

Corporate Presentation  
30 June 2021  
PT Intiland Development Tbk

Intiland. Developing Your World.



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## Disclaimer

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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 Rp1.8tn (~USD128m)\* as of Jun 30, 2021

## 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

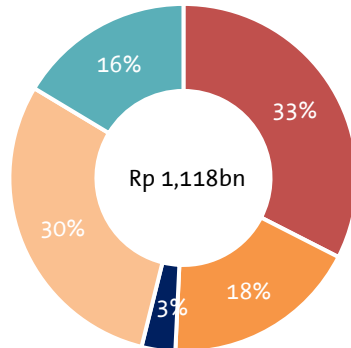
## Large, strategically located land bank

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

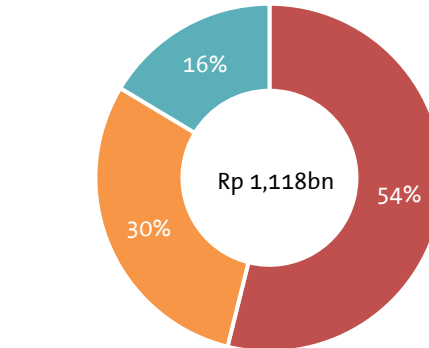
## Well-diversified portfolio

- 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 (as of Jun 30, 2021)

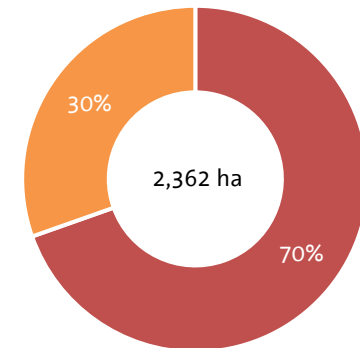


■ Mixed use and high rise ■ Houses and land ■ Others\*\*  
■ Industrial estate ■ Investment properties



■ Development Revenue ■ Recurring Revenue ■ Others\*\*

Land bank breakdown (as of Jun 30, 2021)



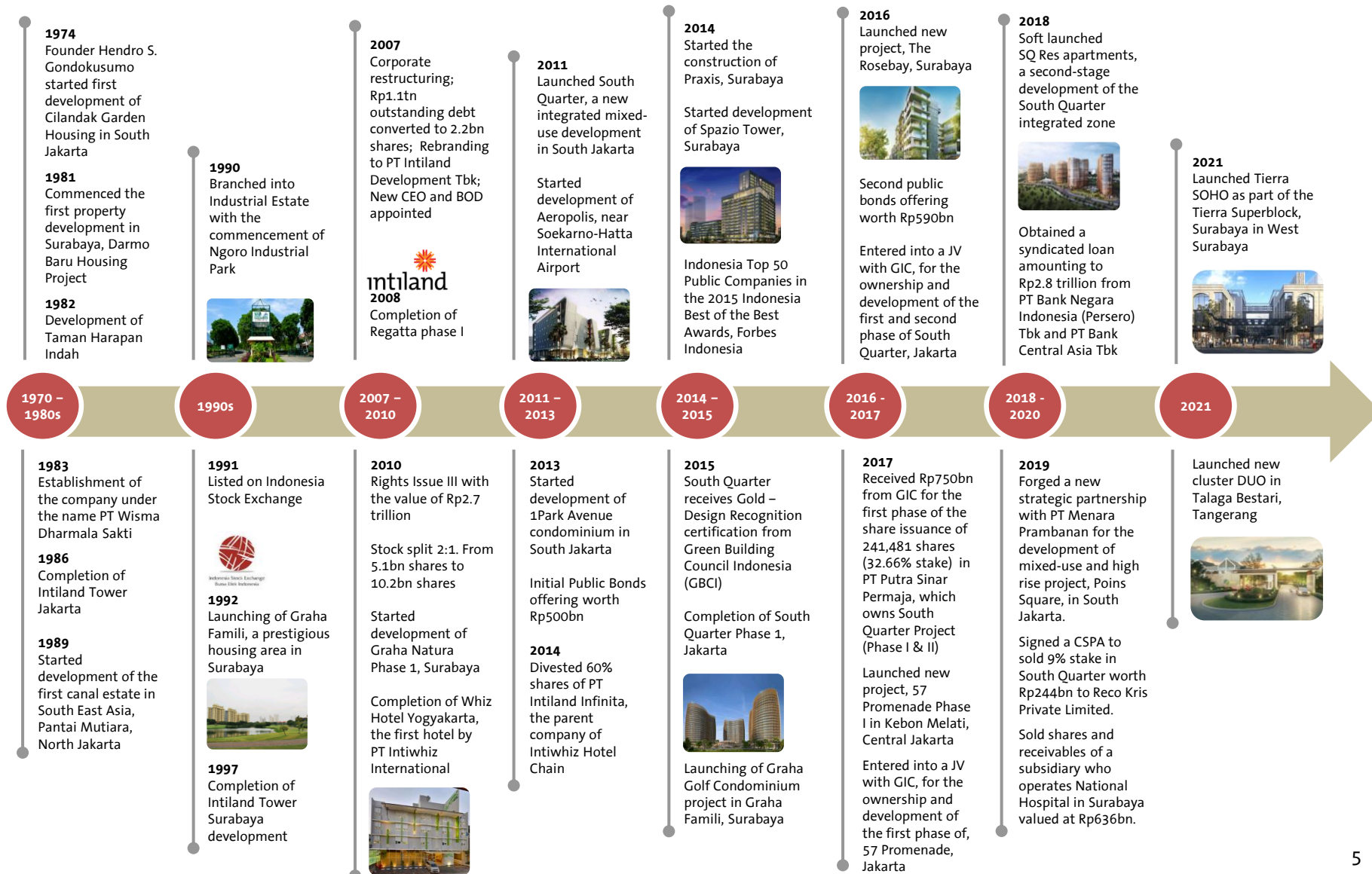
■ Jakarta & Greater Jakarta Area  
■ Surabaya & Greater Surabaya Area

\*Based on an IDR/US\$ conversion rates of 14,572 which is the middle of the buying and selling foreign exchange transaction rates announced by Bank Indonesia on Mar 31, 2021

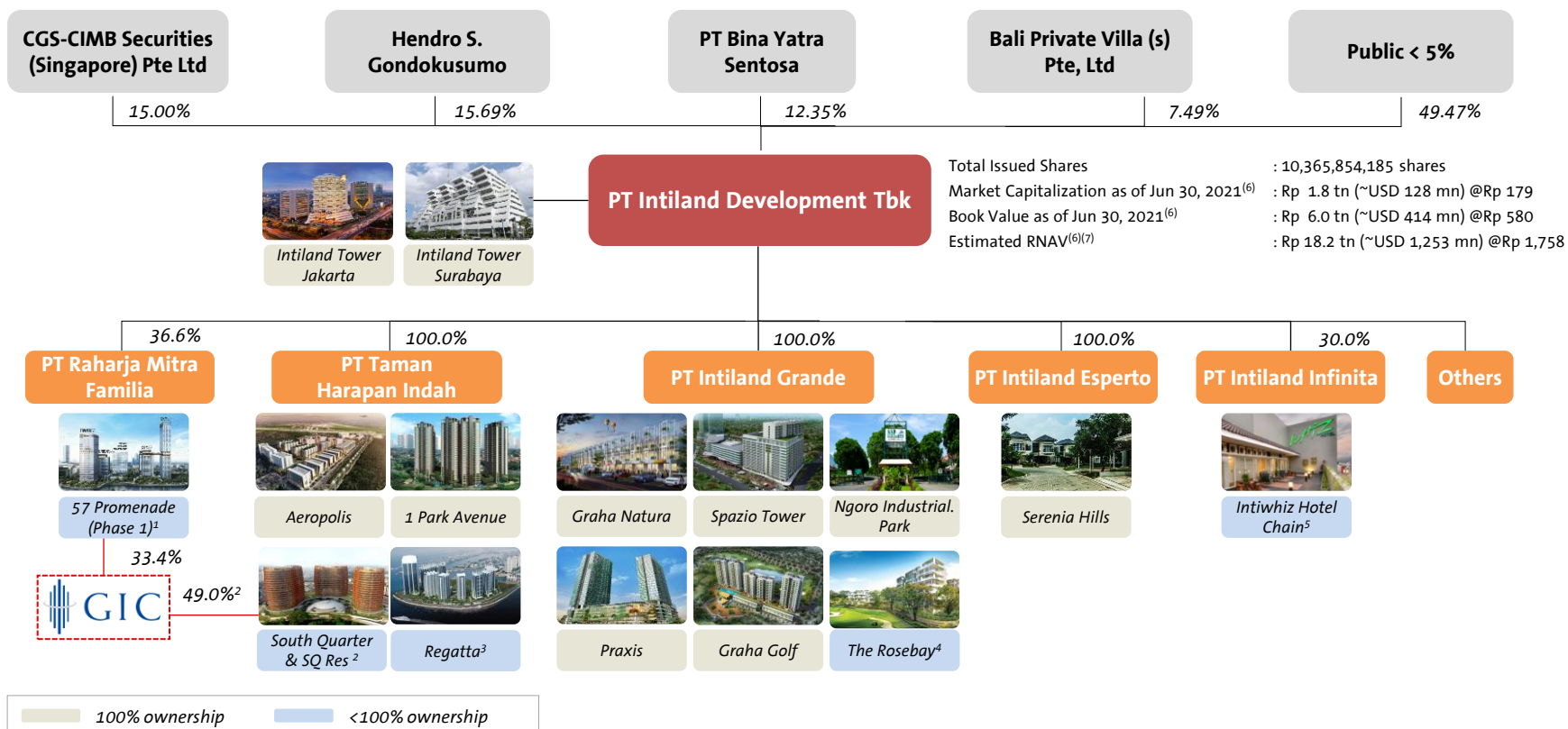
\*\* Impact of the implementation of the new accounting standard



