

Corporate Presentation

PT Intiland Development Tbk

31 March 2026



Table of Contents

Section 1	Executive Summary	3
Section 2	Company Overview	5
Section 3	Investment Highlights	9
Section 4	Portfolio Overview	27
Section 5	Financial Performance	61

Disclaimer

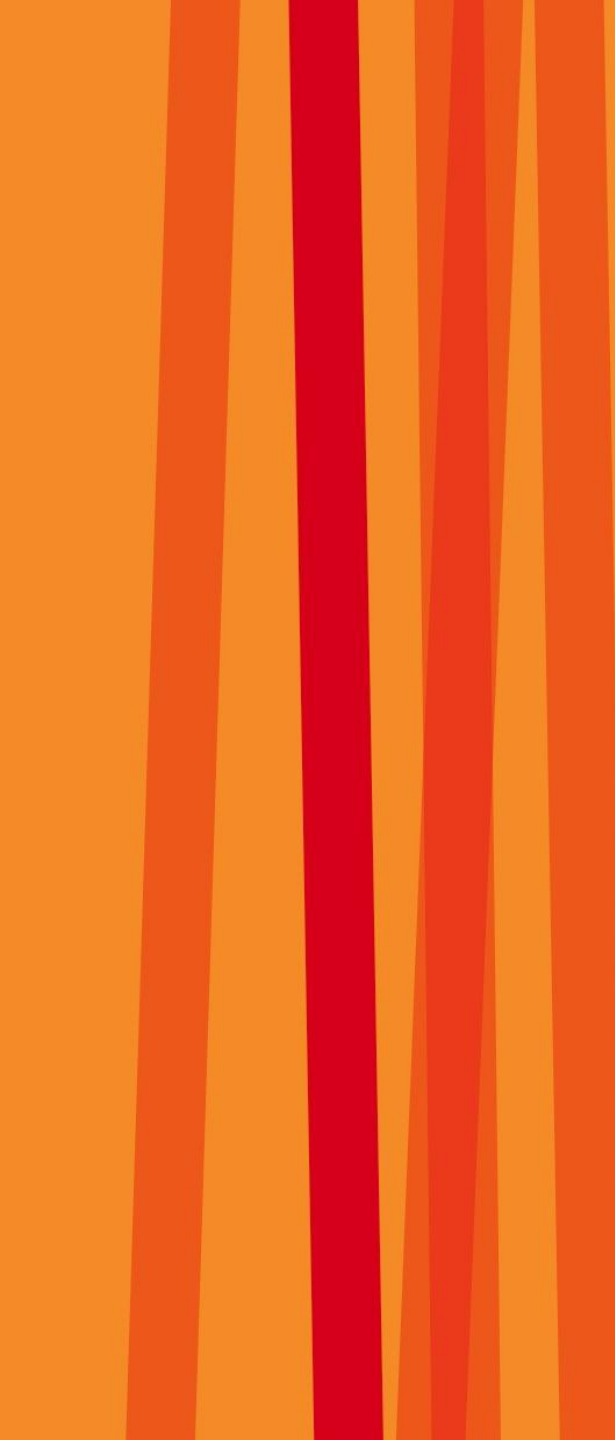
We caution readers that all statements other than statements of historical fact included in this document, including without limitation, those regarding our financial position, business strategy, plans and objectives of management for future operations (including development plans and objectives relating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

We expressly disclaim any obligation or undertaking to release any update of or revision to any forward-looking statements contained herein to reflect any change in our expectations with regards hereto or any change in events, conditions or circumstances on which any such statements is based.

This document is the property of PT Intiland Development Tbk. It is for intended recipients only and for intended use only. This document only serves as a reference and it does not constitute an offer solicitation or invitation to subscribe for and/or purchase any shares in any proposed venture.



Executive Summary



4 Decades of Experience

First established in 1983 under the name of PT Wisma Dharmala Sakti, Intiland has established a long and successful track record over 65 projects across Jakarta, Tangerang, Surabaya, Mojokerto and Batang. Earning recognition as a pioneer and innovator in delivering high-quality, award-winning developments.



Well-Diversified Portfolio

Successfully developed projects 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.



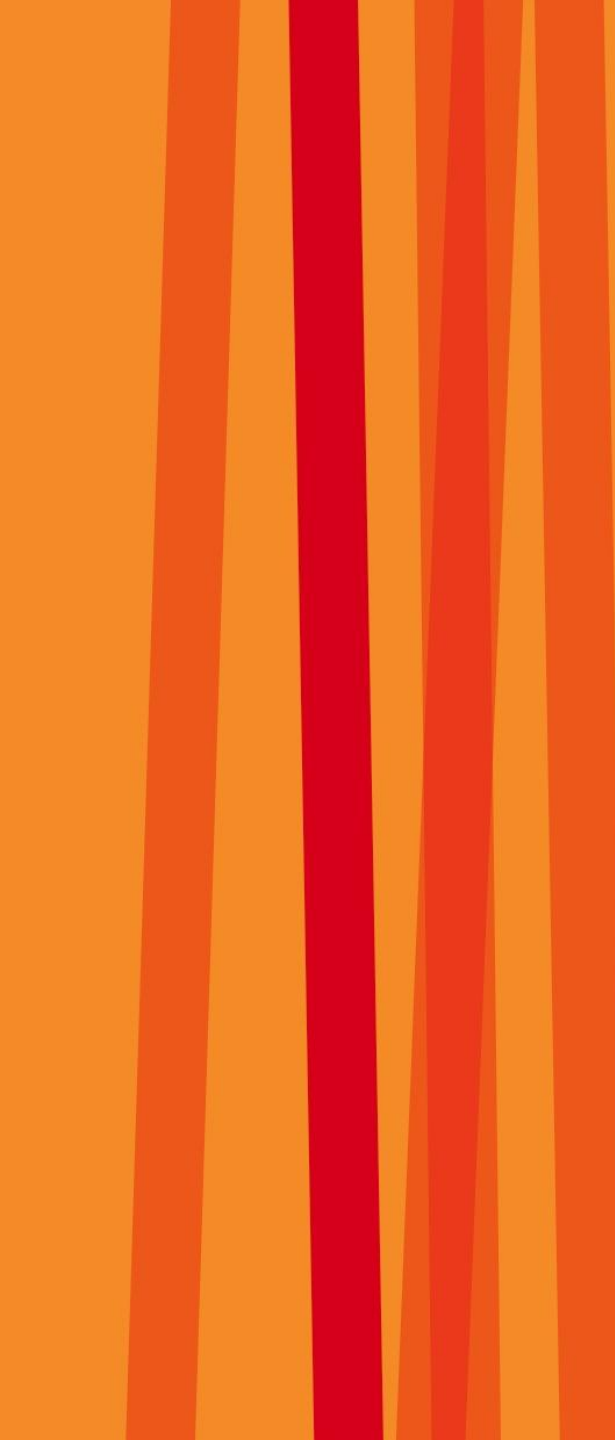
Large Landbank

Large, strategically located land bank with around 2,000 ha of remaining land bank spread across key locations in Jakarta, Greater Jakarta, Surabaya and Greater Surabaya



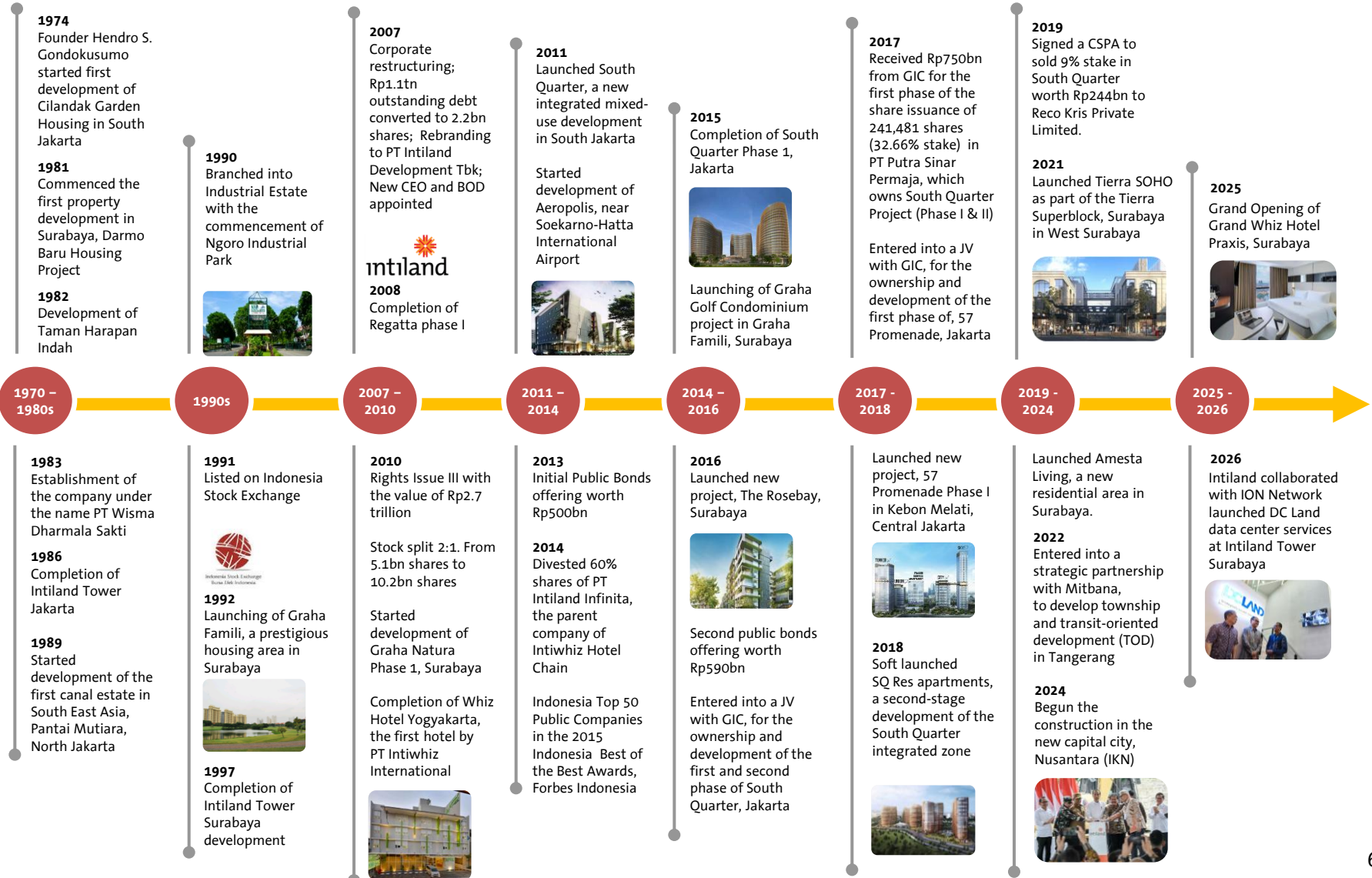
Public Listed Company

Listed on the IDX since 1991



Company Overview

Key Corporate Milestone



Corporate Structure



Notes:

