PIK2
DEVELOPMENT

Company Presentation

PT Pantai Indah Kapuk Dua Tbk

November 2026



Agung Sedayu Group

Salim

Company Profile

- Milestones
- Company Structure
- Board of Commissioners
- Board of Directors
- Competitive Advantages
- ASG at Glance
- Salim Group at Glance
- World Class Amenities
- Well Connected Accessibility
- Strong Brand Name Colony

Milestones

2000-2021

PANI started its operation in seafood canning and frozen warehouse services at Tangerang area.

2021

- **Agung Sedayu Group and Salim Group,** through PT Multi Artha Pratama (MAP) acquired 80% of existing shares and changed as controlling share holders at IDR165/share, with a MTO of IDR255/shares.

2022

- Business Portfolio switched to Property sector.
- Raised IDR6.5 trillion through **Right Issue I**.
- Acquired 5 new subsidiaries and approximately 695 ha of land bank.
- **Total land bank** of ± 744 ha.

2023

- Restructured Board of Directors and Board of Commissioners.
- Changed its name to "**PT Pantai Indah Kapuk Dua Tbk**"
- A wholly subsidiary, PT Panorama Eka Tunggal (PET) was officially established.
- Raised IDR10.5 trillion through **Right Issue II.**
- Acquired 7 new subsidiaries with total ± 816ha land bank.
- Acquired approximately 35 hectares of land under PT PET.
- **Total land bank** of ± 1.607 ha.

2024

- **Thru Non Pre-emptive Right Issue I raised** IDR4.1 trillion > ±148 ha of land.
- **Thru Non Pre-emptive Right Issue II raised** IDR2.4 trillion > ±84 ha of land.
- Capital increased in MAS & CGIC, subsidiaries, through CBDK from 51% to 55.9%.
- Dividend distribution of IDR2/share.
- **Total land bank** of ± 1.845 ha.

2025 – 9M26

- **January 2025:** PANI's subsidiary, PT Bangun Kosambi Sukses Tbk, has officially been listed on the Indonesia Stock Exchange with ticker code 'CBDK.IJ'.
- **March 2025:** capital increased in MAS & CGIC through CBDK from 55.9% to 64.4%
- **June 2025:** capital increased in MAS & CGIC through CBDK to 71.7%
- **September 2025:** Non Pre-emptive Right Issue III, amounting to IDR300 billion.
- **October 2025:** MAP divested from 89.92% to 87.78% and public free float increased from 10.08% to 12.22%.
- **December 2025**: Raised IDR15.7 trillion through **Right Issue III** to acquire shares of CBDK and to increase capital in PET, CISN & KUS; establish a new subsidiary, **PT Samudra Mega Utama (SMU)**; capital increased in MAS & CGIC through CBDK to 77.4% & 78.5%.
- **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.
- **June 2026:** Non Pre-emptive Right Issue IV, amounting to IDR500 billion.
- **August 2026 :** CBDK conducted a share buyback from August 20, 2026 to November 19, 2026.

Primary line of business : A holding company, operating in the real estate sector through its subsidiary entities.

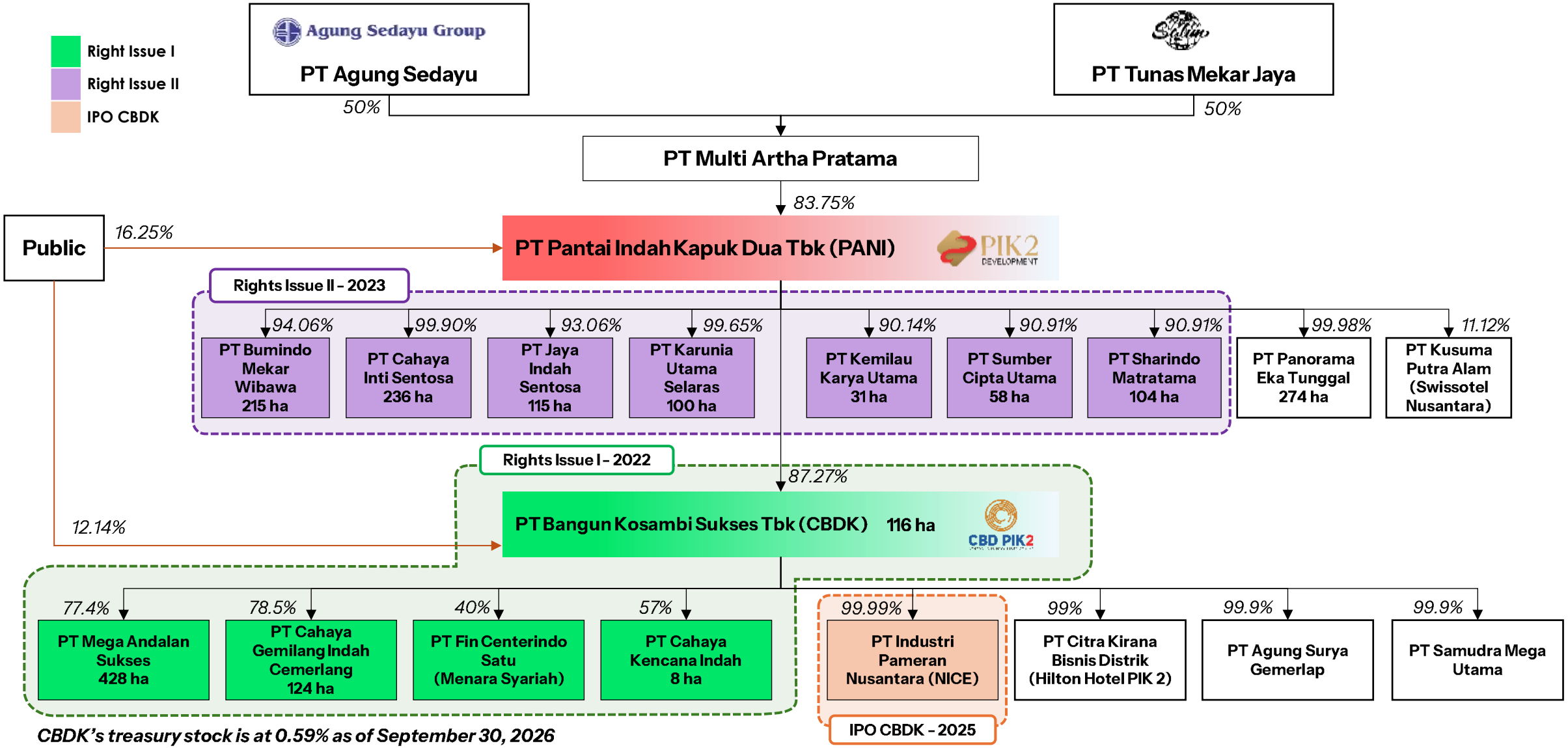
As of September 30, 2026 :
Total Assets : IDR51 trillion
Total Liabilities : IDR17 trillion
Total Equity : IDR34 trillion
Total land bank : 1.828 ha

Market Cap : IDR81 trillion
(October 1, 2026)

