

● Company Update

PT PP PROPERTI TBK

As of September 2025



Outline

- **PPRO at Glance**

- **Shareholders Structure**

- **Property Outlook**

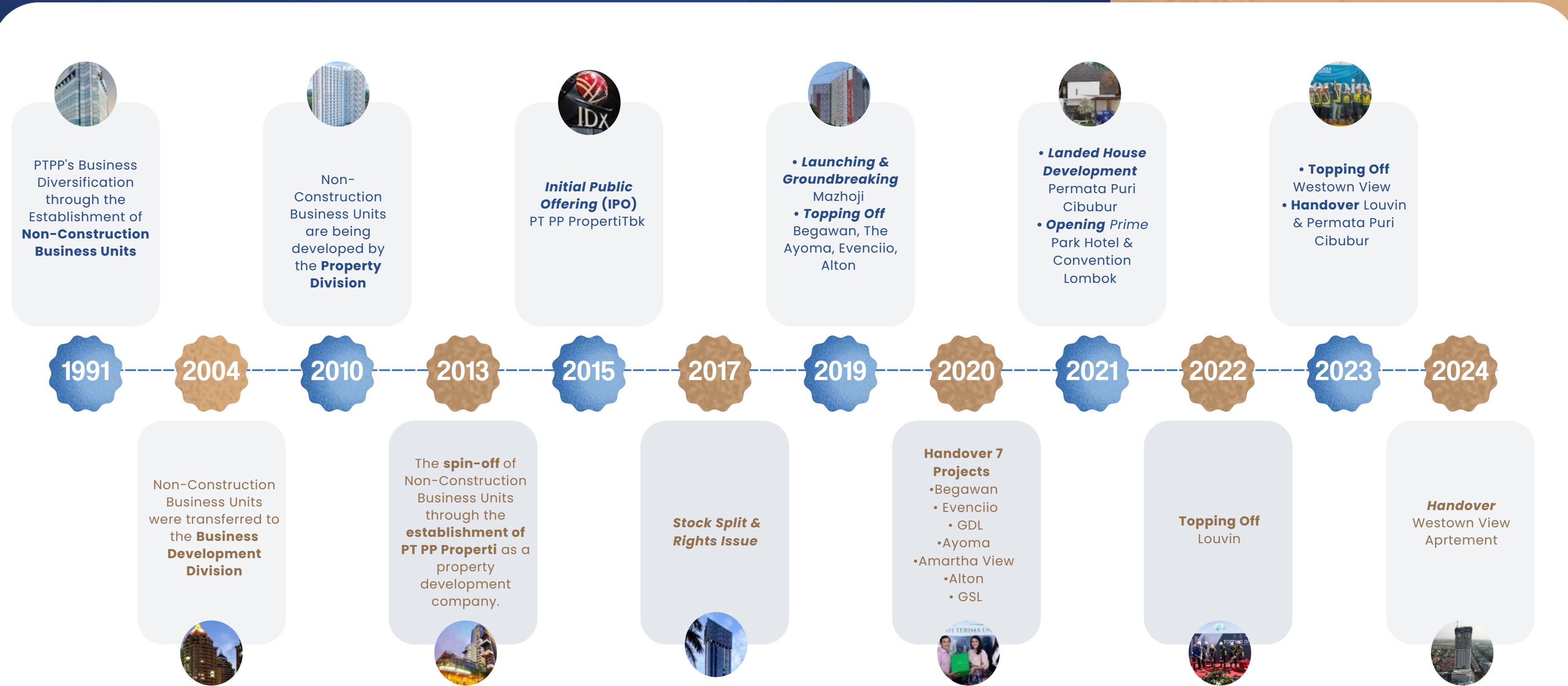
- **Business Strategy**

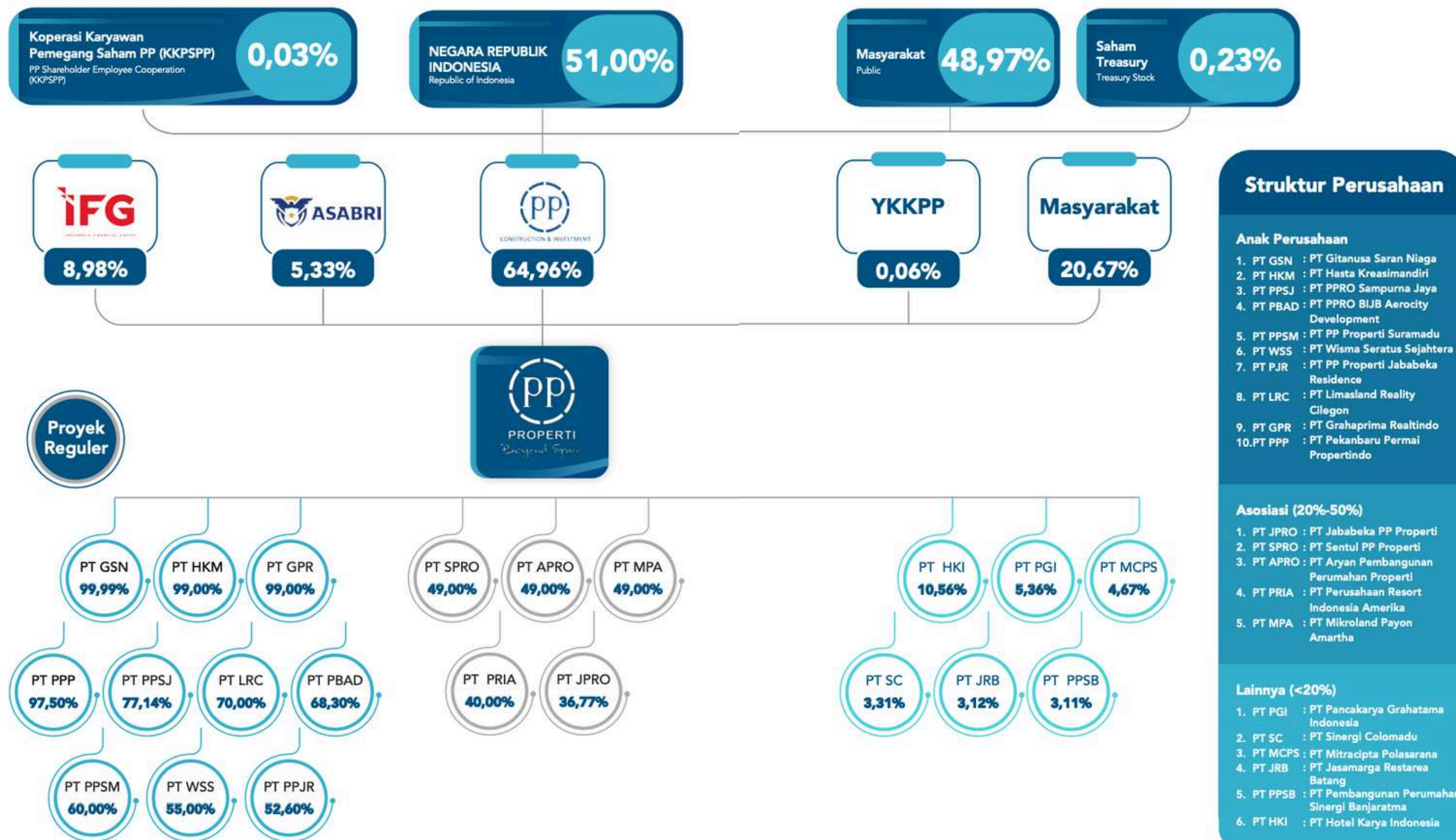
- **Financial Performance**



PPRO at Glance







Vision

“Becoming a **Leading and Sustainable National Developer Company** with **Global Competitiveness**”

Mission

1. Develops superior and innovative realty and property products to provide comfort for consumers
2. Committed to a healthy environment
3. Increases contribution to the parent company by developing and aligning corporate strategies corporate strategy
4. Establishes strategic partnership with business partners
5. Realizes superior human resources by being attentive to improving its employee welfare

Core Value

AKHLAK

A Amanah (Trustworthy)

Uphold the trust given

K Kompeten (Competent)

Continue to learn and develop capabilities

H Harmonis (Harmonious)

Mutual care and respect for differences

L Loyal (Loyal)

Dedicated and prioritizing the interest of the Nation and the State

A Adaptif (Adaptive)

Continue to innovate and be enthusiastic in driving or facing change

K Kolaboratif (Collaborative)

