



Pakuwon Jati

Results Presentation – FY 2025



MSCI
ESG RATINGS



CCC B BB **BBB** A AA AAA

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Section 1

Achievement Highlights

Key Highlights – FY 2025

Financial

- ✓ FY2025 revenue reached Rp7.1 trillion (approximately US\$423.7 million), driven by a 14% growth in mall revenue.
- ✓ EBITDA stood at Rp3.7 trillion (US\$220.9 million), maintaining a solid 52% margin, supported by recurring EBITDA contribution of 83%.
- ✓ Consistently strong profitability, with net income margin at 41%¹



Commercial & Residential Update

- ✓ On July 2, 2025, Park Shanghai and Food Festival were officially inaugurated with a total of 3,700 sqm NLA, a themed destination that is part of the Superblock Pakuwon City Mall Surabaya.
- ✓ The launch of Grand Cayman, 28-ha, single-gated cluster within Pakuwon City township, took place in January 2025. In the first phase, 65 houses are being developed, with prices ranging from Rp3.6bn to 11bn, and land areas for each house ranging from 128sqm to 360sqm.



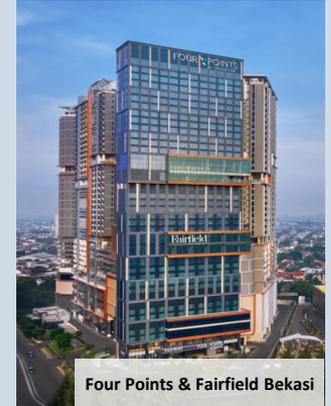
Park Shanghai



Grand Cayman – Pakuwon City

Hospitality Update

- ✓ Fairfield and Four Points Bekasi have been officially inaugurated on April 18, 2025 and September 22, 2025. Featuring 408 guest rooms, meeting rooms, ballroom, lounge and all day dining, both hotels are part of Superblock Pakuwon Mall Bekasi and are the first Marriott Hotel in Bekasi.
- ✓ 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.
- ✓ The opening has brought Pakuwon's total room inventory to 2,907 rooms across 10 hotels and 2 serviced apartments nationwide.



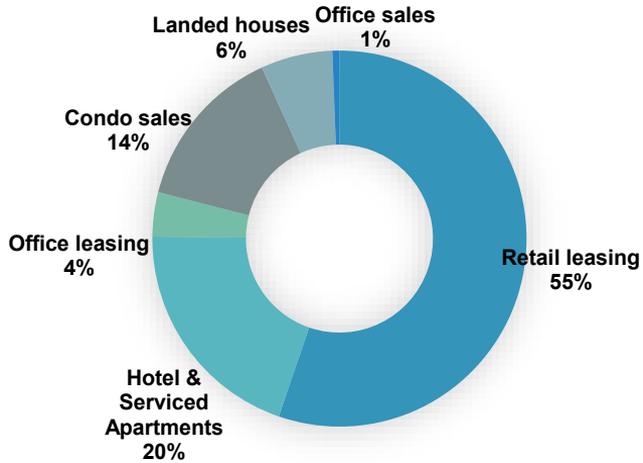
Four Points & Fairfield Bekasi



Aloft Pakuwon City

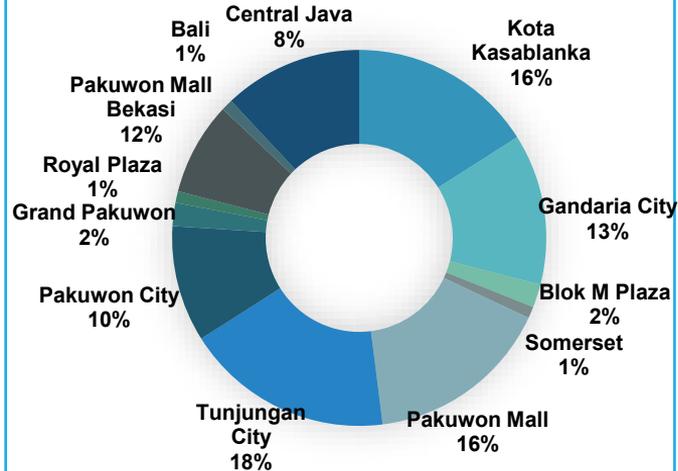
Results Breakdown – FY 2025

Revenue by segment



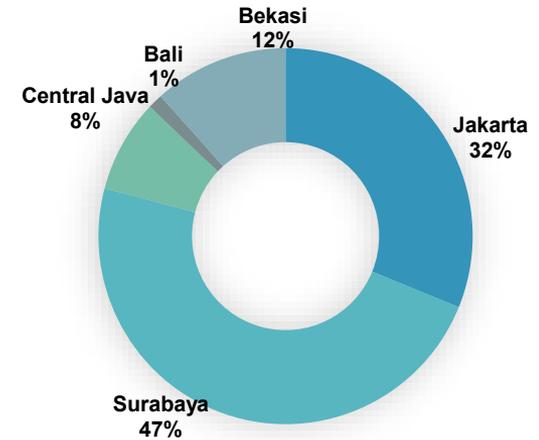
- 79% recurring revenue
- PWON consistently expands its recurring income portfolio to reinforce stability.

Revenue by project



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

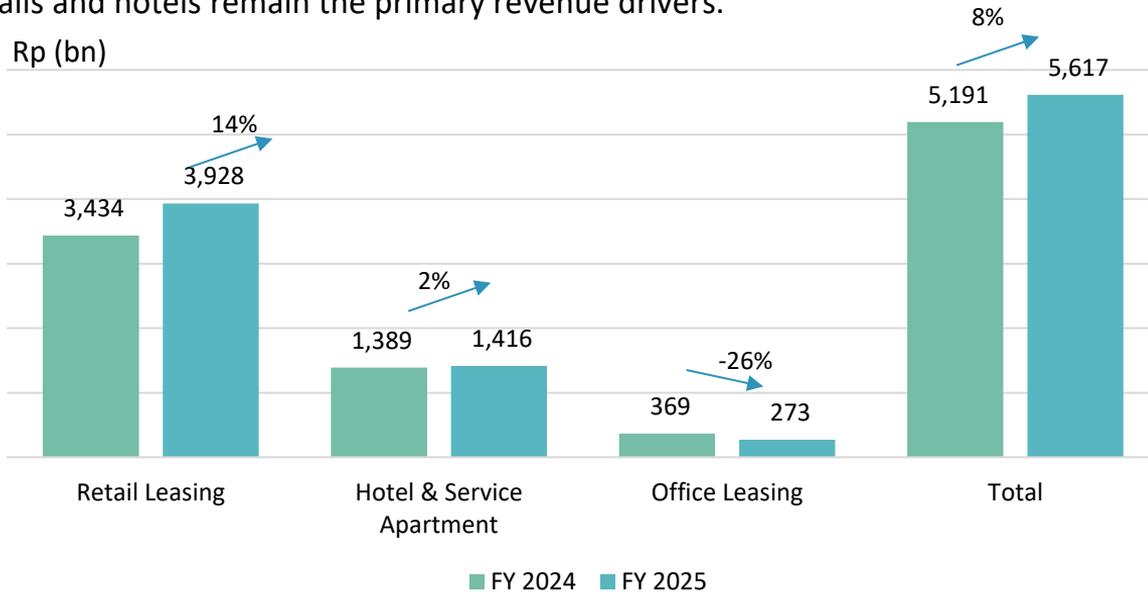
Revenue by geography



- 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.

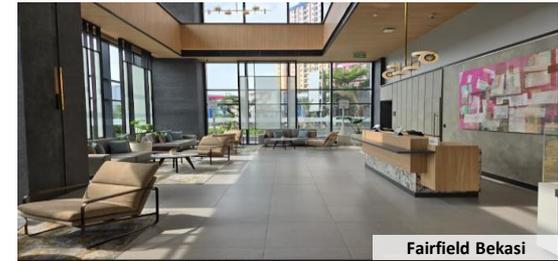
Recurring Operation Highlights

Malls and hotels remain the primary revenue drivers.



