

Corporate Presentation
PT Intiland Development Tbk

Intiland. Developing Your World.



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Disclaimer

We caution readers that all statements other than statements of historical fact included in this document, including without limitation, those regarding our financial position, business strategy, plans and objectives of management for future operations (including development plans and objectives relating to our existing and future products), are forward-looking statements.

Such forward-looking statements involve known and unknown risks, uncertainties and other facts, which may cause our actual results, performance or achievements or industry results, to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements.

Such forward-looking statements are based on numerous assumptions regarding our present and future business strategies and the environment in which we expect to operate in the future.

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Session 1

Company Overview



PT Intiland Development Tbk (“ Intiland ”)

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

Over 3 decades of operating history

- First established in 1983 under the name of PT Wisma Dharmala Sakti, Intiland has a long operating track record of c.40 yrs
- Listed on the IDX since 1991 with market capitalization of Rp3.6tn (~USD255m)* as at 31 March 2019

Developer with high quality projects in Indonesia

- **South Quarter**, the integrated mixed use development in TB Simatupang, South Jakarta CBD
- **Graha Famili**, the first golf-themed luxurious residential development in Surabaya
- **Aeropolis**, the integrated mixed use development in Soekarno-Hatta's international airport area (only 500 meters away)
- **Regatta**, a luxury sea-front condominium in Jakarta
- **Pantai Mutiara**, the reclaimed housing development with canal bay (in South East Asia)
- **Intiland Tower Jakarta**, a "green" building in CBD Jakarta designed by Paul Rudolph with direct MRT station access

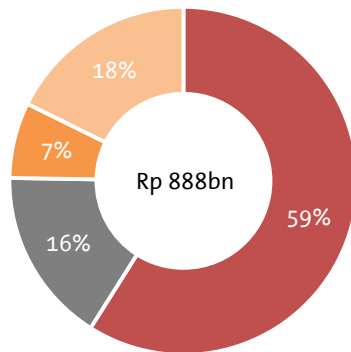
Large, strategically located land bank

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

Well-diversified portfolio

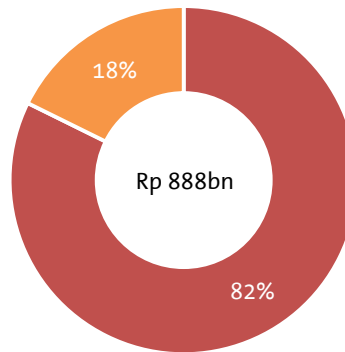
- Successfully developed over 61 projects in Jakarta and Surabaya across a wide spectrum of sub-sectors including landed residential townships, office towers, high-rise apartments, hospitality, industrial estates as well as sports and golf club management

Revenue breakdown (Mar 2019)

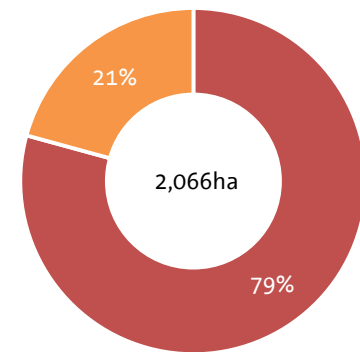


■ Mixed use and high rise
■ Houses and land
■ Industrial estate
■ Investment properties

Land bank breakdown (as of Mar 2019)



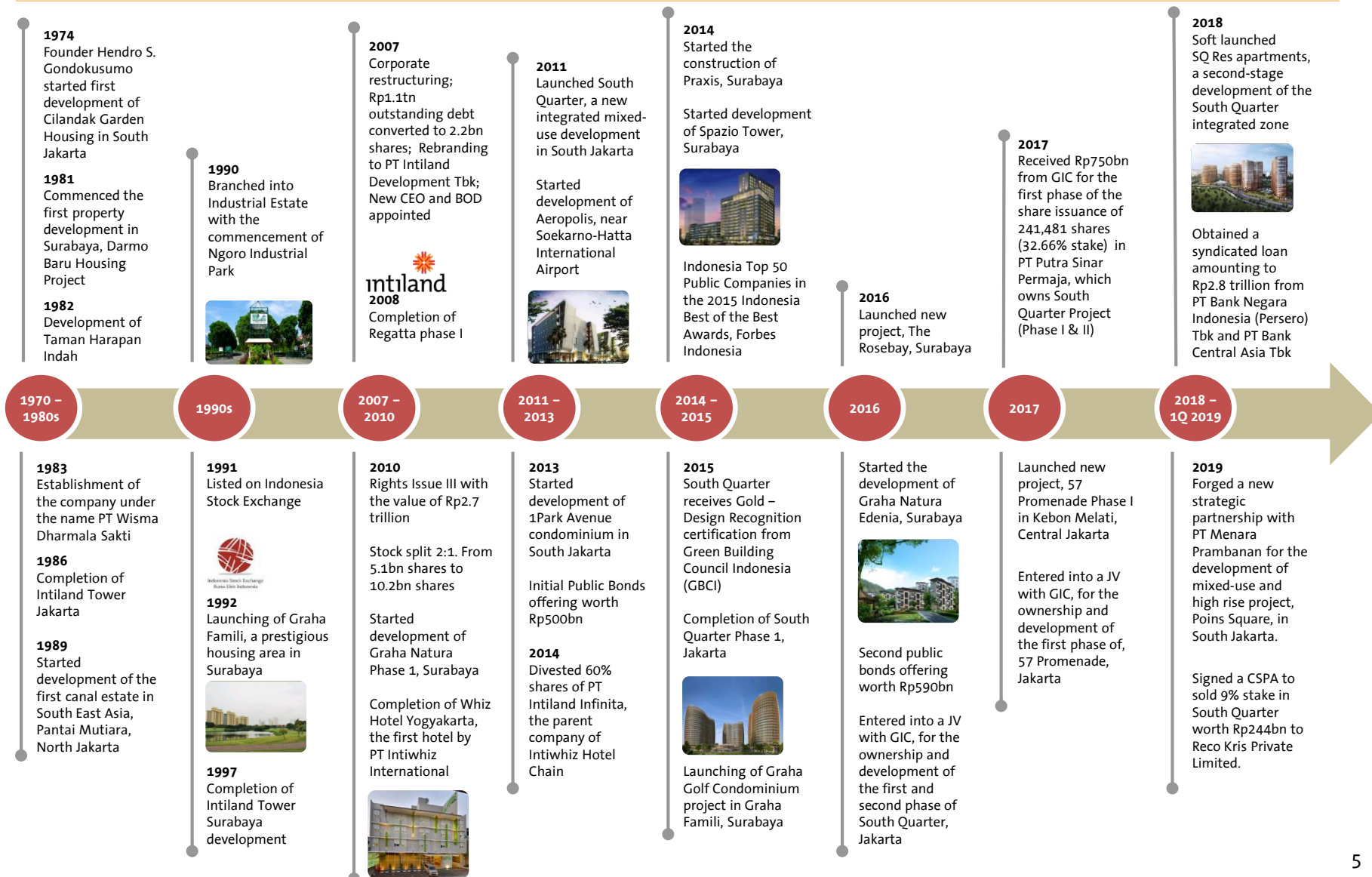
■ Development Revenue
■ Recurring Revenue



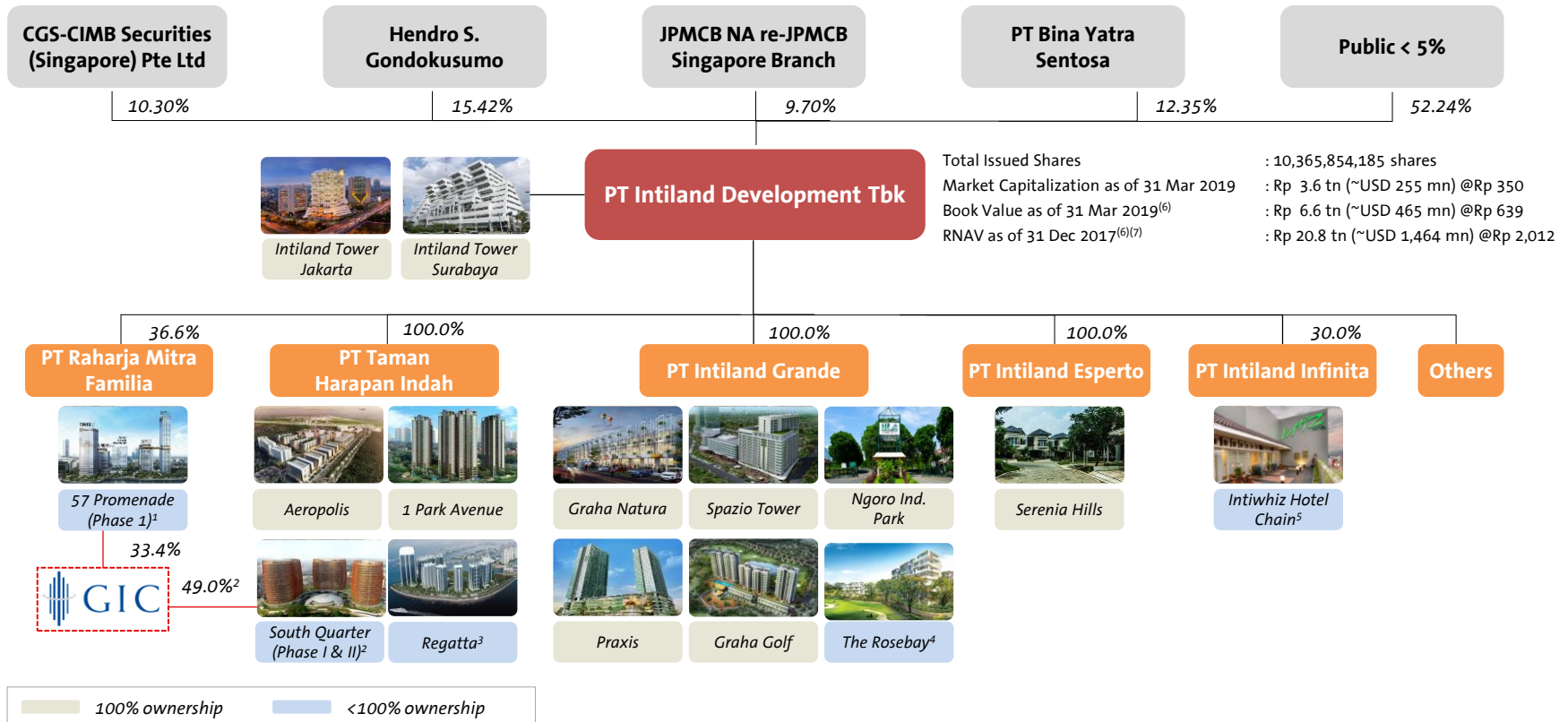
■ Jakarta & Greater Jakarta Area
■ Surabaya & Greater Surabaya Area