- 57 Promenade (Phase I) is jointly held and developed by PT Raharja Mitra Familia (36.63% 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 16,999 which is the Jakarta Interbank Spot Dollar Rate (JISDOR) benchmark on Mar 31, 2026

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

Board of Commissioners



**Dr. Sofyan A. Djalil,
SH., MA.**

President Commissioner



**Sinarto
Dharmawan**

Vice President Commissioner



**Friso
Palilingan**

Independent Commissioner



Alexander S. Rusli

Independent Commissioner

Board of Directors



**Archied Noto
Pradono**

President Director



**Utama
Gondokusumo**

Vice President Director



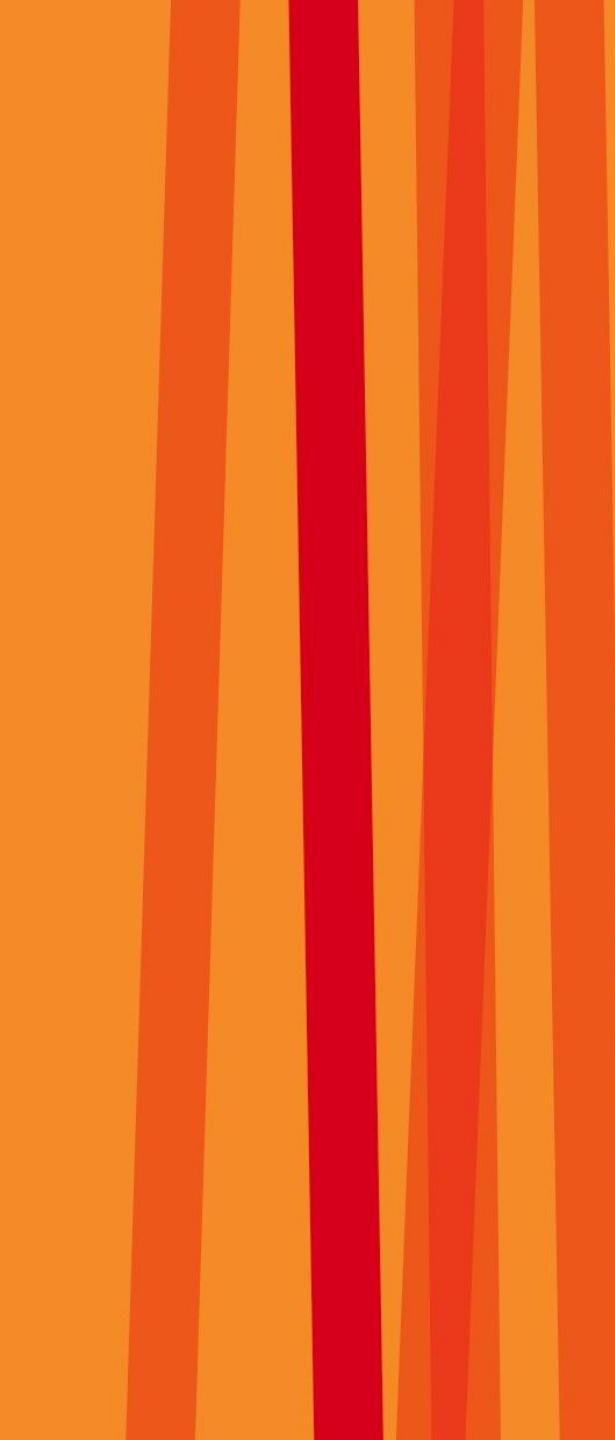
**Novita
Anggriani**

Director



**Simon Joseph
Wirawan**

Director



Investment Highlights

Proven Track Record of High-Quality Developments

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

Our innovative development in 4 product segments:



Mixed-Use & High Rise

Intiland specializes in integrated developments that combine residential, commercial, and office spaces



Landed Residential

Intiland develops residential communities targeting middle to upper-middle-class segments



Industrial Estate

Intiland manages industrial zones designed to support manufacturing and logistics operations



Property Investments

Intiland holds a portfolio of properties for long-term investment, generating recurring income through rentals and leases



Mixed-use & High rise



1Park Avenue

Exclusive Residential located at Kebayoran, South Jakarta surrounded by office, shopping malls and schools.



Fifty Seven Promenade

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



Regatta

Luxury sea-front condominiums in Pantai Mutiara, North Jakarta



South Quarter

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

Proven Track Record of High-Quality Developments



Landed Residential



Graha Famili

First golf-themed luxurious residential development in Surabaya



Graha Natura

A unique housing estate with a focus on healthy living, nature and eco-friendly technology in Surabaya.



Pantai Mutiara

Located in North Jakarta, Pantai Mutiara is one of the first reclaimed real estate developments in South East Asia



Serenia Hills

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



Industrial Estate



Batang Industrial Park

Our new industrial estate in Batang is well connected to West and East Java through Trans-Java toll and is a future key industrial hub of Central Java



Ngoro Industrial Park

Ngoro Industrial Park 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



Property Investments - Office



Intiland Tower Jakarta

An iconic office building in Jakarta designed with Green design principle in mind. The building model was exhibited at New York's Museum of Modern Art



Intiland Tower Surabaya

An office building designed with beauty and elegance in mind, and in accordance with energy-efficient building principles

Long term experience with reputable strategic partners

Our JVs present a good example of how we employ such partnerships as a way to mitigate development risk and proactively strengthen our balance sheet



57 Promenade



South Quarter



Duo

JV with Foreign

- GIC Singapore (57 Promenade, South Quarter, SQ Res)
- Mitbana, JV Mitsubishi Corporation & Surbana Jurong (Duo - Talaga Bestari)



The Rosebay



Magnolia Residence

JV with Landowner

- Graha Famili, The Rosebay
- Magnolia Residence



Regatta



Amesta Living

JV with Financial Investor

- Regatta
- Amesta Living

Awards and Achievements

2025



PT Intiland Development Tbk

**Best Stock Awards 2025 for
Mid-Cap Company in the
Property & Real Estate Sector**



Hendro S. Gondokusumo^(†)

**Golden Property Awards 2025
"The Legacy" for Founder PT
Intiland Development Tbk.**



South Quarter

**Best GREENSHIP
Commitment award**

2024



PT Intiland Development Tbk

**Nawacita Awards 2024
The Advancement of
Infrastructure & Industry**



Poins

**DTKJ Awards 2024
Silver Winner Category of
Commercial Areas or Buildings
Providing the Best Facilities**



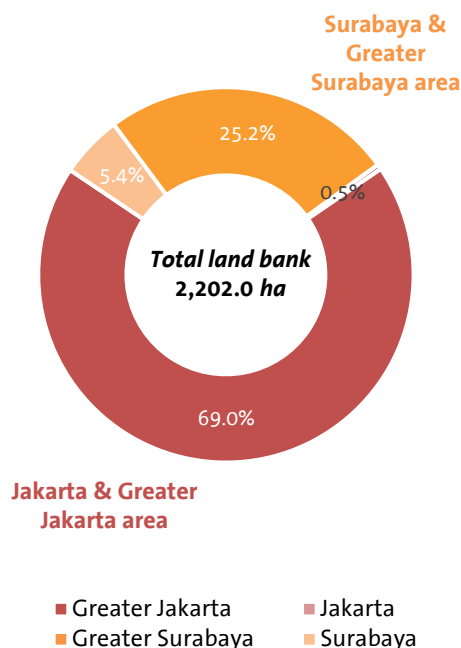
PT Intiland Development Tbk

**InvestorTrust.id
Best Sharia Awards 2024
Best Sukuk Ijarah**

Strategic Land Bank Locations

Large land bank of c. 2,202.0 ha (as of Mar 31, 2026) is sufficient to sustain ongoing developments for the next 20 years.

