



Company Presentation

PT Pantai Indah Kapuk Dua Tbk

January 2026



Agung Sedayu Group



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 ± 816 ha 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 IDR3.7 trillion $> \pm 148$ ha of land.
- **Thru Non Pre-emptive Right Issue II** raised IDR2.1 trillion $> \pm 84$ 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

- **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:** capital increased through the 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, CISON & KUS; establish a new subsidiary, **PT Samudra Mega Utama (SMU)**; capital increased in MAS & CGIC through CBDK to 77.4% & 78.5%.

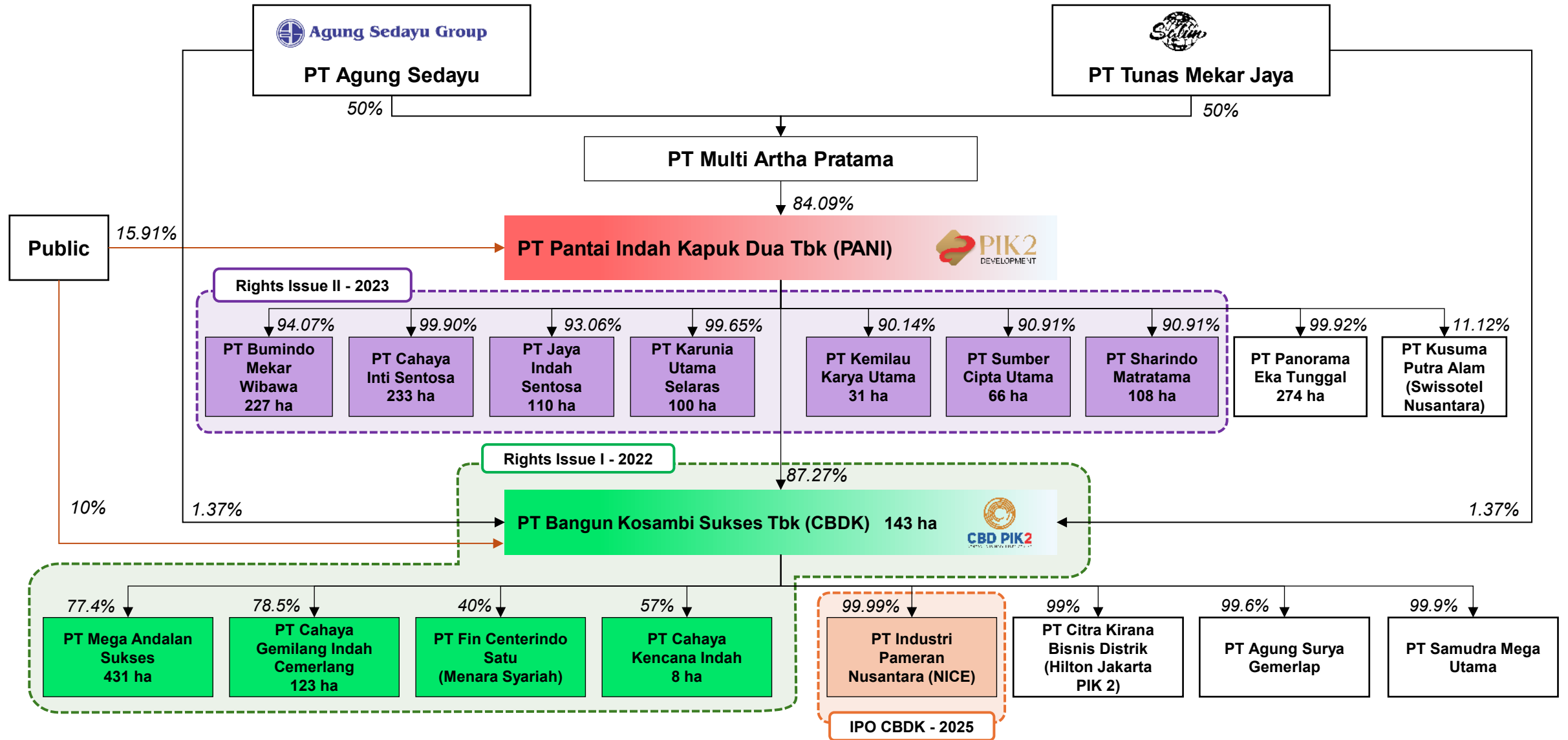
Primary line of business : A holding company, operating in the real estate sector through its subsidiary entities.