November 2026

Agung Sedayu Group

Company Structure



CBDK's treasury stock is at 0.59% as of September 30, 2026

Board of Commissioner



Susanto Kusumo
President Commissioner



Phiong Phillipus Darma
Vice President Commissioner



Richard Halim Kusuma
Commissioner



Steven Kusumo
Commissioner



Hardjo Subroto Lilik
Independent Commissioner



Djisman Simandjuntak
Independent Commissioner



Adi Pranoto Leman
Independent Commissioner

Board of Directors



Sugianto Kusuma
President Director



Alexander Halim Kusuma
Vice President Director



Surya Pranoto Budihardjo
Vice President Director



Markus Kusumaputra
Director



Ipeng Widjoyo
Director



Arthur Salim
Director



Gianto Gunara
Director



Yohanes Edmond Budiman
Director

Competitive Advantages

Strong Support from Agung Sedayu Group and Salim Group	*Agung Sedayu Group with a reputable track record as developer for over 55 years Salim Group is well known as Asian's based global business group.*
Well Connect Accessibility	*Strategically located at north part of greater Jakarta, with 7 minutes away from Soekarno Hatta international Airport. Well connected thru toll road (JORR/Inner Ring Road/KATARAJA). Public transportation access via transjabodetabek route T31 & 1A. DKI Jakarta Government plans to add new LRT Route connecting Kelapa Gading – Tanjung Priok – JIS – Ancol – PIK 2.*
World Class Amenities	*Well built-up amenities within PIK and PIK 2, as a mesmerizing tourism magnet. i.e. Central Market, Pantjoran, East Coast, By The Sea, Orange Groves, Indonesia Design District, Aloha, Land's End, Toll Road KATARAJA and Nusantara International Convention Exhibition (NICE).*
Strong Brand Name Colony	*Central of attraction to large corporations to join/invest/explore business opportunities, including BCA, BNI, Mandiri, Erajaya, Kawan Lama Group, Farmers Market, Ismaya, etc.*
Ample Development Area	*Ample size of development area with total 1,809 ha land bank up to date, with well design master plan for commercial, residential, amenities as crowd puller in PIK2 Tangerang Banten.*
Prestigious Residential & Prominent Commercial	*Well focusing on middle upper to upper segment for residential, commercial products i.e. shop-houses, shop-offices, SOHO, warehouses, commercial land plots, an exhibition room and a hotel.*
Prudent Financial Backbone	*Prudent financial profile with net cash position and willing to explore further into capital market if needed.*

ASG at 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.

November 2026

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, Hawaian 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

ASG at Glance

Well-known large scale property developer with more than 55 years trusted reputation





± 8,000 hectares Land Development

± 120,000 units landed houses built

± 34,000 units apartment delivered

± 300,000m2 retail mall being operated

± 3,000 hotel rooms being operated

Salim Group at 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 Rp1,155 trillion (as of September 1, 2026).

Indofood CBP

BANK INA

Indoritel

AMMAN

INDOMOBIL GROUP

LONSUM

DC

SIMP

MEDCOENERGI Oil & Gas

Nusantara Infrastructure

Indofood THE SYMBOL OF QUALITY FOODS

BINTAN Resort Cakrawala

KOTA BUKIT INDAH INDUSTRIAL CITY

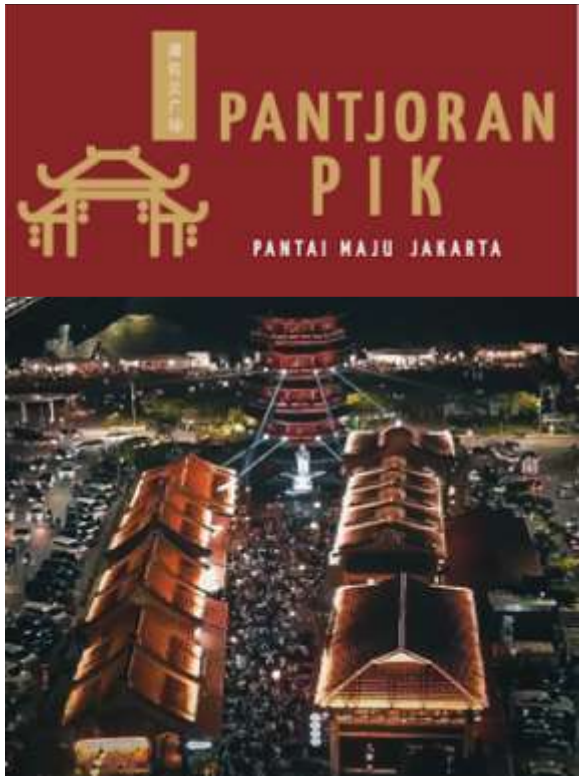


World Class Amenities



NLA: 12,473 m²

Tenants:
Grand Lucky, Kinokuniya, Sushi Tei, Bakerman, Six Ounces, Hyde Park, Boost, Guardian, Saladstop, Maison Pierre, Fins Recipe, Paradise Dynasty.



NLA: 4,088 m²

Tenants:
KFC, Din Tai Fung, Baso Babi Ajung, Hawaii, AHAW Jajan Pontianak, Bakpao Goreng Cheung Kee.



NLA: 2,072 m²

Tenants:
Sociolla, Callie, Gaudi, Three Mongkis, Love & Flair, Marhen J, Amyrae, Feel Matcha, Cold mo, Milky Way, Saturdays, Mandy's, Sociolla.



NLA: 1,962 m²

Tenants:
Yi Mian, Bipang Ambawang, Secret Sushi, Alba, Hong Tang, Wing Heng, UnYangKorDai, Tuan Mudo, Daun Woka.

World Class Amenities



Area 12 Ha

Tenants :
1/15 Coffee, Kopi Buluh, Bipang Ambawang, Vivere, Bandar Djakarta TOTO Gallery, Sushi Mashi, Bakmi GM, TACO, Sandimas, Aer, Roca Homestory.



Area 1.1 Ha

Tenants:
The Food Hall, Fillmore Coffee, Gaya Spa, Osteria Gia, Paul Le Café, Sushi Hiro, Saigon Ngon, Pesta Kebun, Paw Pullar, Udders Ice Cream Singapore.



Area 3 Ha

Tenants:
Hotlicks, Just Coco, Truffle Belly Diner, D'crepe, Dairy Queen, Mr Park, Master Squid, Monsier Spoon Riviera, Bebek Bengil.

