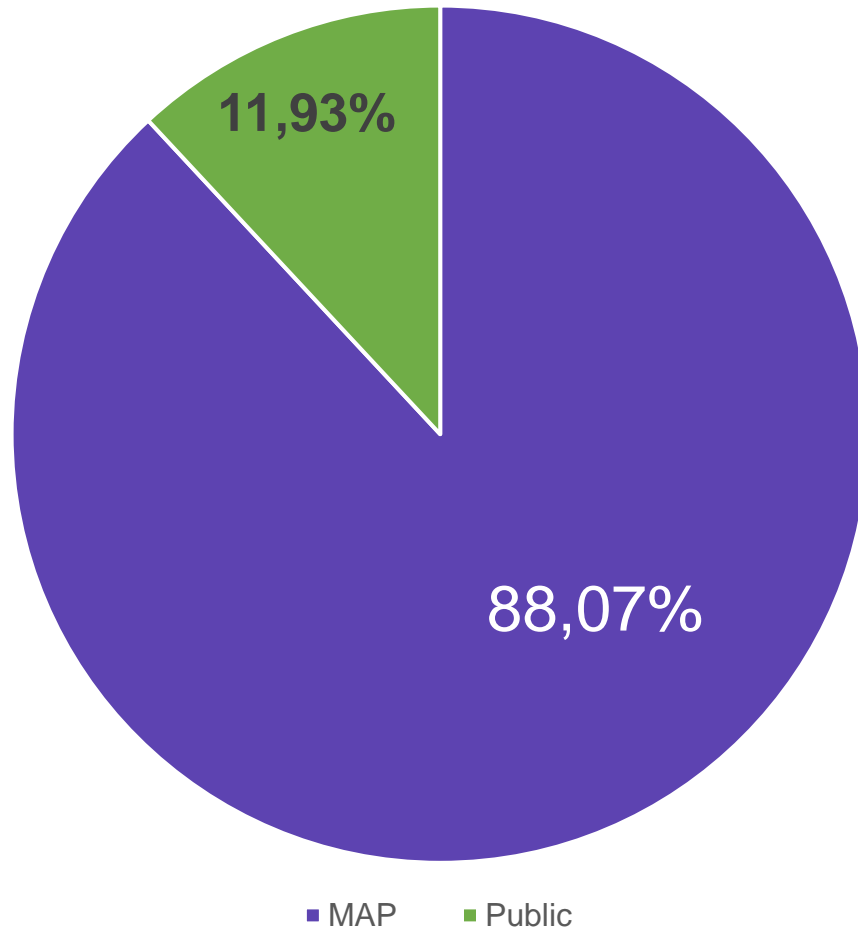




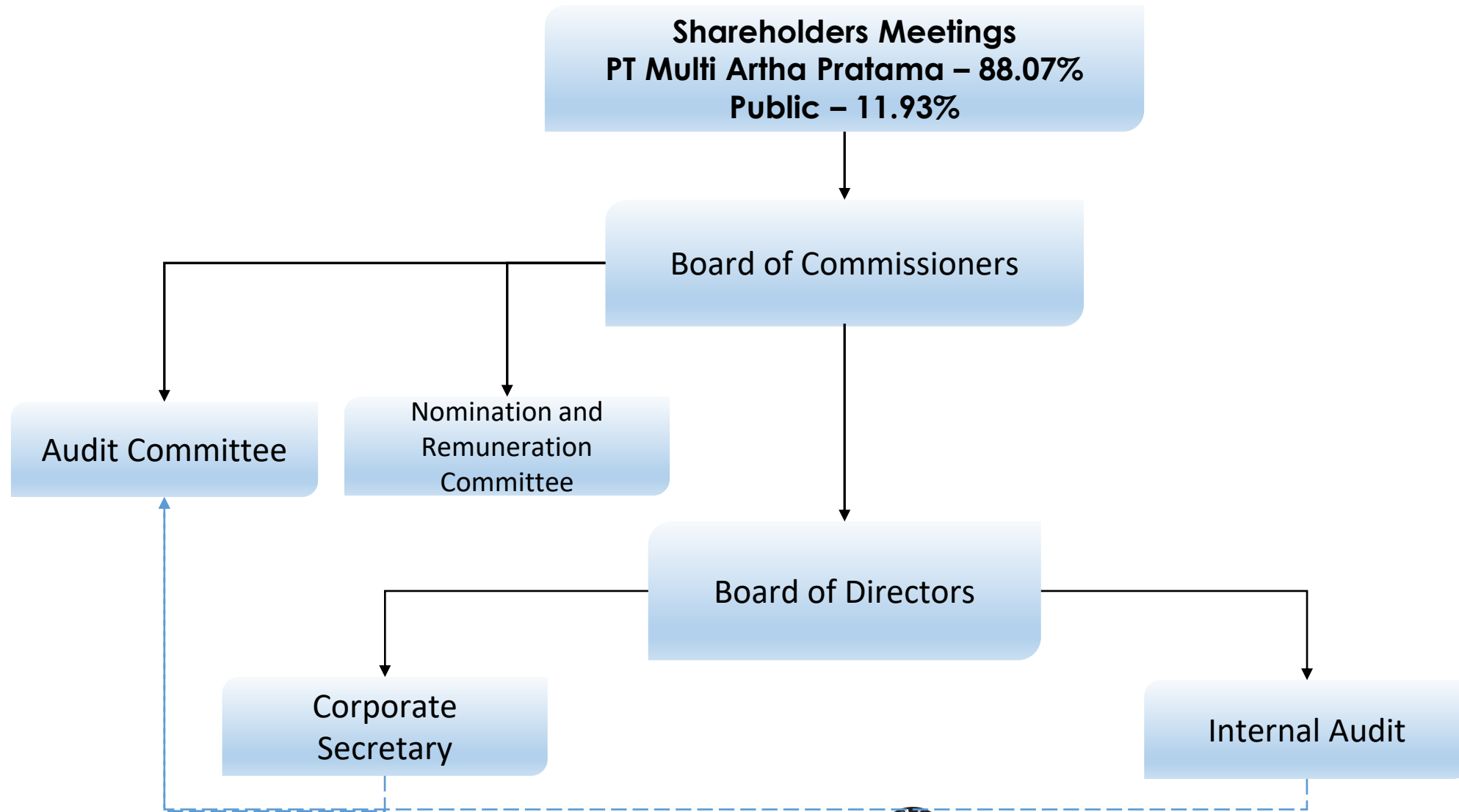
PT Pantai Indah Kapuk Dua Tbk (Formerly PT Pratama Abadi Nusa Industri Tbk) (PANI)

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), 88.07% ownership.
- As of 30th 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 58 trillion (as of 12 November 2023).

Organization Structure



Board of Commissioners



Susanto Kusumo
President Commissioner



Phiong Philipus Darma
Vice President Commissioner



Steven Kusumo
Commissioner



**Richard Halim
Kusuma**
Commissioner



Harjo 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 Budihardjo
Vice President Director



