

# 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.

### 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 |
|-----------------------------|----------------|----------------|---------------|-----------------|-----------------|
| <b>Development Revenues</b> | <b>600.5</b>   | <b>772.0</b>   | <b>-22.2%</b> | <b>55.6%</b>    | <b>63.5%</b>    |
| 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%           |
| <b>Recurring Revenues</b>   | <b>479.0</b>   | <b>444.0</b>   | <b>7.9%</b>   | <b>44.4%</b>    | <b>36.5%</b>    |
| 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%            |
| <b>Total Revenues</b>       | <b>1,079.6</b> | <b>1,216.0</b> | <b>-11.2%</b> | <b>100.0%</b>   | <b>100.0%</b>   |

**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%        |
| <b>Gross Profit Margin</b> | <b>36.7%</b> | <b>34.9%</b> |

**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%        |
|    | <b>Total</b>          | <b>399.9</b> | <b>673.4</b> | <b>-40.6%</b> |

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%        |
|    | <b>Total</b>     | <b>399.9</b> | <b>673.4</b> | <b>-40.6%</b> |

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