As of September 30, 2025 :
Total Assets : IDR49 trillion
Total Liabilities : IDR19 trillion
Total Equity : IDR31 trillion
Total land bank : 1.855 ha

Market Cap : IDR202 trillion
(January 22, 2026)

January 2026

Company Structure



Board of Commissioner

 Agung Sedayu Group



Susanto Kusumo
President Commissioner



Phiong Phillipus Darma
Vice President Commissioner

 Agung Sedayu Group



Steven Kusumo
Commissioner

 Agung Sedayu Group



Richard Halim Kusuma
Commissioner



Hardjo Subroto Lilik
Independent Commissioner



Djisman Simandjuntak
Independent Commissioner



Adi Pranoto Leman
Independent Commissioner

Board of Directors

 Agung Sedayu Group



Sugianto Kusuma
President Director

 Agung Sedayu Group



Alexander Halim Kusuma
Vice President Director



Surya Pranoto Budihardjo
Vice President Director

 Agung Sedayu Group



Markus Kusumaputra
Director

 Agung Sedayu Group



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 54 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 1,855 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.

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

January 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, 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.

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

Well-known large scale property developer with more than 54 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

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).



World Class Amenities



NLA: 12,473 m²

Tenants:
Grand Lucky, Kinokuniya, Sushi Tei,
Bakerman, Six Ounces, Hyde Park,
Boost, Guardian, Saladstop.



NLA: 4,088 m²

Tenants:
KFC, Ahaw Jajanan Pontianak, Baso
Babi Ajung, Hawaii.



NLA: 2,072 m²

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



NLA: 1,962 m²

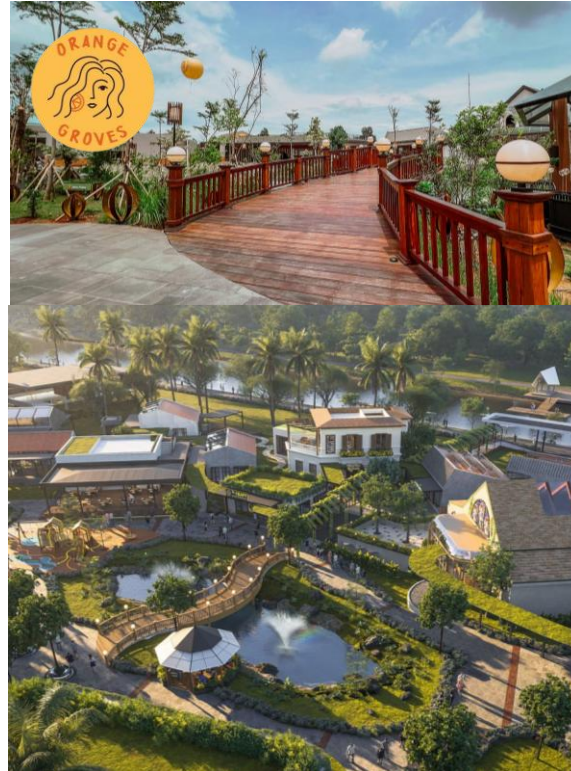
Tenants:
Bipang Ambawang, Secret Sushi, Alba,
Hong Tang

World Class Amenities



Area 12 Ha

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



Area 1.1 Ha

Tenants:
The Food Hall, Fillmore Coffee, Gaya
Spa, Osteria Gia, Paul Le Café, Sushi
Hiro, Saigon Ngon.



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,

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.