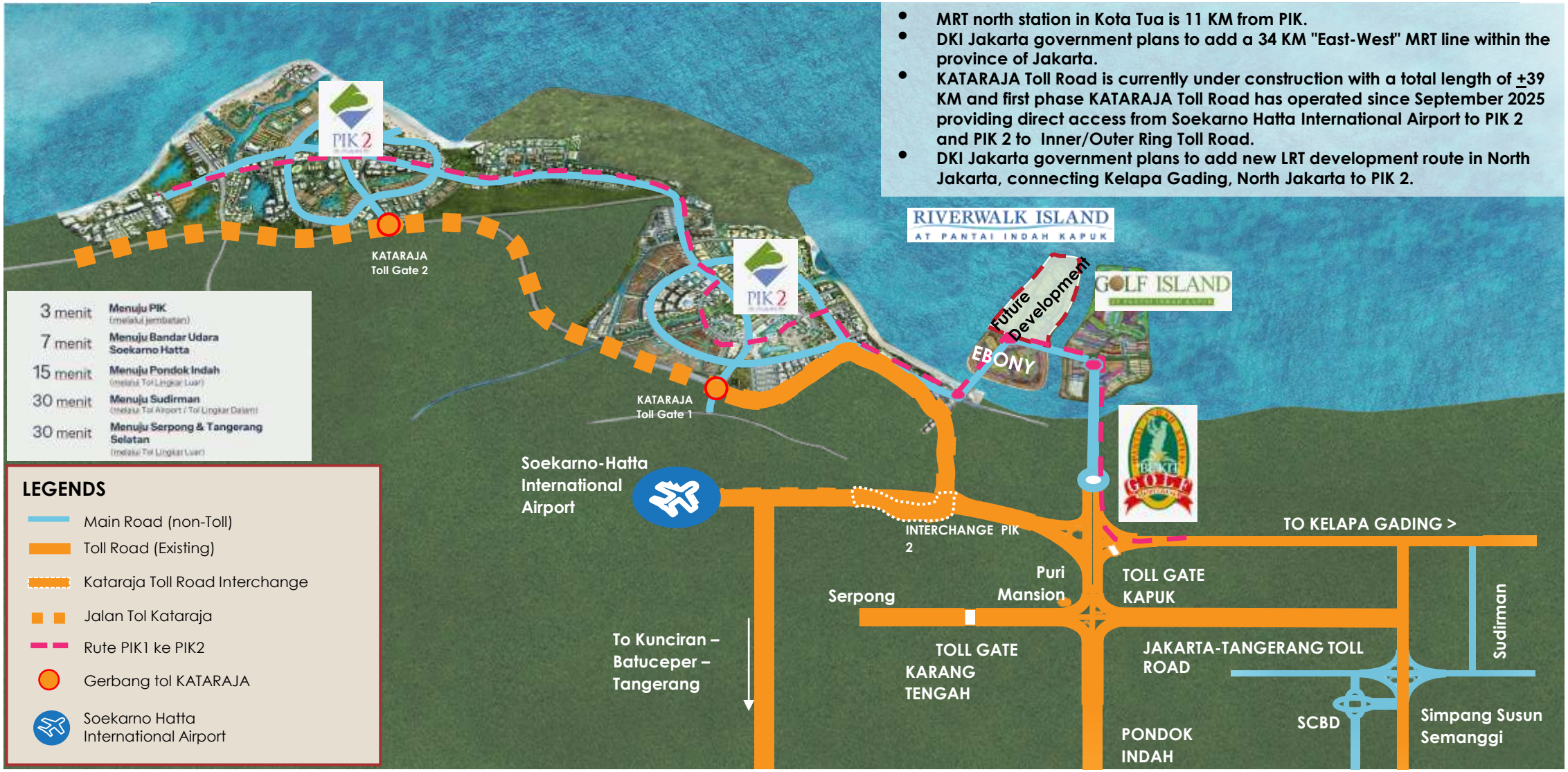


Area 4.5 Ha

Tenants:
Butterman, Lucy in the Beach, Pier no.12, Remy's, Starbuck Reserve, Milky Way, Callie, 3Mongkis Island, Butterman, Gure Gelato.

Well Connected Accessibility

- 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.



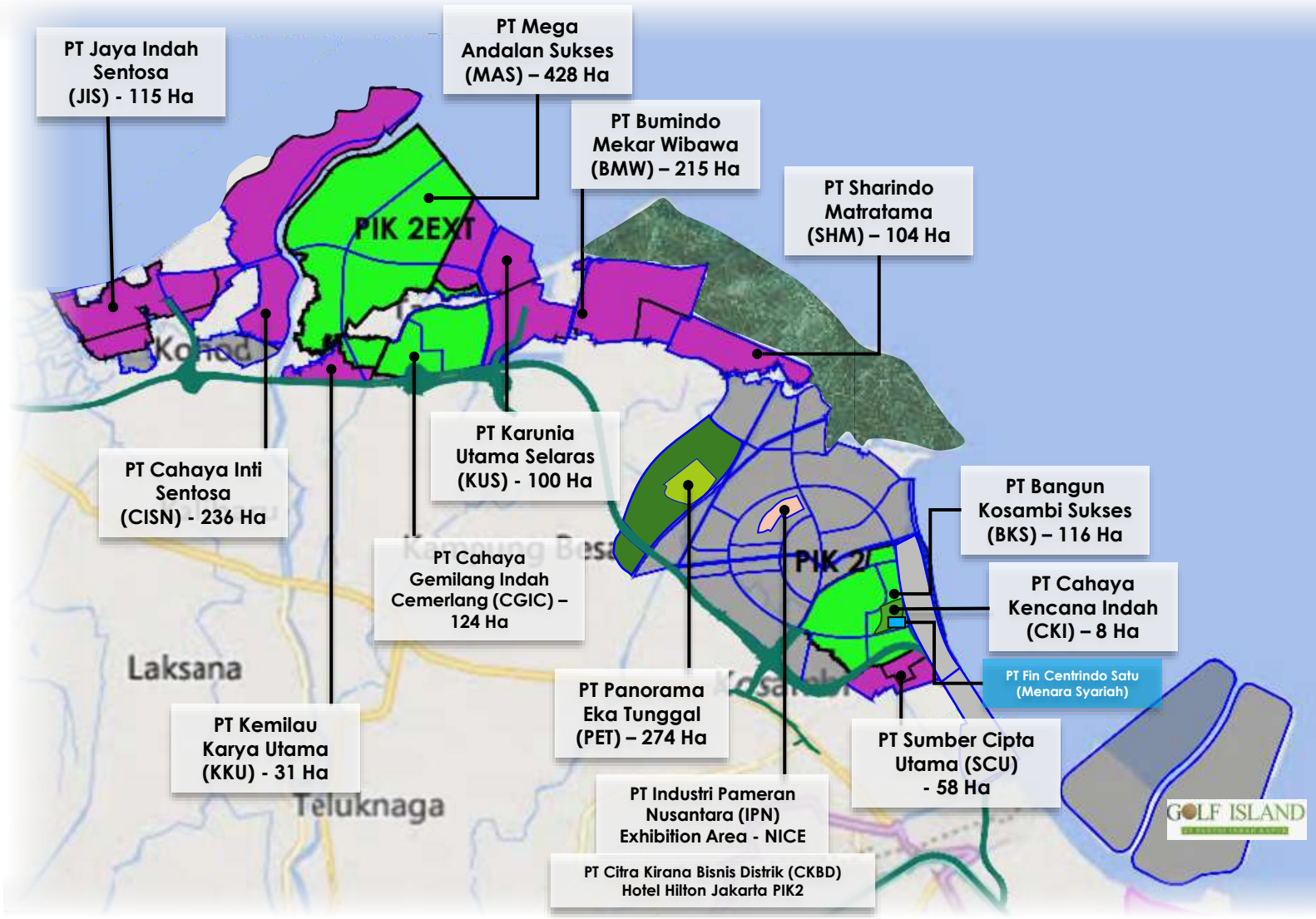
Strong Brand Name Colony



Development

- Ample Development Area
- Prestigious Residentials
- Prominent Commercial Products
- Nusantara International Convention Exhibition
- Hilton Hotel PIK2

Equipped with 1,828 Ha Total Landbank in PIK2 Area



- PIK 2 continues their excellence as independent cities that are modern and refined with excellent facilities that can attract crowds.
- PANI and CBDK land banks both are in PIK2, dominated by the development of CBD areas, residential, and commercial products, with a total land area of 1,828 hectares through 12 subsidiaries focused on real estate development.

