



PT BANGUN KOSAMBI SUKSES Tbk

Company Presentation

January 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

- **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.
- **Desember 2025:** Established a new subsidiary named **PT Samudra Mega utama (SMU)**; capital increased in MAS & CGIC through CBDK to 77.4% & 78.5%.

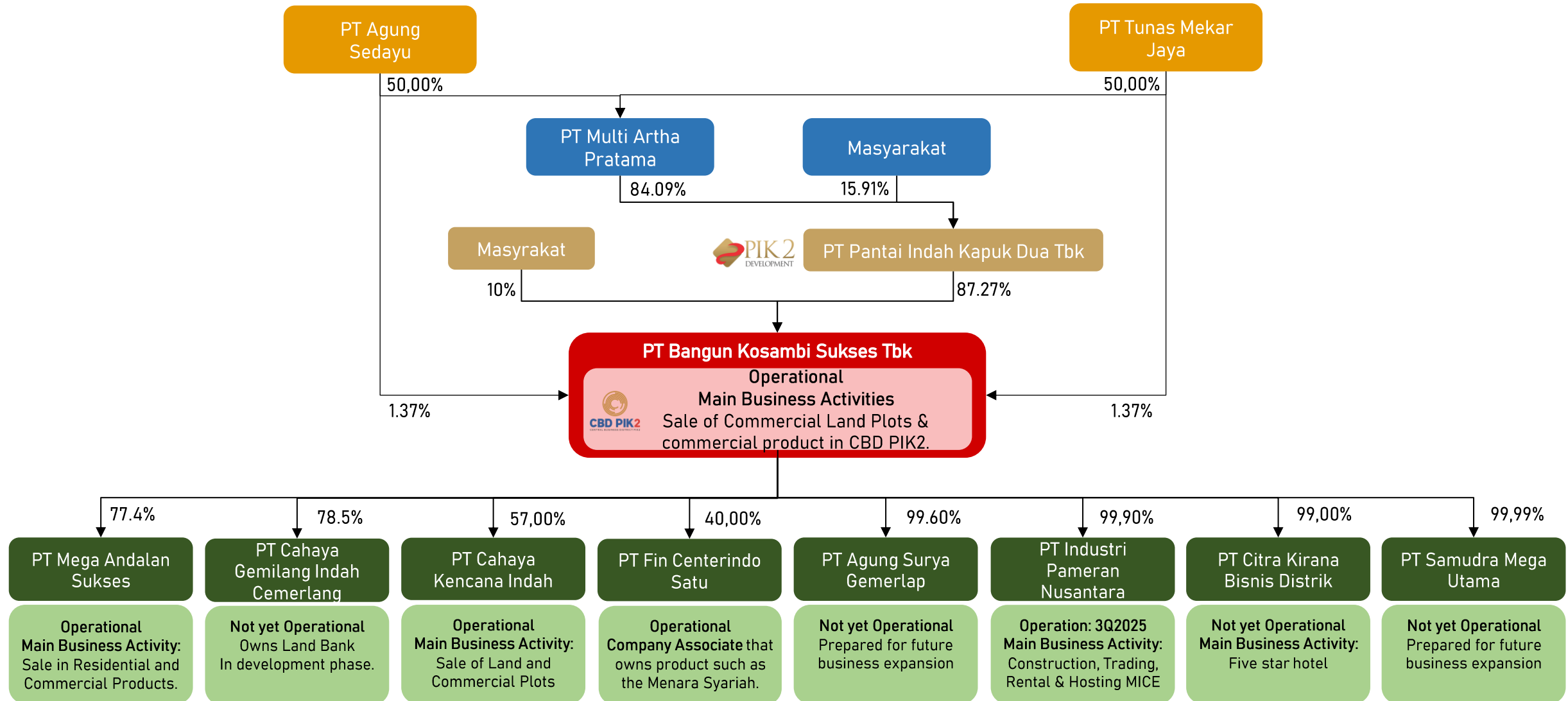
Primary line of business : A real estate development company, operating in conjunction with its subsidiaries.

