



# Company *Update*

→ **PT PP Properti Tbk**

As of **Quarter I 2026**



# Outline

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**PPRO** at Glance

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**04**

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Company  
*Update*

# PPRO at a *Glance*



2004

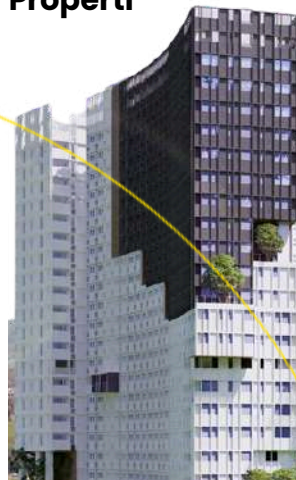
Unit Bisnis Non Konstruksi dipindahkan ke **Divisi Pengembangan Bisnis**



**Diversifikasi bisnis PTPP** dengan mendirikan Unit Bisnis Non Konstruksi (*Non Costruction Business*)

2010

Unit Bisnis Non Konstruksi dikembangkan oleh **Divisi Properti**



2013

**Spin Off** Unit Bisnis Non Konstruksi dengan pendirian **PT PP Properti** sebagai perusahaan pengembang properti



2017

**Stock Split & Rights Issue**



2019

**Topping Off** Begawan, The Ayoma, Evencio, Alton



2020

**Handover Projects**

- Begawan
- Evencio
- GDL
- Ayoma
- Amartha View
- Alton
- GSL

2021

• **Landed House Development** Permata Puri Ciburur

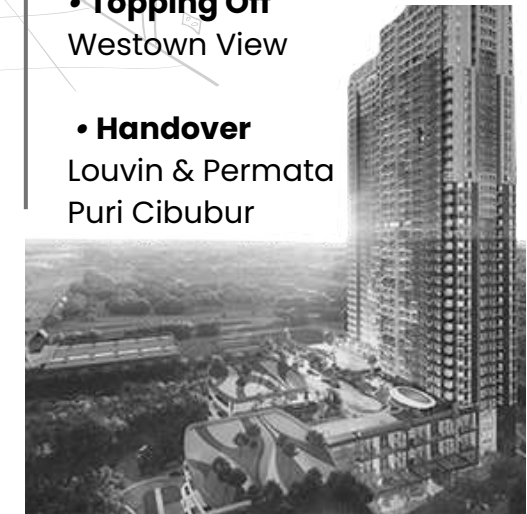
• **Grand Opening** Prime Park Hotel & Convention Lombok