*Based on an IDR/US\$ conversion rates of 14,244 which is the middle of the buying and selling foreign exchange transaction rates announced by Bank Indonesia on 31 March 2019

Key Corporate Milestone



Corporate Structure



Notes:

- 57 Promenade (Phase I) is jointly held and developed by PT Raharja Mitra Familia (33.63% stake), GIC's affiliate (33.40% stake) and PT Galang Gema Pradana (29.97% stake)
- South Quarter is jointly held and developed by PT Putra Sinar Permaja (51% stake), GIC's affiliate (49% stake)
- Regatta is held by Badan Kerjasama Mutiara Buana (BKMB), a 50-50 JO partnership between PT Taman Harapan Indah and PT Global Ekabuana
- The Rosebay is held by PT Grande Family View, a 75%-owned subsidiary of PT Intiland Grande
- The Intiwhiz Hotel Chain is operated by PT Intiwhiz International, a subsidiary of PT Intiland Infinita
- Based on an IDR/USD conversion rate of 14,244 which is the Jakarta Interbank Spot Dollar Rate (JISDOR) benchmark on 31 March 2019
- The company appraised its major assets on 31 Dec 2017, primarily done by Knight Frank and Jones Lang LaSalle

Core Portfolio

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



**Mixed Use &
High Rise**

**Landed
Residential**

**Industrial
Estates**

**Investment
Properties**

**JAKARTA &
GREATER AREA**

- | | | | | |
|--|---|--|--|---|
| <ul style="list-style-type: none"> • South Quarter Phase 1 • Aeropolis ● • 57 Promenade Phase 1 ● • 1 Park Avenue • Regatta Phase 2 ● | <ul style="list-style-type: none"> • South Quarter Phase 2 ● • Pinang Residence ● • West One City ● • Serenia Hills Apartment ● | <ul style="list-style-type: none"> • Serenia Hills • Talaga Bestari • Magnolia Residence • South Grove • Griya Semanan • 1Park Homes | <ul style="list-style-type: none"> • Aeropolis Technopark ● | <ul style="list-style-type: none"> • Intiland Tower Jakarta • South Quarter Phase 1 • 57 Promenade ● • Poinis • Others |
|--|---|--|--|---|

**SURABAYA &
GREATER AREA**

- | | | | | |
|---|--|--|---|--|
| <ul style="list-style-type: none"> • Praxis ● • Spazio Tower ● • Sumatra 36 • Graha Golf Phase 1 ● • The Rosebay ● | <ul style="list-style-type: none"> • Tierra Phase 1 ● • Graha Golf Phase 2 ● • Graha Natura Apartment ● | <ul style="list-style-type: none"> • Graha Famili • Graha Natura | <ul style="list-style-type: none"> • Ngoro Industrial Park ● | <ul style="list-style-type: none"> • Intiland Tower Surabaya • Praxis ● • Spazio Tower ● • Ngoro Industrial Park • Others |
|---|--|--|---|--|

Development Income

Recurring Income

Selected Awards and Achievements

2019



Intiland

Best Spokesperson in Building Innovative Positive Image of Property Companies in Indonesia Spokesperson of The Year Award 2019 Warta Ekonomi



Intiland

Community Builder in Donor Appreciation Night Habitat for Humanity Indonesia



Appreciation on Water Conservation
Green Building Council Indonesia

South Quarter

Appreciation on Water Conservation in Green Building Appreciation & "Innovation Day: Building Re-Invented" Schneider Indonesia & Green Building Council Indonesia



Regatta

Property Management Service Excellence Award (PMSEA) 2019 for Upper Class Apartment Property In Magazine & Carre

2018



Hendro S. Gondokusumo
2018 Real Estate Personality Property Guru Group



Serenia Hills
Best Housing Development (Jakarta) & Best High-End Housing Development (Indonesia) in Indonesia Property Awards 2018 by Property Guru Group



Serenia Hills
The Country Winner- Best Housing/Landed Development (Indonesia) Asian Property Awards 2018 by Property Guru Group



Intiland
Top Fastest Growing Companies Infobank Awards 2018



Majalah Beranda
2nd Winner Best In-House Magazine in Private Sector Indonesia Content Marketing Awards 2018 Kompas - Gramedia



Intiland
Best National Property Developer Partners BTN Property Awards 2018 Bank Tabungan Negara



Intiland
Top 10 Developers BCI Asia Awards 2018 BCI Asia



Magnolia Residence
The Most Preferred Landed Houses in Tangerang Real Estate Awards 2018 Rumah123.com



Majalah Beranda
Property Guru by Davey Gold Awards 2018 by Davey



Fifty Seven Promenade
The Recommended Condominium in Jakarta Properti Indonesia Awards 2018 Properti Indonesia Magazine



Serenia Hills
The Most Preferred Landed Houses In South Tangerang Real Estate Awards 2018 Rumah123.com



Serenia Hills
Top 8 Marketing Communications in Housing Category Indonesia Property Awards 2018 Warta Ekonomi

Session 2

Strategy



Growth Strategy

Organic Growth

- Focus on developing existing projects in Jakarta and Surabaya
- Maximize the value of existing asset portfolio (e.g. mixed use & high rise)
- Continue the land acquisition surrounding existing projects

Acquisition Growth

- Strategic acquisition to support our vision and mission
- Maintain focus on our core business
- Prudent acquisition to increase our long term stakeholders' value

Strategic Partnership

- Strategic partnership to strengthen our position
- Track record in developing joint projects with strategic partners
- Provide balance sheet support for project execution

Capital & Investment Management

- Cash flow management to sustain our growth and profitability
- Prudent financing to manage our business risks
- Expand our global network to support our financing strategy

Mission



To be reputed as a transparent, trustworthy and trendsetting property developer committed to highly sustainable and long-term growth and profitability that deals fairly with all stakeholders

Vision



To make possible the experience of not only living, but living well throughout Indonesia

Strategic partnership case study: GIC

Our JVs with GIC present a good example of what we seek in a strategic partner and how we employ such partnerships as a way to mitigate development risk and proactively strengthen our balance sheet

JV overview

November 2016 &
April 2019



- Entered into a JV with GIC to divest 40% ownership stake in the integrated mixed-use complex, **South Quarter (both Phase 1 & 2)** in Nov 2016 and an additional 9% in April 2019
- Together with GIC, Intiland will continue to develop South Quarter Phase II, which comprises two condominium towers

August 2017



- Entered in a 2nd JV with GIC for the ownership and development of the Phase I of **57 Promenade** project in Jakarta
- Post transaction ownership breakdown in 57 Promenade Phase 1: Intiland (36.63%), GIC (33.40%), land owner JV partner (29.97%)

Strategic benefits

- ✓ **Synergistic strengths and experience/track record of quality partner**
 - As one of the largest institutional real estate investors globally, GIC brings broad knowledge and expertise from its investment network
 - Intiland, in turn, provides local market insights, a proven development track record and land bank access as one of the most established Indonesian property developers
- ✓ **Enables Intiland to expand into new projects while reducing funding needs and mitigating execution risk**
- ✓ **Like-minded partners with a long term investment outlook**
- ✓ **Our 2nd JV with GIC in 2017 further demonstrates confidence in our capabilities and is a testament to the strength of our partnership**

Capital management

- Total sale proceeds from divestment of 40% stake in South Quarter: IDR 1trn
 - Received IDR 750bn of which c.IDR 660bn was used to pay off the project loan
 - Remaining amount of IDR 250bn will be used as working capital for the construction of South Quarter Phase II
- Total sale proceeds from divestment of 9% stake in South Quarter: IDR 244bn
 - The proceeds will be used to strengthen Intiland's financial position
- Total sale proceeds of IDR 230bn for divestment of stake in 57 Promenade Phase 1
 - IDR 184bn was used to reduce loan
 - Remaining amount of IDR 46bn will be used as working capital

Session 3

Key Investment Highlights



Key Investment Highlights

Experienced management and strong corporate governance driving sustainable growth

Established track record in successfully developing and launching premium flagship projects

Strong pipeline of high quality developments and growing recurring income

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

Large land bank to sustain medium to long term development





Established track record in successfully developing and launching premium flagship projects



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

Mixed Use & High Rise

South Quarter



Integrated mixed-use development in South Jakarta CBD - premised on the concept of sustainability and located on a 7.2ha site, among the largest in the city



Best Commercial Development
Best Office Development
Best Office Architectural Design
South East Asia Property Awards

