

Corporate Presentation
31 December 2021
PT Intiland Development Tbk

Intiland. Developing Your World.



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Such forward-looking statements involve known and unknown risks, uncertainties and other facts, which may cause our actual results, performance or achievements or industry results, to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements.

Such forward-looking statements are based on numerous assumptions regarding our present and future business strategies and the environment in which we expect to operate in the future.

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Session 1

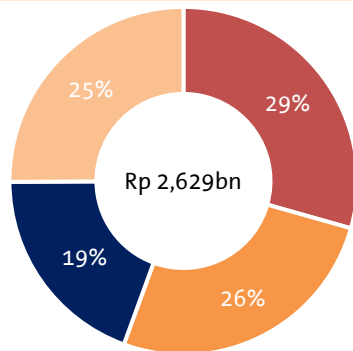
Company Overview



Since 1983, Intiland has established a long and successful track record over 61 projects, as a trend-setter and innovator with high quality award-winning projects in Jakarta and Surabaya

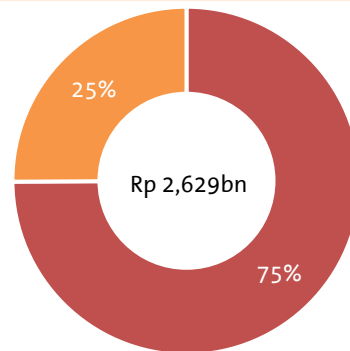
<p>Over 3 decades of operating history</p>	<ul style="list-style-type: none"> • First established in 1983 under the name of PT Wisma Dharmala Sakti, Intiland has a long operating track record of c.40 yrs • Listed on the IDX since 1991 with market capitalization of Rp1.6tn (~USD113m)* as of Dec 31, 2021
<p>Developer with high quality projects in Indonesia</p>	<ul style="list-style-type: none"> • South Quarter, the integrated mixed use development in TB Simatupang, South Jakarta CBD • Graha Famili, the first golf-themed luxurious residential development in Surabaya • Aeropolis, the integrated mixed use development in Soekarno-Hatta's international airport area (only 500 meters away) • Regatta, a luxury sea-front condominium in Jakarta • Pantai Mutiara, the reclaimed housing development with canal bay (in South East Asia) • Intiland Tower Jakarta, a "green" building in CBD Jakarta designed by Paul Rudolph with direct MRT station access
<p>Large, strategically located land bank</p>	<ul style="list-style-type: none"> • Over 2,000 ha of remaining land bank spread across key locations in Jakarta, Greater Jakarta, Surabaya and Greater Surabaya
<p>Well-diversified portfolio</p>	<ul style="list-style-type: none"> • Successfully developed over 61 projects in Jakarta and Surabaya across a wide spectrum of sub-sectors including landed residential townships, office towers, high-rise apartments, hospitality, industrial estates as well as sports and golf club management

Revenue breakdown (as of Dec 31, 2021)

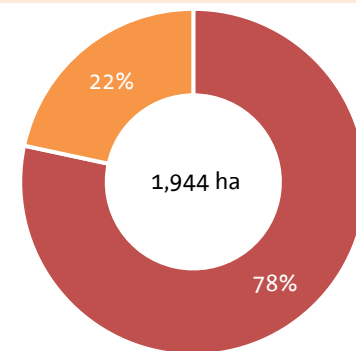


■ Mixed use and high rise ■ Houses and land
■ Industrial estate ■ Investment properties

Land bank breakdown (as of Dec 31, 2021)



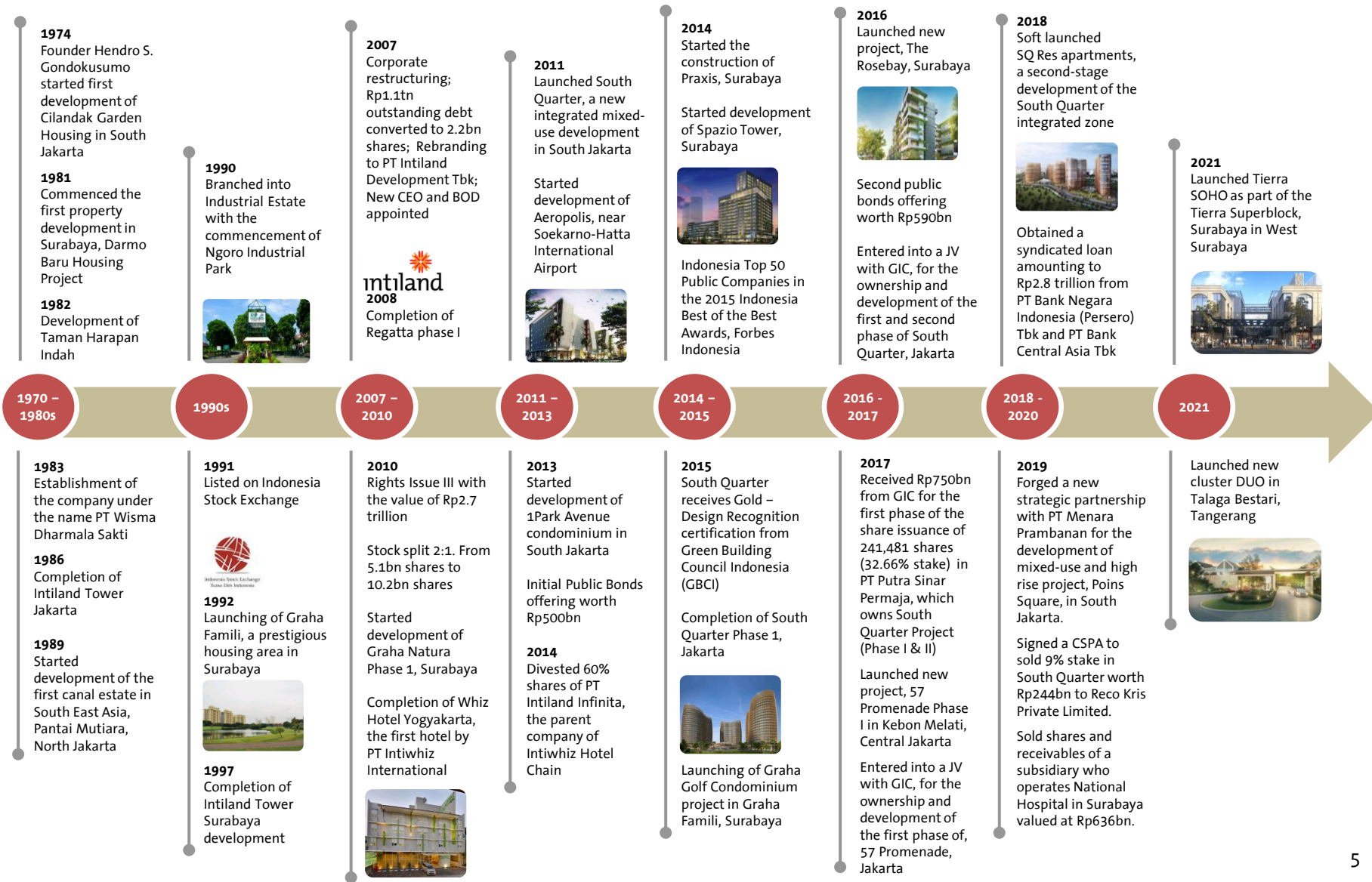
■ Development Revenue ■ Recurring Revenue



■ Jakarta & Greater Jakarta Area
■ Surabaya & Greater Surabaya Area

*Based on an IDR/US\$ conversion rates of 14,278 which is the middle of the buying and selling foreign exchange transaction rates announced by Bank Indonesia on Dec 31, 2021

Key Corporate Milestone




1974
Founder Hendro S. Gondokusumo started first development of Cilandak Garden Housing in South Jakarta

1981
Commenced the first property development in Surabaya, Darmo Baru Housing Project

1982
Development of Taman Harapan Indah


1974 - 1980s

1990
Branched into Industrial Estate with the commencement of Ngoro Industrial Park



1990s


2007
Corporate restructuring; Rp1.1tn outstanding debt converted to 2.2bn shares; Rebranding to PT Intiland Development Tbk; New CEO and BOD appointed



2007 - 2010

2011
Launched South Quarter, a new integrated mixed-use development in South Jakarta


Started development of Aeropolis, near Soekarno-Hatta International Airport



2011 - 2013


2014
Started the construction of Praxis, Surabaya

Started development of Spazio Tower, Surabaya



2014 - 2015

2016
Launched new project, The Rosebay, Surabaya




Second public bonds offering worth Rp590bn

Entered into a JV with GIC, for the ownership and development of the first and second phase of South Quarter, Jakarta

2016 - 2017


2018
Soft launched SQ Res apartments, a second-stage development of the South Quarter integrated zone



Obtained a syndicated loan amounting to Rp2.8 trillion from PT Bank Negara Indonesia (Persero) Tbk and PT Bank Central Asia Tbk

2018 - 2020

2021
Launched Tierra SOHO as part of the Tierra Superblock, Surabaya in West Surabaya




2021

1983
Establishment of the company under the name PT Wisma Dharmala Sakti


1986
Completion of Intiland Tower Jakarta

1989
Started development of the first canal estate in South East Asia, Pantai Mutiara, North Jakarta

1991
Listed on Indonesia Stock Exchange



1992
Launching of Graha Famili, a prestigious housing area in Surabaya




1997
Completion of Intiland Tower Surabaya development

2010
Rights Issue III with the value of Rp2.7 trillion

Stock split 2:1. From 5.1bn shares to 10.2bn shares

Started development of Whiz Hotel Yogyakarta, the first hotel by PT Intiwhiz International



2013
Started development of 1Park Avenue condominium in South Jakarta

Initial Public Bonds offering worth Rp500bn

2014
Divested 60% shares of PT Intiland Infinita, the parent company of Intiwhiz Hotel Chain

2017
Received Rp750bn from GIC for the first phase of the share issuance of 241,481 shares (32.66% stake) in PT Putra Sinar Permaja, which owns South Quarter Project (Phase I & II)

Launched new project, 57 Promenade Phase I in Kebon Melati, Central Jakarta


Entered into a JV with GIC, for the ownership and development of the first phase of, 57 Promenade, Jakarta

2019
Forged a new strategic partnership with PT Menara Prambanan for the development of mixed-use and high rise project, Poinis Square, in South Jakarta.

