

# ● Company Update

**PT PP PROPERTI TBK**

**As of December 2025**

# Outline

- **PPRO at Glance**

---
- **Shareholders Structure**

---
- **Property Outlook**

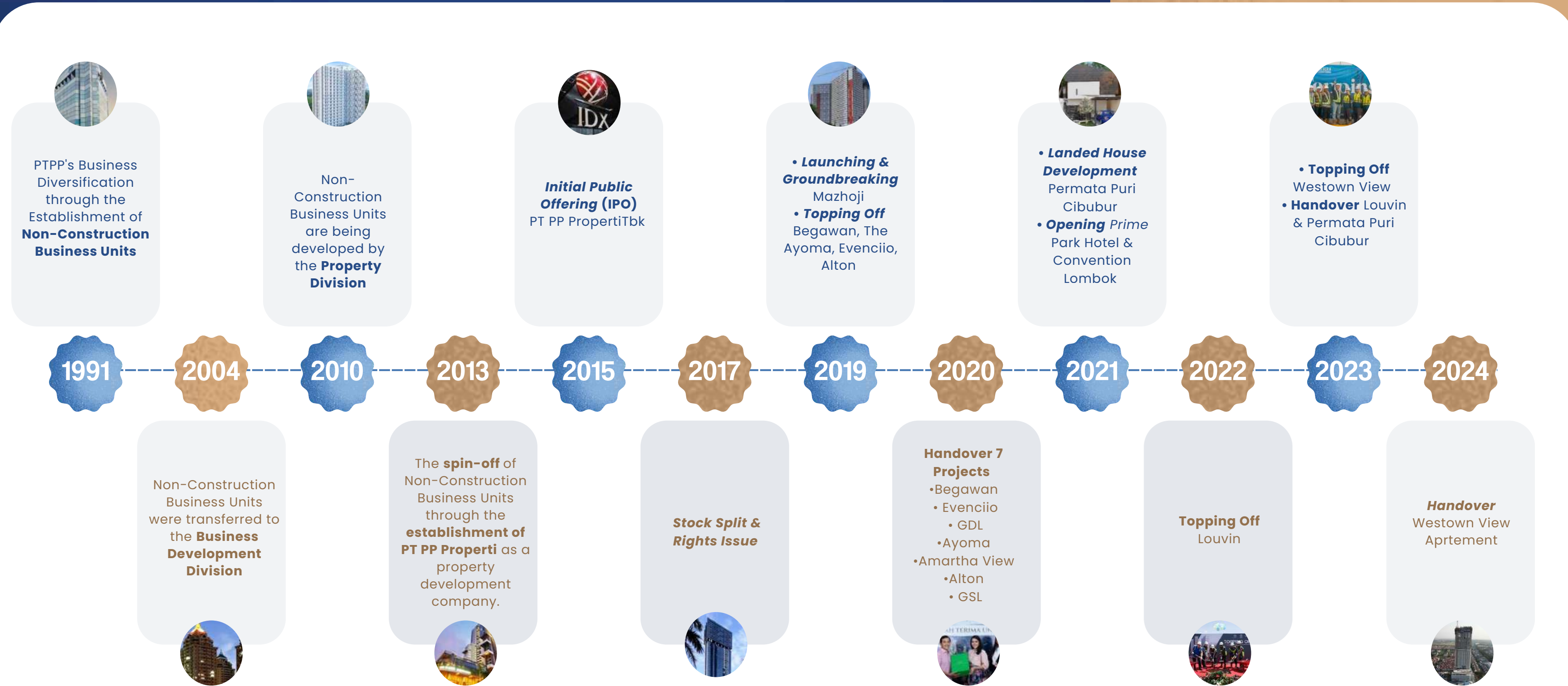
---
- **Business Strategy**

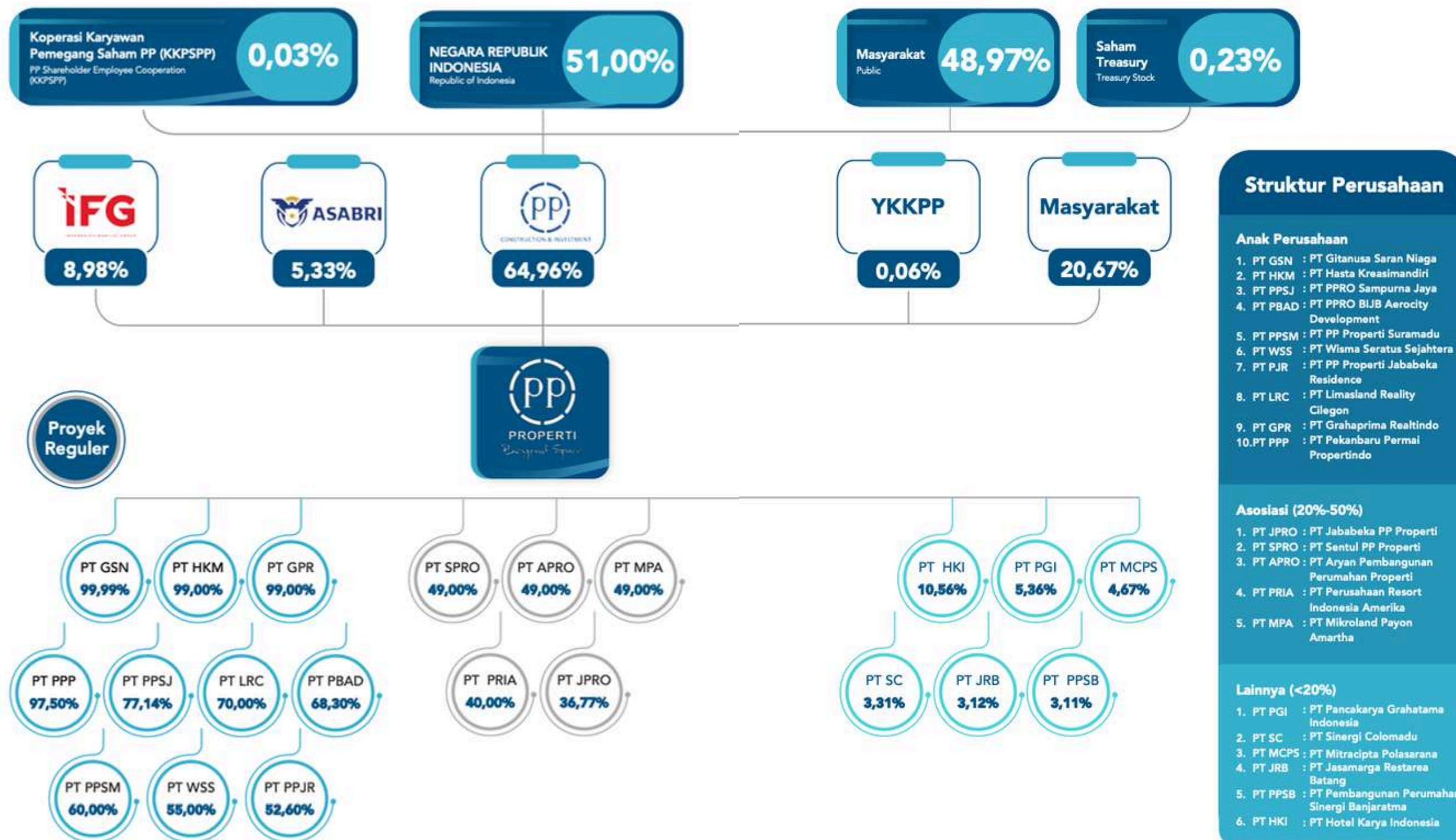
---
- **Financial Performance**



# PPRO at Glance







- Struktur Perusahaan**
- Anak Perusahaan**
1. PT GSN : PT Gitanusa Saran Niaga
  2. PT HKM : PT Hasta Kreasimandiri
  3. PT PPSJ : PT PPRO Sampurna Jaya
  4. PT PBAD : PT PPRO BIJB Aerocity Development
  5. PT PPSM : PT PP Properti Suramadu
  6. PT WSS : PT Wisma Seratus Sejahtera
  7. PT PJR : PT PP Properti Jababeka Residence
  8. PT LRC : PT Limasland Reality Cilegon
  9. PT GPR : PT Grahaprima Realtindo
  10. PT PPP : PT Pekanbaru Permai Propertindo
- Asosiasi (20%-50%)**
1. PT JPRO : PT Jababeka PP Properti
  2. PT SPRO : PT Sentul PP Proparti
  3. PT APRO : PT Aryan Pembangunan Perumahan Properti
  4. PT PRIA : PT Perusahaan Resort Indonesia Amerika
  5. PT MPA : PT Mikroland Payon Amarta
- Lainnya (<20%)**
1. PT PGI : PT Pancakarya Grahatama Indonesia
  2. PT SC : PT Sinergi Colomadu
  3. PT MCPS : PT Mitracipta Polasarana
  4. PT JRB : PT Jasamarga Restarea Batang
  5. PT PPSB : PT Pembangunan Perumahan Sinergi Banjaratma
  6. PT HKI : PT Hotel Karya Indonesia



