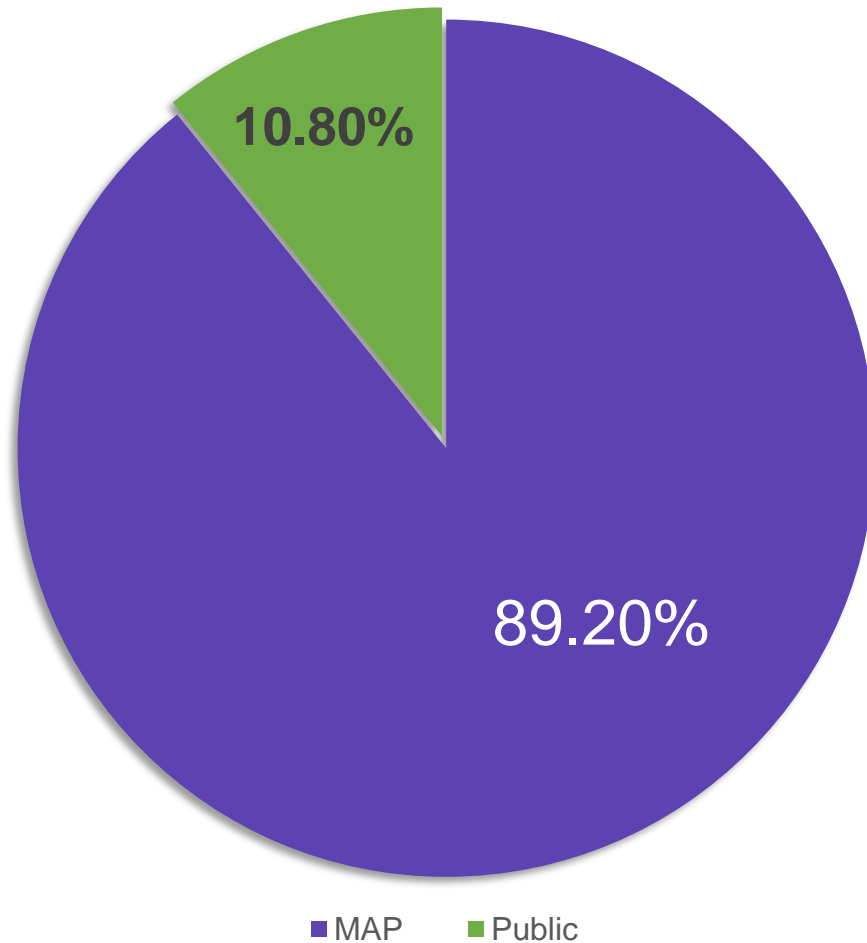




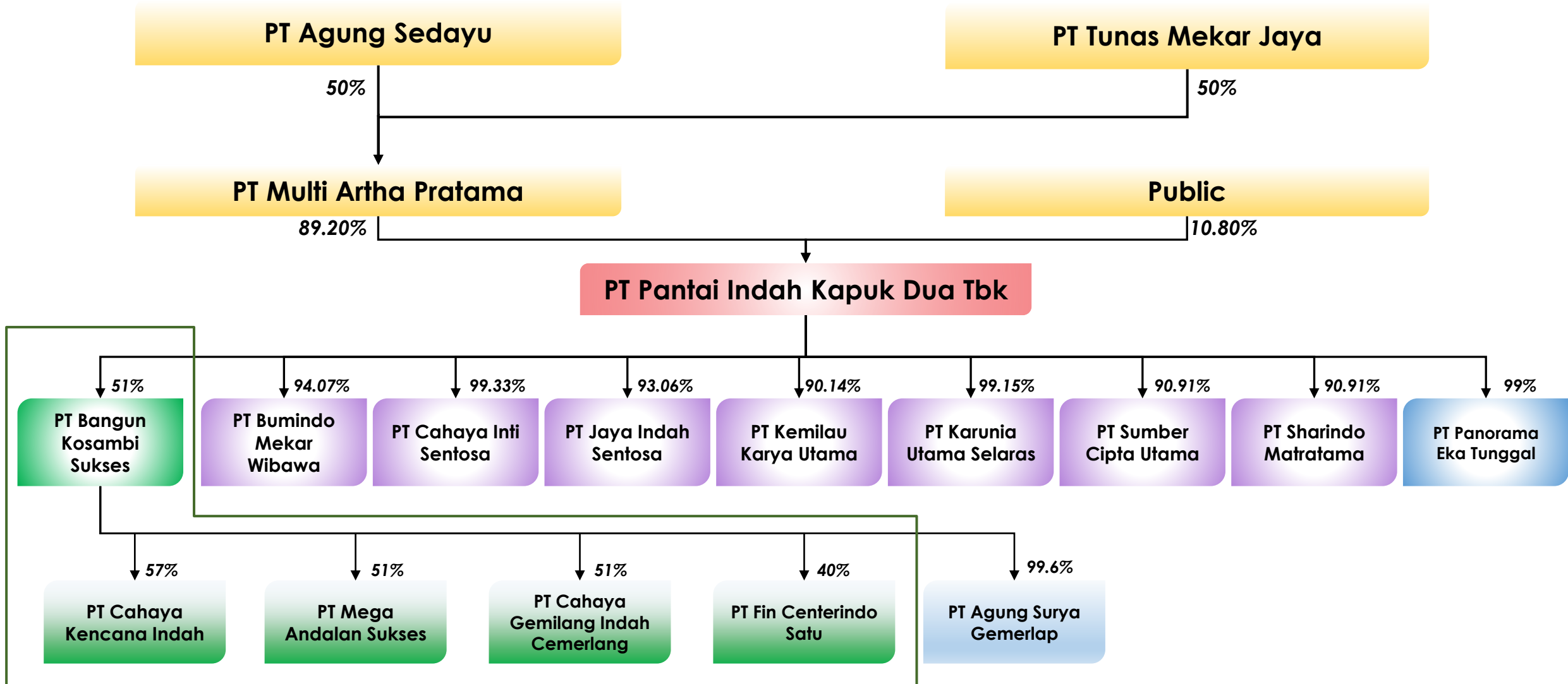
# PT Pantai Indah Kapuk Dua Tbk (PANI)

# Company Highlight



- PANI was established at year 2000 as seafood canning and frozen warehouse services at Tangerang area, and then transformed its business focus on property developer in North Jakarta, at Pantai Indah Kapuk two (PIK2).
- Concentrating on middle upper segment development with prestigious and mesmerizing amenities and facilities surrounding PIK2 and ready to strike future expansion.
- Agung Sedayu Group (ASG) and Salim Group, well known prominent property developer and Asian's based global business group as PANI's sponsor and controlling shareholders thru PT Multi Artha Pratama (MAP), 89.20% ownership.
- As of 30<sup>th</sup> September 2023, PANI net worth at IDR 8 trillion-at book with total assets IDR 16.9 trillion, net debt free company, market capitalization at IDR 79 trillion (as of 2 January 2024).
- Post Rights Issue II, as proforma PANI Net Worth at IDR 19.5 trillion-at book with total assets IDR 31.9 trillion, with total land bank 1,600 ha.