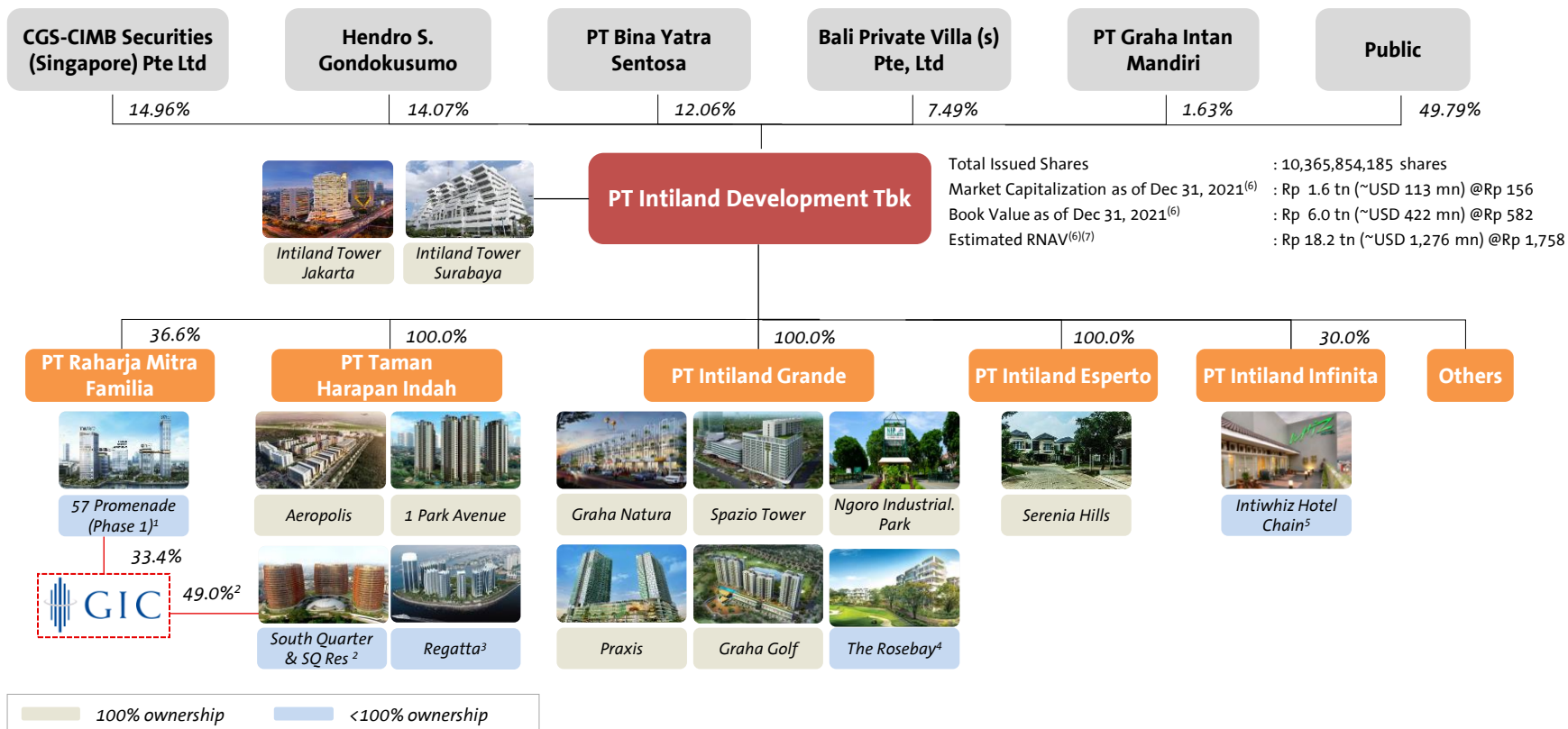
Signed a CSPA to sold 9% stake in South Quarter worth Rp244bn to Reco Kris Private Limited.

Sold shares and receivables of a subsidiary who operates National Hospital in Surabaya valued at Rp636bn.

Launched new cluster DUO in Talaga Bestari, Tangerang



Corporate Structure



Core Portfolio

The Company develops various products classified into mixed use & high rise, landed residential, industrial estates and investment properties. Some of the existing and future projects are as follows:



Mixed Use & High Rise



Landed Residential



Industrial Estates



Investment Properties

JAKARTA & GREATER AREA

- | | | | | |
|--|--|--|--|--|
| <ul style="list-style-type: none"> • South Quarter • Aeropolis ● • 57 Promenade Phase 1 ● • 1 Park Avenue • Regatta Phase 2 | <ul style="list-style-type: none"> • SQ Res ● • Pinang Apartment ● • West One City ● • Serenia Hills Apartment ● | <ul style="list-style-type: none"> • Serenia Hills • Talaga Bestari • Magnolia Residence • South Grove • Griya Semanan • 1Park Homes • Pinang Residence | <ul style="list-style-type: none"> • Aeropolis Technopark | <ul style="list-style-type: none"> • Intiland Tower Jakarta • South Quarter • 57 Promenade ● • Poins • Others |
|--|--|--|--|--|

SURABAYA & GREATER AREA, BATANG

- | | | | | |
|---|--|--|---|--|
| <ul style="list-style-type: none"> • Praxis • Spazio Tower • Sumatra 36 • Graha Golf Phase 1 • The Rosebay | <ul style="list-style-type: none"> • Tierra Phase 1 ● • Graha Golf Phase 2 ● • Graha Natura Apartment ● | <ul style="list-style-type: none"> • Graha Famili • Graha Natura | <ul style="list-style-type: none"> • Ngoro Industrial Park • Batang Industrial Park ● | <ul style="list-style-type: none"> • Intiland Tower Surabaya • Praxis • Spazio Tower • Ngoro Industrial Park • Others |
|---|--|--|---|--|

Development Income

Recurring Income

Selected Awards and Achievements

2021



Intiland
The Best Sustainable
Developer Indonesia for
PropertyGuru Indonesia
Property Awards 2021



Fifty Seven Promanade
The Highly Recognized
Condo in Jakarta for Properti
Indonesia Awards 2021



Regatta
Best Premium Apartemen
Development Jakarta –
Golden Property Awards 2021

Intiland
Top Digital Company Award
2021 for the Category of
Apartment Developer



Serenia Hills
World Gold Winner for the
Residential (Low Rise)
FIABCI World Prix d'Excellence
Award 2021



Intiland
Special Recognition in
Environmental, Social,
Governance for PropertyGuru
Indonesia Property Awards 2021



Intiland
Special Recognition in Sustainable
Design & Construction for
PropertyGuru Indonesia Property
Awards 2021

Intiland
Best of Property Company & Real
Estate 2021 Award at the 2021 Urban
City Award event held by urbancity.id



Intiland
Top 10 Developers 2021 –
BCI Asia Award 2021, held by
Building & Construction
Interchange (BCI Asia)



DUO
The Best Mid-End Housing
Development Greater Jakarta for
PropertyGuru Indonesia Property
Awards 2021

2020



Serenia Hills
Golden Awards – Best Landed Residential Development
at the 2020 FIABCI-REI Excellence Awards



Intiland
Top 10 Developers 2020 – BCI Asia Award 2020, held by
Building & Construction Interchange (BCI Asia)

Intiland
Top CSR Awards Star 3 at the Top CSR Awards 2020 held by Top Business
magazine, Komite Nasional Kebijakan Governance, and CSR Society

Hendro S. Gondokusumo
Top Leader on CSR Commitment 2020 at the Top CSR Awards 2020 held by Top
Business magazine, Komite Nasional Kebijakan Governance, and CSR Society

Session 2

Strategy



Growth Strategy

Organic Growth

- Focus on developing existing projects in Jakarta and Surabaya
- Maximize the value of existing asset portfolio (e.g. mixed use & high rise)
- Continue the land acquisition surrounding existing projects

Acquisition Growth

- Strategic acquisition to support our vision and mission
- Maintain focus on our core business
- Prudent acquisition to increase our long term stakeholders' value

Strategic Partnership

- Strategic partnership to strengthen our position
- Track record in developing joint projects with strategic partners
- Provide balance sheet support for project execution

Capital & Investment Management

- Cash flow management to sustain our growth and profitability
- Prudent financing to manage our business risks
- Expand our global network to support our financing strategy

Mission

“ To be reputed as a transparent, trustworthy and trendsetting property developer committed to highly sustainable and long-term growth and profitability that deals fairly with all stakeholders

Vision

“ To make possible the experience of not only living, but living well throughout Indonesia

Strategic partnership case study: GIC

Our JVs with GIC present a good example of what we seek in a strategic partner and how we employ such partnerships as a way to mitigate development risk and proactively strengthen our balance sheet

JV overview

November 2016 &
April 2019



- Entered into a JV with GIC to divest 40% ownership stake in the integrated mixed-use complex, **South Quarter & SQ Res** in Nov 2016 and an additional 9% in April 2019
- Together with GIC, Intiland will continue to develop SQ Res, which comprises two condominium towers

August 2017



- Entered in a 2nd JV with GIC for the ownership and development of the Phase I of **57 Promenade** project in Jakarta
- Post transaction ownership breakdown in 57 Promenade Phase 1: Intiland (36.63%), GIC (33.40%), land owner JV partner (29.97%)

Strategic benefits

- ✓ **Synergistic strengths and experience/track record of quality partner**
 - As one of the largest institutional real estate investors globally, GIC brings broad knowledge and expertise from its investment network
 - Intiland, in turn, provides local market insights, a proven development track record and land bank access as one of the most established Indonesian property developers
- ✓ **Enables Intiland to expand into new projects while reducing funding needs and mitigating execution risk**
- ✓ **Like-minded partners with a long term investment outlook**
- ✓ **Our 2nd JV with GIC in 2017 further demonstrates confidence in our capabilities and is a testament to the strength of our partnership**

Capital management

- Total sale proceeds from divestment of 40% stake in South Quarter: IDR 1trn
 - Received IDR 750bn of which c.IDR 660bn was used to pay off the project loan
 - Remaining amount of IDR 250bn will be used as working capital for the construction of South Quarter Phase II
- Total sale proceeds from divestment of 9% stake in South Quarter: IDR 244bn
 - The proceeds will be used to strengthen Intiland's financial position
- Total sale proceeds of IDR 230bn for divestment of stake in 57 Promenade Phase 1
 - IDR 184bn was used to reduce loan
 - Remaining amount of IDR 46bn will be used as working capital

Session 3

Key Investment Highlights



Key Investment Highlights

Established track record in successfully developing and launching premium flagship projects

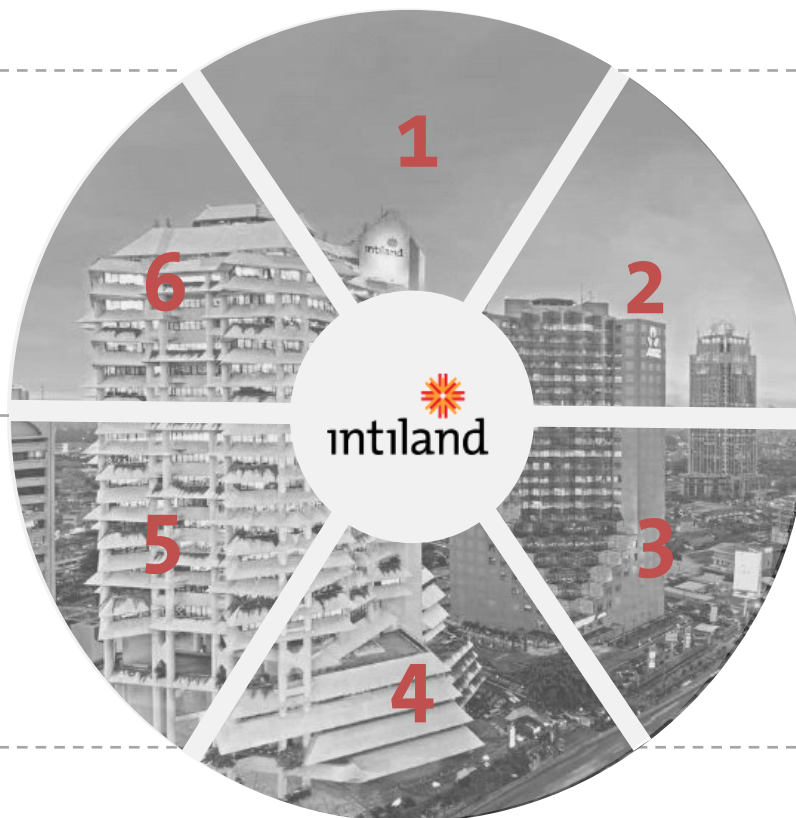
Diversified portfolio in strategic locations which stands to benefit from ongoing/recent infrastructure developments

Large land bank to sustain medium to long term development

Strong pipeline of high quality developments and **growing recurring income**

High upside potential on investment return with **RNAV per share of Rp 1,778***

Experienced management and strong corporate governance driving sustainable growth



*RNAV based on 31 Dec 2017 financials. Major assets were primarily valued by Knight Frank and Jones Lang LaSalle.



