

Corporate Presentation

PT Intiland Development Tbk

31 December 2024



Investor Presentation

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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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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 with market capitalization of Rp2.1tn (~USD142m)* as of Sept 30, 2024



Company Overview

Key Corporate Milestone




1974
Founder Hendro S. Gondokusumo started first development of Cilandak Garden Housing in South Jakarta

1981
Commenced the first property development in Surabaya, Darmo Baru Housing Project

1982
Development of Taman Harapan Indah

1990
Branched into Industrial Estate with the commencement of Ngoro Industrial Park




1991
Establishment of the company under the name PT Wisma Dharmala Sakti


1986
Completion of Intiland Tower Jakarta

1989
Started development of the first canal estate in South East Asia, Pantai Mutiara, North Jakarta

1991
Listed on Indonesia Stock Exchange




1992
Launching of Graha Famili, a prestigious housing area in Surabaya



1997
Completion of Intiland Tower Surabaya development


2007
Corporate restructuring; Rp1.1tn outstanding debt converted to 2.2bn shares; Rebranding to PT Intiland Development Tbk; New CEO and BOD appointed



2008
Completion of Regatta phase I

2011
Launched South Quarter, a new integrated mixed-use development in South Jakarta

Started development of Aeropolis, near Soekarno-Hatta International Airport




2013
Started development of 1Park Avenue condominium in South Jakarta

Initial Public Bonds offering worth Rp500bn

2014
Divested 60% shares of PT Intiland Infinita, the parent company of Intiwhiz Hotel Chain


2014
Started the construction of Praxis, Surabaya

Started development of Spazio Tower, Surabaya



Indonesia Top 50 Public Companies in the 2015 Indonesia Best of the Best Awards, Forbes Indonesia

2016
Launched new project, The Rosebay, Surabaya



Second public bonds offering worth Rp590bn


Entered into a JV with GIC, for the ownership and development of the first and second phase of South Quarter, Jakarta

2017
Received Rp750bn from GIC for the first phase of the share issuance of 241,481 shares (32.66% stake) in PT Putra Sinar Permaja, which owns South Quarter Project (Phase I & II)

Launched new project, 57 Promenade Phase I in Kebon Melati, Central Jakarta


Entered into a JV with GIC, for the ownership and development of the first phase of, 57 Promenade, Jakarta

2018
Soft launched SQ Res apartments, a second-stage development of the South Quarter integrated zone




Obtained a syndicated loan amounting to Rp2.8 trillion from PT Bank Negara Indonesia (Persero) Tbk and PT Bank Central Asia Tbk

2021
Launched Tierra SOHO as part of the Tierra Superblock, Surabaya in West Surabaya




Launched Amesta Living, a new residential area in Surabaya.



2022
Entered into a strategic partnership with Mitbana, to develop township and transit-oriented development (TOD) in Talaga Bestari, Tangerang

2024
Began the commencement of the construction in the new capital city, Nusantara (IKN)



1970 - 1980s

1990s

2007 - 2010

2011 - 2013

2014 - 2015

2016 - 2017

2018 - 2020

2021 - 2024

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 16,157 which is the Jakarta Interbank Spot Dollar Rate (JISDOR) benchmark on Dec 31, 2024

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

Board of Commissioners



**Sinarto
Dharmawan**

President
Commissioner



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

Vice President
Commissioner and
Independent
Commissioner



**Thio Gwan
Po Micky**

Independent
Commissioner



**Jahya
Asikin**

Commissioner



**Ping Handayani
Hanli**

Commissioner



**Friso
Palilingan**

Independent
Commissioner

Board of Directors



**Hendro S.
Gondokusumo***

President Director



**Suhendro
Prabowo**

Vice President
Director



**Utama
Gondokusumo**

Vice President
Director



**Archied Noto
Pradono**

Director



**Perry
Yoranouw**

Director



**Permadi
Indra Yoga**

Director



**Novita
Anggriani**

Director

*Almarhum/Deceased, 2025

High Upside Potential on Investment Return

High Upside Potential Return on Investment

With RNAV per share of Rp1,551

**in million Rupiah*

Category	Jakarta	Surabaya	Total
Inventory	1,865,117	2,049,274	3,914,391
Investment on Property	1,966,674	577,895	2,544,570
Investment on Share	1,203,333	0	1,203,333
Land for Development	669,694	1,908,238	2,577,932
Property & Equipment	242,111	16,093	258,204
Total	5,946,929	4,551,401	10,498,429

Nett Asset Dec 31, 2024 5,574,604

Adjustment on RNAV 10,498,429

Adjusted RNAV 16,073,033

No of Shares 10,366

Price per Share 1,551

*based on Internal and External Valuation



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



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



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

Strategic Partnership

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 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 Partnership

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

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 to Support the Integration
of Public Transport, Active Modes
of Transportation, and Mobility
For People with Disabilities.**