2023

• **Topping Off** Westown View

• **Handover** Louvin & Permata Puri Cibubur



2024



**Hand Over** Westown View

2015

**Initial Public Offering (IPO)** PT PP Properti Tbk



2025

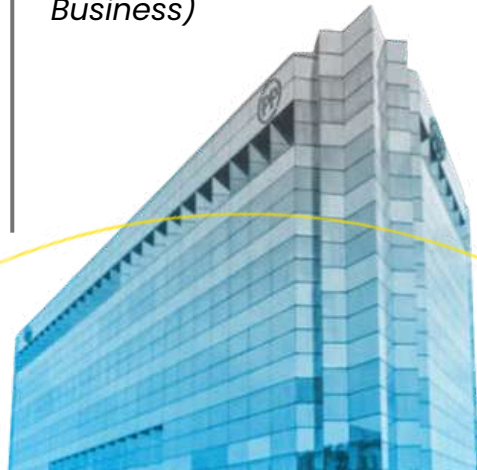
**SOLD OUT**

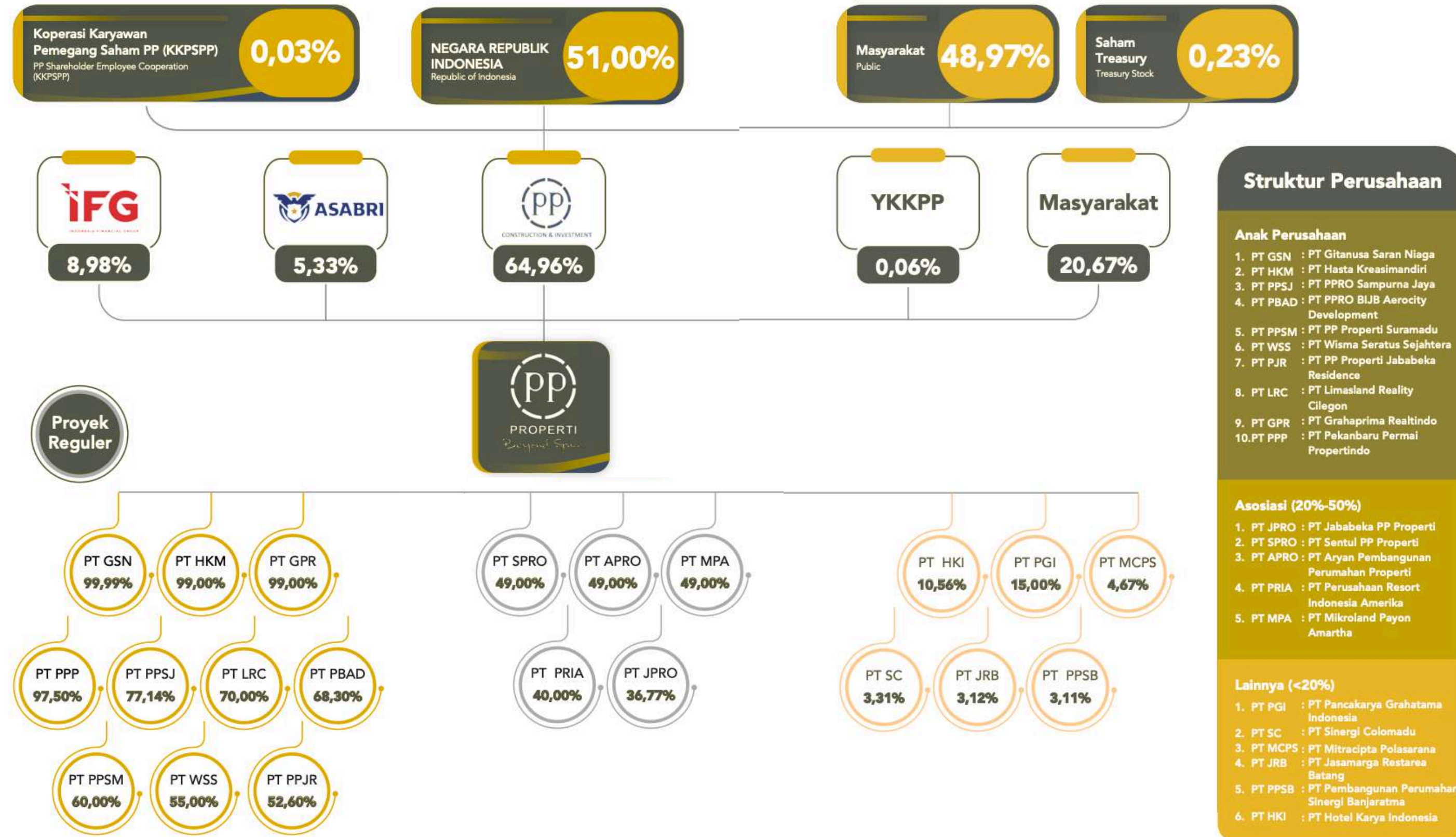
- Louvin Apartment
- Begawan Apartment

**SOLD OUT**

**SOLD OUT**

1991





## 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
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