A brief explanation of the growth:

- Retail leasing growth was driven by higher average rental revenue and the first full year of operations of Pakuwon Mall Bekasi.
- Hotel and service apartments revenue increased slightly, mainly driven by higher ADR and the opening of three new hotels in 2025.
- Office leasing revenue decreased following the transfer of service charge income from two office towers to the Building Management's in mid-2025.



Retail: High Quality Mall Portfolio

Minimum lease termination keeping PWON malls highly occupied with prominent tenants

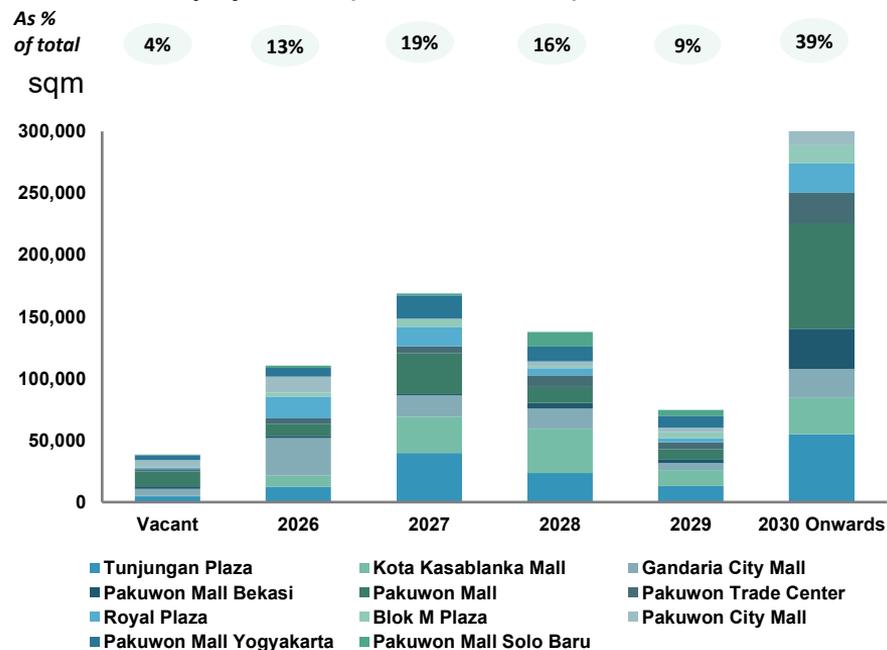
Historical Occupancy

Occupancy		2021	2022	2023	2024	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 ⁵)	-	-	-	94%	96%
Surabaya	Tunjungan Plaza (149k sqm)	91%	94%	92%	97%	97%
	Pakuwon Mall (156k sqm)	89%	94%	94%	94%	94%
	Pakuwon Trade Center (46k sqm ¹)	87%	90%	92%	94%	96%
	Royal Plaza (53k sqm ²)	90%	95%	96%	97%	98%
	Pakuwon City Mall (50k sqm ⁴)	74%	80%	76%	87%	90%
Central Java	Pakuwon Mall Yogyakarta (70k sqm)	65% ³	90% ³	91%	94%	95%
	Pakuwon Mall Solo Baru (33k sqm)	89%	83% ³	90% ³	95%	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)

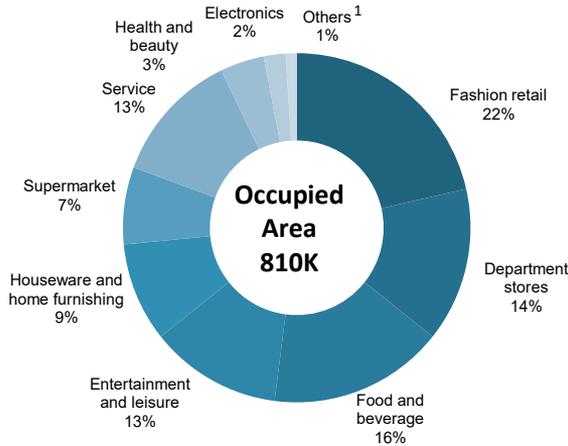


Retail: Well-diversified Tenant Base

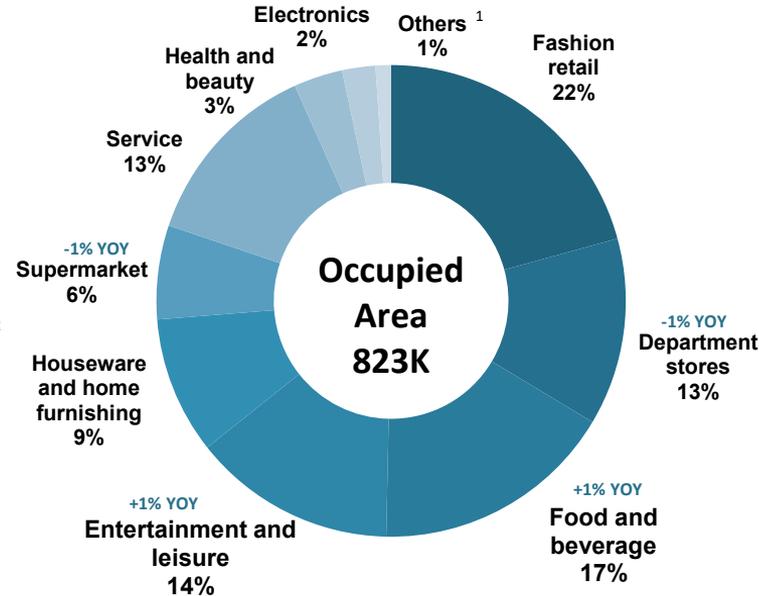
Diverse and attractive tenants supporting PWON malls as lifestyle destination

Retail mall tenant base breakdown by leased area (%)

FY2024



FY2025



Top Additions in FY 2025

Classification	sqm
Entertainment and Leisure	17,6k
Food & Beverage	9,7k

Note:

¹ 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	2025
Jakarta	Kota Kasablanka Office 88 (57k sqm)	93%	91%	93%	93%	91%
	Prudential Center (32k sqm)	70%	73%	79%	86%	93%
	Pakuwon Tower Jakarta (80k sqm)	47%	50%	53%	30%	36%
	Gandaria 8 (58k sqm)	99%	97%	99%	98%	99%
Surabaya	Pakuwon Center Surabaya (20k sqm)	75%	78%	79%	78%	80%
	Pakuwon Tower Surabaya (41k sqm)	45%	45%	63%	66%	68%

Major office tenants:



Hotel Operational Highlights

Leading brands in hospitality driving the Revpar high

	Revpar (Rp '000/room/day)	2021	2022	2023	2024	2025	% Chg
Jakarta	Somerset Berlian Jakarta	415	530	589	630	601	-4.7%
	Sheraton Grand Jakarta	443	917	1,101	1,210	1,261	4.2%
Greater Jakarta	Fairfield Bekasi ³	-	-	-	-	354	100.0%
	Four Points Bekasi ⁴	-	-	-	-	357	100.0%
Surabaya	Sheraton Surabaya	347	619	737	801	795	-0.8%
	Four Points Tunjungan Plaza	329	594	757	842	856	1.7%
	Four Points Pakuwon Indah	283	585	789	921	917	-0.4%
	The Westin	438	859	1,078	1,295	1,298	0.2%
	Ascott Waterplace	550	722	747	829	791	-4.5%
	Aloft Pakuwon City ⁵	-	-	-	-	306	100.0%
Central Java	Marriott Yogyakarta ¹	360	749	901	957	1,028	7.4%
Bali	Four Points Bali, Kuta ²	-	-	661	866	948	9.4%

Hotel brands:

