is in operation
Residential:	2 tower -52K sqm GSA
Target completion:	2024 -2026



# Ongoing Development – Pakuwon Mall (Phase 5)



Type:	Mixed use
Land size:	2.8 ha
Project value:	IDR 2tn
Hotel:	4*, 266 rooms
Residential:	3 tower-141K sqm GSA
Target completion:	2027-2029



# Future Development – Kota Kasablanka Extension (Phase 4)



Type:	Mixed use
Land size:	3.3 ha
Project value:	IDR 3.7tn
Retail:	56K sqm NLA
Hotel:	5*, 560 rooms
Residential:	2 tower-96K sqm GSA
Target Completion:	2028-2029



# Future Development – Batam (Phase 1)



Type:	Mixed use
Total Land size:	12.4 ha
Land size phase 1:	7.3 ha
Project value:	IDR 4.1tn
Retail:	78K sqm NLA
Hotel:	4* and 5*, 536 rooms
Residential:	126K sqm GSA
Target completion:	2029-2031



# Future Development – Semarang (Phase 1)



Type:	Mixed use
Total Land size:	22.7 ha
Land size phase 1:	12.7 ha
Project value:	IDR 3.1tn
Retail:	134K sqm NLA
Hotel:	4* and 5* , 694 rooms
Residential:	103K sqm GSA
Target completion:	2028-2030



# Future Development – Gandaria City Extension (Phase 2)



Type:	Mixed use
Land size:	1.1 ha
Project value:	IDR 2.5tn
Retail:	12K sqm NLA
Office:	35K sqm GSA
Residential:	62K sqm GSA
Target completion:	2029-2030



# Future Development – 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:	2026-2027



# Pakuwon City Township



Location:	East Surabaya
Developed:	1994
Landbank:	269.6 ha
Market Segment:	Middle to middle-high
House Price Range:	Rp1.9bn to Rp11bn
Average Unit Price:	Rp5.1bn
Others:	Latest cluster Grand Cayman

# Grand Pakuwon Township



Location:	West Surabaya
Launch:	2013
Landbank:	159.1 ha
Market Segment:	Middle to middle-high
House Price Range:	Rp1.3bn to Rp7.0bn
Average Unit Price:	Rp2.4bn
Others:	Latest cluster Gladstone

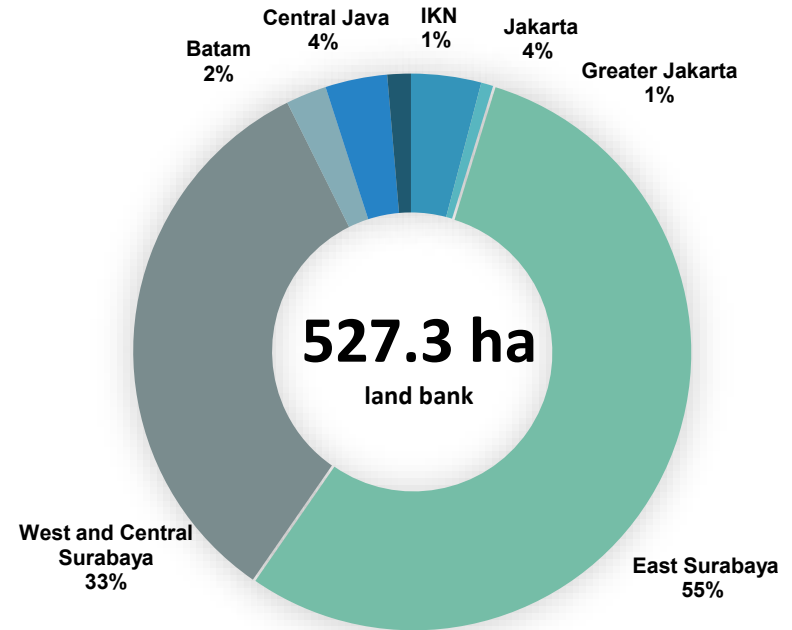
# Sufficient Land Bank For >10 Years Of Development