# Company Structure



# Board of Commissioners



**Susanto Kusumo**  
President Commissioner



**Phiong Phillipus Darma**  
Vice President Commissioner



**Steven Kusumo**  
Commissioner



**Richard Halim  
Kusuma**  
Commissioner



**Hardjo Subroto Lilik**  
Commissioner  
Independent



**Djisman Simandjuntak**  
Commissioner  
Independent



**Adi Pranoto Leman**  
Commissioner  
Independent

# Board of Directors



**Sugianto Kusuma**  
President Director



**Alexander Halim Kusuma**  
Vice President Director



**Surya Pranoto Budiardjo**  
Vice President Director



**Markus Kusumaputra**  
Director



**Ipeng Widjoyo**  
Director



**Arthur Salim**  
Director



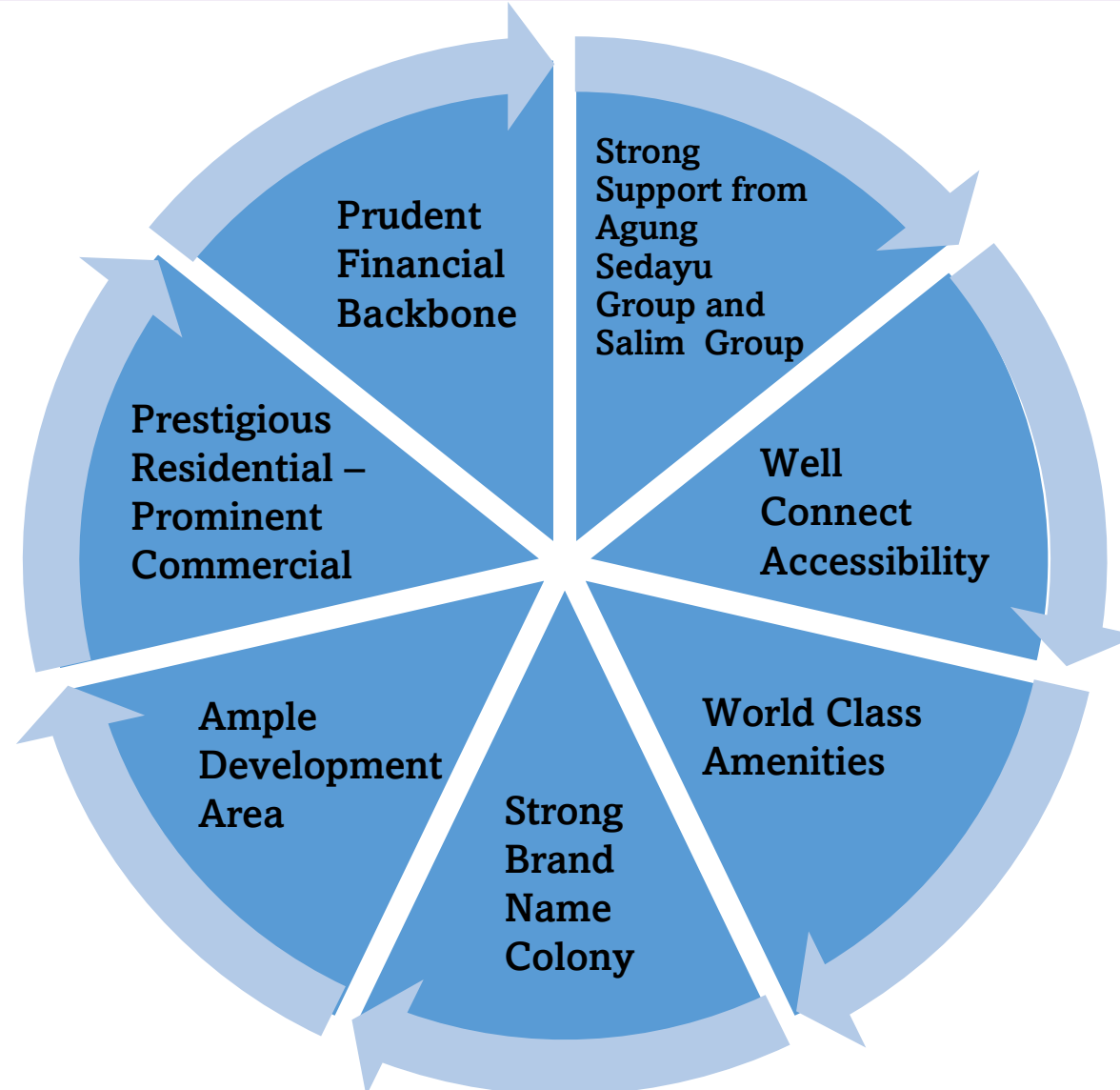
**Gianto Gunara**  
Director



**Yohanes Edmond Budiman**  
Director

# Competitive Advantage

- 52 years reputable developer track record under Agung Sedayu Group.
- Salim Group as one of sponsor, well know as Asian's based global business group.
- PIK 2 as flagship project, strategically located at north part of greater Jakarta, well connected to further northern, western and surrounding regencies thru toll road (JORR, Inner Ring Road and KATARA under constructed) , boulevard access and public transportation e.i. Transjakarta/feeder busway, shuttle bus, boulevard road and future plan of accessibility.



- Well built-up amenities within PIK and PIK 2, as magnetism and mesmerizing for surrounding horizon.
- Central of attraction to large corporations to join/invest/explore business opportunities.
- Ample size of development area with total 1,600 ha land bank up to date, well focusing on middle upper residential segment, including commercial products e.i. shop-houses, shop-offices, SOHO, warehouses and strategic land plots.
- Prudent financial profile with net zero debt, willingness to explore further to capital market.

# Agung Sedayu at Glance

*Well-known large scale property developer with 52 years trusted reputation*



## PIK 2

- $\pm 6,000$  ha development area, seashore on north part of greater Jakarta. Well-described as **The New City of Jakarta which** started from year 2018.
- $\pm 55,000$  property units being built surrounding several project names including Manhattan, San Antonio, Bukit Danau Indah, Pantai Bukit Villa, Permata Golf, CBD PIK2, Osaka Residence, Tokyo Riverside Apartment, Menara Syariah, Aloha Pasir Putih, IDD, EDC, Rumah Millenial etc.

# Agung Sedayu at Glance

*Well-known large scale property developer with 52 years trusted reputation*



## PIK AVENUE

- Situated in the heart of PIK with total  $\pm$  4 ha land area
- $\pm$  30,300 lettable area to serve surrounding communities
- Reputable boutique tenants in places including Foodhall, Paul Depuis 1889, The RR Chocolate, Venchi, Bistecca, Dore by leTAO, Union, Awkitchen by Akira Watanabe, Toby's Estate, Café Kitsune, Nespresso, H&M, Uniqlo, Common Grounds, KKV, Haidilao Hot Pot, Putien, Our Daily Dose, and etc.