**Markus
Kusumaputra**
Director



Ipeng Widjojo
Director



Arthur Salim
Director

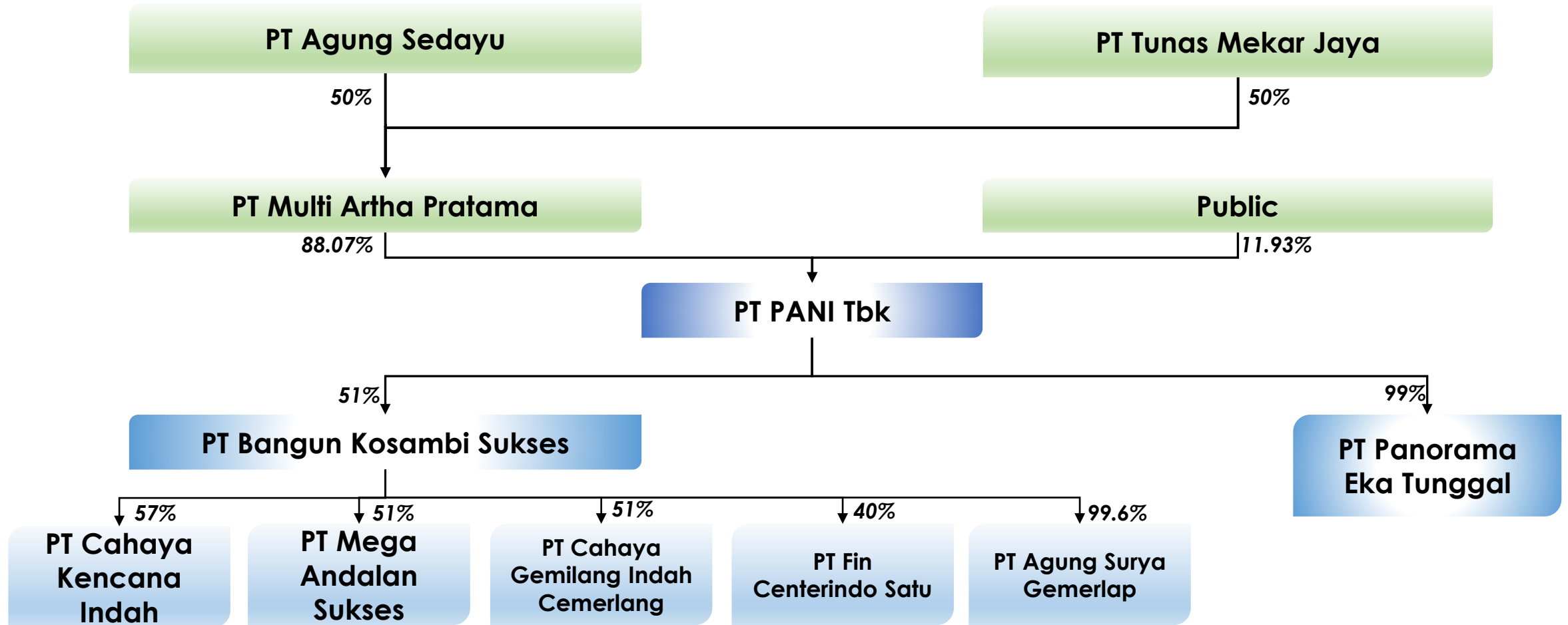


Gianto Gunara
Director



**Yohanes Edmond
Budiman**
Director

Company Structure



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, boulevard access and public transportation e.i. Transjakarta/feeder busway, 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 744 ha land bank up to date, well focusing on middle upper residential segment, including commercial products e.i. shop-houses, shop-offices, SOHO, 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 Nirmala, Permata Golf, Osaka Residence, Tokyo Riverside Apartment, Menara Syariah, Thamrin CBD, Aloha Pasir Putih, Tokyo Hub, 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, 57th floors
- Prosperity Office : 71k sqm, 41st floors
- Revenue Office : 33k sqm, 29th 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.

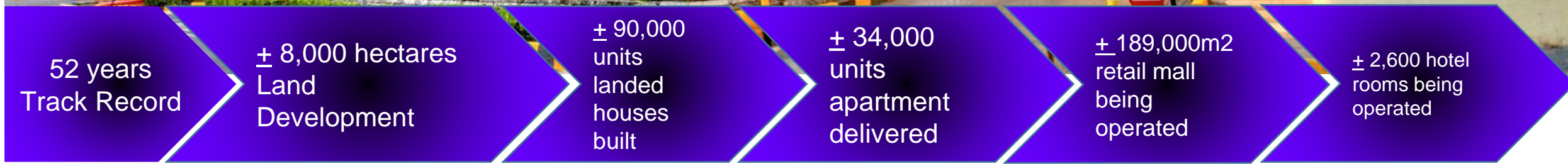


GREEN LAKE CITY

- 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 131 T *
Total assets : Rp 119 T **
Total revenues : Rp 65 T ***



PT Indofood Sukses Makmur Tbk (INDF.IJ)

Market cap : Rp 61 T *
Total assets : Rp 180 T **
Total revenues : Rp 111 T **



PT DCI Indonesia Tbk (DCII.IJ)

Market cap : Rp 83 T *
Total assets : Rp 3 T **
Total revenues : Rp 1 T **



PT Indoritel Makmur Internasional Tbk (DNET.IJ)

Market cap : Rp 57 T *
Total assets : Rp 20 T **
Total revenues : Rp 1 T **



PT Bank Ina Perdana Tbk (BINA.IJ)

Market cap : Rp 24 T *
Total assets : Rp 2 T **
Total revenues : Rp 1 T **



PT Medco Energi Internasional Tbk (MEDC.IJ)

Market cap : Rp 21 T *
Total assets : Rp 104 T **
Total revenues : Rp 35 T **

Legend : *As of 23 May 2023, ** As of 31 December 2022, Exchange Rate IDR/USD at Rp 15.565