**Fakhrul 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*

Westown View



📍 Surabaya

Amartha View



📍 Semarang

Gunung Putri Square



📍 Bogor

Pavilion Permata



📍 Surabaya

Riverview Residence



📍 Jababeka

Little Tokyo



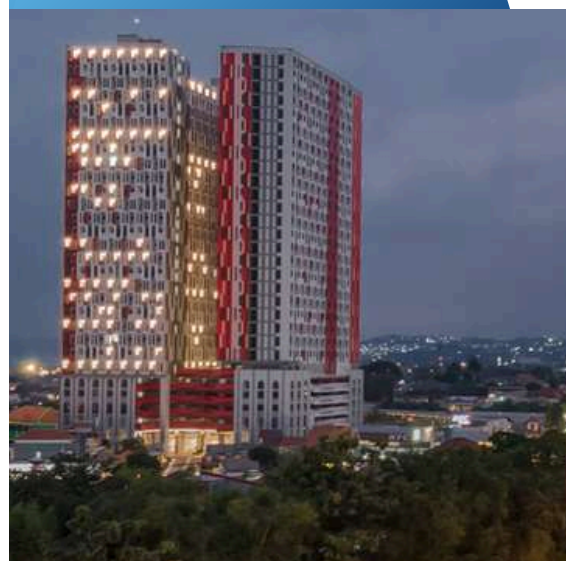
📍 Jababeka

The Ayoma



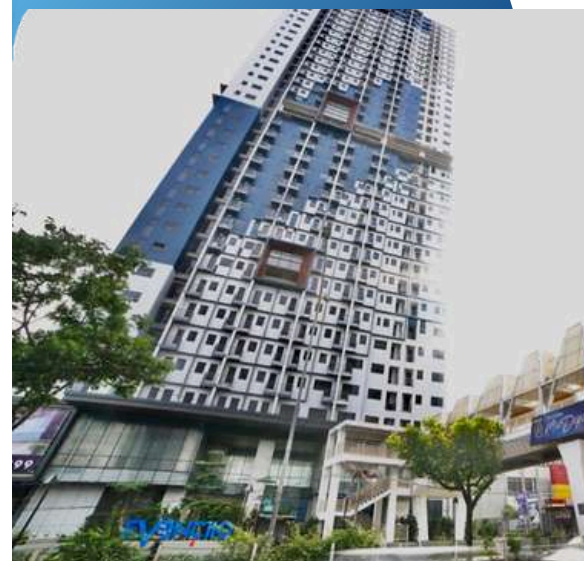
📍 Serpong

The Alton



📍 Semarang

Evencio



📍 Depok

Louvin



📍 Jatinangor