# Agung Sedayu at Glance

*Well-known large scale property developer with 52 years trusted reputation*



## DISTRICT 8 SCBD JAKARTA

Comprising 8 towers superblock to embrace SCBD business activities and lifestyle:

- Treasury Office : 133k sqm, 57<sup>th</sup> floors
- Prosperity Office : 71k sqm, 41<sup>st</sup> floors
- Revenue Office : 33k sqm, 29<sup>th</sup> floors
- Eternity Apartment : 380 units, 1-3BR
- Infinity Apartment : 280 units, 1-4BR
- Astha Residence and Langham Branded Residence
- The Langham Hotel, 223 rooms
- Astha Mall, 16k sqm lettable area



# Agung Sedayu at Glance

*Well-known large scale property developer with 52 years trusted reputation*



## **GREEN SEDAYU MALL & APARTEMENT**

- Situated at west Jakarta, along strategic ring road
- Total area  $\pm$  2.2 ha land area
- Total 3 tower apartment  $\pm$  6,060 units condominium successfully built up to accommodate surrounding demand [total area mall] to facilitate daily needs its superblock residents as well surrounding area.

## **PURI MANSION RESIDENTIAL & APARTEMENT**

- Situated at West Jakarta, along strategic ring road
- Developed on top of  $\pm$  25 ha land area
- $\pm$  900 units landed house
- 900 units apartment

# Agung Sedayu at Glance

*Well-known large scale property developer with 52 years trusted reputation*



## **TAMAN ANGGREK RESIDENCES**

± 5 ha land area consists of 7 towers condominium or equal to 3,740 units condominium.

## **HUBLIFE MALL**

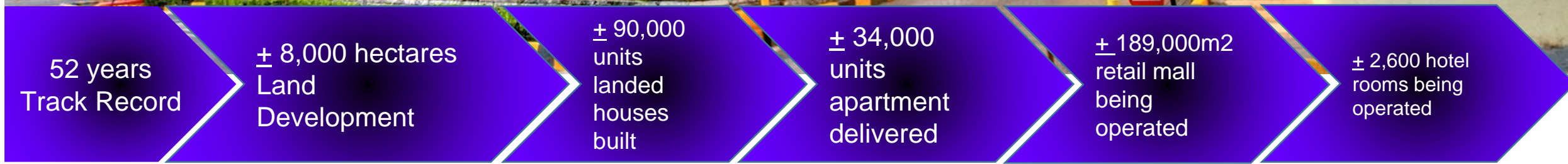
On podium level of Taman Anggrek Residence with total ± 15,000 lettable area, mostly food and beverage tenants.

## **GREEN LAKE CITY**

- With total ± 150 ha land area comprising ± 6,060 units landed house

# Agung Sedayu at Glance

*Well-known large scale property developer with 52 years trusted reputation*



# Salim Group at Glance

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

Salim Group is an Asian-based global business group with diversified and integrated business activities. Its origin can be traced back to 1940s when Mr. Soedono Salim (1916-2012), also known as Liem Sioe Liong, founded the Group in Indonesia focusing on trading. Under current chairmanship of his youngest son, Mr. Anthoni Salim, the Group's business portfolio encompasses investments both in private and public-listed companies, with a workforce in excess of 800,000 people worldwide.

The Salim Group has 12 major business divisions, namely: food production, agribusiness, distribution and retail, telecommunication and media, automotive, building material, real estate and industrial park development, hotel and resort, financial service, chemical and other manufacturing, infrastructure and new strategic business.

# Salim Group at Glance

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



## **PT Indofood CBP Sukses Makmur Tbk (ICBP.IJ)**

Market cap : Rp 123 T \*  
Total assets : Rp 119 T \*\*  
Total revenues : Rp 51 T \*\*\*



## **PT Indofood Sukses Makmur Tbk (INDF.IJ)**

Market cap : Rp 56 T \*  
Total assets : Rp 189 T \*\*  
Total revenues : Rp 84 T \*\*



## **PT DCI Indonesia Tbk (DCII.IJ)**

Market cap : Rp 102 T \*  
Total assets : Rp 4 T \*\*  
Total revenues : Rp 1 T \*\*



## **PT Indoritel Makmur Internasional Tbk (DNET.IJ)**

Market cap : Rp 66 T \*  
Total assets : Rp 20 T \*\*  
Total revenues : Rp 1 T \*\*



## **PT Bank Ina Perdana Tbk (BINA.IJ)**

Market cap : Rp 25 T \*  
Total assets : Rp 24 T \*\*  
Total revenues : Rp 1 T \*\*



## **PT Medco Energi Internasional Tbk (MEDC.IJ)**

Market cap : Rp 29 T \*  
Total assets : Rp 106 T \*\*  
Total revenues : Rp 26 T \*\*

Legend : \*As of 02 January 2024, \*\* As of 31 December 2022, Exchange Rate IDR/USD at Rp 15.397

# Salim Group at Glance

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



## **PT Indomobil Sukses International Tbk (IMAS.IJ)**

Market cap : Rp 6 T \*  
Total assets : Rp 61 T \*\*  
Total revenues : Rp 22 T \*\*



## **PT PP London Sumatra Indonesia Tbk (LSIP.IJ)**

Market cap : Rp 6 T \*  
Total assets : Rp 12 T \*\*  
Total revenues : Rp 3 T \*\*



## **PT Salim Ivomas Pratama Tbk (SIMP.IJ)**

Market cap : Rp 6 T \*  
Total assets : Rp 35 T \*\*  
Total revenues : Rp 12 T \*\*



## **PT Indomobil Multi Jasa Tbk (IMJS.IJ)**

Market cap : Rp 2 T \*  
Total assets : Rp 28 T \*\*  
Total revenues : Rp 4 T \*\*



## **PT Nusantara Infrastructure Tbk (META.IJ)**

Market cap : Rp 4 T \*  
Total assets : Rp 11 T \*\*  
Total revenues : Rp 1 T \*\*



## **PT Amman Mineral Internasional Tbk (AMMN.IJ)**

Market cap : Rp 471 T \*  
Total assets : Rp 127 T \*\*  
Total revenues : Rp 18 T \*\*

Legend : \*As of 02 January 2024, \*\* As of 31 December 2022, Exchange Rate IDR/USD at Rp 15.397

# Salim Group at Glance

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



## **Batamindo Industrial Park**

Located on Batam Island with a total development area of +320 ha 59 factories, absorbing 43,000 workers. Notable main tenants are Schneider, Electric, Infineon Technology, Pegatron, Valeo AC and Ciba Vision.



## **Bintan Industrial Estate (BIP)**

Located on Bintan Island with current total development area of +270 ha, expandable to 4,000 ha. BIP is equipped with a ferry terminal and wharf with a customs team for the clearance process.



## **Kota Bukit Indah Industrial City**

Located in Karawang and Purwakarta, West Java, with a development area of +2,000 ha, including 700 ha managed by PT Indotaisei Indah Development, a joint venture with Taisei Corporation of Japan.

