



CBD PIK2
CENTRAL BUSINESS DISTRICT PIK2

PT BANGUN KOSAMBI SUKSES Tbk

Company Presentation

August 2026

Milestones

2000-2018

PT Bangun Kosambi Sukses was officially established on April 3, 2000, with an ownership structure of 50% held by **Agung Sedayu (AS)** and 50% by **Tunas Mekar Jaya (TMJ)**.



2019

- Launched commercial and residential products, **SOHO Manhattan, SOHO Wallstreet and Manhattan Residences**.
- groundbreaking for Menara Syariah.

2022

- Bank BCA Bought Commercial Land Plot.
- Capital injection by PANI and acquisition of PT Bangun Kosambi Sukses shares from AS & TMJ, each amounting to 24.5%, resulting in PANI becoming the controlling shareholder with a 51% ownership stake in BKS.
- Acquisition of two subsidiaries, PT Mega Andalan Sukses (51%) & PT Cahaya Gemilang Indah Cemerlang (51%).
- Total land bank of ± 744 ha**

2020

- Commenced commercial operations.
- Launching **Rumah Milenial & Bizpark PIK2**.

2023

- Launched commercial products, namely **Rukan Little Siam & Rukan Petak 9**.
- Total land bank of ±757 ha.**

2024

- Groundbreaking** ceremony for **SOHO The Bund**
- Handover of **SOHO Manhattan** units.
- Capital increased in MAS & CGIC to 55.9%.
- Initiated the IPO process.
- Total land bank of ±698 ha.**

2025 – 6M2026

- January 2025:** PT Bangun Kosambi Sukses was officially listed on the Indonesia Stock Exchange with the ticker code 'CBDK'.
- March 2025:** Capital increased in MAS & CGIC to 64.6%.
- Juni 2025:** Capital increased in MAS & CGIC to 71.7% & dividend distribution of IDR5/share.
- August 2025:** Signed a hotel management agreement with Hilton to bring Hilton hotel to CBD PIK2, under PT Citra Kirana Bisnis Distrik (CKBD). First event held at NICE was Ionation 6th - Ion Water by Pocari Sweat.
- December 2025:** Established a new subsidiary named **PT Samudra Mega utama (SMU)**; capital increased in MAS & CGIC through CBDK to 77.4% & 78.5%; PT Agung Surya Gemerlap expanded its business activities by adding advertising services and rental and leasing activities without option rights – Equipment for MICE needs under KBLI.
- January 2026 :** Divestment of CBDK by Tunas Mekar Jaya and Agung Sedayu Group to increase free float.
- February 2026:** CBDK conducted a share buyback from February 3, 2026, to May 2, 2026
- Mei 2026:** CBDK conducted a share buyback from May 20, 2026 to August 19, 2026.

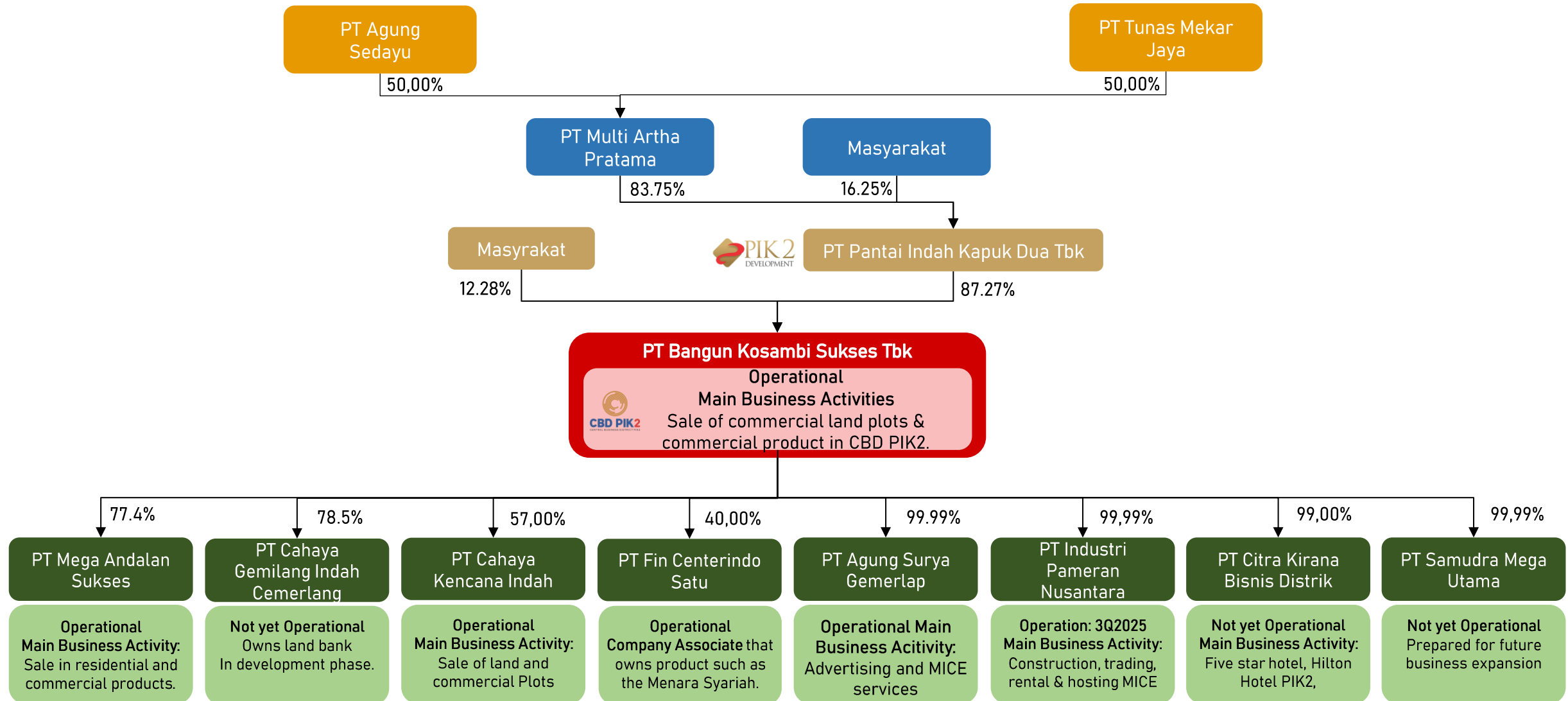
Primary line of business : A real estate development company, operating in conjunction with its subsidiaries.