As of September 30, 2025 :

Total Assets : IDR22 trillion.
Total Liabilities : IDR10 trillion.
Total Equity : IDR12 trillion.
Total land bank : 705 ha.

Market Cap : IDR44 trillion.
(January 22, 2026)

Company Structure



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



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 694 hectares (as of June 30, 2025) in PIK 2, including land owned by our subsidiaries and associates. About 50% 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, 2025, CBDK holds a total cash balance of IDR4.5 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 IDR34 trillion (as of September 16, 2025), 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 Rp1,451 trillion (as of January 22, 2026).

Indofood CBP

 **BANK INA**



Indoritel

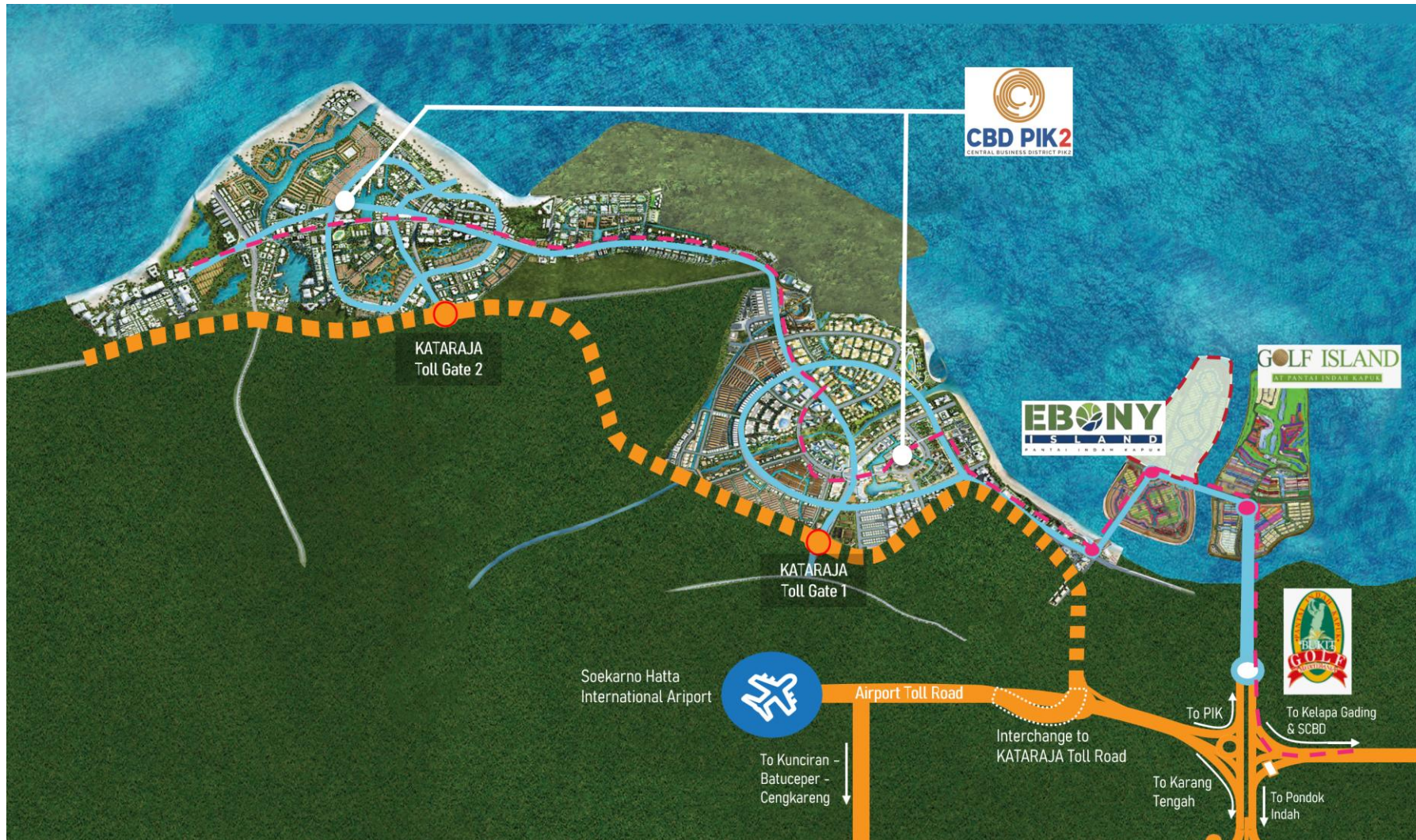


Indofood
THE SYMBOL OF QUALITY FOODS

BINTAN Resort
Cakrawala

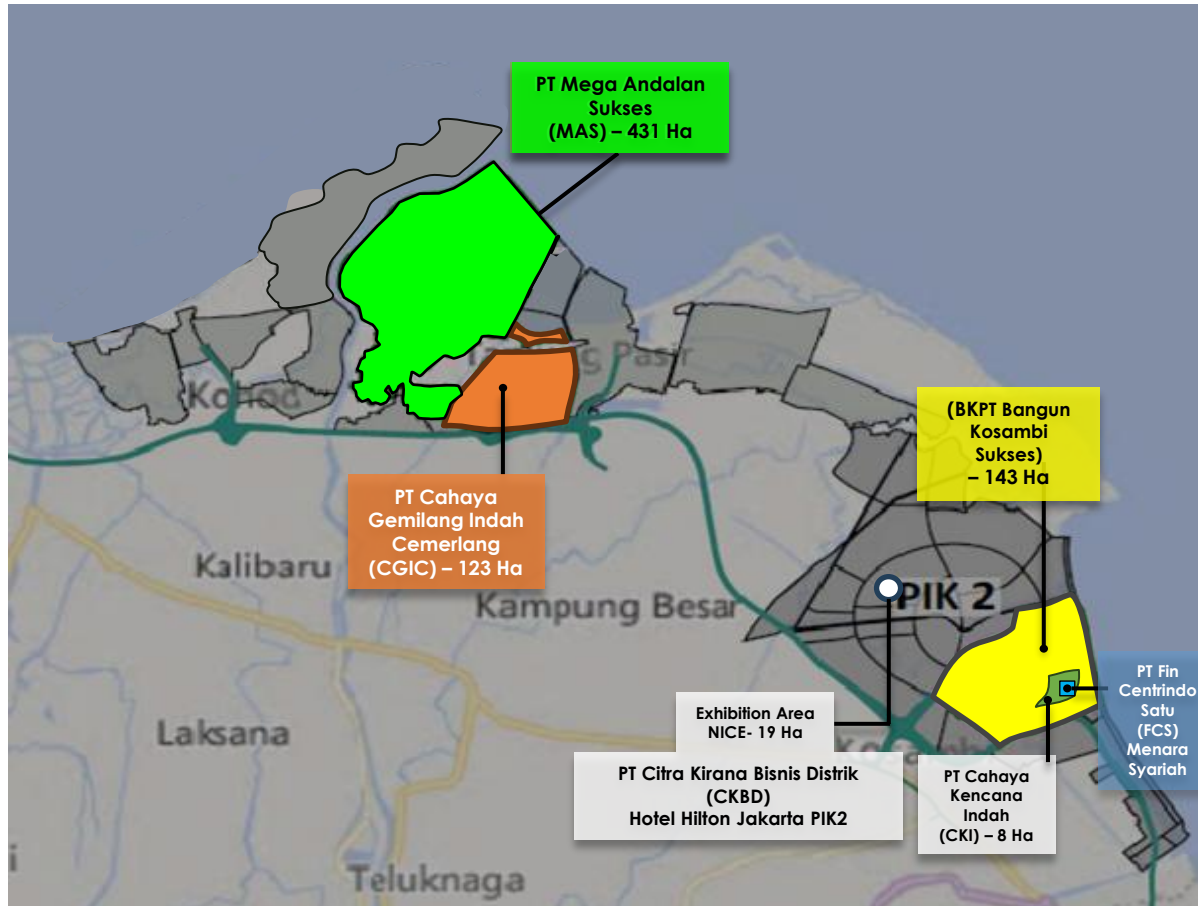


Integrated Infrastructure



- According to data from BPS, the Greater Jakarta (Jabodetabek) has a population of 34.697.019 residents, offering a vast market for CBD PIK 2 and its surroundings.
- It is only about ± 7 minutes from the airport and well-connected by major highways, the area offers seamless access and excellent transport options, making it a prime business hub.