Established track record in successfully developing and launching premium flagship projects



Over the past 40 years, we have developed/launched various award-winning premium projects which have become benchmarks in their respective markets

Mixed Use & High Rise

South Quarter



Integrated mixed-use development in South Jakarta CBD - premised on the concept of sustainability and located on a 7.2ha site, amongst the largest in the city



Best Commercial Development
Best Office Development
Best Office Architectural Design
South East Asia Property Awards

57 Promenade*



An iconic mixed-use urban living development in Kebon Melati, Jakarta CBD



The Most Favored Mid-up Apartment in Mixed-use Project
Housing Estate Awards

Mixed Use & High Rise

Regatta



Luxury sea-front condominiums in Jakarta



Best Premium Apartment
Golden Property Awards

Office

Intiland Jakarta Tower



Green building in Indonesia; the building model was exhibited at the Museum of Modern Art in New York

Landed Residential

Pantai Mutiara



One of the first reclaimed housing developments in SE Asia

Landed Residential

Serenia Hills



Green residential complex in South Jakarta - equipped with integrated security system, waste management system and sports facilities



Best Landed Residential Development
FIABCI-REI Excellence Awards



The Best Innovation in Property Product Concept
Property Innovation Awards



Best Compact Development in Jakarta & Indonesia
Golden Property Awards



Best Housing Development
Indonesia Property Awards



Best Housing/Landed Development
Asian Property Awards

Graha Famili



First golf-themed luxurious residential development in Surabaya

*Launched in 2H 2017



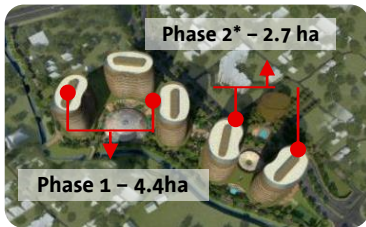
High-rise developments – Mixed-use/Integrated

Our flagship high-rise mixed-use/integrated projects have seen strong take-up rates across various components (residential, office, retail)

Our high rise developments are high density projects, located in prime urban locations typically located on plots of land measuring ~1-10 ha

Completed

South Quarter



- Integrated mixed-use development comprising three office towers and supporting retail facilities - premised on the concept of sustainability
- Ownership: 51.0% (JV with GIC Singapore owning the remaining 49.0%)
- Phase 1 comprises three 20-floor office towers with some retail space
 - Tower A: 100% strata sold, Tower B and C retained for leasing
 - Total semi gross area of 129,843 sq.m.
 - Net leasable office area of 76,753 sq.m. and retail space (lease) of 7,542 sq.m.

Launched

4Q 2012

Completion

2015

Land area

4.4ha

Location

TB Simatupang, South Jakarta

Ongoing development

57 Promenade Phase 1



- Planned mixed use & high rise development with outdoor elements such as pedestrian walkways and retail outlets
- Ownership: 36.63% (JV with GIC and PT Galang Gema Pradana owning 33.40% and 29.97% respectively)
- Phase 1 includes 2 condo towers and retail space:
 - 24-floor City57 tower (strata): 260 units
 - 49-floor Sky57 tower (strata): 236 units
 - Retail space (lease): 769 sq.m.

Launched

3Q 2017

Expected completion

3Q 2022

Land area

1.2ha

Location

Kebon Melati, CBD Jakarta

* Soft launch of sales in 4Q 2018

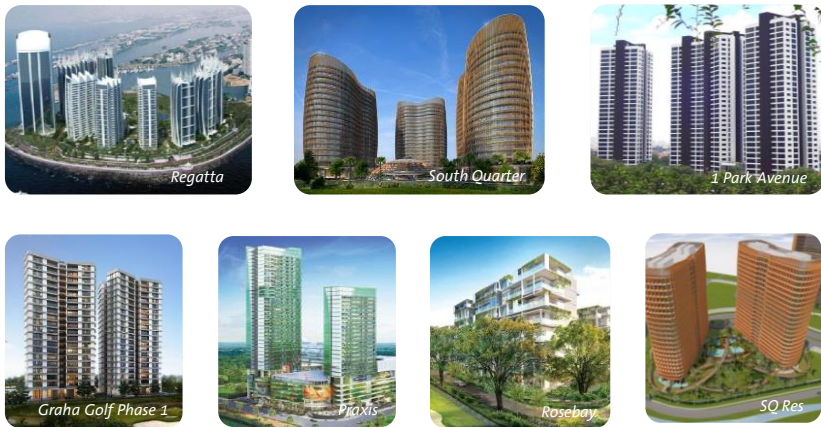


High-rise developments – Residential

Our current pipeline and high-rise residential projects are located in strategic areas with strong infrastructure connectivity and/or within established areas. It will offer a wider range of unit sizes to provide more affordability

High quality projects in strategic locations targeted at middle-up income demographic

Current Projects



Current Projects

Est. size / unit (SGA sq.m.)

57 Promenade Phase 1	38-183
Regatta 2	104-235*
1Park Avenue (K,Q,R); 1Park Hamilton	138-335
Graha Golf Phase 1	139-168
Praxis (Apartment)	44-85
Rosebay	75-166
SQ Res	48-135

* Net size
** Price range not including Penthouse unit

High quality projects in strategic locations targeted at middle to high income demographic

Pipeline Projects



Pipeline Projects

Est. size / unit (SGA sq.m.)

Pinang Apartment	27-92
Graha Golf Phase 2	182-411**
Tierra	28-68
Graha Natura Apartment	31-71



Landed residential



Our portfolio of well-located, high quality landed residential projects allows us to broaden our customer reach and further diversifies our revenue base

Ongoing development

Serenia Hills



- Premium estate located on 26ha, offering a modern residential facility with a private cluster concept and club facilities
- Ownership: 100%
- The residential complex comes equipped with an integrated security system, waste management system and sports facilities and has been developed in 2 phases:
 - Phase 1: 297 residential units
 - Phase 2: 390 residential units

Phase 1

Phase 2

Launched	2011 & 2012	2013, 2014 & 2020
Completion	2013	2016*
Land area	10ha	16ha
Location	Lebak Bulus, South Jakarta	

Graha Natura



- Residential project in Lontar, West Surabaya, sprawling over 86-hectare land. Graha Natura is a unique housing estate with a focus on healthy lifestyle, nature and eco-friendly technology
- Ownership: 100%
- Graha Natura works together with a number of scientific institutes for environment conservation program which takes place almost half of the green open space all around the residential area

Launched Phase 1	2010, 2014, 2015, 2016, 2020, 2021
Launched Phase 2	2016, 2018, 2019, 2020, 2021
Land area	86ha
Location	West Surabaya

* Excluding the Quantum cluster (launched in 2017) which covers an area of 1.8ha and offers 75 residential units and Sierra cluster (launched in 2020) which offers 48 residential units.



Industrial Estate – Ngoro Industrial Park



Our industrial estate in Ngoro allows locators to access East Java and is located in close proximity to key transport hubs (sea port and airport), with toll road and main road access

Ngoro Industrial Park is a modern industrial estate complete with infrastructure and facilities for industrial factories

Location and features

- Located c.45km south of Surabaya in Ngoro, Mojokerto, East Java
- Quick access to Surabaya’s Tanjung Perak Port (50km) and Juanda International Airport (50km)
- Facilities and services include an export processing zone, standard factory buildings, warehouses, commercial areas, clinics, banks & ATMs, office spaces, guest houses, outdoor sports facilities, a police station, internal security and a fire brigade



Total development plan

	<i>Ngoro Industrial Park I</i>	<i>Ngoro Industrial Park II</i>
Development area	220ha	285ha
Launched*	1991	2010
Land bank (Dec 31, 2021)	81ha	

Key tenants



* The first phase of the development (Park I) started in 1991 while the second phase (extension, Park II) commenced in the first half of 2010



Industrial Estate – Batang Industrial Park



Our new industrial estate in Batang is well connected to West and East Java through Trans-Java toll and is a future key industrial hub of Central Java

Batang Industrial Park is strategically located at Batang Region, Central Java Province, right at the center of Java Island

Location and features

- Well connected to both West and East Java through Trans-Java toll
- Located c.360km East of Jakarta and c.425km of West Surabaya
- Quick access to Semarang's Tanjung Mas Port (95km) and Ahmad Yani International Airport (85km)
- Facilities and services include warehouses, commercial areas, police station, internal security, fire brigade, stable electric supply from PLN.