Undeveloped Land bank	Land area (ha)
Maja, Banten	1,068.7
Tangerang, Banten	280.4
Others - Jakarta area	91.8
Talaga Bestari, Cikupa	82.6
Gandaria, Jakarta	3.6
Pondok Pinang	1.1
Serenia Hills	0.5
Jakarta & Greater Jakarta area	1,528.7



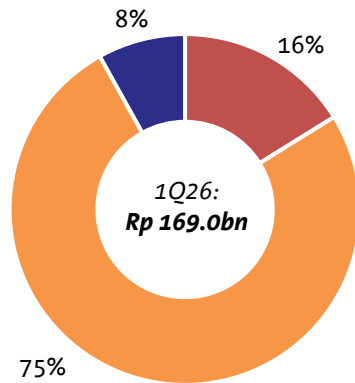
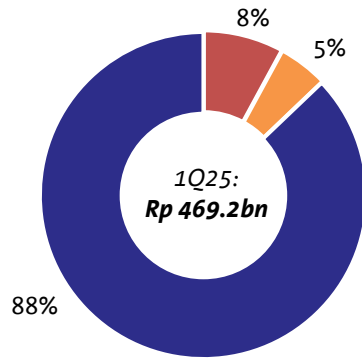
Undeveloped Land bank	Land area (ha)
Others - Surabaya area	350.9
Pantai Timur, Surabaya	47.4
Bukit Pencu, Surabaya	33.0
Bukit Sampe, Trawas	31.6
Lontar	20.9
Graha Famili, Surabaya	7.6
Jajar Tunggal	5.8
Darmo Harapan	3.8
Wiyung	0.04
Surabaya & Greater Surabaya area	501.2
Developed Land bank	172.1

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

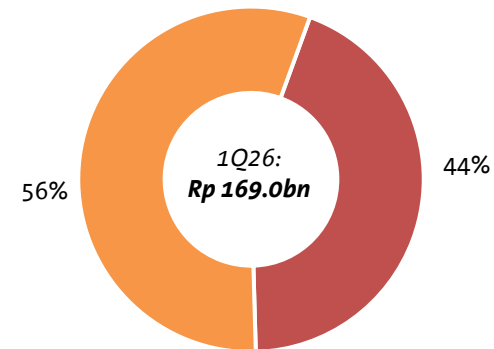
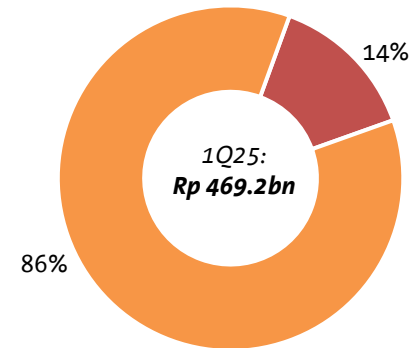
- Optimize utilization of current land bank (e.g., high density mixed use developments)
- Focus on land consolidation and project extension in area surrounding or in close proximity to existing projects
- Enter into strategic collaboration with land owners to minimize capex for land acquisition
- Leverage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

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

Marketing sales
by product type



Marketing sales
by location



Well Located Portfolio Within Central and Greater Jakarta



Radius 5 km dari Semanggi Interchange, CBD
5km radius from Semanggi Interchange, CBD

- Intiland Tower
- Fifty Seven Promenade
- 1Park Avenue
- 1Park Homes

Radius 10 km dari Semanggi Interchange, CBD
10km radius from Semanggi Interchange, CBD

- South Quarter
- SQ Rés
- South Grove
- Serenia Hills
- Pinang Residences
- Virya Semanan
- Sakha Semanan
- West One City

Proyek lain di Jakarta dan sekitarnya

Other projects within Jakarta and its Greater Area

- Pantai Mutiara
- Regatta
- Brezza
- Aeropolis
- Talaga Bestari
- Magnolia Residence
- Maja

Existing Toll Road

Planned Toll Road

MRT

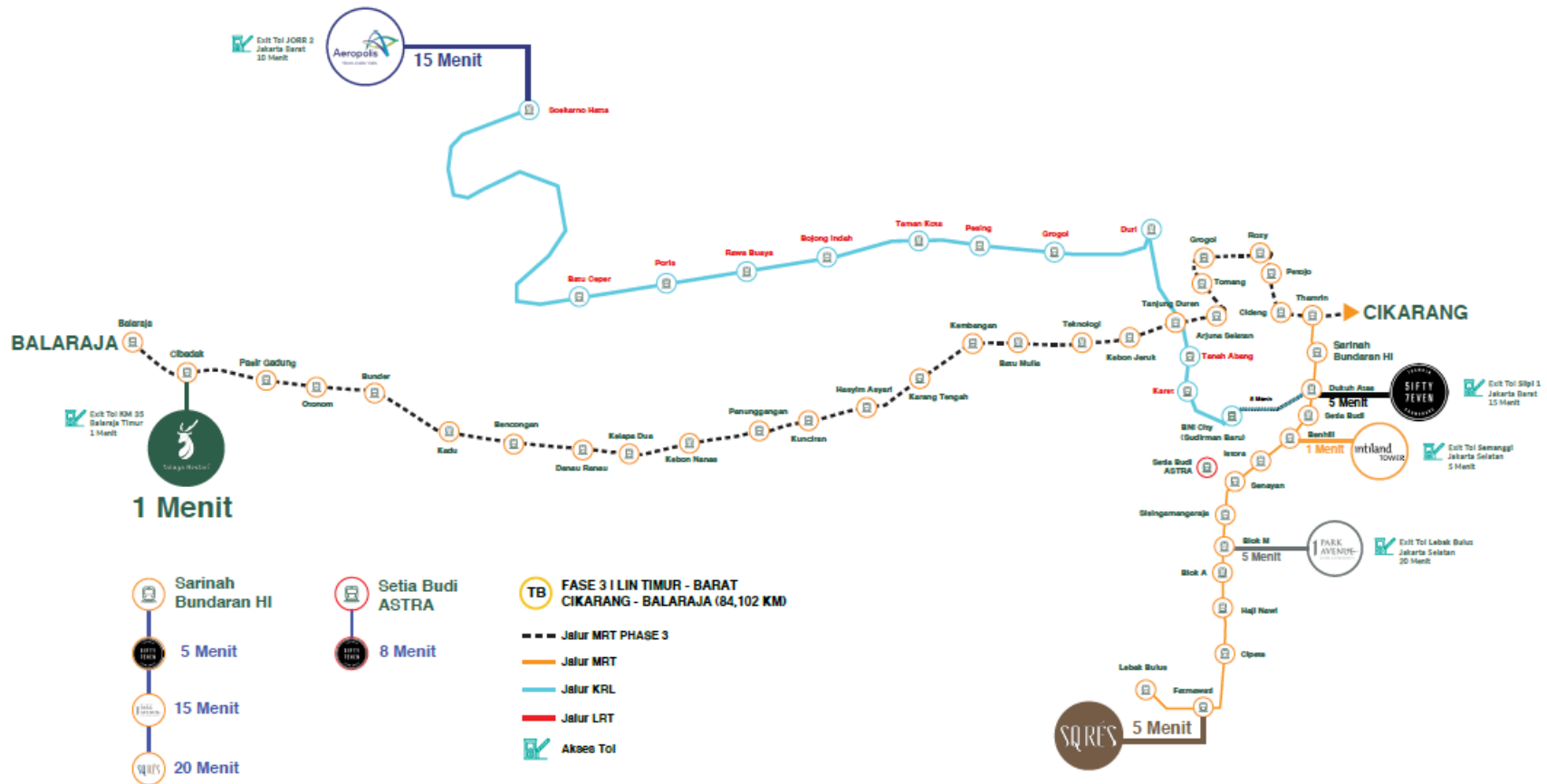
Existing Railway

Intiland Project

Well Located Portfolio Within Central and Greater Jakarta

Greater Jakarta Infrastructure Development

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



Well Located Portfolio Within Central and West Surabaya



Radius 5 km dari Jl. Panglima Sudirman, CBD Surabaya

5 km radius from Jl. Panglima Sudirman, CBD Surabaya

- Intiland Tower
- Praxis
- Sumatra 36
- World Trade Center

Radius 8km dari Jl. Panglima Sudirman, CBD Surabaya

8 km radius from Jl. Panglima Sudirman, CBD Surabaya

- Graha Famili
- Spazio
- Spazio Tower
- Graha Golf
- The Rosebay
- Golf Graha Famili
- Tierra
- Graha Natura
- Plaza Segi Delapan
- Amesta Living

