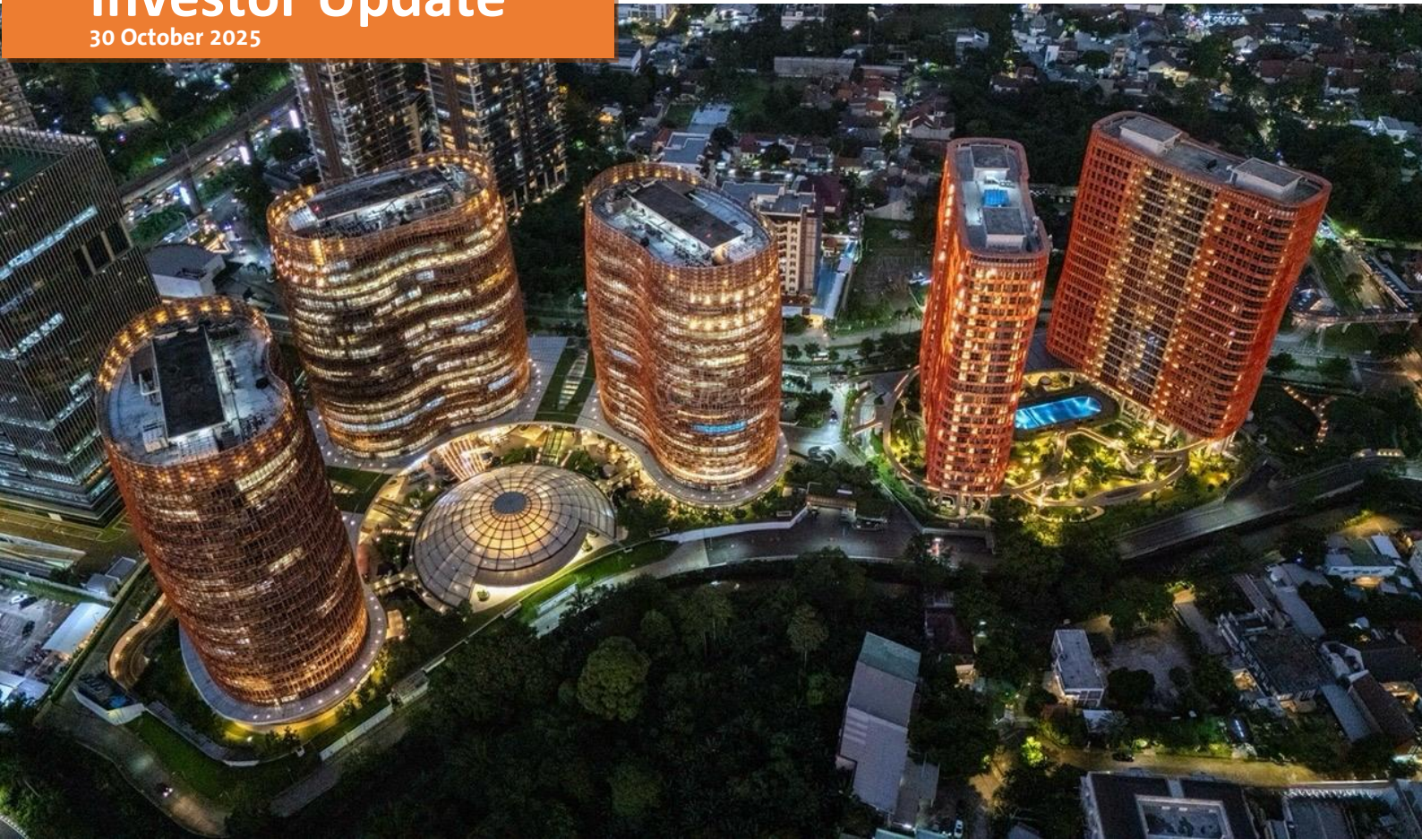


Investor Update

30 October 2025



Highlights

- 9M25 revenues reported of Rp 1,699.7 billion
- 9M25 net profit was recorded at Rp 18.2 billion
- 9M25 marketing sales reached Rp 1,124.2 billion (56.2% of FY25 target)

Intiland Announces 9M25 Earnings and 9M25 Marketing Sales Achievement

PT Intiland Development Tbk (“DILD” or “the Company”) announces its financial and marketing sales performance for the nine months of 2025.

The Company booked revenues of Rp 1,699.7 billion in 9M25

In the nine months of 2025, the Company reported revenues totaling Rp 1,699.7 billion, decreased 14.2% YoY from Rp 1,980.2 billion in the comparable period. The decline was mainly due to lower revenue recognition from the industrial estate and landed residential projects.

The Company recorded a net profit attributable to the parent company of Rp 18.2 billion, a decrease from a net profit of Rp 285.1 billion in the same period of 2024. In 9M25 the Company did not recording modification impact on the cashflow if financial liabilities.

Revenues Breakdown

The development revenues contributed Rp 1,002.0 billion in 9M25, decreasing by 25.0% YoY from Rp 1,336.6 billion in 9M24. Meanwhile, the recurring revenues generated Rp 697.7 billion in 9M25, increasing by 8.4% YoY from Rp 643.6 billion in 9M24.