Build synergic cooperation



Lia Itok Garbianto

Komisaris Independen
PT PP Properti Tbk



Fakhrul Ulum

Komisaris Utama
PT PP Properti Tbk



Nurdin Misbah

Komisaris Independen
PT PP Properti Tbk





Dyah Rahadyannie

Direktur Utama
PT PP Properti Tbk



Nurjaman

Direktur
PT PP Properti Tbk



Daniel Moeis

Managing Director
PT PP Properti Tbk



Residential



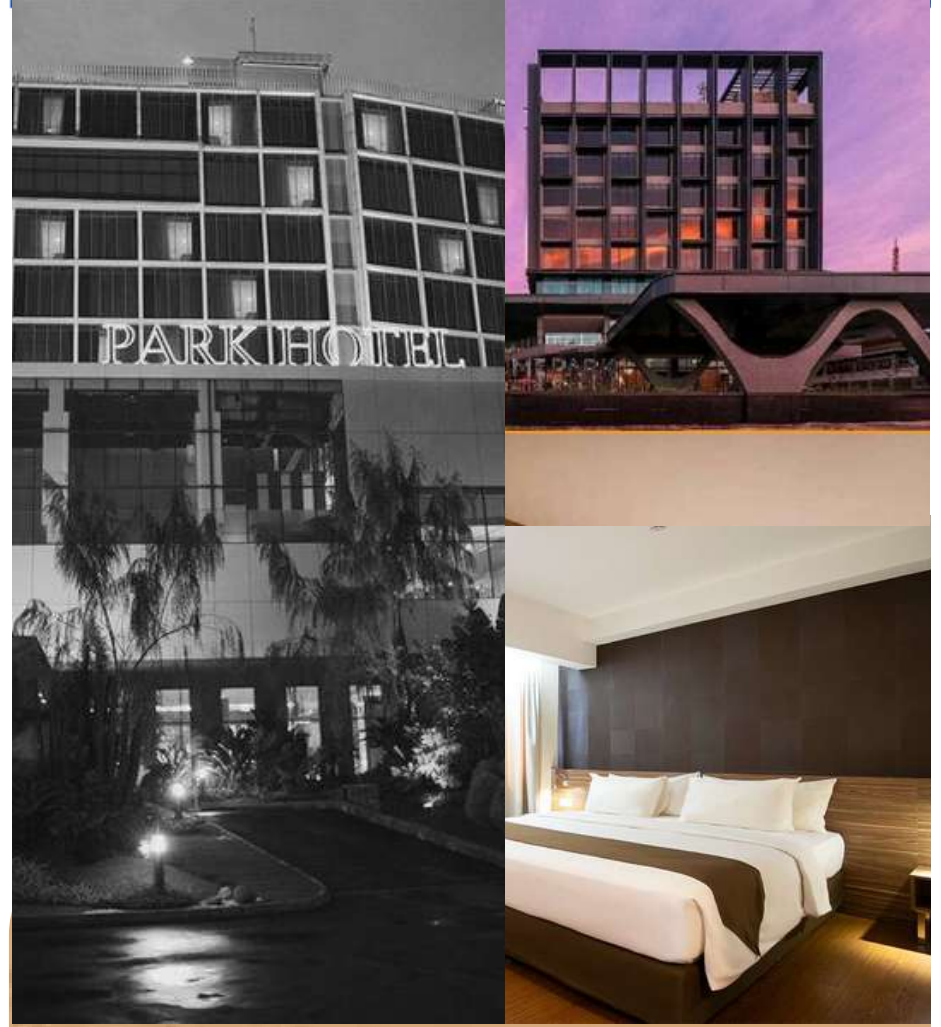
Development

Commercial (Mall & Edutainment)