Total development plan

Batang Industrial Park I

Development area*	280ha
Launched	2020
Land bank (Dec 31, 2021)	159 ha



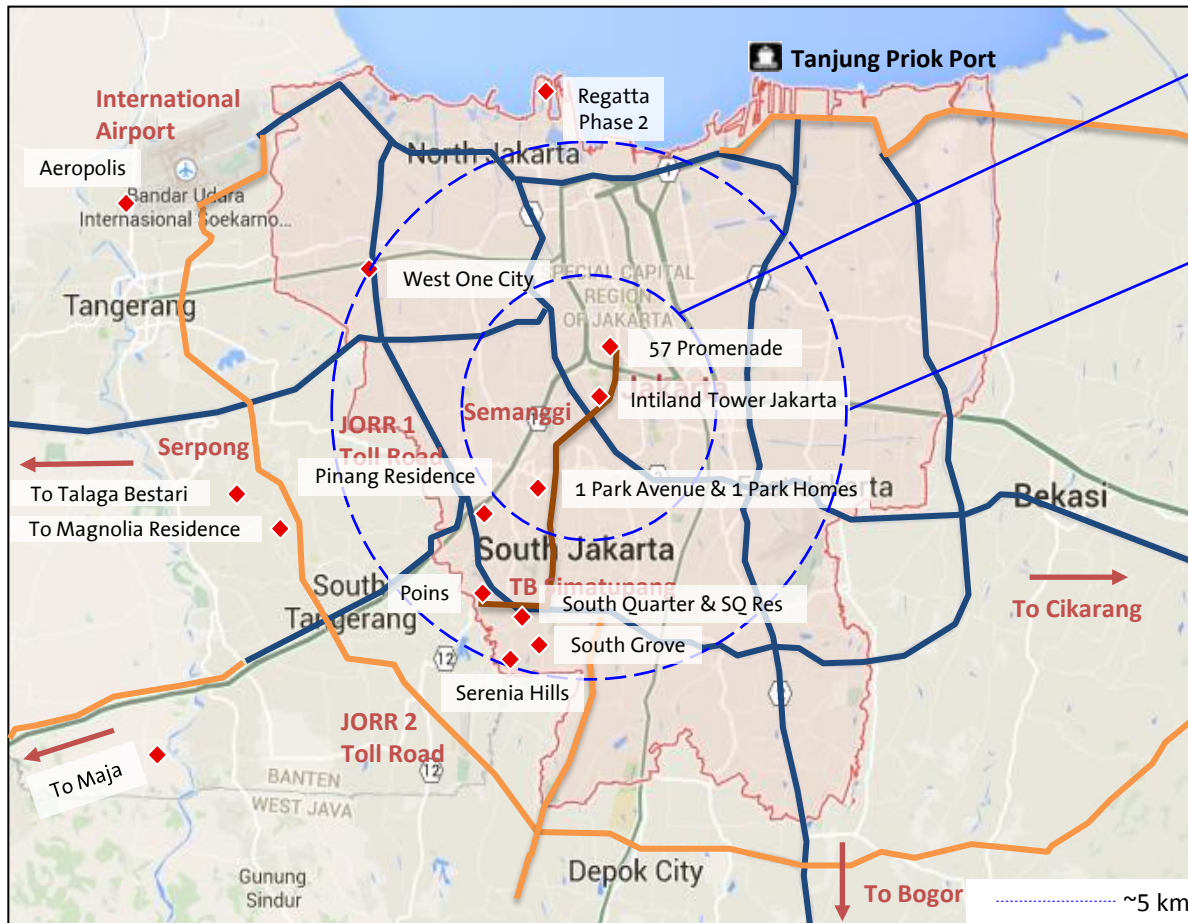
*Total development plan for phase 1 and phase 2 is 500 ha



Well-located portfolio within Central and Greater Jakarta...



Most of our ongoing/near term projects in Jakarta are located within 5-10km radius from CBD in well-established areas and supported by infrastructure developments



- 5km radius from Semanggi Interchange, CBD**
 - 57 Promenade
 - Intiland Tower Jakarta
 - 1 Park Avenue
 - 1 Park Homes
- 10km radius from Semanggi Interchange, CBD**
 - Poins
 - South Quarter
 - SQ Res
 - Serenia Hills
 - South Grove
 - Pinang Residence
 - West One City
- Other projects within Jakarta and its Greater Area**
 - Regatta Phase 2
 - Aeropolis
 - Talaga Bestari
 - Magnolia Residence
 - Maja

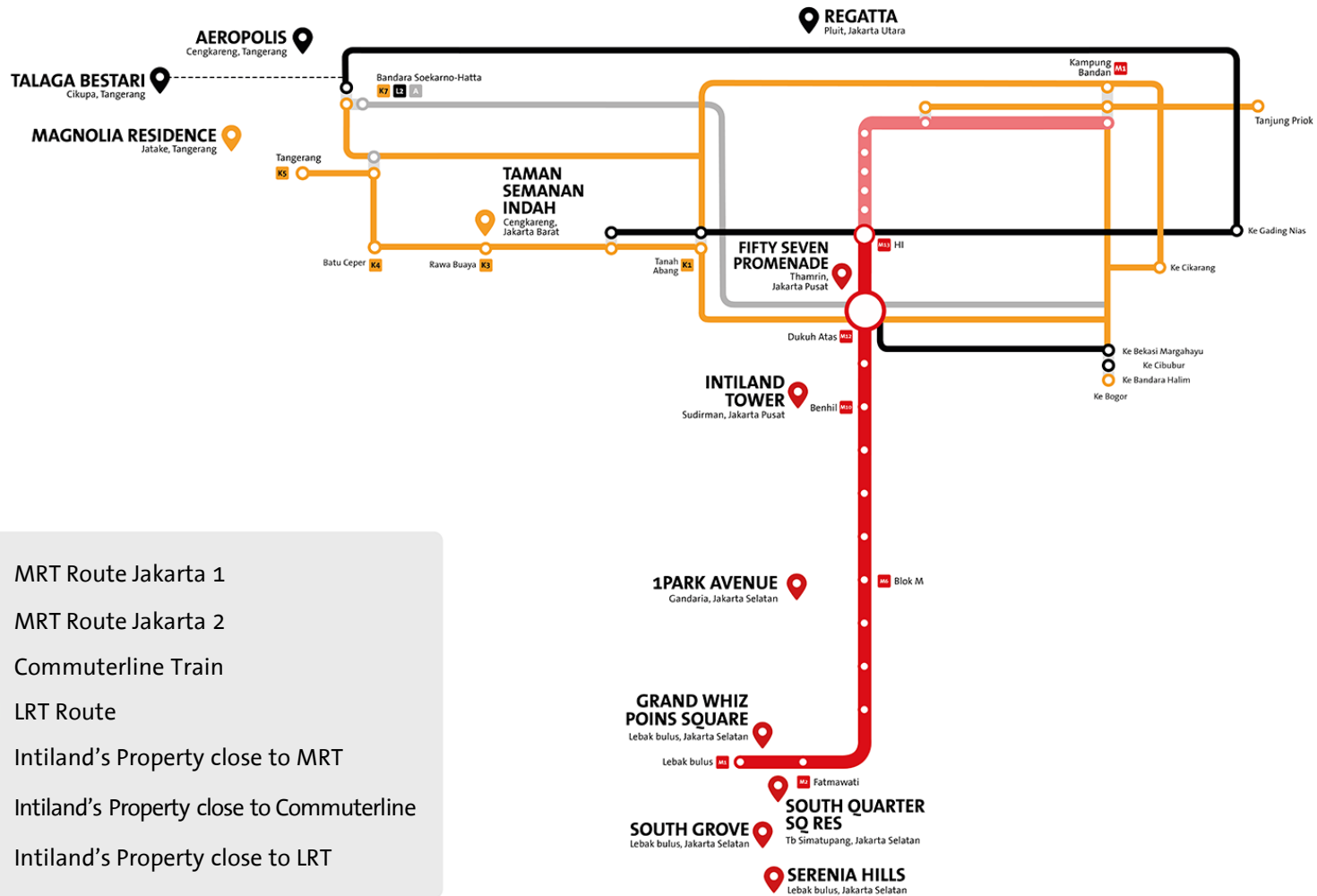
- Legend**
- Existing Toll Road
 - Planned Toll Road
 - MRT Route
 - Existing Railway
 - Intiland's Projects

Source: Google maps, company data
 Note: Location and scale drawing above are best estimates



...poised to benefit from infrastructure developments

Our portfolio stands to benefit from ongoing development of transit infrastructure (LRT/MRT) within Jakarta, which is expected to translate into stronger take-up/occupancy rates as well as higher average selling prices /rental rates





...poised to benefit from infrastructure developments





#LivingConnected Jakarta



57 Promenade, CBD Jakarta



Intiland Tower Jakarta, CBD Jakarta



1Park Avenue, Gandaria



South Quarter, TB Simatupang



South Grove, Lebak Bulus



Serenia Hills, Lebak Bulus



Poins, Lebak Bulus



Pinang Residence, Pondok Pinang

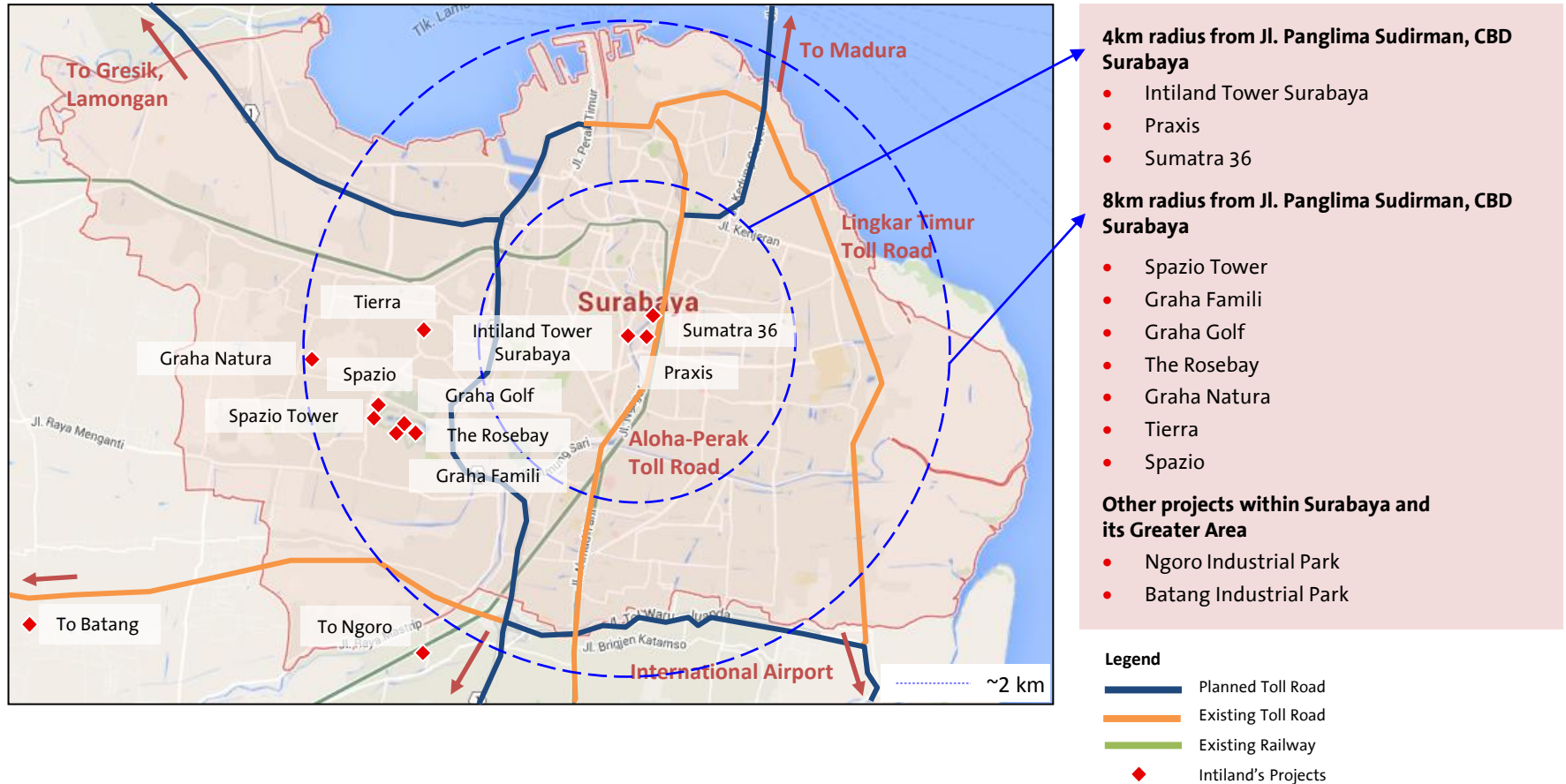


Talaga Bestari, Tangerang



Well-located portfolio in Central and West Surabaya

Our presence in Surabaya started with the Graha Famili project, which has become a market benchmark for high-end residential development, and extended into landed residential, mixed-use & high-rise projects, industrial estates as well as investment properties in Central and West Surabaya