THE WESTIN

SURABAYA



SHERATON GRAND

Jakarta Gandaria City Hotel



SHERATON

Surabaya Hotel & Towers



MARRIOTT YOGYAKARTA

FOUR POINTS BY SHERATON

Notes:

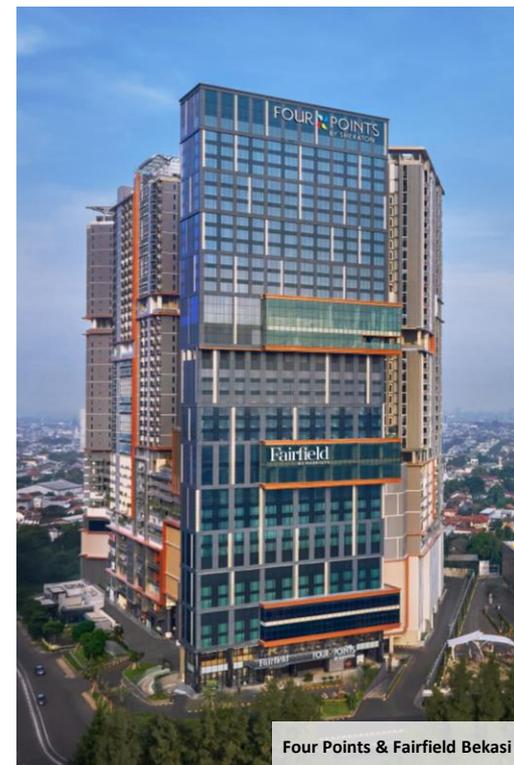
- 1 Acquired on 25 November 2020
- 2 Acquired on 10 March 2023
- 3 Fairfield by Marriott Bekasi opened on 18 April 2025
- 4 Four Points Bekasi opened on 22 September 2025
- 5 Aloft Surabaya Pakuwon City opened on 22 August 2025

aloft
HOTELS

Fairfield
BY MARRIOTT

SOMERSET
BERLIAN JAKARTA

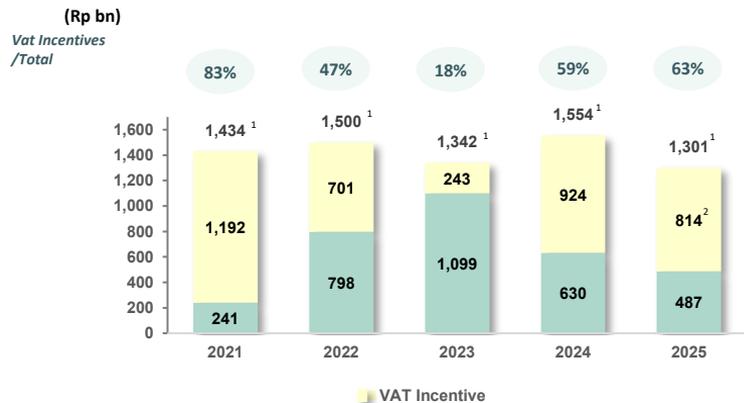
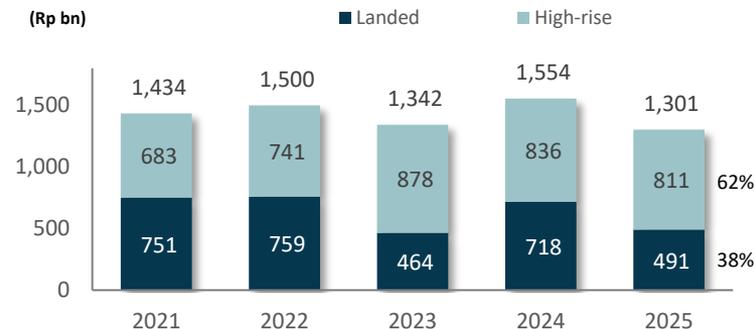
ASCOTT
WATERPLACE SURABAYA



Four Points & Fairfield Bekasi

Residential Pre-sales

Total pre-sales in FY 2025 were Rp 1,301bn, which was supported by government incentives



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	26%	Completed	2019
Pakuwon Residences Bekasi	Amor	Condo	24.1k	92%	Completed	2024
	Bella	Condo	25.9k	47%	Completed	2024
	Dolce Vista	Condo	24.0k	17%	Final Stage	2026
Tunjungan City	Pakuwon Center	Office	10.4k ³	97%	Completed	2018
	One Icon	Condo	57.8k	88%	Completed	2018
	Pakuwon Tower	Office	27.7k ³	44%	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	98%	Completed	2021
	Clayson	Condo	57.5k	39%	Structure Works	2027
	Lancaster	Condo	33.8k	41%	Structure Works	2027

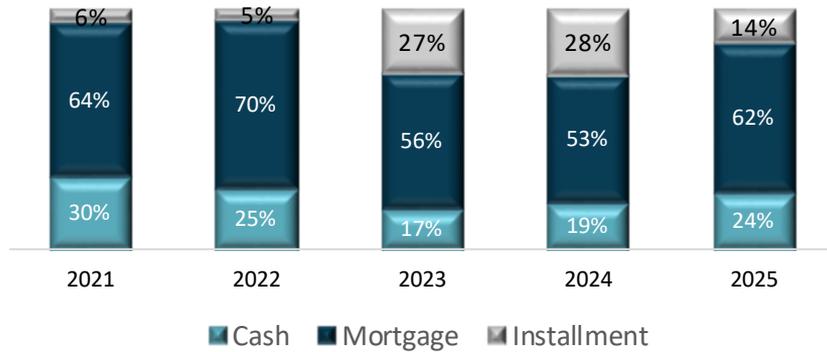
Source: Company data as of Dec 31, 2025

Notes:

- VAT incentives from the regulatory
- The 2025 VAT subsidy comprised 56% high-rise units and 44% landed units
- As % of saleable area, excluding approximately 50-60% of area set aside for lease

