

# Corporate Presentation

PT Intiland Development Tbk

30 September 2025



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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


**1983**  
Establishment of the company under the name PT Wisma Dharmala Sakti

**1986**  
Completion of Intiland Tower Jakarta


**1987**  
Started development of the first canal estate in South East Asia, Pantai Mutiara, North Jakarta

**1988**  
Development of Taman Harapan Indah


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



**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

**2010**  
Rights Issue III with the value of Rp2.7 trillion

Stock split 2:1. From 5.1bn shares to 10.2bn shares

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

Started development of Aeropolis, near Soekarno-Hatta International Airport




**2013**  
Initial Public Bonds offering worth Rp500bn

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


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

**2015**  
Completion of South Quarter Phase I, Jakarta



Launching of Graha Golf Condominium project in Graha Famili, Surabaya

**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)

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

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



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




**2019**  
Forged a new strategic partnership with PT Menara Prambanan for the development of mixed-use and high rise project, Poin Square, in South Jakarta.

Signed a CSPA to sold 9% stake in South Quarter worth Rp244bn to Reco Kris Private Limited.

Sold shares and receivables of a subsidiary who operates National Hospital in Surabaya valued at Rp636bn.


**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)



**2025**  
Entered into a partnership with ION Network to build a new data center in Surabaya.

Grand Opening of Grand Whiz Hotel Praxis, Surabaya



# 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 16,692 which is the Jakarta Interbank Spot Dollar Rate (JISDOR) benchmark on Sept 30, 2025

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



## High Upside Potential on Investment Return

### High Upside Potential Return on Investment

With RNAV per share of Rp1,810

*\*in million Rupiah*

Category	Jakarta	Surabaya	Total
Inventory	1,294,634	1,574,692	2,869,326
Investment on Property	1,243,148	-	1,243,148
Investment on Share	2,469,253	733,715	3,202,968
Land for Development	2,705,461	2,610,482	5,315,943
Property & Equipment	93,019	446,753	539,772
<b>Total</b>	<b>7,805,515</b>	<b>5,365,643</b>	<b>13,171,158</b>

Net Asset Sept 30, 2025 5,595,219

Adjustment on RNAV 13,171,158

Adjusted RNAV 18,766,377

No of Shares 10,366

**Price per Share 1,810**

\*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 Residentials

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

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<sup>(f)</sup>**  
**Golden Property Awards 2025 "The Legacy"  
for Founder PT Intiland Development Tbk.**

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.**



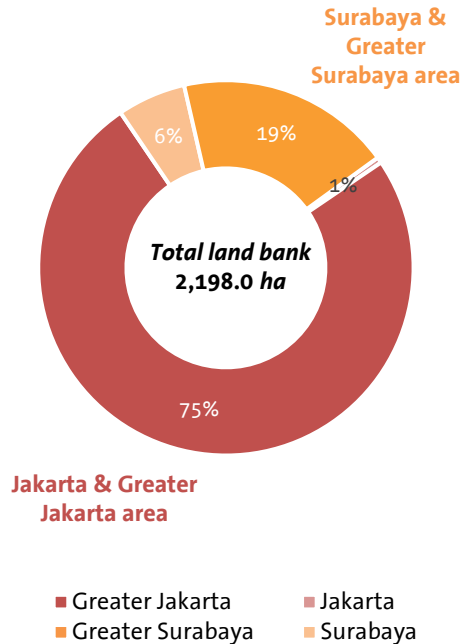
**PT Intiland Development Tbk**  
**InvestorTrust.id  
Best Sharia Awards 2024  
Best Sukuk Ijarah**



# Strategic Land Bank Locations

Large land bank of c. 2,198.0 ha (as of Sept 30, 2025) is sufficient to sustain ongoing developments for the next 20 years.