Proyek lain di Surabaya dan sekitarnya

Other projects within Surabaya and its Greater Area

- Ngoro Industrial Park

Proyek lain di Batang dan sekitarnya

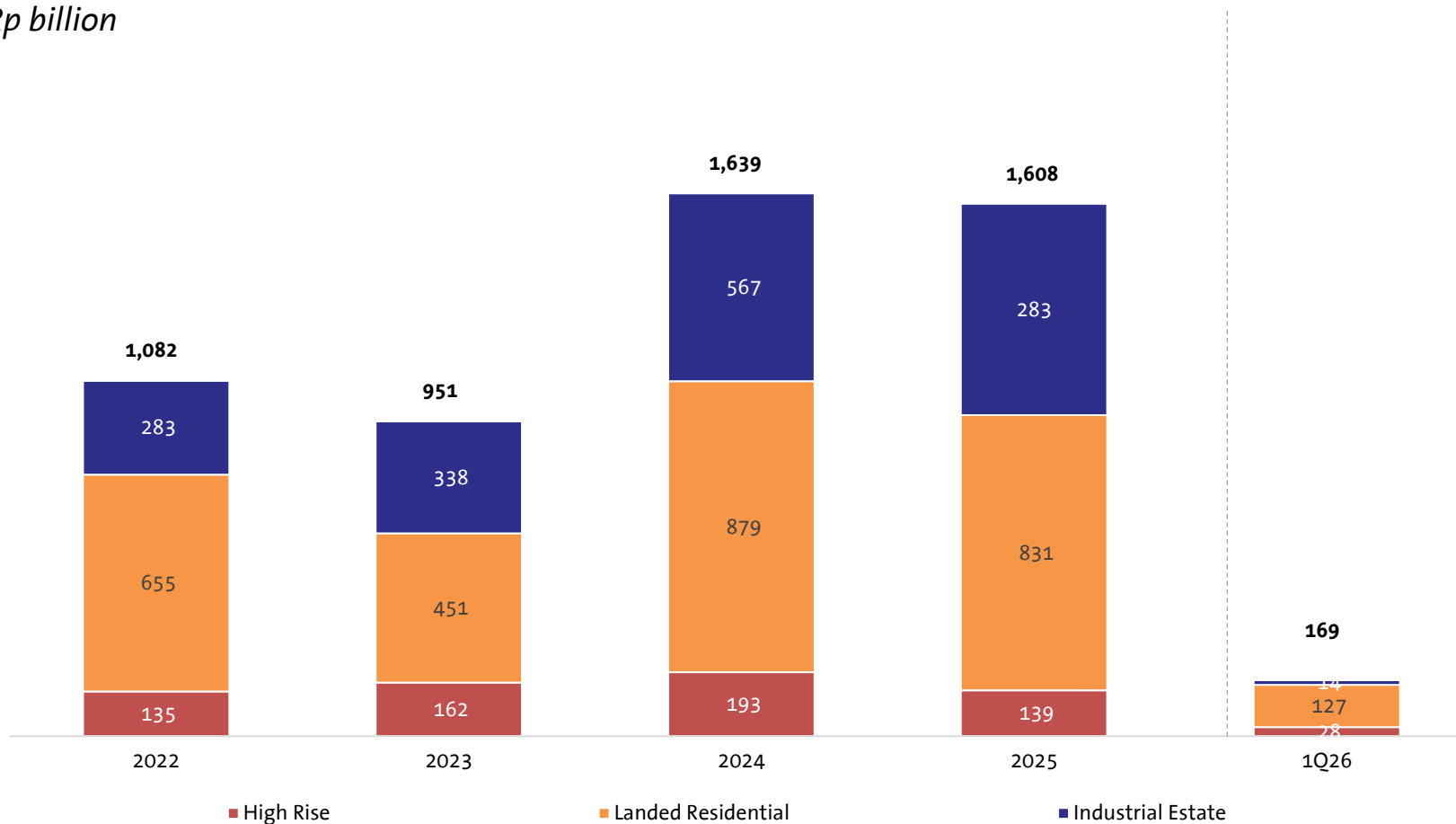
Other projects within Batang and its Greater Area

- Batang Industrial Park

Diversified Revenue Stream

Marketing Sales 2022 – 1Q26

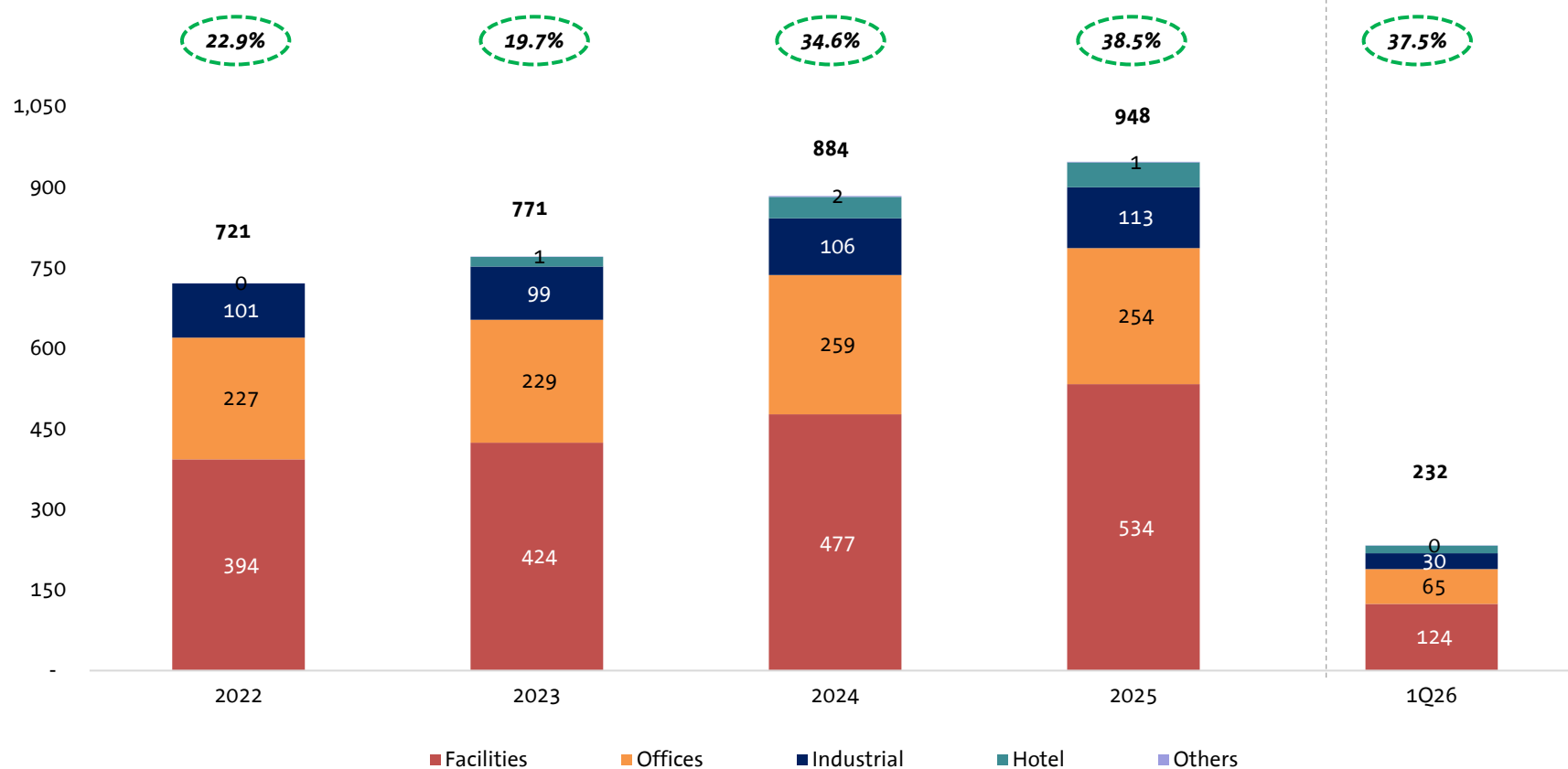
In Rp billion



Diversified Revenue Stream

Recurring Revenue

In Rp billion



* 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

*** Others consist of Contractors

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

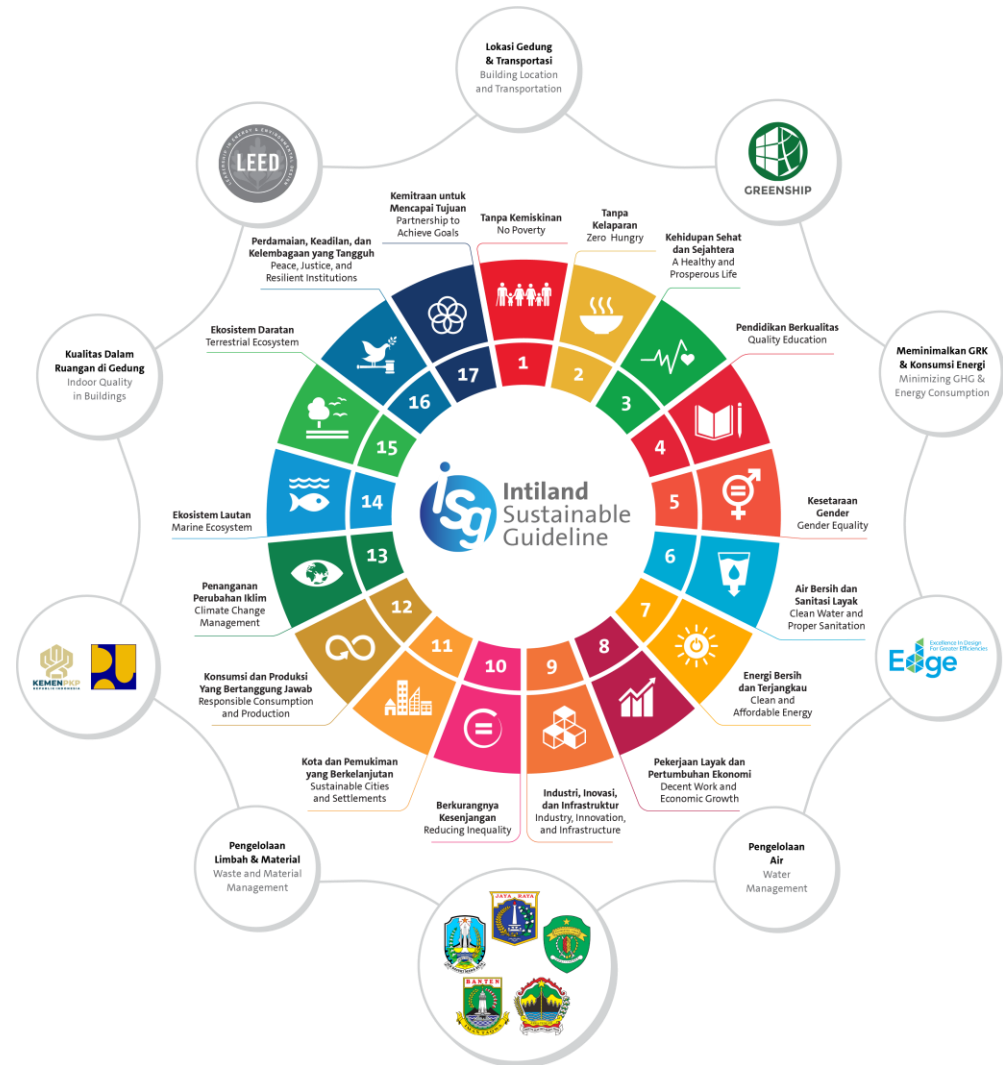
“ To make possible the experience of not only living, but living well throughout Indonesia

Commitment to ESG Sustainability

Throughout its operations, the Company has consistently **embedded sustainability principles across all aspects** of its business, from upstream to downstream.