Tana Babarsari



📍 Yogyakarta

Begawan Apartment



📍 Malang

Grand Dharmahusada



📍 Surabaya

# Lagoon Series

Grand Kamala Lagoon



📍 Bekasi

Grand Sungkono Lagoon



📍 Surabaya

Beranda Bali



📍 Semarang

Payon Amarta



📍 Semarang

Permata Puri Cibubur



📍 Depok

# Landed House

## Commercial

Kaza City Mall



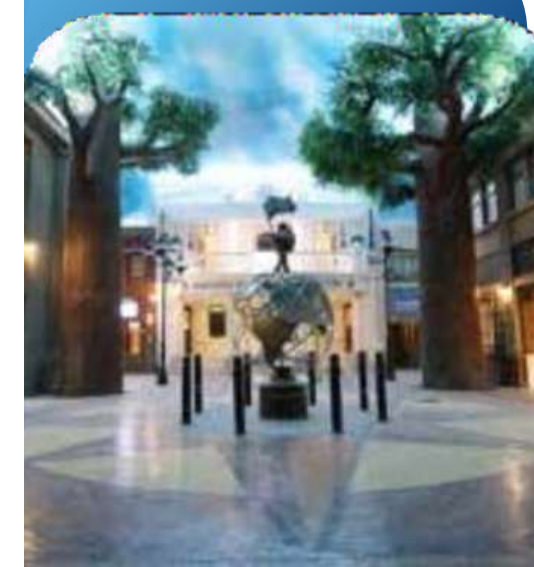
Surabaya

Balikpapan Ocean Square



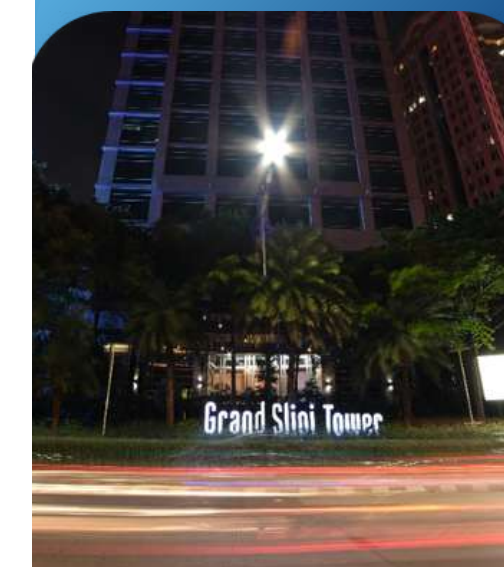
Balikpapan

