Investor Update

31 July 2026

Highlights

- 1H26 revenues reported of Rp 1,079.6 billion
- 1H26 net profit was recorded at Rp 9.2 billion
- 1H26 marketing sales were Rp 399.9 billion

Intiland Announces 1H26 Earnings and 1H26 Marketing Sales Achievement

PT Intiland Development Tbk ("DILD" or "the Company") announces its financial and marketing sales performance for the first six months of 2026.

The Company booked revenues of Rp 1,079.6 billion in 1H26

In the first six months of 2026, the company reported revenues totaling Rp 1,079.6 billion, decreased 11.2% yoy from Rp 1,216.0 billion in the comparable period. This was primarily driven by lower contributions from the mixed-use & high-rise and industrial estate segments.

In 1H26 the Company recorded a net profit attributable to the parent company of Rp 9.2 billion, a decreased from Rp 12.6 billion in 1H25.

Additionally, total debt decreased by 5.5% to Rp 2,912.3 billion in 1H26, compared to Rp 3,081.3 billion in FY25, reflecting the Company's continued commitment to its deleveraging strategy.

PT Intiland Development Tbk Intiland Tower Penthouse Floor Jl. Jendral Sudirman 32, Jakarta 10220 Indonesia
T +62 21 570 1912, 570 8088 F +62 21 570 0014, 570 0015 E investor@intiland.com W www.intiland.com

Revenues Breakdown

The development revenues contributed Rp 600.5 billion in 1H26, or decreased by 22.2% yoy from Rp 772.0 billion in 1H25. Meanwhile, the recurring revenues generated Rp 479.0 billion in 1H26, or increased by 7.9% yoy from Rp 444.0 billion in 1H25.

Table 1: Financial Highlights (in Rp billion)

Profit & Loss Statement	1H26	1H25	% Change
Revenues	1,079.6	1,216.0	-11.2%
Gross Profit	395.7	424.6	-6.8%
Operating Profit	236.0	268.9	-12.2%
Profit (Loss) for the Year	48.7	49.1	-0.9%
Net Income (Loss)	9.2	12.6	-26.8%
EPS	0.9	1.2	-26.8%
Gross Profit Margin	36.7%	34.9%	
Operating Profit Margin	21.9%	22.1%	
Net Income (Loss) Margin	0.9%	1.0%	
Balance Sheet	**1H26**	**FY25**	**% Change**
Total Assets	12,837.4	13,117.0	-2.1%
Total Liabilities	6,062.5	6,330.1	-4.2%
Total Equity	6,774.8	6,786.9	-0.2%
Contract Liabilities	1,269.3	1,280.5	-0.9%
Cash & Cash Equivalent	792.4	944.4	-16.1%
Total Debt	2,912.3	3,081.3	-5.5%
Net Debt to Equity	31.3%	31.5%	

The highest contribution from 1H26 total revenue was derived from the recurring income segment Rp 479.0 billion (44.4%), the industrial estate segment Rp 268.6 billion (24.9%), the landed residential segment Rp 254.1 billion (23.5%) and the mixed-use & high-rise residential segment Rp 77.8 billion (7.2%).

The recurring revenues 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, Ngoro Industrial Park and warehouses in Aeropolis Technopark.

The revenues derived from the landed residential segment primarily came from the delivery of housing units and land in Graha Famili Estate, Serenia Hills, Graha Natura, Brezza, South Grove and Talaga Bestari

Meanwhile, the revenues booked from the mixed-use & high-rise projects was primarily generated from the revenue recognition of 57 Promenade, SQ Res, Rosebay, Graha Golf, 1Park Avenue and Aeropolis.

Table 2: Revenues Breakdown (in Rp billion)

Revenues	1H26	1H25	YoY %	% 1H26 to Total	% 1H25 to Total
Development Revenues	**600.5**	**772.0**	**-22.2%**	**55.6%**	**63.5%**
Mixed-use & high-rise	77.8	147.0	-47.0%	7.2%	12.1%
Landed residential	254.1	231.1	10.0%	23.5%	19.0%
Industrial estate	268.6	394.0	-31.8%	24.9%	32.4%
Recurring Revenues	**479.0**	**444.0**	**7.9%**	**44.4%**	**36.5%**
Offices	130.2	127.6	2.0%	12.1%	10.5%
Facilities	257.9	244.5	5.5%	23.9%	20.1%
Industrial Estate	60.7	54.2	11.8%	5.6%	4.5%
Hotel	29.8	17.0	75.7%	2.8%	1.4%
Others	0.4	0.7	-36.3%	0.0%	0.1%
Total Revenues	**1,079.6**	**1,216.0**	**-11.2%**	**100.0%**	**100.0%**

Table 3: Gross Profit Margin

Segment	1H26	1H25
Mixed-use & high-rise	38.1%	33.8%
Landed residential	50.3%	48.0%
Industrial estate	42.0%	41.3%
Investment properties	26.2%	22.9%
Gross Profit Margin	**36.7%**	**34.9%**

DILD reports Rp 399.9 billion marketing sales in 1H26

The Company booked marketing sales of Rp 399.9 billion in 1H26, compared to Rp 673.4 billion in 1H25. In addition, the Company booked recurring income of Rp 479.0 billion in 1H26, compared to Rp 444.0 billion in 1H25.

The main sales contributor came from the landed residential segment with a total of Rp 233.1 billion, which derived from the sales of Graha Famili, Serenia Hills, and Graha Natura.

The industrial estate segment recorded marketing sales with a total of Rp 133.5 billion, which derived from the sales of warehouses in Aeropolis Technopark.

The mixed-use & high-rise segment generated marketing sales of Rp 33.3 billion, primarily came from SQ Res, 1Park Avenue and Rosebay.

1H26 Marketing Sales Breakdown

The breakdown of 1H26 marketing sales achievement is as follows:

Table 4: Marketing Sales (in Rp billion)

No	Project	1H26 Results	1H25 Results	% of Change
1	Mixed-use & high-rise	33.3	92.2	-63.9%
2	Landed residential	233.1	133.8	74.2%
3	Industrial estate	133.5	447.4	-70.2%
	Total	**399.9**	**673.4**	**-40.6%**

The contribution based on location is as follows:

Table 5: Marketing Sales (in Rp billion)

No	Location	1H26 Results	1H25 Results	% of Change
1	Greater Jakarta	235.1	154.3	52.4%
2	Greater Surabaya	164.8	519.1	-68.3%
	Total	**399.9**	**673.4**	**-40.6%**

Contact us:

Investor Relations
PT Intiland Development Tbk
Intiland Tower, Penthouse
Jl. Jend. Sudirman 32
Jakarta 10220 Indonesia
Tel : +62 21 5701912
Fax : +62 21 5700015
Email: investor@intiland.com