57 Promenade*



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



The Most Favored Mid-up Apartment in Mixed-use Project
Housing Estate Awards

Mixed Use & High Rise

Regatta



Luxury sea-front condominiums in Jakarta



Best Premium Apartment
Golden Property Awards

Office

Intiland Jakarta Tower



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

Landed Residential

Pantai Mutiara



One of the first reclaimed housing developments in SE Asia

Landed Residential

Serenia Hills



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



The Best Innovation in Property Product Concept
Property Innovation Awards



Best Compact Development in Jakarta & Indonesia
Golden Property Awards



Best Housing Development
Indonesia Property Awards



The Most Popular Landed in South Jakarta
Consumer Choice Awards



Best Housing/Landed Development
Asian Property Awards

Graha Famili



First golf-themed luxurious residential development in Surabaya



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



| Projects | Locations | 2014 | | 2015 | | 2016 | | 2017 | | 2018 | | 1Q19 | | |
|----------------------------------|-----------|--------------|-------------|--------------|-------------|--------------|-------------|--------------|-------------|--------------|-------------|-------------|--------------|-------------|
| | | Rp bn | % Rp | Rp bn | % Rp | Rp bn | % Rp | Rp bn | % Rp | Rp bn | % Rp | Unit | Rp bn | % Rp |
| Mixed Use & High Rise | | 1,614 | 68% | 897 | 55% | 591 | 45% | 1,921 | 65% | 1,210 | 53% | 26 | 79 | 31% |
| The Rosebay | Surabaya | 0 | 0% | 0 | 0% | 206 | 16% | 33 | 1% | 62 | 3% | 6 | 17 | 7% |
| South Quarter | Jakarta | 609 | 26% | 23 | 1% | 86 | 7% | 0 | 0% | 0 | 0% | 0 | 0 | 0% |
| Aeropolis | Jakarta | 369 | 16% | 60 | 4% | 152 | 12% | 54 | 2% | 81 | 4% | 9 | 9 | 3% |
| Sumatra 36 | Surabaya | 12 | 1% | 0 | 0% | 16 | 1% | 0 | 0% | 3 | 0% | 0 | 0 | 0% |
| Regatta (50%) | Jakarta | 294 | 12% | 37 | 2% | 40 | 3% | 16 | 1% | 26 | 1% | 0 | 0 | 0% |
| Praxis | Surabaya | 72 | 3% | 8 | 1% | 8 | 1% | 20 | 1% | 26 | 1% | 3 | 6 | 2% |
| Spazio Tower | Surabaya | 145 | 6% | 16 | 1% | 21 | 2% | 55 | 2% | 11 | 0% | 1 | 4 | 2% |
| 1 Park Avenue | Jakarta | 113 | 5% | 151 | 9% | 42 | 3% | 157 | 5% | 183 | 8% | 5 | 35 | 14% |
| Graha Golf | Surabaya | 0 | 0% | 603 | 37% | 19 | 1% | 51 | 2% | 39 | 2% | 2 | 8 | 3% |
| 1 Park Residence | Jakarta | 0 | 0% | 0 | 0% | 0 | 0% | 0 | 0% | 0 | 0% | 0 | 0 | 0% |
| 57 Promenade | Jakarta | 0 | 0% | 0 | 0% | 0 | 0% | 1,536 | 52% | 781 | 34% | 0 | 0 | 0% |
| Spazio | Surabaya | 0 | 0% | 0 | 0% | 0 | 0% | 0 | 0% | -1 | 0% | 0 | 0 | 0% |
| Landed Residential | | 489 | 21% | 530 | 33% | 648 | 49% | 483 | 16% | 569 | 25% | 86 | 175 | 69% |
| Graha Natura | Surabaya | 152 | 6% | 94 | 6% | 357 | 27% | 165 | 6% | 191 | 8% | 31 | 82 | 32% |
| Serenia Hills | Jakarta | 216 | 9% | 202 | 12% | 166 | 13% | 214 | 7% | 225 | 10% | 12 | 49 | 19% |
| Graha Famili | Surabaya | 31 | 1% | 99 | 6% | 52 | 4% | 10 | 0% | 58 | 3% | 0 | 0 | 0% |
| Magnolia Residence | Jakarta | 0 | 0% | 36 | 2% | 38 | 3% | 28 | 1% | 32 | 1% | 19 | 12 | 5% |
| Taman Semanan Indah | Jakarta | 0 | 0% | 9 | 1% | 6 | 0% | 20 | 1% | 8 | 0% | 4 | 6 | 3% |
| Talaga Bestari | Jakarta | 89 | 4% | 68 | 4% | 29 | 2% | 46 | 2% | 29 | 1% | 18 | 12 | 5% |
| South Grove | Jakarta | 0 | 0% | 0 | 0% | 0 | 0% | 0 | 0% | 25 | 1% | 1 | 9 | 4% |
| 1 Park Homes | Jakarta | 0 | 0% | 22 | 1% | 0 | 0% | 0 | 0% | 0 | 0% | 0 | 0 | 0% |
| Platinum | Surabaya | 0 | 0% | 0 | 0% | 0 | 0% | 0 | 0% | 0 | 0% | 0 | 0 | 0% |
| Pinang Residence | Jakarta | 0 | 0% | 0 | 0% | 0 | 0% | 0 | 0% | 0 | 0% | 1 | 4 | 2% |
| Puri Permata Pacitan | Surabaya | 0 | 0% | 0 | 0% | 0 | 0% | 0 | 0% | 0 | 0% | 0 | 0 | 0% |
| Industrial Estate | | 257 | 11% | 192 | 12% | 81 | 6% | 531 | 18% | 505 | 22% | 0 | 0 | 0% |
| Ngoro Industrial Park | Surabaya | 257 | 11% | 192 | 12% | 81 | 6% | 531 | 18% | 505 | 22% | 0 | 0 | 0% |
| Total Marketing Sales | | 2,360 | 100% | 1,619 | 100% | 1,320 | 100% | 2,935 | 100% | 2,284 | 100% | 112 | 254 | 100% |
| Development Income | | 2,360 | 100% | 1,619 | 100% | 1,320 | 100% | 2,935 | 100% | 2,284 | 100% | 112 | 254 | 100% |
| By Location | | Rp bn | % Rp | Rp bn | % Rp | Rp bn | % Rp | Rp bn | % Rp | Rp bn | % Rp | Unit | Rp bn | % Rp |
| Jakarta | | 1,691 | 72% | 608 | 38% | 560 | 42% | 2,071 | 71% | 1,391 | 61% | 69 | 136 | 54% |
| Surabaya | | 670 | 28% | 1,011 | 62% | 760 | 58% | 864 | 29% | 894 | 39% | 43 | 118 | 46% |
| Total Marketing Sales | | 2,360 | 100% | 1,619 | 100% | 1,320 | 100% | 2,935 | 100% | 2,284 | 100% | 112 | 254 | 100% |



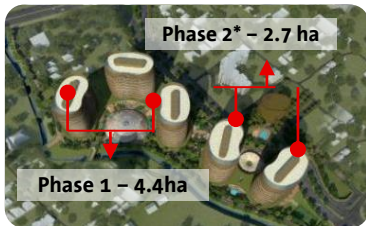
High-rise developments – Mixed-use/Integrated

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

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

Completed

South Quarter Phase 1



- Integrated mixed-use development comprising three office towers and supporting retail facilities - premised on the concept of sustainability
- Ownership: 51.0% (JV with GIC Singapore owning the remaining 49.0%)
- Phase 1 comprises three 20-floor office towers with some retail space
 - Tower A: 100% strata sold, Tower B and C retained for leasing
 - Total semi gross area of 130,229 sq.m.
 - Net leasable office area of 76,753 sq.m. and retail space (lease) of 7,516 sq.m.

Launched

4Q 2012

Completion

2015

Land area

4.4ha

Location

TB Simatupang, South Jakarta

Ongoing development

57 Promenade Phase 1



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

Launched

3Q 2017

Expected completion

3Q 2022

Land area

1.2ha

Location

Kebon Melati, CBD Jakarta

* Soft launch of sales in 4Q 2018



High-rise developments – Residential

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

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

Current Projects



Current Projects

Est. size / unit
(SGA sq.m.)

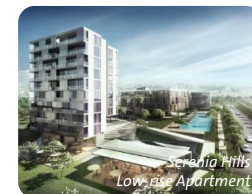
| | |
|--------------------------------------|----------|
| 57 Promenade Phase 1 | 38-183 |
| Regatta 2 | 104-235* |
| 1Park Avenue (K,Q,R); 1Park Hamilton | 138-335 |
| Graha Golf Phase 1 | 139-168 |
| Praxis (Apartment) | 44-85 |
| Rosebay | 75-166 |

* Net size

** Price range not including Penthouse unit

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

Pipeline Projects



Pipeline Projects

Est. size / unit
(SGA sq.m.)

| | |
|--------------------------|-----------|
| South Quarter Phase 2 | 48-135 |
| Pinang Residence Phase 2 | 24-95 |
| Graha Golf Phase 2 | 182-411** |
| Tierra | 28-68 |
| Serenia Hills Low Rise | 28-100 |
| Graha Natura Apartment | 31-71 |



Landed residential

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

Ongoing development

Serenia Hills



- Premium estate located on 26ha, offering a modern residential facility with a private cluster concept and club facilities
- Ownership: 100%
- The residential complex comes equipped with an integrated security system, waste management system and sports facilities and has been developed in 2 phases:
 - Phase 1: 261 residential units
 - Phase 2: 331 residential units

Phase 1

Phase 2

Launched

2011 & 2012

2013 & 2014*

Completion

2013

2016*

Land area

10ha

16ha

Location

Lebak Bulus, South Jakarta

Graha Natura



- Residential project in Lontar, West Surabaya, sprawling over 86-hectare land. Graha Natura is a unique housing estate with a focus on healthy lifestyle, nature and eco-friendly technology
- Ownership: 100%
- Graha Natura works together with a number of scientific institutes for environment conservation program which takes place almost half of the green open space all around the residential area

Launched Phase 1

2010, 2014, 2015, 2016 **

Launched Phase 2

2016, 2018, 2019 **

Land area

86ha

Location

West Surabaya

* Excluding the Quantum cluster (launched in 2017) which covers an area of 1.8ha and offers 75 residential units

** Please refer to page 38



Industrial Estate – Ngoro Industrial Park

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

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

Location and features

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

Total development plan

| | <i>Ngoro Industrial Park I</i> | <i>Ngoro Industrial Park II</i> |
|---------------------------|--------------------------------|---------------------------------|
| Development area | 220ha | 285ha |
| Launched* | 1991 | 2010 |
| Land bank (31 March 2019) | 86ha | |