Disciplined land banking strategy to sustain growth and high margins; further land banking purely opportunistic and discretionary

## Land bank summary

Location	Project	Land under development (ha)	Additional land bank (ha)	Total land bank (ha)
South Jakarta	Kota Kasablanka	-	3.8	3.8
	Gandaria City	-	2.0	2.0
	Simatupang land bank	-	4.5	4.5
West Jakarta	Daan Mogot land bank		11.0	11.0
Greater Jakarta	Pakuwon Mall Bekasi	2.7	1.0	3.7
Central Surabaya	Tunjungan City	-	2.1	2.1
East Surabaya	Pakuwon City Township	1.1	268.5	269.6
	Outside Pakuwon City	-	21.5	21.5
West Surabaya	Grand Pakuwon Township	-	159.1	159.1
	Pakuwon Mall	2.8	-	2.8
	Royal Plaza	-	0.1	0.1
	Outside Grand Pakuwon	-	8.6	8.6
Batam	Batam	-	12.4	12.4
Central Java	Semarang	-	18.3	18.3
	Yogyakarta	-	0.6	0.6
IKN	IKN	-	7.2	7.2
Total Land Bank				527.3

## Land bank breakdown by location







## Section 3

# *Financial Highlights*



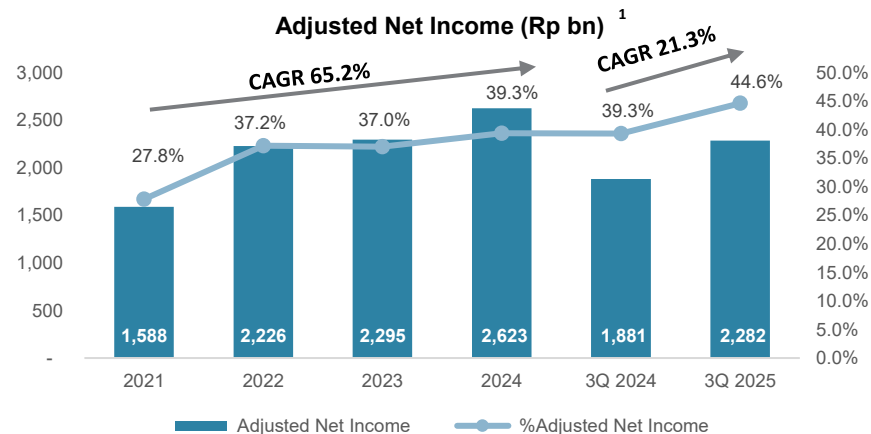
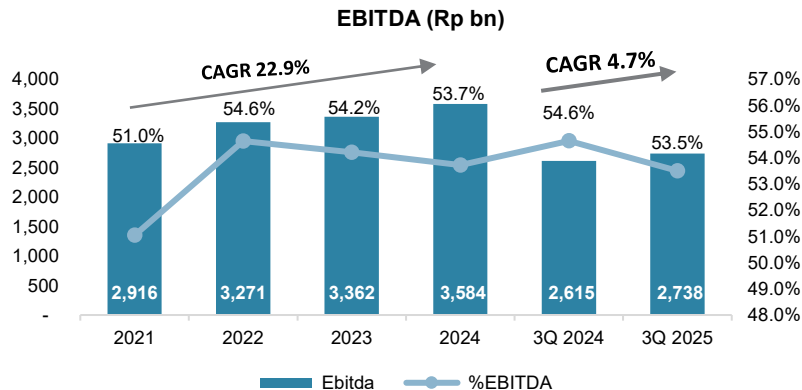
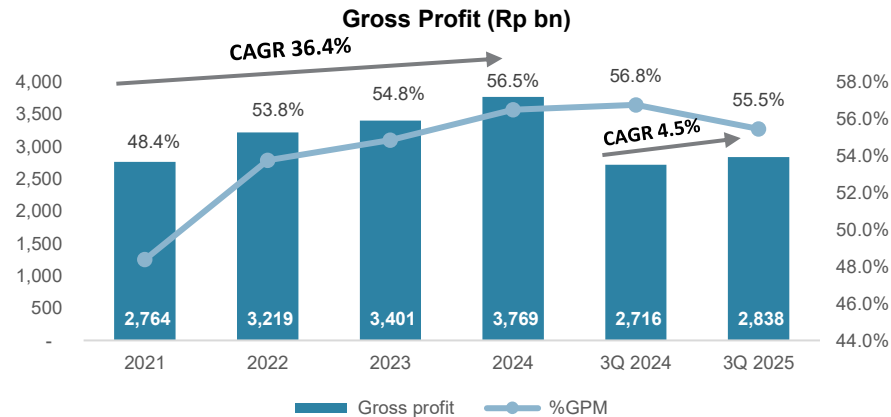
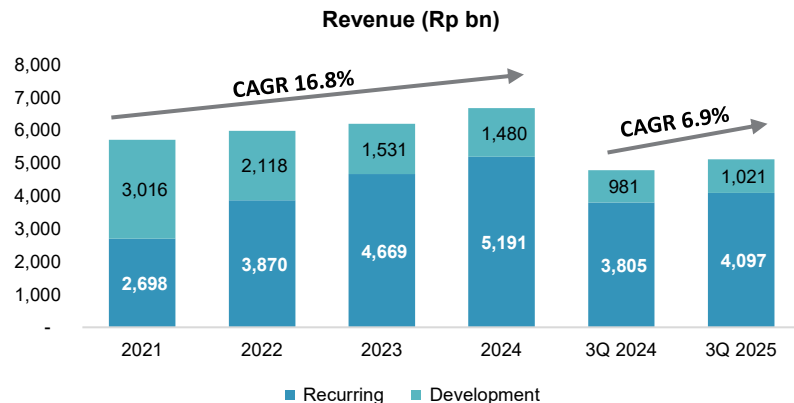
# Results Summary