LEGENDS

PANI's Land Bank (Include CBDK)

CBDK's Land Bank

Mangrove Area

Group's Landbank (Not Consolidated in Listed Company)

Prestigious Residential

PROJECTS	Permata Hijau Residences (MAS)	Rumah Milenial (MAS)	Padma (PET)	Pasir Putih Residences (BMW)	The Golf Signature (CISN & JIS)	Permata Golf Residences (CISN & JIS)	Ilona @Pasadena Hills (KKU)	Pasadena Spring (KKU)	Pantai Bukit Villa (SCU)	Bukit Nirmala (SCU)	Sapporo Residences (SHM)
Units Launched	150	1980	88	1.012	313	1.855	272	460	271	413	359
Price Range (IDRb)	***IDR 6.2 - 16***	***IDR 1.5 - 5.5***	***IDR 10.7 - 16.6***	***IDR 3.3 - 22.9***	***IDR 6.8 - 36.9***	***IDR 5.7 - 57.6***	***IDR 1.4 - 2.3***	***IDR 1.5 - 5.7***	***IDR 8.1 - 25.4***	***IDR 2.1 - 6.8***	***IDR 2.3 – 6.9***
Type (Sqm)	L: 160 - 300	L: 45 - 120	L: 450 - 630	L: 75 - 510	L: 150 – 889	L: 120 – 1.387	L: 40 - 63	L: 40 - 70	L: 200 - 700	L: 45 - 164	L: 45 - 156
	B: 183 - 374	B: 54 - 146		B: 108 - 346	B: 280 – 285	B: 251 - 285	B: 75 - 117	B: 68 - 110	B: 224 - 345	B: 75 - 182	B: 110 - 261

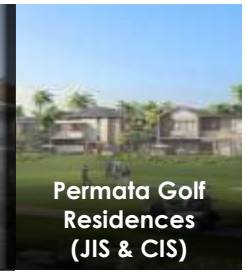

Permata Hijau Residence (MAS)


Rumah Milenial (MAS)


The Padma (PET)


Pasir Putih Residences (BMW)


The Golf Signature (JIS & CIS)


Permata Golf Residences (JIS & CIS)


Ilona @Pasadena Hills (KKU)


Pasadena Spring (KKU)


Pantai Bukit Villa (SCU)


Bukit Nirmala (SCU)


Sapporo Residences (SHM)

Prominent Commercial Products

PROJECTS	SOHO The Bund (BKS)	Ruko Pasadena Walk (MAS)	Rukan Little Siam (MAS)	Rukan Petak Sembilan (MAS)	Bizpark PIK2 (MAS)	Rukan Pasar (MAS)	Rukan Lau Pa Sat (PET)	SOHO Miami (KUS)	Rukan Marina Bay (SHM)	SOHO The Riverside (SHM)	SOHO The Riverside Boulevard (SHM)
Units Launched	36	217	196	193	525	44	232	60	400	38	33
Price Range (IDRb)	***IDR 12.2 - 17.8***	***IDR 3.2 - 5.8***	***IDR 3.5 - 11.3***	***IDR 4.7 - 9.2***	***IDR 4.6 – 16.4***	***IDR 3.4 – 4.8***	***IDR 3.3 - 4.9***	***IDR 6.6 - 13.8***	***IDR 7.1 - 22.5***	***IDR 8.6 - 9.6***	***IDR 8.8 - 10.1***
Type (Sqm)	L: 102 - 120	L: 67.5	L: 67.5	L: 56.3 - 120	L: 120 - 360	L: 67.5	L: 56.25	L: 108-150	L: 90 - 168	L: 150	L: 120
	B: 510 - 840	B: 141 - 197	B: 168.7 - 236.3	B: 140.6 - 420	B: 102 - 291	B: 168.75	B: 197	B: 315-585	B: 293 - 1280	B: 525	B: 396





















IPN – Nusantara International Convention Exhibition



Total Area	54,560 Sqm

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 commenced operations in 4Q25 and continues to ramp up its utilization. After successfully hosting 17 events in its inaugural year, NICE has already hosted 35 events between January and July 2026, including marquee events such as the Westlife Concert, Java Jazz Festival, GMS Super Conference 2026, and other major MICE exhibitions. The strong momentum is expected to continue through year-end, with approximately 30 confirmed events in the pipeline.

NICE – Pipeline Events in 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)



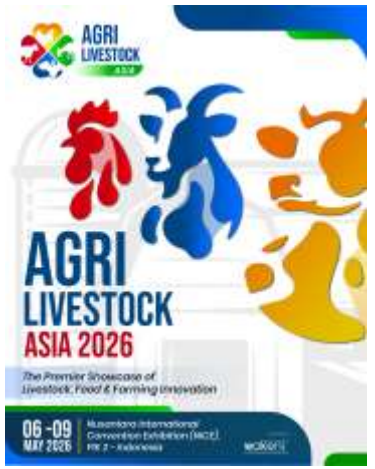
Indonesia Agriculture Machinery, Accessories & Tools Expo (INAGRIMAT)
(May 6-9, 2026)



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



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



NICE – Pipeline Events in 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 in 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 Exhibiton 2026
(August 21, 2026)



Danantara Housing Expo
(August 27-30, 2026)



Ionation 7th
(August 29, 2026)



Kahitna 40 Tahun
(September 5, 2026)



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

NICE – Pipeline Events in 2026

RHVAC Indonesia 2026
(September 9-11, 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 Immcologne 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
(October 8-11, 2026)



Francise & License Expo Indonesia
(October 9-11, 2026)



Cafe & Brasserie Expo (CBE) Indonesia 2026
(October 9, 2026)

NICE – Pipeline Events in 2026

Krista Interfood Expo 2026
(November 4-7, 2026)



Indo Brand Expo 2026
(November 19-22, 2026)



Supply Chain Indonesia
(November 25-27, 2026)



Indomedex
(November 25-28, 2026)



Indo Build Tech
(November 25-29, 2026)





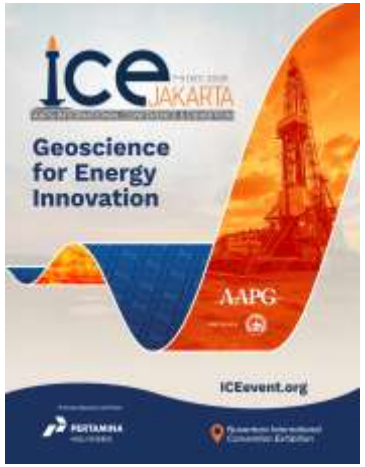
Indonesia International Beauty Expo & Wellness Industry Expo 2026 (November 26-28, 2026)