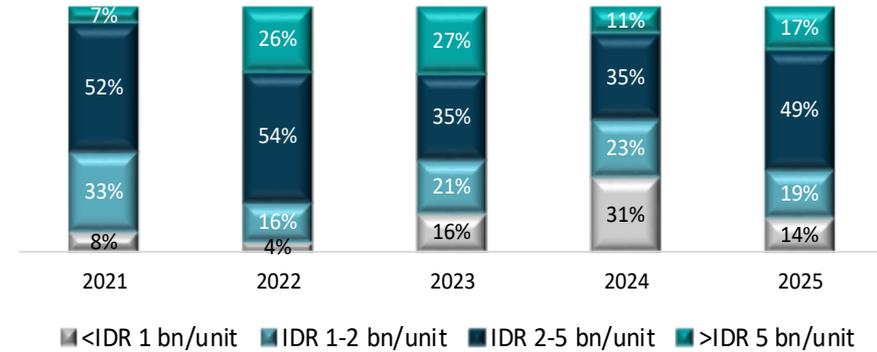
Mortgage Strongly Supported Presales

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

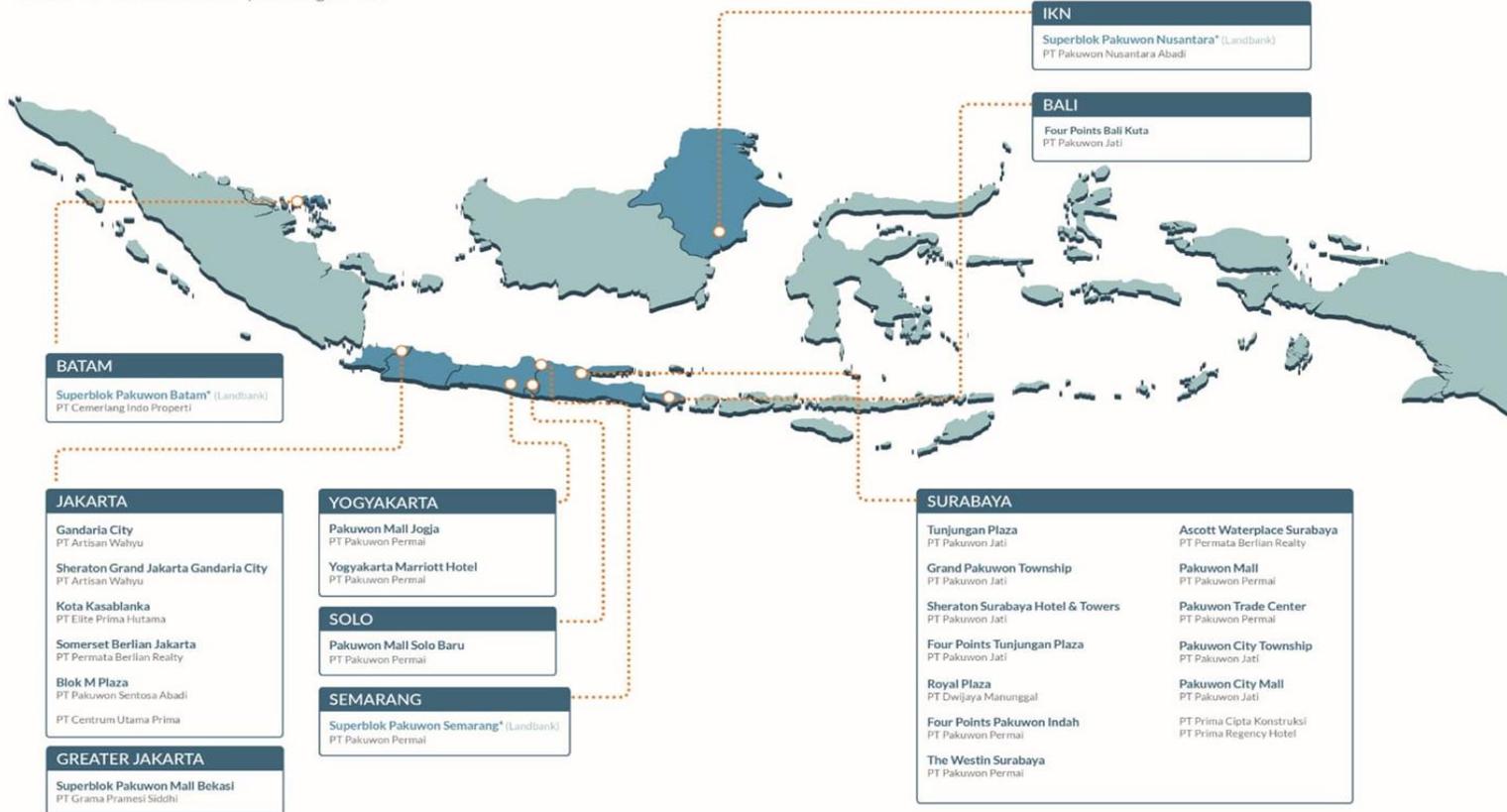


Section 2

Projects Development & Strategic Land Bank

Geographically Diversified Portfolio

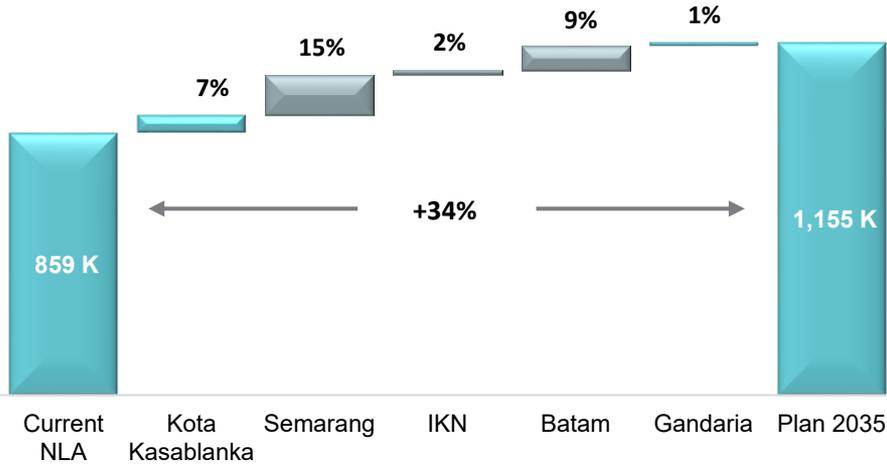
Business Network and Operating Areas



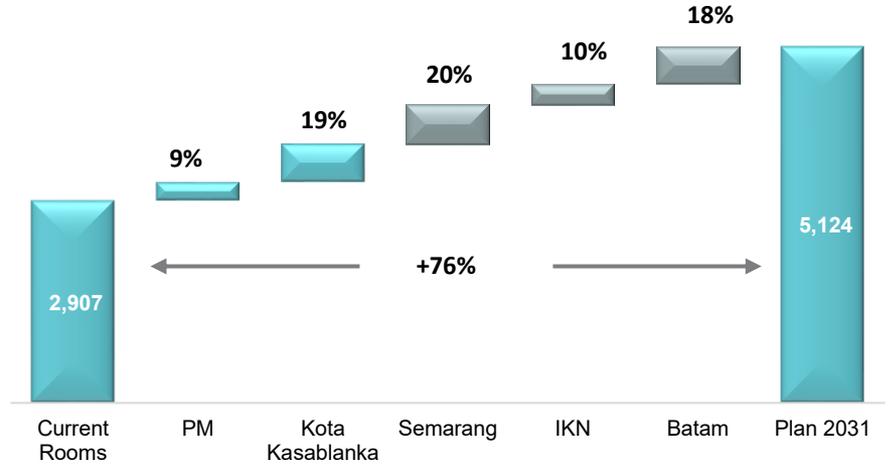
Assets Growth

Continue expanding organically to bolster income growth

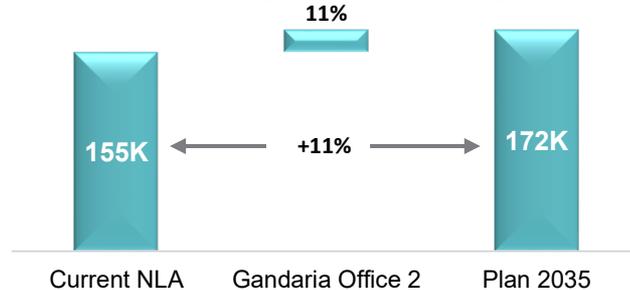
Retail Leasing NLA Growth (sqm)



Hotel Room Growth (rooms)



Office Leasing NLA Growth (sqm)