Key tenants

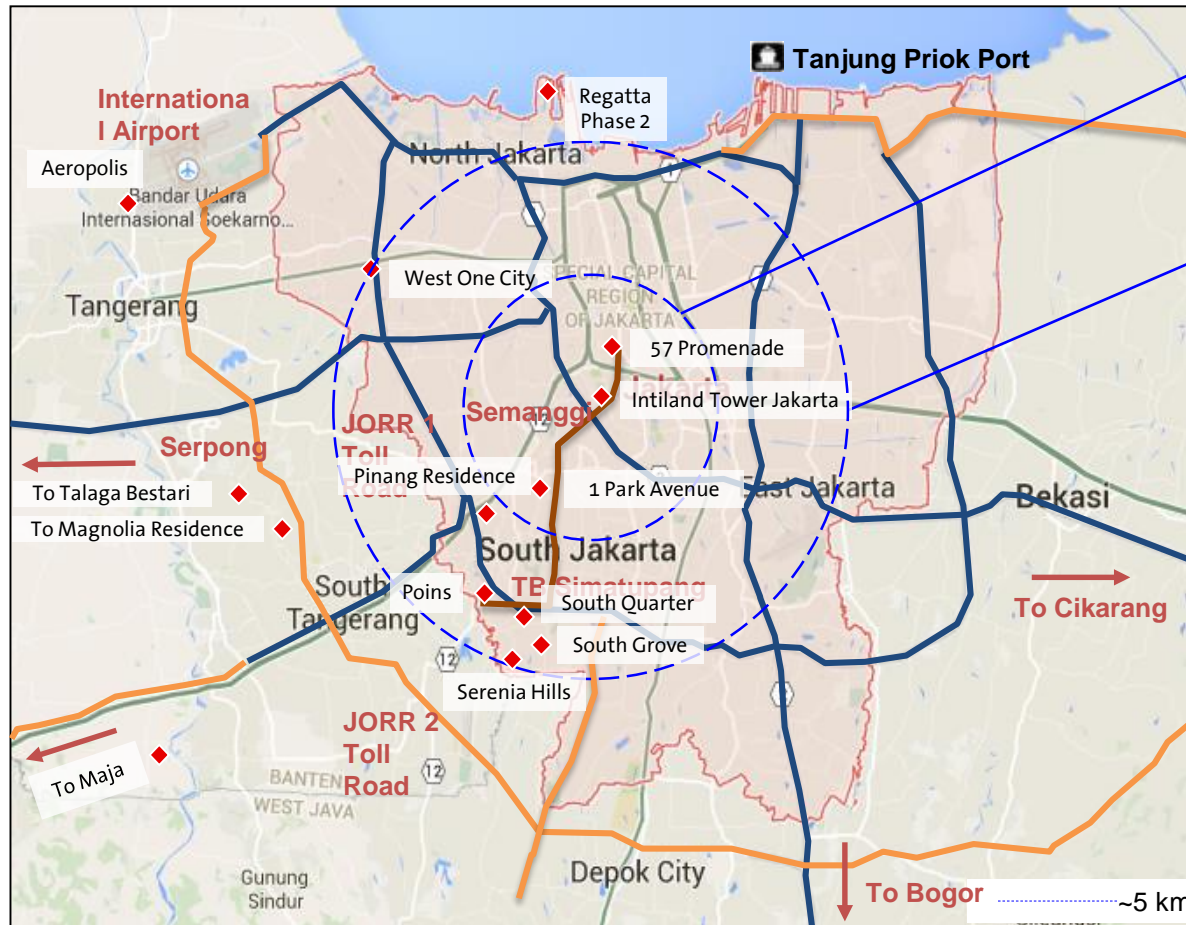


* The first phase of the development (Park I) started in 1991 while the second phase (extension, Park II) commenced in the first half of 2010



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

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



5km radius from Semanggi Interchange, CBD

- 57 Promenade
- Intiland Tower Jakarta
- 1 Park Avenue

10km radius from Semanggi Interchange, CBD

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

Other projects within Jakarta and its Greater Area

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

Legend

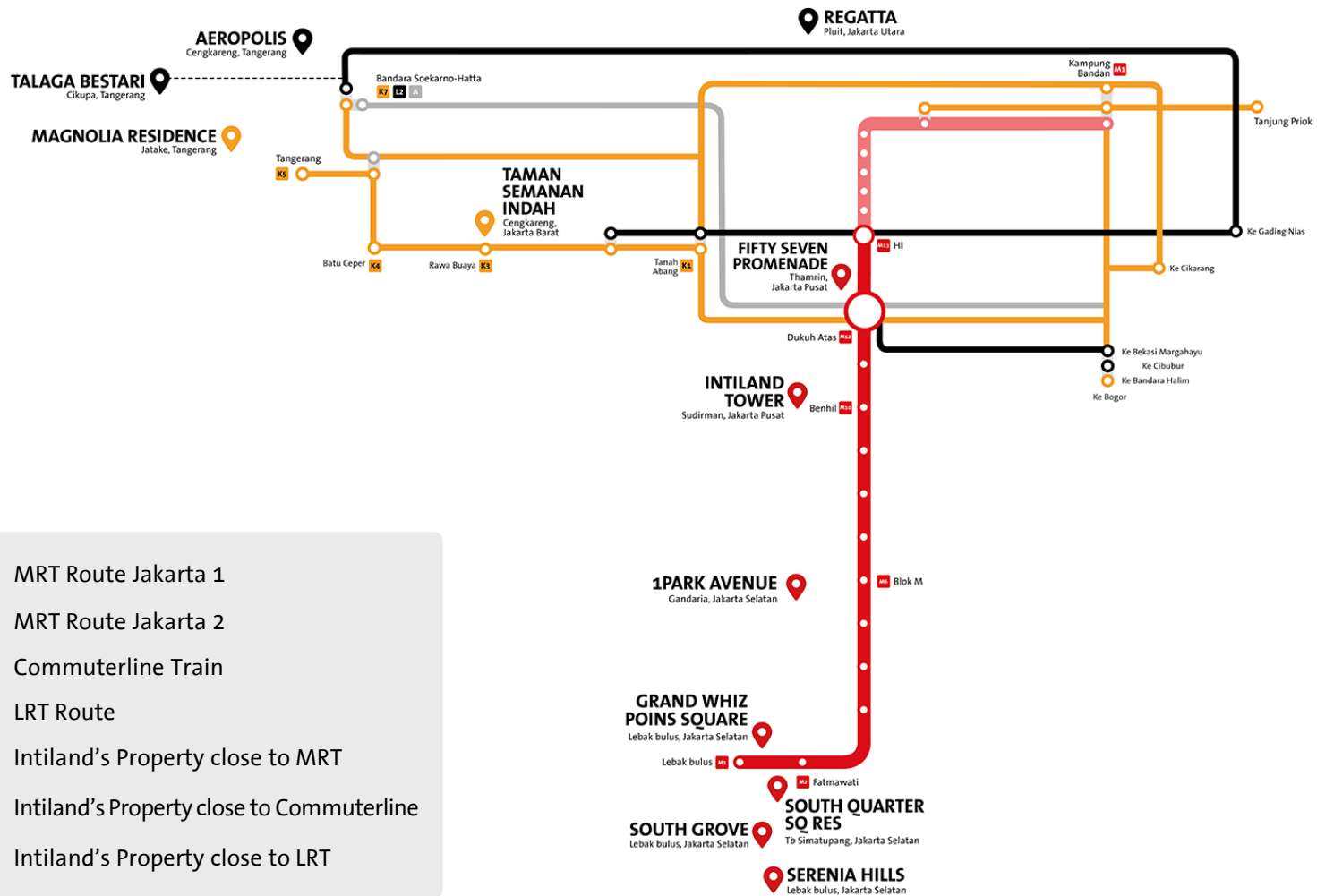
- Existing Toll Road
- Planned Toll Road
- MRT Route
- Existing Railway
- ♦ Intiland's Projects

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



...poised to benefit from infrastructure developments

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





...poised to benefit from infrastructure developments

STAY ON THE BLUE LINE

#LivingConnected





#LivingConnected Jakarta



10MINS FROM MRT

57 Promenade, CBD Jakarta



INFRONT OF MRT

Intiland Tower Jakarta, CBD Jakarta



10MIN FROM MRT

1Park Avenue, Gandaria



10MINS FROM MRT

South Quarter, TB Simatupang



10MINS FROM MRT

South Grove, Lebak Bulus



10MINS FROM MRT

Serenia Hills, Lebak Bulus



NEXT TO MRT

Poins, Lebak Bulus



FUTURE MRT

Talaga Bestari, Tangerang



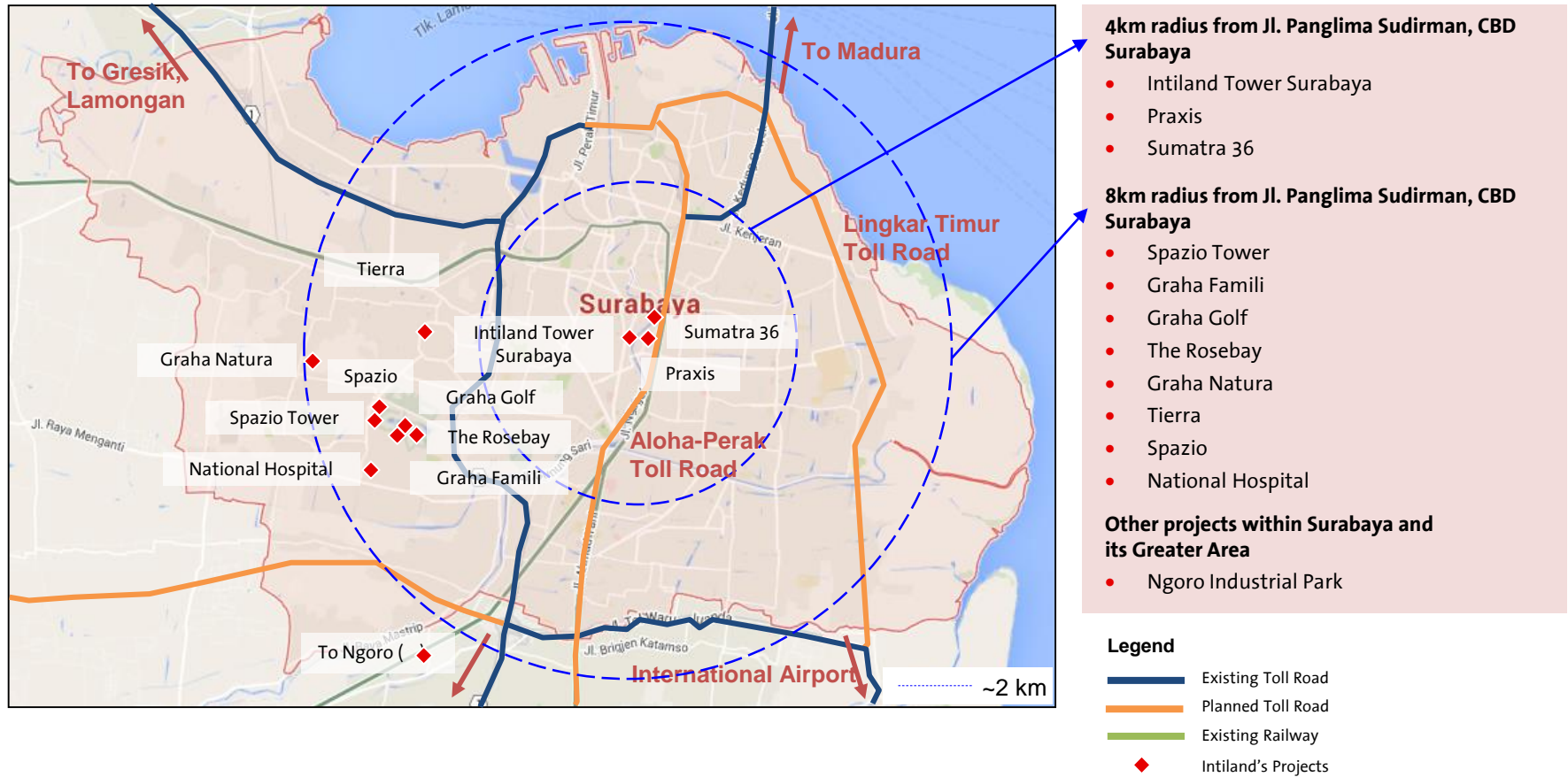
FUTURE LRT

Regatta, Pantai Mutiara



Well-located portfolio in Central and West Surabaya

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



Source: Google maps, company data

Note: Location and scale drawing above are best estimates

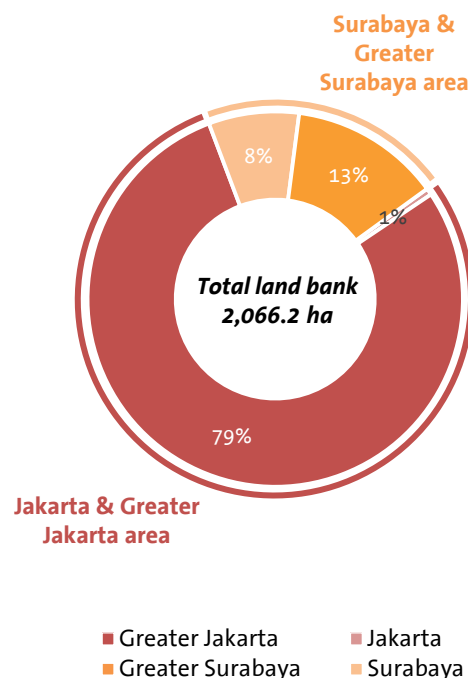


Large land bank to sustain medium to long term development



Large land bank of c. 2,066.2 ha (as of Mar 2019) is sufficient to sustain ongoing developments for the next 20 years