## 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



**Abdul Rahman**

Komisaris Independen  
PT PP Properti Tbk



**Fakhru Ulum**

Komisaris Utama  
PT PP Properti Tbk



**Ronaldy Samuel Sinurat**

Komisaris Independen  
PT PP Properti Tbk





**Dyah Rahadyannie**

Direktur Utama  
PT PP Properti Tbk



**Nurjaman**

Direktur  
PT PP Properti Tbk



**Ikhwan Putra Pradhana**

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



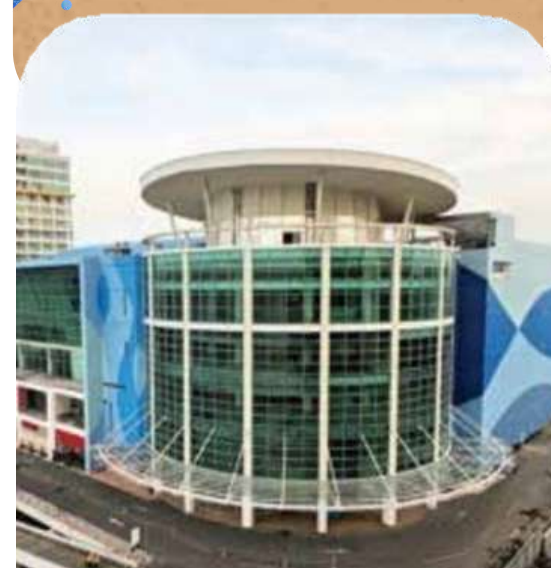
## Commercial

Kaza City Mall



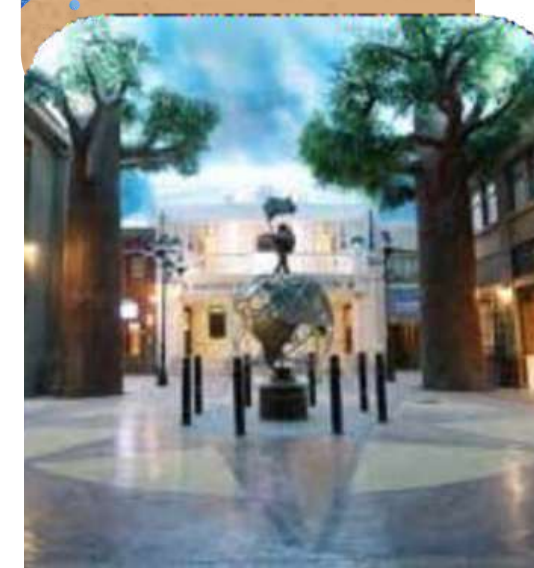
📍 Surabaya

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



December 4, 2025 at Jakarta

PT PP Properti received an award from **Disway Award 2025 in the Property Category – Housing & Area Development**

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 30<sup>th</sup> 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