Source: Google maps, company data

Note: Location and scale drawing above are best estimates

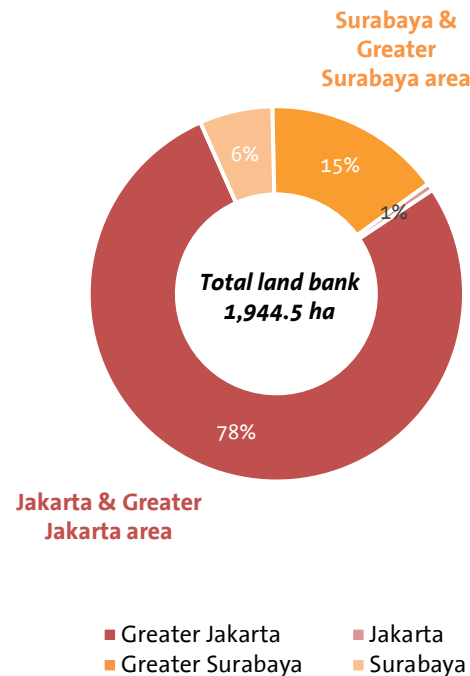


Large land bank to sustain medium to long term development



Large land bank of c. 1,944.5 ha (as of Dec 31, 2021) is sufficient to sustain ongoing developments for the next 20 years

Undeveloped Land bank	Land area (ha)
Maja, Banten	1,068.7
Tangerang, Banten	279.3
Others - Jakarta area	91.8
Talaga Bestari, Cikupa	76.2
Gandaria, Jakarta	3.6
Pondok Pinang	2.8
Serenia Hills	1.4
Jakarta & Greater Jakarta area	1,523.8
Developed Land bank	6.6



Undeveloped Land bank	Land area (ha)
Others - Surabaya area	266.4
Pantai Timur, Surabaya	47.4
Bukit Pencu, Surabaya	33.0
Bukit Sampe, Trawas	31.8
Lontar	23.8
Graha Famili, Surabaya	8.5
Jajar Tunggal	4.9
Dharmo Harapan	4.1
Wiyung	1.0
Surabaya & Greater Surabaya area	420.8
Developed Land bank	301.3

Our long term land bank strategy will focus on balancing sustainable growth with mitigating balance sheet and execution risk

- Optimize utilization of current land bank (e.g., high density mixed use developments)
- Focus on land consolidation and project extension in area surrounding or in close proximity to existing projects
- Enter into strategic collaboration with land owners to minimize capex for land acquisition
- Leverage on capital recycling opportunities (e.g., divest longer term land bank holdings with no immediate development plans)



Selling of Non-Core Assets

Non-Core Assets

- Non-core assets are the assets that have not been planned to be developed in the next 5 years.
- In line with the deleveraging strategy, the Company is focusing on selling the non-core assets to enhance the liquidity and profitability of the Company.

Divestment of Non-Core Assets in 2019

- 9% share ownership in PT Putra Sinar Permaja (South Quarter, Jakarta)
- Office building in Surabaya
- ~30 ha land in Pantai Timur, Surabaya
- ~9.3 ha land in Gunung Anyar, Surabaya
- 50% share ownership in PT Surabaya Jasa Medika (National Hospital, Surabaya)

Use of Proceeds

- Total transaction value from selling the non-core assets in 2019 was ~IDR 1.3tn
- The proceeds from selling of the non-core assets were used for loan repayment and additional working capital to strengthen the Company's financial position.

Divestment of Non-Core Assets in 2020

- ~3.2 ha land in Gunung Anyar, Surabaya
- Total transaction value from selling the non-core assets was ~IDR 58.3bn

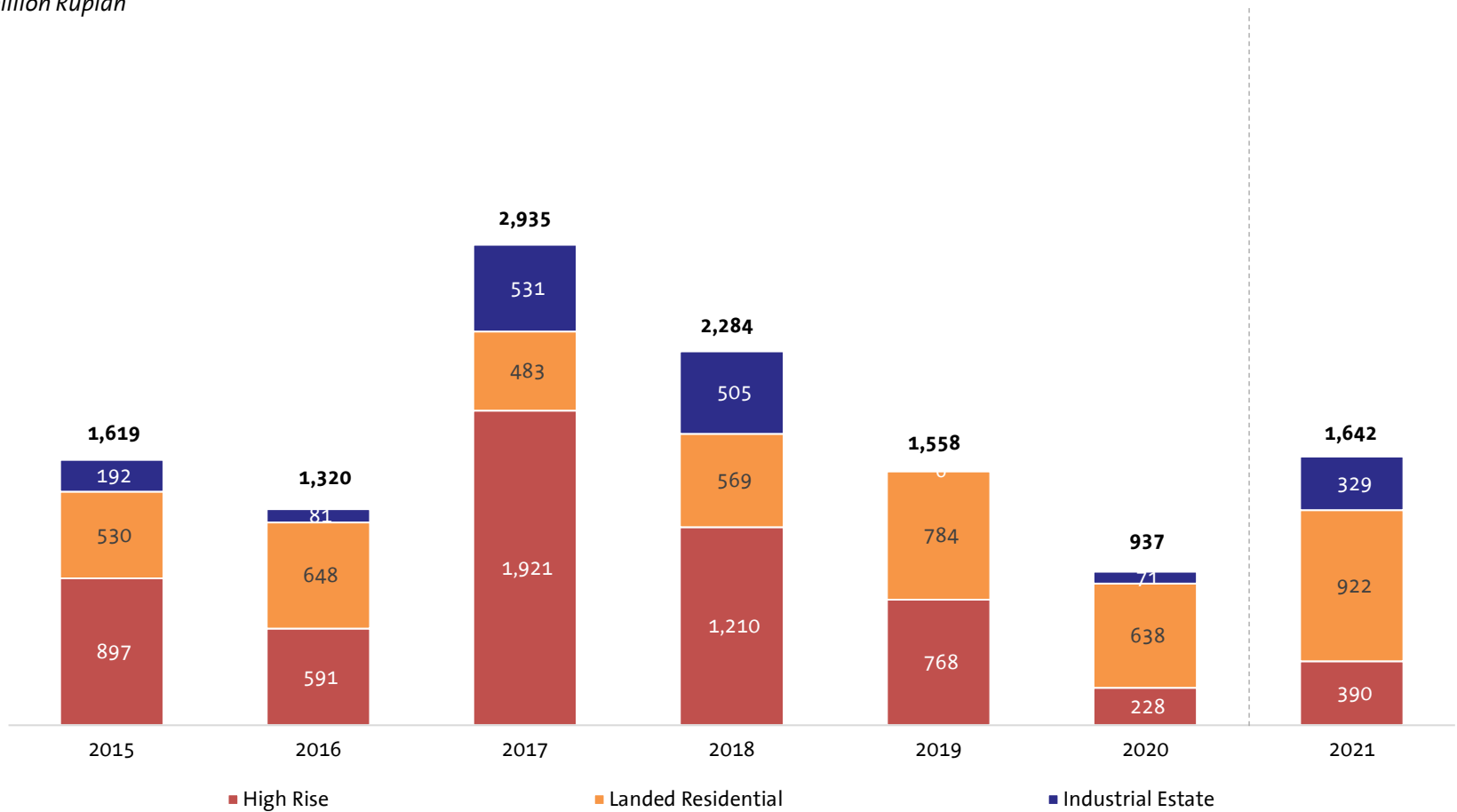


Strong pipeline of high quality developments



Historical marketing sales (2015-FY21)

In billion Rupiah

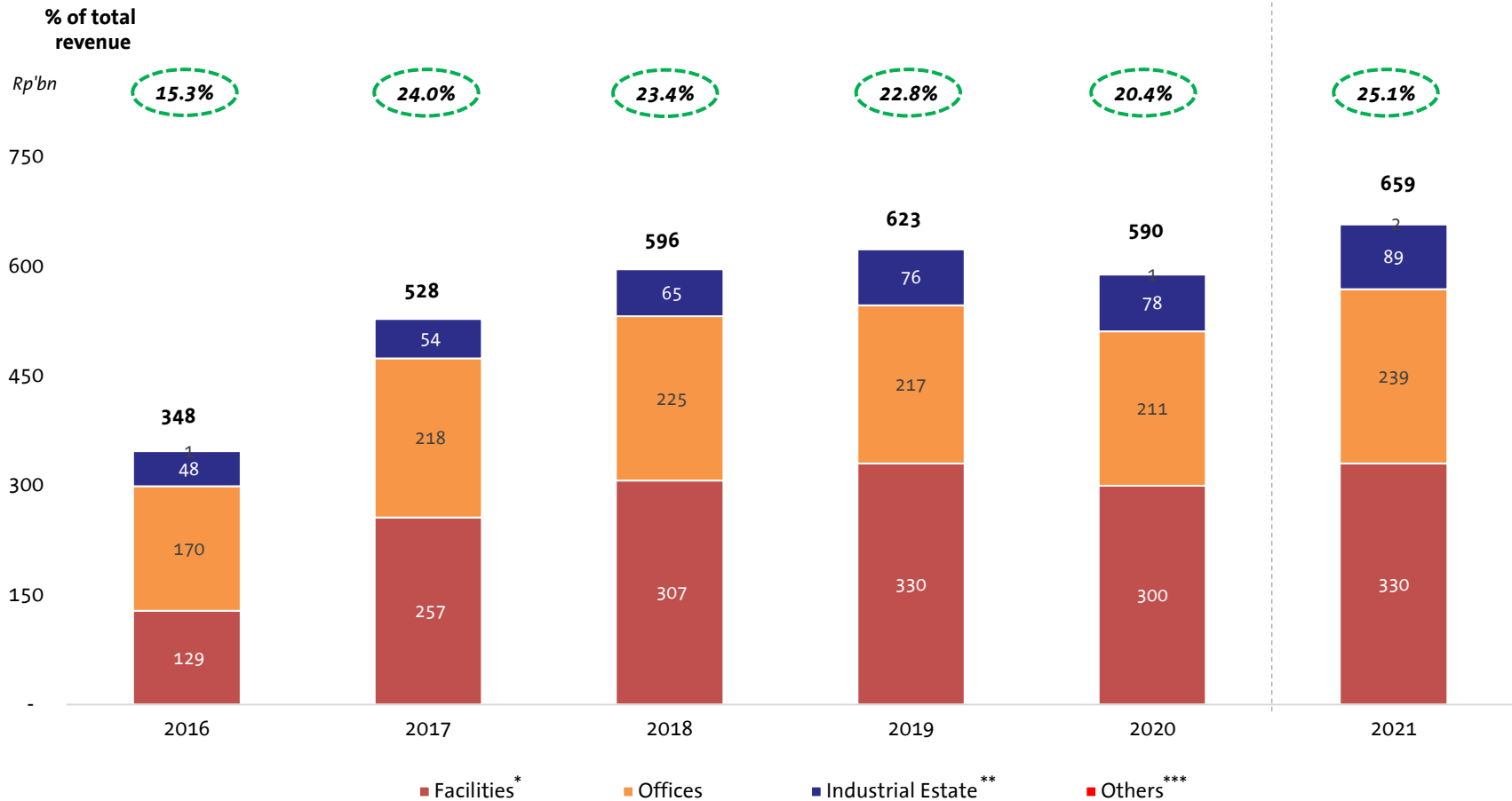




Growing recurring income base...