# 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 14,542 which is the Jakarta Interbank Spot Dollar Rate (JISDOR) benchmark on Jun 30, 2021
- The company appraised its major assets on Dec 31, 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

- South Quarter
- Aeropolis ●
- 57 Promenade Phase 1 ●
- 1 Park Avenue
- Regatta Phase 2

- SQ Res ●
- Pinang Apartment ●
- West One City ●
- Serenia Hills Apartment ●

- Serenia Hills
- Talaga Bestari
- Magnolia Residence
- South Grove
- Griya Semanan
- 1Park Homes
- Pinang Residence

- Aeropolis Technopark

- Intiland Tower Jakarta
- South Quarter
- 57 Promenade ●
- Poins
- Others

#### SURABAYA & GREATER AREA, BATANG

- Praxis
- Spazio Tower
- Sumatra 36
- Graha Golf Phase 1
- The Rosebay

- Tierra Phase 1 ●
- Graha Golf Phase 2 ●
- Graha Natura Apartment ●

- Graha Famili
- Graha Natura

- Ngoro Industrial Park
- Batang Industrial Park ●

- Intiland Tower Surabaya
- Praxis
- Spazio Tower
- Ngoro Industrial Park
- Others

### Development Income

### Recurring Income

## Selected Awards and Achievements

2021



**Serenia Hills**  
World Gold Winner for the  
Residential (Low Rise)  
**FIABCI World Prix  
d'Excellence  
Award 2021**



**Intiland**  
Top 10 Developers 2021 –  
BCI Asia Award 2021, held by  
Building & Construction  
Interchange (BCI Asia)

**Intiland**  
Best of Property Company & Real  
Estate 2021 Award at the 2021 Urban  
City Award event held by urbancity.id

**Intiland**  
Top Digital Company Award  
2021 for the Category of  
Apartment Developer

2020



**Serenia Hills**  
Golden Awards – Best Landed  
Residential Development at the  
2020 FIABCI-REI Excellence  
Awards



**Intiland**  
Top 10 Developers 2020 – BCI Asia Award  
2020, held by Building & Construction  
Interchange (BCI Asia)

**Intiland**  
Top CSR Awards Star 3 at the Top CSR Awards  
2020 held by Top Business magazine, Komite  
Nasional Kebijakan Governance, and CSR  
Society

**Hendro S. Gondokusumo**  
Top Leader on CSR Commitment 2020 at the Top  
CSR Awards 2020 held by Top Business  
magazine, Komite Nasional Kebijakan  
Governance, and CSR Society



## 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 & SQ Res** in Nov 2016 and an additional 9% in April 2019
- Together with GIC, Intiland will continue to develop SQ Res, which comprises two condominium towers

August 2017



- Entered in a 2<sup>nd</sup> 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 2<sup>nd</sup> 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

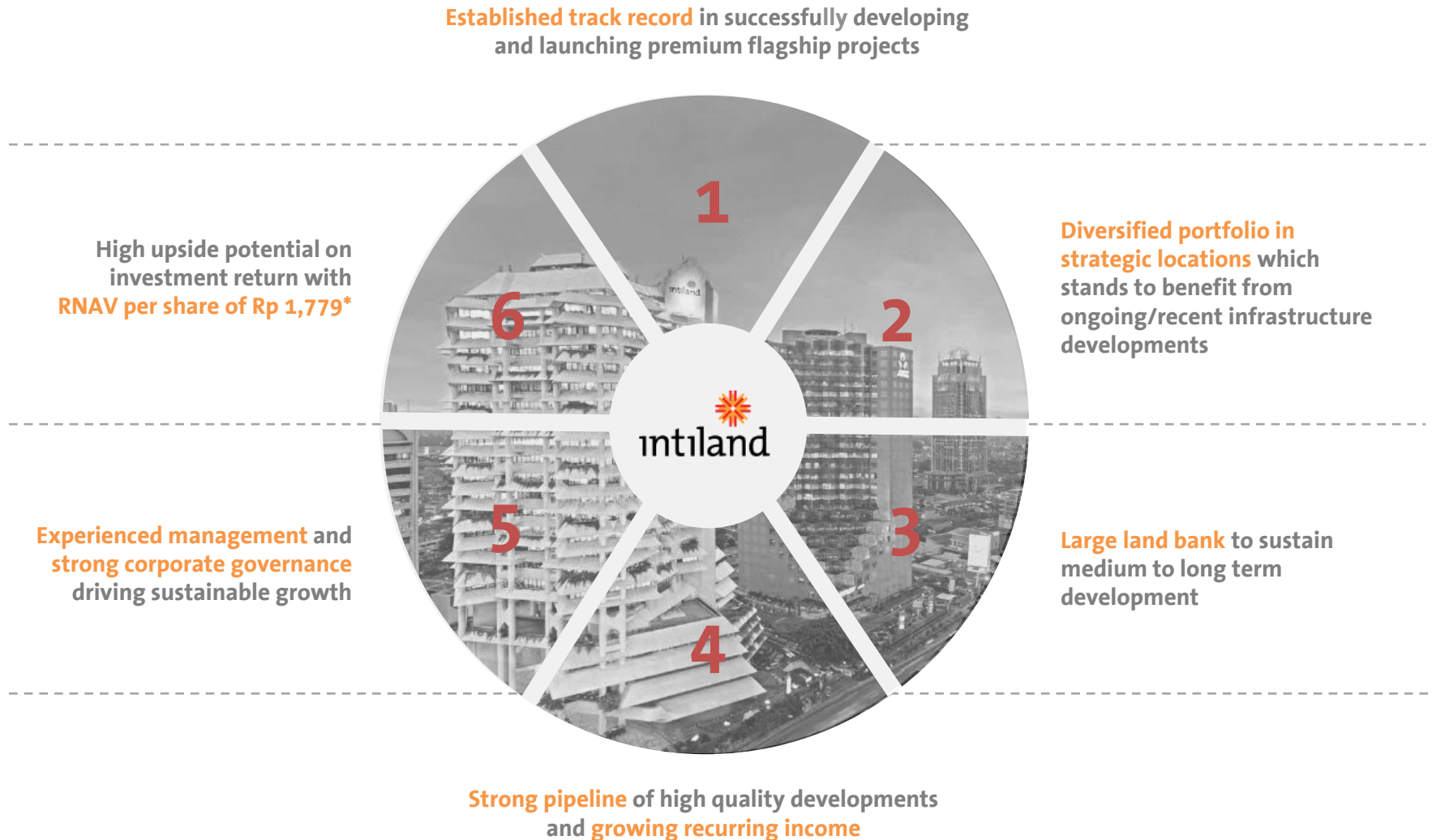


## Session 3

### Key Investment Highlights



## Key Investment Highlights



\*RNAV based on 31 Dec 2017 financials. Major assets were primarily valued by Knight Frank and Jones Lang LaSalle.





# 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*



Best Landed Residential Development  
**FIABCI-REI Excellence Awards**



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**



Best Housing/Landed Development  
**Asian Property Awards**

Graha Famili



*First golf-themed luxurious residential development in Surabaya*



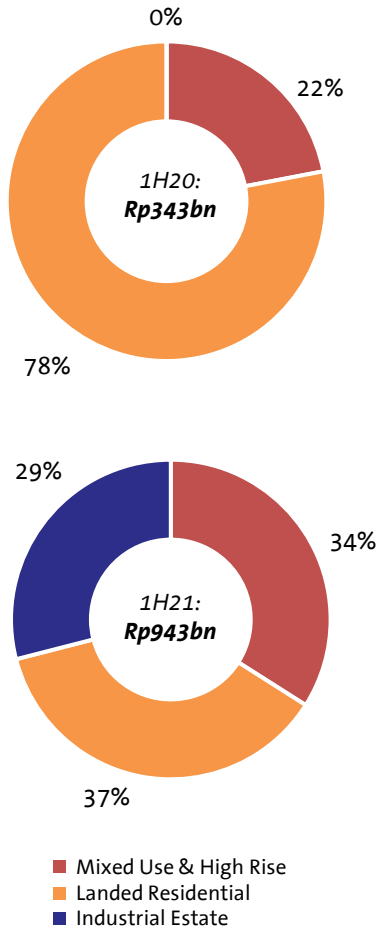
# Diversified portfolio in strategic locations which stands to benefit from ongoing/recent infrastructure developments