<i>(Rp bn unless otherwise stated)</i>	3Q 2025	3Q 2024	% Growth	Comments
<b>Revenue</b>	<b>5,118</b>	<b>4,786</b>	<b>7%</b>	
Recurring revenue	<b>4,097</b>	<b>3,805</b>	<b>8%</b>	Increased primarily due to malls revenue
Development revenue	<b>1,021</b>	<b>981</b>	<b>4%</b>	Increased primarily due to higher residential handover
<b>Gross Profit</b>	<b>2,838</b>	<b>2,716</b>	<b>4%</b>	
<i>Gross Profit Margin(%)</i>	55.45%	56.76%		
<b>EBITDA</b>	<b>2,738</b>	<b>2,615</b>	<b>5%</b>	
<i>EBITDA Margin (%)</i>	53.50%	54.65%		
<b>Net Income for the Period<sup>1</sup></b>	<b>2,282</b>	<b>1,881</b>	<b>21%</b>	Increased driven by higher interest and other income
<i>Net Income Margin (%)</i>	44.59%	39.30%		
<b>Net Income atributable to Owners<sup>1</sup></b>	<b>1,884</b>	<b>1,585</b>	<b>19%</b>	
<i>Net Income Margin(%)</i>	36.80%	33.12%		
<b>Earning Per Share<sup>1</sup> (in Full Rupiah)</b>				
Basic	39.11	32.91	19%	

Notes:

1 Adjusted for forex gain (loss) of (Rp157bn) in 9M 2025, Rp78bn in 9M 2024

# Strong Growth & Delivering Consistent Profitability



Notes:

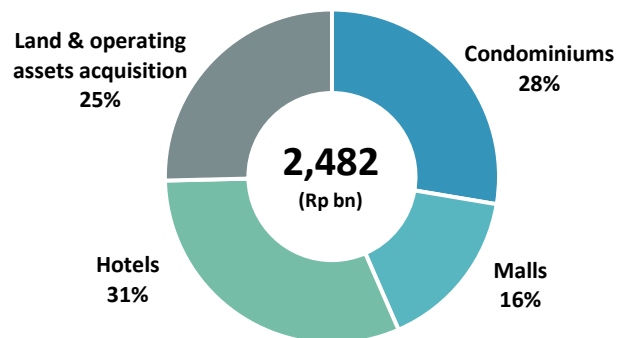
1. Adjusted for forex gains / (losses) of, (38bn), (395bn), 87bn, (202bn), 78bn, (157bn) in 2021, 2022, 2023, 2024, 9M 2024 and 9M 2025

# Strong Financial Position And Prudent Balance Sheet

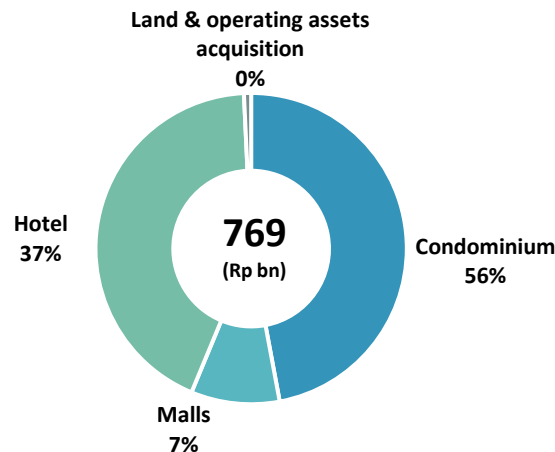
Ample of cash and cash equivalents to support existing, future and opportunistic land and operating assets

(Rp bn unless otherwise stated)	3Q 2025	FY 2024	Growth	Comments
Cash and Cash Equivalents	7,014	9,154	-23.38%	Decreased due to bond tender offer payment and bond purchases
Total assets	36,072	35,371	1.98%	
Total Equity	26,237	24,742	6.04%	Increased in net income
Total Debt	5,413	6,465	-16.27%	Decreased due to tender offer payment and IDR weakening
Debt to Equity Ratio	20.63%	26.13%	} Decreased due to tender offer payment	
Net Debt to Equity Ratio	-6.10%	-10.87%		
Debt to assets Ratio	15.01%	18.28%		
Net Debt to assets Ratio	-4.44%	-7.60%		