- Transjabodetabek is already operating in PIK 1 & 2, including 1A (Pantai Maju – Balaikota) dan T31 (PIK 2 – Blok M). In addition, other public transport are available, such as JR Connection (PIK2 to Stasiun MRT Blok M, Stasiun KCIC, Sedayu City Kelapa Gading, BSD, Bintaro, lebak bulus & Residence One Serpong).
- This area offers convenient access and an integrated transportation network, making it a strategic business hub.

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: (143 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: (562 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 705 hectares, which adds significant **potential upside and growth** to the CBDK's value.

CBDK: Commercial Product

SOHO The Bund (BKS) (Ongoing)



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

Price Range: IDR 12 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.

MAS: Commercial Product

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 4.9 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: 201 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

MAS: 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



Building A
(Hall 1,2,3,3A)
(Pre-Function 1,2,3,3A)
(20.800 sqm)

Building B
(Hall 5,6,7,8)
(Pre-Function 5,6,7,8)
(20.800 sqm)

Building C
(Hall 9,10,11)
(Pre-Function 9,10,11)
(12.960 sqm)

Total Area	54,560 Sqm
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Total Capacity by Layout (Building A + B + C)	
Concert	104,000 Persons
Sports Area	74,000 Persons
Classroom	40,920 Persons
Theater	23,188 Persons
Banquet	4,683 Persons