PT Intiland Development Tbk

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

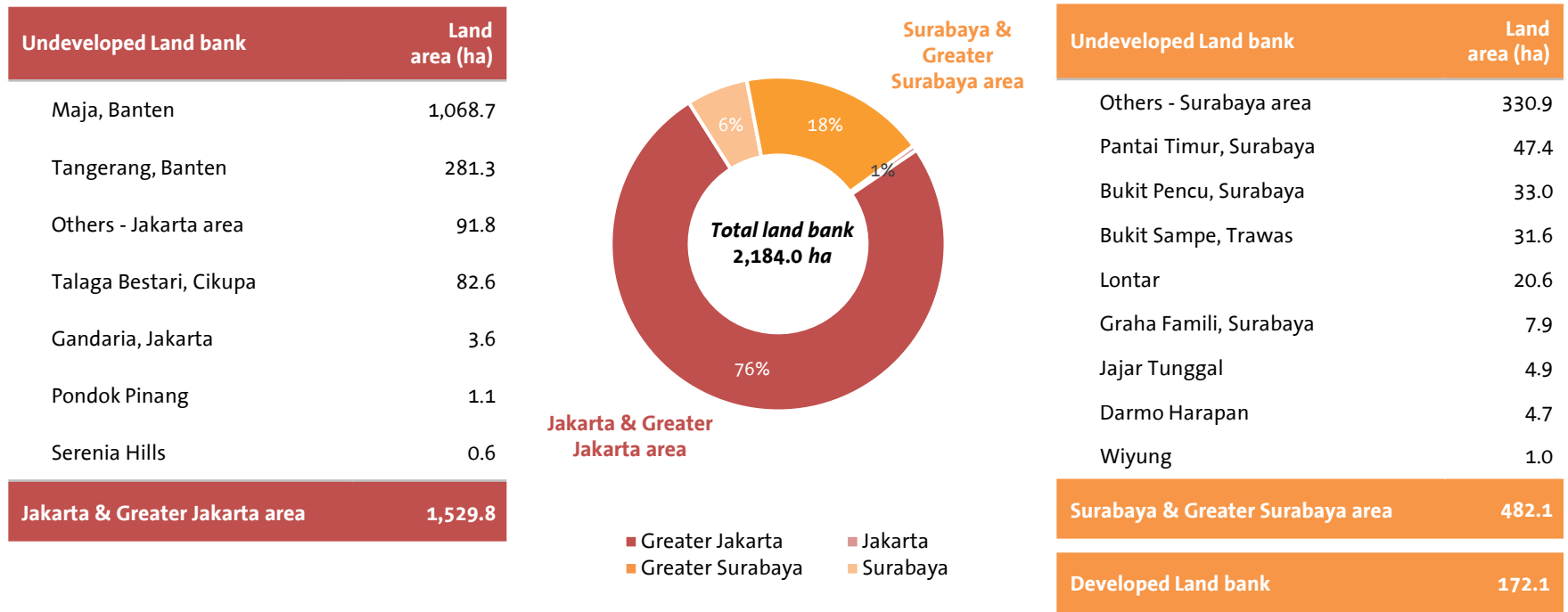
2023



**SQ Res
Best High-End Apartment (JAVA)
Lamudi.co.id Property Awards**

Strategic Land Bank Locations

Large land bank of c. 2,184.0 ha (as of Dec 31, 2024) is sufficient to sustain ongoing developments for the next 20 years.

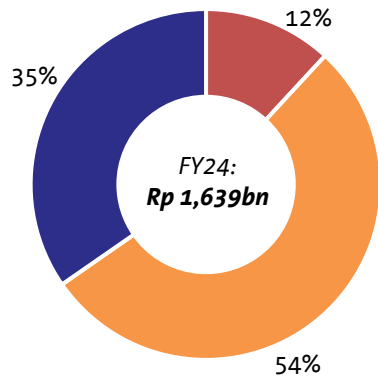
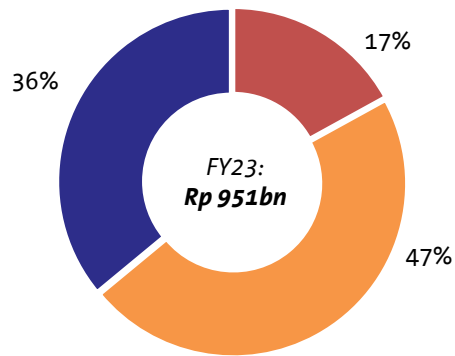


Our long term land bank strategy will focus on balancing sustainable growth with mitigating balance sheet and execution risk

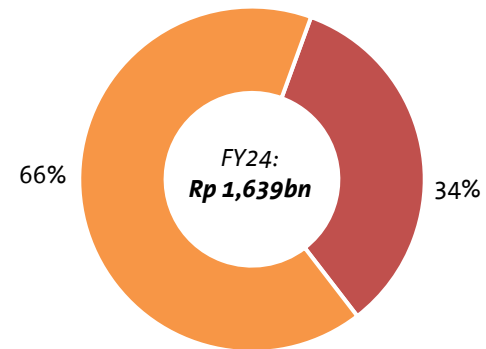
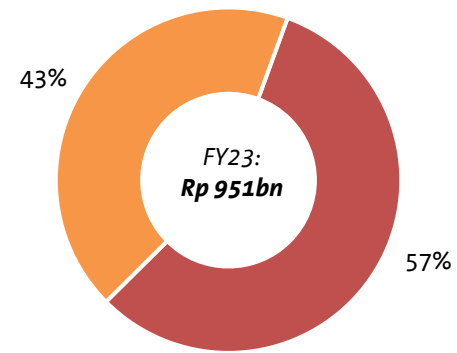
- Optimize utilization of current land bank (e.g., high density mixed use developments)
- Focus on land consolidation and project extension in area surrounding or in close proximity to existing projects
- Enter into strategic collaboration with land owners to minimize capex for land acquisition
- Leverage 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