**CAPEX Budget 2025**



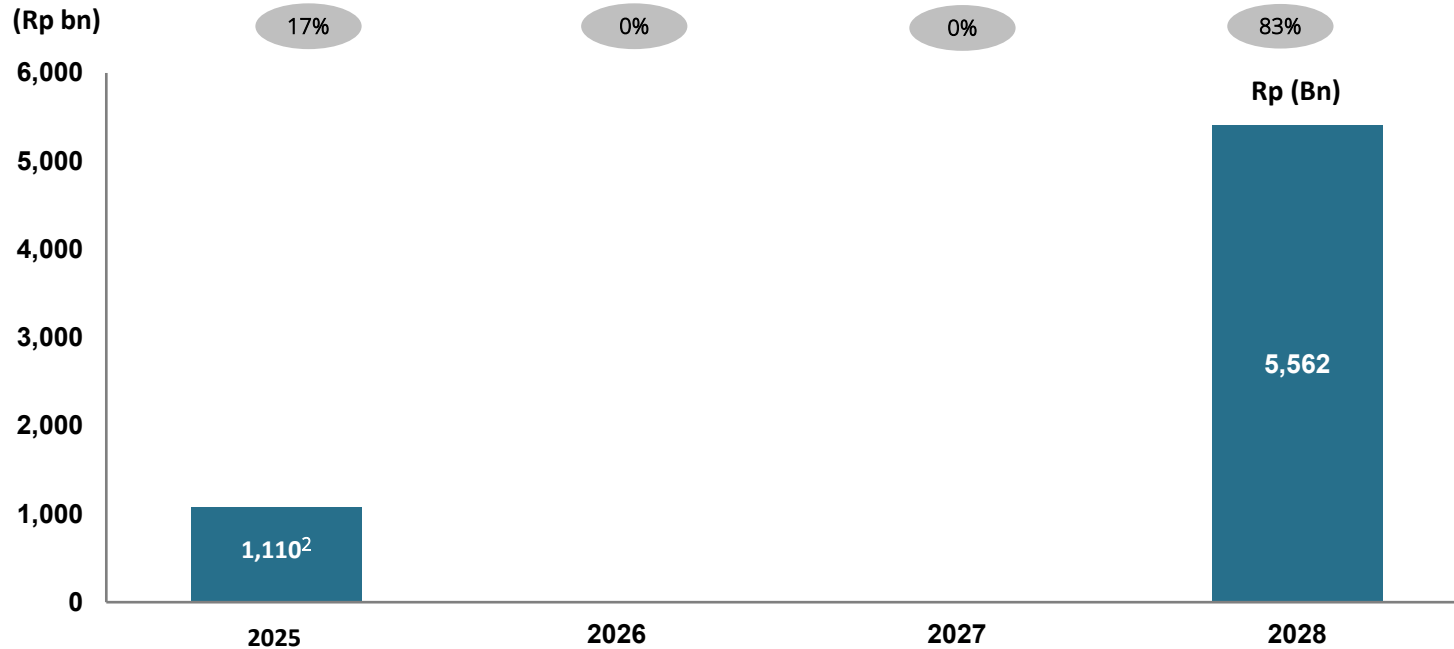
**CAPEX Realization 9M 2025**





# Debt Maturity Profile

Healthy debt profile with average debt maturity of 2.62 years and average cost of debt 5.49% p.a. <sup>1</sup>



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

Notes:

<sup>1</sup> Interest cost of 5.49% (including hedging premium)

<sup>2</sup> Tender Offer payment USD 66,555,000, repurchased at 97.05% on May 2025

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



## Section 4

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# *Strategy Going Forward*

# 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 the **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 5

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# *Sustainability Achievement*

# Sustainability Achievements

Total kWh saved throughout 2024 equals to 37,247 trees planted



# Sustainability Achievements

All 6 office buildings and 2 malls have been certified Green Building

Green Building	Sqm
Kota Kasablanka Office 88 (Gold) : 2022	57.367
Prudential Tower (Gold) : 2022	41.783
Gandaria 8 Office (Gold) : 2023	58.685
Pakuwon Tower Jakarta (Gold) : 2023	80.227
Pakuwon Center Surabaya (Gold) : 2024	20.198
Pakuwon Tower Surabaya (Gold) : 2024	51.516
Kota Kasablanka Mall (Edge) : 2024	293.776
Tunjungan Plaza 6 Mall (Edge) : 2024	25.736
<b>Total Green Building</b>	<b>629.287</b>
<b>Total Area of Pakuwon Jati Buildings</b>	<b>3.926.227</b>
<b>% Green Building</b>	<b>16%</b>








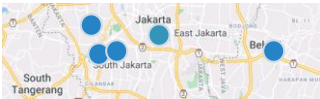
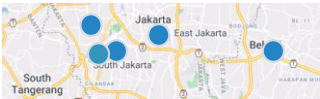
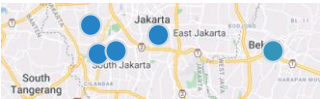
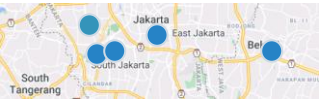





