



JABABEKA & CO.

PT Kawasan Industri Jababeka Tbk.

Investor Presentation

August 2025 (updated with 1H25 financials)



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1H25 Marketing Sales Result and FY25 Outlook & Guidance

Marketing Sales & Other Highlights

Real Estate & Property:

- **2025: Marketing Sales target: Rp3,500bn**
 - Cikarang/others Rp1,250bn, Kendal Rp2,250bn
 - Cikarang 65% industrial/land, 35% rescom/others, Kendal 100% industrial/land
- **1H25: Mkt Sales result Rp1,927bn (55 % of FY25 target)**
 - Increase of 13% vs. 1H24 result of Rp1,711bn
 - Cikarang/others ~28% contribution, Kendal ~72%
(details on page 26)
- **2024: Marketing Sales: Rp3,188bn (vs Rp3.0tn target)**
 - Increase of 44% vs 2023
 - Cikarang/others contributed 33% and Kendal 67%
 - 28% higher than original target of Rp2.5tn

Infrastructure:

- **1H25 volumes mostly up vs 1H24, revenue up 34% yoy**
 - Cikarang water & wastewater volume up ~5% yoy on average, maintenance charge (MC) flattish, Kendal more than double yoy on average (water, wastewater, MC)
 - 20kv electricity volume offtake from industrial customers up 41% in Cikarang; up >3x in Kendal
 - Dry Port TEU volume down 10% - revenue per TEU up

Leisure & Hospitality

- Not very material contributions to earnings/cashflow

Cashflow Guidance / Overview

- **2025 Cikarang/others (excl. Kendal): Rp350bn surplus**
 - + Rp1,400bn (~1/3 backlog, ~2/3 new sales)
 - + Rp600bn Recurring EBITDA (power, water, port, etc.)
 - + Rp50bn debt drawdown (OCBC & CCB loans)
 - + Rp150bn others (Mainly KIK/KIJA dividend)
 - Total inflow: Rp2,200 billion**
 - Rp300bn Construction & Land Development in Cikarang
 - Rp300bn Maintenance / Expansion Capex
 - Rp100bn Land Acquisition (discretionary)
 - Rp400bn Interest
 - Rp100bn Debt repayment (mainly Bank Mandiri loans)
 - Rp425bn SG&A (excl. infra)
 - Rp225bn Tax
 - Total outflow: Rp1,850 billion**
- **2025 Kendal stand-alone: Rp410bn surplus**
 - + Rp2,200bn inflow (~3/8 backlog, ~5/8 new sales)
 - Rp850bn infra & development
 - Rp250bn land acquisition (discretionary)
 - Rp150bn SG&A
 - Rp540bn dividend (51% to KIJA)
- **Cash balance of ~Rp2.9trillion as of 30 June 2025**
 - ~1/3 at KIJA wholly owned levels and ~2/3 at JVs (mainly Kendal)
 - Rp44.7bn debt drawn in 1H25 (~50/50 between CCB loan and OCBC loan) & Rp13.4bn debt repaid in 1H25 (mostly Bank Mandiri loan - (further loan details on page 28)

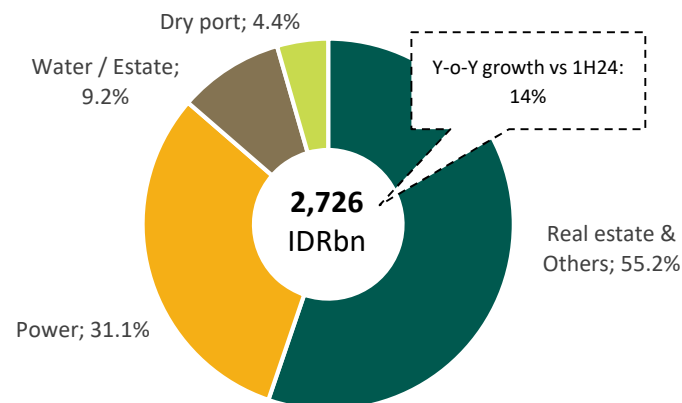
Leading township developer & infrastructure powerhouse