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 10 T *
Total assets : Rp 57 T **
Total revenues : Rp 26 T **



PT PP London Sumatra Indonesia Tbk (LSIP.IJ)

Market cap : Rp 7 T *
Total assets : Rp 12 T **
Total revenues : Rp 5 T **



PT Salim Ivomas Pratama Tbk (SIMP.IJ)

Market cap : Rp 6 T *
Total assets : Rp 36 T **
Total revenues : Rp 18 T **



PT Indomobil Multi Jasa Tbk (IMJS.IJ)

Market cap : Rp 3 T *
Total assets : Rp 9 T **
Total revenues : Rp 5 T **



PT Nusantara Infrastructure Tbk (META.IJ)

Market cap : Rp 2 T *
Total assets : Rp 11 T **
Total revenues : Rp 1 T **

Legend : *As of 23 May 2023, ** As of 31 December 2022, Exchange Rate IDR/USD at Rp 15.565

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 ±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



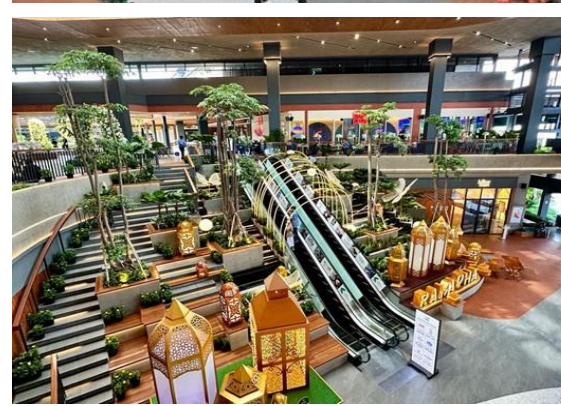
NLA: 2,072 m²

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



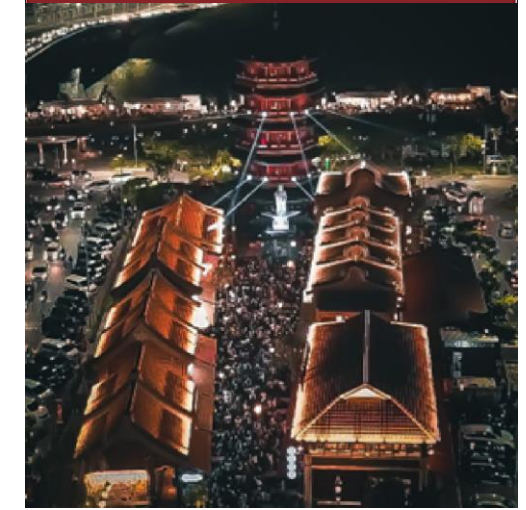
Area: 9,400 m²
NLA: 1,962 m²

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



NLA: 12,473 m²

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



NLA: 4,088 m²

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

PT Pantai Indah Kapuk Dua Tbk

PIK - World Class Amenities



NLA: 3,067 m²

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



NLA: 1,487 m²

Tenant :
 GIOI, Toby's Estate, Monsieur Spoon, Kopi Seindonesia, Pawpular Petshop



NLA: 6,392 m²

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.