Undeveloped Land bank	Land area (ha)
Maja, Banten	1,068.7
Tangerang, Banten	281.3
Others - Jakarta area	91.8
Talaga Bestari, Cikupa	82.6
Gandaria, Jakarta	3.6
Pondok Pinang	1.1
Serenia Hills	0.5
<b>Jakarta &amp; Greater Jakarta area</b>	<b>1,529.8</b>



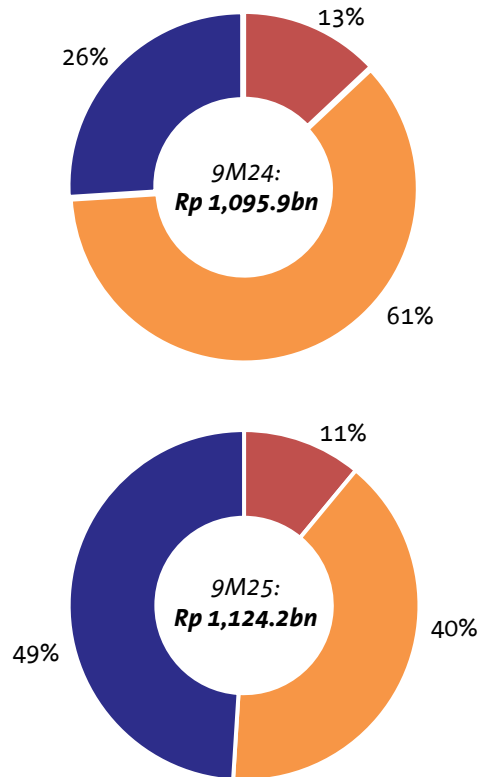
Undeveloped Land bank	Land area (ha)
Others - Surabaya area	345.0
Pantai Timur, Surabaya	47.4
Bukit Pencu, Surabaya	33.0
Bukit Sampe, Trawas	31.6
Lontar	20.8
Graha Famili, Surabaya	7.8
Jajar Tunggal	4.9
Darmo Harapan	4.7
Wiyung	1.0
<b>Surabaya &amp; Greater Surabaya area</b>	<b>496.1</b>
<b>Developed Land bank</b>	<b>172.1</b>

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

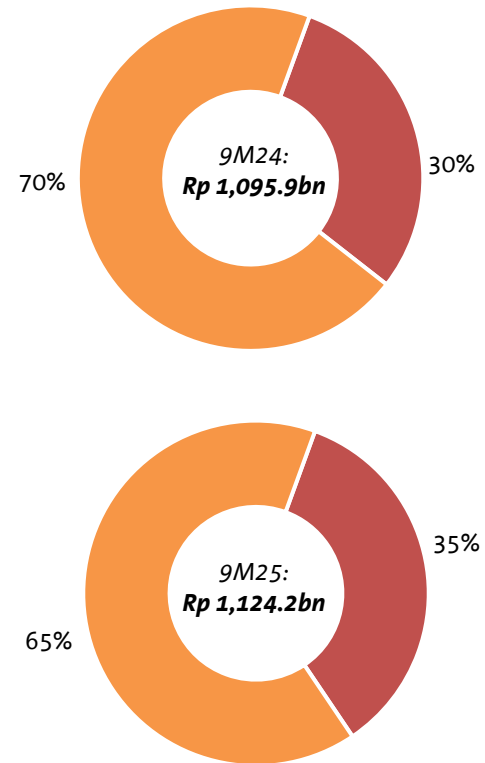
- Optimize utilization of current land bank (e.g., high density mixed use developments)
- Focus on land consolidation and project extension in area surrounding or in close proximity to existing projects
- Enter into strategic collaboration with land owners to minimize capex for land acquisition
- Leverage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