Hall	11 Halls (1,2,3,3A,5,6,7,8,9,10,11)
Pre-function	11 Pre-functions (1,2,3,3A,5,6,7,8,9,10,11)
Atrium	2 Atrium (West and East)
Parking	Indoor & Outdoor (+7,500 vehicle)

NICE has been partially operational since August 2025 and is expected to be fully operational by early 2026. Building B has been used to host workout, music event, food & beverage, expo & e-sports event at the end of August 2025 and October 2025. Currently, construction progress includes work on the landscaping management. The entire process is targeted to be completed by early 2026 at the earliest.

NICE - Pipeline Events 2026

HUG K-Pop Concert
17 Januari 2026



Westlife
A Gala Evening
(February 10, 2026)



The Magical of
Michael Jackson
(April 3-5, 2026)



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



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



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



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



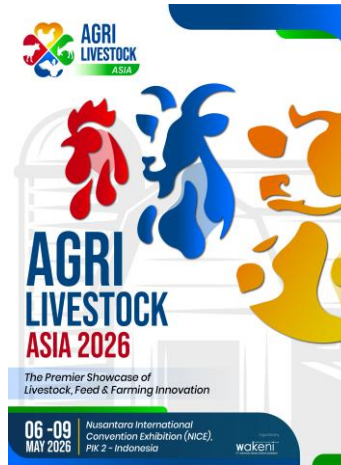
Global Printing & Packing
Expo 2026
(May 6-9, 2026)

NICE - Pipeline Events 2026

Hammersonic Festival 2026
(May 2, 2026)



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



Keramika Indonesia
(June 4-7, 2026)



Megabuild Indonesia
(June 4-7, 2026)



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



Java Jazz Festival
(May 29-31, 2026)



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



Indo Fisheries
(June 16-18, 2026)