Kidzania



Surabaya

Grand Slipi Tower



Jakarta

Palm Park Hotel



Surabaya

Swiss-Belhotel Balikpapan



Balikpapan

Prime Park Hotel



Pekanbaru

Prime Park Hotel



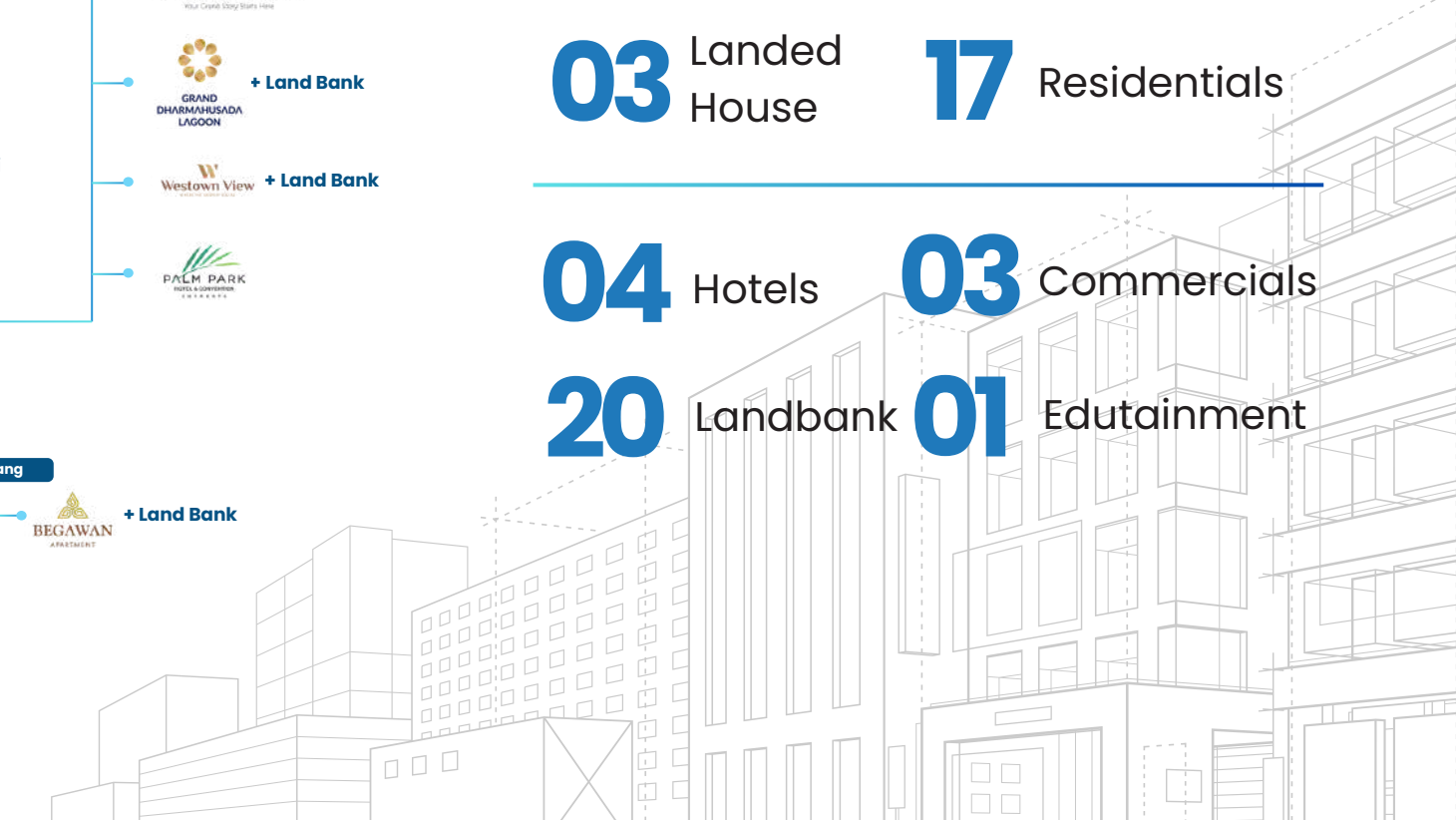
Bandung

## 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

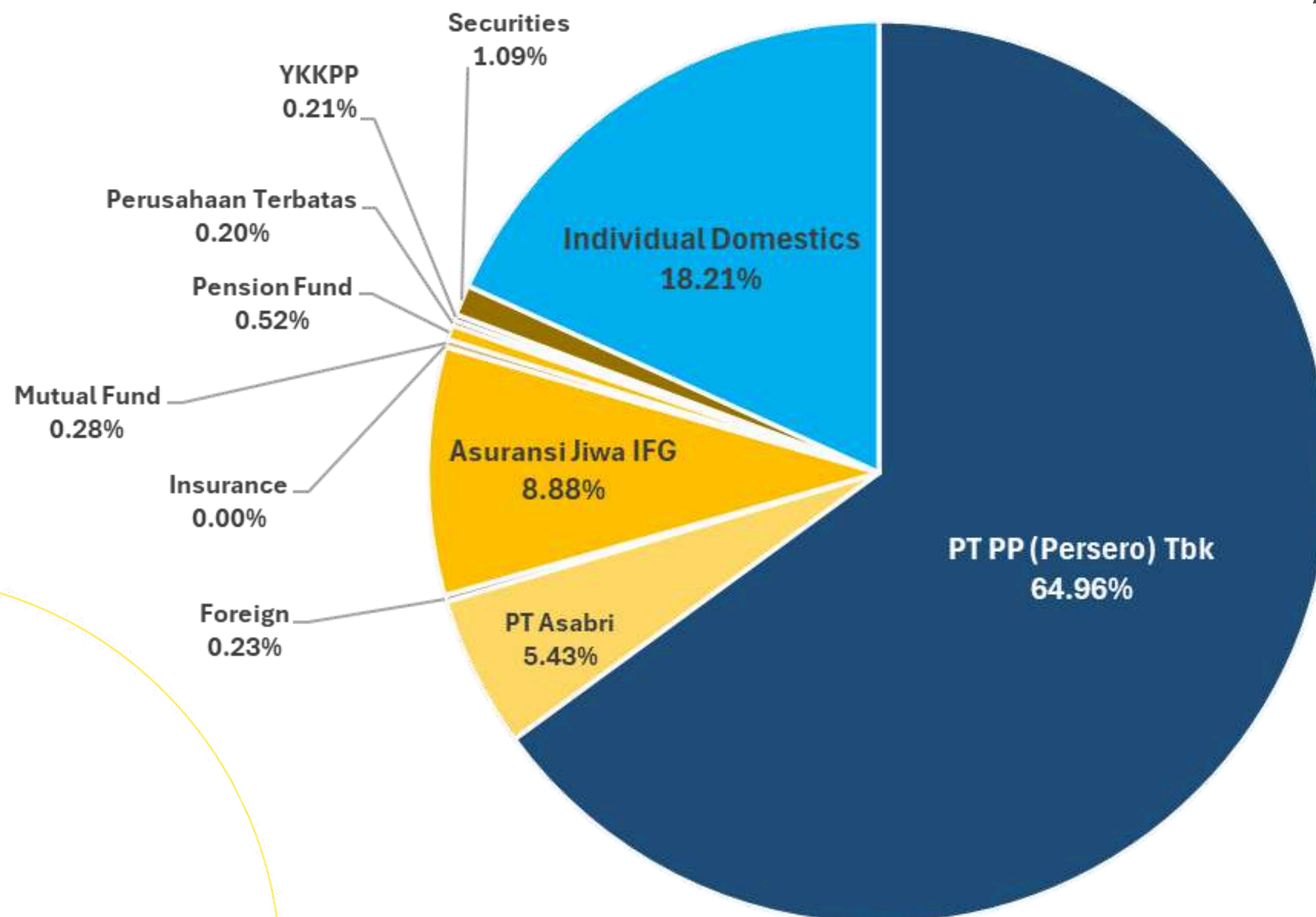
PT PP Properti was honored with **Jawa Pos 7 Most Popular Brand of The Year 2024** award in the Residential Property Sector category