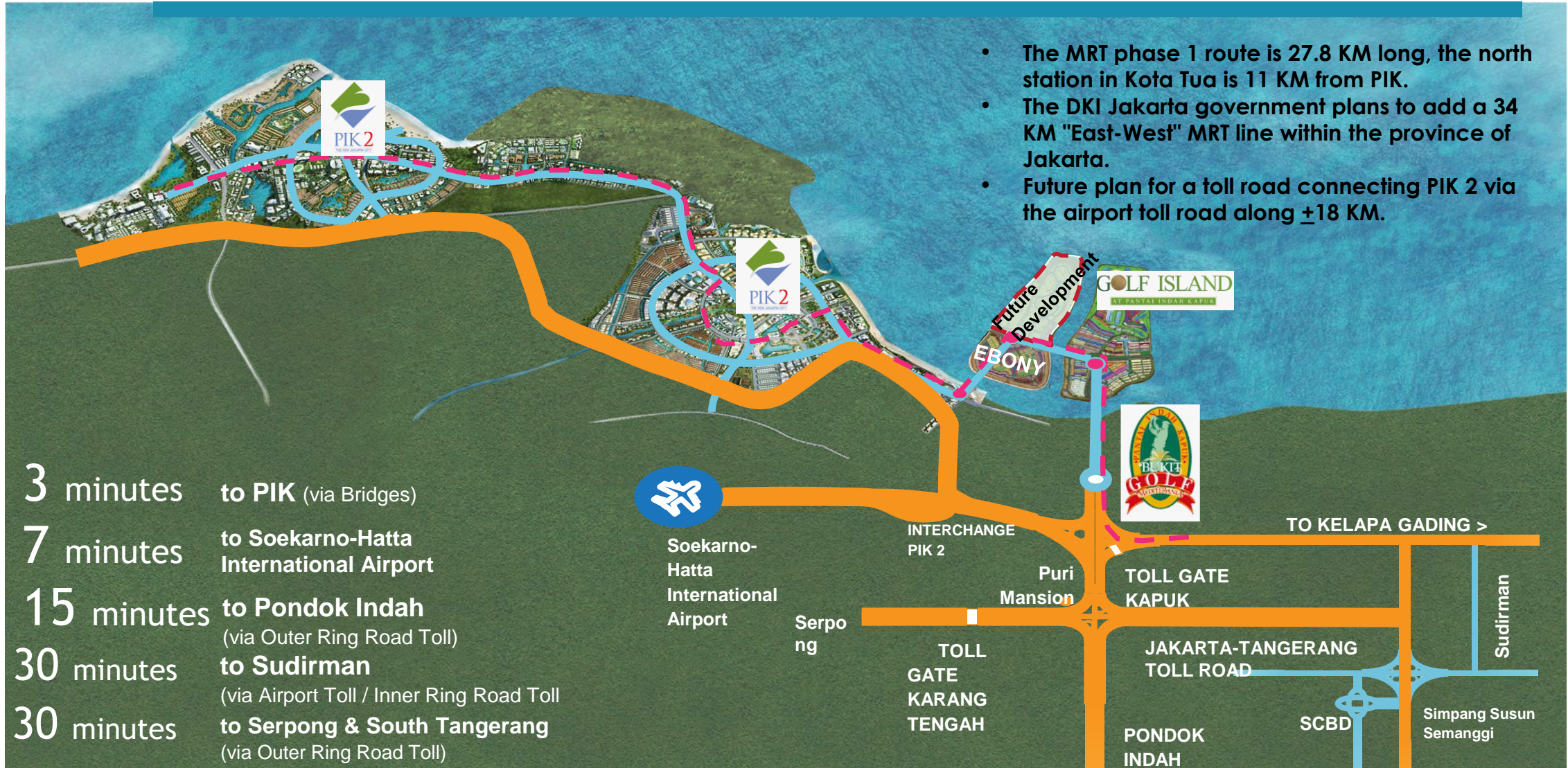


## **Bintan Resort Cakrawala**

Located on Bintan Island, with a total development area of approximately 2,300 ha, which comprises 19 world-class resorts and hotels, and facilities such as 4 golf courses and recreation centers including Safari Lagoi and Eco Park.



# PIK – Well Connected Access



- The MRT phase 1 route is 27.8 KM long, the north station in Kota Tua is 11 KM from PIK.
- The DKI Jakarta government plans to add a 34 KM "East-West" MRT line within the province of Jakarta.
- Future plan for a toll road connecting PIK 2 via the airport toll road along  $\pm 18$  KM.

3 minutes to PIK (via Bridges)

7 minutes to Soekarno-Hatta International Airport

15 minutes to Pondok Indah (via Outer Ring Road Toll)

30 minutes to Sudirman (via Airport Toll / Inner Ring Road Toll)

30 minutes to Serpong & South Tangerang (via Outer Ring Road Toll)

# PIK – World Class Amenities



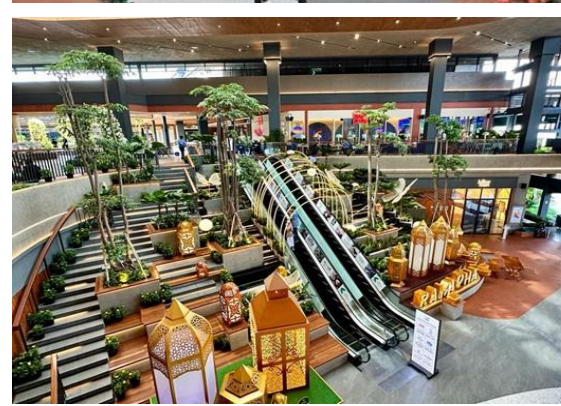
NLA: 2,072 m<sup>2</sup>

Tenant:  
Sociolla, Nature Republic,  
Gaudi, Saturdays, Three  
Mongkis



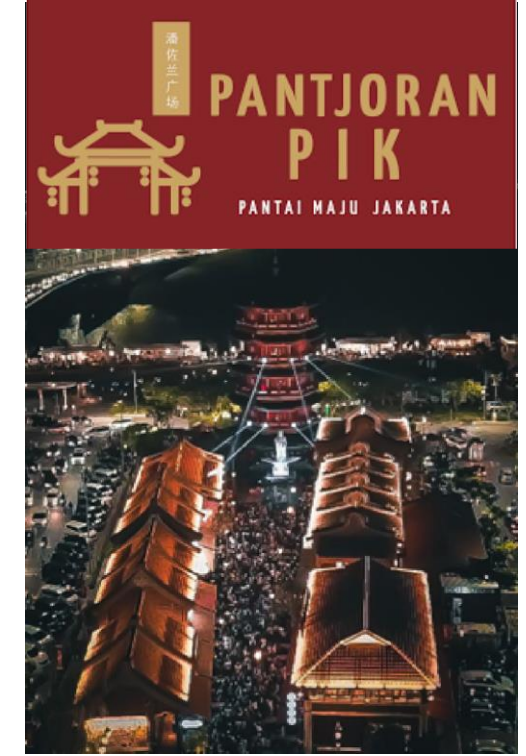
Area: 9,400 m<sup>2</sup>  
NLA: 1,962 m<sup>2</sup>

Tenant:  
Bipang Ambawang,  
Secret Sushi, Alba,  
Hong Tang



NLA: 12,473 m<sup>2</sup>

Tenant:  
Grand Lucky, Kinokuniya,  
Sushi Tei, Bakerman, Six  
Ounces, Hyde Park



NLA: 4,088 m<sup>2</sup>

Tenant:  
Maystar, Wong Fu Kie, KFC,  
Nasi Lemak Ponggol, Din  
Tai Fung, Beach Road  
Scissor Cut Curry Rice,  
Hawaii

# PIK - World Class Amenities



NLA: 3,067 m<sup>2</sup>

Tenants:  
Talassa, Livingstone, Sushi Hiro, Three Mongkis, Oyster Dealer, Lawless Burger, Gelato Secret, Pancious Go, Ask For Patty