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

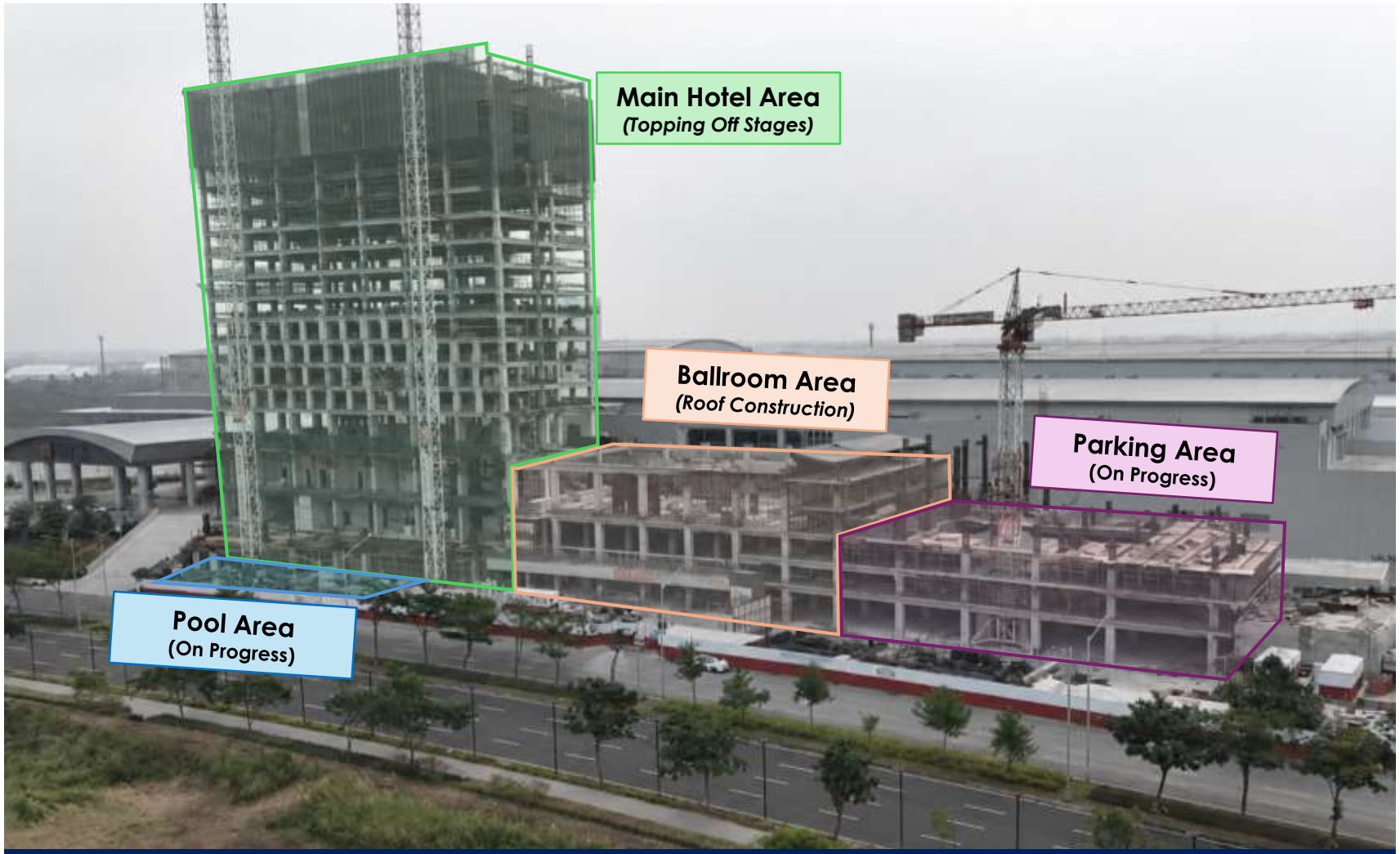


Indonesia E-Commerce and New Retail Expo 2026 (December 4-6, 2026)



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

Hilton Hotel PIK2



± 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 270 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.

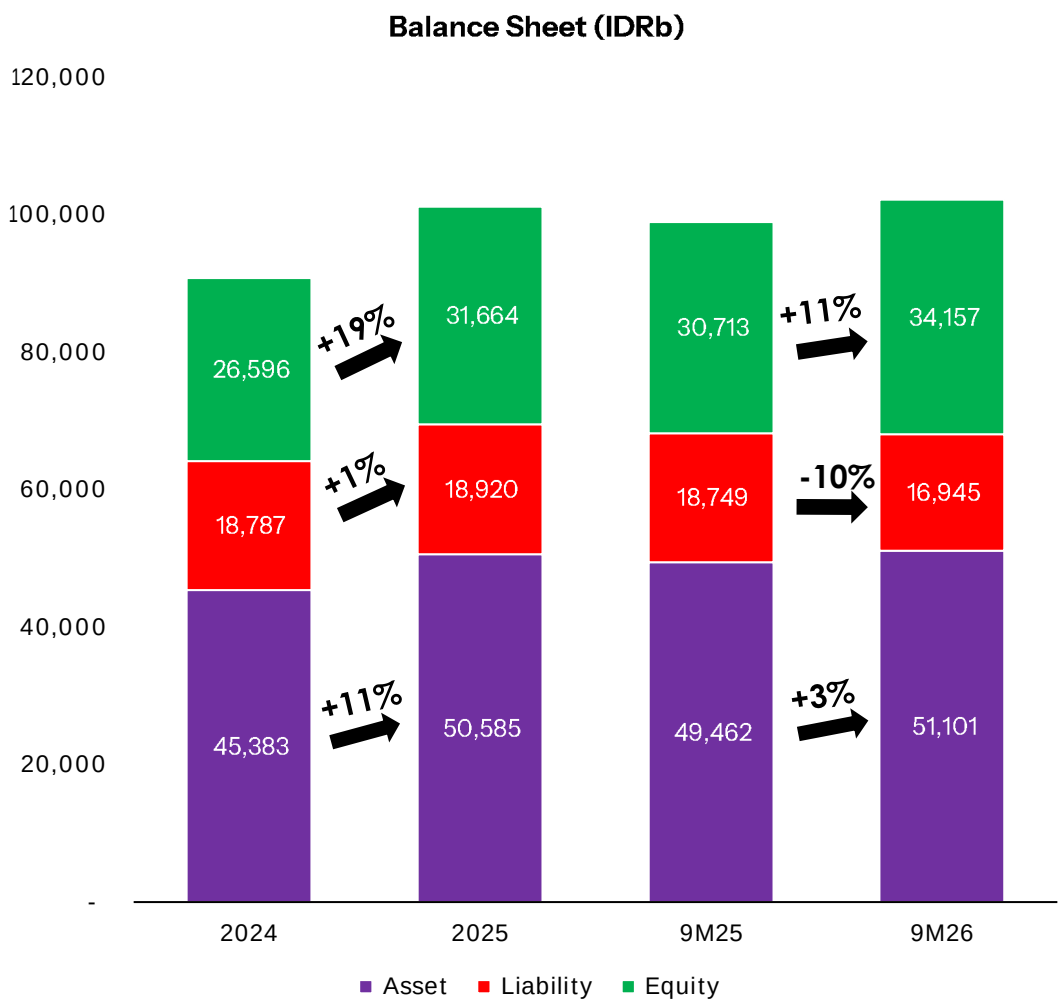
The development of Hilton PIK2 Hotel continues to advance according to schedule. **The main hotel tower** has reached the topping-off stage at the 20th floor. Structural steel works for the **ballroom** roof are currently underway, while the **pool** and **parking** areas are also under construction.