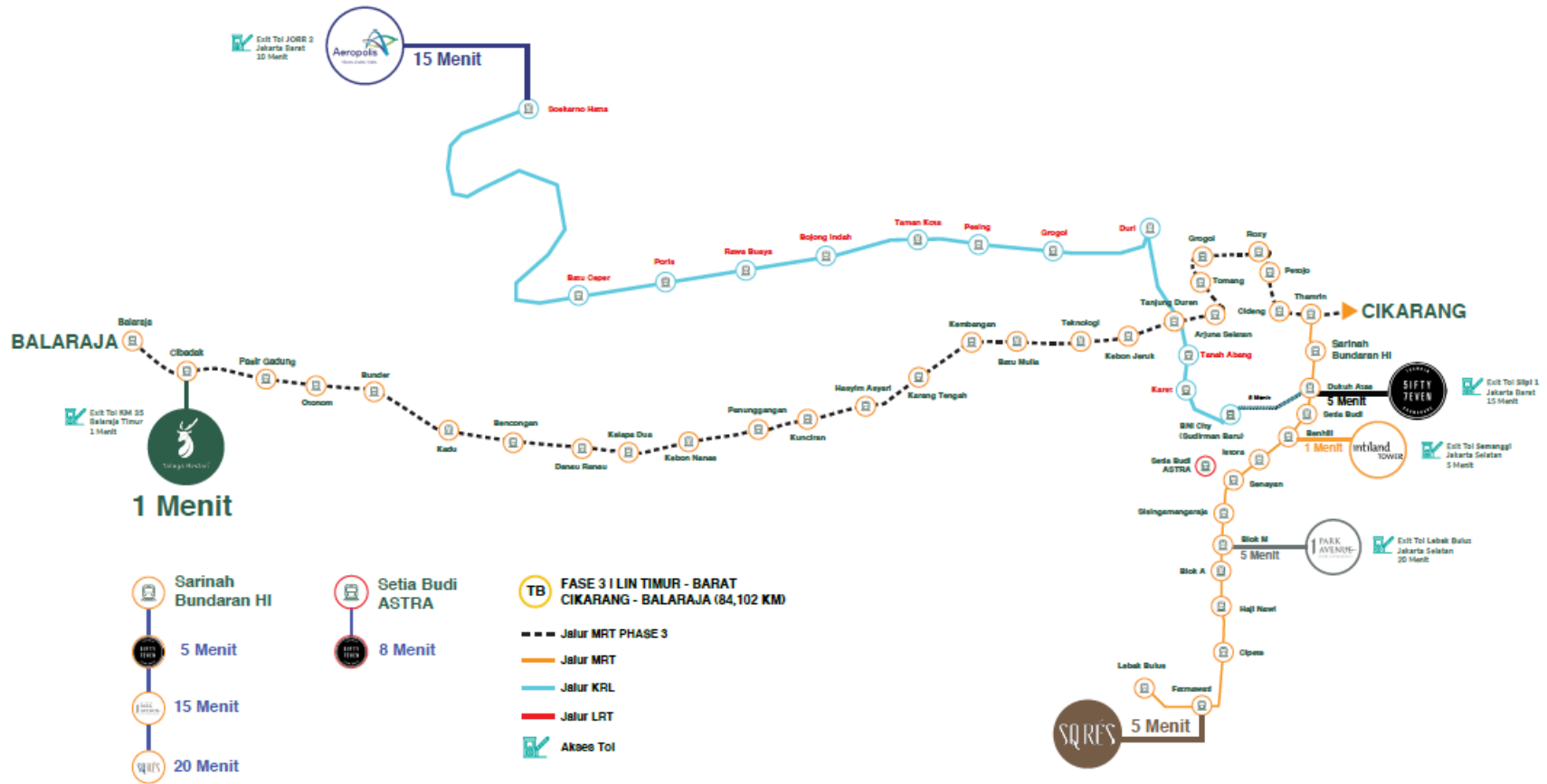
- South Quarter
- SQ Rés
- South Grove
- Serenia Hills
- Pinang Residences
- Pains
- Virya Semanan
- Sakha Semanan
- West One City

Proyek lain di Jakarta dan sekitarnya
Other projects within Jakarta and its Greater Area