As of June 30, 2026 :

Total Assets : IDR22 trillion.
Total Liabilities : IDR9 trillion.
Total Equity : IDR13 trillion.
Total land bank : 676 ha.

Market Cap : IDR21 trillion. (July 31, 2026)

Company Structure



CBDK's treasury stock is at 0.46% as of June 30, 2026

Management Team

Board of Commissioners



Richard Halim Kusuma
President Commissioner



Phiong Phillipus Darma
Commissioner



Hardjo Subroto Lilik
Independent
Commissioner

Board of Directors



Steven Kusumo
President Director



Ipeng Widjoyo
Vice President Director



Linda Kusumo
Director



Markus Kusumaputra
Director



Arthur Salim
Director



Yohanes Edmond Budiman
Director



Christina Widjaja
Vice Director



Agung Sedayu Group



Management Team

Board of Commissioners



Richard Halim Kusuma
President Commissioner



Phiong Phillipus Darma
Commissioner



Hardjo Subroto Lilik
Independent
Commissioner

Board of Directors



Steven Kusumo
President Director



Ipeng Widjoyo
Vice President Director



Linda Kusumo
Director



Markus Kusumaputra
Director



Arthur Salim
Director



Yohanes Edmond Budiman
Director



Christina Widjaja
Vice Director



Competitive Advantage

Strong Support

Strong Support from **Agung Sedayu Group** and **Salim Group** provides us with significant financial support, industry expertise, and a broad network of connections, enhancing our market position and operational capabilities.

Mega Project

Our **Mega Project** is a Smart City with seamless connections to Greater Jakarta area through major highways and public transport. It features shopping malls, convention centers, sports facilities, residential areas, and dining options. Future plans include CBD PIK2, universities, school, shop-offices, shop-houses, warehouses, exhibition room and hotel.

Extensive Land Reserves

We have **Extensive Land Reserves** totaling approximately 676 hectares (as of June 30, 2026) in PIK 2, including land owned by our subsidiaries and associates. About 49% of this land remains undeveloped, providing substantial potential for future growth and development.

Conservative Financial Profile

We maintain a strong financial position with zero net debt, reflecting our disciplined fiscal management. As of June 30, 2026, CBDK holds a total cash balance of IDR3.4 trillion. This stability enables us to proactively explore opportunities in the capital market, positioning us to take advantage of potential growth and expansion strategies.

With total a market capitalization of IDR21 trillion (as of July 31, 2026), CBDK is well positioned to attract support from domestic and international capital and money market.

Agung Sedayu Group at a Glance

Three Major Mega Projects: PIK Avenue, PIK 1 & PIK 2, Mall Of Indonesia, District 8 and more

PIK Avenue, PIK 1 & PIK 2



PIK Avenue's total land area of **±4** hectares and around 30,300 square meters of leasable space serving the surrounding community.

PIK 1 development area, spanning **±800** hectares. Supported by developments on Gold Coast Apartment, Office & Oakwood Residences, Indomaret & Agung Sedayu Group Office, etc.

PIK 2 development area, covering **±6,000** hectares, located along the northern coastline of Jakarta. Known as **The New City of Jakarta** since 2018. Over **±136,000** property units are currently under development.

Mall of Indonesia



Mall of Indonesia (MOI)'s total land area of **±25** hectares, strategically located in Kelapa Gading, is one of the most well-known malls in the area.

MOI focuses on premium lifestyle brands and offers a leasable area of **±73,000** sqm.

MOI Apartments have 12 tower San Fransisco Bay, Manhattan Bay, Santamonika Bay, Miami Bay, Hawaiian Bay, Paris Garden, Evian Garden, Lyon Garden, Nice Garden, and Lourdes garden providing up to 4,000 units and the other 2 tower are under development.



Agung Sedayu Group



District 8



There are 8 superblock towers supporting business and lifestyle activities in SCBD:

- Treasury Office: 133,000 sqm, 57 floors
- Prosperity Office: 71,000 sqm, 41 floors
- Revenue Office: 33,000 sqm, 29 floors
- Eternity Apartment: 380 units, 1–3 bedrooms
- Infinity Apartment: 280 units, 1–4 bedrooms
- Astha Residence and Langham Branded Residence
- The Langham Hotel: 223 rooms
- Astha Mall: 16,000 sqm of lettable area

Salim Group at a Glance

Well-known Asian-based Global Business Group with Diversified and Integrated Business Activities

Salim Group has 12 main business divisions, namely: food production, agribusiness, distribution and retail, telecommunications and media, automotive, building materials, real estate and industrial estate development, hotels and resorts, financial services, chemicals and other manufacturing, infrastructure, and new strategic businesses.

The total market capitalization of the Salim Group is estimated at approximately Rp1,098 trillion (as of July 17, 2026).