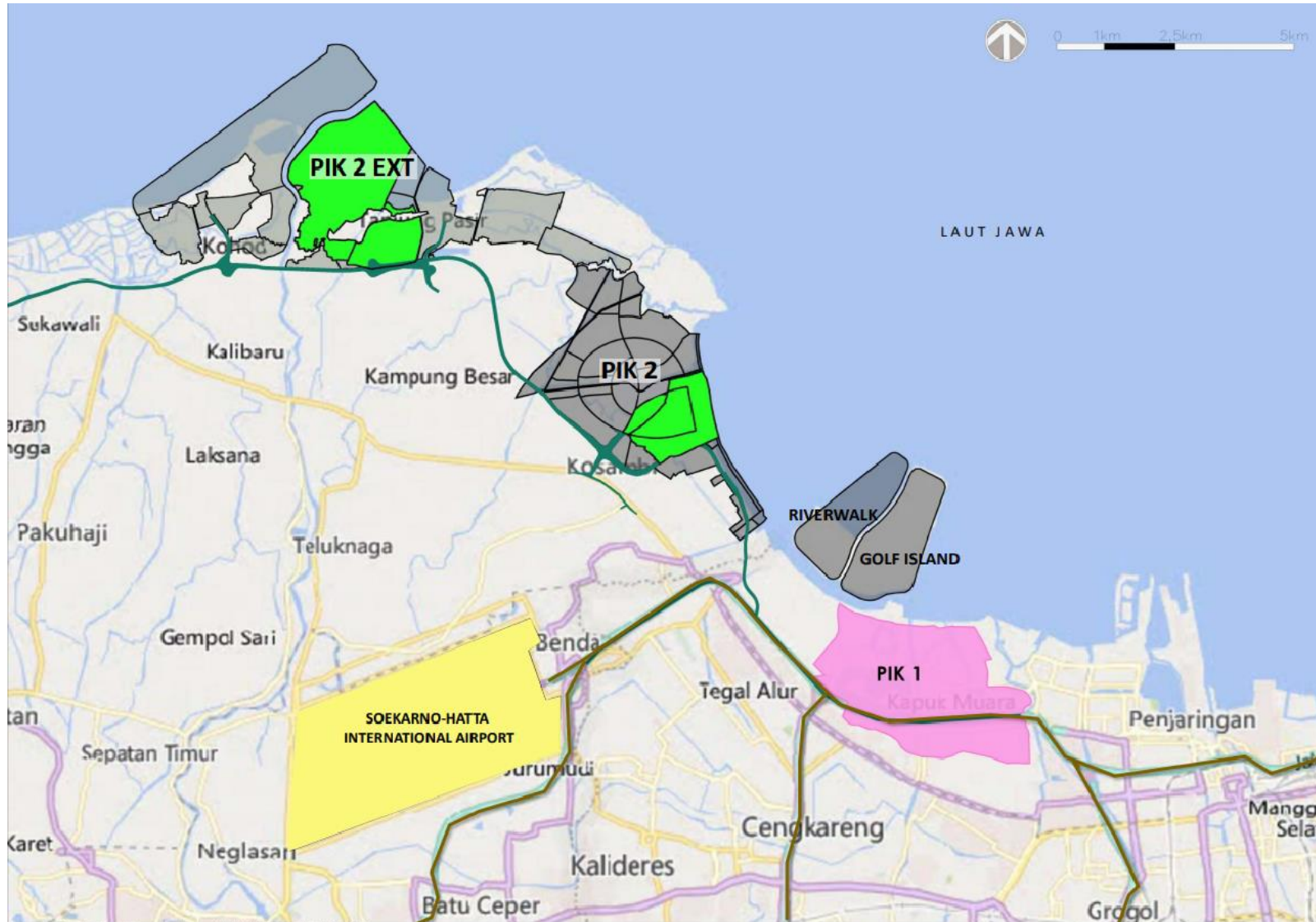
PT Pantai Indah Kapuk Dua Tbk



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 748 ha as of September 30, 2023, through 5 PANI subsidiaries that focus on real estate development, including PT Bangun Kosambi Sukses, PT Cahaya Kencana Indah, PT Mega Andalan Sukses, PT Cahaya Gemilang Indah Cemerlang, and PT Fin Centerindo Satu.
- Based on book value, the 748 ha of land reserves are valued at IDR 12.4 trillion.

PANI – Prestige Residential

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 – 11 bn per unit.

PANI – Prestige Residential

Manhattan Residences



- ± 196 units being launched, located within PIK2
- Offering land area 200-330m² , building area 250-330m²
- Price ranging from Rp 7.5 – 11 bn per unit.

PANI – Prestige Residential

Rumah Milenial



- ± 1,980 Units being launched, located within PIK2.
- Offering land area 45-120m² option, building area 54-146m²
- Price ranging from Rp 1.5 – 4.2 bn per unit.

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 102-120m², building area of 600-840m² with alternative floors from 5.5 floors to 7.5 floors, connected by a roof.
- Prices range from IDR 12 – 18 billion per unit.

PANI - Promising Shop-Office

RUKO Milenial



Approximately 70 Units have been marketed with a detailed land area of 54-60 m² and a building area of 135-150 m². 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 68m², 141-1971m² for built-up area. Prices start from IDR 3.1 billion to 4.2 million per unit.