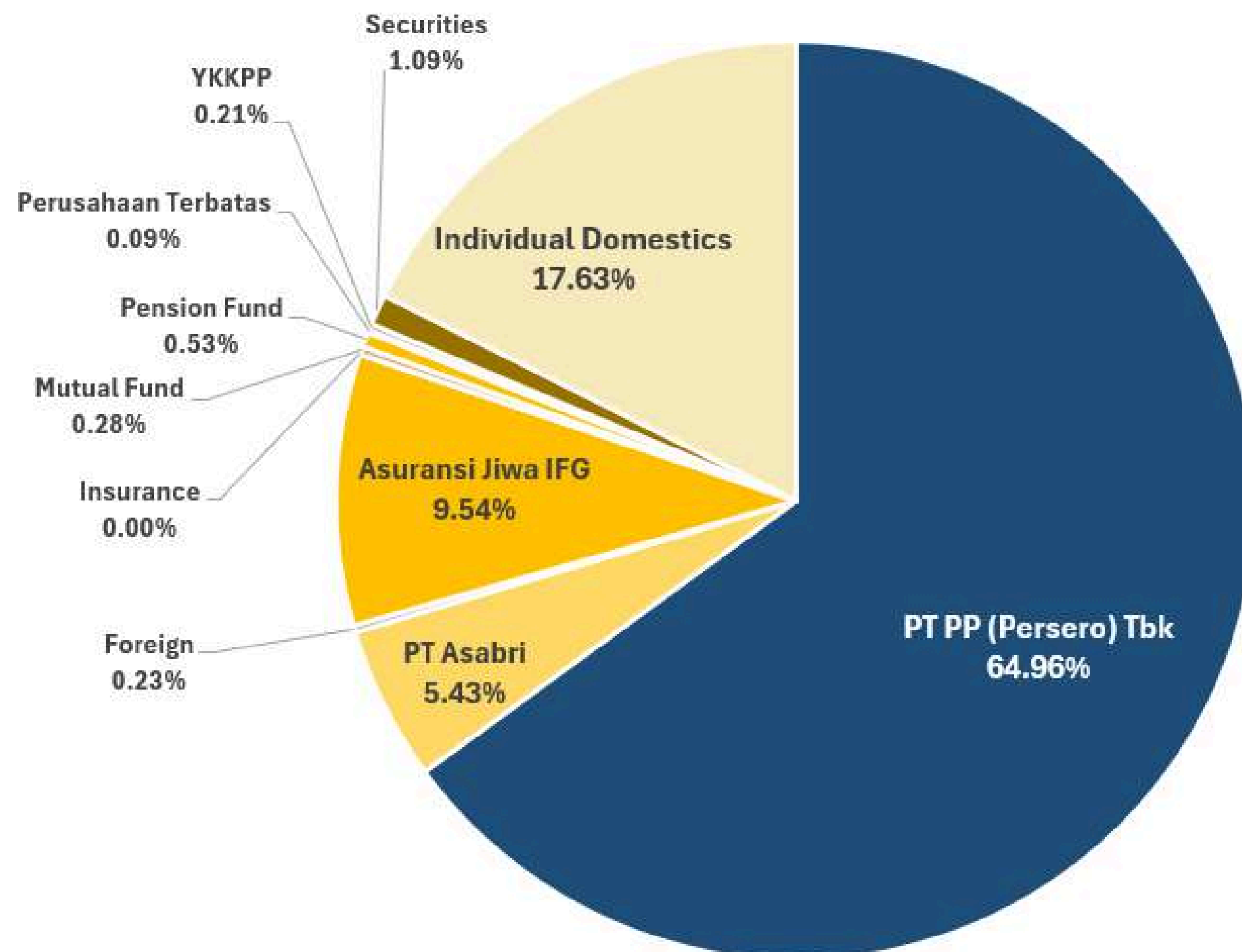
PT PP Properti was honored with **Jawa Pos 7 Most Popular Brand of The Year 2024** award in the Residential Property Sector category