Recurring Income

Hotel



Recurring Income



Lagoon Series

Grand Kamala Lagoon



📍 Bekasi

Grand Sungkono Lagoon



📍 Surabaya

Beranda Bali



📍 Semarang

Payon Amartha



📍 Semarang

Permata Puri Cibubur



📍 Depok

Landed House



Westown View



📍 Surabaya

Amartha View



📍 Semarang

Gunung Putri Square



📍 Bogor

Pavilion Permata



📍 Surabaya

Riverview Residence



📍 Jababeka

Little Tokyo



📍 Jababeka

The Ayoma



📍 Serpong



The Alton



📍 Semarang

Evencio



📍 Depok

Louvin



📍 Jatinangor

Tana Babarsari



📍 Yogyakarta

Begawan Apartment



📍 Malang

Grand Dharmahusada



📍 Surabaya



Commercial

Kaza City Mall



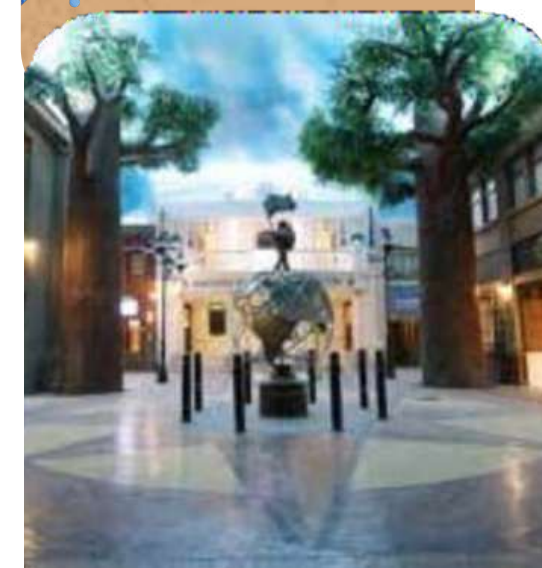
📍 Surabaya

Balikpapan Ocean Square



📍 Balikpapan

Kidzania



📍 Surabaya

Grand Slipi Tower



📍 Jakarta

Palm Park Hotel



📍 Surabaya

Swiss-Belhotel Balikpapan



📍 Balikpapan

Prime Park Hotel



📍 Pekanbaru

Prime Park Hotel



📍 Bandung

Hotel

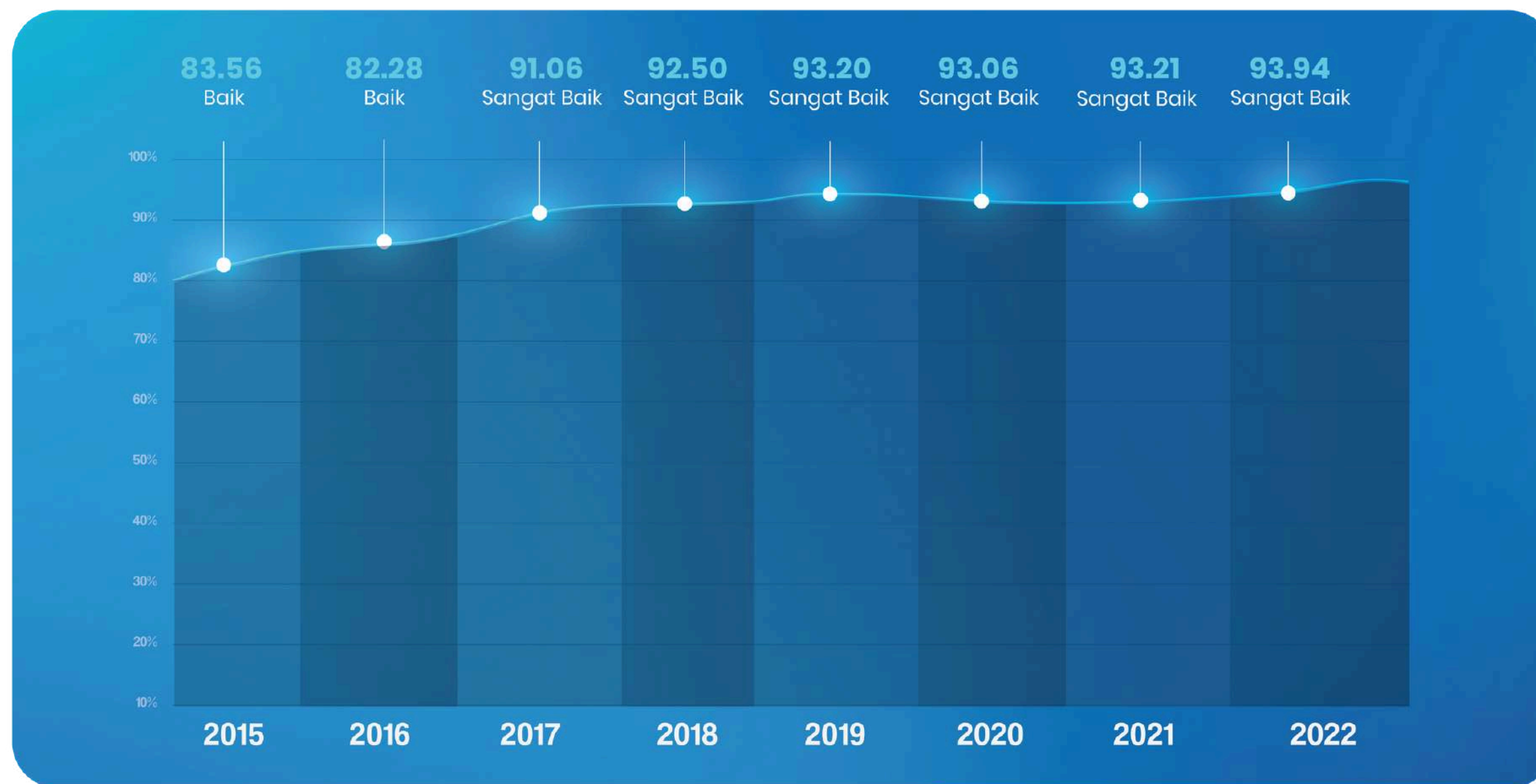




Over 30 assets strategically located throughout Indonesia

- 03** Lagoon Series
- 03** Landed House
- 04** Hotels
- 20** Landbank
- 05** Student Residences
- 17** Residentials
- 03** Commercials
- 01** Edutainment