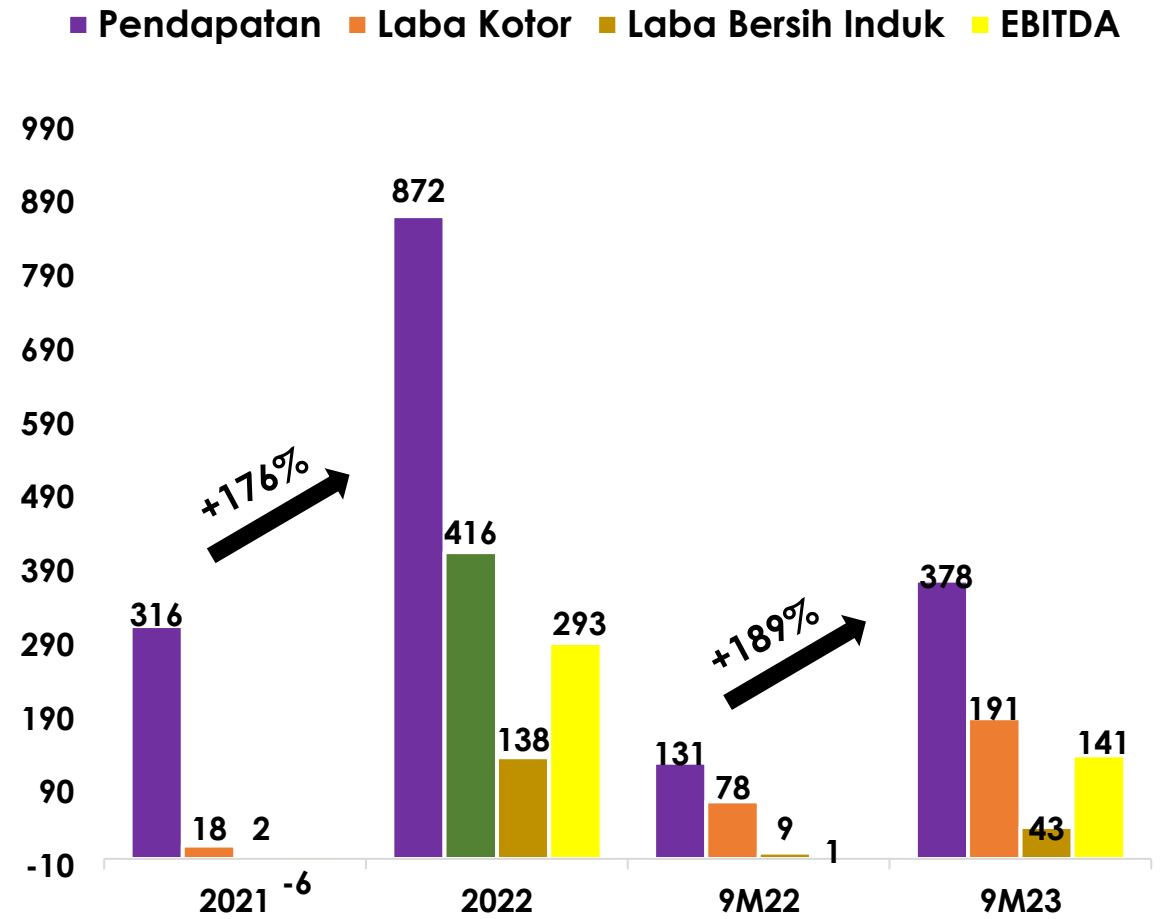