PT Kawasan Industri Jababeka Tbk. ("KIJA") is a leading township developer with an established track record in industry-based townships supported by residential & commercial components with world class infrastructure to support its development

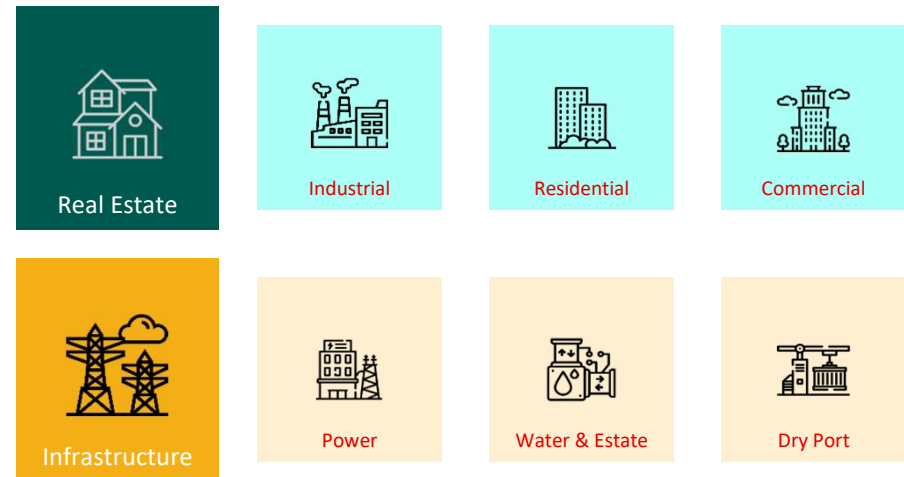
Overview of KIJA

- Established in 1989 and the first publicly listed industrial estate developer in Indonesia in 1994
- Kota Jababeka, KIJA's flagship development, is a mature industry-based integrated township in Cikarang with on-site power plant and dry port
- Kendal Industrial Park – Park by the Bay in Central Java, tourism-based townships in Tanjung Lesung, Banten, and in Morotai, North Maluku - all three enjoy Special Economic Zone status
- Large and strategically located land bank of 5,010 hectares as per 30 June 2025

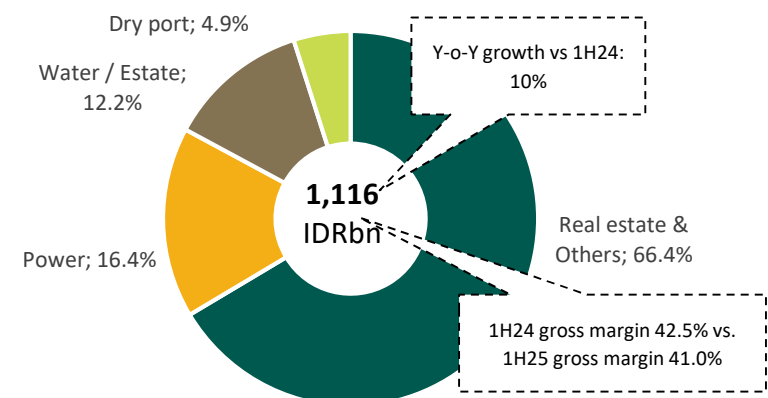
1H25 Revenue Breakdown (%)