| Undeveloped Land bank | Land area (ha) |
|---|----------------|
| Maja, Banten | 1,068.7 |
| Tangerang, Banten | 393.9 |
| Others - Jakarta area | 90.5 |
| Talaga Bestari, Cikupa | 76.0 |
| Serenia Hills | 1.3 |
| Gandaria, Jakarta | 3.9 |
| Pondok Pinang | 3.3 |
| Jakarta & Greater Jakarta area | 1,637.5 |



| Undeveloped Land bank | Land area (ha) |
|---|----------------|
| Others - Surabaya area | 235.9 |
| Pantai Timur, Surabaya | 90.1 |
| Bukit Pencu, Surabaya | 33.0 |
| Bukit Sampe, Trawas | 31.8 |
| Lontar | 23.2 |
| Graha Famili, Surabaya | 8.8 |
| Jajar Tunggal | 4.9 |
| Wiyung | 1.0 |
| Surabaya & Greater Surabaya area | 428.7 |

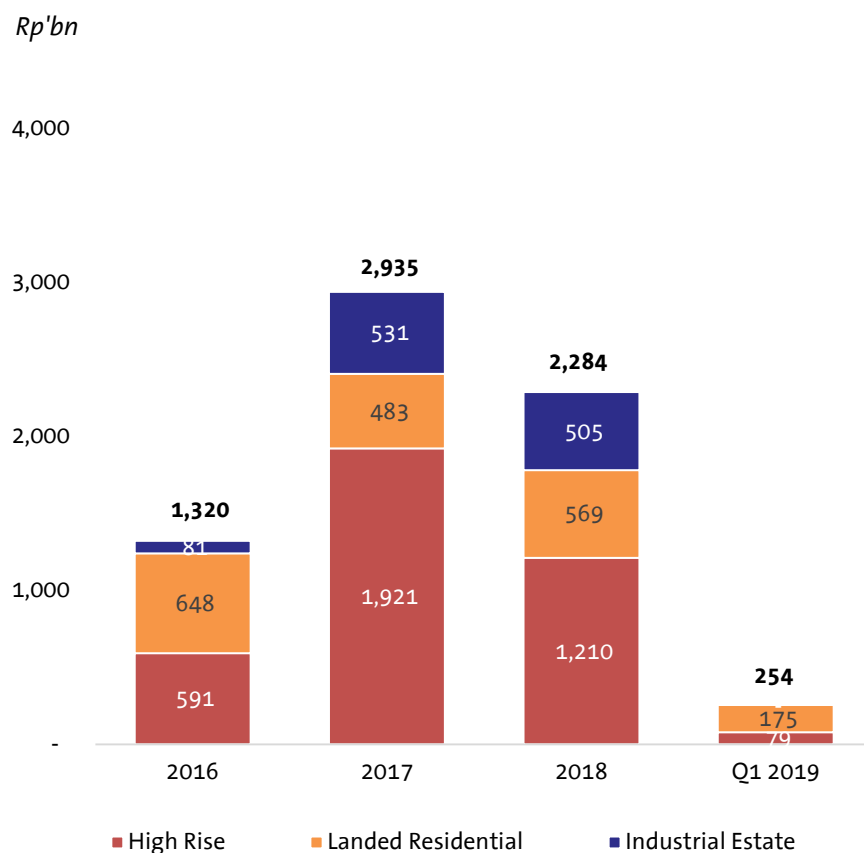
Our long term land bank strategy will focus on balancing sustainable growth with mitigating balance sheet and execution risk

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



Strong pipeline of high quality developments

Historical marketing sales (2016-Q1 2019)



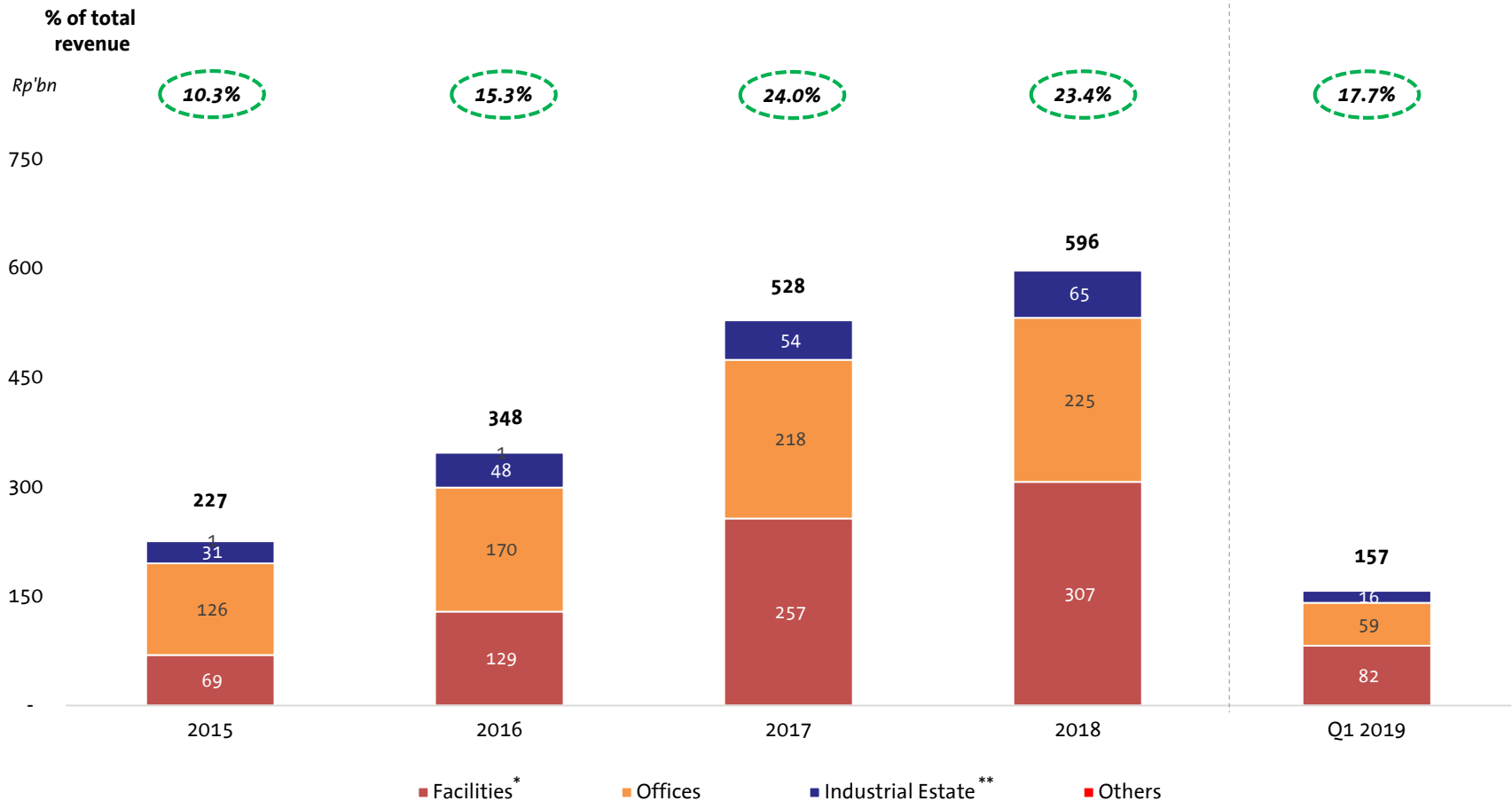
| Project | Location | FY19 target (IDR bn) | 1Q19 result (IDR bn) | % Achieved |
|--------------------------------|----------|----------------------|----------------------|------------|
| Mixed Use and High Rise | | 1,518 | 79 | 31% |
| The Rosebay | Surabaya | 94 | 17 | |
| Praxis | Surabaya | 145 | 6 | |
| Spazio Tower | Surabaya | 99 | 4 | |
| Graha Golf | Surabaya | 84 | 8 | |
| Sumatra 36 | Surabaya | 38 | 0 | |
| 57 Promenade | Jakarta | 46 | 0 | |
| 1 Park Avenue | Jakarta | 230 | 35 | |
| Aeropolis | Jakarta | 101 | 9 | |
| Regatta (50%) | Jakarta | 61 | 0 | |
| South Quarter | Jakarta | 620 | 0 | |
| Landed Residential | | 823 | 175 | 69% |
| Graha Natura | Surabaya | 250 | 82 | |
| Serenia Hills | Jakarta | 50 | 49 | |
| Graha Famili | Surabaya | 0 | 0 | |
| 1 Park Homes | Jakarta | 91 | 0 | |
| Talaga Bestari | Jakarta | 100 | 12 | |
| South Grove | Jakarta | 80 | 9 | |
| Magnolia Residence | Jakarta | 70 | 12 | |
| Taman Semanan Indah | Jakarta | 5 | 6 | |
| Serenia Masterpiece | Jakarta | 140 | 0 | |
| Pinang Townhouse | Jakarta | 37 | 4 | |
| Industrial Estates | | 160 | 0 | 0% |
| Ngoro Industrial Park | Surabaya | 160 | 0 | |
| Marketing Sales Target | | 2,501 | 254 | 10% |
| Development Income | | 2,501 | 254 | |
| Location | | 2,501 | 254 | 10% |
| Jakarta | | 1,631 | 136 | |
| Surabaya | | 870 | 118 | |



Growing recurring income base...