## Appendix

# *Supporting Asset Details*

# Portfolio Overview – Jakarta

	Kota Kasablanka	Gandaria City	Bekasi Project	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>Phase 4 condo, GSA: 116k sqm</li> </ul>	<ul style="list-style-type: none"> <li>2 condos, 118k sqm</li> <li>1 condos GSA: 62k sqm</li> </ul>	<ul style="list-style-type: none"> <li>2 condominiums, 1,500 unit GSA : 50k sqm</li> <li>2 condominiums, 1.124 unit GSA: 50k sqm</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>GSA : 17.5k sqm</li> </ul>			
<b>Retail</b>	<ul style="list-style-type: none"> <li>Middle to upper market mall NLA: 116k sqm</li> <li>NLA : 56k sqm</li> </ul>	<ul style="list-style-type: none"> <li>Middle to upper market mall NLA: 100k sqm</li> <li>NLA : 12k sqm</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>NLA : 17.5k sqm</li> </ul>			
<b>Hospitality</b>	<ul style="list-style-type: none"> <li>Marriott, 320 rooms, 5-star hotel</li> <li>Jakarta Edition, 240 rooms, 5-star hotel</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, 104 serviced apartment units<sup>1</sup></li> </ul>	
<b>Location</b>					


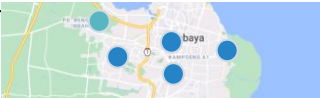
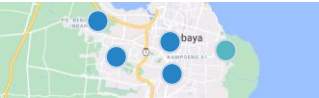
## Notes:

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

- 4 out of 104 units have been sold to 3rd party investors, who in turn receive 5% of all net income generated by the Somerset Berlian



# Portfolio Overview – Surabaya




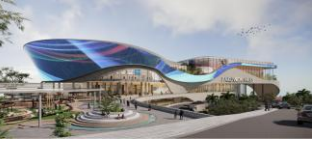




	Tunjungan City	Pakuwon Mall	Grand Pakuwon	Pakuwon City	Royal Plaza
					
Description	Superblock	Superblock	Township	Superblock & Township	Retail mall
	<ul style="list-style-type: none"> <li>8.8ha located in prime central precinct</li> <li>PWON's first development in 1986, expanded in phases</li> <li>Developing Phase 5 and 6 with premium retail, office, and residential towers</li> </ul>	<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>	<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>	<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>	<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>
Residential	<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 : 141k 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 Educy 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</li> <li>one tower GSA 19k sqm</li> </ul>	
Office (for sale)	<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>	
Retail	<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>
Office (for lease)	<ul style="list-style-type: none"> <li>TP5 NLA: 9k sqm</li> <li>TP6 NLA: 24k sqm</li> </ul>				
Hospitality	<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>Aloft, 266 rooms, 4-star hotel</li> </ul>		<ul style="list-style-type: none"> <li>Aloft Surabaya, 233 rooms, 4-star Hotel</li> </ul>	
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
				
<b>Description</b>	<b>Retail Mall</b> <ul style="list-style-type: none"> <li>Middle-upper retail market in Yogyakarta, the largest shopping mall in Central Java and Yogyakarta</li> </ul>	<b>Hotel</b> <ul style="list-style-type: none"> <li>Marriott hotel in Yogyakarta</li> <li>Located directly adjacent to Pakuwon Mall Jogja</li> </ul>	<b>Retail Mall</b> <ul style="list-style-type: none"> <li>Mid-market retail mall in Solo commercial district</li> </ul>	<b>Superblock</b> <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>4 condos, 2,460 units, 103k sqm</li> </ul>
<b>Office (for sale)</b>				
<b>Retail</b>	<ul style="list-style-type: none"> <li>NLA : 70k sqm</li> </ul>		<ul style="list-style-type: none"> <li>NLA : 33k sqm</li> </ul>	<ul style="list-style-type: none"> <li>NLA : 134k 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 694 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



Asset pictures 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





# 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 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!

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