Business Segments



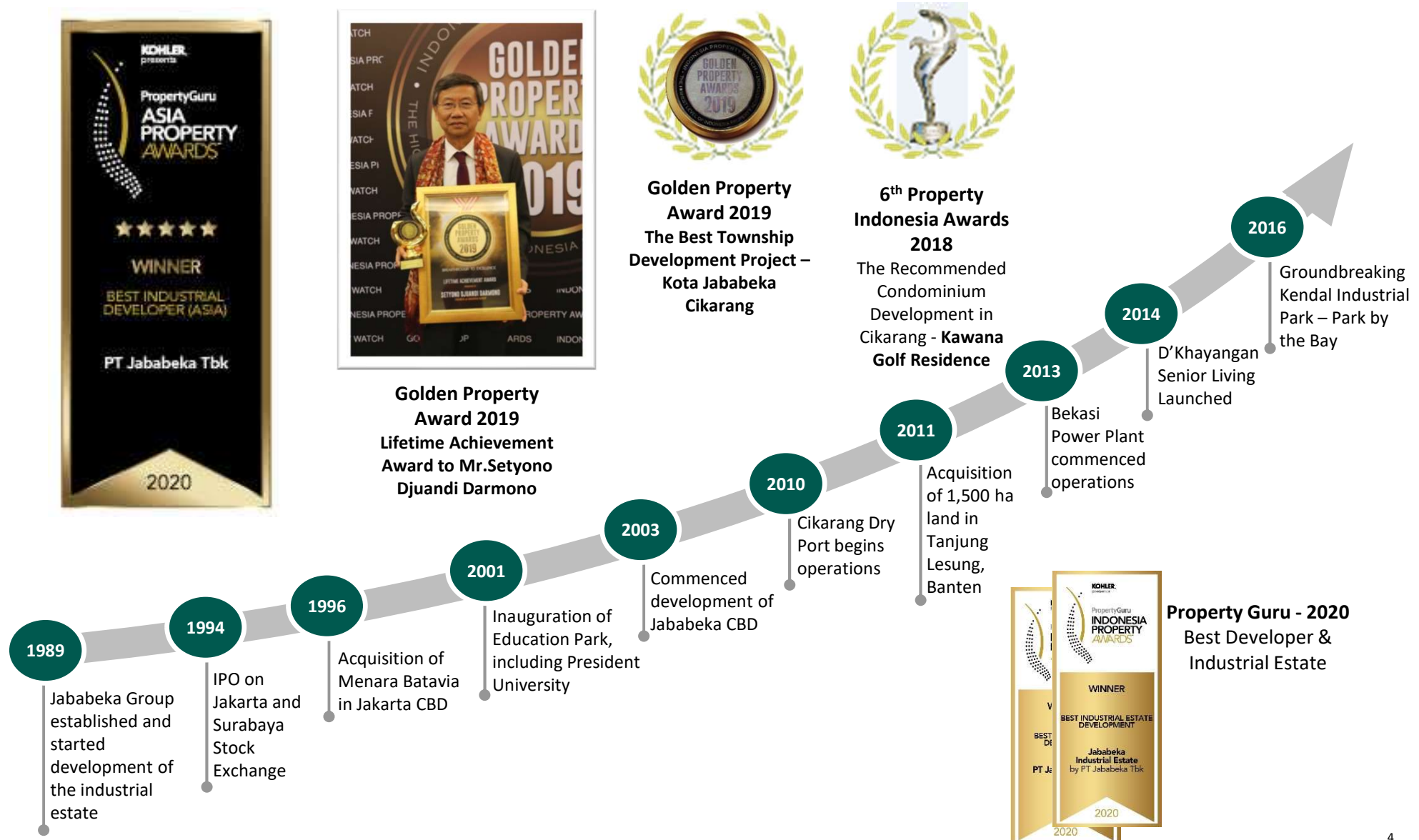
1H25 Gross Profit Breakdown (%)