Our recurring revenue base has grown by more than 2x since 2016

Recurring Revenue (Rp'bn)



* Facilities include building management and estate management fees

** Industrial estate includes rental payments from tenants of standard factory buildings in the NIP as well as payments for maintenance service and utilities received from tenants of our industrial estate properties

*** Others consist of Hospitality and Contractors



...underpinned by robust rental income streams...



Office Towers & Retail

- South Quarter is premised on the concept of sustainability and is one of the largest integrated mixed use developments in TB Simatupang corridor in South Jakarta, a popular business hub where many MNCs across multiple industries are located
- The site's strategic location has attracted many blue chip corporate tenants that are committed to long term leases
- South Quarter is accessible via TB Simatupang toll road and Lebak Bulus Street and is located between Jakarta's MRT Fatmawati and Lebak Bulus stations

Selected key tenants

Office							
Retail							

Occupancy profile

As at Dec 31, 2021	Net leasable area (sq.m.)	Leased area (sq.m.)	Committed Occupancy (%)
Tower A	426	426	100.0
Tower B	40,477	35,569	87.9
Tower C	35,850	22,034	61.6
Combined	76,753	58,030	75.6

As at Dec 31, 2021	Net leasable area (sq.m.)	Leased area (sq.m.)	Committed Occupancy (%)
Retail	7,542	4,913	65.1



...and a visible additional project pipeline



Upcoming projects contributing to future additional recurring income stream

	CBD Jakarta		CBD Surabaya	West Surabaya	South Jakarta
Projects	57 Promenade Phase I	57 Promenade Phase II	Praxis	Spazio Tower	Poins
Area (Recurring component)	<ul style="list-style-type: none"> Retail NLA: 769 sq.m. 	<ul style="list-style-type: none"> Office SGA: 48,509 sq.m. Retail NLA: 11,141 sq.m. Serviced apt. SGA: 9,726 sq.m. 	<ul style="list-style-type: none"> Office SGA: 4,140 sq.m. Hotel SGA: 14,326 sq.m. (267 rooms) Retail NLA: 8,609 sq.m. 	<ul style="list-style-type: none"> Hotel + function SGA: 7,640 sq.m. (145 rooms) Retail NLA: 5,077 sq.m. 	<ul style="list-style-type: none"> Retail NLA: 36,000 sq.m.
Project description	<ul style="list-style-type: none"> 57 Promenade is a mixed use & high rise development located in the Jakarta CBD area and is spread across an area of 3.0 ha The development consists of a modern commercial sector, pedestrian walkways and retail outlets <ul style="list-style-type: none"> Phase 1: covers an area of 1.2 ha, and includes 2 condominium towers, the 24-story City57, and the 49-floor Sky57 Phase 2: covers an area of 1.8 ha, and includes two office towers, one serviced apartment tower, and promenade retail area 		<ul style="list-style-type: none"> Praxis is the extension of Intiland Tower Surabaya, located in Surabaya business district, spread across an area of 1.1 ha Project comprises 5 office floors, 28 apartment floors and 18 hotel floors Features 185 office units including strata title and lease units, retail space, 295 apartment units and 267 hotel rooms 	<ul style="list-style-type: none"> Spazio Tower is a multi-function office tower located in Graha Festival, West Surabaya, spread across an area of 0.5 ha Project comprises 20 floors, of which 11 floors are for office space, 7 floors for hotel, 2 floors for supporting retail and F&B activities, and 5 floors for basement parking The facilities at the tower include swimming pool, multipurpose hall, meeting room, gym and spa 	<ul style="list-style-type: none"> Poins is strategically located at the Transit Oriented Development (TOD) zone of Lebak Bulus, South Jakarta, with a total area of 2.5 ha It comprises of retail area and hotel, as well as a 15-floor apartment building. As a transit mall, Poins is located next to the MRT Lebak Bulus station, thus will serve as a meeting point and hub for thousands of people that will commute through the area
Expected completion	3Q 2022	Planning phase	2019	2020	2021



Strong corporate governance & highly experienced management team



Intiland is led by a highly experienced management team and board of commissioners

Board of Commissioners



**Sinarto
Dharmawan**

President
Commissioner

Serving since 2020



**Lennard Ho
Kian Guan**

Vice President
Commissioner

Serving since 2011



**Thio Gwan
Po Micky**

Independent
Commissioner

Serving since 2010



**Jahya
Asikin**

Commissioner

Serving since 2007



**Friso
Palilingan**

Independent
Commissioner

Serving since 2020

Board of Directors



**Hendro S.
Gondokusumo**

President Director
& CEO

Serving since 2011



**Suhendro
Prabowo**

Vice President
Director & COO

Serving since 2007



**Utama
Gondokusumo**

Vice President
Director & COO

Serving since 2007



**Archied Noto
Pradono**

Executive
Director

Serving since 2007



**Ping Handayani
Hanli**

Executive
Director & CFO

Serving since 2020



**Perry
Yoranouw**

Independent
Director

Serving since 2016



**Permadi
Indra Yoga**

Executive
Director

Serving since 2018



High upside potential on investment return

...with RNAV per share of Rp 1,778

Location	Market Value (in Rp billion)*	Effective Value (in Rp billion)
Land for Development		
Jakarta	5,721	5,461
Surabaya	3,011	2,673
Sub Total	8,732	8,133
Investment Property		
Jakarta	3,325	2,133
Surabaya	1,156	1,060
Sub Total	4,481	3,192
Inventories		
Jakarta	6,642	3,922
Surabaya	4,828	4,735
Sub Total	11,470	8,657
Additional		
Jakarta	2,129	871
Surabaya	3,882	861
Sub Total	6,011	1,732
TOTAL		

Estimated RNAV (in Rp billion)

Total Asset Value	21,715
Add: Cash & Cash Equivalent Sept 30, 2021	1,712
Less: Interest Bearing Debt Sept 30, 2021	(4,994)
RNAV	18,445
# of shares	10,365,854,185
RNAV/share	1,778

*based on 2015 and 2017 valuation

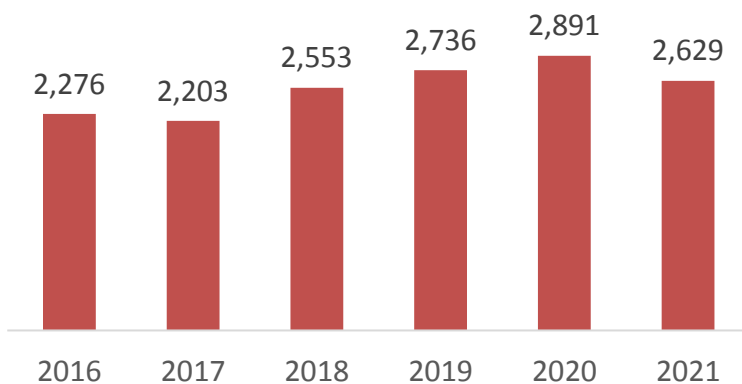
Session 4

Key Financial

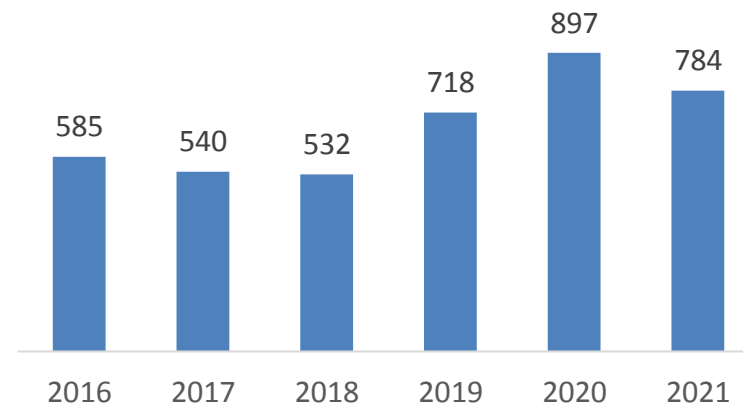


Financial Performance

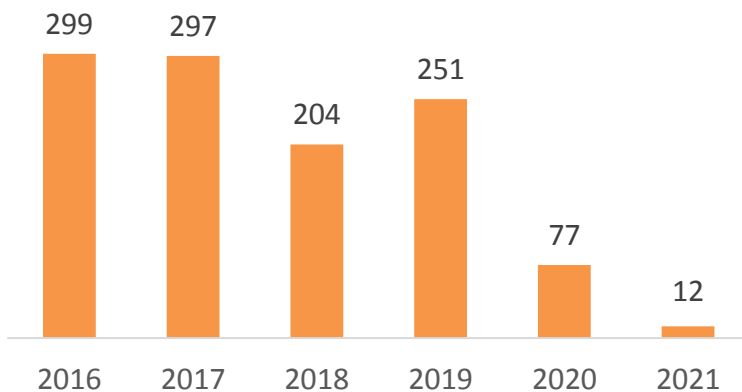
Revenue
in billion Rupiah



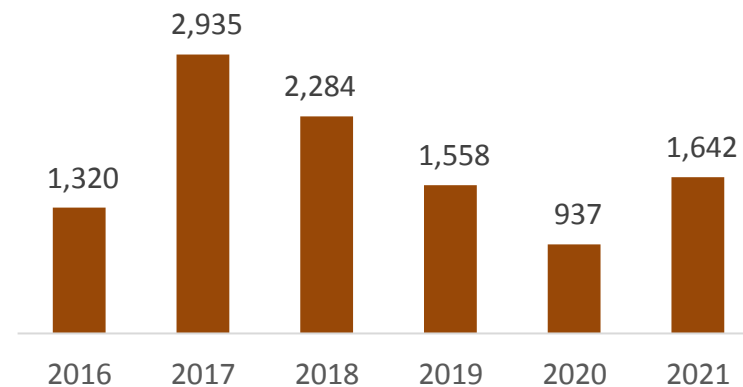
EBITDA¹⁾
in billion Rupiah



Net Profit
In billion Rupiah



Marketing Sales²⁾
In billion Rupiah



1) EBITDA 2015-2018: Operating profit + final tax + depreciation + amortization

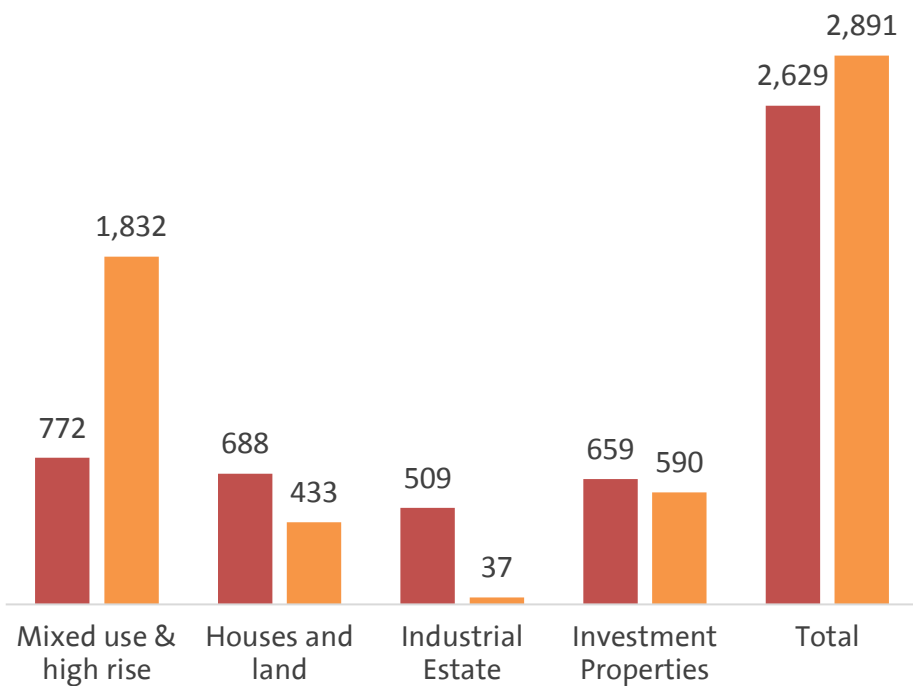
EBITDA 2019 - Onward: Operating profit + depreciation + amortization