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

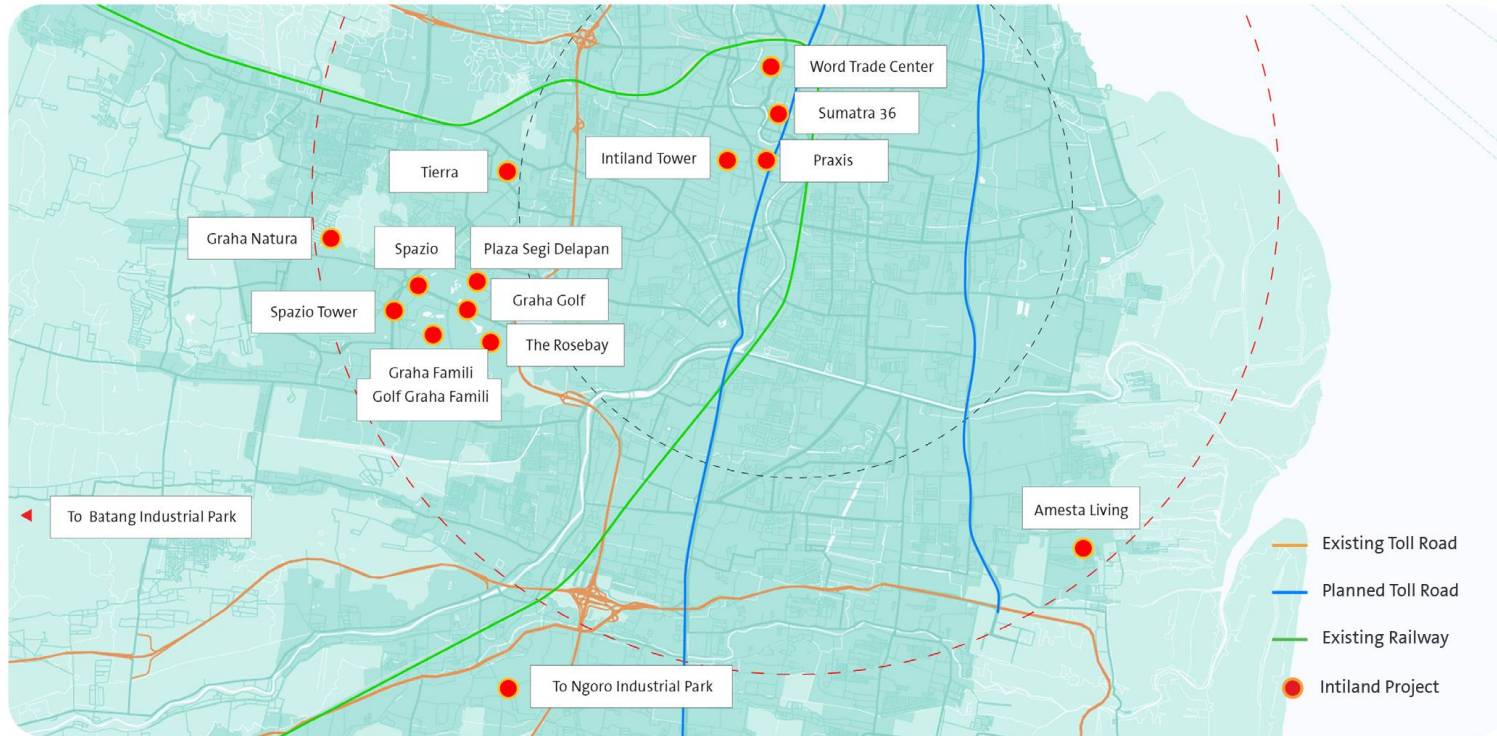
Greater Jakarta Infrastructure Development