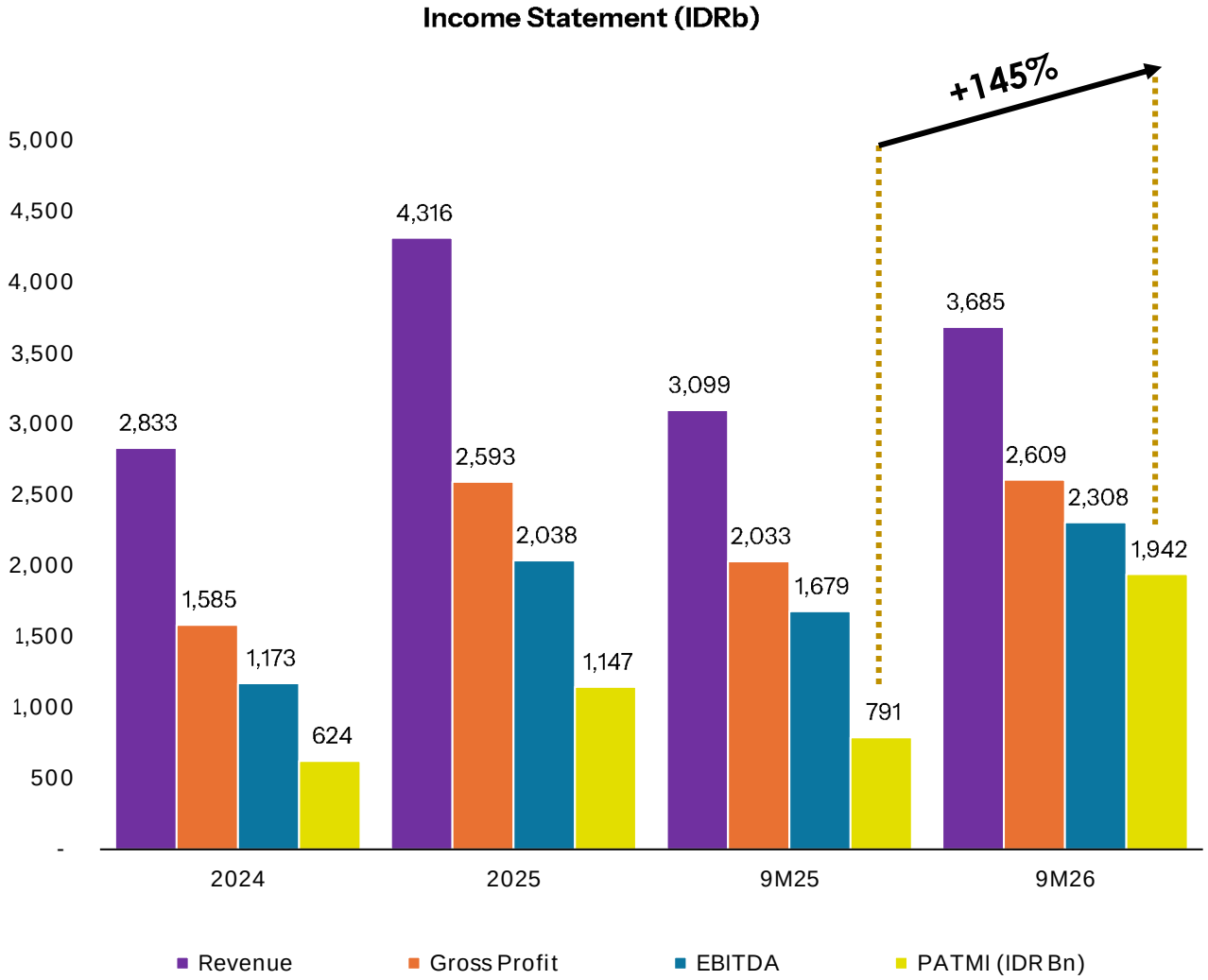
Overall project completion has reached approximately 40% as of 1H26.

Financial & Pre-Sales

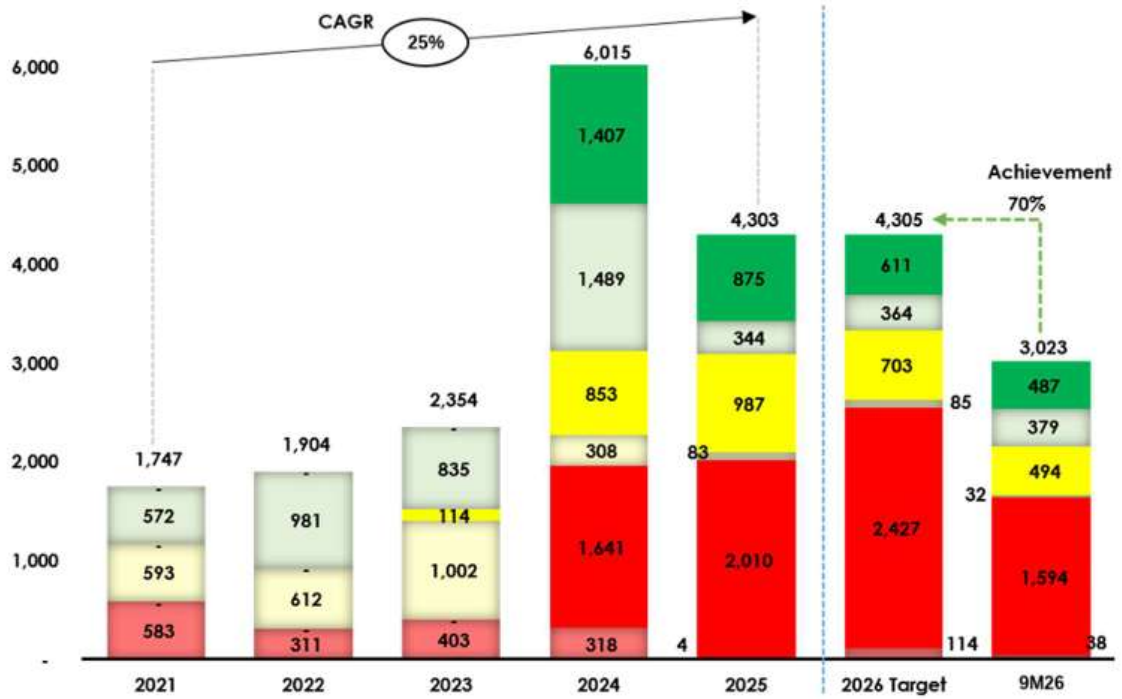
- Prudent Financial Backbone
- Marketing Sales Achievement

Prudent Financial Backbone (in IDR billion)





Marketing Sales Achievement (in IDR billion)



Marketing Sales Summary (IDR bn)	2021	2022	2023	2024	2025	2026 Target	9M25	9M26
RESIDENTIAL	**583**	**311**	**403**	**1,959**	**2,013**	**2,541**	**1,214**	**1,631**
CBDK	583	311	403	318	4	114	- 7	38
PANI	-	-	-	1,641	2,010	2,427	1,221	1,594
COMMERCIAL PRODUCT	**593**	**612**	**1,116**	**1,161**	**1,070**	**788**	**920**	**526**
CBDK	593	612	1,002	308	83	85	261	32
PANI	-	-	114	853	987	703	658	494
COMMERCIAL LAND PLOTS	**572**	**981**	**835**	**2,896**	**1,219**	**975**	**1,011**	**866**
CBDK	572	981	835	1,489	344	364	67	379
PANI	-	-	-	1,407	875	611	945	487
TOTAL	**1,747**	**1,904**	**2,354**	**6,015**	**4,303**	**4,305**	**3,145**	**3,023**

- **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 2.4 trillion, with 47% contributed by commercial products, 36% by commercial land plots, and 17% by residential.
- **2024**: Achieved marketing sales of IDR 6.0 trillion, with 48% contributed by commercial land plots, 33% by residential, and 19% by commercial products.
- **2025**: Achieved marketing sales of IDR 4.3 trillion, with 47% contributed by residential, 28% by commercial land plots, and 25% by commercial products.
- **2026 Target:** Marketing sales target of IDR 4.3 trillion, with a composition of 59% residential, 23% commercial land plots, and 18% commercial products.
- **9M26:** Achieved 70% of the 2026 marketing sales target, with 54% contributed by residential, 29% by commercial land plots, and 17% by commercial products.