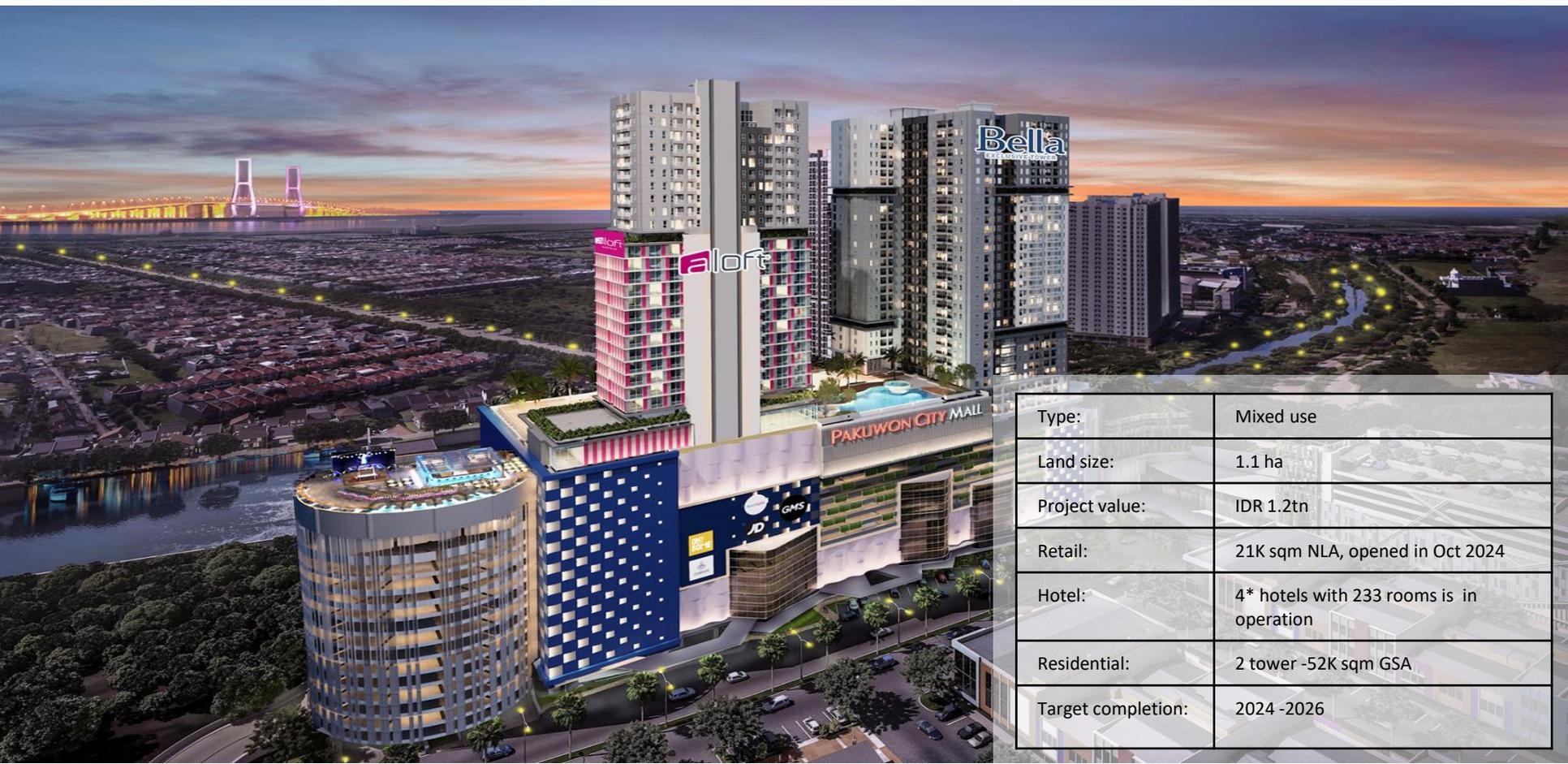


Ongoing Development – Bekasi Superblock



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)



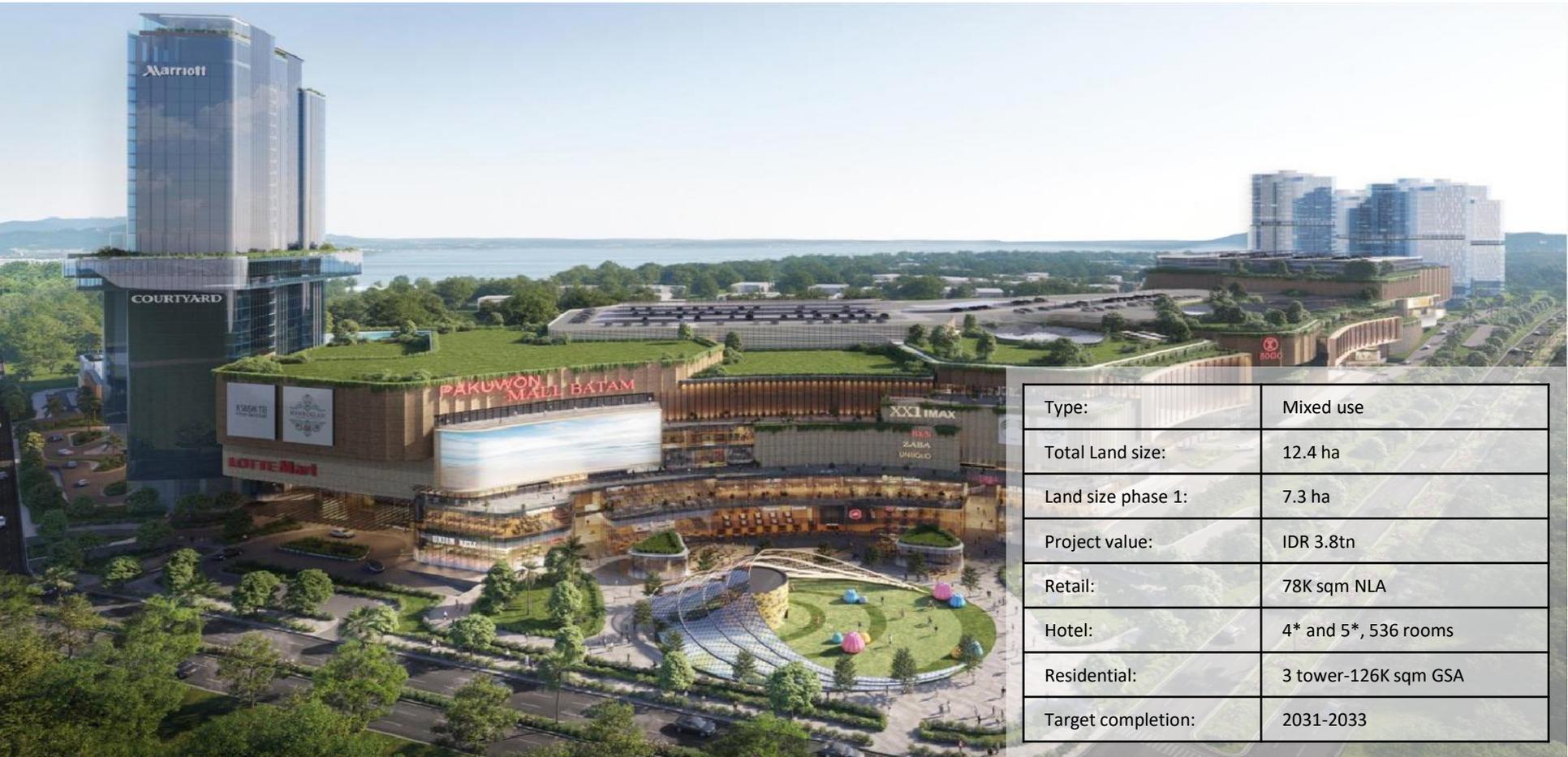
Type:	Mixed use
Land size:	2.2 ha
Project value:	IDR 2tn
Hotel:	4*, 266 rooms
Residential:	3 tower-141K sqm GSA
Target completion:	2028-2029

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:	2029-2030

Future Development – Batam (Phase 1)



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

Future Development – Semarang (Phase 1)