January 2024



NLA: 1,487 m<sup>2</sup>

Tenant :  
Oyster Dealer, 1/15 Coffee, Bipang AMbawang, Vivere, Bandar Djakarta



NLA: 6,392 m<sup>2</sup>

Tenants:  
Warung Made, Sate Khas Senayan, Popolamama, Cut n Grill, Rumah Jajan Bu Nanik, Starbucks, Dewata



3 ha luas area

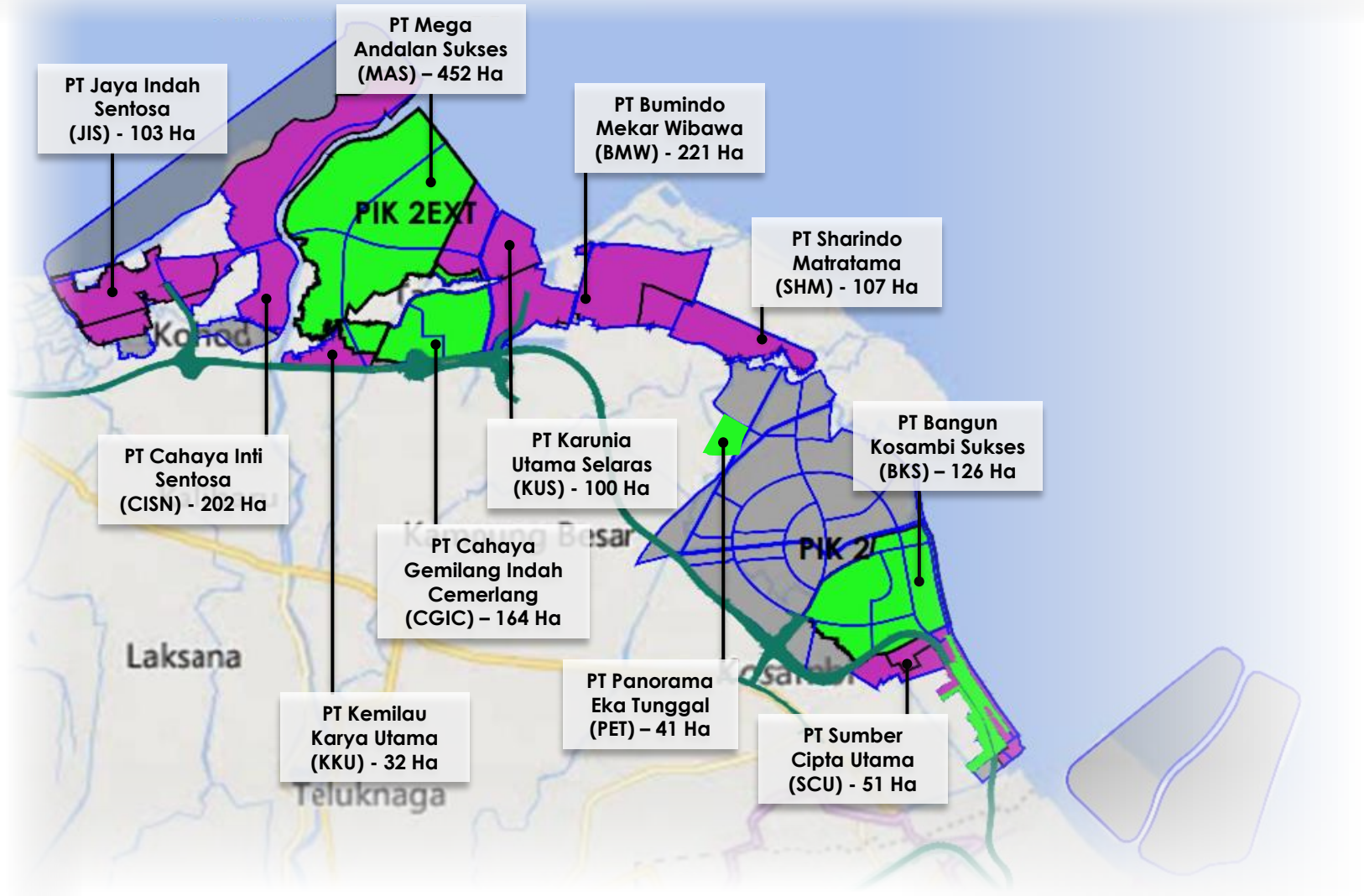
Tenants:  
Aloha Playground, Hoghock Roast, Hotlicks, Sabai, Master Squid, Seutail, Just Coco, Koppi, D'Crepes, Kanza, Pappajack, Baby Crab & Co, Truffle Belly Dinner.

PT Pantai Indah Kapuk Dua Tbk

# PIK – Strong Brand Name Colony



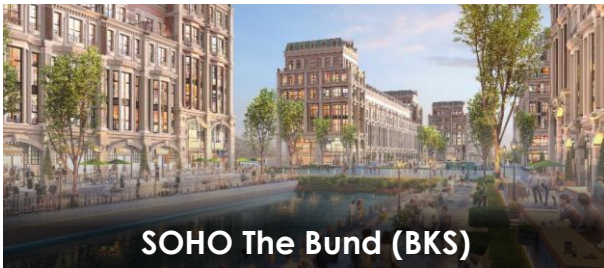
# PANI – Ample Development Area



- As a continuation of the development of PIK, PIK 2 continues their excellence as independent cities that are modern and refined with excellent facilities that can attract crowds.
- PANI's current land reserves are located around PIK 2, dominated by residential and commercial development rights, with a total of 1,600 ha as of September 30, 2023, through 12 PANI subsidiaries that focus on real estate development,
- Based on book value, the 1,600 ha of land reserves are valued at IDR 22.6 trillion.

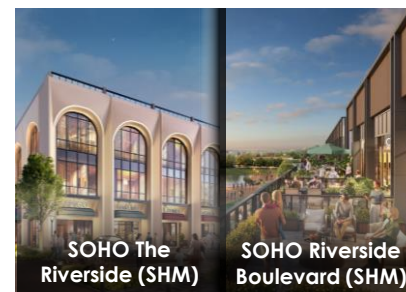
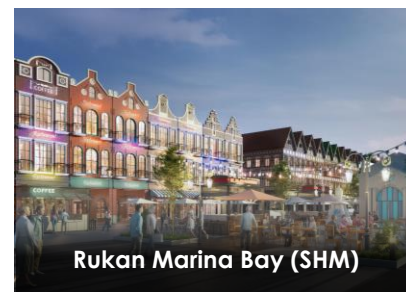
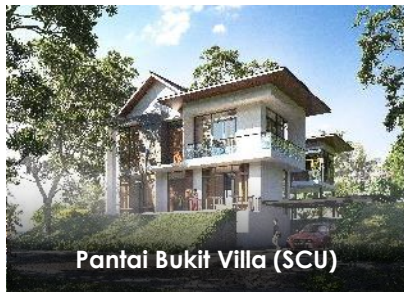
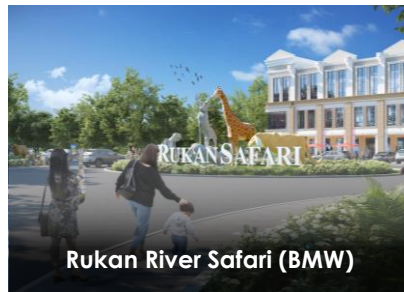
# PANI – Prominent Residential and Commercial