NICE - Pipeline Events 2026

Ageless Festival
(June 6-7, 2026)



Indo Agrotech
(June 16-18, 2026)



Indo Livestock
(June 16-18, 2026)



Indo Vet
(June 16-18, 2026)



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



Indo Build Tech
(November 25-29, 2026)



Indomedex
(November 25-28, 2026)



Supply Chain Indonesia
(November 25-27, 2026)

NICE - Pipeline Events 2026

Kahitna 40 Tahun
September 5, 2026



Carabao International Open
September 5, 2026



Carabao Junior Open
September 5, 2026



Hilton Jakarta PIK2



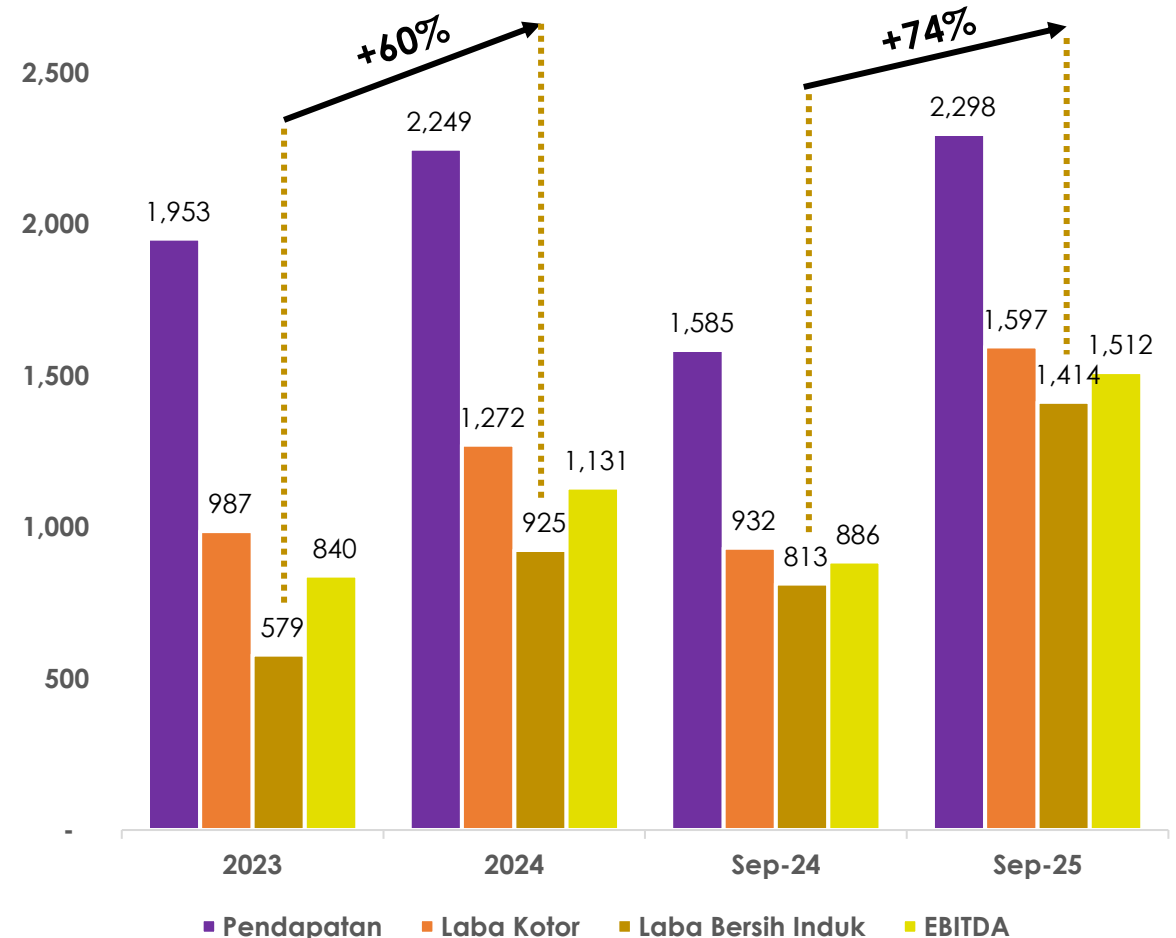
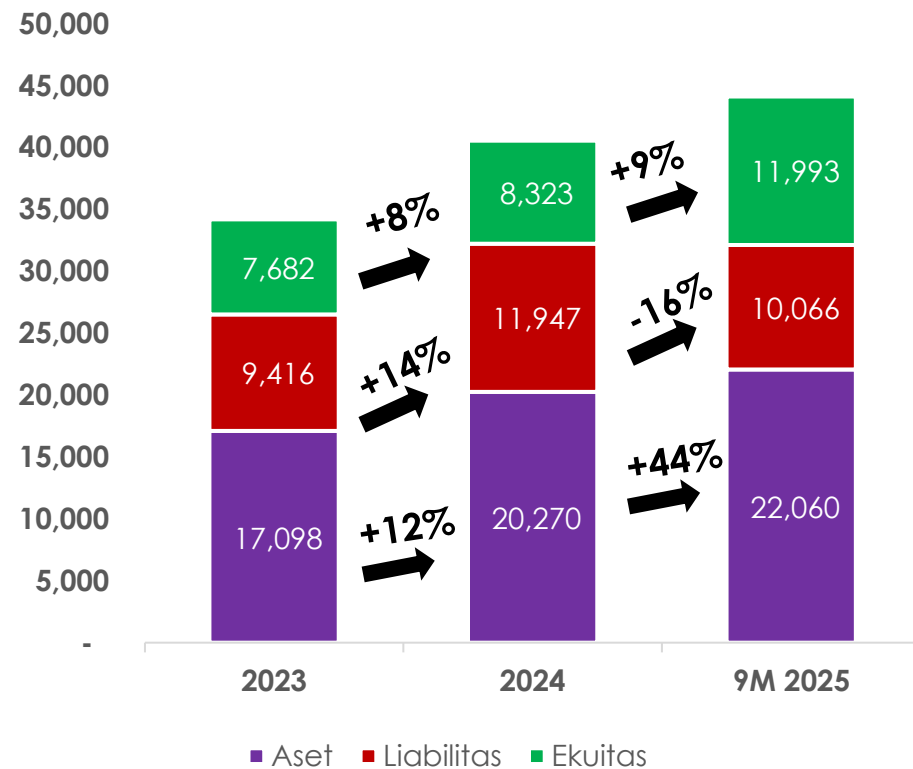
The Iconic Hotel Hilton Jakarta PIK2 will be placed on the NICE area, CBD PIK2.