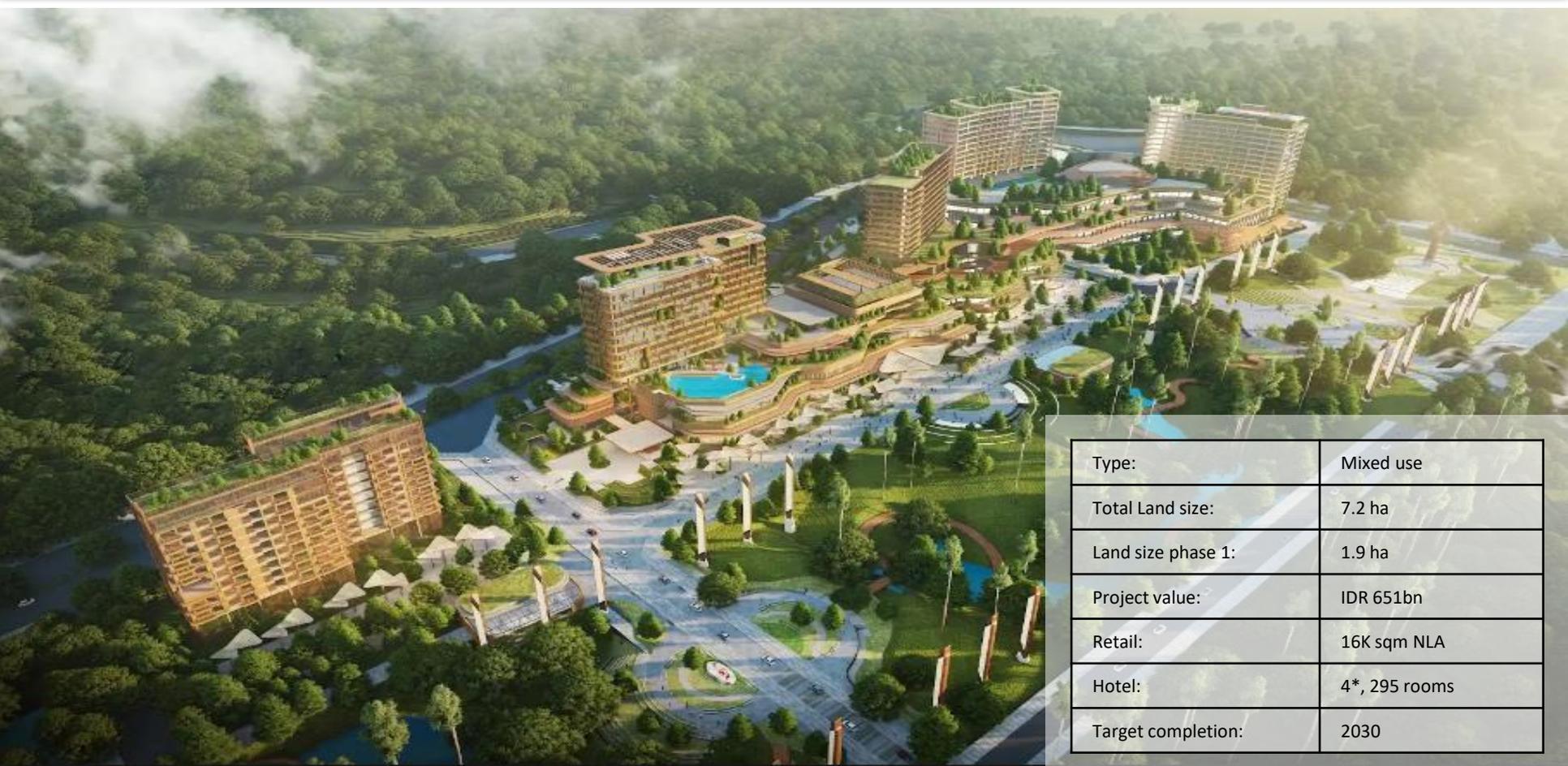
Type:	Mixed use
Total Land size:	22.7 ha
Land size phase 1:	12.7 ha
Project value:	IDR 3.8tn
Retail:	134K sqm NLA
Hotel:	4* and 5*, 570 rooms
Residential:	1 tower-22K sqm GSA
Target completion:	2030-2033

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:	1 tower-62K sqm GSA
Target completion:	2034-2035

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:	2030

Pakuwon City Township



Location:	East Surabaya
Developed:	1994
Landbank:	265 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:	158.9 ha
Market Segment:	Middle to middle-high
House Price Range:	Rp1.3bn to Rp7.0bn
Average Unit Price:	Rp2.4bn
Others:	Latest cluster Gladstone

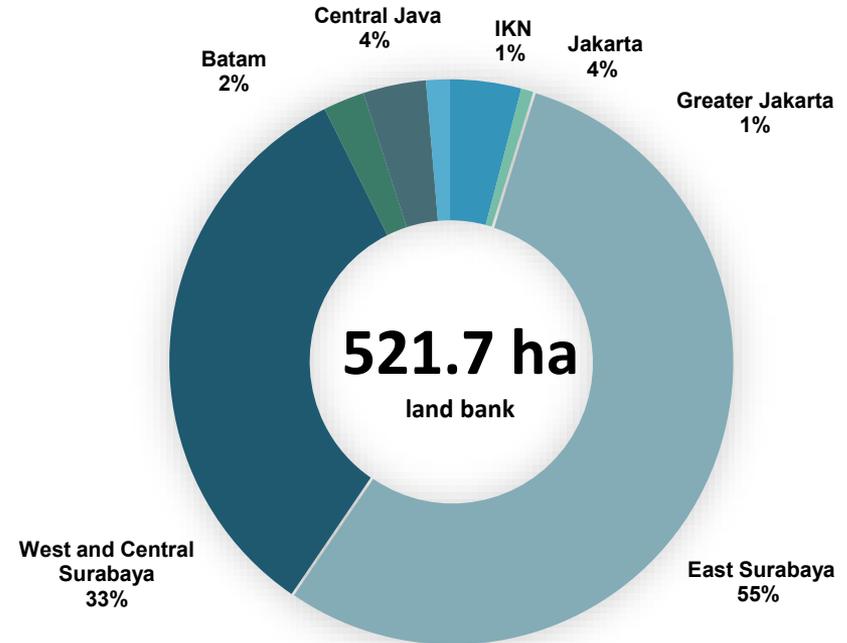
Sufficient Land Bank For >10 Years Of Development

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

Land bank summary

Location	Project	Total land bank (ha)
South Jakarta	Kota Kasablanca	3.8
	Gandaria City	2.0
	Simatupang land bank	4.5
West Jakarta	Daan Mogot land bank	11.0
Greater Jakarta	Bekasi land bank	3.7
Central Surabaya	Tunjungan City	2.1
East Surabaya	Pakuwon City Township	265.0
	Outside Pakuwon City	20.7
West Surabaya	Grand Pakuwon Township	158.9
	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		521.7