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

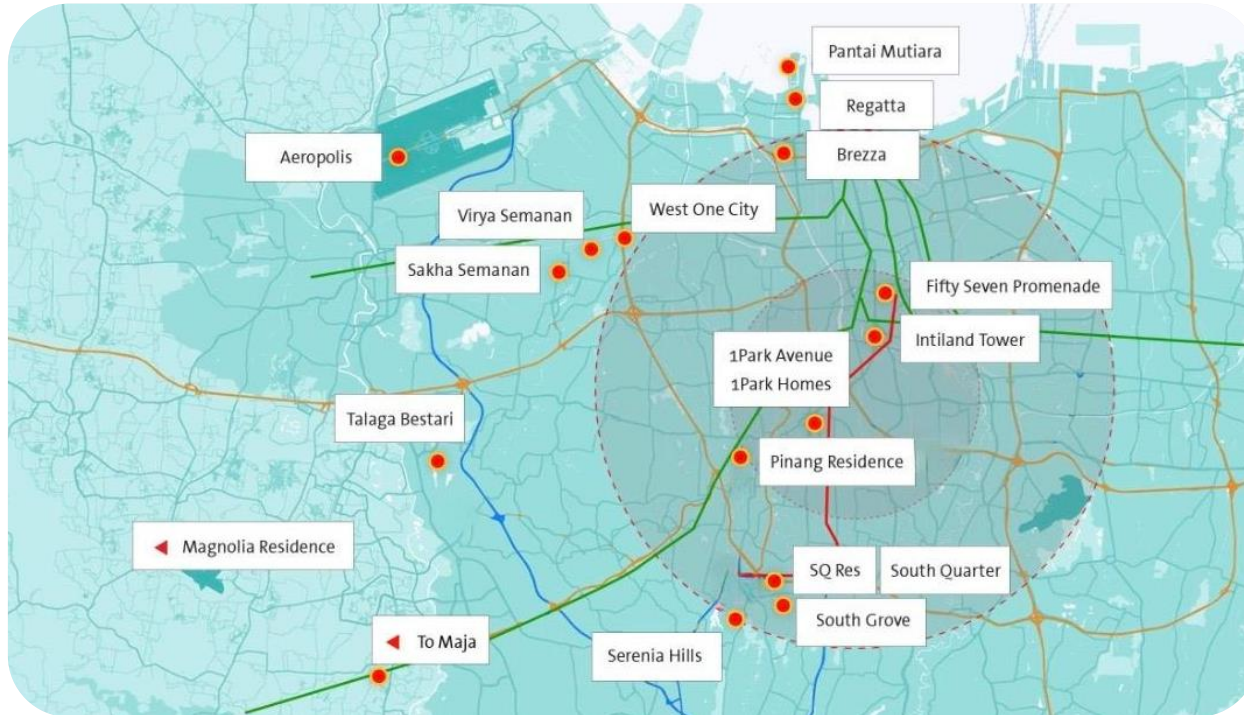
Marketing sales  
by product type



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



# 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**

*8km 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

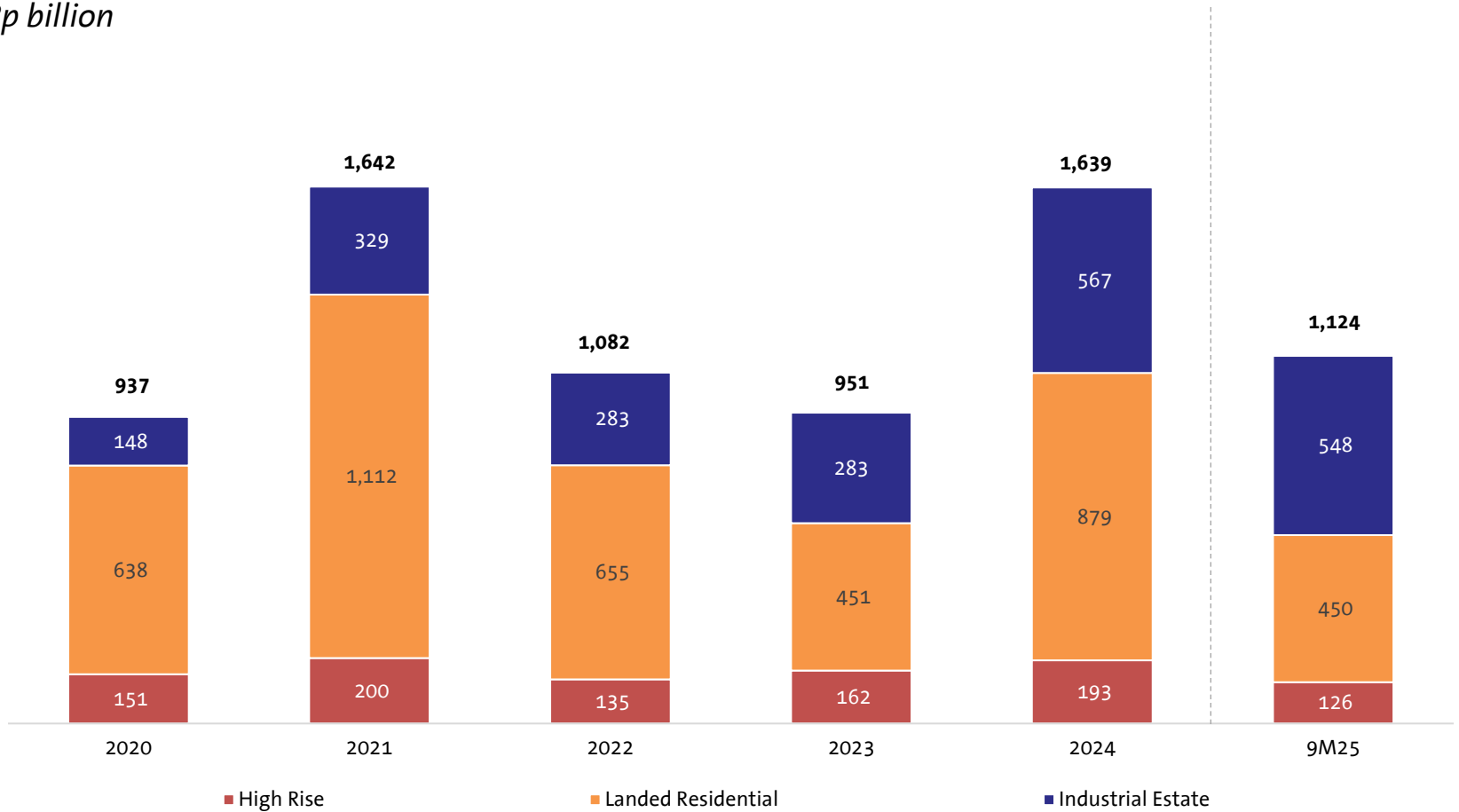
**Proyek lain di Batang dan sekitarnya**