Final tax is added in the calculation of EBITDA for 2015-2018. As of 2019 onward final tax is excluded in the calculation of operating profit, thus eliminated from EBITDA calculation

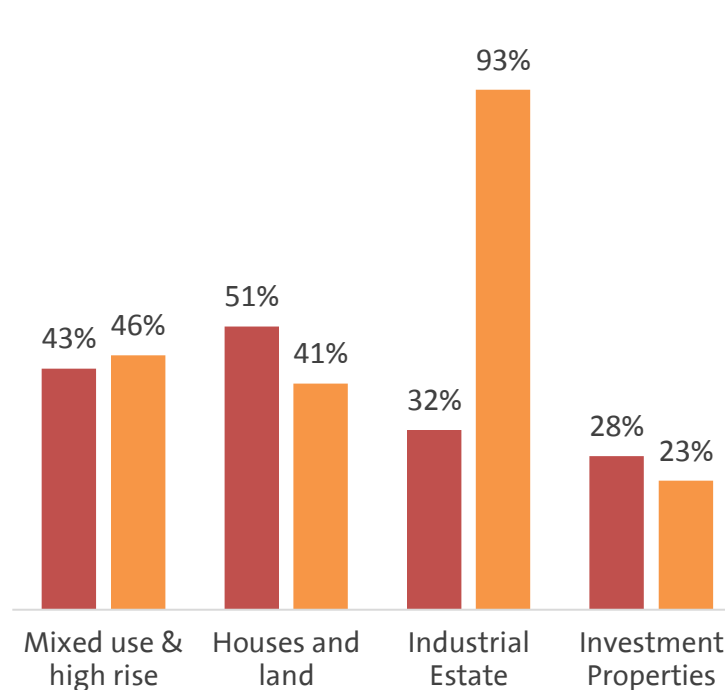
2) Marketing Sales includes Development Income only

Segments Contribution

Revenue
in IDR bn



Gross Profit Margin
% of Revenue



■ 2021 ■ 2020

*Impact of the implementation of the new accounting standard

Financial Highlights

in Rp billion	2021 Audited	2020 Audited	YoY Growth
Revenue	2,629	2,891	-9%
Gross Profit	1,028	1,181	-13%
EBITDA	784	897	-13%
Profit for the year	-30	69	-144%
Net Income	12	77	-84%
EPS	1	7	-84%
Gross Profit Margin	39%	41%	
EBITDA Margin	30%	31%	
Net Income Margin	0%	3%	
ROA (Annualized)	0%	0%	
ROE (Annualized)	0%	1%	

in Rp billion	2021 Audited	2020 Audited	Growth
Total Assets	16,462	15,702	5%
Total Liabilities	10,430	9,653	8%
Total Equity	6,032	6,049	0%
Sales Advance	0	0	0%
Contract Liabilities	4,017	3,300	22%
Cash & Cash Equivalents	1,754	1,122	56%
Total Debt	4,905	5,034	-3%
Net Debt/Equity	52%	60%	

in Rp billion	2020 Audited	2019 Audited	2018 Audited	2017 Audited	2016 Audited	2015 Audited
Revenue	2,891	2,736	2,553	2,203	2,276	2,201
Gross Profit	1,181	1,132	1,006	956	1,036	1,043
EBITDA	897	718	532	540	585	605
Profit for the year	69	437	194	272	297	419
Net Income	77	251	204	297	299	401
EPS	7	24	20	29	29	39
Gross Profit Margin	41%	41%	39%	43%	46%	47%
EBITDA Margin	31%	26%	21%	25%	26%	27%
Net Income Margin	3%	9%	8%	14%	13%	18%
ROA	0%	2%	1%	2%	3%	4%
ROE	1%	3%	3%	5%	6%	8%

in Rp billion	2020 Audited	2019 Audited	2018 Audited	2017 Audited	2016 Audited	2015 Audited
Total Assets	15,702	14,777	14,216	13,097	11,840	10,289
Total Liabilities	9,653	7,543	7,700	6,787	6,783	5,518
Total Equity	6,049	7,235	6,516	6,311	5,057	4,771
Sales Advance	0	1,428	1,685	1,374	1,168	1,343
Contract Liabilities	3,300	0	0	0	0	0
Cash & Cash Equivalents	1,122	1,416	1,124	750	473	405
Total Debt	5,034	4,960	5,012	4,431	4,455	3,200
Net Debt/Equity	65%	49%	60%	58%	79%	59%
Dividend	N/A	N/A	21	N/A	52	51
Dividend per Share	N/A	N/A	2	N/A	5	5

* EBITDA 2019 - Onward: Operating profit + depreciation + amortization
 EBITDA 2016 - 2018: Operating profit + final tax + depreciation + amortization

Session 5

Appendix





Development Income - Mixed Use & High Rise

CBD Jakarta



57 Promenade

Launched: 2017
 Total Area: 3.0 ha
 (Phase 1 - 1.2 ha, Phase 2 - 1.8 ha)
 Infrastructure: MRT, Busway
 Ownership: 36.63%
 Progress: 80%
 Expected Completion: 2022

Condominium: Tower City

Saleable area: 17,876 sqm (260 units)
 Sold: 16,115 sqm (90%)
 ASP FY21: Rp 53.3 mn/sqm

Condominium: Tower Sky

Saleable area: 31,092 sqm (236 units)
 Sold: 26,354 sqm (85%)
 ASP FY21: Rp 53.8 mn/sqm

Retail

Semi gross area: NLA 769 sqm
 Market: Lease

Phase 2 Information

Office tower: SGA 34,491 sqm
 Boutique office: SGA 14,018 sqm
 Serviced Apartment: SGA 9,726 sqm
 Retail: NLA 11,141 sqm

South Jakarta



1Park Avenue

Launched: 2012 (Tower 1,2,3)
 2015 (Tower 4)
 Total Area: 2.8 ha
 Infrastructure: MRT, Mainroad
 Ownership: 100%
 Progress: 100%

Condominium

King, Queen, Royal (Tower 1, 2, 3)

Saleable area: 52,136 sqm
 Sold: 51,374 sqm (99%)
 ASP FY21: Rp 33.0 mn/sqm

Condominium

The Hamilton (Tower 4)

Saleable area: 18,116 sqm
 Sold: 15,212 sqm (84%)
 ASP FY21: Rp 35.0 mn/sqm

Phase 2 Information

1 Park Homes

Net land area: 0.8 ha
 Saleable unit: 32 units

North Jakarta



Regatta

Launched: 2014
 (Tower London & New York)
 Total Area: 11 ha
 (Phase 1 - 2.5 ha, Phase 2 - 1.7 ha)
 Infrastructure: Future LRT
 Ownership: 50%
 Progress: 100%
 Completed: 2019

Condominium: Phase 2 (3 towers)

Tower Name: London
 New York
 Shanghai
 Semi gross area: 51,720 sqm
 (London & New York)
 Market: Strata title
 Sold: 33,106 sqm (64%)
 ASP FY21: Rp 27.9 mn/sqm

Others

- Phase 2: London tower was launched in June 2014, while New York tower was pre-launched in June 2014.

CBD Surabaya



Praxis

Launched: 2013
 Total Area: 1.1 ha
 GFA: 102,498 sqm
 Infrastructure: Mainroad
 Ownership: 100%
 Progress: 100%
 Completion: 2022

Condominium

Semi gross area: 19,634 sqm (295 units)
 Market: Strata title
 Sold: 14,397 sqm (74%)
 ASP FY21: Rp 21.5 mn/sqm

Office

Semi gross area: 21,544 sqm (185 units)
 Market: Strata title 17,404 sqm
 Lease 4,140 sqm
 Sold: 5,956 sqm (34%)
 ASP FY21: Rp 23.1 mn/sqm

Hotel

Semi gross area: 14,326 sqm
 Unit: 267 rooms

Retail

Semi gross area: 8,609 sqm



Development Income - Mixed Use & High Rise

South Jakarta



SQ Res

Launched: 2018
 Total Area : 1.3 ha
 Infrastructure: MRT, Toll Road
 Ownership: 51%
 Progress: 27%
 Expected Completion: 2023

Condominium:

Tower D & E:

Market: Strata title
 Total units: 672 units
 Semi gross area: 46,797 sqm
 Sold: 10,637 sqm (23%)
 ASP FY21: Rp 39.4 mn/sqm

West Surabaya



Rosebay

Total Area: +/- 1ha
 Ownership: 75%
 Progress: 100%
 Total Units: 229 units
 Semi gross area: 20,782 sqm
 Completed: 2020

Condominium:

Tower A, B, F, G, H

Market: Strata title
 Total units: 177 units
 Semi gross area: 16,505 sqm
 Sold: 14,414 sqm (87%)
 ASP FY21: Rp 25.0 mn/sqm
 Launched: 14 January 2016

Condominium Tower C, E

Market: Strata title
 Total units: 52 units
 Semi gross area: 4,277 sqm
 Launch: TBD

West Surabaya



Spazio Tower

Launched: 2014
 Total Area: 0.5 ha
 Infrastructure: Mainroad
 Ownership: 100%
 Progress: 100%
 Completed: 2021

Office

Semi gross area: 23,807 sqm
 Market: Strata title
 Sold: 13,176 sqm (55%)
 ASP FY21: Rp 24.3 mn/sqm

Retail

Semi gross area: 5,077 sqm
 Market: Lease

Hotel + Function

Semi gross area: 7,640 (145 rooms)
 Market: Lease

West Surabaya



Graha Golf

Launched: 2015
 Total Area: 2.4 ha
 Ownership: 100%
 Progress: 100%
 Completed: 2020

Phase 1 - 2 condominium (Tower 1 & 2)

Total area: 7,532 sqm
 Market: Strata title
 Semi gross area: 27,174 sqm
 Sold: 26,766 sqm (99%)
 ASP FY21: Rp 25.8 mn/sqm

Note:

- Phase 2 TBD – 3 condominium towers & townhouse

Development Income – Mixed Use & High Rise

West Surabaya



Tierra Soho

Launched: 2021
Total Area: 7.5 ha
Ownership: 100%

Phase 1 Information – SOHO & Commercial

Total units: 76 units
Semi gross area: 4,476 sqm
Sold: 3,930 sqm (88%)
ASP FY21: Rp 35.5 mn/sqm