In carrying out its activities and making business decisions, the Company continues to balance long-term economic value creation with environmental protection and social contribution.

The Company introduced **Intiland Sustainable Guidelines (ISG)** as a reference framework to ensure that every project it develops meets established sustainability standards, while complying with applicable regulations and green building requirements.



Key ESG Sustainability Achievements 2025



< 200 kWh/m²

Successfully maintained energy intensity across 10 Intiland properties



966 tCO₂e

Emissions successfully reduced through optimization of electricity consumption in public areas



105.379 m³

Total water usage from alternative sources across 12 properties



Gold Rating

South Quarter received Gold Rating for Existing Building – Greenship V1.1 from the Green Building Council Indonesia



SROI 1,3

Social Return on Investment (SROI) value generated from 51 CSR activities



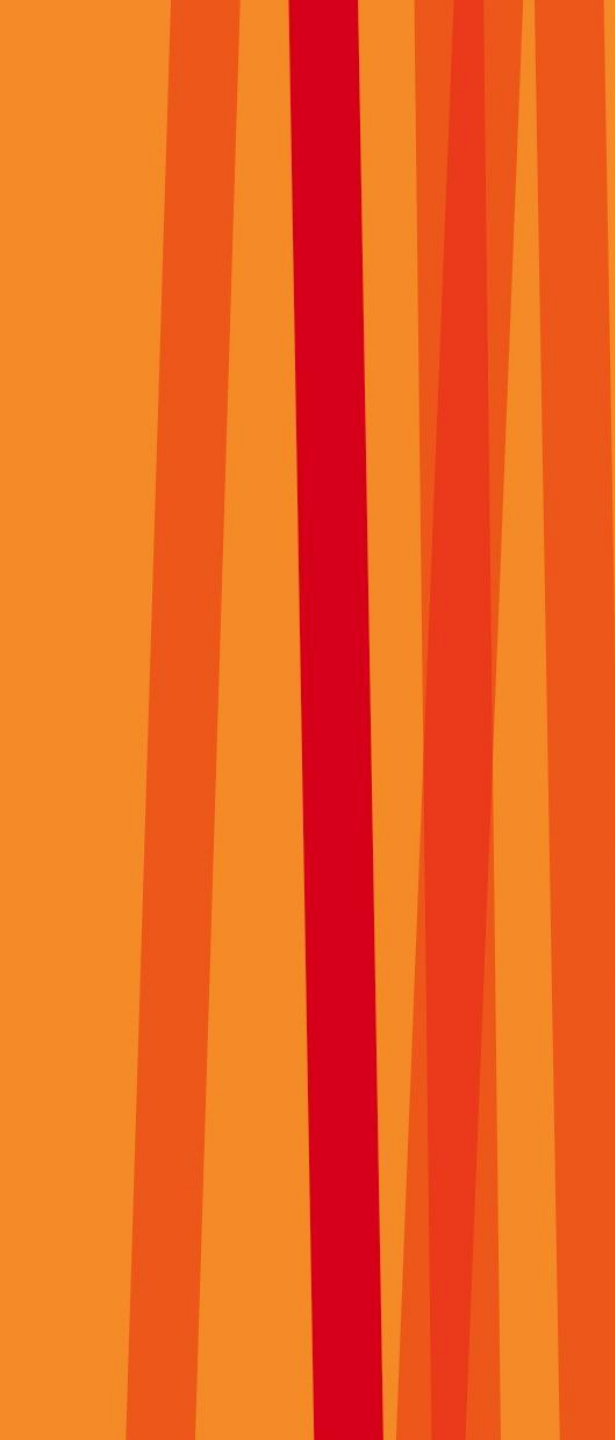
1-1,3 Ton

Monthly compost production generated by Regatta



80% Customers

Satisfied
Customer satisfaction rate based on surveys from 7 property projects



Portfolio Overview

1Park Avenue

1Park Avenue was designed to create an ambience of a home in the cradle of nature, surrounded with premium facilities. Located in Kebayoran, a prestigious address in Jakarta, the development consists of four condominium towers.

Development type
High-rise residential

Launched
2012
(King, Queen, Royal tower)

Location
Kebayoran,
South Jakarta

2015
(The Hamilton tower)

Total Land Area
2.8 Ha

Total Units
464

Infrastructure
Main road, MRT

Completion
2016



Aeropolis

Aeropolis is an integrated mixed-use development located in close proximity to Soekarno-Hatta International Airport. It is presented as an integrated development that serves various functions with versatility, from residential area, office area, hotel, retail, and industrial.

Development type

Mixed-use (Commercial, Residential, Warehouse)

Location

Tangerang

Total Land Area

350 Ha

Total Units

4,439 (Apartments)

299 (Warehouse)

Infrastructure

Soekarno-Hatta
International Airport,
Airport Train, Main road

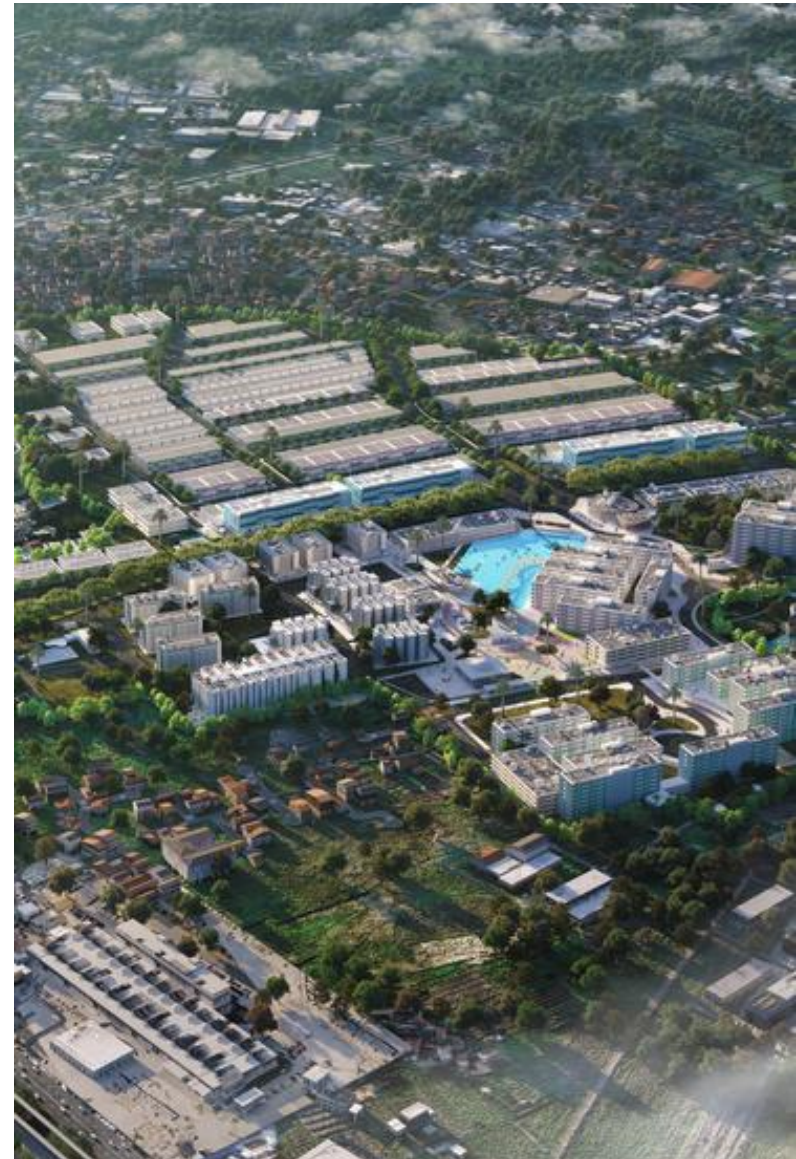
Launched

2011

(Residential & Commercial)

2015

(Warehouse)



Fifty Seven Promenade

Fifty Seven Promenade is a mixed-use development nestled in the heart of Jakarta's Central Business District. The first phase of the development consists of two luxurious condominium towers, City Tower (24 Floors) and Sky Tower (49 floor). The next phase of Fifty Seven Promenade will consists of office towers, retail area, and serviced apartments.

Development type

Mixed-use & high-rise

Location

Thamrin,
Central Jakarta

Total Land Area

3 Ha

Total Units

496 units

Infrastructure

Main road, MRT,
Transjakarta Busway

Launched

2017 (Phase 1)
TBA (Phase 2)

Completion

2022 (Phase 1)



Graha Golf

Graha Golf offers a luxurious living experience with a stunning vista of the golf course. The design of Graha Golf condominium also takes into account the privacy and comfort by having only four units on each floor.

Development type

High-rise residential

Total Units

158 (Phase I)

Location

Graha Famili,
West Surabaya, East Java

Launched

2015

Total Land Area

2.4 Ha

Completion

2020 (Phase 1)



Praxis

Located at Surabaya's CBD, Praxis is an urban lifestyle center that combines a shopping center, apartments, and office building in the heart of the city. The development comprises one apartment tower with 28 floors, one hotel tower with 18 floors and 5 floors of office-commercial building.

