Investor Update

30 Oct 2026



Highlights

- 9M26 revenues reported of Rp 1,497.2 billion
- 9M26 net profit was recorded at Rp 13.6 billion
- 9M26 marketing sales were Rp 557.3 billion

Intiland Announces 9M26 Earnings and 9M26 Marketing Sales Achievement

PT Intiland Development Tbk ("DILD" or "the Company") announces its financial and marketing sales performance for the first nine months of 2026

The Company booked revenues of Rp 1,497.2 billion in 9M26

For the first nine months of 2026, the Company recorded revenues of Rp1,497.2 billion, a decrease of 11.9% year-on-year (YoY) from Rp 1,699.7 billion in 9M25. The decline was primarily attributable to softer contributions from the development segment, particularly mixed-use & high-rise, landed residential and industrial estate projects.

The Company maintained its profitability in 9M26, recording a net profit attributable to the owners of the parent company of Rp 13.6 billion, compared to Rp 18.2 billion in 9M25.

Additionally, total debt decreased by 7.2% to Rp 2,859.9 billion as of September 2026, compared to Rp 3,081.3 billion as of December 2025, reflecting the Company's continued commitment to its deleveraging strategy.

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Revenues Breakdown

The development revenues contributed Rp 763.8 billion in 9M26, or decreased by 23.8% yoy from Rp 1,002.0 billion in 9M25. Meanwhile, the recurring revenues generated Rp 733.4 billion in 9M26, or increased by 5.1% yoy from Rp 697.7 billion in 9M25.

Table 1: Financial Highlights (in Rp billion)

Profit & Loss Statement	9M26	9M25	% Change
Revenues	1,497.2	1,699.7	-11.9%
Gross Profit	536.5	639.3	-16.1%
Operating Profit	315.1	401.3	-21.5%
Profit (Loss) for the Year	62.4	81.4	-23.4%
Net Income (Loss)	13.6	18.2	-25.3%
EPS	1.3	1.8	-25.3%
Gross Profit Margin	35.8%	37.6%	
Operating Profit Margin	21.0%	23.6%	
Net Income (Loss) Margin	0.9%	1.1%	
Balance Sheet	**9M26**	**FY25**	**% Change**
Total Assets	12,862.7	13,117.0	-1.9%
Total Liabilities	6,117.2	6,330.1	-3.4%
Total Equity	6,745.5	6,786.9	-0.6%
Contract Liabilities	1,315.7	1,280.5	2.7%
Cash & Cash Equivalent	709.8	944.4	-24.8%
Total Debt	2,859.9	3,081.3	-7.2%
Net Debt to Equity	31.9%	31.5%	

The highest contribution to the Company's total revenue in 9M26 was derived from the recurring income segment, amounting to Rp 733.4 billion (49.0%), followed by the landed residential segment at Rp 343.1 billion (22.9%), the industrial estate segment at Rp 306.3 billion (20.5%), and the mixed-use & high-rise residential segment at Rp 114.4 billion (7.6%).

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.

The revenues derived from the landed residential segment primarily came from the delivery of housing units in Serenia Estate, Graha Natura, Graha Famili Estate, Brezza, Talaga Bestari and Tierra.

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

Meanwhile, the revenues booked from the mixed-use & high-rise projects was primarily generated from the revenue recognition of SQ Res, 57 Promenade, Graha Golf, Rosebay, Aeropolis, and 1Park Avenue.

Table 2: Revenues Breakdown (in Rp billion)

Revenues	9M26	9M25	YoY %	% 9M26 to Total	% 9M25 to Total
Development Revenues	**763.8**	**1,002.0**	**-23.8%**	**51.0%**	**59.0%**
Mixed-use & high-rise	114.4	177.0	-35.4%	7.6%	10.4%
Landed residential	343.1	422.7	-18.8%	22.9%	24.9%
Industrial estate	306.3	402.2	-23.8%	20.5%	23.7%
Recurring Revenues	**733.4**	**697.7**	**5.1%**	**49.0%**	**41.0%**
Offices	191.5	190.4	0.6%	12.8%	11.2%
Facilities	400.5	393.2	1.9%	26.8%	23.1%
Industrial Estate	94.9	83.2	14.0%	6.3%	4.9%
Hotel	45.9	29.9	53.8%	3.1%	1.8%
Others	0.6	1.0	-36.3%	0.0%	0.1%
Total Revenues	**1,497.2**	**1,699.7**	**-11.9%**	**100.0%**	**100.0%**

Table 3: Gross Profit Margin

Segment	9M26	9M25
Mixed-use & high-rise	42.0%	38.6%
Landed residential	50.8%	54.3%
Industrial estate	42.4%	41.3%
Investment properties	25.1%	25.1%
Gross Profit Margin	**35.8%**	**37.6%**

DILD reports Rp 557.3 billion marketing sales in 9M26

The Company booked marketing sales of Rp 557.3 billion in 9M26, compared to Rp 1,124.2 billion in 9M25. Meanwhile, recurring income increased to Rp 733.4 billion in 9M26, compared to Rp 697.7 billion in 9M25, representing a growth of 5.1% YoY.

The main sales contributor came from the landed residential segment with a total of Rp 366.5 billion, which derived from the sales of Graha Famili, Serenia Hills, Graha Natura, and Amesta Living.

The industrial estate segment recorded marketing sales of Rp 138.8 billion, representing 24.9% of total marketing sales, primarily contributed by warehouse sales at Aeropolis.

Meanwhile, the mixed-use and high-rise segment generated marketing sales of Rp 52.1 billion, primarily from SQ Res, The Rosebay, and 1Park Avenue.

9M26 Marketing Sales Breakdown

The breakdown of 9M26 marketing sales achievement is as follows:

Table 4: Marketing Sales (in Rp billion)

No	Project	9M26 Results	9M25 Results	% of Change
1	Mixed-use & high-rise	52.1	126.4	-58.8%
2	Landed residential	366.5	449.9	-18.6%
3	Industrial estate	138.8	547.9	-74.7%
	Total	**557.3**	**1,124.2**	**-50.4%**

The contribution based on location is as follows:

Table 5: Marketing Sales (in Rp billion)

No	Location	9M26 Results	9M25 Results	% of Change
1	Greater Jakarta	272.9	397.2	-31.3%
2	Greater Surabaya	284.4	727.0	-60.9%
	Total	**557.3**	**1,124.2**	**-50.4%**

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