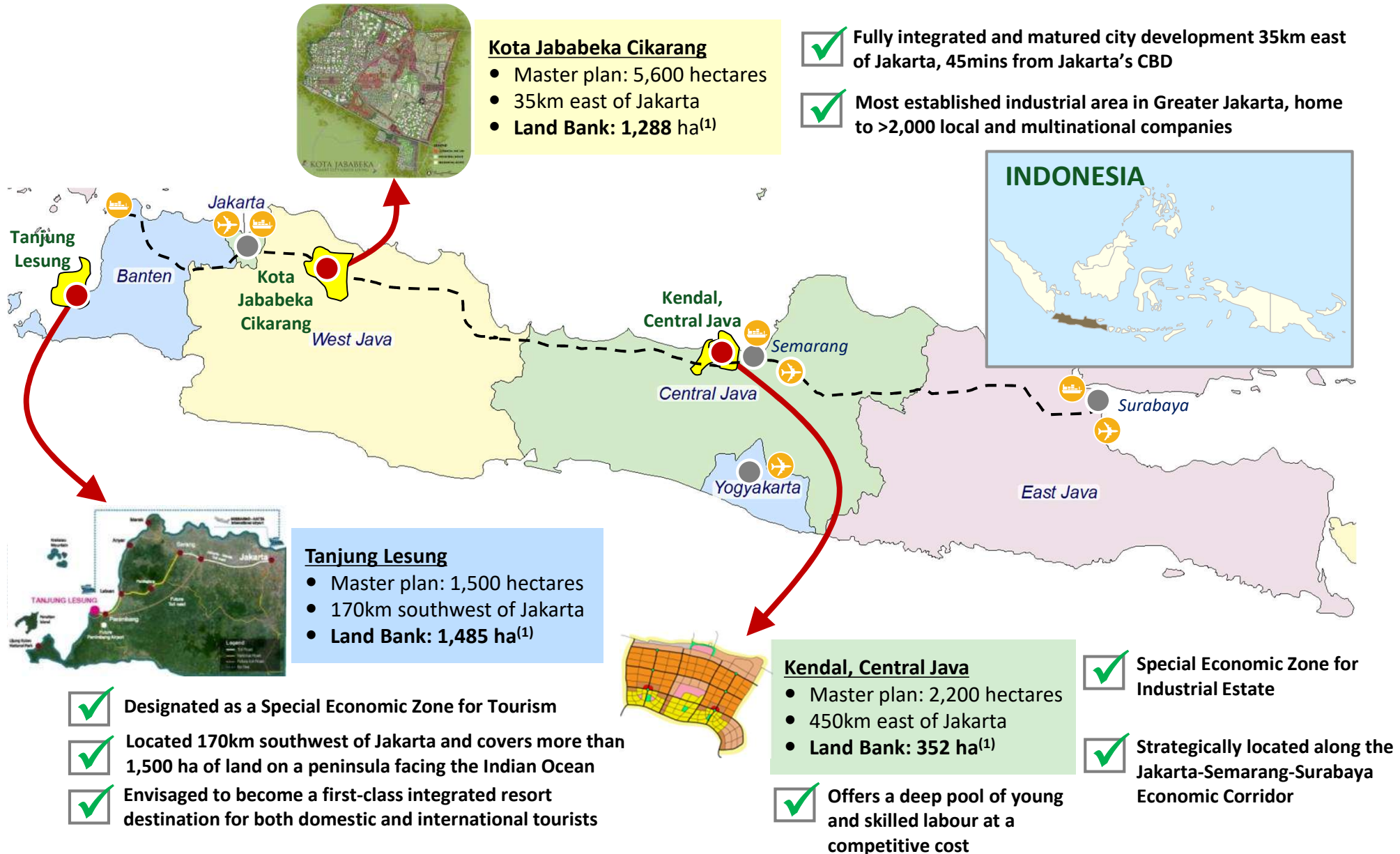
Vision: To Create Modern Self Sustained Cities in Every Province in Indonesia and Provide Jobs for Better Life