Agung Sedayu Group

PIK2
DEVELOPMENT



PANI – Prominent Shop-Office

The Bund



36 Units launched, acquainted with neo classical architecture to appeal to its commercial and office potential opportunities.

Located in CBD PIK2, Offers land area options of 102-120m2, building area of 510-840m2 with alternative floors from 5.5 floors to 7.5 floors, connected by a roof.

Prices range from IDR 12.2 – 17.8 billion per unit.

BIZPARK PIK2



Located in PIK 2 with a total of 525 units offered to the market, sizes range from 120-360m2 for land area, 102-291m2 for built-up area. Prices start from IDR 4.6 billion to 16.3 billion per unit.

Permata Hijau Residences

± 150 Units being launched, located within PIK2, nearby access to toll gate

Accommodating new normal living, integrating with green sanctuary, perfect air circulation dan natural lighting. al opportunity.

Offering land area 160-300m^2 option, building area 183-374m^2
Price ranging from Rp 6.2 – 16 bn per unit.



Rumah Millenial

± 1,980 Units being launched, located within PIK2.	Offering land area 45-120m2 option, building area 54-146m2	Price ranging from Rp 1.5 – 5.5 bn per unit.



Pasadena Walk Shop-Office

Located in PIK 2 with a total of 217 units offered to the market	Land area of 68m2, 141-197m2 for built-up area	Prices start from IDR 3.2 billion to 5.8 billion per unit.



PANI - Promising Shop-Office

Little Siam

Located in PIK 2 Extension with a total of 132 units offered to the market.	Sizes range from 67.5 m2 for land area, 168.75 – 236.25 m2 for built-up area.	Prices start from IDR 3.9 Billion to 11.3 billion per unit.



PANI - Promising Shop-Office

Petak 9



Located in PIK 2 Extension with a total of 193 units offered to the market.

sizes range from 56.25 - 120 m2 for land area, 140.6 – 420 m2 for built-up area.

Prices start from IDR 4.5 Billion to 9.2 billion per unit.

Rukan Pasar Milenial



Located in PIK 2 with a total of 44 units offered to the market, sizes range from 67.5m2 for land area, 168.75m2 for built-up area. Prices start from IDR 3.4 billion to 4.8 billion per unit.

PANI – Promising Shop-Office

Lau Pa Sat



Located in PIK 2 with a total of 232 units offered to the market.

Sizes range from 56.25 m2 for land area, 197m2 for built-up area.

Prices start from IDR 3 Billion to 5.3 billion per unit.

PANI – Prestige Residential

Padma



Located in PIK 2 with a total of 88 units offered to the market

Sizes range from 450-630 m2 for land area

Prices start from IDR 10.7 Billion to 16.6 billion per unit

PANI – Promising Shop-Office

Rukan Marina Pasir Putih

Located in PIK 2 with a total of 212 units offered to the market.	sizes range from 81-120m2 for land area, 236-390 m2 for built-up area	Prices start from IDR 4.8 Billion to 11.5 billion per unit



Pasir Putih Residences

Located in PIK 2 with a total of 1.012 units offered to the market.	sizes range from 75-510 m2 for land area, 108-346 m2 for built-up area.	Prices start from IDR 3.256 Billion to 22.95 billion per unit.



Permata Golf Residences

Located in PIK 2 with a total of 1.855 units offered to the market	Sizes range from 120-1,387 m2 for land area, 251-285 m2 for built-up area	Prices start from IDR 5.7 Billion to 57.6 billion per unit.



The Golf Signature



Located in PIK 2 extension with a total of 313 units offered to the market	Sizes range from 150-889m2 for land area, 280-285 m2 for built-up area	Prices start from IDR 6.8 Billion to 36.9 billion per unit.

Ilona @ Pasadena Hills



Located in PIK 2 with a total of 85 units offered to the market

sizes range from 40-63 m2 for land area, 75-117 m2 for built-up area

Prices start from IDR 1.4 Billion to 2.3 billion per unit



Pasadena Spring

Located in PIK 2 with a total of 460 units offered to the market | Sizes range from 40-70 m2 for land area, 68-110 m2 for built-up area | Prices start from IDR 1.5 Billion to 5.7 billion per unit.



Pantai Bukit Villa

Located in PIK 2 with a total of 271 units offered to the market

Sizes range from 200-700 m2 for land area, 224-345 m2 for built-up area

Prices start from IDR 8 Billion to 25.4 billion per unit.



PANI – Prestige Residential

Bukit Nirmala



Located in PIK 2 with a total of 413 units offered to the market	Sizes range from 45-164 m2 for land area, 75-182 m2 for built-up area	Prices start from IDR 2.1 Billion to 6.8 billion per unit