Indofood CBP

 **BANK INA**



Indoritel

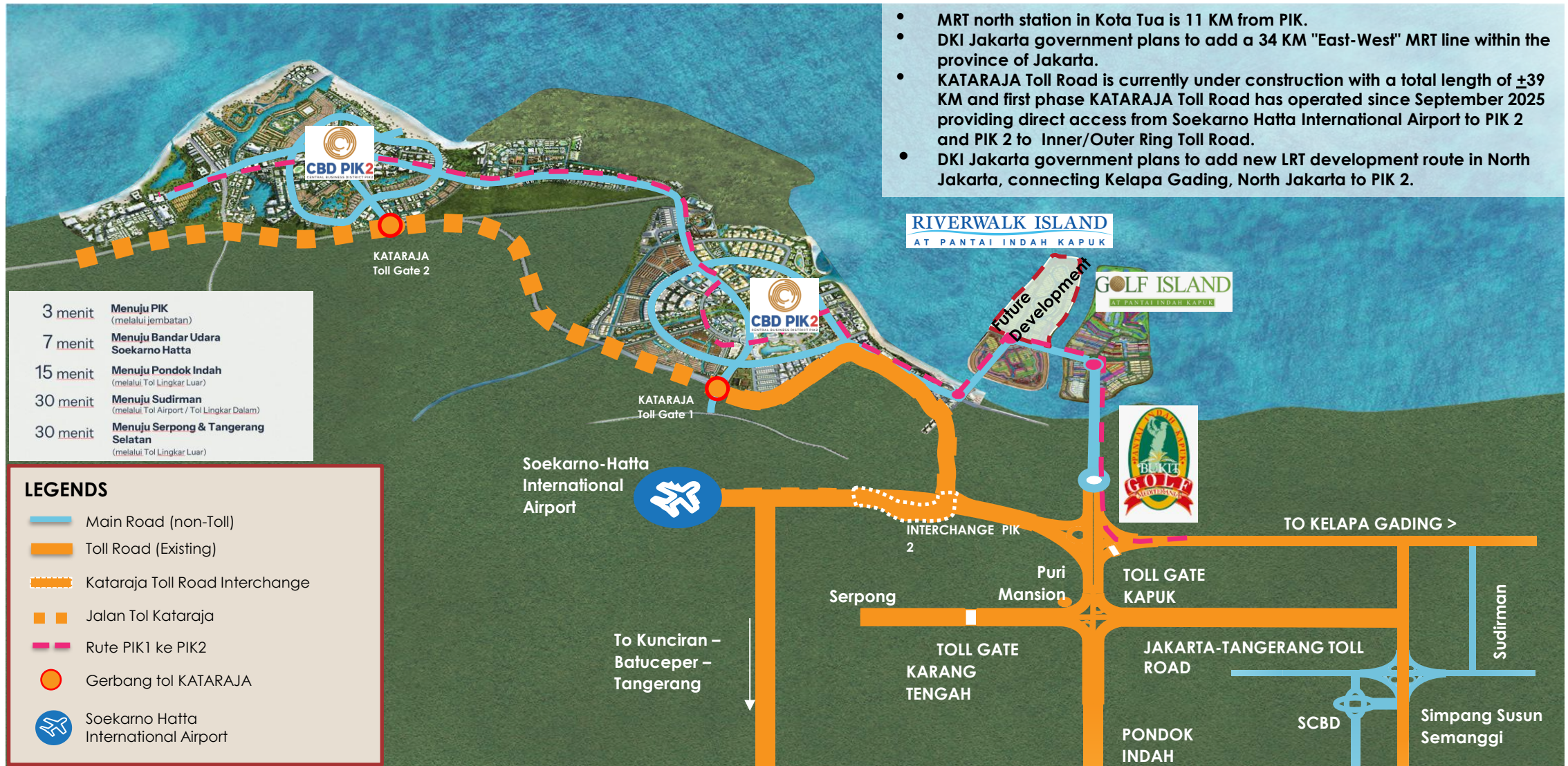


Indofood
THE SYMBOL OF QUALITY FOODS

BINTAN Resort
Cakrawala

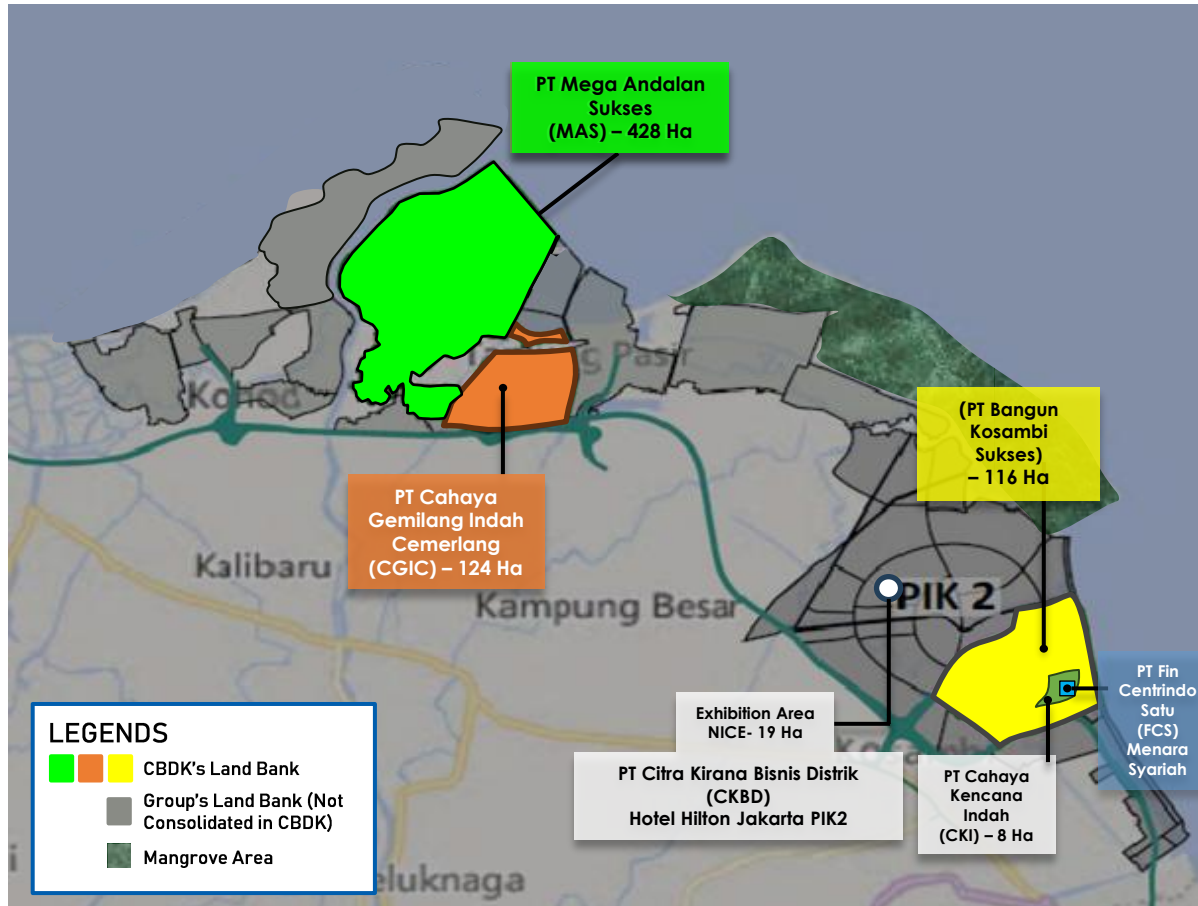


Integrated Infrastructure



- MRT north station in Kota Tua is 11 KM from PIK.
- DKI Jakarta government plans to add a 34 KM "East-West" MRT line within the province of Jakarta.
- KATARAJA Toll Road is currently under construction with a total length of ± 39 KM and first phase KATARAJA Toll Road has operated since September 2025 providing direct access from Soekarno Hatta International Airport to PIK 2 and PIK 2 to Inner/Outer Ring Toll Road.
- DKI Jakarta government plans to add new LRT development route in North Jakarta, connecting Kelapa Gading, North Jakarta to PIK 2.

CBDK's Landbank as Potential Upside for Investors



CBDK is domiciled in the Tangerang area, and the location of the projects developed by CBDK and its subsidiaries is in Tangerang.

CBDK Projects: (116 ha)

1. Menara Syariah (PT Fin Centerindo Satu)
2. SOHO The Bund (PT Bangun Kosambi Sukses Tbk)
3. SOHO Manhattan (PT Bangun Kosambi Sukses Tbk)
4. Manhattan Residences (PT Bangun Kosambi Sukses Tbk)
5. SOHO Wallstreet (PT Bangun Kosambi Sukses Tbk)

Subsidiaries Projects: (560 ha)

6. Rukan Petak 9 (PT Mega Andalan Sukses)
7. Rukan Milenial (PT Mega Andalan Sukses)
8. Rukan Little Siam (PT Mega Andalan Sukses)
9. Rumah Milenial (PT Mega Andalan Sukses)
10. Permata Hijau Residences (PT Mega Andalan Sukses)
11. Rukan Asia Afrika (PT Mega Andalan Sukses)