Our recurring revenue base has grown by more than 2x since 2015

Recurring Revenue (Rp'bn)

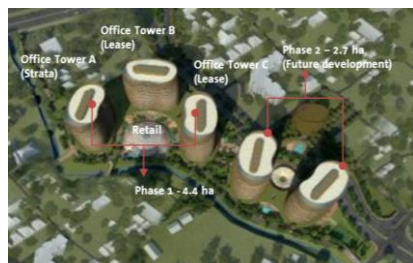


* Facilities include building management and estate management fees

** Industrial estate includes rental payments from tenants of standard factory buildings in the NIP as well as payments for maintenance service and utilities received from tenants of our industrial estate properties



...underpinned by robust rental income streams...



Phase 1 – Office Towers & Retail

- South Quarter is premised on the concept of sustainability and is one of the largest integrated mixed use developments in TB Simatupang corridor in South Jakarta, a popular business hub where many MNCs across multiple industries are located
- The site's strategic location has attracted many blue chip corporate tenants that are committed to long term leases
- South Quarter is accessible via TB Simatupang toll road and Lebak Bulus Street and is located between Jakarta's MRT Fatmawati and Lebak Bulus stations

Selected key tenants

| Office | |
|--------|--|
| Retail | |

Occupancy profile

| As at 31-Mar-19 | Net leasable area (sq.m.) | Leased area (sq.m.) | Committed Occupancy (%) | As at 31-Mar-19 | Net leasable area (sq.m.) | Leased area (sq.m.) | Committed Occupancy (%) |
|-----------------|---------------------------|---------------------|-------------------------|-----------------|---------------------------|---------------------|-------------------------|
| Tower A | 426 | 426 | 100.0 | | | | |
| Tower B | 40,477 | 32,817 | 81.1 | | | | |
| Tower C | 35,850 | 18,445 | 51.5 | | | | |
| Combined | 76,753 | 51,688 | 67.3 | Retail | 7,516 | 5,508 | 73.3 |

Note:
1 As at 31 Mar 2019



...and a visible additional project pipeline

Upcoming projects contributing to future additional recurring income stream

| | CBD Jakarta | | CBD Surabaya | West Surabaya |
|-------------------------------|---|--|---|--|
| |  | |  |  |
| Projects | 57 Promenade Phase I | 57 Promenade Phase II | Praxis | Spazio Tower |
| Area (Recurring component) | <ul style="list-style-type: none"> Retail NLA: 769 sq.m. | <ul style="list-style-type: none"> Office SGA: 48,509 sq.m. Retail NLA: 11,141 sq.m. Serviced apt. SGA: 9,726 sq.m. | <ul style="list-style-type: none"> Office SGA: 4,140 sq.m. Hotel SGA: 14,326 sq.m. (267 rooms) Retail NLA: 8,609 sq.m. | <ul style="list-style-type: none"> Hotel + function SGA: 7,640 sq.m. (145 rooms) Retail NLA: 5,077 sq.m. |
| Project description | <ul style="list-style-type: none"> 57 Promenade is a mixed use & high rise development located in the Jakarta CBD area and is spread across an area of 3.0 ha The development consists of a modern commercial sector, pedestrian walkways and retail outlets <ul style="list-style-type: none"> Phase 1: covers an area of 1.2 ha, and includes 2 condominium towers, the 24-story City57, and the 49-floor Sky57 Phase 2: covers an area of 1.8 ha, and includes two office towers, one serviced apartment tower, and promenade retail area | | <ul style="list-style-type: none"> Praxis is the extension of Intiland Tower Surabaya, located in Surabaya business district, spread across an area of 1.1 ha Project comprises 5 office floors, 28 apartment floors and 18 hotel floors Features 185 office units including strata title and lease units, retail space, 295 apartment units and 267 hotel rooms | <ul style="list-style-type: none"> Spazio Tower is a multi-function office tower located in Graha Festival, West Surabaya, spread across an area of 0.5 ha Project comprises 20 floors, of which 11 floors are for office space, 7 floors for hotel, 2 floors for supporting retail and F&B activities, and 5 floors for basement parking The facilities at the tower include swimming pool, multipurpose hall, meeting room, gym and spa |
| Expected completion | 3Q 2022 | Planning phase | 2019 | 2019 |