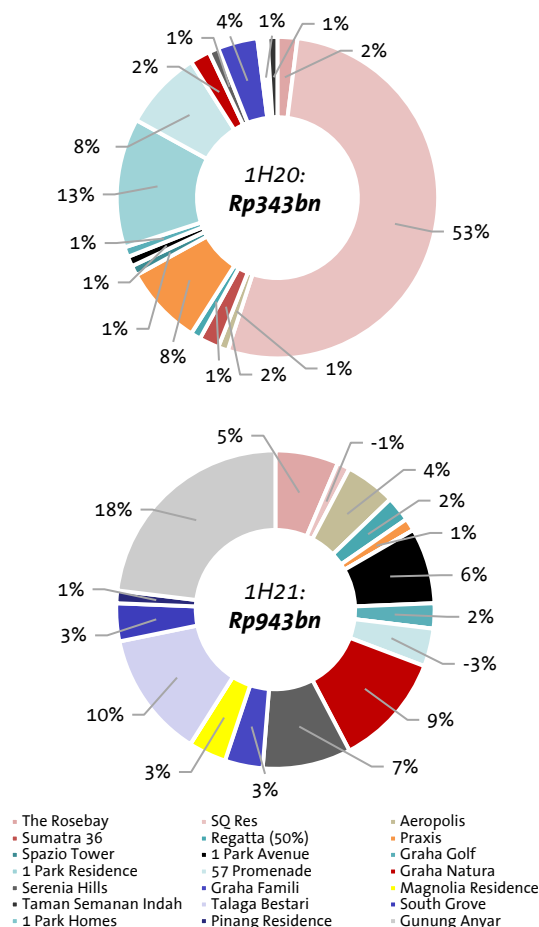
Our diversified portfolio is well-positioned to capture demand across different product types and locations

## Marketing Sales

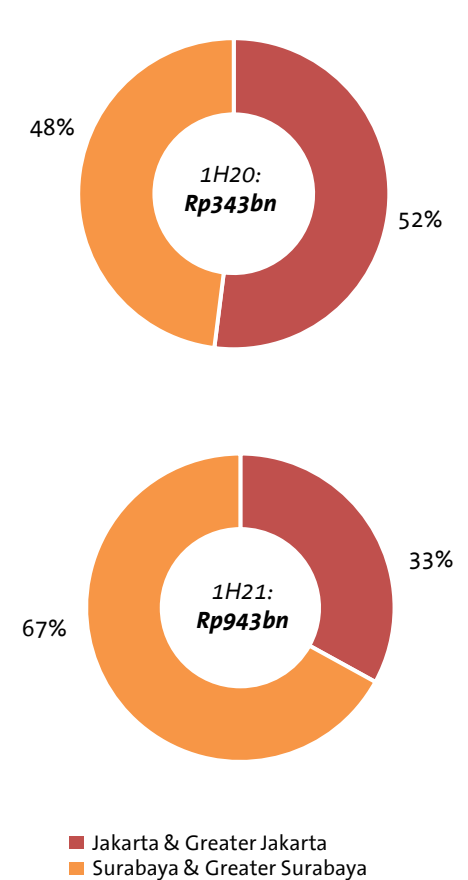
by product type



by project



by location





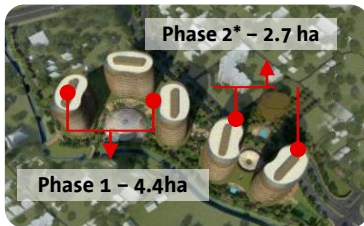
## High-rise developments – Mixed-use/Integrated

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



- 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 129,843 sq.m.
  - Net leasable office area of 76,753 sq.m. and retail space (lease) of 7,542 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



Regatta



South Quarter



1 Park Avenue



Graha Golf Phase 1



Praxis



Rosebay



SQ Res

### 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
SQ Res	48-135

\* Net size

\*\* Price range not including Penthouse unit

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

### Pipeline Projects



57 Promenade



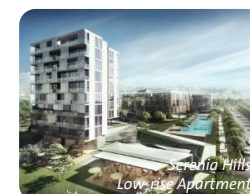
Graha Golf



Tierra



Pinang Apartment



Serenia Hills Low-rise Apartment

### Pipeline Projects

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

Pinang Apartment	27-92
Graha Golf Phase 2	182-411**
Tierra	28-68
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: 297 residential units
  - Phase 2: 390 residential units

##### Phase 1

##### Phase 2

Launched	2011 & 2012	2013, 2014 & 2020
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, 2020, 2021
Launched Phase 2	2016, 2018, 2019, 2020, 2021
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 and Sierra cluster (launched in 2020) which offers 48 residential units.





# 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 (Jun 30, 2021)	85ha	



## 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



# 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

Batang Industrial Park is strategically located at Batang Region, Central Java Province, right at the center of Java Island

## Location and features

- Well connected to both West and East Java through Trans-Java toll
- Located c.360km East of Jakarta and c.425km of West Surabaya
- Quick access to Semarang's Tanjung Mas Port (95km) and Ahmad Yani International Airport (85km)
- Facilities and services include warehouses, commercial areas, police station, internal security, fire brigade, stable electric supply from PLN.



## Total development plan

### Batang Industrial Park I

Development area*	280ha
Launched	2020
Land bank (Jun 30, 2021)	159 ha

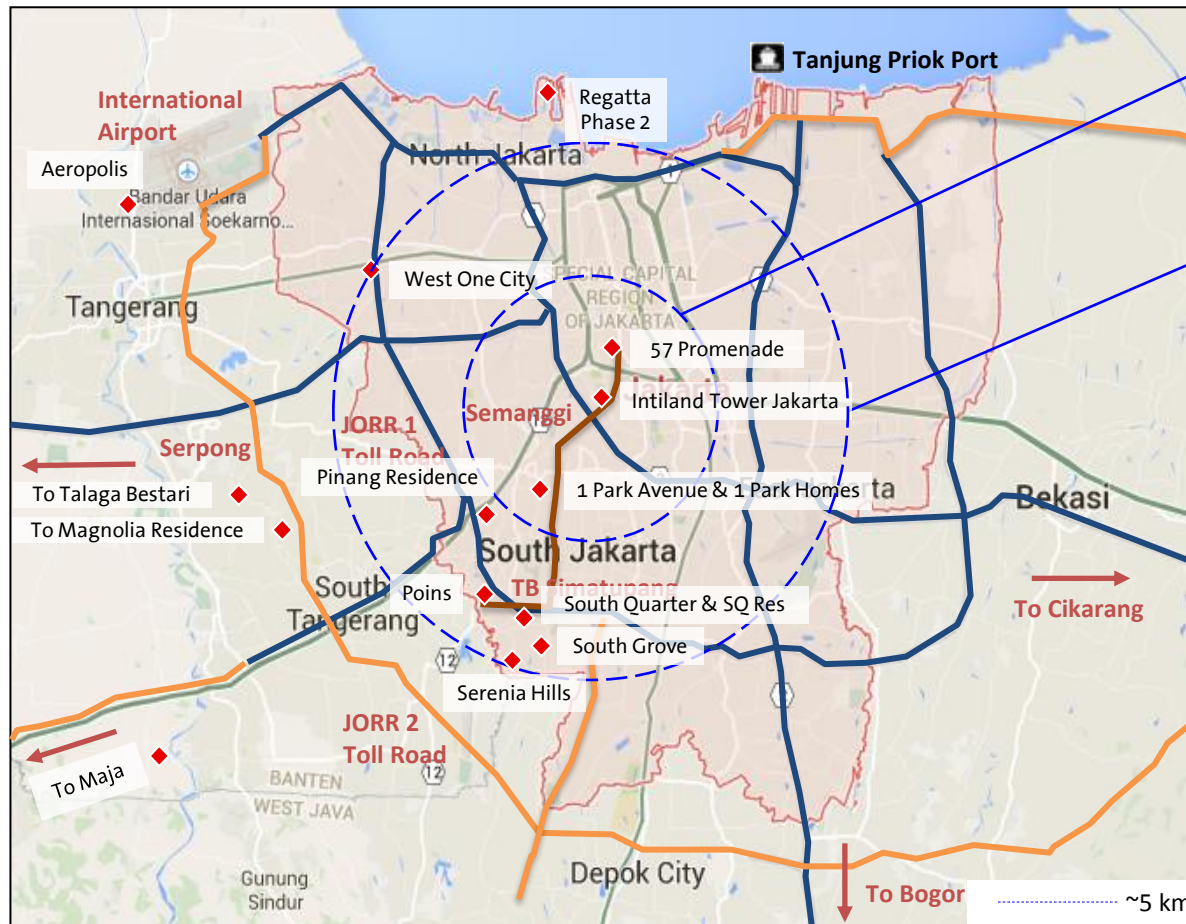


\*Total development plan for phase 1 and phase 2 is 500 ha



## 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
- 1 Park Homes

### 10km radius from Semanggi Interchange, CBD

- Poins
- South Quarter
- SQ Res
- 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