*Other projects within Batang and its Greater Area*

- Batang Industrial Park

# Diversified Revenue Stream

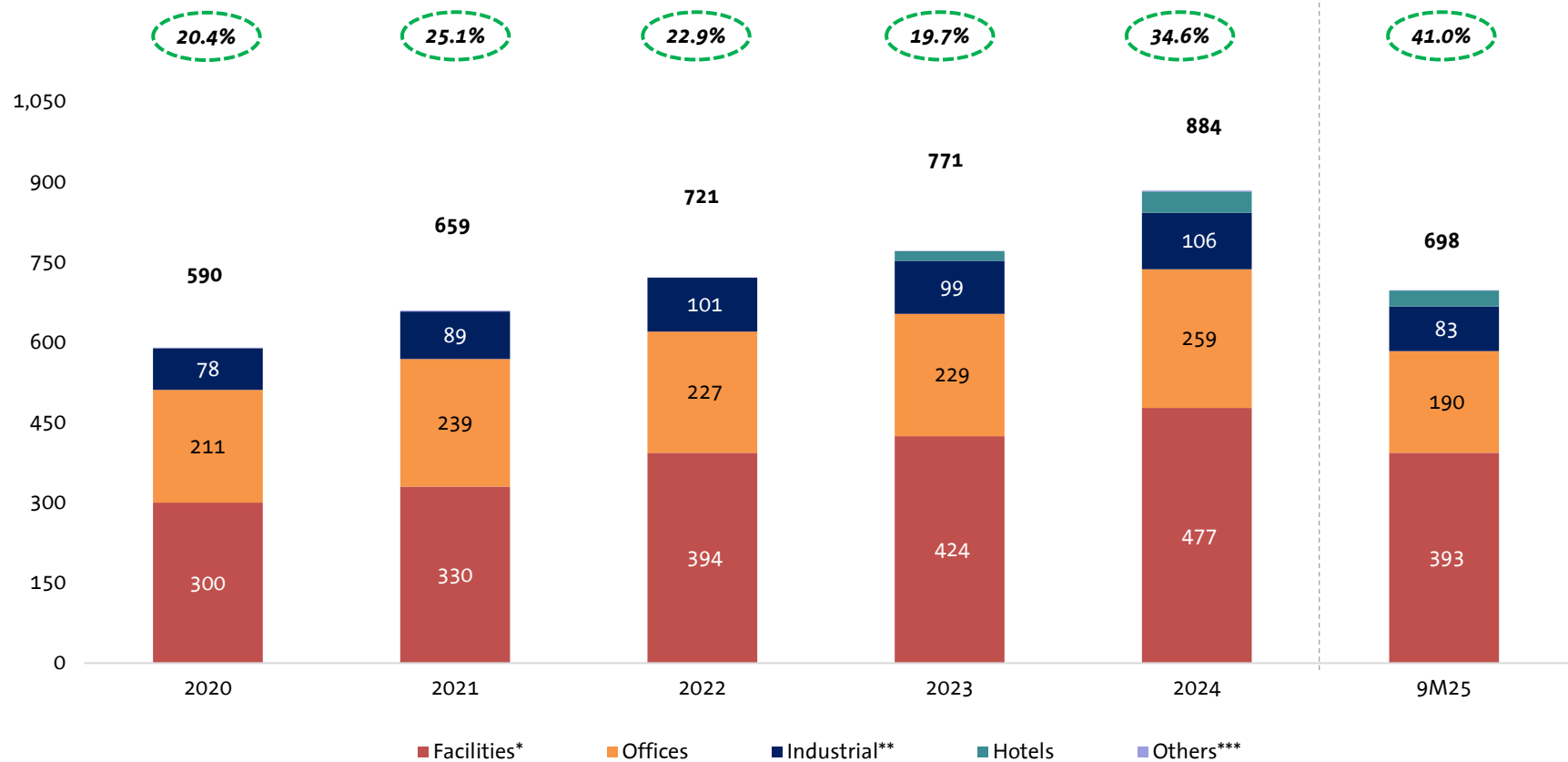
Marketing Sales 2020 – 9M25  
*In Rp billion*