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

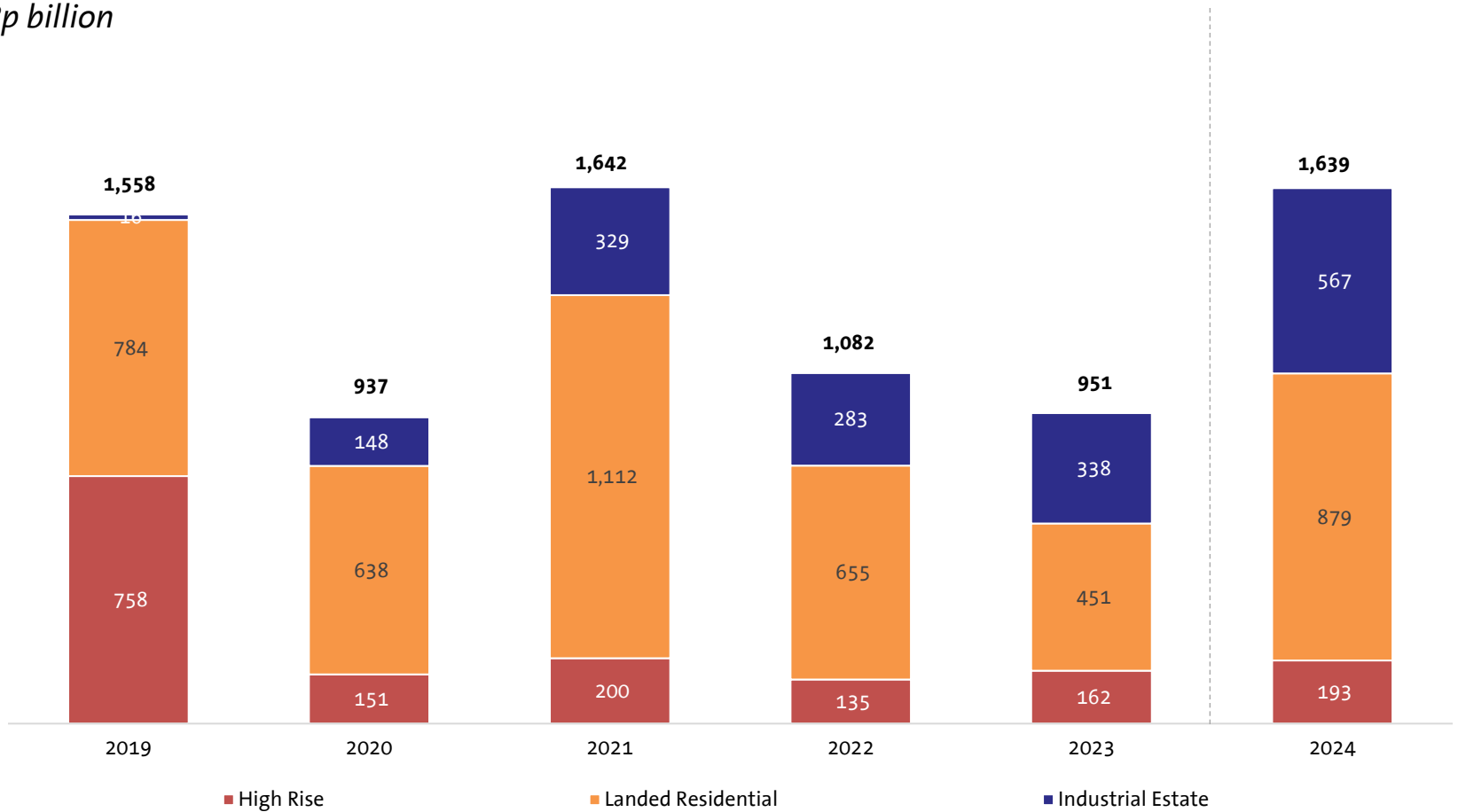
Proyek lain di Batang dan sekitarnya

Other projects within Batang and its Greater Area

- Batang Industrial Park

Diversified Revenue Stream

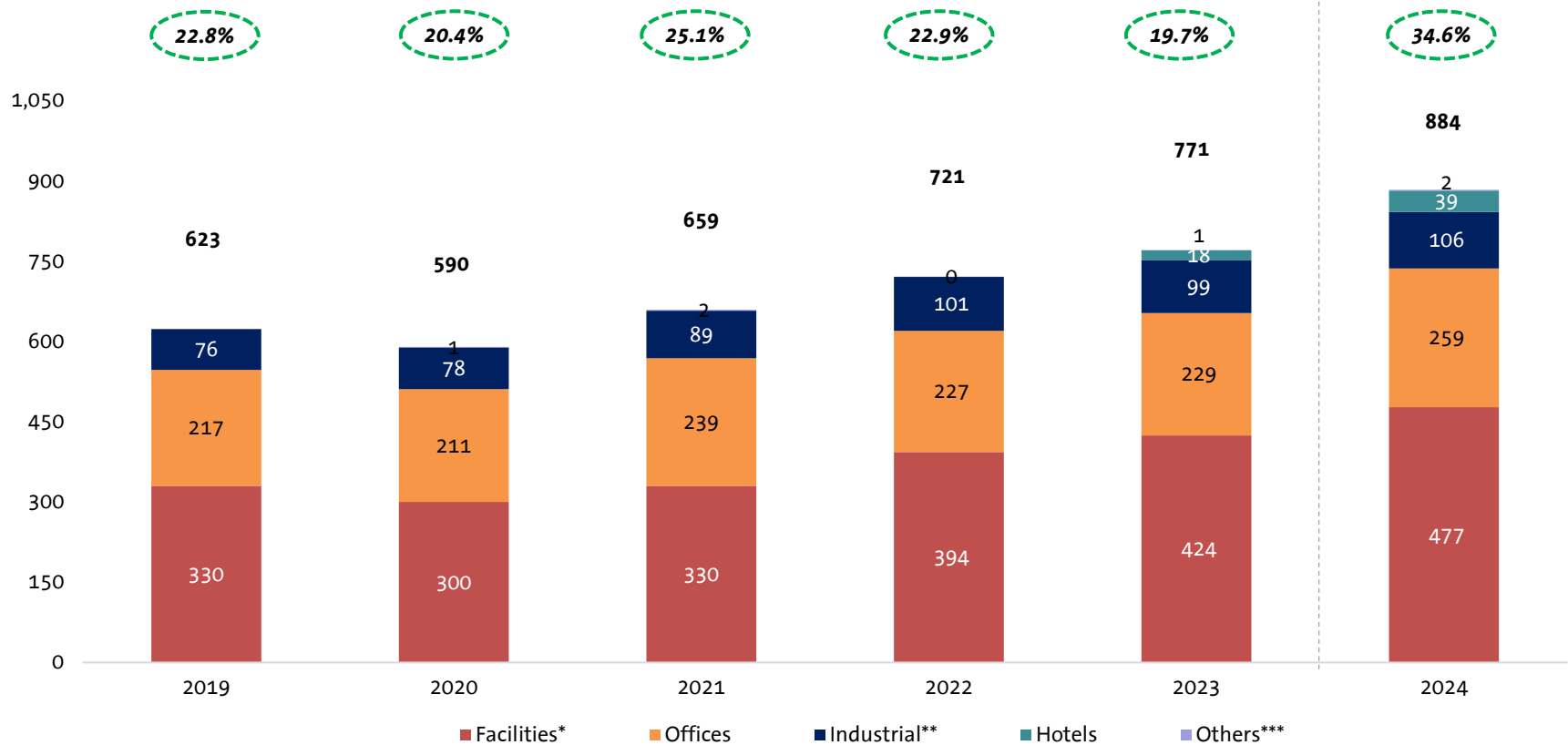
Marketing Sales 2019 – 2024
In Rp billion



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

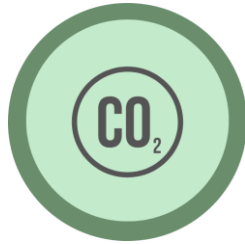
Proving our commitment to maintain exceptional quality while continuously progressing towards sustainability, we launched **Intiland Sustainable Guidelines (ISG)**, a working document and will be regularly updated to meet the ever-changing world.