Strong corporate governance & highly experienced management team



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

Board of Commissioners



**Cosmas
Batubara**

President Commissioner /
Independent Commissioner

Serving since 1996



**Lennard Ho
Kian Guan**

Vice President
Commissioner

Serving since 2011



**Thio Gwan
Po Micky**

Independent
Commissioner

Serving since 2010



**Walman
Siahaan**

Commissioner

Serving since 2010



**Jahya
Asikin**

Commissioner

Serving since 2007



**Ping
Handyani Hanli**

Commissioner

Serving since 2007

Board of Directors



**Hendro S.
Gondokusumo**

President Director
& CEO

Serving since 2011



**Suhendro
Prabowo**

VP Director & COO
North / West Jakarta
& Tangerang

Serving since 2007



**Sinarto
Dharmawan**

VP Director & COO
Surabaya

Serving since 2003



**Utama
Gondokusumo**

VP Director & COO
Central / South Jakarta

Serving since 2007



**Ricky
Holil**

Executive Director &
CFO

Serving since 2007



**Archied Noto
Pradono**

Executive
Director

Serving since 2007



**Perry
Yoranouw**

Independent
Director

Serving since 2016



**Permadi
Indra Yoga**

Executive
Director

Serving since 2018

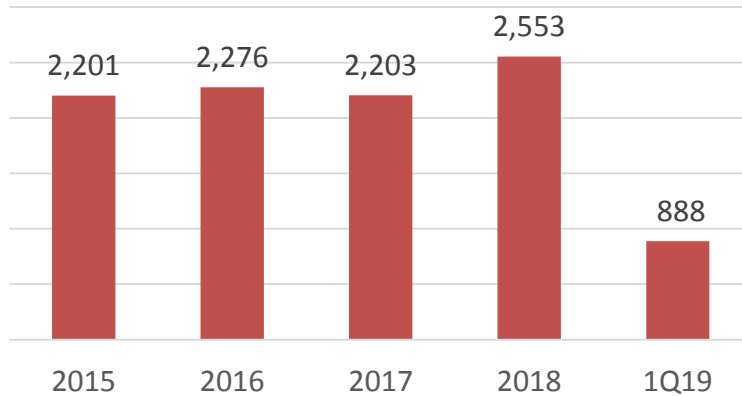
Session 4

Key Financial

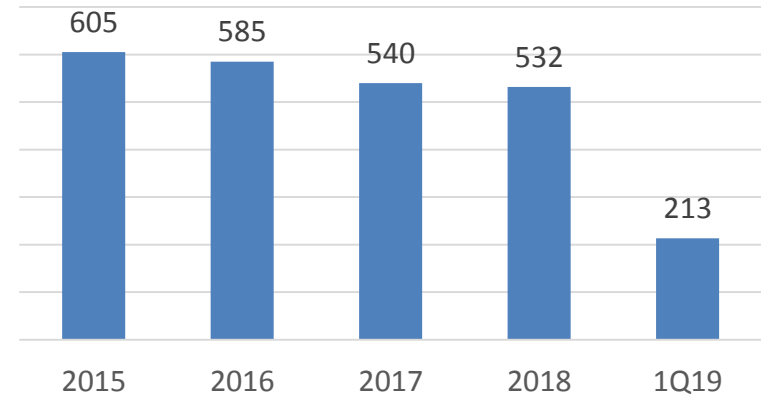


Financial Performance

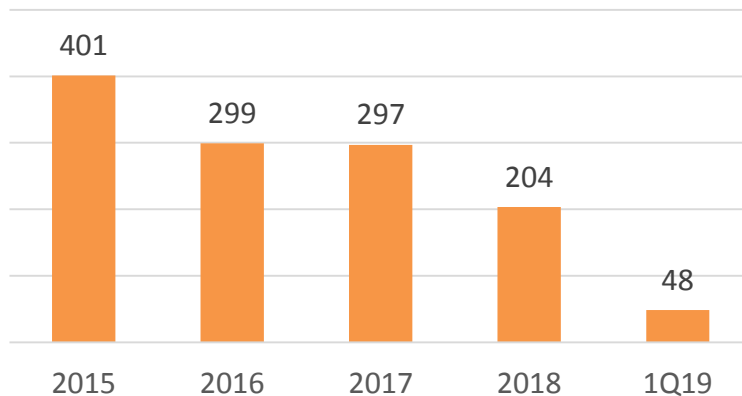
Revenue
in billion Rupiah



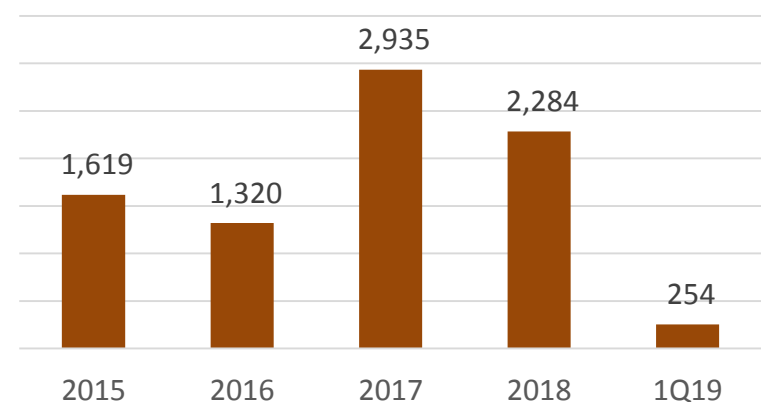
EBITDA
in billion Rupiah



Net Profit
In billion Rupiah

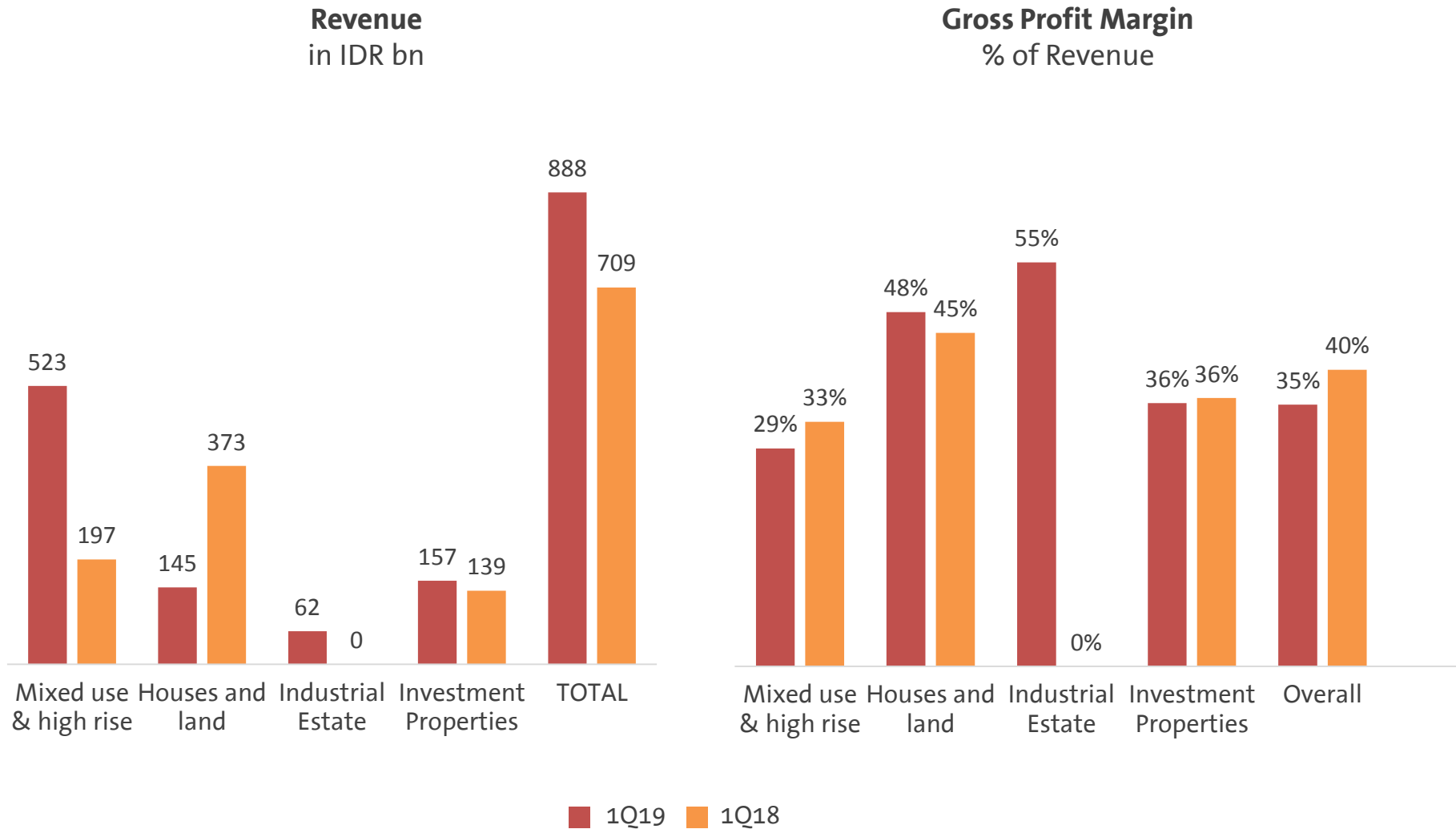


Marketing Sales¹⁾
In billion Rupiah



1) Marketing Sales includes Development Income only

Segments Contribution



Financial Highlights

| Cash & Cash Equivalents | 1Q19 inhouse | 1Q18 inhouse | YoY Growth |
|-------------------------|-----------------|-----------------|------------|
| Revenue | 888 | 709 | 25% |
| Gross Profit | 313 | 283 | 10% |
| EBITDA | 213 | 189 | 12% |
| Net Income | 48 | 113 | -57% |
| EPS | 5 | 11 | -57% |
| Gross Profit Margin | 35% | 40% | |
| EBITDA Margin | 24% | 27% | |
| Net Income Margin | 5% | 16% | |
| ROA (Annualized) | 1% | 4% | |
| ROE (Annualized) | 3% | 8% | |

| in Rp billion | 1Q19 inhouse | FY18 Audited | Growth |
|-------------------------|-----------------|-----------------|--------|
| Total Assets | 14,116 | 14,216 | -1% |
| Total Liabilities | 7,495 | 7,700 | -3% |
| Total Equity | 6,622 | 6,516 | 2% |
| Sales Advance | 1,356 | 1,685 | -19% |
| Cash & Cash Equivalents | 1,098 | 1,124 | -2% |
| Total Debt | 5,093 | 5,012 | 2% |
| Net Debt/Equity | 60% | 60% | |

| in Rp billion | 2018 Audited | 2017 Audited | 2016 Audited | 2015 Audited | 2014 Audited-R |
|---------------------|-----------------|-----------------|-----------------|-----------------|-------------------|
| Revenue | 2,553 | 2,203 | 2,276 | 2,201 | 1,828 |
| Gross Profit | 1,006 | 956 | 1,036 | 1,043 | 993 |
| EBITDA | 532 | 540 | 585 | 605 | 665 |
| Net Income | 204 | 297 | 299 | 401 | 431 |
| EPS | 20 | 29 | 29 | 39 | 42 |
| Gross Profit Margin | 39% | 43% | 46% | 47% | 54% |
| EBITDA Margin | 21% | 25% | 26% | 27% | 36% |
| Net Income Margin | 8% | 14% | 13% | 18% | 24% |
| ROA | 1% | 2% | 3% | 4% | 5% |
| ROE | 3% | 5% | 6% | 8% | 10% |

| in Rp billion | 2018 Audited | 2017 Audited | 2016 Audited | 2015 Audited | 2014 Audited-R |
|-------------------------|-----------------|-----------------|-----------------|-----------------|-------------------|
| Total Assets | 14,216 | 13,097 | 11,840 | 10,289 | 9,008 |
| Total Liabilities | 7,700 | 6,787 | 6,783 | 5,518 | 4,539 |
| Total Equity | 6,516 | 6,311 | 5,057 | 4,771 | 4,469 |
| Sales Advance | 1,685 | 1,374 | 1,168 | 1,343 | 1,760 |
| Cash & Cash Equivalents | 1,124 | 750 | 473 | 405 | 552 |
| Total Debt | 5,012 | 4,431 | 4,455 | 3,200 | 2,127 |
| Net Debt/Equity | 60% | 58% | 79% | 59% | 35% |
| Dividend | 21 | N/A | 52 | 51 | 103 |
| Dividend per Share | 2 | N/A | 5 | 5 | 10 |

EBITDA: Operating profit + final tax + depreciation + amortization

Session 5

Appendix



Development Income - Mixed Use & High Rise

CBD Jakarta



57 Promenade

Launched: 2017
Total Area: 3.0 ha
(Phase 1 - 1.2 ha, Phase 2 - 1.8 ha)
Infrastructure: MRT, Busway
Ownership: 36.63%
Progress: 10%
Expected Completion: 2022

Condominium: Tower City

Saleable area: 17,876 sqm (260 units)
Sold: 16,733 sqm (94%)
ASP 1Q19: Rp 54.8 mn/sqm

Condominium: Tower Sky

Saleable area: 31,092 sqm (236 units)
Sold: 26,455 sqm (85%)
ASP 1Q19: Rp 54.5 mn/sqm

Retail

Semi gross area: NLA 769 sqm
Market: Lease

Phase 2 Information

Office tower: SGA 34,491 sqm
Boutique office: SGA 14,018 sqm
Serviced Apartment: SGA 9,726 sqm
Retail: NLA 11,141 sqm

South Jakarta



1Park Avenue

Launched: 2012 (Tower 1,2,3)
2015 (Tower 4)
Total Area: 2.8 ha
Infrastructure: MRT, Mainroad, Shuttle bus
Ownership: 100%
Progress: 100%

Condominium

King, Queen, Royal (Tower 1, 2, 3)

Saleable area: 52,136 sqm
Sold: 50,550 sqm (97%)
ASP 1Q19: Rp 33.4 mn/sqm

Condominium

The Hamilton (Tower 4)

Saleable area: 18,116 sqm
Sold: 8,563 sqm (47%)
ASP 1Q19: Rp 40.5 mn/sqm

Phase 2 Information

1 Park Homes

Net land area: 0.8 ha
Saleable unit: 32 units

North Jakarta



Regatta

Launched: 2014
(Tower London & New York)
Total Area: 11 ha
(Phase 1 - 2.5 ha, Phase 2 - 1.7 ha)
Infrastructure: Future LRT
Ownership: 50%
Progress: 92%
Expected completion: 2019

Condominium: Phase 2 (3 towers)

Tower Name: London
New York
Shanghai

Semi gross area: 51,720 sqm
(London & New York)

Market: Strata title
Sold: 29,918 sqm (58%)
ASP 1Q19: Rp 35.7 mn/sqm

Others

- Phase 2: London tower was launched in June 2014, while New York tower was pre-launched in June 2014.

CBD Surabaya



Praxis

Launched: 2013
Total Area: 1.1 ha
GFA: 102,498 sqm
Infrastructure: Mainroad
Ownership: 100%
Progress: 94%
Expected Completion: 2019

Condominium

Semi gross area: 19,634 sqm (295 units)
Market: Strata title
Sold: 13,454 sqm (68%)
ASP 1Q19: Rp 20.3 mn/sqm

Office

Semi gross area: 21,544 sqm (185 units)
Market: Strata title 17,404 sqm
Lease 4,140 sqm
Sold: 4,321 sqm (25%)
ASP 1Q19: Rp 23.6 mn/sqm

Hotel

Semi gross area: 14,326 sqm
Unit: 267 rooms

Retail

Semi gross area: 8,609 sqm

Development Income - Mixed Use & High Rise

South Jakarta



South Quarter Residence

Launched: 2018
Infrastructure: MRT, Toll Road
Ownership: 51%
Expected Completion: 2022

Condominium Tower D, E

Market: Strata title
Estimated SGA: 45,000 sqm

CBD Surabaya



Sumatra 36

Total Area: 0.2 ha
Launched: 2011
Semi gross area: 9,020 sqm
Market: Strata title
Sold: 4,452 sqm (49%)
ASP 1Q19: Rp 25.1 mn/sqm

West Surabaya



Rosebay

Total Area: +/- 1ha
Ownership: 75%
Progress: 36%
Total Units: 229 units
Semi gross area: 20,782 sqm
Expected Completion: 2019

Condominium: Tower A, B, F, G, H

Market: Strata title
Total units: 177 units
Semi gross area: 16,505 sqm
Sold: 9,702 sqm (59%)
ASP 1Q19: Rp 25.8 mn/sqm
Launched: 14 January 2016

Condominium Tower C, E

Market: Strata title
Total units: 52 units
Semi gross area: 4,277 sqm
Launch: TBD