# 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

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 CO<sub>2</sub> 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/m<sup>2</sup> 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

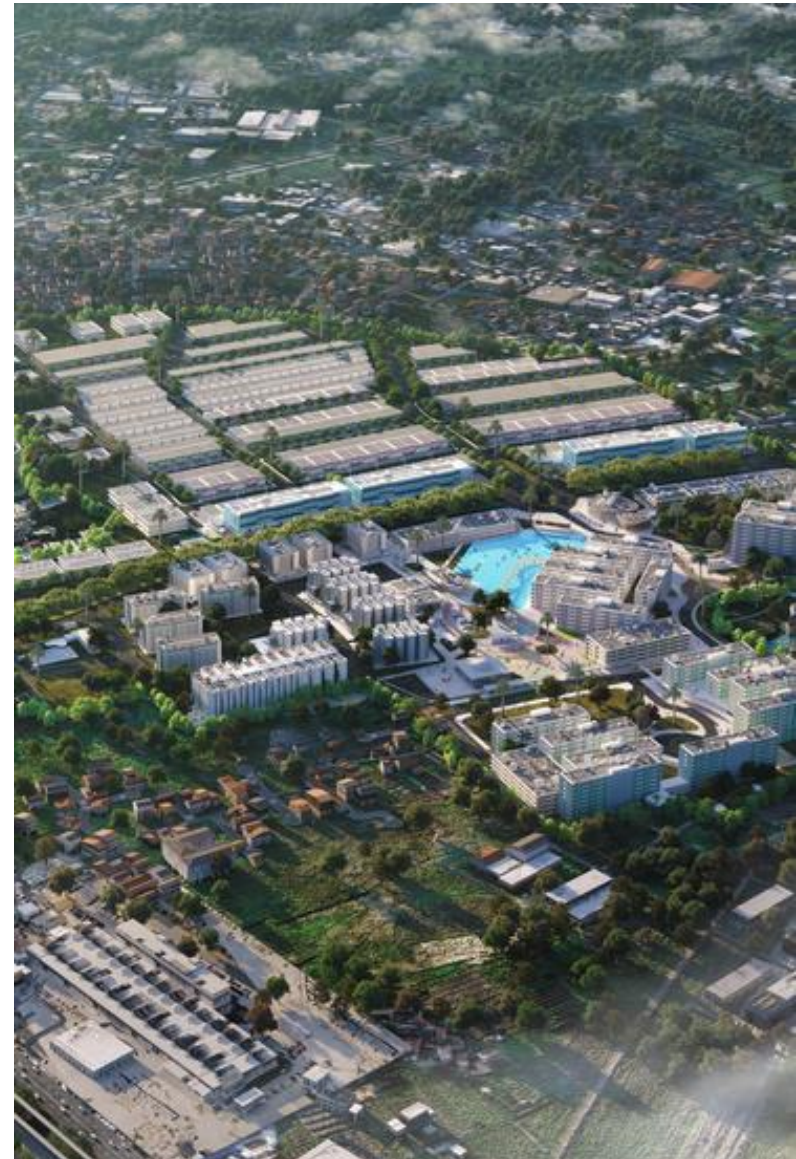
### Launched

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.