In connection with the issuance of the Decree of the Secretary of the Ministry of State-Owned Enterprises of the Republic of Indonesia No. SK-12/S.MBU/08/2023 dated August 16, 2023, concerning the 'Revocation of the Decree of the Secretary of the Ministry of State-Owned Enterprises No. SK-16/S.MBU/2012', PP Properti has not conducted a GCG (Good Corporate Governance) implementation assessment in 2023 up to the present



May 29, 2024 at Jakarta

PT PP Properti received an award for **Best Corporate Transparency & Emission Reduction 2024** (Platinum Category) at the 2024 Corporate Emission Transparency Awards presented by BGK Foundation in collaboration with Investortrust

July 3, 2025 at Jakarta

PT PP Properti won the "7th SOE Subsidiaries Awards 2025" in the Property category, awarded on July 3, 2025, in Jakarta.



June 12, 2024 at Jakarta

PT PP Properti received the "Collaboration Excellent Honor" award at the 30th Anniversary of Jayaboard®, themed "Elevating Construction Excellence: Valuing Our Heritage, Embracing Our Future"



November 21, 2024 in Jakarta

PT PP Properti was awarded as the "Winner of Indonesia SOEs Subsidiaries Awards 2024" at the Indonesia SOEs Subsidiaries Awards 2024 event