Development type

Mixed-use & high-rise

Infrastructure

Main road

Location

CBD Surabaya, East Java

Launched

2013

Total Land Area

1.1 Ha

Completion

2022

Total Units

295 (Apartments)

185 (Office)



Regatta

Regatta offers elegant lifestyle with the utmost privacy. Located by the seaside at Pantai Mutiara, a prestigious residential location in North Jakarta, Regatta is graced with a beautiful view of the Java Sea.

Development type
High-rise residential

Total Area
11 Ha

Infrastructure
Future LRT, Toll road

Completion
2012 (Phase I)
2019 (Phase II)

Location
Pantai Mutiara,
North Jakarta

Total Units
390 (Phase I)
552 (Phase II)

Launched
2005 (Phase I)
2014 (Phase II)



Spazio Tower

Spazio Tower is a multi-function office tower located in Graha Festival, West Surabaya. The 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.

Development type

Mixed-use & high-rise

Infrastructure

Main road

Location

West Surabaya, East Java

Launched

2014

Total Area

± 5,000 sqm

Completion

2021



The Rosebay

The Rosebay is a mid-rise residential development at Graha Famili, Surabaya. It comprises 7 blocks of buildings ranging from four to eight floors, its design brought harmony between resort like ambience and dynamic urban living.

Development type
Mid-rise residential

Total Area
± 1 Ha

Infrastructure
Main road

Completion
2020

Location
Graha Famili, West Surabaya

Total Units
229

Launched
2015



SQ Rés

SQ Rés marks the latest development stage in South Quarter, an integrated mixed-use and high-rise development in the strategic location at South Jakarta. The new development comprises two residential towers with a total of 672 units.

Development type

High-rise residential

Infrastructure

MRT, Toll road

Location

TB Simatupang,
South Jakarta

Launched

2018

Completion

2023

Total Land Area

1.3 Ha

Total Units

672



Sumatra36

Sumatra36 presenting 63 exclusive units, takes the name from its distinguished address in downtown Surabaya.

Development type	Total Units
High-rise residential	63
Location	Infrastructure
Surabaya, East Java	Main road
Total Area	Launched
± 2,000 sqm	2011



Spazio Tower

Spazio Tower is a multi-function office tower located in Graha Festival, West Surabaya. The 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.

Development type

Mixed-use & high-rise

Infrastructure

Main road

Location

West Surabaya, East Java

Launched

2014

Total Area

± 5,000 sqm

Completion

2021



Tierra

Tierra is a superblock development located in West Surabaya. Incorporating residential, offices, commercial and entertainment, it set out to be the new business and lifestyle hub of the city.

Development type

Mixed-use (Commercial, office, residential)

Location

West Surabaya,
East Java

Total Area

7.5 Ha

Total Units

76 (Tierra SOHO)

34 (Tierra Ruko)

37 (Tierra Residence)

Infrastructure

Toll road

Launched

2021 (Tierra SOHO)

2023 (Tierra Ruko)

2024 (Tierra Residence)



1Park Homes

1Park Homes is a luxurious private residential development located in Kebayoran, South Jakarta. Occupying a land area of 1.3 hectares, this residential cluster offers privacy, opulence and elegance for upscale living.

Development type
Residential

Total Units
32

Location
Kebayoran, South Jakarta

Infrastructure
Main road, MRT

Total Area
± 8,000 sqm



1Park Homes



Amesta Living

Amesta Living provides a variety of property needs, ranging from residential, SOHO, retail, commercial, to lifestyle malls. It is targetted at millennials, young families and first-time home buyers who are looking for quality of life in a compact and comfortable environment.

Development type
Residential township

Total Area
10 Ha

Launched
2021

Location
East Surabaya, East Java

Total Units
300 (Phase I Landed Residential)



Amesta Living



House facade



Living and dining area



Master bedroom

Brezza

Located in Pantai Mutiara, Brezza offers a unique living experience in one of Jakarta's most prestigious address. Comprises 36 exclusive houses with various facilities such as club house, sport club, and commercial area.

Development type
Residential township

Total Units
36

Location
Pantai Mutiara,
North Jakarta

Launched
2023 (Phase I - residentials)

Total Area
1.65 Ha (Phase I)



Graha Natura

Graha Natura is a unique housing estate with a focus on healthy living, nature and eco-friendly technology. Graha Natura situated within short distance to a wide range of facilities for all lifestyle needs.

Development type
Residential township

Total Area
86 Ha

Location
West Surabaya,
East Java

Total Units
460 (Phase I)
522 (Phase II)



Graha Natura



Magnolia Residence

Magnolia Residence brings modern design suited for fast paced urban lifestyle, creating the convenience of living in a private and comfortable compound in the heart of Tangerang.

Development type
Residential

Total Land Area
14.7 Ha

Location
Jatake, Tangerang

Total Units
779

Infrastructure
Main road, Toll road



Sakha Semanan

Sakha Semanan is a new housing cluster in Taman Semanan Indah, West Jakarta. The cluster consists of 32 modern tropical houses and surrounded with wide range of facilities from shopping, F&B, schools, hospitals and more.

Development type
Residential

Total Land Area
± 3,000 sqm

Location
Taman Semanan Indah,
West Jakarta

Total Units
32

Infrastructure
Toll road
Train Station

Launched
2024



Serenia Hills

Serenia Hills is a premium housing estate located on 26 hectares of land in Lebak Bulus, South Jakarta. The estate offers calming ambience with its lush and expansive green open space, creating a unique living experience.

Development type
Residential

Total Land Area
26 Ha (Phase 1 – 10 Ha,
Phase 2 – 16 Ha)

Location
Lebak Bulus,
South Jakarta

Total Units
297 (Phase I)
408 (Phase II)



South Grove

South Grove is a luxurious townhouse development located near South Jakarta business hub, TB Simatupang. Consists of only 16 houses, South Grove offers exclusivity and privacy for its residents.

Development type
Residential

Total Land Area
± 5,000 sqm

Location
South Jakarta

Total Units
15

Infrastructure
MRT, Toll Road

Launched
2018



Talaga Bestari

Talaga Bestari is an integrated township in Cikupa, Tangerang. The township offers close to nature living experience in green and lush environment. Currently Talaga Bestari has developed more than 4,000 units of houses and shophouses. The development is still launching new and exciting residential and commercial projects.

Development type	Total Land Area
Residential township	308 Ha
Location	Total Units
Tangerang	3,992 (Houses) 271 (Shophouses)
Infrastructure	Launched
Toll road, Future MRT	1995



Virya Semanan

Virya Semanan is a premium residential cluster in Taman Semanan Indah. Consists of 30 two-storey houses in an exclusive and serene environment.

Development type
Residential

Location
Taman Semanan,
West Jakarta

Infrastructure
Toll road
Train Station

Total Land Area
± 6,000 sqm

Total Units
30

Launched
2021



Batang Industrial Park

The surge in economic activity around Central Java has resulted in increasing demands for production bases, prompting Intiland to develop Batang Industrial Park in Batang, Central Java. The industrial park is set to catalyze further regional growth by equipping the area with critical infrastructure for businesses of all scales and sizes.

Development type
Industrial Estate

Location
Batang, Central Java

Infrastructure
Toll road

Total Land Area
500 Ha
Phase 1 – 287 Ha
Phase 2 – 213 Ha

Launched
2020 (Phase 1)



Batang Industrial Park



Location map

Ngoro Industrial Park

Ngoro Industrial Park is an industrial estate in the valley of Mount Penanggungan, Ngoro, Mojokerto, East Java. Located at a mere 50 km from Tanjung Perak Port, Surabaya, this industrial estate is a popular choice for many national and international companies seeking a base for their operations.

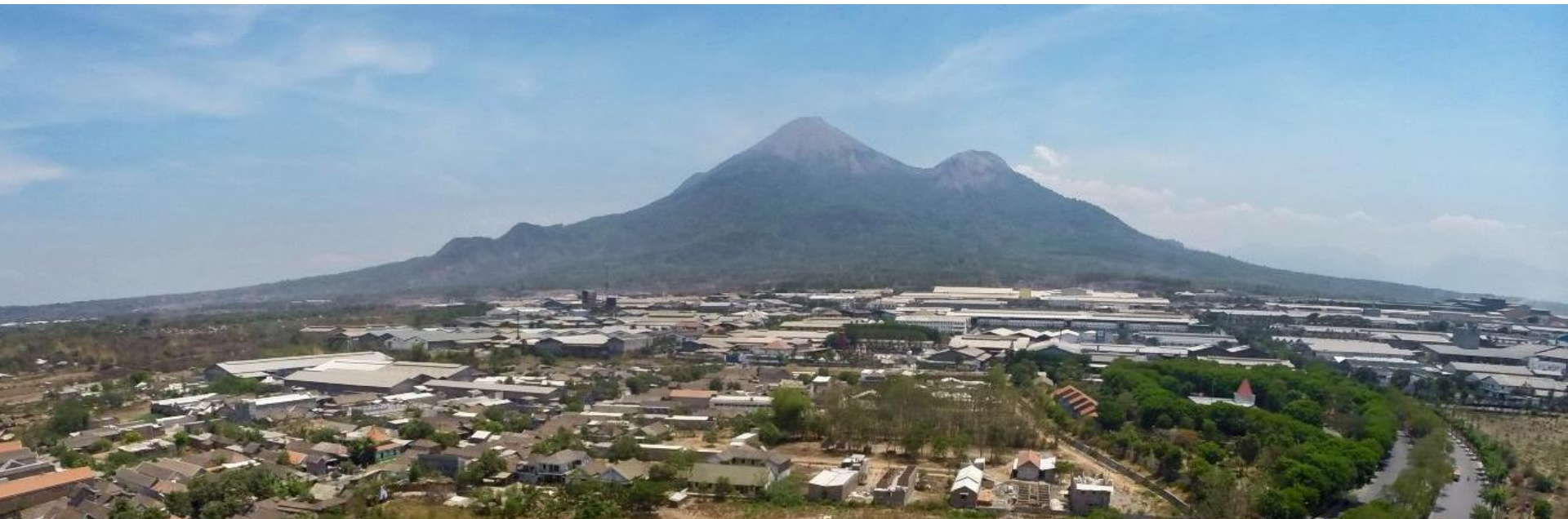
Development type
Industrial Estate

Total Land Area
500 Ha

Location
Mojokerto, East Java

Launched
1991 (Phase 1)
2010 (Phase 2)

Infrastructure
Main road, Toll road



Intiland Tower Jakarta

The office building designed by renowned American architect, Paul Rudolph, offers an area for business that is not only dynamic but also boasts a green environment. The building, which was built in 1984 and completed in 1986, has a total area of 24,647 sqm, with 23 floors and 2 basement levels.