PROJECTS	SOHO The Bund (BKS)	Permata Hijau Residences (MAS)	Rumah Milenial (MAS)	Pasadena Walk Shop Office (MAS)	Rukan Little Siam (MAS)	Rukan Petak Sembilan (MAS)	Bizpark PIK2 (MAS)	Rukan Little Marrakesh (CGIC)
<b>Units Capacity</b>	159	150	1980	201	196	443	525	516
<b>Price Range (in Bn)</b>	<b>IDR 12.2 - 17.8</b>	<b>IDR 5.5 - 10.7</b>	<b>IDR 1.5 - 4.2</b>	<b>IDR 3.1 - 4.2</b>	<b>IDR 3.5 - 11.3</b>	<b>IDR 4.5 - 7.2</b>	<b>IDR 3.1 - 9.2</b>	<b>IDR 3.8 - 13.2</b>
<b>Type (in Sqm)</b>	L: 102 - 120	L: 160 - 300	L: 45 - 120	L: 67.5	L: 67.5	L: 56.3 - 120	L: 120 - 360	L: 67 - 150
	B: 510 - 840	B: 183 - 374	B: 54 - 146	B: 141 - 197	B: 168.7 - 236.3	B: 140.6 - 420	B: 102 - 291	B: 169 - 560

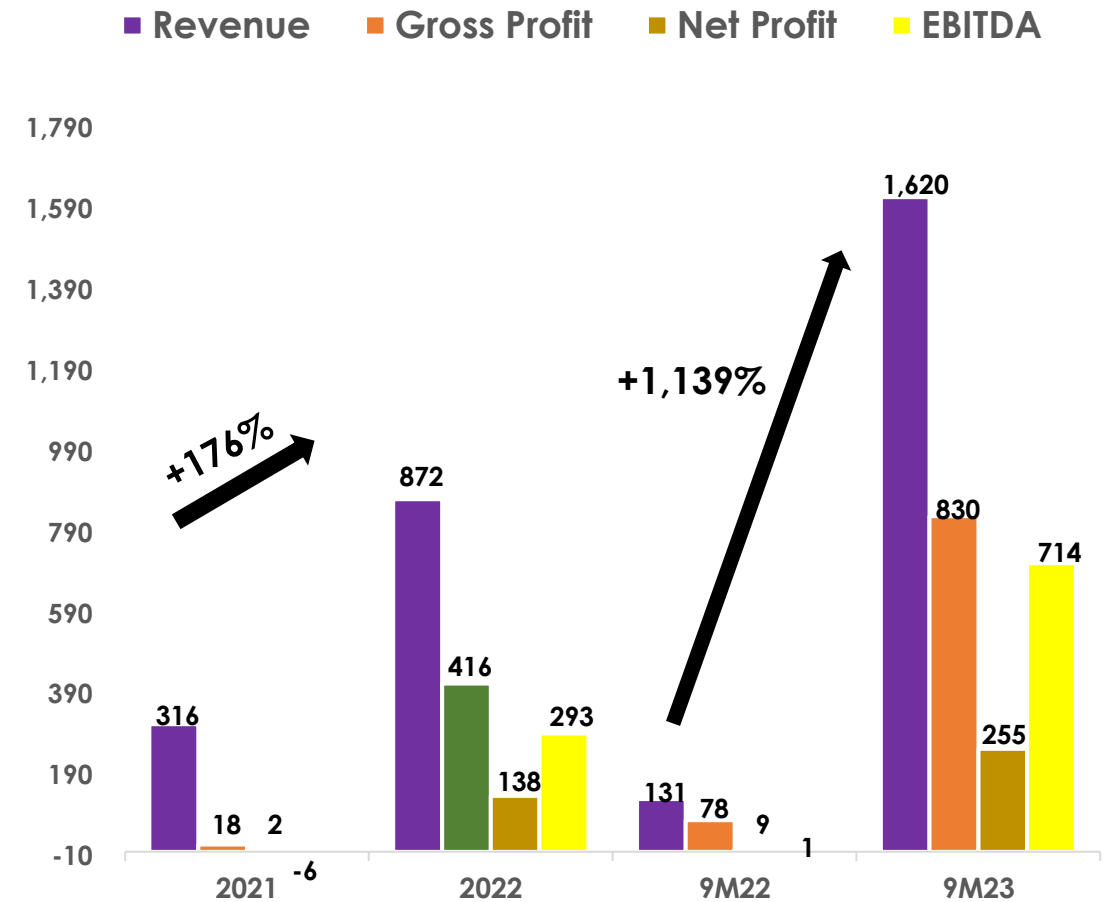
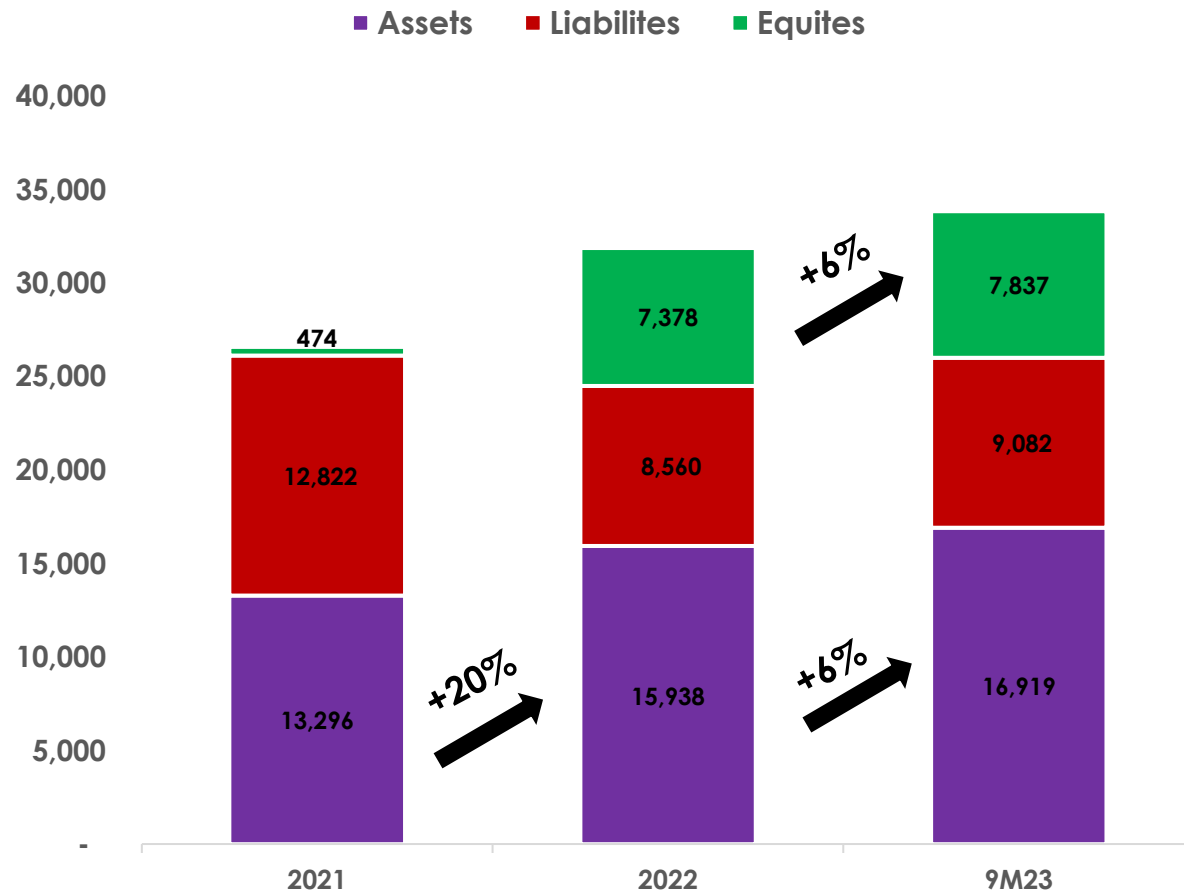