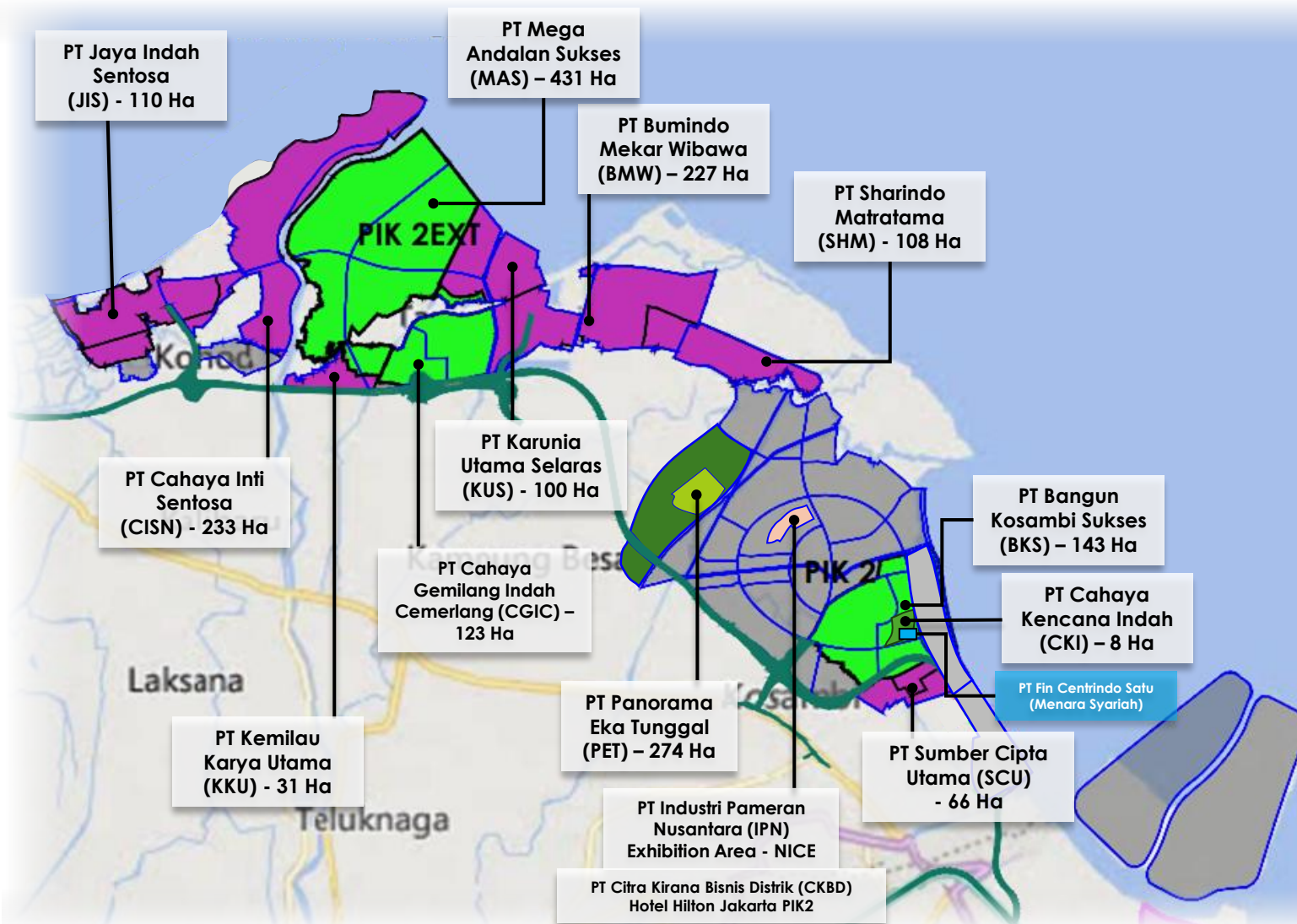
Strong Brand Name Colony



Development

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

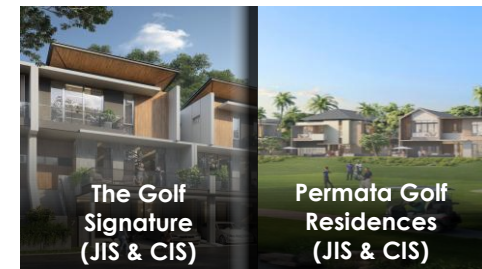
Ample Development Area



- As a continuation of the development of PIK1, PIK 2 continues their excellence as independent cities that are modern and refined with excellent facilities that can attract crowds.
- PANI's land banks are located in PIK 2, dominated by the development of CBD areas, residential, and commercial products, with a total land area of 1,855 hectares through 12 PANI subsidiaries focused on real estate development,
- All of PANI's land banks are located in PIK2, Tangerang, Banten, positioned along the northern coastal area of Jakarta.