Development type
Office Building

Total Land Area
± 8,000 sqm

Location
Jl Jend Sudirman,
Jakarta

Lettable Space Area
30,581 sqm

Infrastructure
Main Road, MRT,
Transjakarta Busway



Intiland Tower Surabaya

An office building designed with beauty and elegance in mind, and in accordance with energy-efficient building principles. Each floor in this iconic building is equipped with a terrace to provide better air circulation and natural lighting. The building began to be constructed in 1995 and was completed in 1997. It has a total area of 19,568 sqm with 12 floors and 3 basement levels.

Development type

Office Building

Total Land Area

± 5,000 sqm

Location

CBD Surabaya

Lettable Space Area

19,363 sqm

Infrastructure

Main Road



South Quarter

South Quarter offers convenience, energy-efficiency, and visually-pleasing architecture. The project began constructions in 2012 and was completed in 2015. It has three office towers of 20 floors each with 4 basement levels for parking and a supporting retail area.

Development type

Office and Retail

Infrastructure

MRT, Toll Road

Location

TB Simatupang,
South Jakarta

Lettable Space Area

Office: 76,845 sqm
Retail: 8,784 sqm



Spazio

Spazio brings ease, convenience, and flexibility for business activities in Surabaya. The integrated office and retail building has a total area of 18,920 sqm with 8 floors and 2 basement levels.

Development type
Office and Retail

Total Land Area
±8,000 sqm

Location
West Surabaya

Lettable Space Area
5,029 sqm

Infrastructure
Main road

Strata title Office Area
16,019 sqm

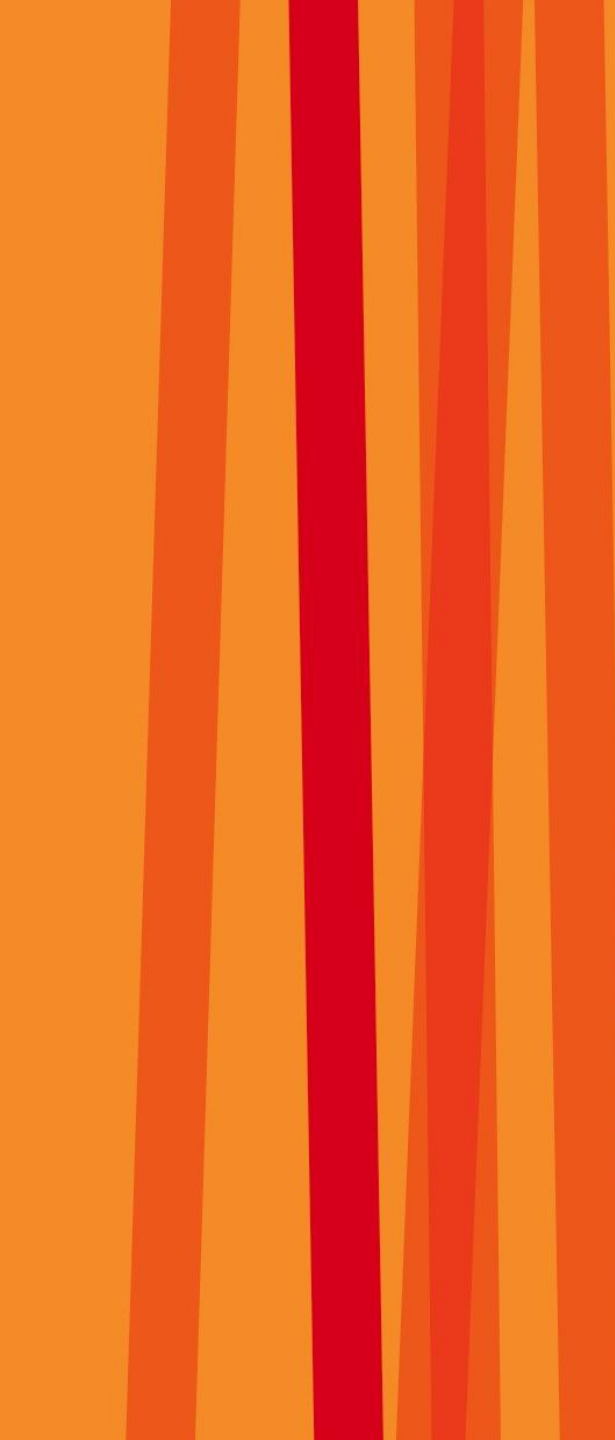


Intiwhiz

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), Grand Whiz (four-star) Hotels, and Whiz Luxe (five-star). The hotel chain is located in major cities such as Jakarta, Bogor, Surabaya, Semarang, Yogyakarta, Balikpapan, Lampung, Makassar, Manado, and many more.