# Shareholders *Structure*



As of March 2026

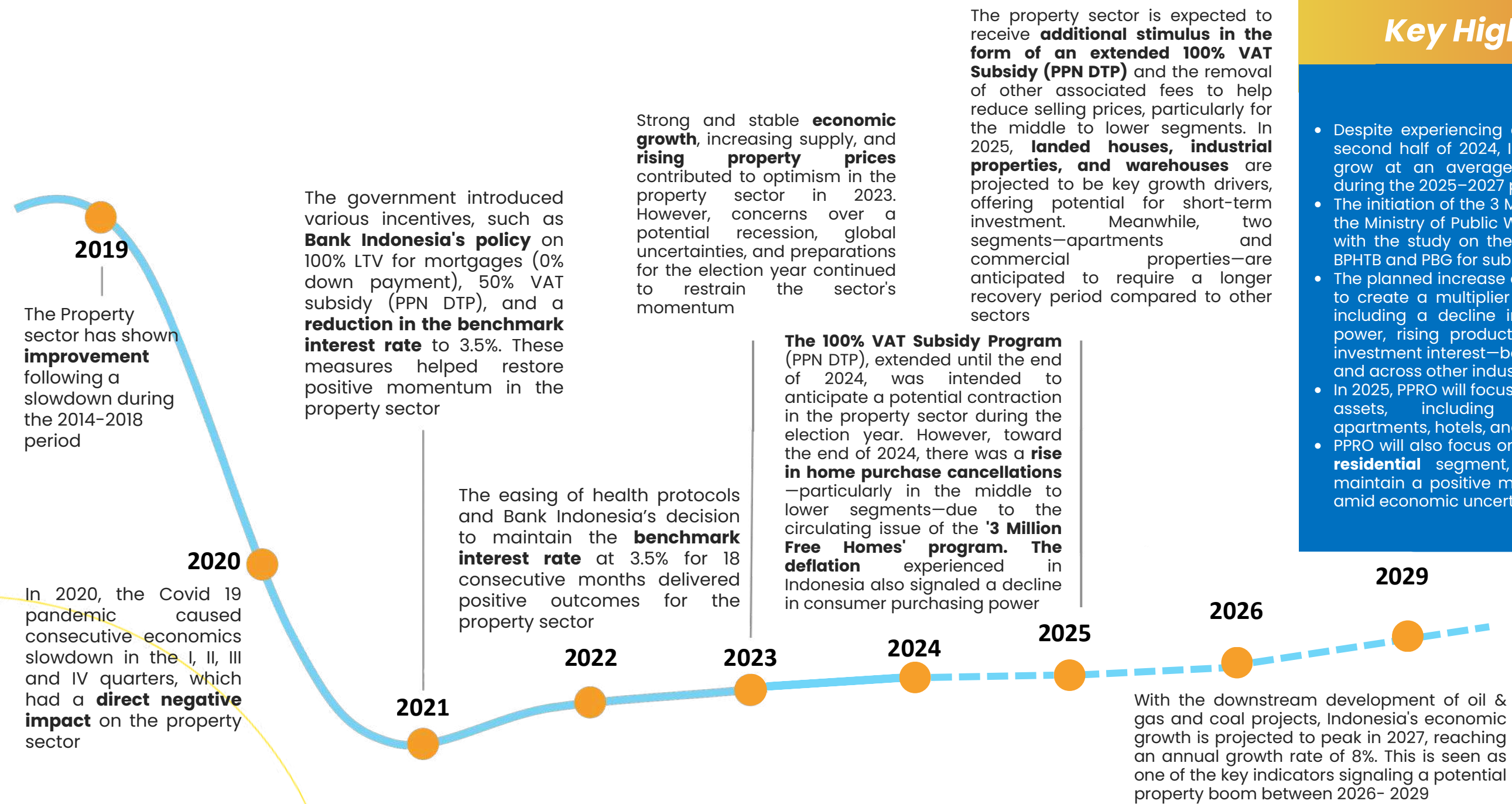




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# Property *Outlook*