12. Bizpark PIK2 (PT Mega Andalan Sukses)
13. NICE (PT Industri Pameran Nusantara)
14. Hotel Hilton Jakarta PIK2 (PT Citra Kirana Bisnis Distrik)

On top of its CBDK plans for CBD PIK 2 and MICE development, CBDK and its subsidiaries hold a **substantial landbank** totaling 676 hectares, which adds significant **potential upside and growth** to the CBDK's value.

Prominent Commercial Products

SOHO The Bund (BKS) (Ongoing)



Land Area: 102-120m²
Building Area: 510-840m²

Price Range: IDR 12.2 Bn – 17.8 Bn/unit

Total Units Offered: 36 Units

Menara Syariah (FCS) (Ongoing)



Land Area: 14.000m²
Building Area: 78.828m²

Sell Price starts from IDR 35 mn/m²
Rent Price starts from IDR 175.000/m²

Consist of 2 towers, west and east that are still actively marketed, the West Tower will be sold entirely, and the East Tower will be leased.

Prominent Commercial Products

Bizpark PIK2 (MAS)
(Ongoing)



Land Area: 120-360m2
Building Area: 102-291m2

Price Range: IDR 4.6 Bn – 6.4 Bn/unit

Total Units Offered: 525 Unit

Little Siam (MAS)
(Ongoing)



Land Area: 67m2
Building Area: 168-236m2

Price Range: IDR 3.5 Bn – 11.3 Bn/unit

Total Units Offered: 196 Unit

Rukan Petak 9 (MAS)
(Ongoing)



Land Area: 56-120m2
Building Area: 140-420m2

Price Range: IDR 4.7 Bn – 9.2 Bn/unit

Total Units Offered: 193 Unit

Pasadena Walk (MAS)
(Ongoing)



Luas Tanah: 67.5m2
Luas Bangunan: 141 – 197m2

Price Range: IDR 3.2 Bn – 5.8 Bn/unit

Total Units Offered: 217 Unit

Rukan Pasar (MAS)
(Ongoing)