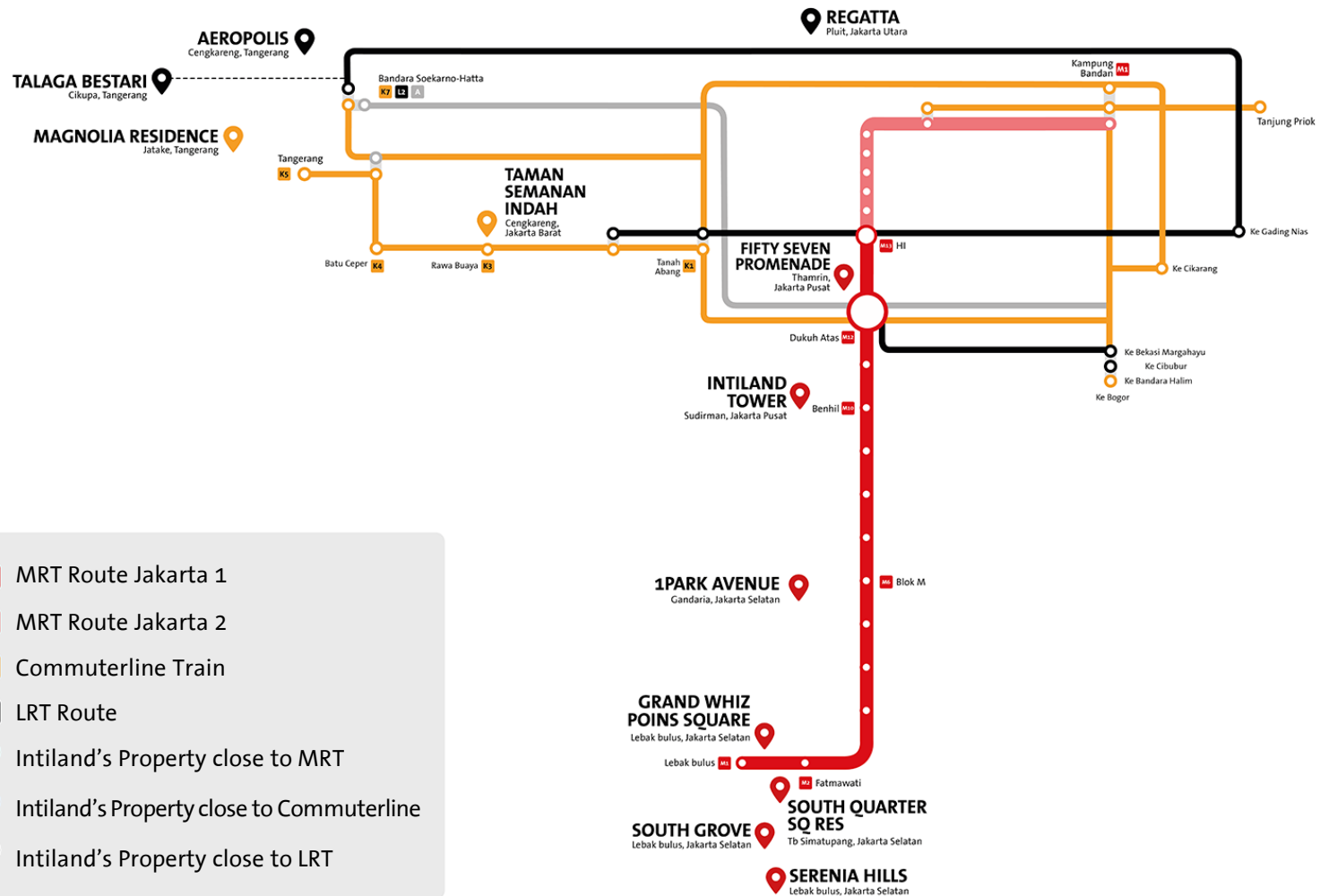
- Existing Toll Road
- Planned Toll Road
- MRT Route
- Existing Railway
- Intiland's Projects

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







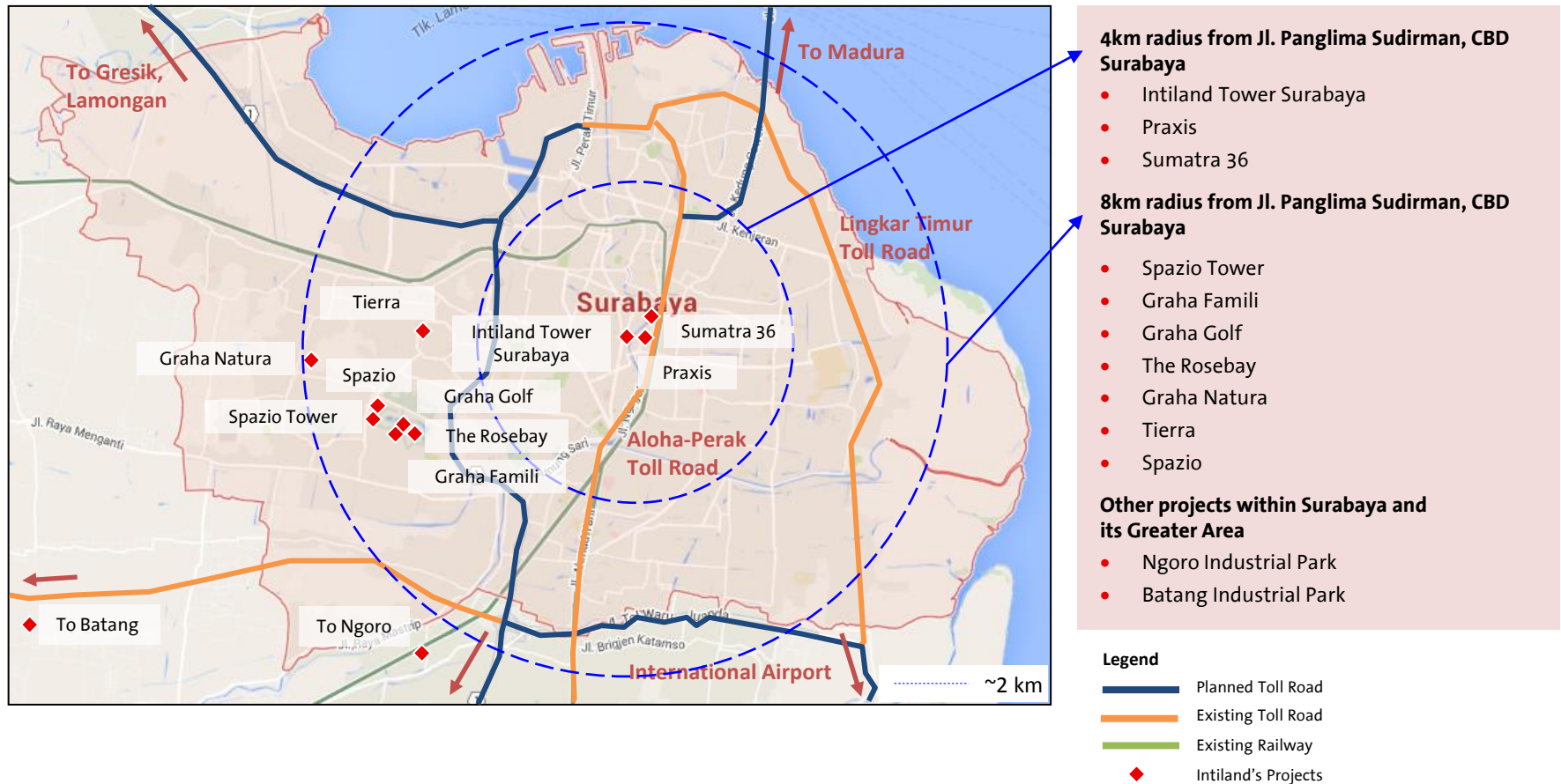
## #LivingConnected Jakarta





## 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

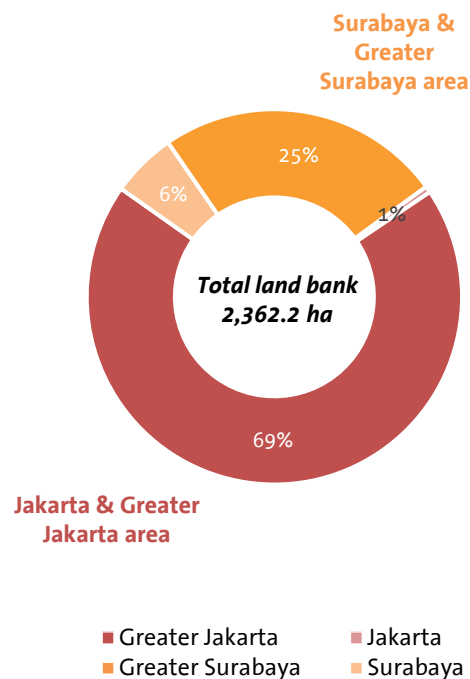
Note: Location and scale drawing above are best estimates



## Large land bank to sustain medium to long term development

Large land bank of c. 2,362.2 ha (as of Jun 30, 2021) is sufficient to sustain ongoing developments for the next 20 years

Undeveloped Land bank	Land area (ha)
Maja, Banten	1,068.7
Tangerang, Banten	392.7
Others - Jakarta area	91.8
Talaga Bestari, Cikupa	76.2
Gandaria, Jakarta	3.6
Pondok Pinang	3.2
Serenia Hills	1.4
<b>Jakarta &amp; Greater Jakarta area</b>	<b>1,637.5</b>
<b>Developed Land bank</b>	<b>6.6</b>



Undeveloped Land bank	Land area (ha)
Others - Surabaya area	261
Pantai Timur, Surabaya	47.4
Bukit Pencu, Surabaya	33.0
Bukit Sampe, Trawas	31.8
Lontar	23.8
Graha Famili, Surabaya	8.5
Jajar Tunggal	4.9
Dharmo Harapan	4.7
Wiyung	1.0
<b>Surabaya &amp; Greater Surabaya area</b>	<b>416.8</b>
<b>Developed Land bank</b>	<b>301.3</b>

### 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)



## Selling of Non-Core Assets

### Non-Core Assets

- Non-core assets are the assets that have not been planned to be developed in the next 5 years.
- In line with the deleveraging strategy, the Company is focusing on selling the non-core assets to enhance the liquidity and profitability of the Company.

### Divestment of Non-Core Assets in 2019

- 9% share ownership in PT Putra Sinar Permaja (South Quarter, Jakarta)
- Office building in Surabaya
- ~30 ha land in Pantai Timur, Surabaya
- ~9.3 ha land in Gunung Anyar, Surabaya
- 50% share ownership in PT Surabaya Jasa Medika (National Hospital, Surabaya)

### Use of Proceeds

- Total transaction value from selling the non-core assets in 2019 was ~IDR 1.3tn
- The proceeds from selling of the non-core assets were used for loan repayment and additional working capital to strengthen the Company's financial position.