# Shareholders Structure



As of December 2025

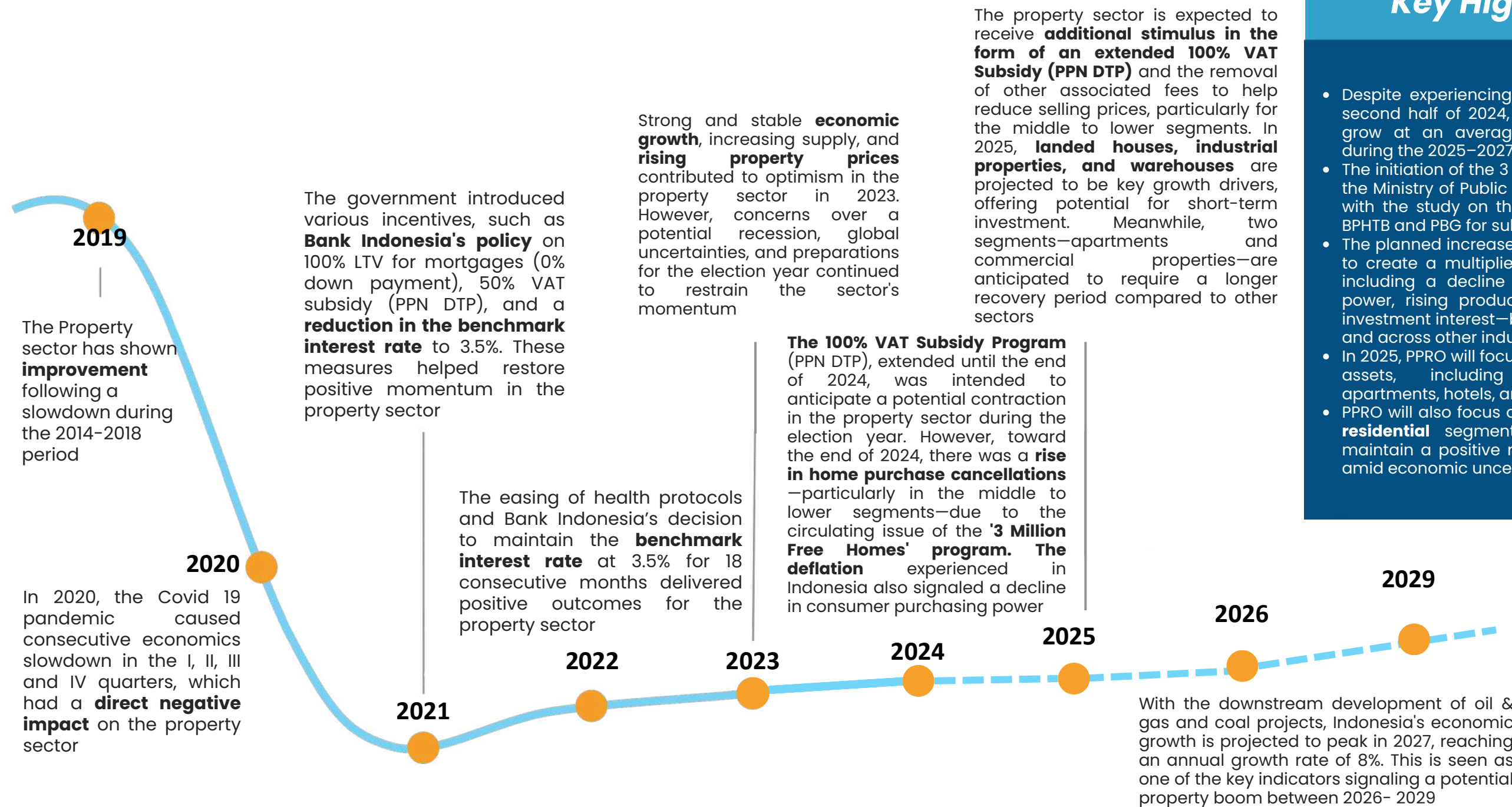


# Property Outlook



## 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



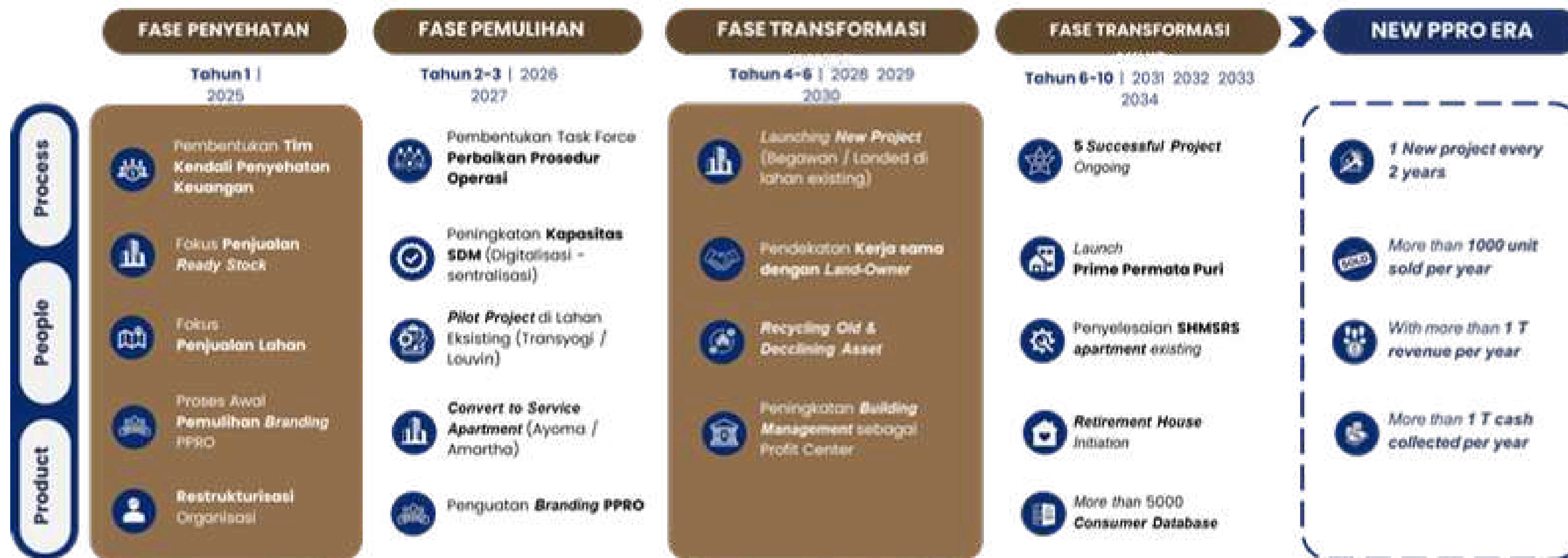
**Sumber :**

- 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