Table 1: Financial Highlights (in Rp billion)

Profit & Loss Statement	9M25	9M24	% Change
Revenues	1,699.7	1,980.2	-14.2%
Gross Profit	639.3	620.6	3.0%
Operating Profit	401.3	363.3	10.5%
Profit (Loss) for the Year	81.4	346.3	-76.5%
Net Income (Loss)	18.2	285.1	-93.6%
EPS	1.8	27.5	-93.6%
Gross Profit Margin	37.6%	31.3%	
Operating Profit Margin	23.6%	18.3%	
Net Income (Loss) Margin	1.1%	14.4%	
Balance Sheet	9M25	FY24	% Change
Total Assets	13,519.1	13,703.6	-1.3%
Total Liabilities	6,749.1	6,956.6	-3.0%
Total Equity	6,770.0	6,746.9	0.3%
Contract Liabilities	1,298.9	1,257.9	3.3%
Cash & Cash Equivalent	803.6	752.3	6.8%
Total Debt	3,645.2	4,109.0	-11.3%
Net Debt to Equity	42.0%	49.8%	

The highest contribution to total revenue in 9M25 was derived from the recurring income segment, contributing approximately Rp 697.7 billion (41.0%), followed by the landed residential segment with Rp 422.7 billion (24.9%), the industrial estate segment with Rp 402.2 billion (23.7%), and the mixed-use & high-rise residential segment with Rp 177.0 billion (10.4%).

The revenues from recurring came from the sport clubs and facilities, rental of office spaces and retail, standard factory buildings from the industrial estate and others.

The revenues from the industrial estate segment was mainly came from the sales of industrial land lots in Batang Industrial Park and warehouses in Aeropolis Technopark.

The revenues derived from the landed residential segment primarily came from the delivery of housing units in Regatta Residence, Graha Famili, Brezza, South Grove and Serenia Hills.

The revenues booked from the mixed-use & high-rise projects was primarily generated from the revenue recognition of SQ Res, 57 Promenade, Spazio, The Rosebay and Regatta.

Table 2: Revenues Breakdown (in Rp billion)

Revenues	9M25	9M24	YoY %	% 9M25 to Total	% 9M24 to Total
Development Revenues	1,002.0	1,336.6	-25.0%	59.0%	67.5%
Mixed-use & high-rise	177.0	243.0	-27.2%	10.4%	12.3%
Landed residential	422.7	541.7	-22.0%	24.9%	27.4%
Industrial estate	402.2	552.0	-27.1%	23.7%	27.9%
Recurring Revenues	697.7	643.6	8.4%	41.0%	32.5%
Offices	190.4	182.8	4.2%	11.2%	9.2%
Facilities	393.2	353.3	11.3%	23.1%	17.8%
Industrial Estate	83.2	78.1	6.5%	4.9%	3.9%
Hotel	29.9	28.0	6.8%	1.8%	1.4%
Others	1.0	1.4	-26.3%	0.1%	0.1%
Total Revenues	1,699.7	1,980.2	-14.2%	100.0%	100.0%

Table 3: Gross Profit Margin

Segment	9M25	9M24
Mixed-use & high-rise	38.6%	38.3%
Landed residential	54.3%	39.8%
Industrial estate	41.3%	27.7%
Investment properties	25.1%	24.7%
Gross Profit Margin	37.6%	31.3%

DILD reports Rp 1,124.2 billion marketing sales in 9M25

The Company booked marketing sales of Rp 1,124.2 billion in 9M25, compared to Rp 1,095.9 billion in 9M24 increased by 2.6%. In addition, the Company booked recurring income of Rp 697.7 billion in 9M25, compared to Rp 643.6 billion in 9M24.

The main sales contributor came from the industrial segment with a total Rp 547.9 billion, mainly from the sales of industrial lots in Batang Industrial Park and the warehouse in Aeropolis Technopark.

The landed residential segment recorded marketing sales with a total Rp 449.9 billion was derived from sales of Regatta Residence, Graha Famili, Graha Natura, Amesta Living and South Grove.

The mixed-use & high-rise segment generated marketing sales of Rp 126.4 billion, primarily came from 57 Promenade, The Rosebay, SQ Res, Regatta and 1Park Avenue.

9M25 Marketing Sales Breakdown

The breakdown of 9M25 marketing sales achievement is as follows:

Table 4: Marketing Sales (in Rp billion)

No	Project	9M25 Results	9M24 Results	% of Change
1	Mixed-use & high-rise	126.4	138.3	-8.6%
2	Landed residential	449.9	673.6	-33.2%
3	Industrial estate	547.9	284.0	92.9%
	Total	1,124.2	1,095.9	2.6%

The contribution based on location is as follows:

Table 5: Marketing Sales (in Rp billion)

No	Location	9M25 Results	9M24 Results	% of Change
1	Greater Jakarta	397.2	323.4	22.8%
2	Greater Surabaya	727.0	772.5	-5.9%
	Total	1,124.2	1,095.9	2.6%

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