

Investor Update

31 July 2025



Highlights

- 1H25 revenues reported of Rp 1,216.0 billion
- 1H25 net profit was recorded at Rp 12.6 billion

Intiland Announces 1H25 Earnings and 1H25 Marketing Sales Achievement

PT Intiland Development Tbk (“DILD” or “the Company”) announces its financial and marketing sales performance for the first six months of 2025.

The Company booked revenues of Rp 1,216.0 billion in 1H25

In the first six months of 2025, the company reported revenues totaling Rp 1,216.0 billion, decreased 10.8% yoy from Rp 1,363.3 billion in the comparable period.

In 1H25 the Company recorded a net profit attributable to the parent company of Rp 12.6 billion, an decreased from net profit of Rp 366.9 billion in 1H24. In 1H25 the Company did not record any modification impact on the cash flow of financial liabilities.

Revenues Breakdown

The development revenues contributed Rp 772.0 billion in 1H25, or decreased by 18.6% yoy from Rp 948.2 billion in 1H24. Meanwhile, the recurring revenues generated Rp 444.0 billion in 1H25, or increased by 7.0% yoy from Rp 415.0 billion in 1H24.

Table 1: Financial Highlights (in Rp billion)

Profit & Loss Statement	1H25	1H24	% Change
Revenues	1,216.0	1,363.3	-10.8%
Gross Profit	424.6	412.2	3.0%
Operating Profit	268.9	242.3	11.0%
Profit (Loss) for the Year	49.1	413.3	-88.1%
Net Income (Loss)	12.6	366.9	-96.6%
EPS	1.2	35.4	-96.6%
Gross Profit Margin	34.9%	30.2%	
Operating Profit Margin	22.1%	17.8%	
Net Income (Loss) Margin	1.0%	26.9%	
Balance Sheet	1H25	FY24	% Change
Total Assets	13,524.8	13,703.6	-1.3%
Total Liabilities	6,750.9	6,956.6	-3.0%
Total Equity	6,773.9	6,746.9	0.4%
Contract Liabilities	1,171.6	1,257.9	-6.9%
Cash & Cash Equivalent	789.4	752.3	4.9%
Total Debt	3,949.1	4,109.0	-3.9%
Net Debt to Equity	46.6%	49.8%	

The highest contribution from 1H25 total revenue was derived from the industrial estate segment Rp 394.1 billion (32.4%), the recurring income segment Rp 444.0 billion (36.5%), the landed residential segment Rp 231.1 billion (19.0%) and the mixed-use & high-rise residential segment Rp 147.0 billion (12.1%).

The revenues from the industrial estate segment was mainly came from the sales of industrial land lots in Batang Industrial Park and warehouses in Aeropolis Technopark.

The revenues derived from the landed residential segment primarily came from the delivery of housing units in Brezza, 1Park Homes, South Grove, Talaga Bestari, Graha Famili and Graha Natura.

The revenues booked from the mixed-use & high-rise projects was primarily generated from the revenue recognition of Regatta, SQ Res, 57 Promenade, Spazio Tower, Rosebay, Praxis, 1Park Avenue and Aeropolis.

Meanwhile, the recurring revenues came from the sport clubs and facilities, rental of office spaces and retail, standard factory buildings from the industrial estate and others.

Table 2: Revenues Breakdown (in Rp billion)

Revenues	1H25	1H24	YoY %	% 1H25 to Total	% 1H24 to Total
Development Revenues	772.0	948.2	-18.6%	63.5%	69.6%
Mixed-use & high-rise	147.0	193.1	-23.9%	12.1%	14.2%
Landed residential	231.1	373.2	-38.1%	19.0%	27.4%
Industrial estate	394.0	382.0	3.1%	32.4%	28.0%
Recurring Revenues	444.0	415.0	7.0%	36.5%	30.4%
Offices	127.6	120.0	6.4%	10.5%	8.8%
Facilities	244.5	226.5	7.9%	20.1%	16.6%
Industrial Estate	54.2	50.7	7.0%	4.5%	3.7%
Hotel	17.0	17.0	-0.2%	1.4%	1.2%
Others	0.7	0.9	-26.3%	0.1%	0.1%
Total Revenues	1,216.0	1,363.3	-10.8%	100.0%	100.0%

Table 3: Gross Profit Margin

Segment	1H25	1H24
Mixed-use & high-rise	33.8%	39.8%
Landed residential	48.0%	39.4%
Industrial estate	41.3%	24.5%
Investment properties	22.9%	22.8%
Gross Profit Margin	34.9%	30.2%

DILD reports Rp 673.4 billion marketing sales in 1H25

The Company booked marketing sales of Rp 673.4 billion in 1H25, compared to Rp 519.5 billion in 1H24. In addition, the Company booked recurring income of Rp 444.0 billion in 1H25, compared to Rp 415.0 billion in 1H24.

The main sales contributor came from the industrial segment with a total Rp 447.4 billion, mainly from the sales of industrial lots in Batang Industrial Park and the warehouse in Aeropolis Technopark.

The landed residential segment recorded marketing sales with a total Rp 133.8 billion was derived from sales of Amesta Living, GG Lux, Brezza, Graha Natura, Tierra and Talaga Bestari.

The mixed-use & high-rise segment generated marketing sales of Rp 92.2 billion, primarily came from 57 Promenade, SQ Res, Regatta, Rosebay, and Praxis.

1H25 Marketing Sales Breakdown

The breakdown of 1H25 marketing sales achievement is as follows:

Table 4: Marketing Sales (in Rp billion)

No	Project	1H25 Results	1H24 Results	% of Change
1	Mixed-use & high-rise	92.2	101.3	-9.0%
2	Landed residential	133.8	290.0	-53.9%
3	Industrial estate	447.4	128.1	249.3%
	Total	673.4	519.5	29.6%

The contribution based on location is as follows:

Table 5: Marketing Sales (in Rp billion)

No	Location	1H25 Results	1H24 Results	% of Change
1	Greater Jakarta	154.3	283.8	-45.6%
2	Greater Surabaya	519.1	235.7	120.2%
	Total	673.4	519.5	29.6%

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