### Divestment of Non-Core Assets in 2020

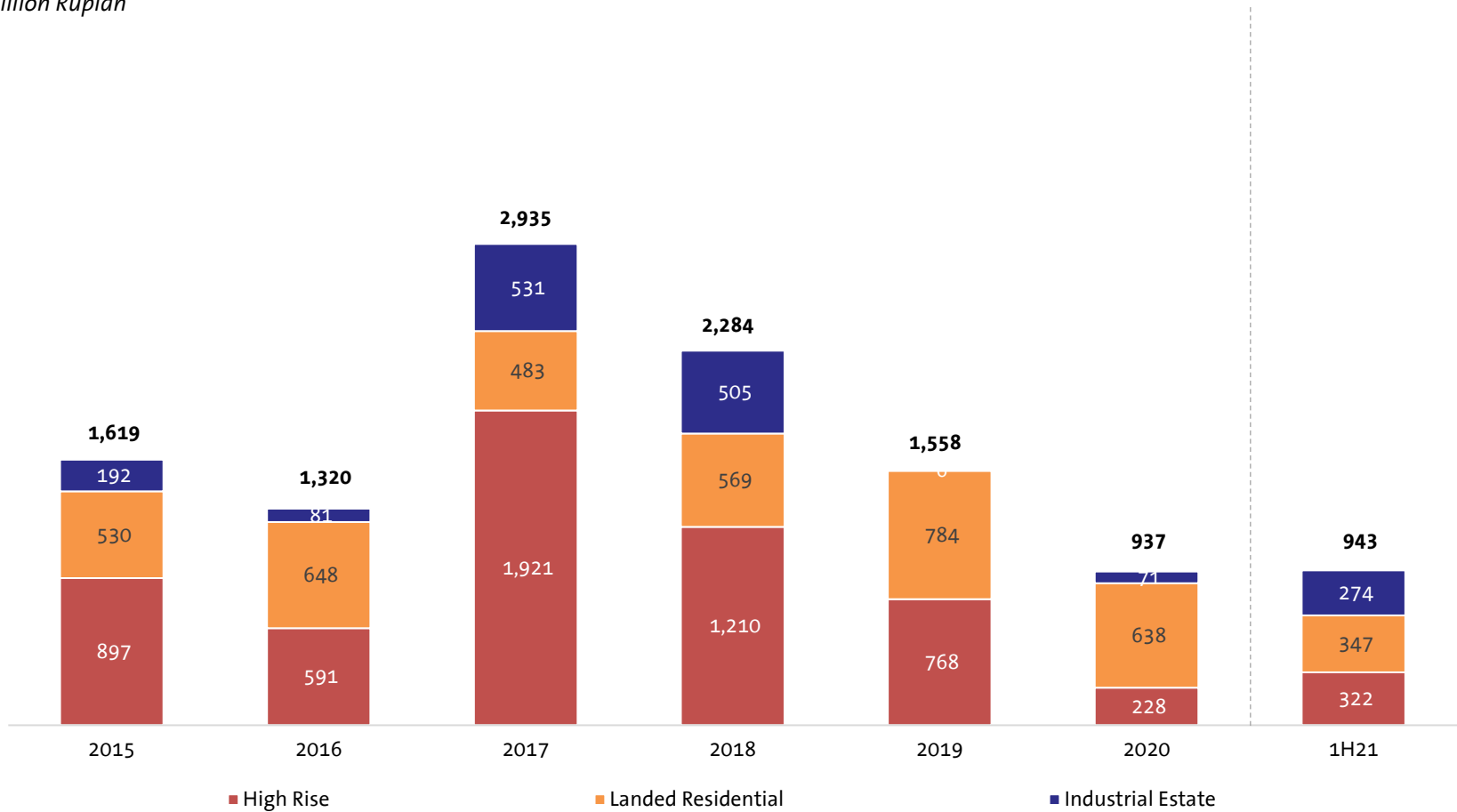
- ~3.2 ha land in Gunung Anyar, Surabaya
- Total transaction value from selling the non-core assets was ~IDR 58.3bn



## Strong pipeline of high quality developments

### Historical marketing sales (2015-1H21)

*In billion Rupiah*



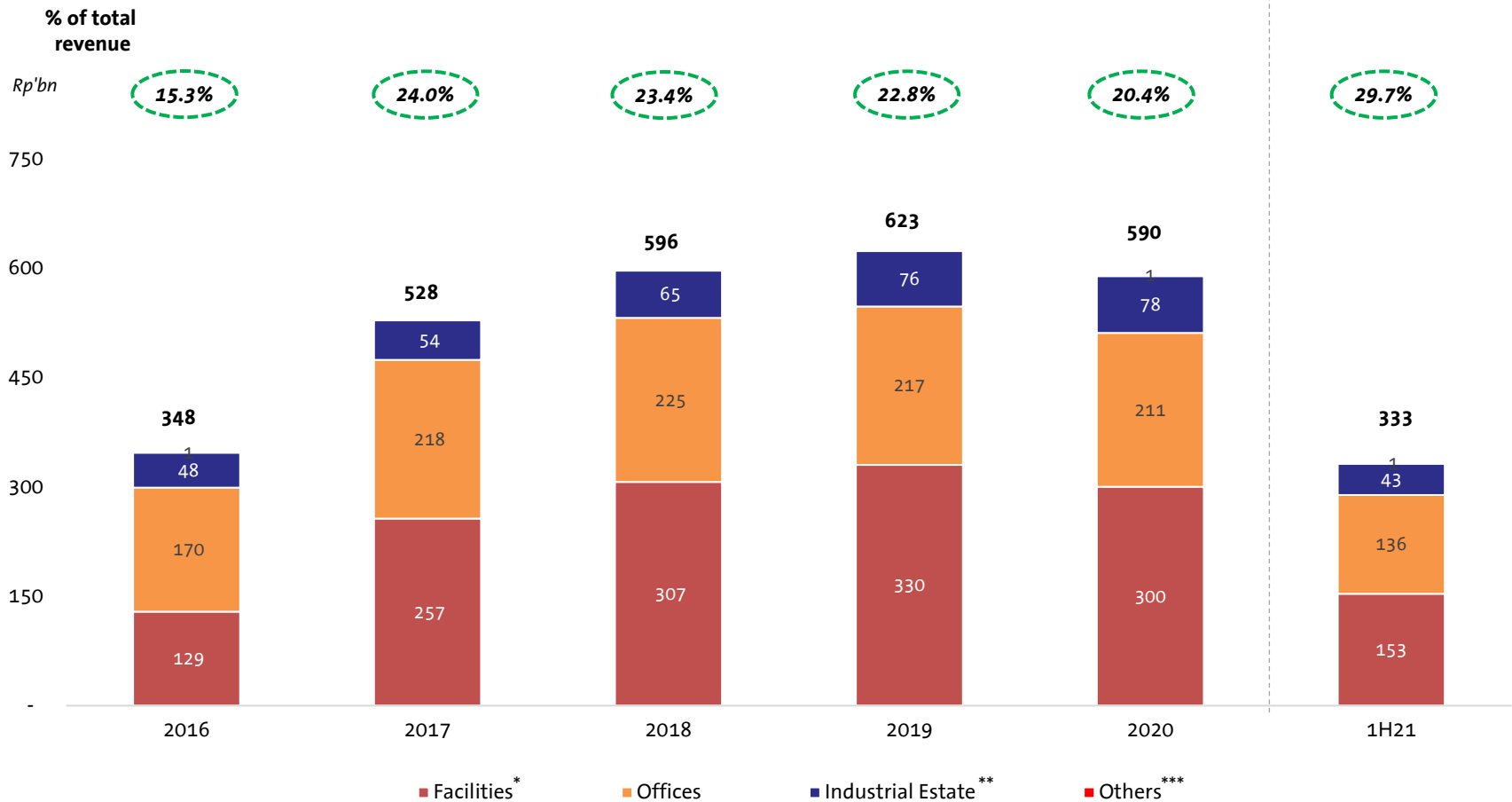




## Growing recurring income base...

Our recurring revenue base has grown by more than 2x since 2016

### 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

\*\*\* Others consist of Hospitality and Contractors



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



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 Jun 30, 2021	Net leasable area (sq.m.)	Leased area (sq.m.)	Committed Occupancy (%)	As at Jun 30, 2021	Net leasable area (sq.m.)	Leased area (sq.m.)	Committed Occupancy (%)
Tower A	426	426	100.0				
Tower B	40,477	35,569	87.9				
Tower C	35,850	24,548	68.5				
<b>Combined</b>	<b>76,753</b>	<b>60,543</b>	<b>78.9</b>	Retail	7,542	4,885	64.8