<b>Development type</b>	<b>Total Units</b>
High-rise residential	63

<b>Location</b>	<b>Infrastructure</b>
Surabaya, East Java	Main road

<b>Total Area</b>	<b>Launched</b>
±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)

15 (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 - 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.

<b>Development type</b>	<b>Total Land Area</b>
Residential township	308 Ha
<b>Location</b>	<b>Total Units</b>
Tangerang	3,992 (Houses) 271 (Shophouses)
<b>Infrastructure</b>	<b>Launched</b>
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

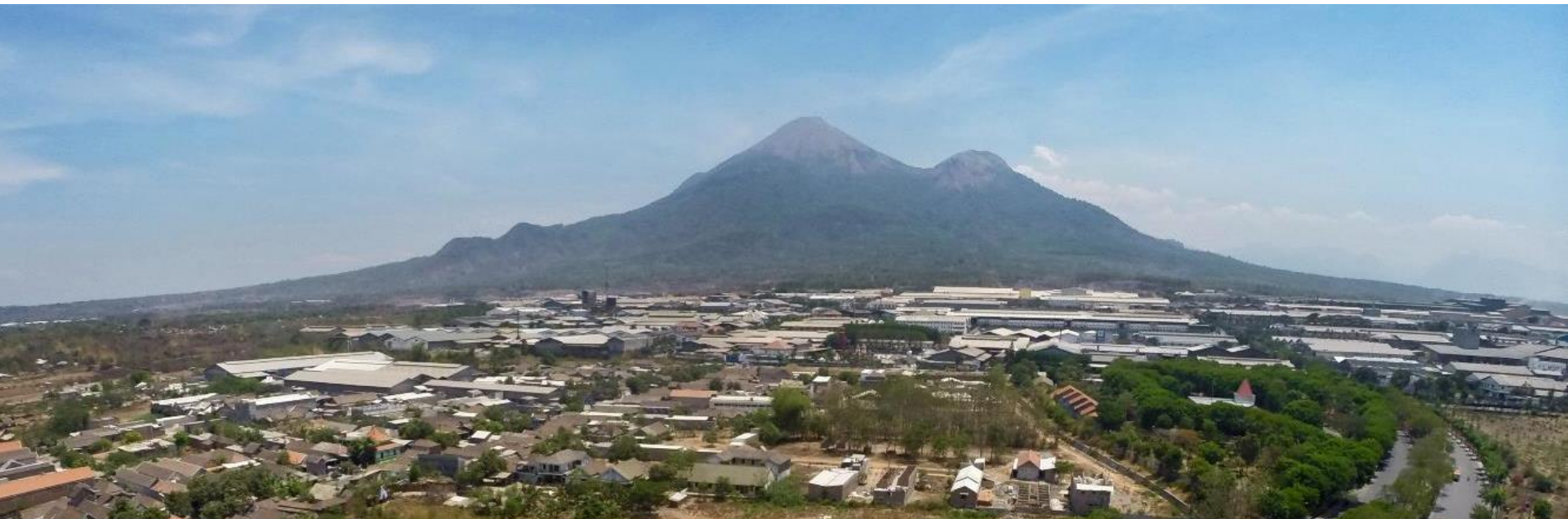
Mojokerto, East Java

### 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**  
24,197 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

18,839 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: 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