Land Area: 67.5m2
Building Area: 168.75m2

Price Range: IDR 3.4 Bn – 4.8 Bn/unit

Total Units Offered: 44 Unit

Prestigious Residential

Milenial (MAS) (Ongoing)



Land Area: 45-120m2
Building Area: 54-146m2

Price Range: IDR 1.5 Bn – 5.5 Bn/unit

Total Units Offered: 1,980 Unit

Permata Hijau (MAS) (Ongoing)



Land Area: 160-300m2
Building Area: 183-374m2

Price Range: IDR 6.2 Bn – 16 Bn/unit

Total Units Offered: 150 Unit

IPN – Nusantara International Convention Exhibition



NICE started operations in 4Q25 and is currently in a utilization ramp-up phase. Following successful year with 14 events held in 2025. In 2026, NICE already has 53 confirmed events, including several large-scale headline events such as the Westlife Concert, Java Jazz Festival, Hammersonic Festival, and other major MICE exhibitions.

NICE - Pipeline Events 2026

HUG K-Pop Concert
(January 17, 2026)



Westlife A Gala Evening
(February 10, 2026)



Carabao Junior Open
(February 4-8, 2026)



Carabao International Open
(February 4-8, 2026)



Warehousing & Storage
Handling Indonesia
(May 6-9, 2026)



Pet Adventure
Wonderland 2026
(April 9-12, 2026)



Indonesia National Piano Festival
Jabodetabek Vol. 1 2026
(April 25, 2026)



Hammersonic
Festival 2026
(May 2, 2026)



Label & Karton Box
Expo 2026
(May 6-9, 2026)



Indonesia Agriculture Machinery,
Accessories & Tools Expo (INAGRIMAT)
(May 6-9, 2026)



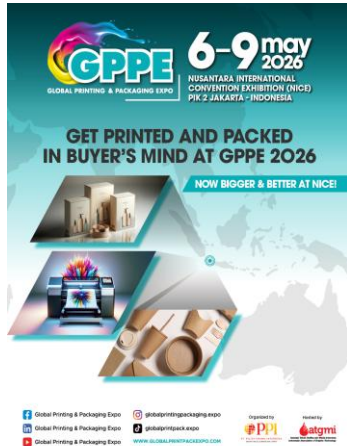
Food + Beverage
Indonesia 2026
(May 6-9, 2026)



AGRI Livestock Asia 2026
(May 6-9, 2026)

NICE - Pipeline Events 2026

Global Printing & Packing Expo 2026
(May 6-9, 2026)



IISM & Indonesia Cold Chain Expo 2026
(May 6-9, 2026)



Jakarta Beer Week 2026
(May 6-9, 2026)



Laufey - A Matter of Time Tour
(May 23, 2026)



Java Jazz Festival
(May 29-31, 2026)



International Halal Brands & Food (IHBF) Expo 2026
(May 29, 2026)



Megaproperty Expo
(June 4-7, 2026)



Keramika Indonesia
(June 4-7, 2026)



Megabuild Indonesia
(June 4-7, 2026)



Ageless Festival
(June 6-7, 2026)



Indo Agrotech
(June 16-18, 2026)



Indo Livestock
(June 16-18, 2026)

NICE - Pipeline Events 2026

Indo Vet
(June 16-18, 2026)



Indo Fisheries
(June 16-18, 2026)



Sosialisasi SDTI 2026 "Gizi Seimbang, Generasi Gemilang"
(June 17-18, 2026)



The Airasia HYROX
Jakarta 2026
(June 27, 2026)



Jakarta International
Pet Show
(July 3, 2026)



Indonesia International
Search and Rescue
(July 9, 2026)



Pro Audio Visual & Lighting
Expo (Pro AVL) 2026
(July 28, 2026)



Weddingku Exhibition 2026
(August 21, 2026)



Ionation 7th
(August 29, 2026)



Kahitna 40 Tahun
(September 5, 2026)



Cleanroom Indonesia
Expo 2026
(September 9-11, 2026)



RHVAC Indonesia 2026
(September 9-11, 2026)

NICE - Pipeline Events 2026

Safe Work Indonesia 2026
(September 9-11, 2026)



Building, Interior & Furnish Expo 2026
(September 9-11, 2026)



Indonesia Human Capital & Beyond Summit (IHCBS) 2026
(September 15-16, 2026)



MAMAMOO 2026 WORLD TOUR <4WARD>
(September 19, 2026)



IFFINA+ powered by Imm Cologne 2026
(September 24-27, 2026)



Interzum Jakarta
(September 24-27, 2026)



International Hardware Fair Indonesia 2026
(September 24-27, 2026)



Automechanika Jakarta
(September 24, 2026)



Indonesia Outing & Incentive Travel Expo
(November 4, 2026)



Franchise & License Expo Indonesia
(November 4, 2026)



Krsta Interfood Expo 2026
(November 4, 2026)



Indo Build Tech
(November 25-29, 2026)

NICE - Pipeline Events 2026



Indomedex
(November 25-28, 2026)



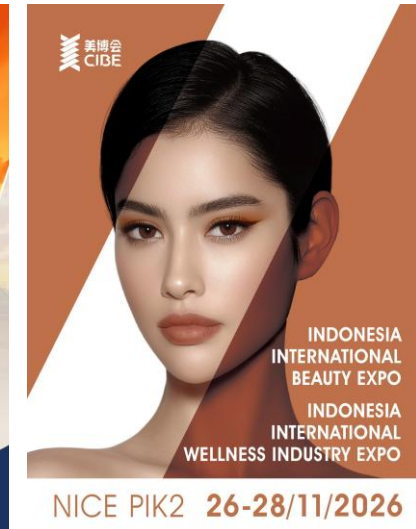
Supply Chain Indonesia
(November 25-27, 2026)