## ...and a visible additional project pipeline

### Upcoming projects contributing to future additional recurring income stream

	CBD Jakarta		CBD Surabaya	West Surabaya	South Jakarta
					
Projects	57 Promenade Phase I	57 Promenade Phase II	Praxis	Spazio Tower	Poinis
Area (Recurring component)	<ul style="list-style-type: none"> <li>Retail NLA: 769 sq.m.</li> </ul>	<ul style="list-style-type: none"> <li>Office SGA: 48,509 sq.m.</li> <li>Retail NLA: 11,141 sq.m.</li> <li>Serviced apt. SGA: 9,726 sq.m.</li> </ul>	<ul style="list-style-type: none"> <li>Office SGA: 4,140 sq.m.</li> <li>Hotel SGA: 14,326 sq.m. (267 rooms)</li> <li>Retail NLA: 8,609 sq.m.</li> </ul>	<ul style="list-style-type: none"> <li>Hotel + function SGA: 7,640 sq.m. (145 rooms)</li> <li>Retail NLA: 5,077 sq.m.</li> </ul>	<ul style="list-style-type: none"> <li>Retail NLA: 36,000 sq.m.</li> </ul>
Project description	<ul style="list-style-type: none"> <li>57 Promenade is a mixed use &amp; high rise development located in the Jakarta CBD area and is spread across an area of 3.0 ha</li> <li>The development consists of a modern commercial sector, pedestrian walkways and retail outlets               <ul style="list-style-type: none"> <li>Phase 1: covers an area of 1.2 ha, and includes 2 condominium towers, the 24-story City57, and the 49-floor Sky57</li> <li>Phase 2: covers an area of 1.8 ha, and includes two office towers, one serviced apartment tower, and promenade retail area</li> </ul> </li> </ul>		<ul style="list-style-type: none"> <li>Praxis is the extension of Intiland Tower Surabaya, located in Surabaya business district, spread across an area of 1.1 ha</li> <li>Project comprises 5 office floors, 28 apartment floors and 18 hotel floors</li> <li>Features 185 office units including strata title and lease units, retail space, 295 apartment units and 267 hotel rooms</li> </ul>	<ul style="list-style-type: none"> <li>Spazio Tower is a multi-function office tower located in Graha Festival, West Surabaya, spread across an area of 0.5 ha</li> <li>Project comprises 20 floors, of which 11 floors are for office space, 7 floors for hotel, 2 floors for supporting retail and F&amp;B activities, and 5 floors for basement parking</li> <li>The facilities at the tower include swimming pool, multipurpose hall, meeting room, gym and spa</li> </ul>	<ul style="list-style-type: none"> <li>Poinis is strategically located at the Transit Oriented Development (TOD) zone of Lebak Bulus, South Jakarta, with a total area of 2.5 ha</li> <li>It comprises of retail area and hotel, as well as a 15-floor apartment building.</li> <li>As a transit mall, Poinis is located next to the MRT Lebak Bulus station, thus will serve as a meeting point and hub for thousands of people that will commute through the area</li> </ul>
Expected completion	3Q 2022	Planning phase	2019	2020	2021



# Strong corporate governance & highly experienced management team



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

## Board of Commissioners



**Sinarto  
Dharmawan**

President  
Commissioner

Serving since 2020



**Lennard Ho  
Kian Guan**

Vice President  
Commissioner

Serving since 2011



**Thio Gwan  
Po Micky**

Independent  
Commissioner

Serving since 2010



**Jahya  
Asikin**

Commissioner

Serving since 2007



**Friso  
Palilingan**

Independent  
Commissioner

Serving since 2020

## Board of Directors



**Hendro S.  
Gondokusumo**

President Director  
& CEO

Serving since 2011



**Suhendro  
Prabowo**

Vice President  
Director & COO

Serving since 2007



**Utama  
Gondokusumo**

Vice President  
Director & COO

Serving since 2007



**Archied Noto  
Pradono**

Executive  
Director

Serving since 2007



**Ping Handayani  
Hanli**

Executive  
Director & CFO

Serving since 2020



**Perry  
Yoranouw**

Independent  
Director

Serving since 2016



**Permadi  
Indra Yoga**

Executive  
Director

Serving since 2018



## High upside potential on investment return

...with RNAV per share of Rp 1,779

Location	Market Value (in Rp billion)*	Effective Value (in Rp billion)
<b>Land for Development</b>		
Jakarta	5,721	5,461
Surabaya	3,011	2,673
<b>Sub Total</b>	<b>8,732</b>	<b>8,133</b>

### Investment Property

Jakarta	3,325	2,133
Surabaya	1,156	1,060
<b>Sub Total</b>	<b>4,481</b>	<b>3,192</b>

### Inventories

Jakarta	6,642	3,922
Surabaya	4,828	4,735
<b>Sub Total</b>	<b>11,470</b>	<b>8,657</b>

### Additional

Jakarta	2,129	871
Surabaya	3,882	861
<b>Sub Total</b>	<b>6,011</b>	<b>1,732</b>

<b>TOTAL</b>		
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### Estimated RNAV (in Rp billion)

Total Asset Value	21,715
Add: Cash & Cash Equivalent Jun 30, 2021	1,541
Less: Interest Bearing Debt Jun 30, 2021	(4,812)
<b>RNAV</b>	<b>18,445</b>

# of shares	10,365,854,185
<b>RNAV/share</b>	<b>1,779</b>

\*based on 2015 and 2017 valuation



## Session 4

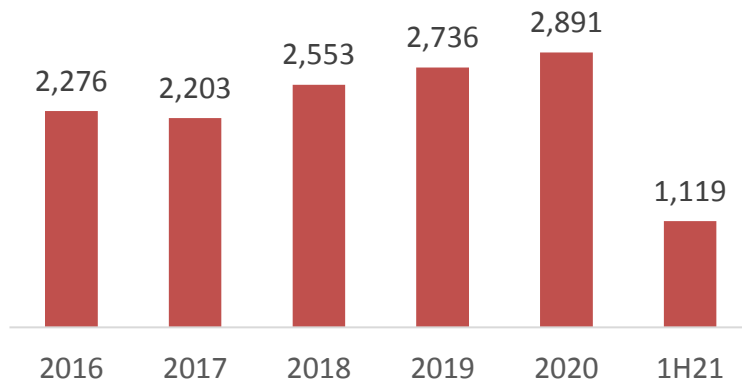
Key Financial



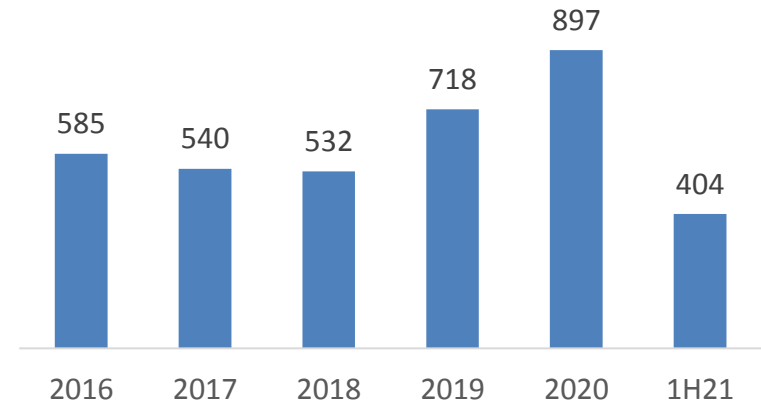
Graha Natura

## Financial Performance

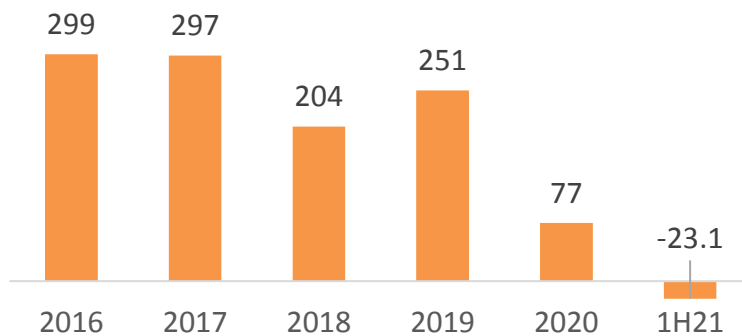
**Revenue**  
in billion Rupiah



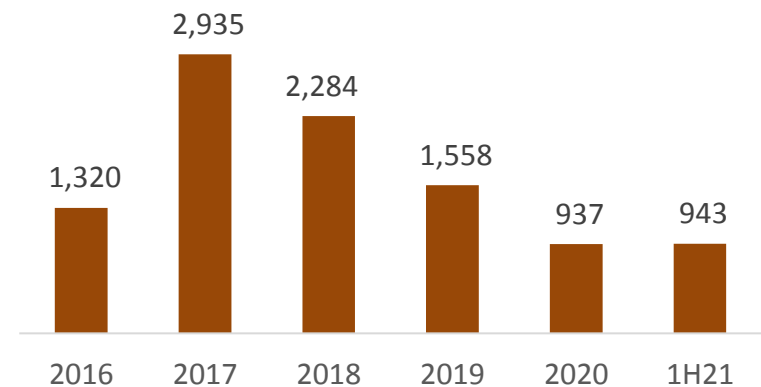
**EBITDA<sup>1)</sup>**  
in billion Rupiah