This guideline is to assist us in making sure that our project development is of the latest development in building research and technology.



In 2022, Intiland launched Intiland Sustainable Guidelines (ISG), an updated version of the previously named Intiland Sustainable Design Guidelines (ISDG) which was an in-house guide created in 2017.

Key ESG Sustainability Achievements 2024



Intiland reduced generator usage by 24% which equals to 76 tons of CO₂ compared to 2023.



South Quarter office complex achieved a Gold Rating for Existing Building – GreenShip V1.1 from the Green Building Council Indonesia.



Intiland successfully maintained energy intensity (<200 kWh/m² Energy Intensity) in seven office and apartment buildings.



Intiland Carried out 40 CSR activities that generated a Social Return on Investment (SROI) of 1,9.



In 2024, we reduced organic waste by 50 tonnes from all properties due to a number of initiatives from our projects.



47% Recycled Water Usage Ratio. The ratio of recycled water usage to total water demand in South Quarter.



80% of our customers satisfied with products and services based on survey results from seven 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

4,311 (Apartments)

194 (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

Total Land Area
1.3 Ha

Completion
2023

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 (Phase I – SOHO)

Infrastructure

Toll road

Launched

2021 (Phase I – SOHO)



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 - residential)

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

Total Land Area
± 6,000 sqm

Location
Taman Semanan,
West Jakarta

Total Units
30

Infrastructure
Toll road
Train Station

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

Total Land Area
500 Ha (Phase 1 – 287 Ha, Phase 2 – 213 Ha)

Location
Batang, Central Java

Launched
2020 (Phase 1)

Infrastructure
Toll road



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

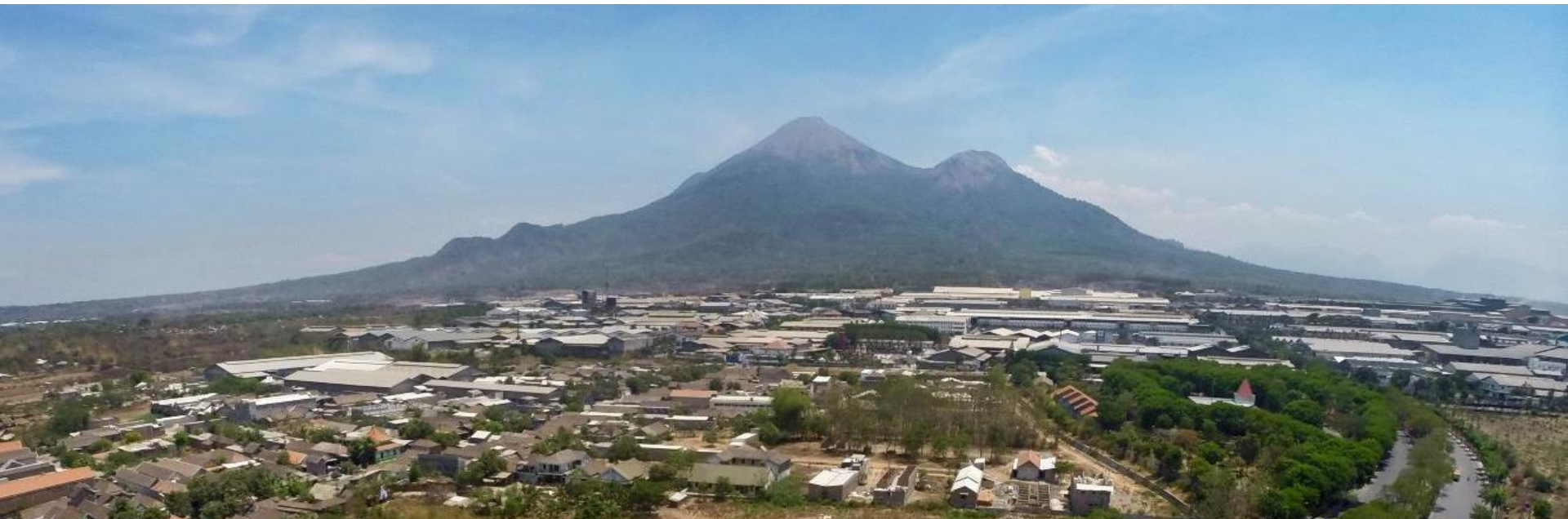
Mojokerto, East Java

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
24,089 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

19,229 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: 76,861 sqm
Retail: 7,544 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.