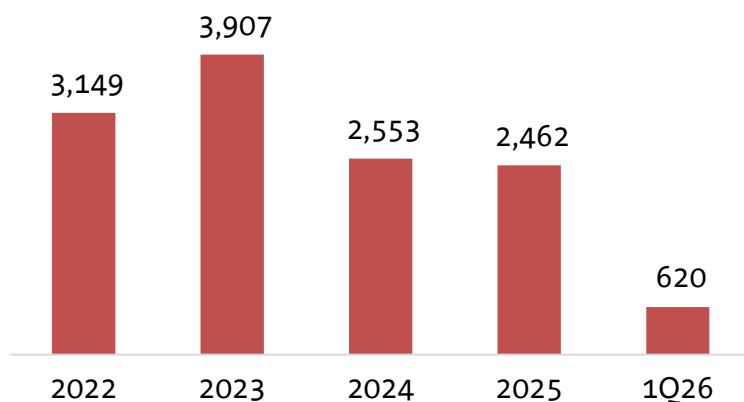
Whiz Luxe lobby



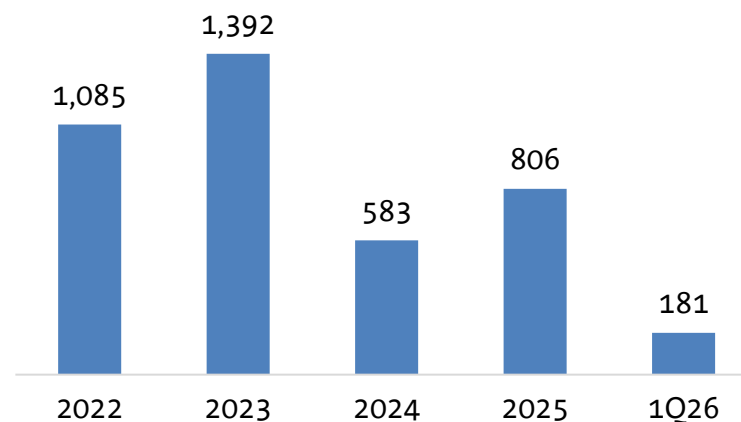
Financial Performance

Financial Performance

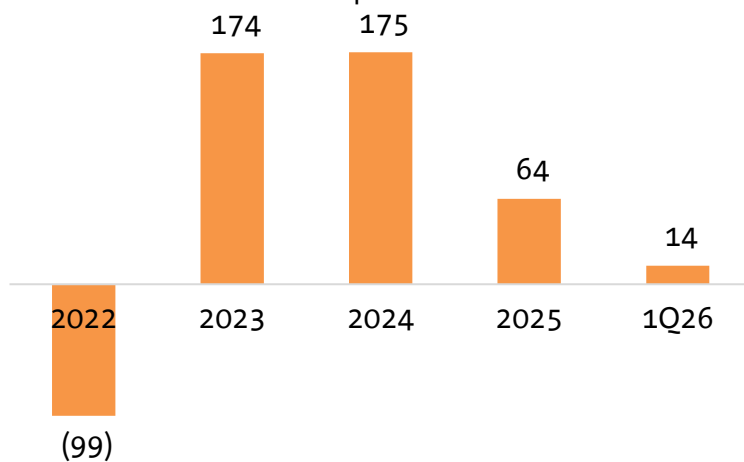
Revenue
in Rp billion



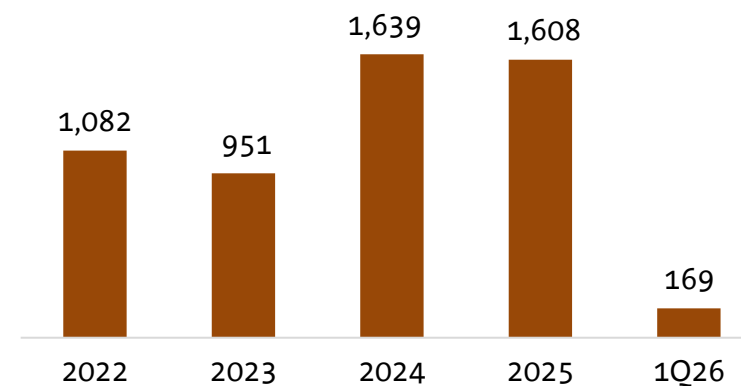
EBITDA
in Rp billion



Net Profit
in Rp billion



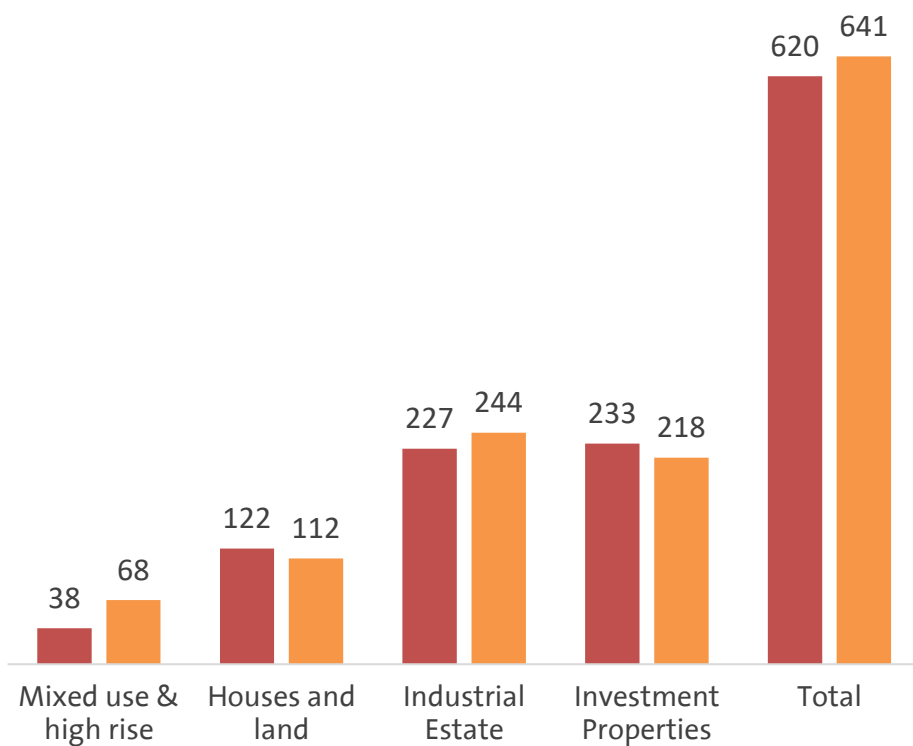
Marketing Sales¹⁾
in Rp billion



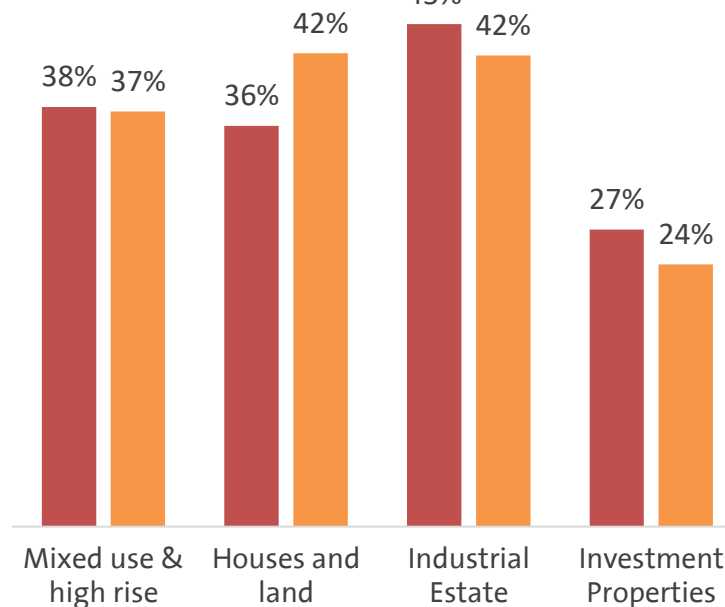
1) Marketing Sales includes Development Income only

Segments Contribution

Revenue
in Rp billion



Gross Profit Margin
% of Revenue



■ 1Q26 ■ 1Q25

Financial Highlights

in Rp billion	1Q26 Inhouse	1Q25 Inhouse	YoY Growth
Revenue	620	641	-3%
Gross Profit	222	227	-2%
EBITDA	181	171	6%
Profit for the year	16	30	-46%
Net Income	14	20	-29%
EPS	1	2	-29%
Gross Profit Margin	36%	35%	
EBITDA Margin	29%	27%	
Net Income Margin	2%	3%	
ROA (Annualized)	0%	0%	
ROE (Annualized)	0%	0%	

in Rp billion	1Q26 Inhouse	2025 Audited	Growth
Total Assets	12,932	13,117	-1%
Total Liabilities	6,166	6,330	-3%
Total Equity	6,766	6,787	0%
Contract Liabilities	1,170	1,280	-9%
Cash & Cash Equivalents	878	944	-7%
Total Debt	3,063	3,081	-1%
Net Debt/Equity	32%	31%	3%

in Rp billion	2025 Audited	2024 Audited	2023 Audited	2022 Audited	2021 Audited
Revenue	2,462	2,553	3,907	3,149	2,629
Gross Profit	960	785	1,586	1,275	1,028
EBITDA	806	583	1,392	1,085	785
Profit for the year	179	264	758	192	(29)
Net Income	64	175	174	(99)	13
EPS	6	17	17	(10)	1
Gross Profit Margin	39%	31%	41%	40%	39%
EBITDA Margin	33%	23%	36%	34%	30%
Net Income Margin	3%	7%	4%	-3%	1%
ROA	0%	1%	1%	-1%	0%
ROE	1%	3%	3%	-2%	0%

in Rp billion	2025 Audited	2024 Audited	2023 Audited	2022 Audited	2021 Audited
Total Assets	13,117	13,704	14,604	16,352	16,460
Total Liabilities	6,330	6,957	8,065	10,136	10,413
Total Equity	6,787	6,747	6,539	6,216	6,047
Contract Liabilities	1,280	1,258	1,587	3,468	4,017
Cash & Cash Equivalents	944	752	954	1,163	1,754
Total Debt	3,081	4,109	4,725	4,938	4,905
Net Debt/Equity	31%	50%	58%	61%	52%

Contact Us

Nathan Tanugraha
nathan.tanugraha@intiland.com

Investor Relations

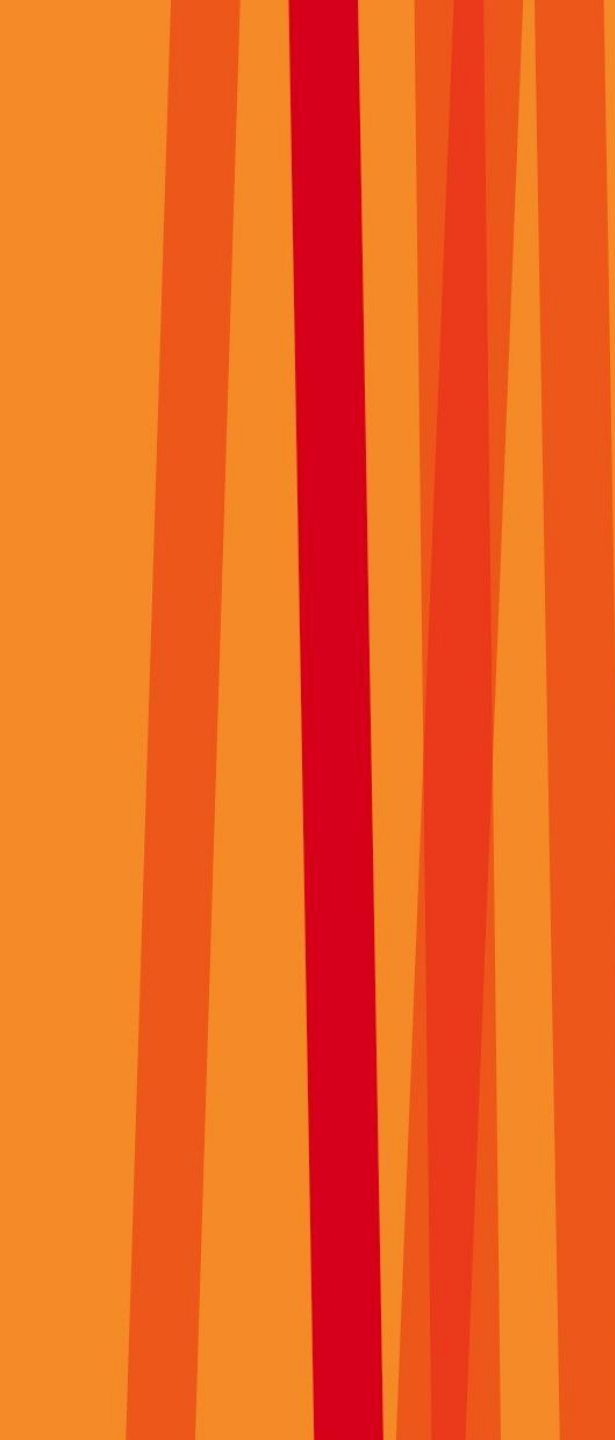
PT Intiland Development Tbk

Intiland Tower, Penthouse Floor
Jl. Jend. Sudirman 32
Jakarta 10220 Indonesia

Tel : +62 21 5701912

Fax: +62 21 5700015

www.intiland.com

The left side of the slide features a series of vertical stripes in various shades of orange and red, creating a decorative border.

Thank You