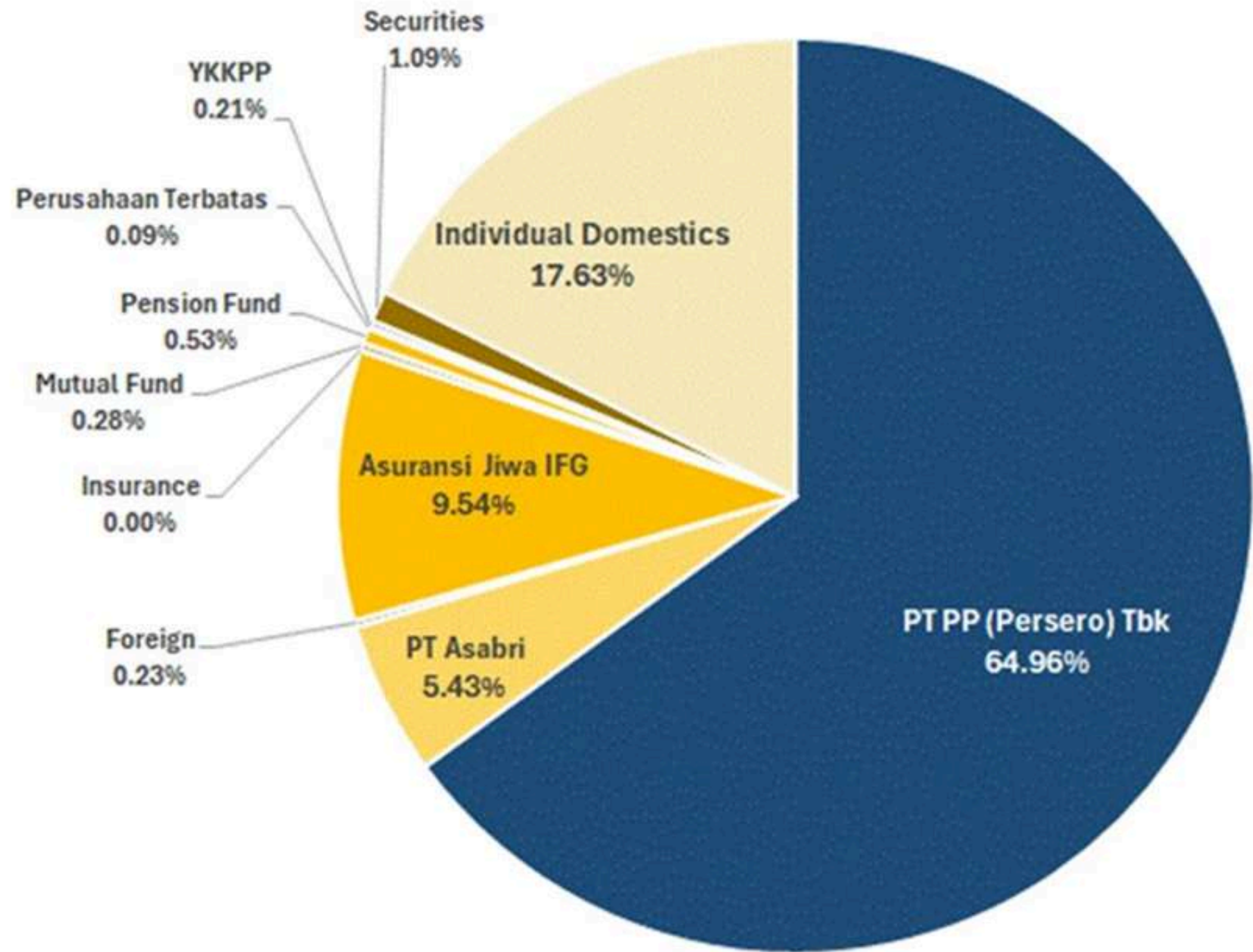
September 3, 2024 at Jakarta

PT PP Properti was honored with **Jawa Pos 7 Most Popular Brand of The Year 2024** award in the Residential Property Sector category