# PANI – Promising Pipeline Launching

PROJECTS	Rukan Lau Pa Sat (PET)	Pasir Putih Residences (BMW)	Rukan River Safari (BMW)	The Golf Signature (CISN & JIS)	Permata Golf Residence (CISN & JIS)	Ilona @Pasadena Hills (KKU)	Pasadena Spring (KKU)	Pantai Bukit Villa (SCU)	Bukit Nirmala (SCU)	Sapporo Residence (SHM)	Rukan Marina Bay (SHM)	SOHO The Riverside (SHM)	SOHO Riverside Boulevard (SHM)
Units Capacity	232	697	240	313	2,542	272	460	271	413	359	460	38	33
Price Range (in Bn)	IDR 3.3 - 4.9	IDR 3.3 - 22.9	IDR 4.8 - 11.5	IDR 6.8 - 36.9	IDR 5.7 - 57.6	IDR 1.3 - 2.2	IDR 1.5 - 5.7	IDR 8.1 - 24.3	IDR 2.1 - 6.8	IDR 2.9 - 6.9	IDR 7.1 - 22.5	IDR 8.5 - 9.5	IDR 8.8 - 10.1
Type (in Sqm)	L: 56.25 B: 197	L: 75 - 150 B: 108 - 346	L: 81 - 120 B: 236 - 390	L: 150 - 889 B: 280 - 185	L: 120 - 1387 B: 251 - 285	L: 40 - 63 B: 75 - 117	L: 40 - 70 B: 68 - 110	L: 200 - 700 B: 224 - 345	L: 45 - 164 B: 75 - 182	L: 45 - 156 B: 110 - 261	L: 90 - 168 B: 293 - 1280	L: 150 B: 525	L: 120 B: 396

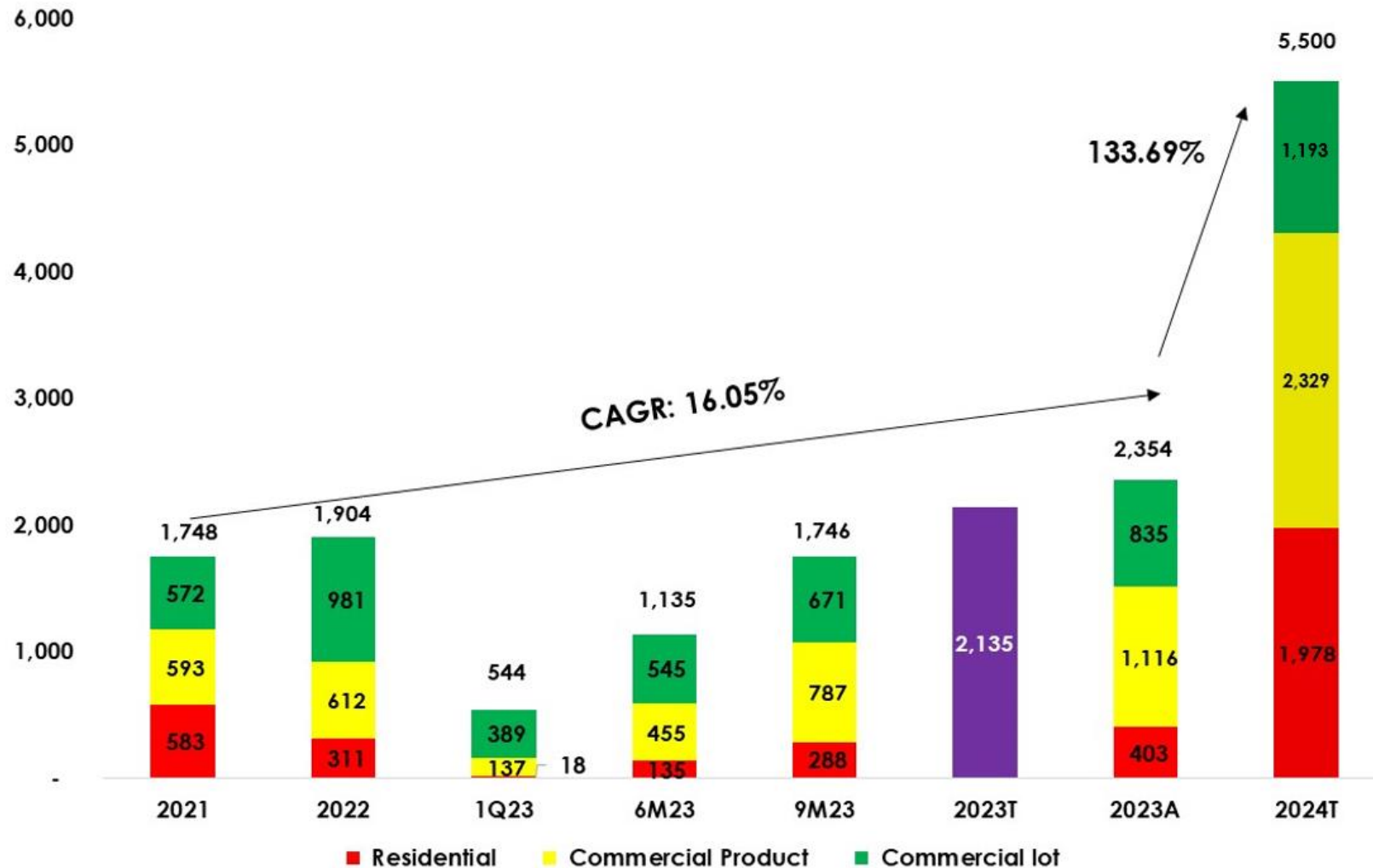


# Prudent Financial Backbone (in billion IDR)





# Pre-Sales Achievement (in billion IDR)



- **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 2.4 trillion, 10% surpass the annual target. 47% generated from commercial products, 36% from land plots and the rest from residential.
- **2024** annual target set to be IDR 5.5 trillion with composition of 36% residential, 42% commercial products and 22% commercial land plots.



*Thank You*



**Agung Sedayu Group**



# Contact Info

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**(formerly PT Pratama Abadi Nusa Industri Tbk)**

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# PANI – Prominent Shop-Office

## The Bund

± 159 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 102-120m<sup>2</sup>, building area of 600-840m<sup>2</sup> with alternative floors from 5.5 floors to 7.5 floors, connected by a roof.