**Net Profit**  
In billion Rupiah



**Marketing Sales<sup>2)</sup>**  
In billion Rupiah



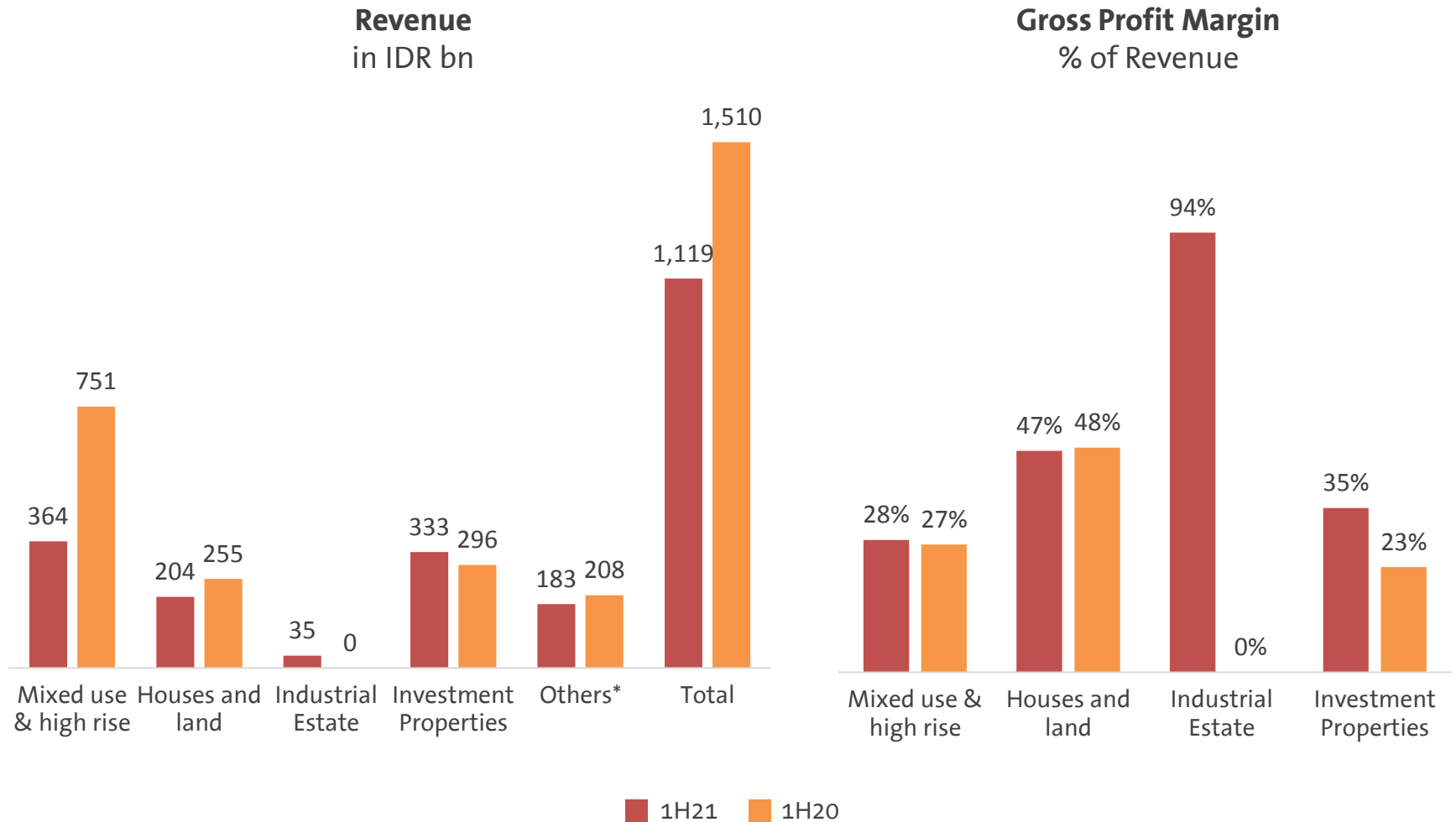
1) EBITDA 2015-2018: Operating profit + final tax + depreciation + amortization

EBITDA 2019 - Onward: Operating profit + depreciation + amortization

Final tax is added in the calculation of EBITDA for 2015-2018. As of 2019 onward final tax is excluded in the calculation of operating profit, thus eliminated from EBITDA calculation

2) Marketing Sales includes Development Income only

## Segments Contribution



\*Impact of the implementation of the new accounting standard

## Financial Highlights

in Rp billion	1H21 Inhouse	1H20 Inhouse	YoY Growth
Revenue	1,118	1,510	-26%
Gross Profit	532	602	-12%
EBITDA	404	455	-11%
Profit for the year	-37	82	-146%
Net Income	-23	90	-126%
EPS	-2	9	-126%
Gross Profit Margin	48%	40%	
EBITDA Margin	36%	30%	
Net Income Margin	-2%	6%	
ROA (Annualized)	-1%	2%	
ROE (Annualized)	-2%	6%	

in Rp billion	1H21 Inhouse	2020 Audited	Growth
Total Assets	16,030	15,702	2%
Total Liabilities	10,016	9,653	4%
Total Equity	6,014	6,049	-1%
Sales Advance	0	0	0%
Contract Liabilities	3,600	3,300	9%
Cash & Cash Equivalents	1,542	1,425	8%
Total Debt	4,798	5,034	-5%
Net Debt/Equity	54%	60%	

in Rp billion	2020 Audited	2019 Audited	2018 Audited	2017 Audited	2016 Audited	2015 Audited
Revenue	2,891	2,736	2,553	2,203	2,276	2,201
Gross Profit	1,181	1,132	1,006	956	1,036	1,043
EBITDA	897	718	532	540	585	605
Profit for the year	69	437	194	272	297	419
Net Income	77	251	204	297	299	401
EPS	7	24	20	29	29	39
Gross Profit Margin	41%	41%	39%	43%	46%	47%
EBITDA Margin	31%	26%	21%	25%	26%	27%
Net Income Margin	3%	9%	8%	14%	13%	18%
ROA	0%	2%	1%	2%	3%	4%
ROE	1%	3%	3%	5%	6%	8%

in Rp billion	2020 Audited	2019 Audited	2018 Audited	2017 Audited	2016 Audited	2015 Audited
Total Assets	15,702	14,777	14,216	13,097	11,840	10,289
Total Liabilities	9,653	7,543	7,700	6,787	6,783	5,518
Total Equity	6,049	7,235	6,516	6,311	5,057	4,771
Sales Advance	0	1,428	1,685	1,374	1,168	1,343
Contract Liabilities	3,300	0	0	0	0	0
Cash & Cash Equivalents	1,425	1,416	1,124	750	473	405
Total Debt	5,034	4,960	5,012	4,431	4,455	3,200
Net Debt/Equity	60%	49%	60%	58%	79%	59%
Dividend	N/A	N/A	21	N/A	52	51
Dividend per Share	N/A	N/A	2	N/A	5	5

\* EBITDA 2019 - Onward: Operating profit + depreciation + amortization  
EBITDA 2016 - 2018: 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: 52%  
Expected Completion: 2022

### Condominium: Tower City

Saleable area: 17,876 sqm (260 units)  
Sold: 16,109 sqm (90%)  
ASP 1H21: Rp 53.3 mn/sqm

### Condominium: Tower Sky

Saleable area: 31,092 sqm (236 units)  
Sold: 26,272 sqm (84%)  
ASP 1H21: Rp 53.8 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  
Ownership: 100%  
Progress: 100%

### Condominium

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

Saleable area: 52,136 sqm  
Sold: 51,374 sqm (99%)  
ASP 1H21: Rp 33.0 mn/sqm

### Condominium

#### The Hamilton (Tower 4)

Saleable area: 18,116 sqm  
Sold: 14,711 sqm (81%)  
ASP 1H21: Rp 35.0 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: 100%  
Completed: 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: 32,137 sqm (62%)  
ASP 1H21: Rp 27.4 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: 89%  
Completion: 2022

### Condominium

Semi gross area: 19,634 sqm (295 units)  
Market: Strata title  
Sold: 13,790 sqm (70%)  
ASP 1H21: Rp 19.36 mn/sqm

### Office

Semi gross area: 21,544 sqm (185 units)  
Market: Strata title 17,404 sqm  
Lease 4,140 sqm  
Sold: 5,788 sqm (33%)  
ASP 1H21: Rp 22.7 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



**SQ Res**

## West Surabaya



**Rosebay**

## West Surabaya



**Spazio Tower**

## West Surabaya



**Graha Golf**

Launched: 2018  
Total Area : 1.3 ha  
Infrastructure: MRT, Toll Road  
Ownership: 51%  
Progress: 17%  
Expected Completion: 2023

### Condominium:

#### Tower D & E:

Market: Strata title  
Total units: 672 units  
Semi gross area: 46,797 sqm  
Sold: 10,521 sqm (22%)  
ASP 1H21: Rp 42.3 mn/sqm

Total Area: +/- 1ha  
Ownership: 75%  
Progress: 100%  
Total Units: 229 units  
Semi gross area: 20,782 sqm  
Completed: 2020

### Condominium:

#### Tower A, B, F, G, H

Market: Strata title  
Total units: 177 units  
Semi gross area: 16,505 sqm  
Sold: 13,772 sqm (83%)  
ASP 1H21: Rp 25.6 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

Launched: 2014  
Total Area: 0.5 ha  
Infrastructure: Mainroad  
Ownership: 100%  
Progress: 93%  
Expected Completion: 2021

### Office

Semi gross area: 23,807 sqm  
Market: Strata title  
Sold: 13,553 sqm (57%)  
ASP 1H21: Rp 20.3 mn/sqm

### Retail

Semi gross area: 5,077 sqm  
Market: Lease

### Hotel + Function

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

Launched: 2015  
Total Area: 2.4 ha  
Ownership: 100%  
Progress: 100%  
Completed: 2020

### Phase 1 - 2 condominium (Tower 1 & 2)

Total area: 7,532 sqm  
Market: Strata title  
Semi gross area: 27,174 sqm  
Sold: 25,774 sqm (95%)  
ASP 1H21: Rp 27.5 mn/sqm