Shareholders Structure



As of September 2025

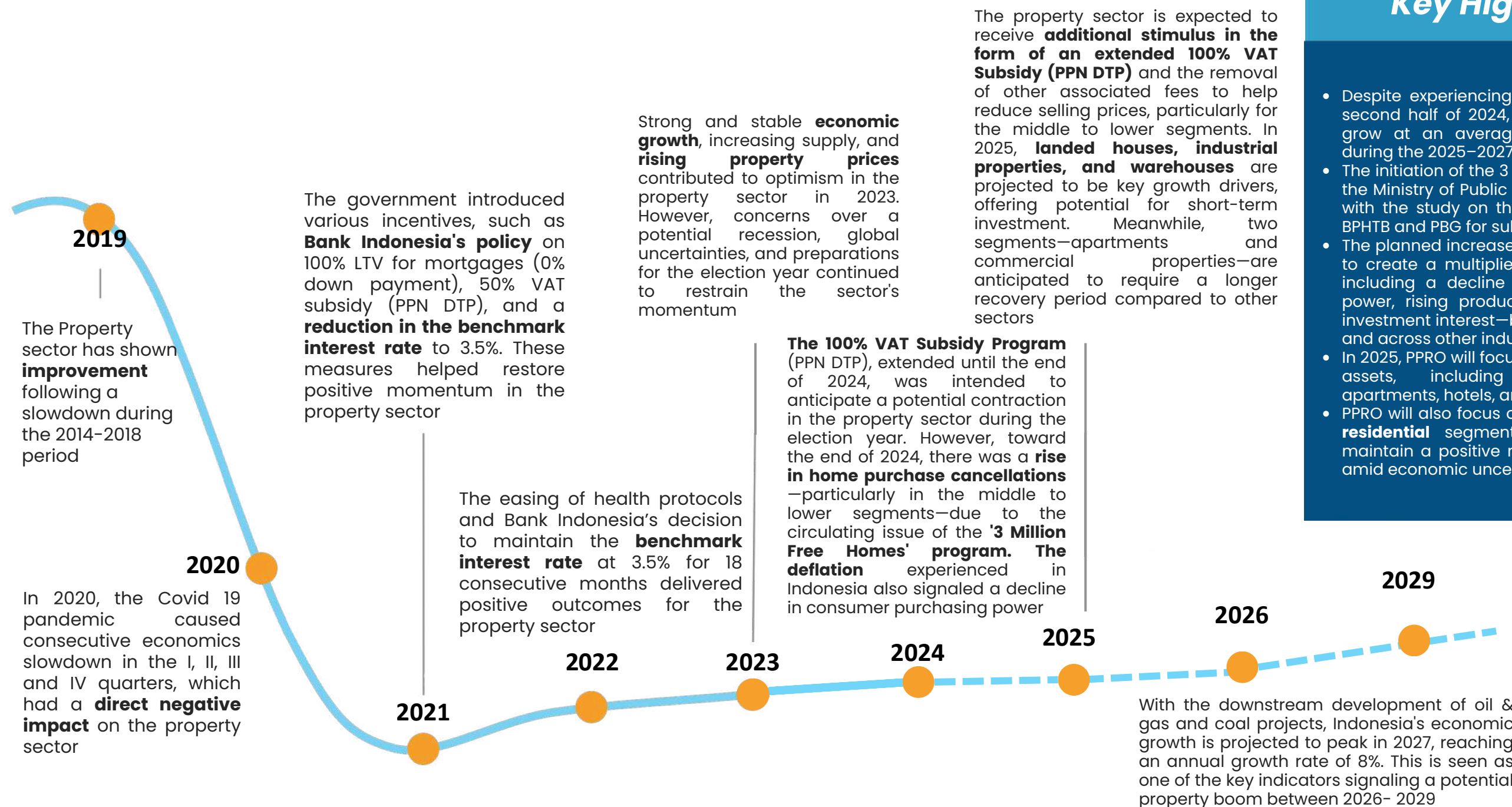


Property Outlook



Key Highlights

- Despite experiencing deflation throughout the second half of 2024, Indonesia is projected to grow at an average rate of 4.9% annually during the 2025–2027 period
- The initiation of the 3 Million Homes Program by the Ministry of Public Works and Housing, along with the study on the implementation of Free BPHTB and PBG for subsidized housing
- The planned increase of **VAT to 12%** is expected to create a multiplier effect on the economy, including a decline in consumer purchasing power, rising production costs, and reduced investment interest—both in the property sector and across other industries
- In 2025, PPRO will focus on optimizing its existing assets, including residential housing, apartments, hotels, and commercial properties
- PPRO will also focus on developing the **student residential** segment, as it has proven to maintain a positive market performance even amid economic uncertainty



Sumber :

- Bank Indonesia Interest Rate 2024
- Bank Indonesia Policy in 2024
- Indonesia's Gross Domestic Product (GDP) in 2024

- Property Market Analysis – Cushman & Wakefield, 2023
- Joint Decree of Three Ministers on Supporting the Acceleration of the Three Million Homes Development Program, 2024

Business Strategy



Vision

Becoming a Leading and Sustainable National Developer Company with Global Competitiveness