### 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



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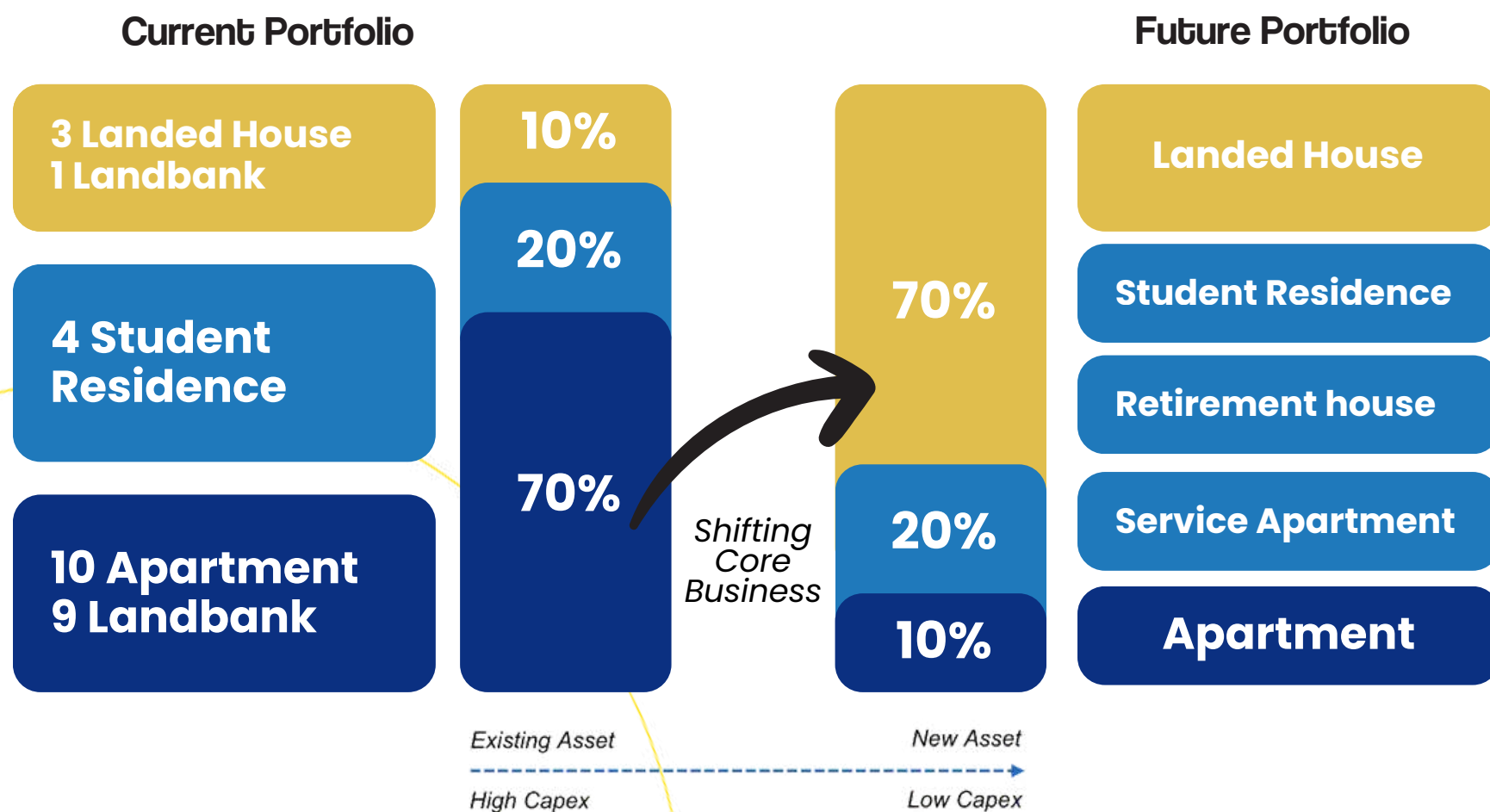
# Business *Strategy*