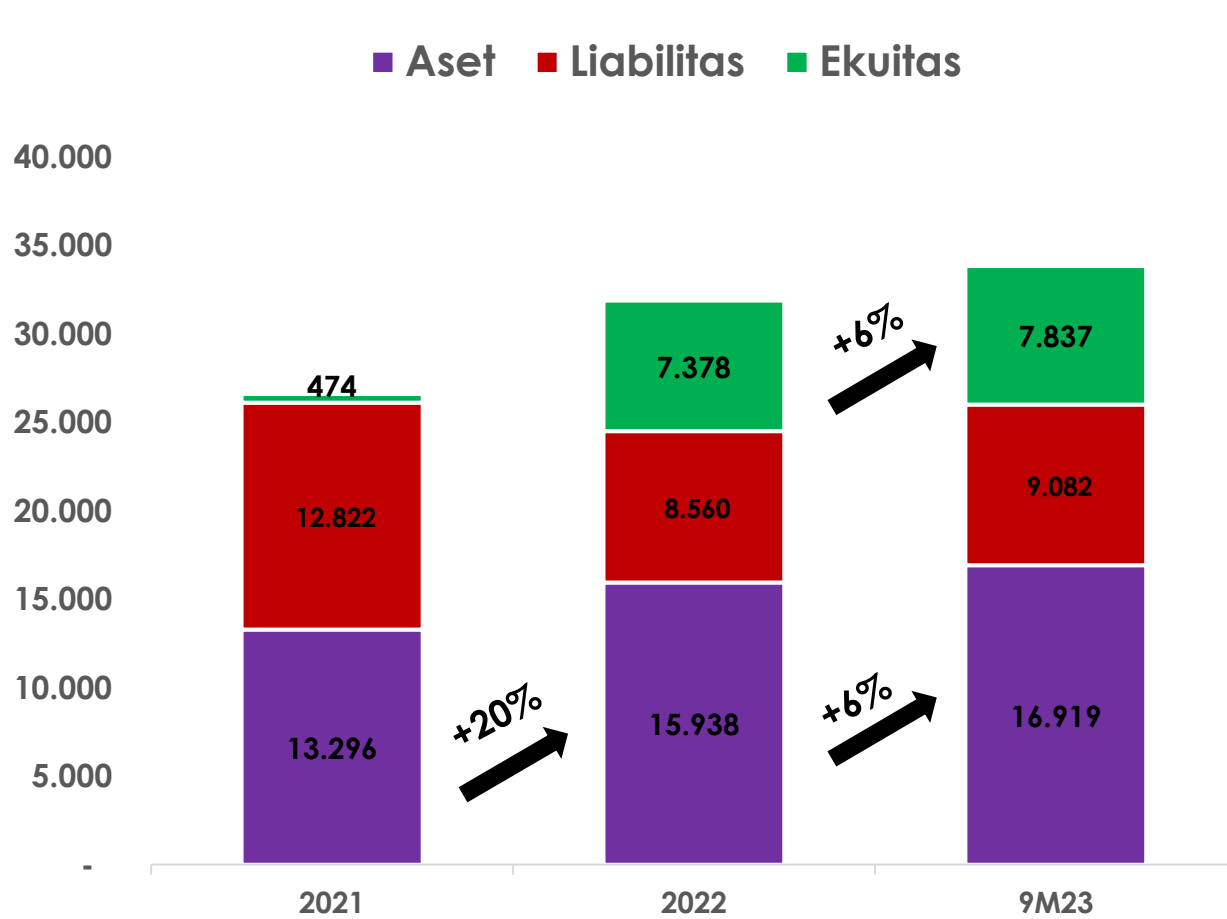
PANI – Promising Business Park