Indonesia E-Commerce
and New Retail Expo 2026
(November 25-27, 2026)

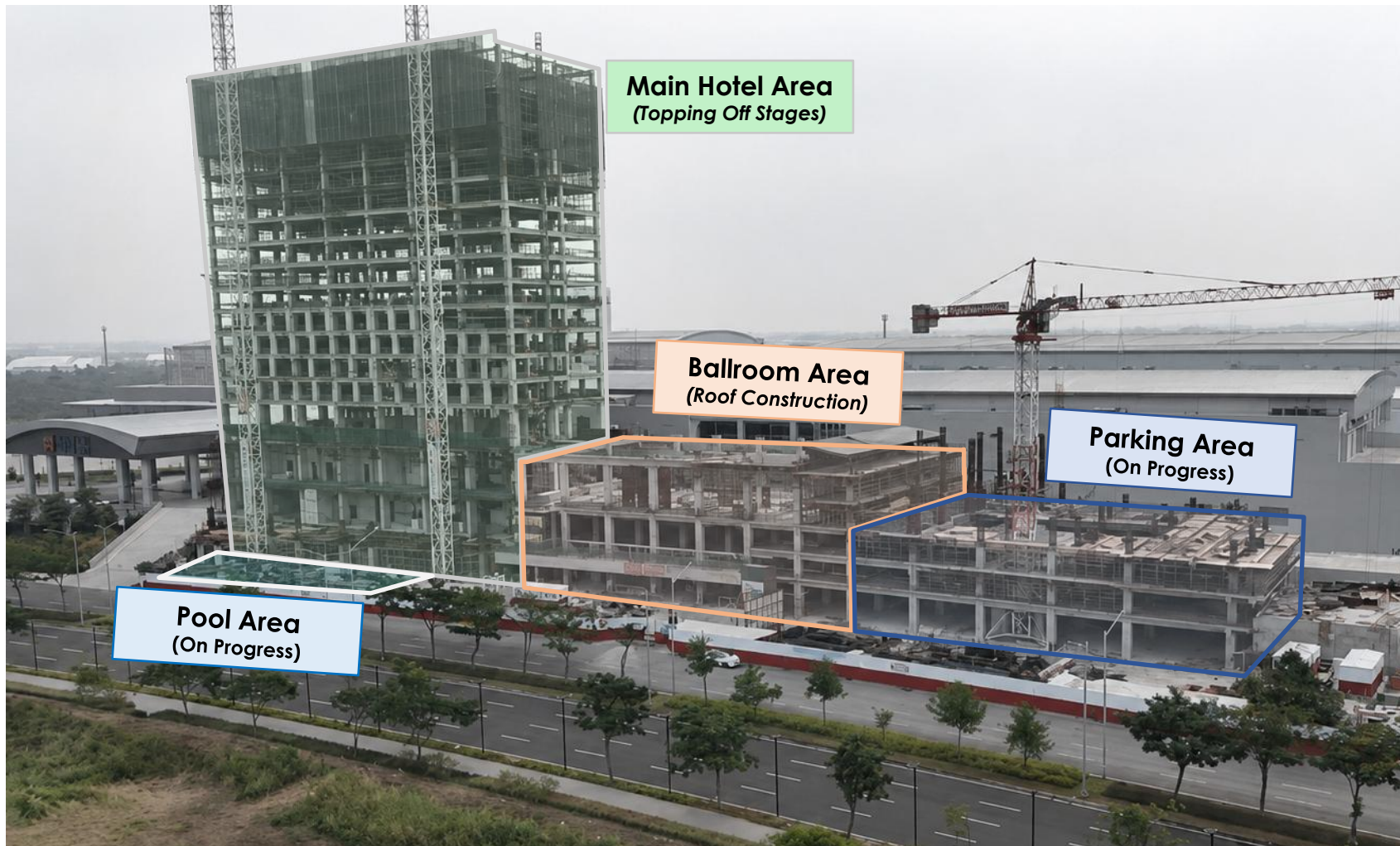


AAPG International Conference
and Exhibition (ICE) 2026
(November 25-27, 2026)



Indonesia International Beauty Expo
& Wellness Industry Expo 2026
(November 26-28, 2026)

Hilton Hotel PIK2



Main Hotel Area
(Topping Off Stages)

Ballroom Area
(Roof Construction)

Parking Area
(On Progress)

Pool Area
(On Progress)

± 1 Hectare area | 20 Floors High | ±271 Well Appointed Rooms | IDR800 billion investment value