Cash Reserve



Focus
Ready Stock Sales

Asset Optimization



**Recycling
Old & Declining Asset**



**Pilot Project
at Existing land bank**

Recurring Option & Business Pivot



Convert to Recurring



PPRO Brand Recovery



Collaboration with land owners



Operational Procedure Improvement



Digitalization - Centralization



Financial Recovery



Organizational Restructuring

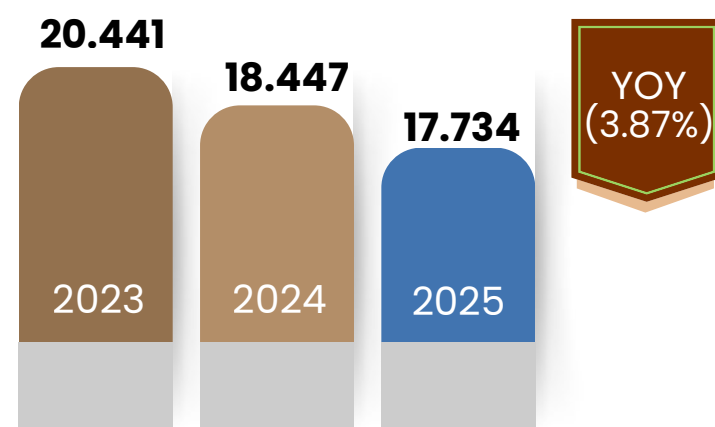
PPRO's Business Strengthening Pillars

Financial Performance

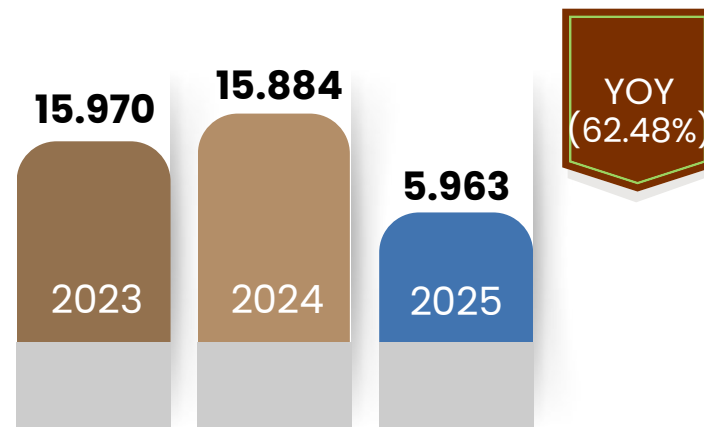


As of September 2025

Assets



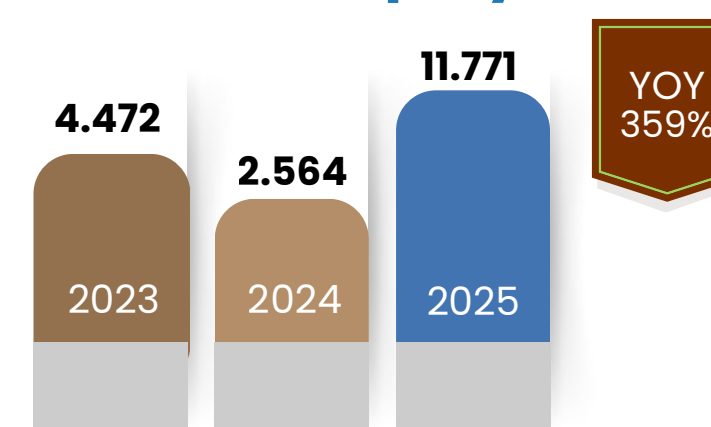
Liabilities



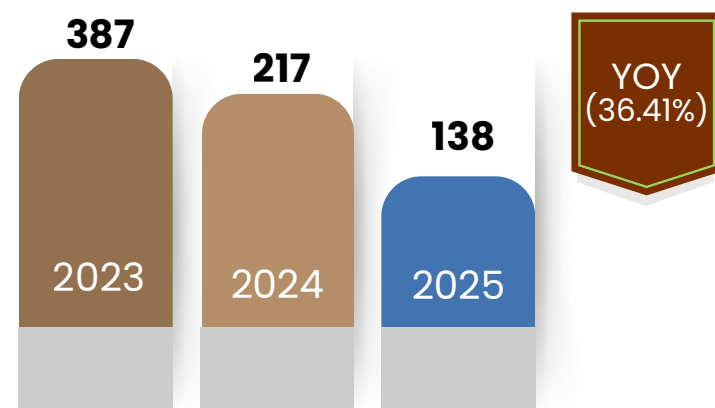
Consolidated Financial Statement

(In Billion Rupiah)

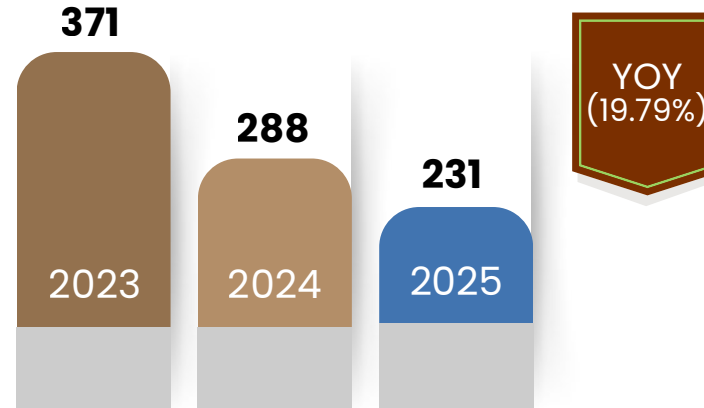
Equity



Sales



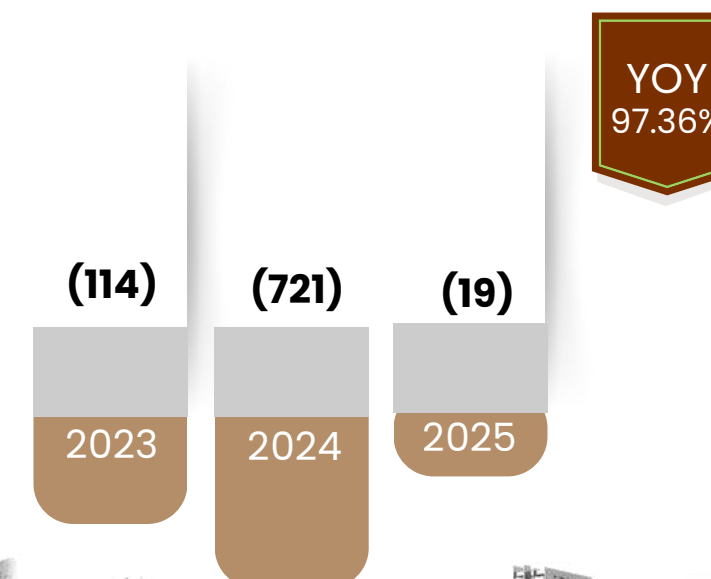
Revenues



Profit or Loss

(in Billion Rupiah)

EBITDA



Thank You



**Company
Update**