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.

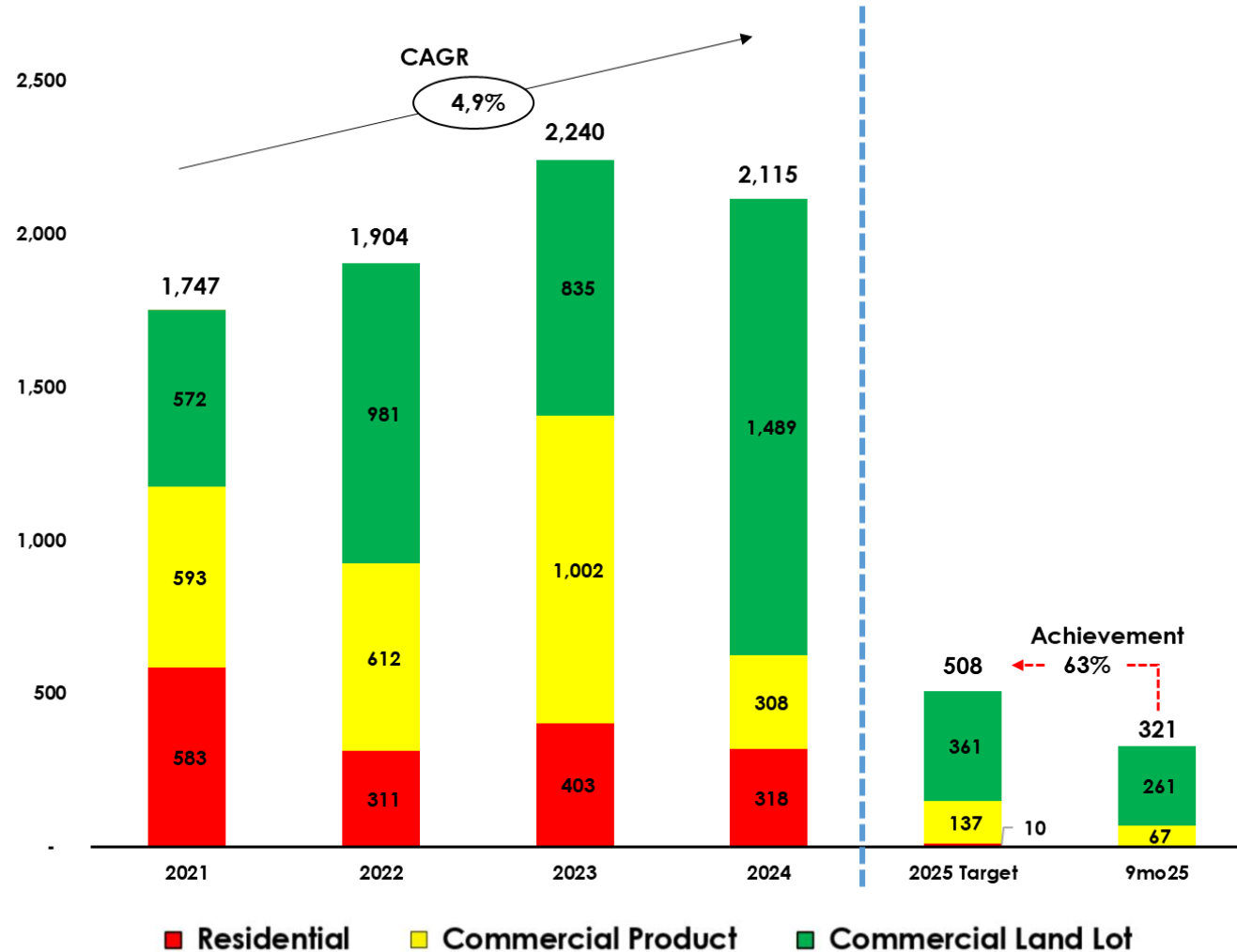
With a total investment value of approximately IDR800 billion, Hotel Hilton Jakarta PIK2 offered International standard rooms complemented with premium facilities such as refined restaurant, serene swimming pool, luxurious spa, stylish café, and elegant lobby.

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

Prudent Financial Backbone (in billion IDR)



Marketing Sales



- **2021:** reach IDR 1.7 trillion, 34% contribution from commercial products, 33% from commercial plots, the rest from residential.
- **2022:** reach IDR 1.9 trillion, 52% generated from commercial products, 32% from commercial plots, the rest from residential.
- **2023:** Reach IDR 2.2 trillion, 45% generated from commercial products, 37% from land plots and the rest from residential.
- **2024 :** Achieving 82% of the 2024 **revised** annual target with a composition of 70% commercial plots, 15% residential, and 15% commercial products.
- **2025 Target:** Annual target at IDR 508 billion with a composition of 37% commercial products, 2% residential and 71% commercial land plots.
- **2025 3Q:** Achieving 63% of the 2025 annual target with a composition of 81% commercial land plots, 21% commercial products, and -2% residential.



CBD PIK2
CENTRAL BUSINESS DISTRICT PIK2

Thank You