Sapporo Residences

Located in PIK 2 with a total of 359 units offered to the market

Sizes range from 45-156.5 m2 for land area, 110-261 m2 for built-up area

Prices start from IDR 2.3 Billion to 7 billion per unit



PANI – Promising Shop-Office

Rukan Marina Bay



Located in PIK 2 Extension with a total of 400 units offered to the market

Sizes range from 90-168 m2 for land area, 293-1,280 m2 for built-up area

Prices start from IDR 7.1 Billion to 22.5 billion per unit

PANI – Promising Shop-Office

SOHO The Riverside



Located in PIK 2 with a total of 38 units offered to the market

Sizes range 150 m2 for land area, 525 m2 for built-up area

Prices start from IDR 8.6 Billion to 9.6 billion per unit

SOHO The Riverside Boulevard



Located in PIK 2 with a total of 33 units offered to the market

Sizes range 120 m2 for land area, 396 m2 for built-up area

Prices start from IDR 8.8 Billion to 10 billion per unit

PANI – Promising Shop-Office

SOHO Miami

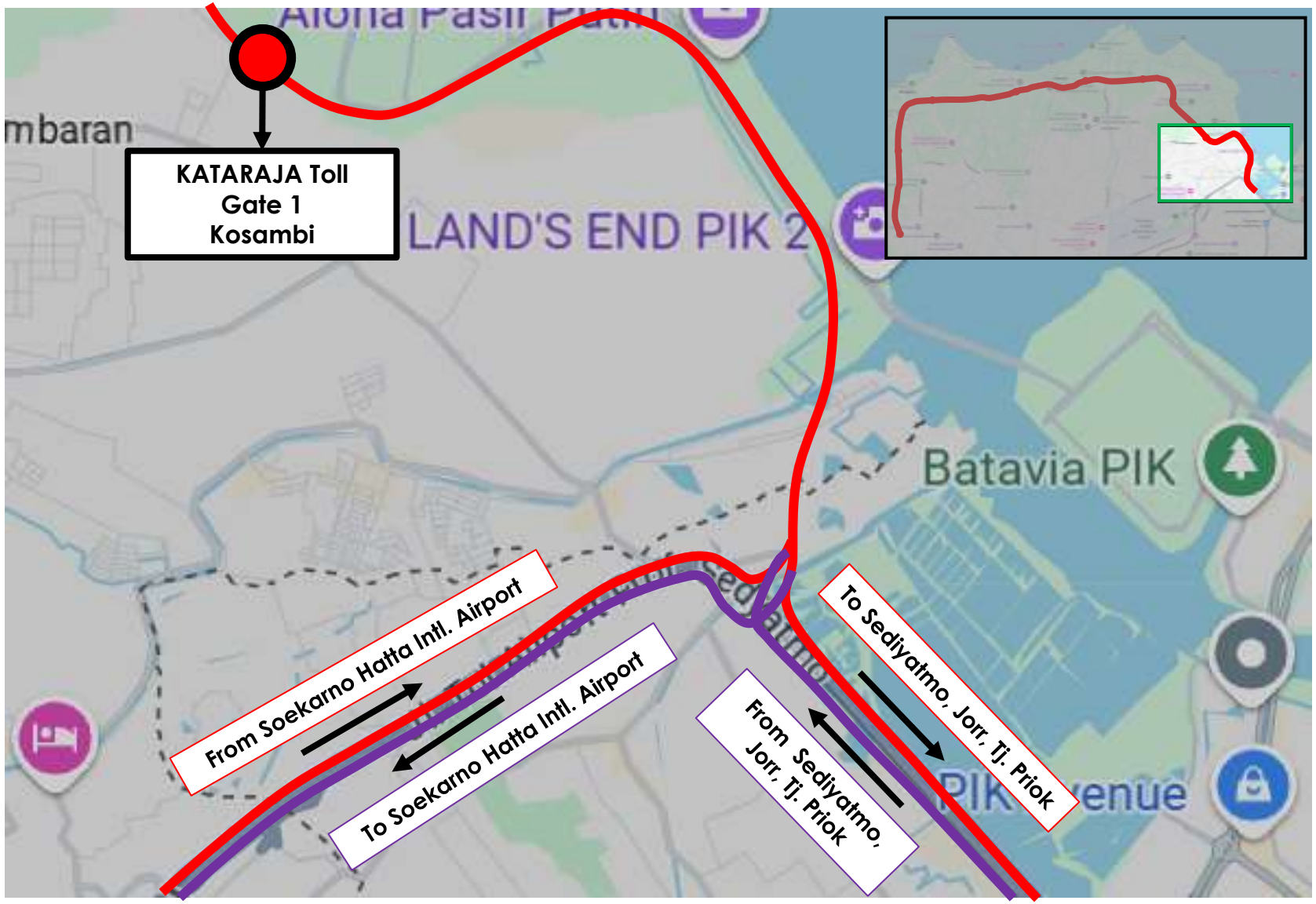


Located in PIK 2 with a total of 60 units offered to the market

Sizes range 108-150 m2 for land area, 315-585 m2 for built-up area.

Prices start from IDR 6.6 Billion to 13.8 billion per unit.

Accessibility — KATARAJA Toll Road



Phase 1:
estimated operate 2025

Connecting PIK2 to **Jakarta Inner Ring Road** (Existing), **JORR** (Existing) and **Tanjung Priok** (existing) through landed toll road.

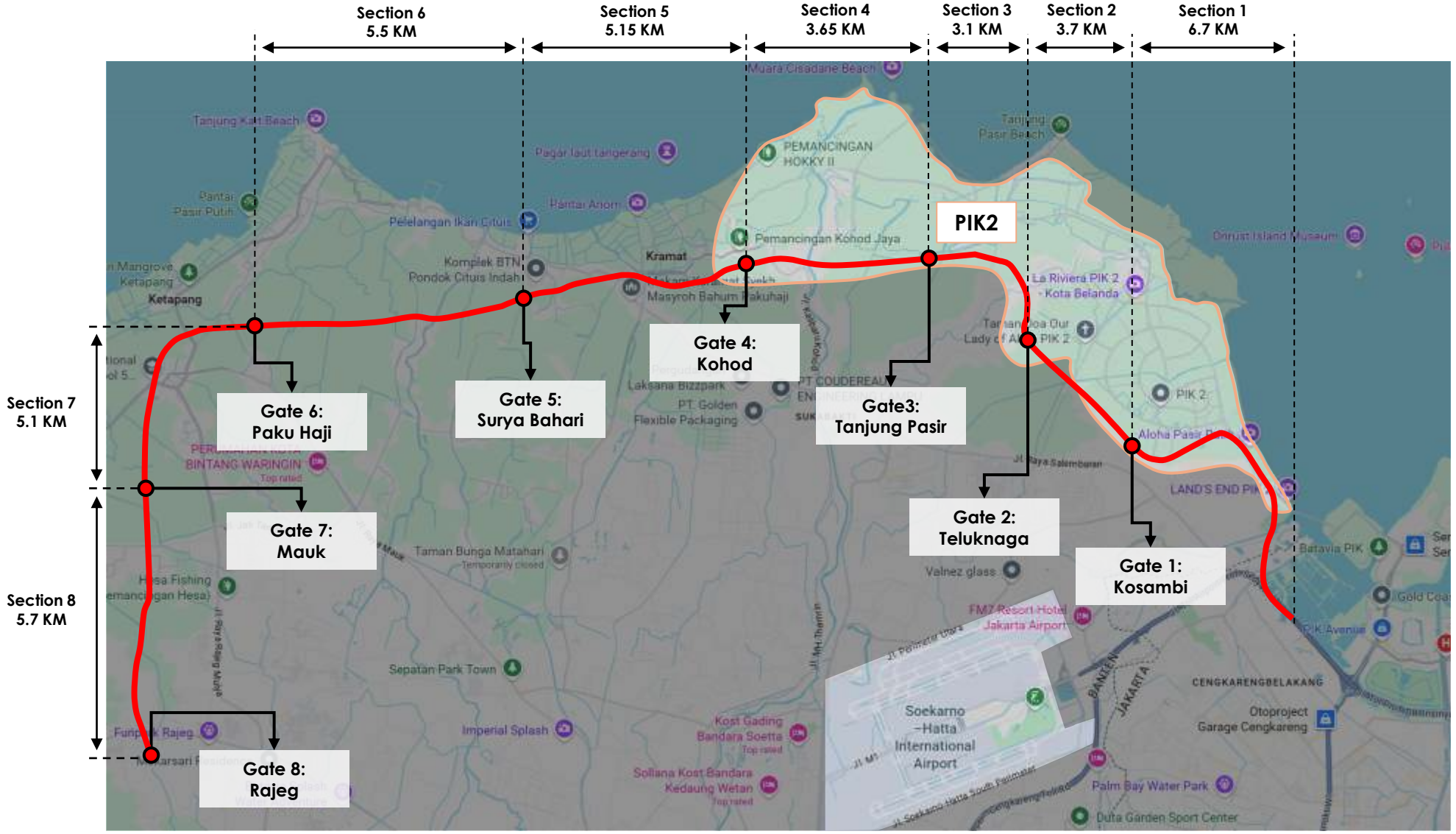
Connecting **Soekarno Hatta International Airport Toll** (Existing) to PIK2 through landed toll road.

Phase 2:
estimated operate 2026

Connect PIK2 to **Soekarno Hatta International Airport Toll** (Existing) through elevated toll road.

Connect **Jl. Toll Sedyatmo** (Existing), **JORR** (Existing) and **Tanjung Priok** (existing) to PIK2 through elevated toll road.

Future Development of Kataraja toll Road



November 2026