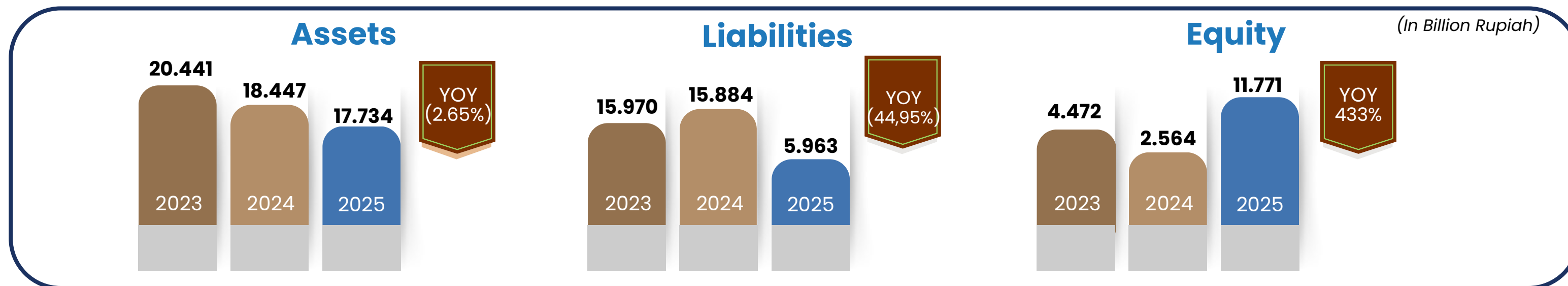


# Financial Performance

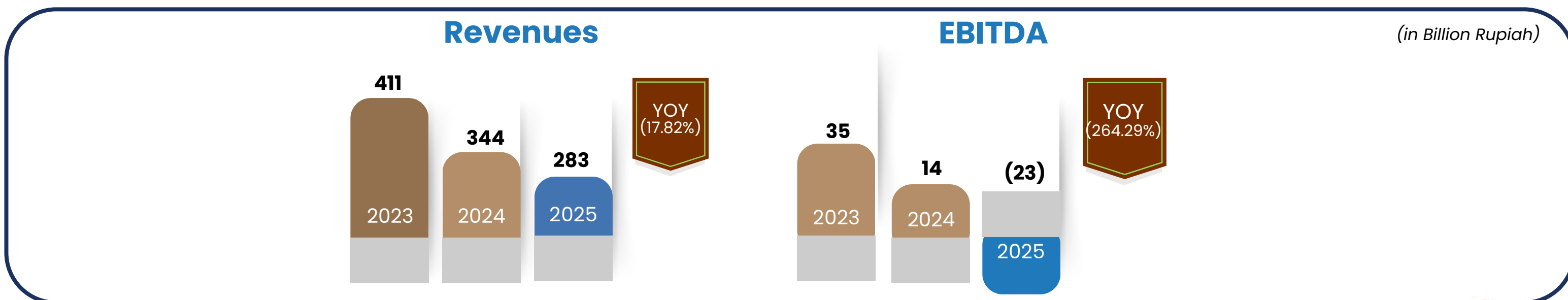


As of November 2025

## Consolidated Financial Statement



## Profit or Loss



# Thank You

Company  
Update