West Surabaya



Spazio Tower

Launched: 2014
Total Area: 0.5 ha
Infrastructure: Mainroad
Ownership: 100%
Progress: 79%
Expected Completion: 2019

Office

Semi gross area: 23,732 sqm
Market: Strata title
Sold: 12,679 sqm (53%)
ASP 1Q19: Rp 39.2 mn/sqm

Retail

Semi gross area: 5,077 sqm
Market: Lease

Hotel + Function

Semi gross area: 7,640 (145 rooms)
Market: Lease

West Surabaya



Graha Golf

Launched: 2015
Total Area: 2.4 ha
Ownership: 100%
Progress: 82%
Expected Completion: 2019

Phase 1 Information

2 condominium towers (Tower 1 & 2)

Total area: 7,532 sqm
Market: Strata title
Semi gross area: 27,174 sqm
Sold: 23,943 sqm (88%)
ASP 1Q19: Rp 28.2 mn/sqm

Note:

- Phase 2 TBD – 3 condominium towers & townhouse

Development Income – Landed Residential

South Jakarta



Serenia Hills

South Jakarta



South Grove

West Surabaya



Graha Natura

| Phase 1 | | | Phase 2 | | |
|-------------------|----------------|------------------------|--------------------------------|------------------------|--|
| Type | Residential | | Residential | | |
| Land Area | 10 ha | | 16 ha | | |
| Development Plan | Regent | 187 units | Titan | 59 units | |
| | Signature | 74 units | Ultimate | 51 units | |
| | | | Venture Barat | 84 units | |
| | | | Venture Timur | 62 units | |
| | | | Quantum | 75 units | |
| | Total | 261 units | Total | 331 units | |
| Launched | 2011 & 2012 | | 2013 & 2014 ; 2017 (Quantum) | | |
| Sold | Regent | 172 units (92%) | Titan | 59 units (100%) | |
| | Signature | 72 units (97%) | Ultimate | 44 units (86%) | |
| | | | Venture Barat | 83 units (99%) | |
| | | | Venture Timur | 62 units (100%) | |
| | | | Quantum | 75 units (100%) | |
| | Total | 244 units (93%) | Total | 323 units (98%) | |
| Land ASP 1Q19 | Rp 17.8 mn/sqm | | Rp 12.3 mn/sqm (Quantum: 18.1) | | |
| Building ASP 1Q19 | Rp 8.5 mn/sqm | | Rp 8.2 mn/sqm (Quantum: 7.2) | | |

Infrastructure: MRT, Shuttle Bus

Total Area: 0.5 ha
 Ownership: 100%
 Total Units: 15 units
 Launched: 2018
 Infrastructure: MRT, Roll Road
 Sold Units: 4 units (27%)
 Land ASP 1Q19: Rp 19.0 mn/sqm
 Building ASP 1Q19: Rp 10.0 mn/sqm

Tangerang



Magnolia

Total Area: 14.7 ha
 Ownership: 52.5%
 Launched: 2015
 Sold Units: 226 units
 Land ASP 1Q19: 5.2 mn/sqm
 Building ASP 1Q19: 5.0 mn/sqm

Phase 1

| Cluster | GLA | Launched | Development Plan | Sold |
|----------------|--------|----------|------------------|------|
| Cluster A | 5.9 ha | 2010 | 105 units | 96% |
| Cluster B | 5.4 ha | 2010 | 85 units | 100% |
| Cluster C | 6.0 ha | 2010 | 58 units | 100% |
| Cluster D | 8.4 ha | 2010 | 93 units | 100% |
| Garden Ville 1 | 0.6 ha | 2014 | 31 units | 100% |
| Garden Ville 2 | 0.6 ha | 2015 | 24 units | 96% |
| Soho (BS) | 0.6 ha | 2014 | 27 units | 100% |
| Soho (DS) | 1.0 ha | 2016 | 37 units | 92% |

Phase 2

| Cluster | GLA | Launched | Development Plan | Sold |
|--------------|--------|----------|------------------|------|
| Edenia (E&F) | 5.4 ha | 2016 | 212 units | 82% |
| Gravillea | 1.8 ha | 2018 | 45 units | 56% |
| Acacia | 1.1 ha | 2019 | 52 units | 12% |

ASP 1Q19: Land: 9.1 mn/sqm
 Building: 9.2 mn/sqm

Development Income

Tangerang



Aeropolis

Type: Mixed used & high rise

| Projects Launched | Year Launched | Year Completed | Total (Unit) | Total (Sqm) | Sold (Sqm) | ASP 1Q19 (Rp mn/m ²) | Construction (%) |
|--|---------------|------------------------------|--------------|---------------|---------------|----------------------------------|------------------------------------|
| Aeropolis Residence 1 & Commercial Park | 2011 | 2014 | 1,153 | 25,126 | 22,980 | 9.3 | 100% |
| Aeropolis Residence 2 | 2012 | 2017 | 1,048 | 20,248 | 20,121 | 9.8 | 100% |
| Aeropolis Residence 3 (Tower 1, 3, 5) | 2014 | 2018 (T1) E 2019 (T3 & 5) | 1,446 | 24,107 | 19,940 | 10.0 | 100% (T1), 94% (T3) 90% (T5) |
| Aeropolis Crystal Residence (Tower 2, 3) | 2013 | 2018 (T2) 2019 (T3) | 393 | 14,016 | 13,360 | 10.5 | 100% (T2) 100% (T3) |
| Aeropolis Lucent Residence | 2016 | E 2019 | 253 | 7,129 | 2,674 | 21.6 | 52% |
| Total | | | 4,293 | 90,626 | 79,075 | | |

| | | | | | | | |
|---------------------------------|------|--------|----|----------------------------------|----------------------------------|----------------------------|-------------|
| Aeropolis Techno Park Phase 1-1 | 2014 | E 2019 | 42 | Land: 20,937 Building: 18,492 | Land: 17,367 Building: 15,063 | Land: 9.0 Building: 3.7 | In progress |
| Aeropolis Techno Park Phase 1-2 | 2015 | E 2019 | 70 | Land: 14,530 Building: 5,952 | Land: 10,874 Building: 3,216 | Land: 8.3 Building: 4.5 | In progress |

East Java



Nggoro Industrial Estate

Total Development: 505 ha
Launched: 1991 (1st phase)
2010 (2nd phase)

Infrastructure:
Natural gas, power substation, waste water treatment, telecommunication

Access: Toll road, main road, 45 km from Surabaya, 50 km from Tanjung Perak Seaport, 50 km from Juanda International Airport

Sold: 323 ha
Land bank: ± 86 ha
ASP 1Q19: Rp 2 mn/sqm

Tenancy
Unicharm, Mitsui-Soko, Hitachi, HB Fuller, Yakult, Roman Ceramic, Mulia Ceramic (Dharma Persada Gemilang), Cort Indonesia, Toyota Astra Motor, etc.

Facility & Services
Export Processing Zone, Standard Factory Building, Warehouse, Commercial Area, Clinic, Bank & ATM, Office Space, Guest House, Outdoor Sport, Police Station, Internal Security, Fire Brigade.

Development Income

Tangerang



Talaga Bestari

Launched: 1995
Infrastructure: Future Toll Road, Future MRT
Land bank: 76 ha
Area developed: 115 ha
Land ASP: Rp 6.8 mn/sqm
Remarks: Key catalyst – Lion City, a 30 ha of land purchased by Lion Air for training center, warehouses, dormitories

| Project Facts | Development | Sold |
|--------------------|---|------|
| Harmony | Harmony - 214 houses Harmony 2 -111 houses | 95% |
| The Hills | 207 houses | 100% |
| Fluora | 204 houses | 92% |
| The Forest Phase 1 | 173 houses | 41% |
| Taman Palem 2 | 452 houses | 23% |
| Jungle Walk | 136 shophouses | 18% |
| Plaza D'Captiva | 117 shophouses | 62% |
| Real Estate | 615 houses | 82% |

Recurring Income

South Jakarta



South Quarter

Launched: 2012
Infrastructure: MRT, Shuttle Bus, Toll Road
Ownership: 51%
Progress: 100%

Office (Tower A, B, C)

Lettable space: 76,753 sqm
Leased space: 51,688 sqm (67%)
Asking base rent: Rp 250,000/sqm/month

Retail

Lettable space: 7,516 sqm
Leased space: 5,508 sqm (73%)
Asking base rent: Rp 300,000 - 400,000/sqm/month

CBD Jakarta



Intiland Tower Jakarta

Ownership: 100%
Total area: 0.8 ha
Infrastructure: Mainroad, MRT

Office Tower

Lettable space: 5,470 sqm
Leased space: 19,288 sqm
Available space: 6,182 sqm
Occupancy: 76%
Avg. gross rent : Rp 265,987/sqm/month

South Jakarta



Poins

Ownership: 50%
Total area: 2.5 ha
Infrastructure: MRT

Recurring Income

CBD Surabaya



Intiland Tower Surabaya

West Surabaya



Spazio

West Surabaya



National Hospital

National



Intiwhiz Hotel Chain

Total area: 0.5 ha
 Ownership: 100%
 Infrastructure: Mainroad

 Lettable space: 19,568 sqm
 Leased space: 13,178 sqm
 Available space: 6,390 sqm
 Occupancy: 67%
 Avg. gross rent: Rp 185,552/sqm/month

Launched: 2010
 Total area: 0.8 ha
 Ownership: 75%
 Infrastructure: Mainroad

Retail (include terrace)

Lettable space: 5,114 sqm
 Leased space: 1,153 sqm
 Occupancy: 23%
 Avg. gross rent: Rp 101,186/sqm/month

Development Income

Office Tower

Total area (SGA): 16,019 sqm
 Market: Strata title
 Sold: 15,289 sqm (95%)

Total Area: 0.85 ha
 Infrastructure: Mainroad
 Ownership: 37.5%

Development

Bed capacity: 205 beds
 123 wards
 GP and Specialists: 98 person
 Nurses: 151 person
 Center of Excellence: Neurosurgeon

Note:

On April 11, 2015, Indonesian Museum of Records (MURI) awarded National Hospital as the first hospital in Indonesia to perform Parkinson surgery, tremor procedure, and Deep Brain Stimulation installation.

The Company, through its subsidiary PT Intiwhiz International, has embarked on hospitality business by opening medium-class hotels suited to value-conscious, frequent travelers. Under the brand Whiz (two star-plus), Whiz Prime (three-star) and Grand Whiz (four-star) Hotels, the hotel chain spreads in big cities such as Jakarta, Surabaya, Semarang, Bali and Yogyakarta.

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