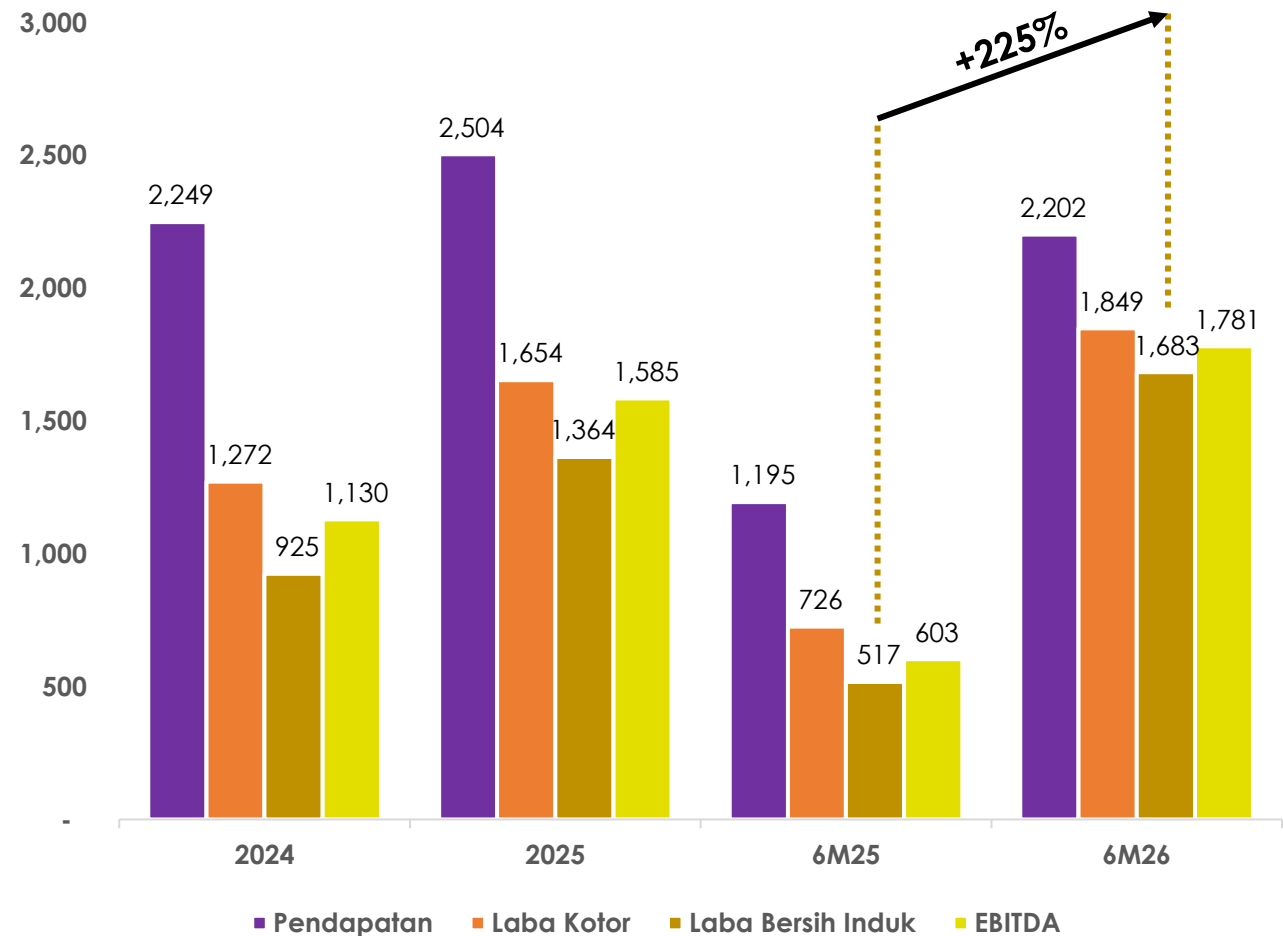
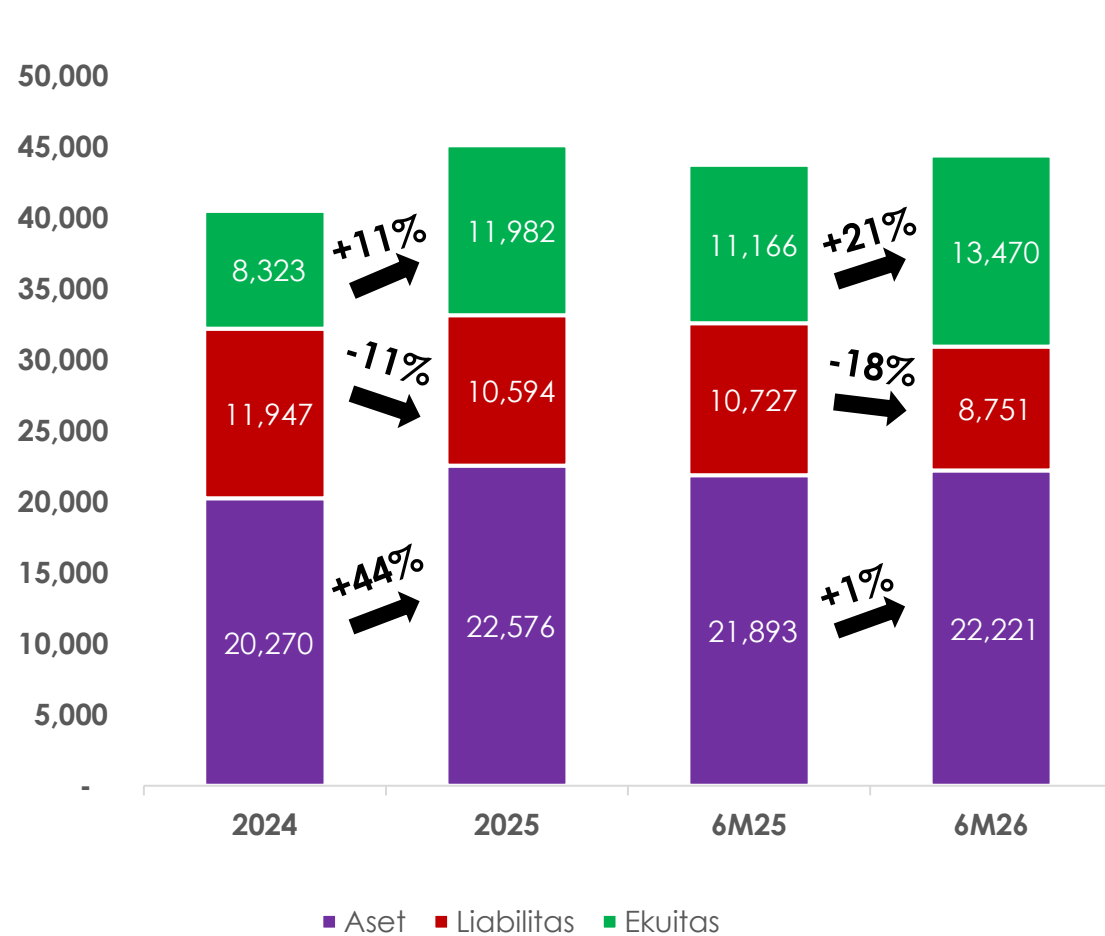
The **Iconic Hotel Hilton PIK2** will be placed on the NICE area, CBD PIK2.