# Investment Properties

## 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.



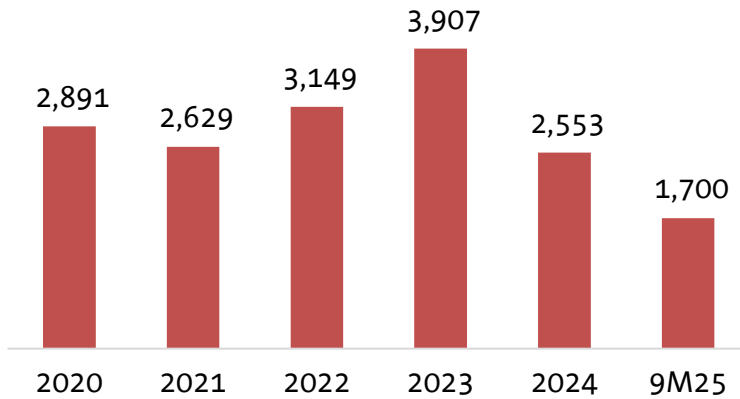
Whiz Luxe lobby



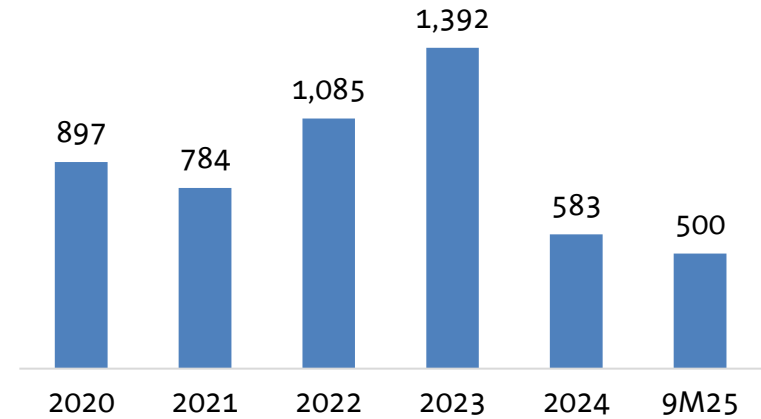
# Financial Performance

# Financial Performance

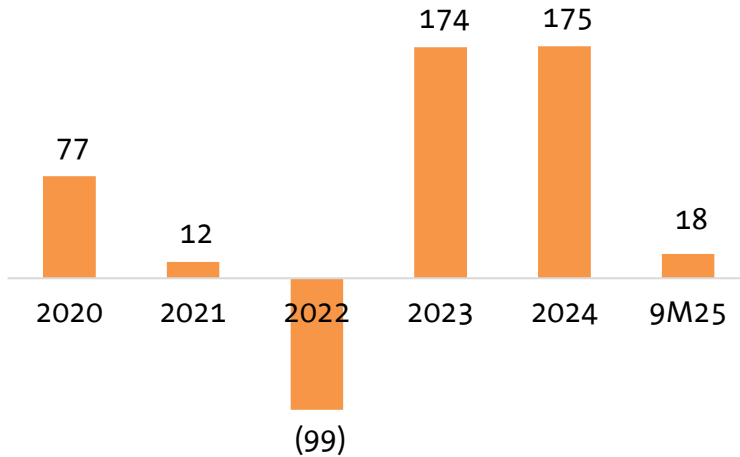
**Revenue**  
in Rp billion



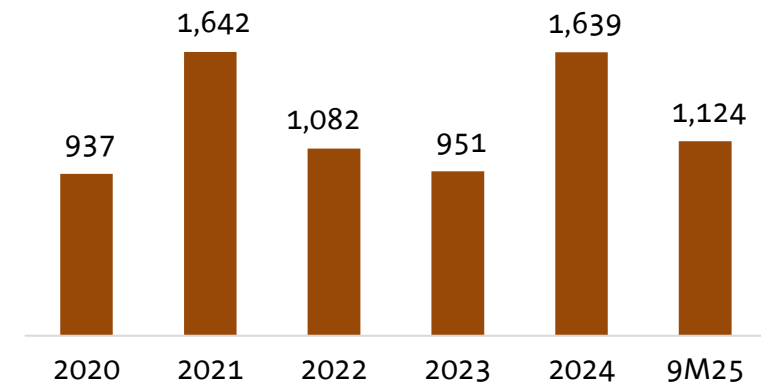
**EBITDA**  
in Rp billion



**Net Profit**  
in Rp billion



**Marketing Sales<sup>1)</sup>**  
in Rp billion

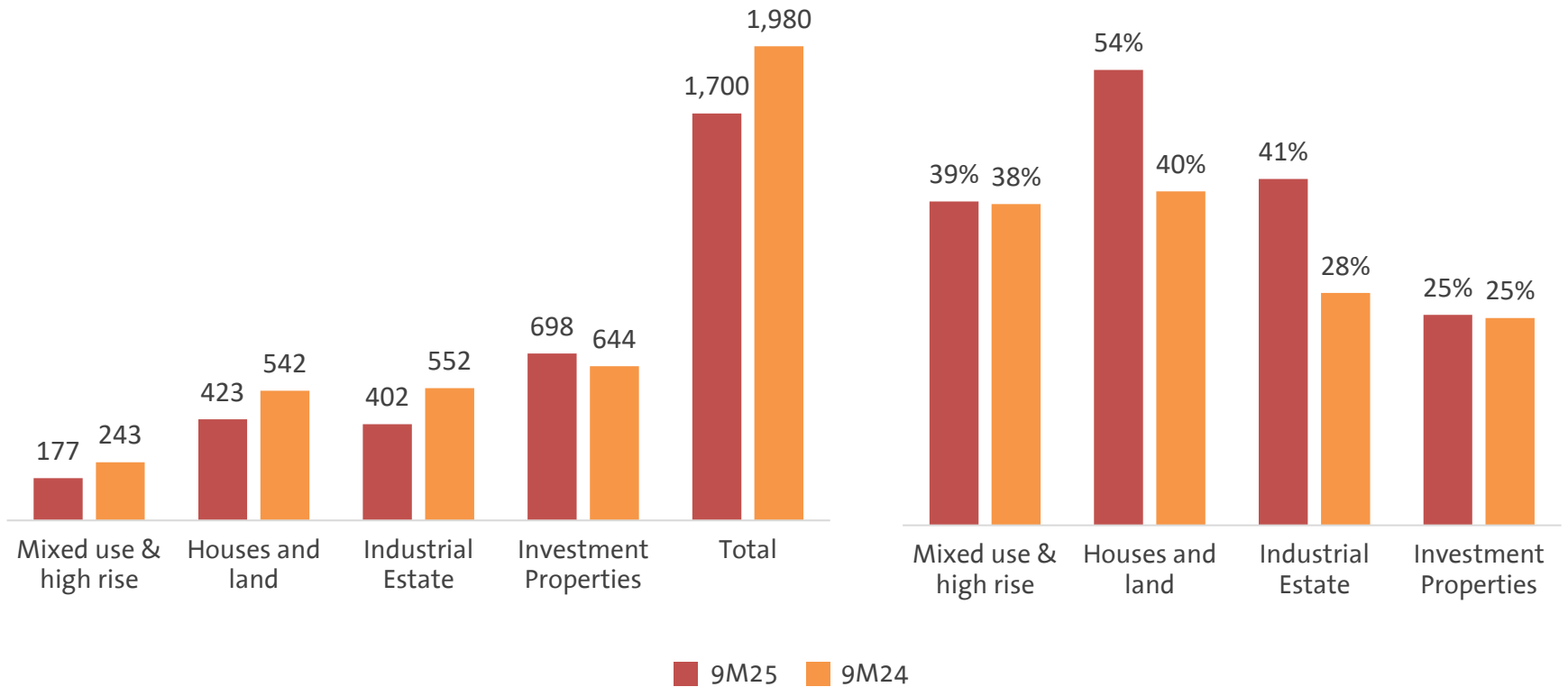


1) Marketing Sales includes Development Income only

# Segments Contribution

**Revenue**  
in Rp billion

**Gross Profit Margin**  
% of Revenue





# Financial Highlights

in Rp billion	9M25 Inhouse	9M24 Inhouse	YoY Growth
Revenue	1,700	1,980	-14%
Gross Profit	639	621	3%
EBITDA	500	460	9%
Profit for the year	81	346	-76%
Net Income	18	285	-94%
EPS	2	28	-94%
Gross Profit Margin	38%	31%	
EBITDA Margin	29%	23%	
Net Income Margin	1%	14%	
ROA (Annualized)	0%	3%	
ROE (Annualized)	0%	6%	

in Rp billion	9M25 Inhouse	2024 Audited	Growth
Total Assets	13,519	13,704	-1%
Total Liabilities	6,749	6,957	-3%
Total Equity	6,770	6,747	0%
Contract Liabilities	1,299	1,258	3%
Cash & Cash Equivalents	804	752	7%
Total Debt	3,645	4,109	-11%
Net Debt/Equity	42%	50%	-16%

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