Prices range from IDR 12 – 18 billion per unit.



## Permata Hijau Residence

- ± 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<sup>2</sup> option, building area 183-374m<sup>2</sup>
- Price ranging from Rp 6 – 11 bn per unit.



# PANI – Prestige Residential

## Rumah Milenial

± 1,980 Units being launched, located within PIK2.

Offering land area 45-120m<sup>2</sup> option,  
building area 54-146m<sup>2</sup>

Price ranging from Rp 1.5 – 4.2 bn per unit.



# PANI - Promising Shop-Office

## Ruko Milenial

Approximately 70 Units have been marketed with a detailed land area of 54-60 m<sup>2</sup> and a building area of 135-150 m<sup>2</sup>.

The price range starts from IDR 3 billion per unit, with a strategic location in the Millennial House residential area which will bring profitable business opportunities due to optimal occupancy rates or what is called high density.





# PANI - Promising Shop-Office

## Pasadena Walk Shop-Office



Located in PIK 2 with a total of 217 units offered to the market

Land area of 68m<sup>2</sup>, 141-1971m<sup>2</sup> for built-up area. Prices start from IDR 3.1 billion to 4.2 million 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 m<sup>2</sup> for land area, 168.75 – 236.25 m<sup>2</sup> for built-up area. Prices start from IDR 3.5 Billion to 11.3 billion per unit.



# PANI - Promising Shop-Office Cin Te Yen



Located in PIK 2 Extension with a total of 193 units offered to the market, sizes range from 56.25 - 120 m<sup>2</sup> for land area, 140.6 - 420 m<sup>2</sup> for built-up area. Prices start from IDR 4.45 Billion to 7.16 billion per unit.



# PANI – Promising Business Park

## BIZPARK PIK2



Located in PIK 2 with a total of 525 units offered to the market, sizes range from 120-360m<sup>2</sup> for land area, 102-291m<sup>2</sup> for built-up area. Prices start from IDR 3.1 billion to 9.2 billion per unit.



# PANI – Promising Shop-Office

## Rukan Little Marrakesh

Located in PIK2 Extension with a total of 516 units offered to the market, sizes range from 67-150 m<sup>2</sup> for land area, 169-560 m<sup>2</sup> for built-up area. Prices start from IDR 3.8 billion to 13.2 billion per unit.



# PANI - Promising Shop-Office

## Lau Pa Sat



Located in PIK 2 Extension with a total of 232 units offered to the market, sizes range from 56.25 m<sup>2</sup> for land area, 197m<sup>2</sup> for built-up area. Prices start from IDR 3.2 Billion to 4.8 billion per unit.



# PANI – Prestige Residential

## Pasir Putih Residences

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



# PANI – Promising Shop-Office

## Rukan River Safari



Located in PIK 2 with a total of 240 units offered to the market, sizes range from 81-120m<sup>2</sup> for land area, 236-390 m<sup>2</sup> for built-up area. Prices start from IDR 4.8 Billion to 11.5 billion per unit.





# PANI – Prestige Residential

## Permata Golf Residence

Located in PIK 2 with a total of 1.855 units offered to the market, sizes range from 120-1,387 m<sup>2</sup> for land area, 251-285 m<sup>2</sup> for built-up area. Prices start from IDR 5.73 Billion to 57.59 billion per unit.



# PANI – Prestige Residential

## The Golf Signature

Located in PIK 2 with a total of 313 units offered to the market, sizes range from 150-889m<sup>2</sup> for land area, 280-285 m<sup>2</sup> for built-up area. Prices start from IDR 6.83 Billion to 36.92 billion per unit.



# PANI – Prestige Residential

## Ilona @ Pasadena Hills

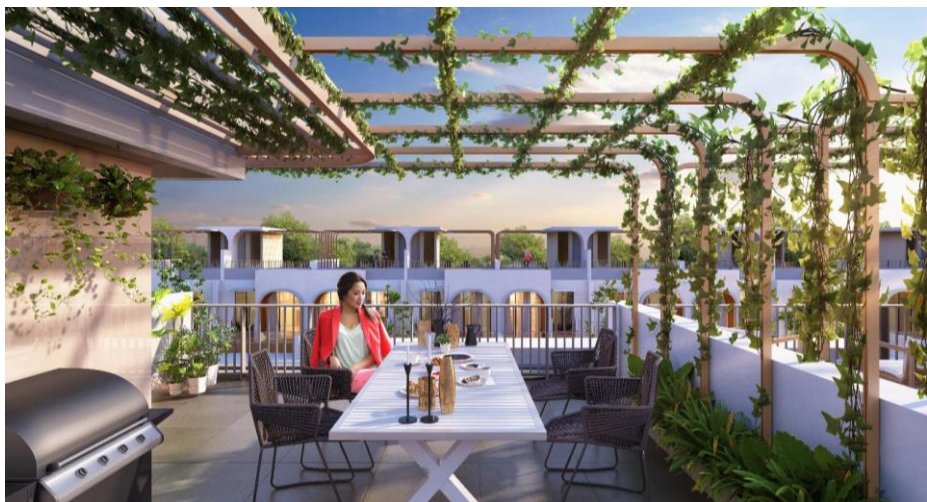
Located in PIK 2 with a total of 85 units offered to the market, sizes range from 40-63 m<sup>2</sup> for land area, 75-117 m<sup>2</sup> for built-up area. Prices start from IDR 1.3 Billion to 2.15 billion per unit.



# PANI – Prestige Residential

## Pasadena Spring

Located in PIK 2 with a total of 460 units offered to the market, sizes range from 40-70 m<sup>2</sup> for land area, 68-110 m<sup>2</sup> for built-up area. Prices start from IDR 1.52 Billion to 2.68 billion per unit.



# PANI – Prestige Residential

## Pantai Bukit Villa

Located in PIK 2 with a total of 271 units offered to the market, sizes range from 200-700 m<sup>2</sup> for land area, 224-345 m<sup>2</sup> for built-up area. Prices start from IDR 8.07 Billion to 24.27 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 m<sup>2</sup> for land area, 75-182 m<sup>2</sup> for built-up area. Prices start from IDR 2.06 Billion to 6.78 billion per unit.



# PANI – Prestige Residential

## Sapporo Residence



Located in PIK 2 with a total of 359 units offered to the market, sizes range from 45-156.5 m<sup>2</sup> for land area, 110-261 m<sup>2</sup> for built-up area. Prices start from IDR 2.27 Billion to 6.87 billion per unit.



# PANI – Promising Shop-Office

## Rukan Marina Bay

Located in PIK 2 with a total of 400 units offered to the market, sizes range from 90-168 m<sup>2</sup> for land area, 293-1,280 m<sup>2</sup> for built-up area. Prices start from IDR 7.11 Billion to 22.51 billion per unit.







# PANI – Promising Shop-Office

## SOHO The Riverside Boulevard

Located in PIK 2 with a total of 33 units offered to the market, sizes range 120 m<sup>2</sup> for land area, 396 m<sup>2</sup> for built-up area. Prices start from IDR 8.8 Billion to 10.05 billion per unit.