Pengembangan bisnis akan dilakukan melalui (i) penyesuaian fokus portofolio, (ii) strategi pemasaran yang lebih terfokus pada segmen tertentu, dan (iii) pola kerjasama dengan pihak ketiga dalam pengembangan aset yang dimiliki.

## Portofolio Properti

Transformasi bisnis yang sebelumnya didominasi apartment yang cenderung high capex dengan market terbatas menjadi low capex dengan market yang lebih luas.



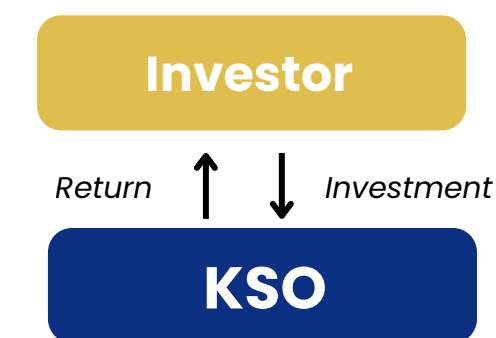
## Struktur Pengembangan

Pendanaan diperoleh dari

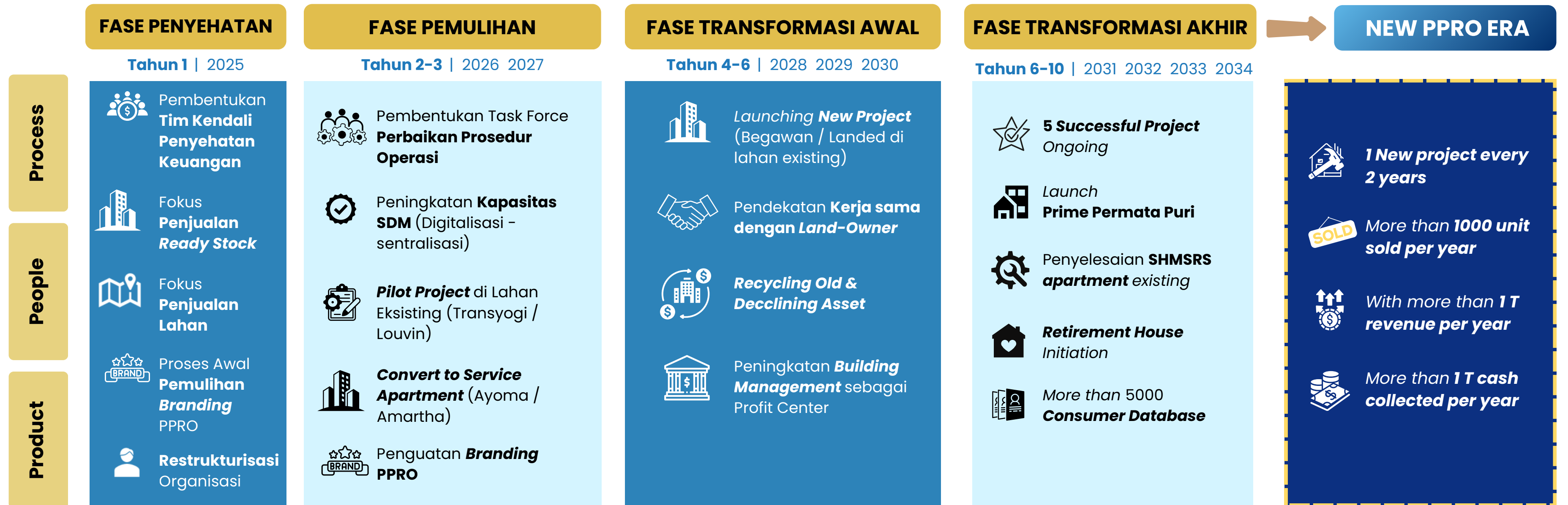
- Kerja sama KSO dengan Land Owner



- Kerja sama KSO dengan Investor



Lahan Ngaliyan & Lahan Transyogi





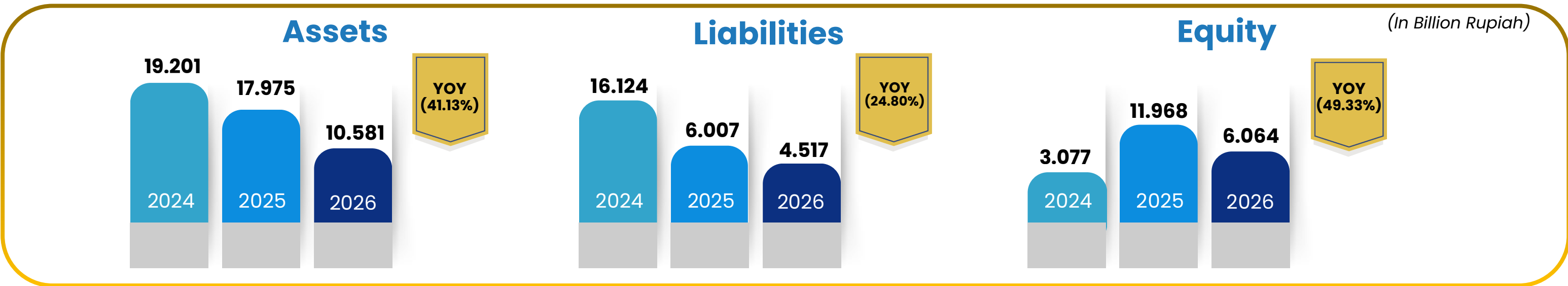
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# Financial *Performance*

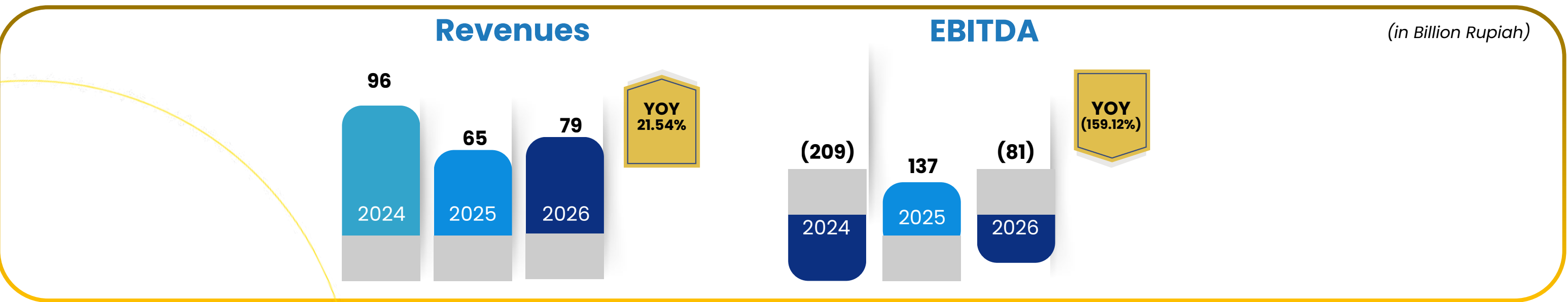


As of March 2026

Consolidated Financial Statement



Profit or Loss



# Thank *You*