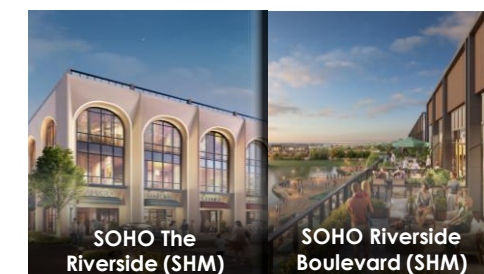
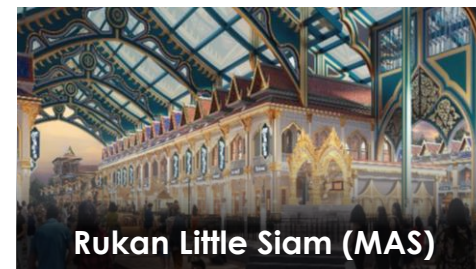
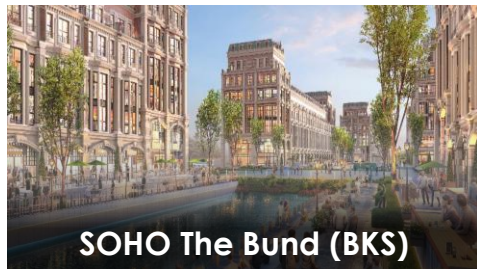
Prestigious Residential

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



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



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 in 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 2026
(May 6-9, 2026)



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



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



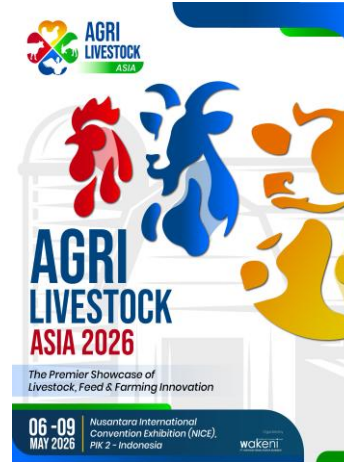
Indonesia Agriculture
Machinery, Accessories &
Tools Expo (INAGRIMAT)
(May 6-9, 2026)

NICE – Pipeline Events in 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)



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



Java Jazz Festival
(May 29-31, 2026)



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



Indo Fisheries
(June 16-18, 2026)

NICE – Pipeline Events in 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 in 2026

Kahitna 40 Tahun
September 5, 2026



Carabao International Open
September 5, 2026



Carabao Junior Open
September 5, 2026



Hotel Hilton Jakarta PIK2



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

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

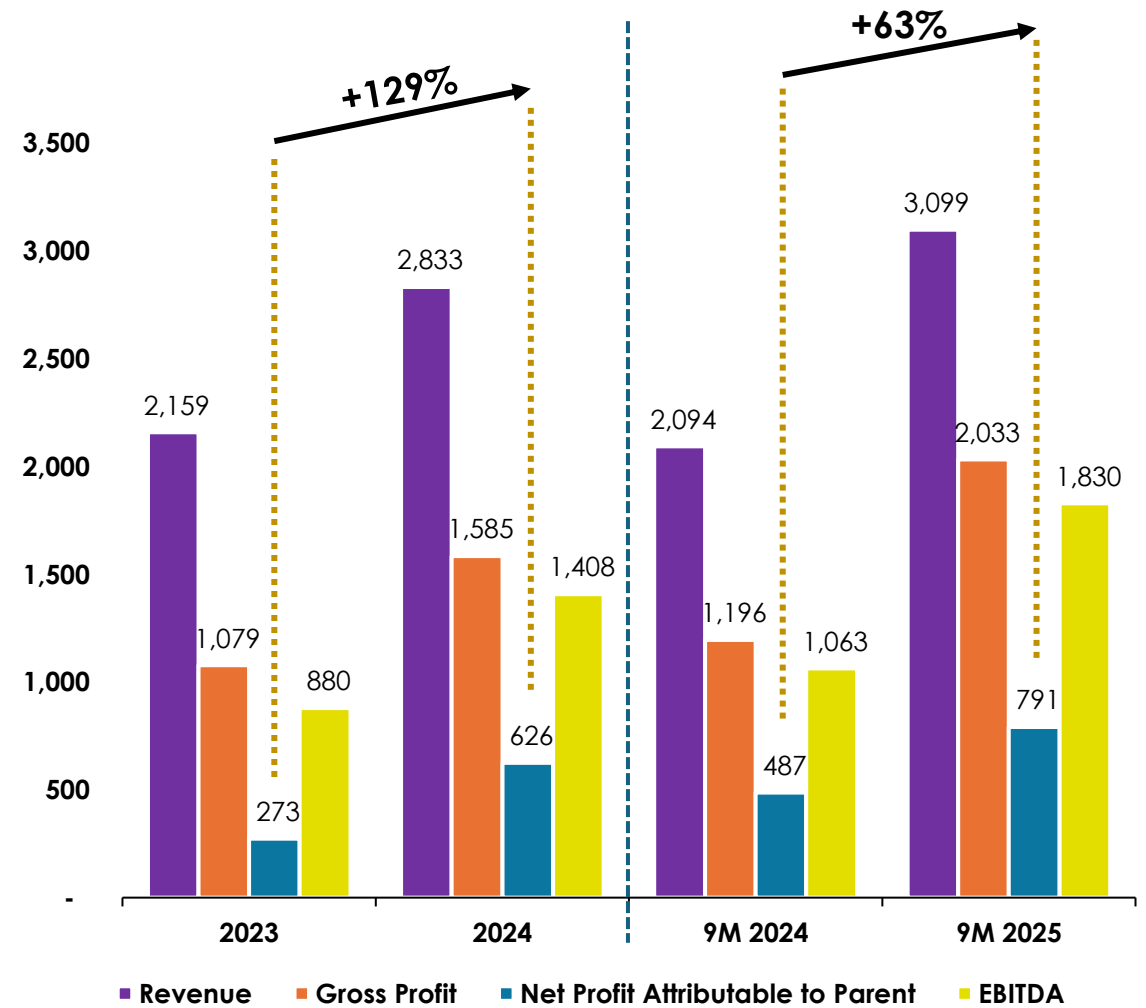
Soaring 20 floors high, Hotel Hilton Jakarta PIK2 featured 271 well-appointed rooms that will accommodate MICE activities on PIK2. Built across 1 hectare site, Hilton Hotel at CBD PIK2 estimated to be operate on year 2027.