### Note:

- Phase 2 TBD – 3 condominium towers & townhouse

# Development Income – High Rise & Landed Residential

## West Surabaya



### Tierra Soho

Launched: 2021  
Total Area : 7.5 ha  
Ownership: 100%

#### Phase 1 Information – SOHO & Commercial

Total units: 76 units  
Semi gross area: 4,476 sqm  
Sold: 3,504 sqm (79%)  
ASP 1H21: Rp 35.5 mn/sqm

#### 2 condominium towers

Total land area: 10,760 sqm

#### Condominium Tower 1

Market: Strata title  
Estimated SGA: 9,695 sqm

#### Condominium Tower 2

Market: Strata title  
Estimated SGA: 21,161 sqm

## CBD Surabaya



### Sumatra 36

Launched: 2011  
Type: High Rise  
Total Area: 0.2 ha  
Semi gross area: 9,020 sqm  
Sold: 4,937 sqm (55%)  
ASP 1H21: Rp 25.5 mn/sqm

## South Jakarta



### Pinang Residence

Launched: 2019  
Ownership: 100%  
Total area: 0.5 ha  
Infrastructure: Mainroad, MRT  
Total units: 17 units  
Sold units: 4 unit (24%)  
Land ASP: Rp 20.0 mn/sqm  
Building ASP: Rp 8.5 mn/sqm

## Tangerang



### Talaga Bestari

Launched: 1995  
Infrastructure: Future Toll Road, Future MRT  
Land bank: 76 ha  
Area developed: 115 ha  
Land ASP: Rp 4.5 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	96%
The Hills	207 houses	100%
Fluora	212 houses	98%
The Forest Phase 1	193 houses	71%
Taman Palem 1	1,875 houses	97%
Taman Palem 2	408 houses	47%
Real Estate	628 houses	85%
Plaza D'Captiva	201 shophouses	71%
DUO	144 houses	11%

# Development Income - Landed Residential

## South Jakarta



### Serenia Hills

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	
	Zenith	36 units	Venture Barat	84 units	
			Venture Timur	62 units	
			Quantum	76 units	
			Sierra	48 units	
	<b>Total</b>	<b>297 units</b>	<b>Total</b>	<b>380 units</b>	
Launched	2011 & 2012		2013 & 2014 ; 2017 (Quantum), 2021 (Sierra)		
Sold	Regent	173 units (93%)	Titan	59 units (100%)	
	Signature	74 units (100%)	Ultimate	50 units (98%)	
	Zenith	36 units (100%)	Venture Barat	83 units (99%)	
			Venture Timur	62 units (100%)	
			Quantum	76 units (100%)	
			Sierra	21 units (58%)	
	<b>Total</b>	<b>283 units (95%)</b>	<b>Total</b>	<b>351 units (92%)</b>	
Land ASP 1H21	Rp 22.9 mn/sqm		Rp 19.0 mn/sqm, Quantum: Rp 18.4 mn/sqm, Sierra: Rp 20.0 mn/sqm		
Building ASP 1H21	Rp 7.5 mn/sqm		Rp 8.5 mn/sqm, Quantum: Rp 7.2 mn/sqm, Sierra: Rp 7.5 mn/sqm		

Infrastructure: MRT

## South Jakarta



### South Grove

Total Area:	0.5 ha
Ownership:	100%
Total Units:	15 units
Launched:	2018
Infrastructure:	MRT, Roll Road
Sold Units:	10 units (67%)
Land ASP 1H21:	Rp 21.8 mn/sqm
Building ASP 1H21:	Rp 10.1 mn/sqm

## Tangerang



### Magnolia

Total Area:	14.7 ha
Ownership:	52.5%
Launched:	2015
Sold Units:	349 units (65%)
Land ASP 1H21:	5.8 mn/sqm
Building ASP 1H21:	5.0 mn/sqm



# Development Income - Mixed Use & High-Rise

## Tangerang



### Aeropolis

Type: Mixed used & high rise

Projects Launched	Year Launched	Year Completed	Total (Unit)	Total (Sqm)	Sold (Sqm)	ASP 1H21 (Rp mn/m2)	Construction (%)
Aeropolis Residence 1 & Commercial Park	2011	2014	1,175	25,126	22,898	13.2	100%
Aeropolis Residence 2	2012	2017	1,047	20,229	20,184	9.0	100%
Aeropolis Residence 3 (Tower 1, 3, 5)	2014	2018 (T1) 2020 (T3 & 5)	1,446	24,122	22,181	10.0	100% (T1) 100% (T3) 100% (T5)
Aeropolis Crystal Residence (Tower 2, 3)	2013	2018 (T2) 2019 (T3)	393	14,016	13,459	10.4	100% (T2) 100% (T3)
Aeropolis Lucent Residence	2016	E 2021	250	7,129	3,514	11.6	90%
<b>Total</b>			<b>4,311</b>	<b>90,626</b>	<b>81,067</b>		
Aeropolis Techno Park Phase 1-1	2014	2020	59	Land: 27,833 Building: 22,927	Land: 26,611 Building: 20,165	Land: 7.0 Building: 5.0	100%
Aeropolis Techno Park Phase 1-2	2015	2020	73	Land: 14,850 Building: 6,192	Land: 13,466 Building: 5,160	Land: 9.0 Building: 5.0	100%

## West Surabaya



### Graha Natura

#### Phase 1

Cluster	GLA	Launched	Development Plan	Sold
Cluster A	5.9 ha	2010	105 units	98%
Cluster B	5.4 ha	2010	85 units	99%
Cluster C	6.0 ha	2010	58 units	90%
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	100%

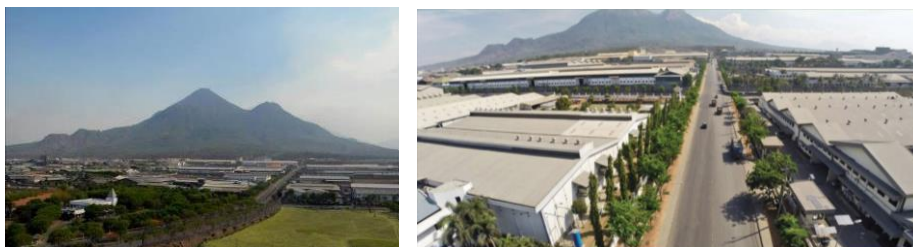
#### Phase 2

Cluster	GLA	Launched	Development Plan	Sold
Edenia (E&F)	5.4 ha	2016	249 units	91%
Gravillea	1.8 ha	2018	53 units	94%
Acacia	1.1 ha	2019	62 units	82%
Dandelion	0.9 ha	2020	63 units	100%
Magnolia	ha	2021	17 units	1%

ASP 1H21: Land: 10.4 mn/sqm  
Building: 9.2 mn/sqm

# Development Income - Industrial Estate

## Mokokerto, East Java



**Ngoro Industrial Park**

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: 324 ha  
 Land bank: ± 85 ha  
 ASP 1H21: Rp 1.7 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.

## Batang, Central Java



**Batang Industrial Park**

Development plan: 500 ha  
 1<sup>st</sup> phase development: 280 ha  
 Landbank: 179 ha  
 Launched: 2020 (1st phase)

Access: Toll road, main road, 90 km from Semarang, 95 km from Tanjung Mas  
 Seaport, 85 km from Ahmad Yani International Airport

Situated on solid ground ensuring stability of building structure and enables  
 lower construction costs

Surrounded by green and beautiful hilly land, a perfect environment for  
 industry

# Recurring Income

## South Jakarta



### South Quarter

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

#### Office (Tower A, B, C)

Lettable space: 76,753 sqm  
Leased space: 60,543 sqm (79%)  
Asking base rent:  
Rp 230,000/sqm/month

#### Retail

Lettable space: 7,542 sqm  
Leased space: 4,885 sqm (65%)  
Asking base rent:  
Rp 300,000-Rp 350,000/sqm/month

## CBD Jakarta



### Intiland Tower Jakarta

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

#### Office Tower

Lettable space: 24,709 sqm  
Leased space: 12,801 sqm  
Available space: 11,908 sqm  
Occupancy: 52%  
Avg. gross rent : Rp 242,000/sqm/month

## South Jakarta



### Poin

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

## CBD Surabaya



### Intiland Tower Surabaya

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

Lettable space: 19,264 sqm  
Leased space: 9,418 sqm  
Available space: 9,820 sqm  
Occupancy: 49%  
Avg. gross rent:  
Rp 189,000/sqm/month

## West Surabaya



### Spazio

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

#### Retail

Lettable space: 4,887 sqm  
Leased space: 2,839 sqm  
Occupancy: 58%  
Avg. gross rent:  
Rp 80,000/sqm/month

#### Development Income

##### Office Tower

Total area (SGA) : 16,019 sqm  
Market: Strata title  
Sold: 13,564 sqm (85%)

## Recurring Income

## Pipeline Projects

### Major Cities in Indonesia



**Intiwhiz Hotel Chain**

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.

### West Jakarta



**West One City**

Ownership: 40%  
Total area: 21 ha  
Location: Daan Mogot,  
West Jakarta  
Infrastructure: Train, busway,  
JORR toll road  
Building plot ratio: 4 - 5

#### **Project Information**

High-rise residential  
Strata title office  
Market: Middle class

#### **Others**

Completed the construction of front entrance, roads, infrastructure and marketing office.

The background of the slide features a series of vertical stripes in various shades of orange and red, creating a modern, abstract design. The stripes are of varying widths and colors, ranging from light orange to deep red.

**THANK YOU**



## **Contact Us**

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