Bizpark PIK2

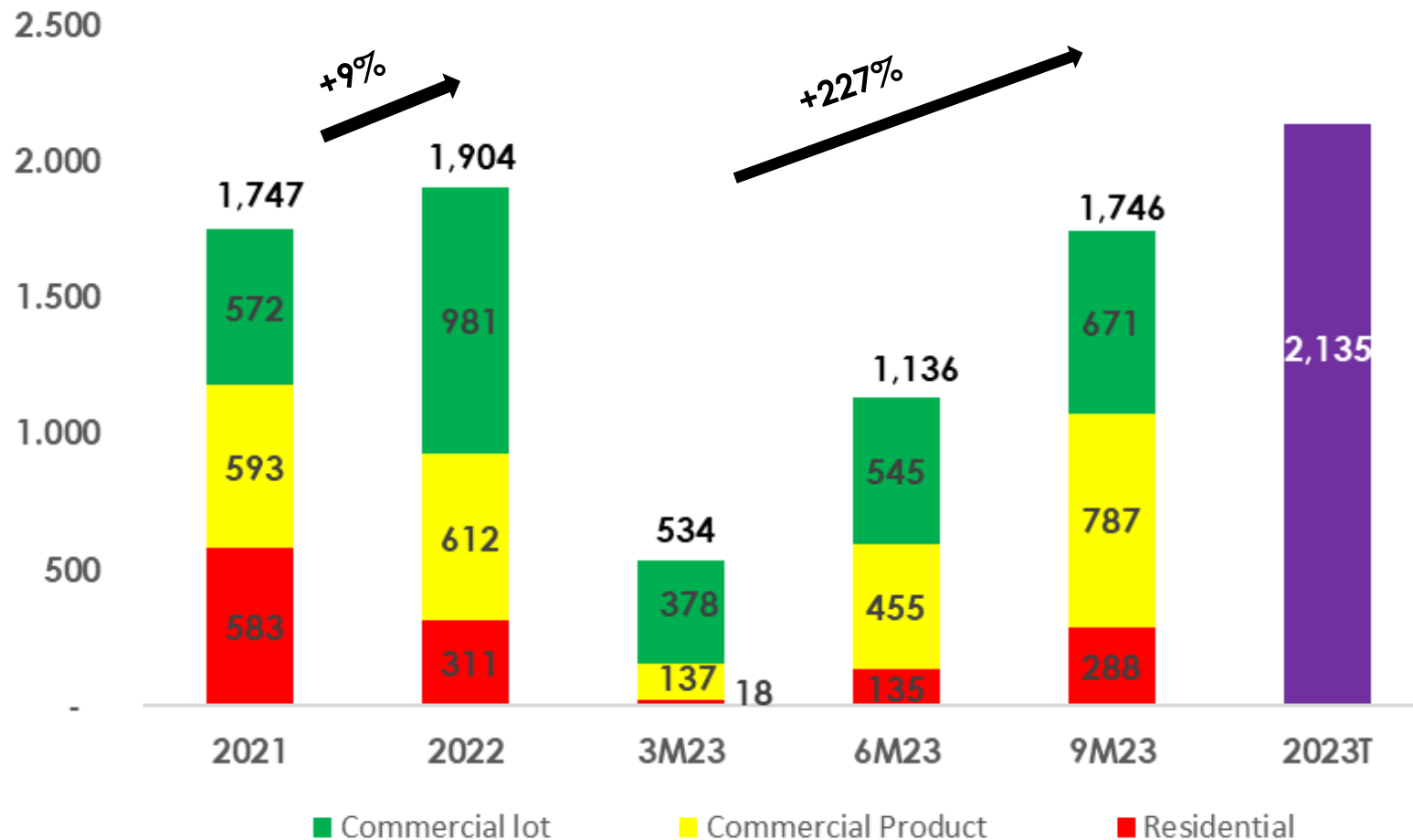


Located in PIK 2 with a total of 525 units offered to the market, sizes range from 120-360m² for land area, 102-291m² for built-up area. Prices start from IDR 3.1 billion to 9.2 billion per unit.

Prudent Financial Backbone



Pre-Sales Achievement



- **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** annual target is IDR 2,1 trillion, where in the third quarter it has reached 82% of IDR 1,7 trillion.



Agung Sedayu Group



Thank You

Contact Info

PT Pantai Indah Kapuk Dua Tbk

(formerly PT Pratama Abadi Nusa Industri Tbk)

Agung Sedayu Group Tower, 8th and 10th Floor

Jl. Marina Raya, North Jakarta, 14470

investor.relations@pantaiindahkapukdua.com

Disclaimer

- No representation or warranty express or implied is made as to, and no reliance should be placed on, the fairness, accuracy, completeness, completeness or correctness of the information or opinions contained herein. The Company shall not have any liability whatsoever (in negligence or otherwise) for any loss howsoever arising from any use of this document or its contents or otherwise arising in connection with the document.
- This document may contain forward-looking statements and estimates with respect to the future operations and performance of the Company and its affiliates, Investors and security holders are cautioned that forward-looking statements are subject to various assumptions, risk and uncertainties, many of which are difficult to predict and are generally beyond the control of the Company. Such assumption, risks and uncertainties could cause actual results and developments to differ materially from those expressed in or implied by the forward-looking statements. Factors that could cause actual results and development to differ materially from those estimated by the forward-looking statements include, but are not limited to, property prices and demand and supply of properties. Accordingly, no representation or warranty, either express or implied, is provided in relation to the accuracy, completeness or reliability of the information contained in this document, nor is it intended to be a complete statement or summary of the property markets or developments referred to in this document. It should not be regarded by recipients as a substitute for the exercise of their own judgment. Neither the company and any other person assumes responsibility for the accuracy, reliability and completeness of the forward-looking statements contained in this document. The forward-looking statements are made only as of the date of this document. The Company is under no duty to update any of the forward-looking statements after this date to conform such statements to actual result or developments or to reflect the occurrence of anticipated results or otherwise.