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.

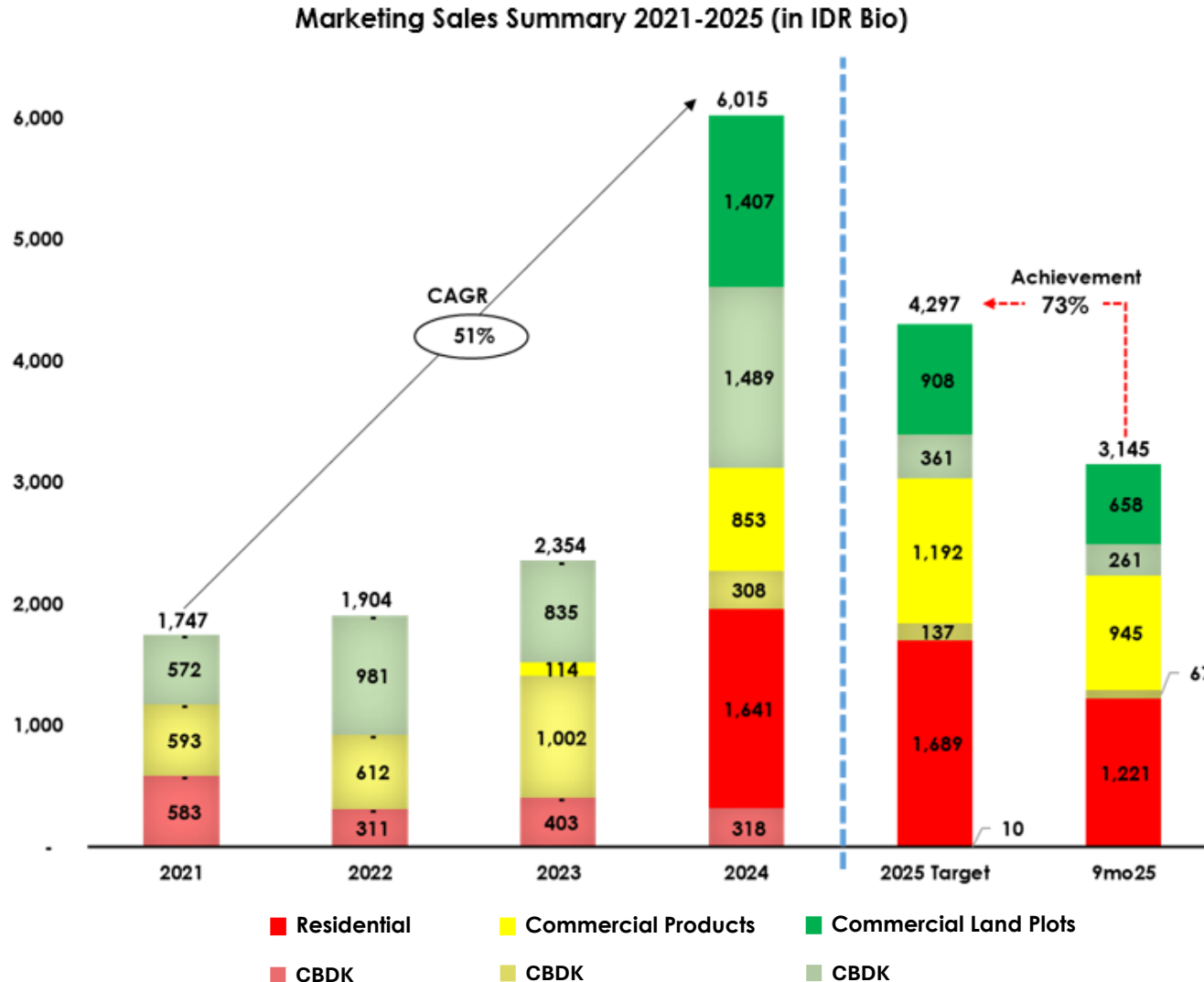
Financial & Pre-Sales

- Prudent Financial Backbone
- Pre-Sales Achievement

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 :** Achieving 100.3% of the 2024 **revised** annual target with a composition of 48% commercial plots, 33% residential, and 19% commercial products.
- **2025 Target:** Annual target at IDR 4,3 trillion with a composition of 31% commercial products, 40% residential and 29% commercial land plots.
- **2025 9Mo:** Achieving 73% of the 2025 annual target with a composition of 29% commercial land plots, 32% commercial products, and 39% residential.



thank you



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 160-300m² option, building area 183-374m²