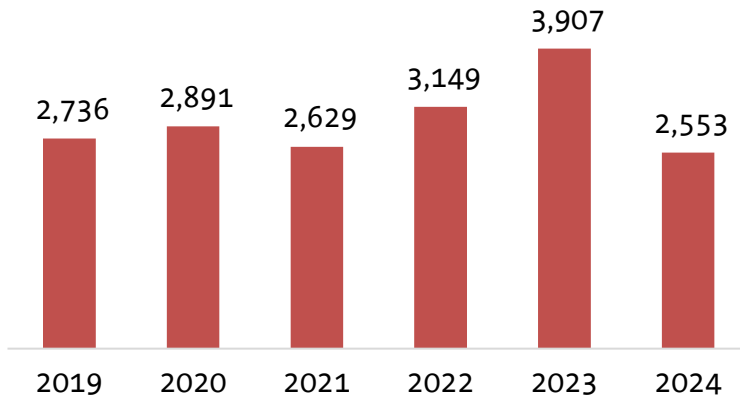
Whiz Luxe lobby



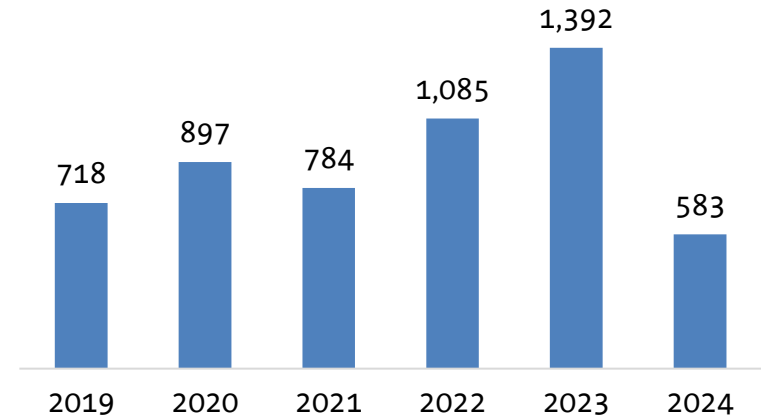
Financial Performance

Financial Performance

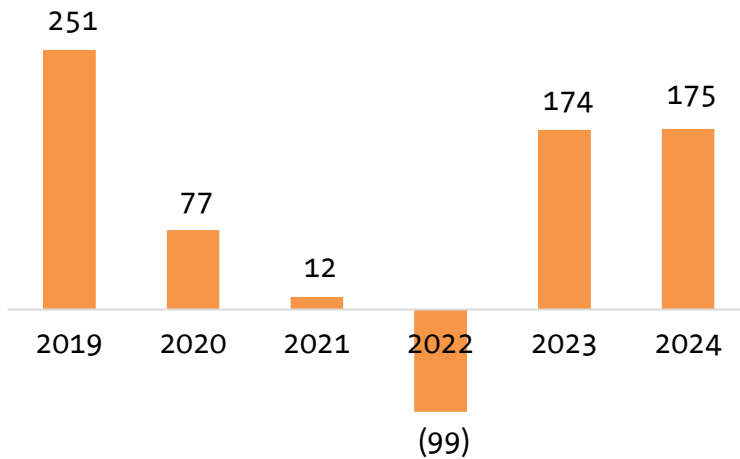
Revenue
in Rp billion



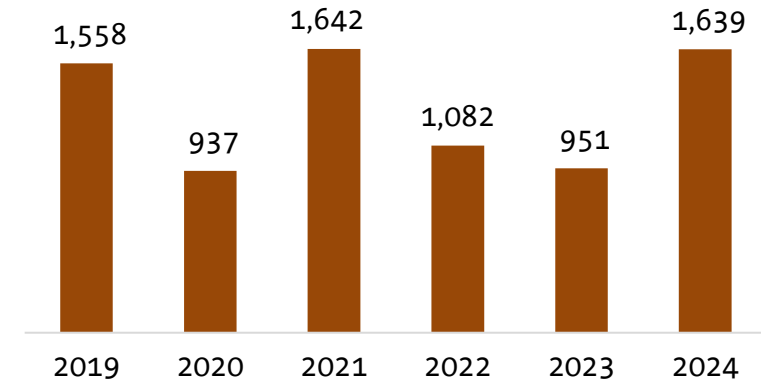
EBITDA
in Rp billion



Net Profit
in Rp billion



Marketing Sales¹⁾
in Rp billion

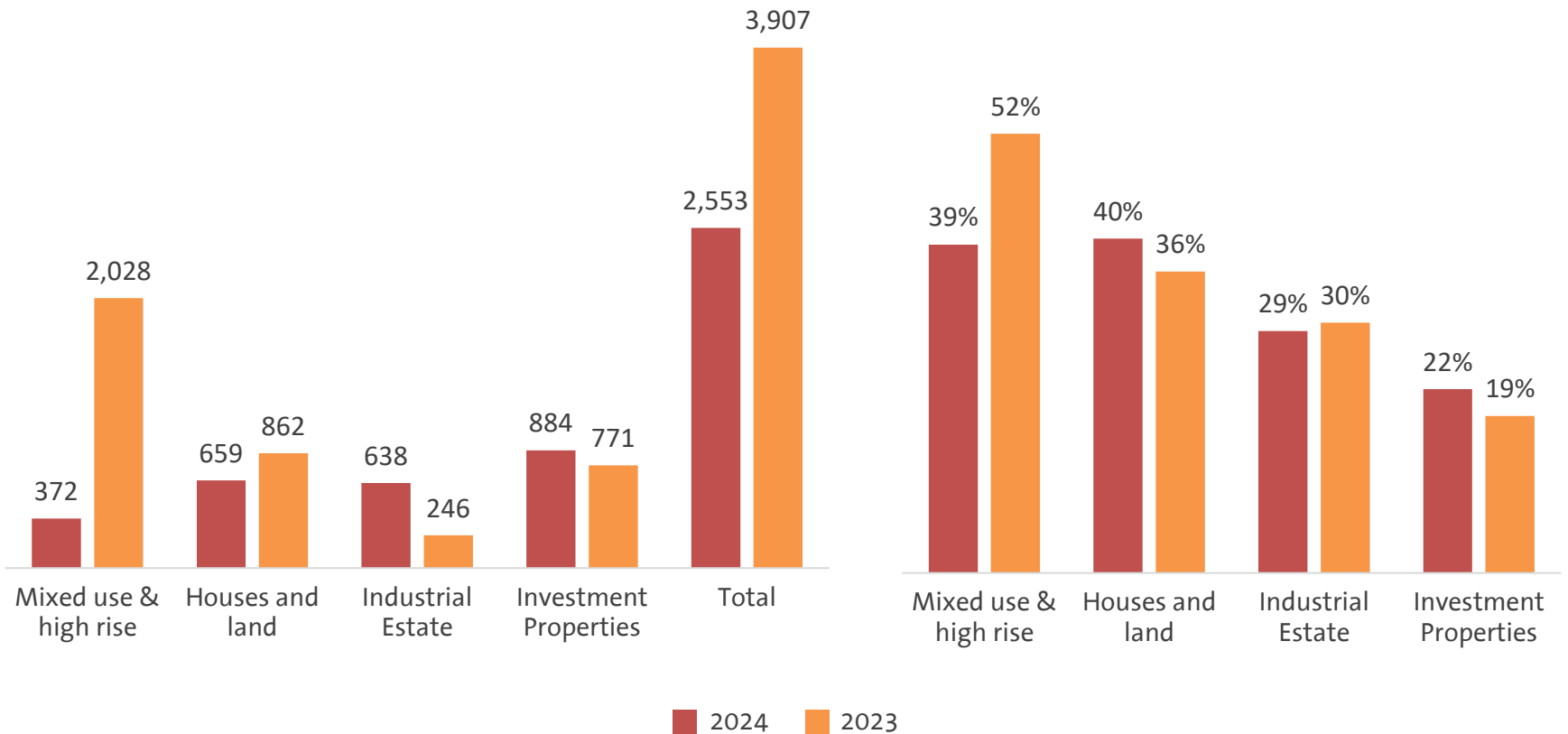


1) Marketing Sales includes Development Income only

Segments Contribution

Revenue
in Rp billion

Gross Profit Margin
% of Revenue



Financial Highlights

in Rp billion	2024 Audited	2023 Audited	YoY Growth
Revenue	2,553	3,907	-35%
Gross Profit	785	1,586	-50%
EBITDA	690	627	10%
Profit for the year	264	639	-59%
Net Income	175	174	0%
EPS	17	17	0%
Gross Profit Margin	31%	41%	
EBITDA Margin	27%	16%	
Net Income Margin	7%	4%	
ROA (Annualized)	2%	2%	
ROE (Annualized)	3%	4%	

in Rp billion	2024 Audited	2023 Audited	Growth
Total Assets	13,704	14,604	-6%
Total Liabilities	6,957	8,065	-14%
Total Equity	6,747	6,539	3%