Land bank breakdown by location





Section 3

Financial Highlights

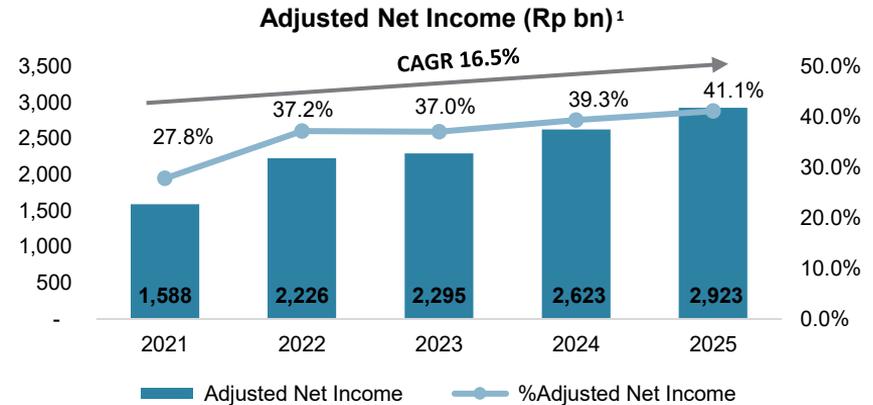
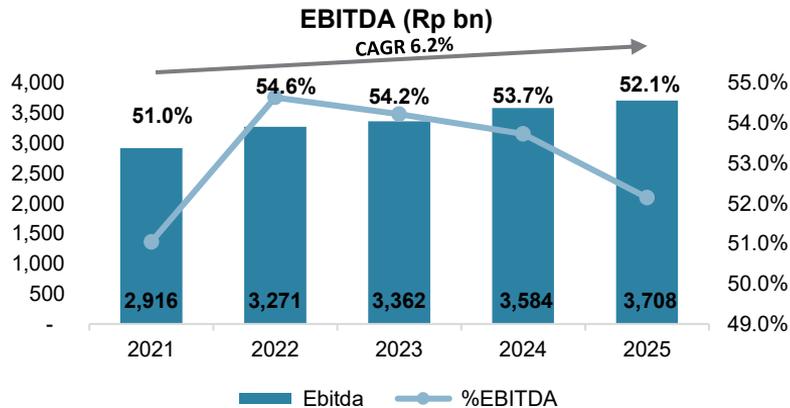
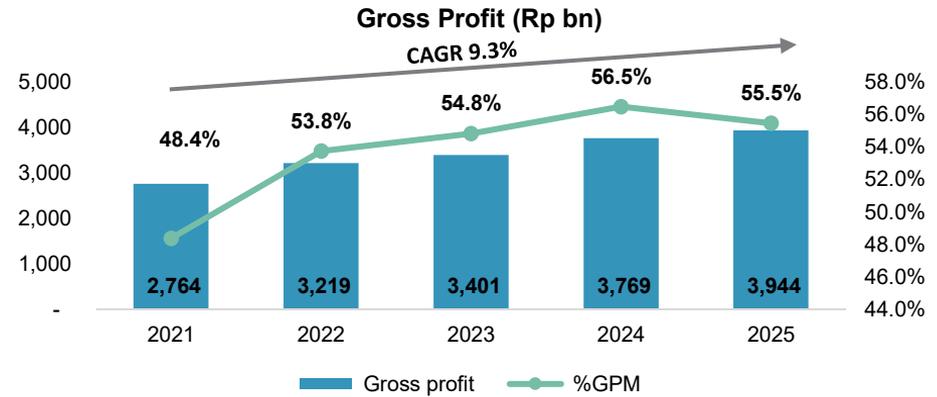
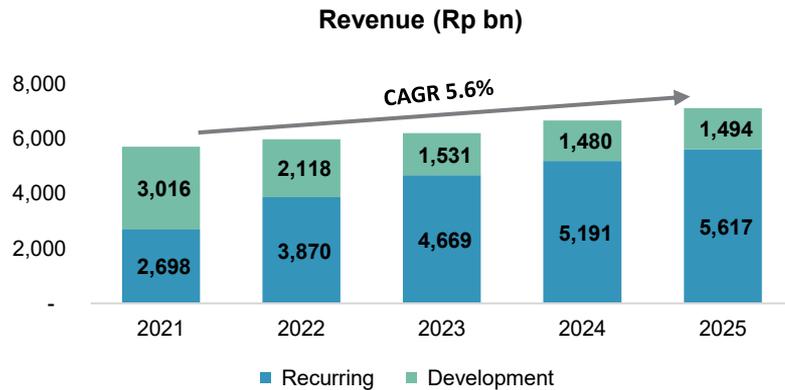
Results Summary

<i>(Rp bn unless otherwise stated)</i>	FY 2025	FY 2024	% Growth	Comments
Revenue	7,111	6,671	7%	
Recurring revenue	5,617	5,191	8%	Increased primarily due to higher mall revenue
Development revenue	1,494	1,480	1%	Increased slightly due to higher residential handover
Gross Profit	3,944	3,769	5%	
<i>Gross Profit Margin(%)</i>	<i>55.47%</i>	<i>56.50%</i>		
EBITDA	3,708	3,584	3%	
<i>EBITDA Margin (%)</i>	<i>52.14%</i>	<i>53.73%</i>		
Net Income for the Period¹	2,923	2,623	11%	Increased due to higher interest and investment income
<i>Net Income Margin (%)</i>	<i>41.11%</i>	<i>39.32%</i>		
Net Income attributable to Owners¹	2,515	2,279	10%	
<i>Net Income Margin(%)</i>	<i>35.36%</i>	<i>34.16%</i>		
Earning Per Share¹ (in Full Rupiah)				
Basic	52.21	47.32	10%	

Notes:

1 Adjusted for forex gain (loss) of (Rp165bn) in FY 2025, (Rp202bn) in FY 2024

Strong Growth & Delivering Consistent Profitability



Notes:

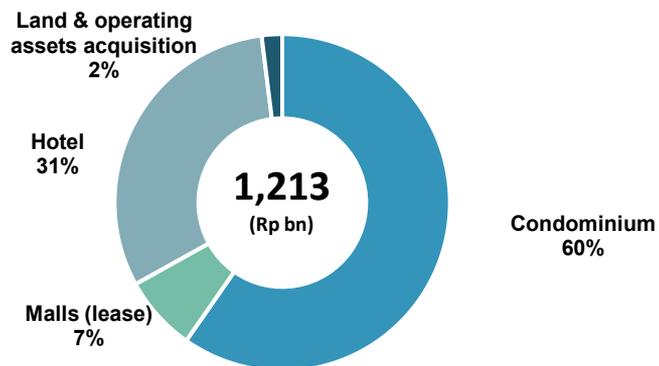
1. Adjusted for forex gains / (losses) of (38bn), (395bn), 87bn, (202bn), (165bn) in 2021, 2022, 2023, 2024 and 2025

Strong Financial Position And Prudent Balance Sheet

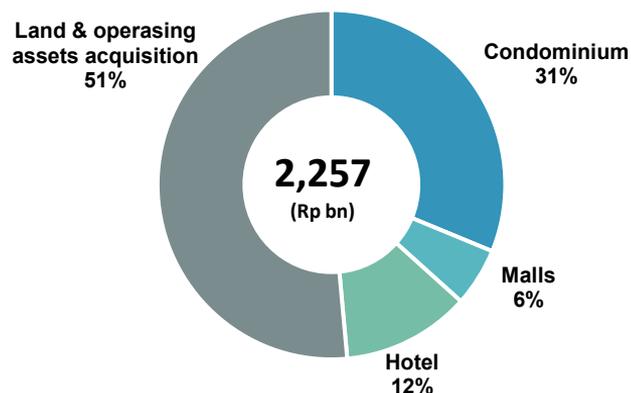
Ample of cash and cash equivalents to support existing, future and opportunistic land and operating assets

<i>(Rp bn unless otherwise stated)</i>	FY 2025	FY 2024	Growth	Comments
Cash and Cash Equivalents	5,186	9,154	-43.35%	Decreased due to bond tender offer payments and other financial asset purchases
Total assets	36,466	35,371	3.10%	
Total Equity	26,623	24,742	7.60%	Increased due to higher net income for 2025
Total Debt	5,596	6,465	-13.44%	Decreased due to tender offer payment and IDR weakening
Debt to Equity Ratio	21.02%	26.13%		
Net Debt to Equity Ratio	1.54%	-10.87%		
Debt to assets Ratio	15.35%	18.28%		
Net Debt to assets Ratio	1.12%	-7.60%		