Soaring 20 floors high, Hotel Hilton Jakarta PIK2 featured 271 well-appointed rooms that will accommodate MICE activities on PIK2. Built across 1 hectare site, Hilton Hotel at CBD PIK2 estimated to be operate on year 2027.

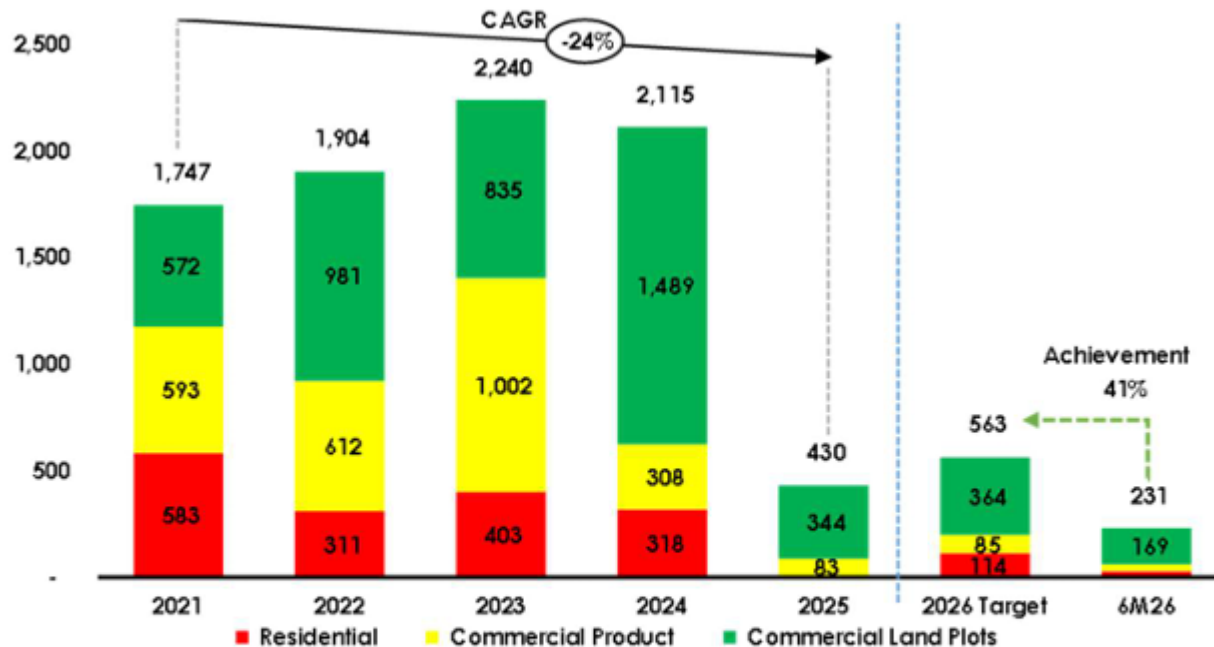
The development of Hilton PIK2 Hotel continues to advance according to schedule. **The main hotel tower** has reached the topping-off stage at the 20th floor. Structural steel works for the **ballroom** roof are currently underway, while the **pool** and **parking** areas are also under construction.

Overall project completion has reached approximately 40% as of 1H26.

Prudent Financial Backbone (in IDR Billion)



Marketing Sales Over the Year (in IDR Billion)



Marketing Sales Summary (IDR bn)		2021	2022	2023	2024	2025	2026 Target	6M26
■	Residential	583	311	403	318	4	114	30
■	Commercial Product	593	612	1,002	308	83	85	32
■	Commercial Land Plots	572	981	835	1,489	344	364	169
TOTAL		1,747	1,904	2,240	2,115	430	563	231

- **2021:** Achieved marketing sales of IDR 1.7 trillion, with 34% contributed by commercial products, 33% by commercial land plots, and 33% by residential.
- **2022:** Achieved marketing sales of IDR 1.9 trillion, with 52% contributed by commercial products, 32% by commercial land plots, and 16% by residential.
- **2023:** Achieved marketing sales of IDR 2.2 trillion, with 45% contributed by commercial products, 37% by commercial land plots, and 18% by residential.
- **2024:** Achieved 82% of the 2024 revised annual target, with 70% contributed by commercial land plots, 15% by residential, and 15% by commercial products.
- **2025:** Achieved 85% of the 2025 annual target, with 80% contributed by commercial land plots, 19% by commercial products, and 1% by residential.
- **2026 Target:** Marketing sales target of IDR 563 billion, with a composition of 65% commercial land plots, 20% residential, and 15% commercial products.
- **6M26:** Achieved 41% of the 2026 marketing sales target, with 73% contributed by commercial land plots, 14% by commercial products, and 13% by residential.



Thank You