Contract Liabilities	1,258	1,587	-21%
Cash & Cash Equivalents	752	954	-21%
Total Debt	4,109	4,725	-13%
Net Debt/Equity	50%	58%	-14%

in Rp billion	2024 Audited	2023 Audited	2022 Audited	2021 Audited	2020 Audited
Revenue	2,553	3,907	3,149	2,629	2,891
Gross Profit	785	1,586	1,275	1,028	1,181
EBITDA	690	1,392	1,085	785	897
Profit for the year	264	758	192	(29)	69
Net Income	175	174	(99)	13	77
EPS	17	17	(10)	1	7
Gross Profit Margin	31%	41%	40%	39%	41%
EBITDA Margin	27%	36%	34%	30%	31%
Net Income Margin	7%	4%	-3%	1%	3%
ROA	1%	1%	-1%	0%	0%
ROE	3%	3%	-2%	0%	1%

in Rp billion	2024 Audited	2023 Audited	2022 Audited	2021 Audited	2020 Audited
Total Assets	13,704	14,604	16,352	16,460	15,702
Total Liabilities	6,957	8,065	10,136	10,413	9,653
Total Equity	6,747	6,539	6,216	6,047	6,049
Contract Liabilities	1,258	1,587	3,468	4,017	3,300
Cash & Cash Equivalents	752	954	1,163	1,754	1,122
Total Debt	4,109	4,725	4,938	4,905	5,034
Net Debt/Equity	50%	58%	61%	52%	65%

Contact Us

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Thank You