2 condominium towers

Total land area: 10,760 sqm

Condominium Tower 1

Market: Strata title
Estimated SGA: 9,695 sqm

Condominium Tower 2

Market: Strata title
Estimated SGA: 21,161 sqm

CBD Surabaya



Sumatra 36

Launched: 2011
Type: High Rise
Total Area: 0.2 ha
Semi gross area: 9,020 sqm
Sold: 4,937 sqm (55%)
ASP FY21: Rp 25.5 mn/sqm

South Jakarta



Pinang Residence

Launched: 2019
Ownership: 100%
Total area: 0.5 ha
Infrastructure: Mainroad, MRT
Total units: 17 units
Sold units: 9 unit (22%)
Land ASP: Rp 20.0 mn/sqm
Building ASP: Rp 8.5 mn/sqm

West Surabaya



Graha Natura

Phase 1

Cluster	Launched	Development Plan	Sold
Cluster A	2010	105 units	98%
Cluster B	2010	85 units	99%
Cluster C	2010	58 units	90%
Cluster D	2010	93 units	100%
Garden Ville 1	2014	31 units	100%
Garden Ville 2	2015	24 units	96%
Soho (BS)	2014	27 units	100%
Soho (DS)	2016	37 units	100%

Phase 2

Cluster	Launched	Development Plan	Sold
Edenia (E&F)	2016	249 units	91%
Gravillea	2018	53 units	94%
Acacia	2019	62 units	84%
Dandelion	2020	63 units	100%
Magnolia	2021	17 units	5%
Alamanda	2021	24 units	30%

ASP FY21: Land: 10.0 mn/sqm
Building: 9.0 mn/sqm

Development Income - Landed Residential

South Jakarta



Serenia Hills

South Jakarta



South Grove

	Phase 1		Phase 2	
Type	Residential		Residential	
Land Area	10 ha		16 ha	
Development Plan	Regent	187 units	Titan	59 units
	Signature	74 units	Ultimate	51 units
	Zenith	36 units	Venture Barat	84 units
			Venture Timur	62 units
			Quantum	76 units
		Sierra	48 units	
	Total	297 units	Total	380 units
Launched	2011 & 2012		2013 & 2014 ; 2017 (Quantum), 2021 (Sierra)	
Sold	Regent	173 units (93%)	Titan	59 units (100%)
	Signature	74 units (100%)	Ultimate	50 units (98%)
	Zenith	36 units (100%)	Venture Barat	83 units (99%)
			Venture Timur	62 units (100%)
			Quantum	76 units (100%)
		Sierra	31 units (65%)	
	Total	283 units (95%)	Total	361 units (95%)
Land ASP FY21	Rp 22.9 mn/sqm		Rp 19.0 mn/sqm, Quantum: Rp 18.4 mn/sqm, Sierra: Rp 20.0 mn/sqm	
Building ASP FY21	Rp 7.5 mn/sqm		Rp 8.5 mn/sqm, Quantum: Rp 7.2 mn/sqm, Sierra: Rp 7.5 mn/sqm	

Infrastructure: MRT

Total Area: 0.5 ha
 Ownership: 100%
 Total Units: 15 units
 Launched: 2018
 Infrastructure: MRT, Roll Road
 Sold Units: 10 units (67%)
 Land ASP FY21: Rp 23.7 mn/sqm
 Building ASP FY21: Rp 10.1 mn/sqm

Tangerang



Magnolia

Total Area: 14.7 ha
 Ownership: 52.5%
 Launched: 2015
 Sold Units: 428 units (80%)
 Land ASP FY21: 6.0 mn/sqm
 Building ASP FY21: 5.0 mn/sqm

Development Income – Landed Residential

Tangerang



Talaga Bestari

Launched: 1995
 Infrastructure: Future Toll Road, Future MRT
 Land bank: 76 ha
 Area developed: 115 ha
 Land ASP: Rp 4.5 mn/sqm
 Remarks: Key catalyst – Lion City, a 30 ha of land purchased by Lion Air for training center, warehouses, dormitories

Project Facts	Development	Sold
Harmony	Harmony - 214 houses Harmony 2 -111 houses	96%
The Hills	207 houses	100%
Fluora	212 houses	98%
The Forest Phase 1	193 houses	77%
Taman Palem 1	1,875 houses	97%
Taman Palem 2	408 houses	66%
Real Estate	628 houses	85%
Plaza D'Captiva	201 shophouses	74%
DUO	144 houses	92%

East Surabaya



Amesta Living

Amesta Living provides a variety of property needs, ranging from residential, SOHO, retail, commercial, to lifestyle malls. Targeting the segment of millennials, young families, and first-time home buyers, units at Amesta Living feature a Japandi (Japan and Scandinavian). The design of the house prioritizes aspects of balance, simplicity, practicality, order, functionality, and multi-usability that are built with sustainable and environmentally friendly concepts.

Type : Residential
 Total area : 10 ha
 Ownership : 100%
 Launch : 4Q 2021
 Total Unit : 300 unit
 Sold : 244 unit (81%)

Development Income - Mixed Use & High-Rise

Tangerang

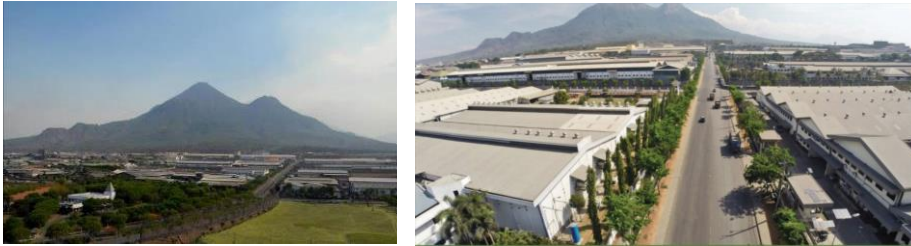


Aeropolis

Type: Mixed used & high rise

Projects Launched	Year Launched	Year Completed	Total (Unit)	Total (Sqm)	Sold (Sqm)	ASP FY21 (Rp mn/m ²)	Construction (%)
Aeropolis Residence 1 & Commercial Park	2011	2014	1,175	25,126	23,101	11.0	100%
Aeropolis Residence 2	2012	2017	1,047	20,229	20,163	9.0	100%
Aeropolis Residence 3 (Tower 1, 3, 5)	2014	2018 (T1) 2020 (T3 & 5)	1,446	24,122	22,337	10.0	100% (T1) 100% (T3) 100% (T5)
Aeropolis Crystal Residence (Tower 2, 3)	2013	2018 (T2) 2019 (T3)	393	14,016	13,552	9.1	100% (T2) 100% (T3)
Aeropolis Lucent Residence	2016	E 2021	250	7,129	3,669	11.0	100%
Total			4,311	90,626	82,792		
Aeropolis Techno Park Phase 1-1	2014	2020	59	Land: 27,833 Building: 22,927	Land: 28,753 Building: 21,435	Land: 8.0 Building: 5.0	100%
Aeropolis Techno Park Phase 1-2	2015	2020	73	Land: 14,850 Building: 6,192	Land: 15,594 Building: 6,900	Land: 9.0 Building: 5.0	100%

Mojokerto, East Java



Ngoro Industrial Park

Total Development: 505 ha
 Launched: 1991 (1st phase)
 2010 (2nd phase)

Infrastructure:
 Natural gas, power substation, waste water treatment, telecommunication

Access: Toll road, main road, 45 km from Surabaya, 50 km from Tanjung Perak Seaport, 50 km from Juanda International Airport

Sold: 324 ha
 Land bank: ± 81 ha
 ASP FY21: Rp 1.8 mn/sqm

Tenancy

Unicharm, Mitsui-Soko, Hitachi, HB Fuller, Yakult, Roman Ceramic, Mulia Ceramic (Dharma Persada Gemilang), Cort Indonesia, Toyota Astra Motor, etc.

Facility & Services

Export Processing Zone, Standard Factory Building, Warehouse, Commercial Area, Clinic, Bank & ATM, Office Space, Guest House, Outdoor Sport, Police Station, Internal Security, Fire Brigade.

Batang, Central Java



Batang Industrial Park

Development plan: 500 ha
 1st phase development: 280 ha
 Landbank: 179 ha

Launched: 2020 (1st phase)

Access: Toll road, main road, 90 km from Semarang, 95 km from Tanjung Mas Seaport, 85 km from Ahmad Yani International Airport

Situated on solid ground ensuring stability of building structure and enables lower construction costs

Surrounded by green and beautiful hilly land, a perfect environment for industry

South Jakarta



South Quarter

Launched: 2012
 Infrastructure: MRT, Toll Road
 Ownership: 51%
 Progress: 100%

Office (Tower A, B, C)

Lettable space: 76,753 sqm
 Leased space: 57,604 sqm (75%)
 Asking base rent:
 Rp 230,000/sqm/month

Retail

Lettable space: 7,542 sqm
 Leased space: 4,913 sqm (65%)
 Asking base rent:
 Rp 250,000-Rp 300,000/sqm/month

CBD Jakarta



Intiland Tower Jakarta

Ownership: 100%
 Total area: 0.8 ha
 Infrastructure: Mainroad, MRT

Office Tower

Lettable space: 24,709 sqm
 Leased space: 11,431 sqm
 Available space: 13,278 sqm
 Occupancy: 46%
 Avg. gross rent : Rp 246,000/sqm/month

South Jakarta



Poin

Ownership: 50%
 Total area: 2.5 ha
 Infrastructure: MRT

CBD Surabaya



Intiland Tower Surabaya

Total area: 0.5 ha
 Ownership: 100%
 Infrastructure: Mainroad

Lettable space: 19,264 sqm
 Leased space: 9,646 sqm
 Available space: 9,584 sqm
 Occupancy: 50%
 Avg. gross rent:
 Rp 197,000/sqm/month

West Surabaya



Spazio

Launched: 2010
 Total area: 0.8 ha
 Ownership: 75%
 Infrastructure: Mainroad

Retail

Lettable space: 4,887 sqm
 Leased space: 3,140 sqm
 Available space: 1,746 sqm
 Occupancy: 64%
 Avg. gross rent:
 Rp 66,000/sqm/month

Development Income

Office Tower

Total area (SGA) : 16,019 sqm
 Market: Strata title
 Sold: 13,564 sqm (85%)

Recurring Income

Pipeline Projects

Major Cities in Indonesia



Intiwhiz Hotel Chain

The Company, through its subsidiary PT Intiwhiz International, has embarked on hospitality business by opening medium-class hotels suited to value-conscious, frequent travelers. Under the brand Whiz (two star-plus), Whiz Prime (three-star) and Grand Whiz (four-star) Hotels, the hotel chain spreads in big cities such as Jakarta, Surabaya, Semarang, Bali and Yogyakarta.

West Jakarta



West One City

Ownership: 40%
 Total area: 21 ha
 Location: Daan Mogot,
 West Jakarta
 Infrastructure: Train, busway,
 JORR toll road
 Building plot ratio: 4 - 5

Project Information

High-rise residential
 Strata title office
 Market: Middle class

Others

Completed the construction of front entrance, roads, infrastructure and marketing office.



THANK YOU

Contact Us

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