CAPEX Realization FY 2025

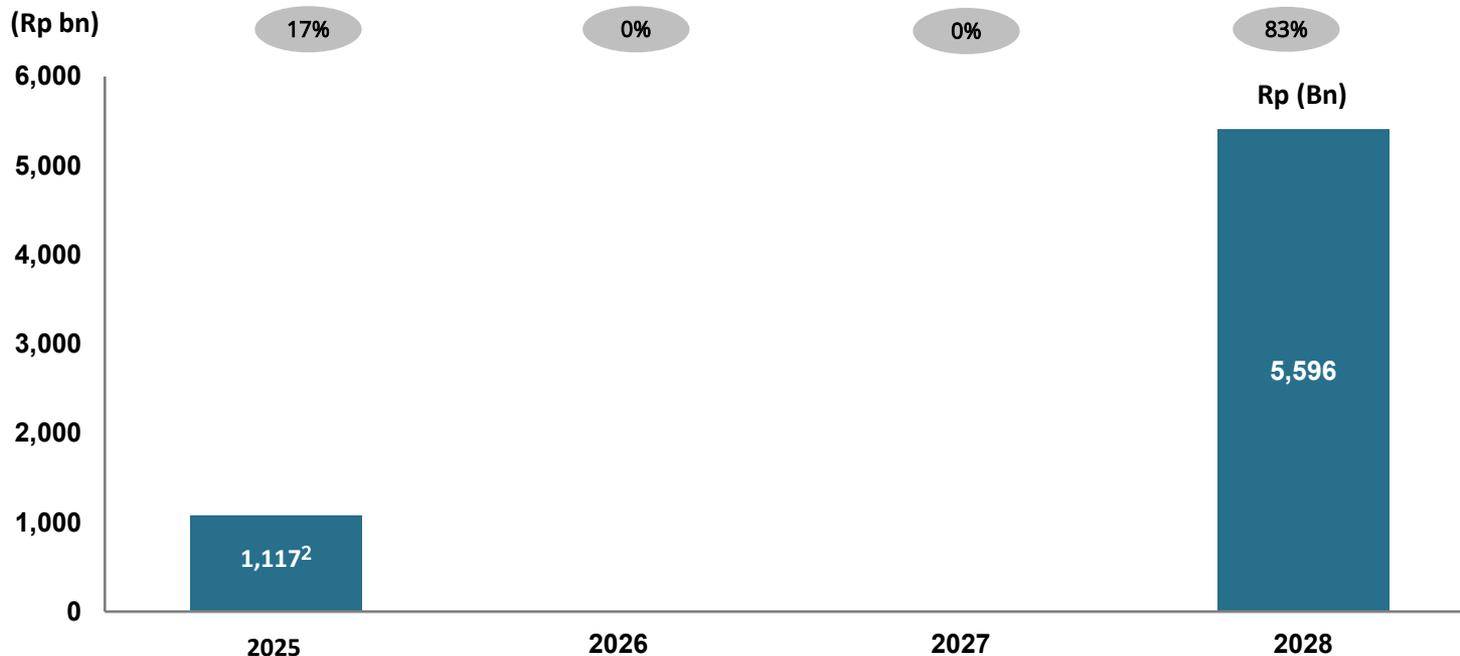


CAPEX Budget 2026



Debt Maturity Profile

Healthy debt profile with average debt maturity of 2.36 years and average cost of debt 5.49% p.a. ¹



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

Notes:

¹ Interest cost of 5.49% (including hedging premium)

² 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

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



Appendix

Supporting Asset Details

Portfolio Overview – Jakarta

	Kota Kasablanka	Gandaria City	Bekasi Project	Somerset Berlian	Blok M Plaza
					
Description	Superblock <ul style="list-style-type: none"> 12.9ha located right next to Jakarta's Golden Triangle Contains the largest mall in South Jakarta, opened on July 28, 2012 	Superblock <ul style="list-style-type: none"> 3rd largest superblock in South Jakarta Located on a 9.3ha lot along a main thoroughfare linking South Jakarta to West Jakarta 	Superblock <ul style="list-style-type: none"> 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 <ul style="list-style-type: none"> 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 	Retail mall <ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 4 condos, 1,077 units, GSA: 96k sqm 3 additional condos, GSA: 121k sqm Phase 4 condo, GSA: 116k sqm 	<ul style="list-style-type: none"> 2 condos, 118k sqm 1 condos GSA: 62k sqm 	<ul style="list-style-type: none"> 3 condominiums, 1,802 unit GSA : 75k sqm 1 condominiums, 822 unit GSA: 25k sqm 		
Office (for sale)	<ul style="list-style-type: none"> Tower A GSA: 36k sqm Tower C GSA: 32k sqm 	<ul style="list-style-type: none"> Tower A GSA: 37k sqm GSA : 17.5k sqm 			
Retail	<ul style="list-style-type: none"> Middle to upper market mall NLA: 116k sqm NLA : 56k sqm 	<ul style="list-style-type: none"> Middle to upper market mall NLA: 100k sqm NLA : 12k sqm 	<ul style="list-style-type: none"> NLA: 45k sqm 		<ul style="list-style-type: none"> NLA: 31k sqm
Office (for lease)	<ul style="list-style-type: none"> Tower A NLA: 21k sqm Tower B NLA: 32k sqm Tower C NLA: 48k sqm 	<ul style="list-style-type: none"> Tower A NLA: 21k sqm NLA : 17.5k sqm 			
Hospitality	<ul style="list-style-type: none"> Marriott, 320 rooms, 5-star hotel Jakarta Edition, 240 rooms, 5-star hotel 	<ul style="list-style-type: none"> Grand Sheraton, 293 rooms, 5-star hotel 	<ul style="list-style-type: none"> Fairfield, 166 rooms, 4-star hotel Four Points, 242 rooms, 4-star hotel 	<ul style="list-style-type: none"> 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	<p>Superblock</p> <ul style="list-style-type: none"> 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 	<p>Superblock</p> <ul style="list-style-type: none"> 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 	<p>Township</p> <ul style="list-style-type: none"> Self contained city in West Surabaya Consisting of residential area and a future commercial area 	<p>Superblock & Township</p> <ul style="list-style-type: none"> Self-contained city in East Surabaya Consisting of a residential area, commercial area, and an education park 	<p>Retail mall</p> <ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> TP5 GSA: 30k sqm TP6 GSA: 58k sqm 	<ul style="list-style-type: none"> 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 : 141k sqm 	<ul style="list-style-type: none"> House and land lot community 	<ul style="list-style-type: none"> House and land lot community 4 Educy condos GSA:103k sqm³ ECM Phase 2 : one tower GSA : 48k sqm ECM Phase 3 : one tower GSA 33k sqm one tower GSA 19k sqm 	
Office (for sale)	<ul style="list-style-type: none"> TP5 GSA: 10.5k sqm TP6 GSA: 17k sqm 			<ul style="list-style-type: none"> Shophouses, university, schools, and a hospital 	
Retail	<ul style="list-style-type: none"> NLA: 149k sqm 	<ul style="list-style-type: none"> PM NLA: 156k sqm PTC NLA: 46k¹ sqm 		<ul style="list-style-type: none"> Phase 1-3 NLA: 54k sqm 	<ul style="list-style-type: none"> NLA: 53k² sqm
Office (for lease)	<ul style="list-style-type: none"> TP5 NLA: 9k sqm TP6 NLA: 24k sqm 				
Hospitality	<ul style="list-style-type: none"> Sheraton, 348rooms, 5-star hotel Four Points, 293 rooms, 4-star hotel 	<ul style="list-style-type: none"> Four Points, 317 rooms, 4-star hotel The Westin, 204 rooms, 5-star hotel Ascott, 182 serviced apartment units Aloft, 266 rooms, 4-star hotel 		<ul style="list-style-type: none"> Aloft Surabaya, 233 rooms, 4-star Hotel 	
Location					

Notes:
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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	<p>Retail Mall</p> <ul style="list-style-type: none"> Middle-upper retail market in Yogyakarta, the largest shopping mall in Central Java and Yogyakarta 	<p>Hotel</p> <ul style="list-style-type: none"> Marriott hotel in Yogyakarta Located directly adjacent to Pakuwon Mall Jogja 	<p>Retail Mall</p> <ul style="list-style-type: none"> Mid-market retail mall in Solo commercial district 	<p>Superblock</p> <ul style="list-style-type: none"> 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				<ul style="list-style-type: none"> One tower, 22k sqm
Office (for sale)				
Retail	<ul style="list-style-type: none"> NLA : 70k sqm 		<ul style="list-style-type: none"> NLA : 33k sqm 	<ul style="list-style-type: none"> NLA : 134k sqm
Office (for lease)				
Hospitality		<ul style="list-style-type: none"> Marriott, 347 rooms, 5-star hotel 		<ul style="list-style-type: none"> 4-star and 5-star hotels with a total 570 rooms
Location				

Notes:

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



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