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.



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.



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



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.



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.

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

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.



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



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

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

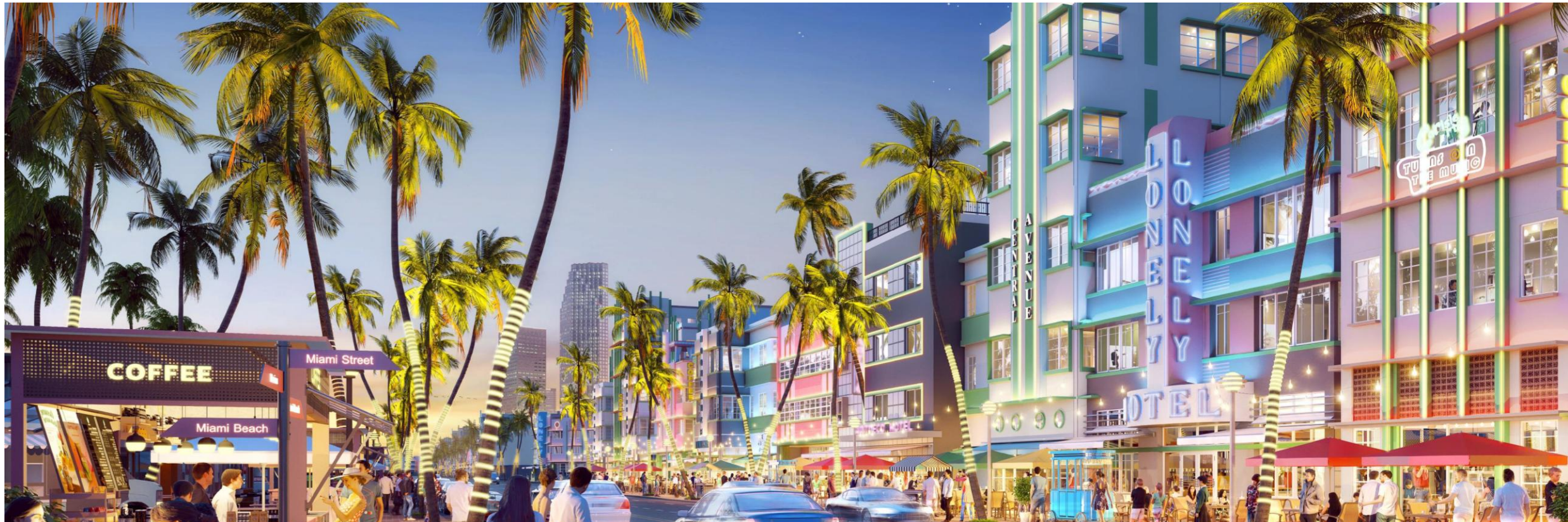


Located in PIK 2 with a total of 33 units offered to the market

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

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.