Milestones & Selected Awards

More than 30 years track record in township development



Sizeable land bank in strategic locations with upside potential

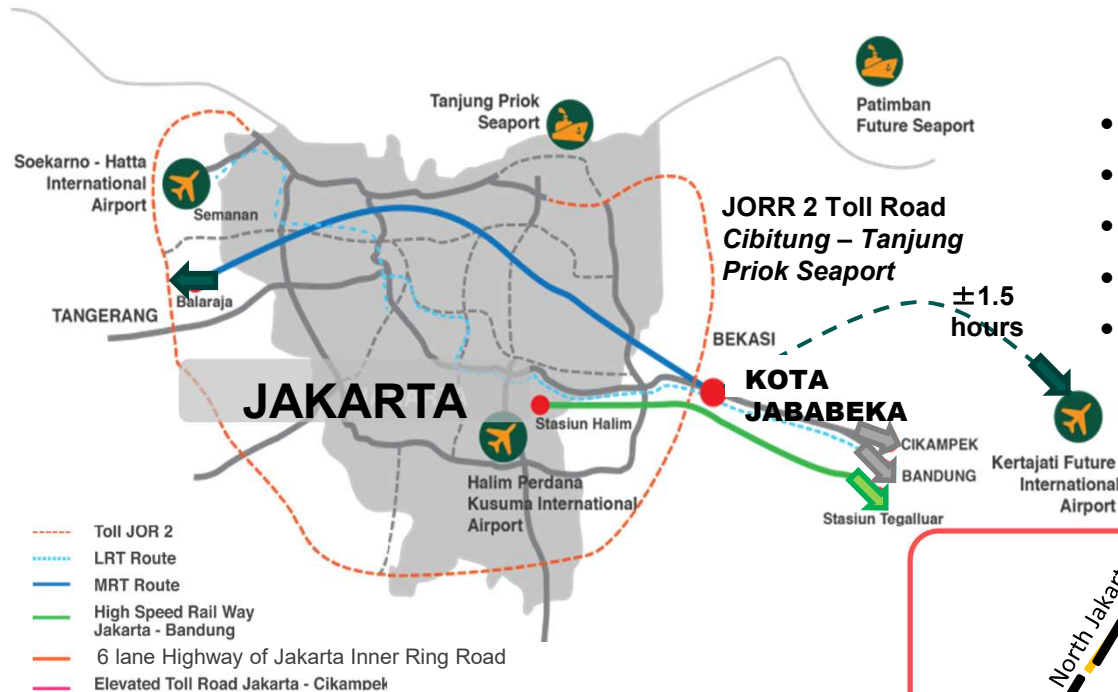


Note:

1 Land bank as per 30 June 2025

Kota Jababeka — Flagship industry-based integrated township

Kota Jababeka is a mature industry-based township strategically located near Jakarta CBD, seaport and airport...



- 35 KM from Jakarta City
- Close to International Airport & Seaport
- Accessible by toll road and railway
- Connectivity with 3 Toll Access / Exit
- Development of Major Transportation Infrastructure



LRT



MRT



High speed train



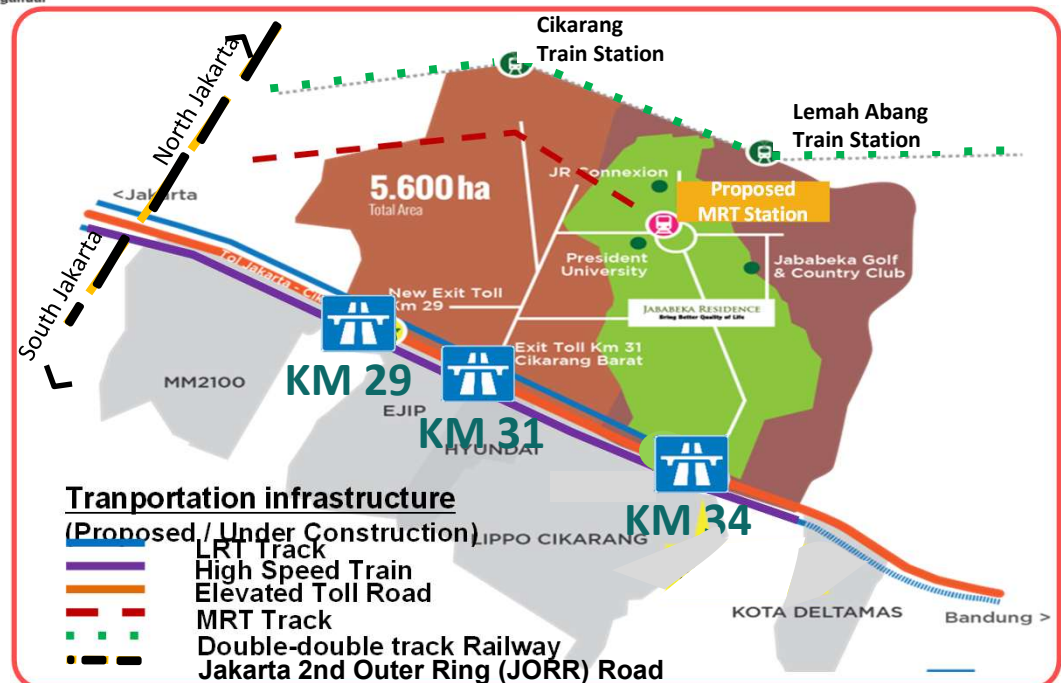
Commuter train



Elevated toll road



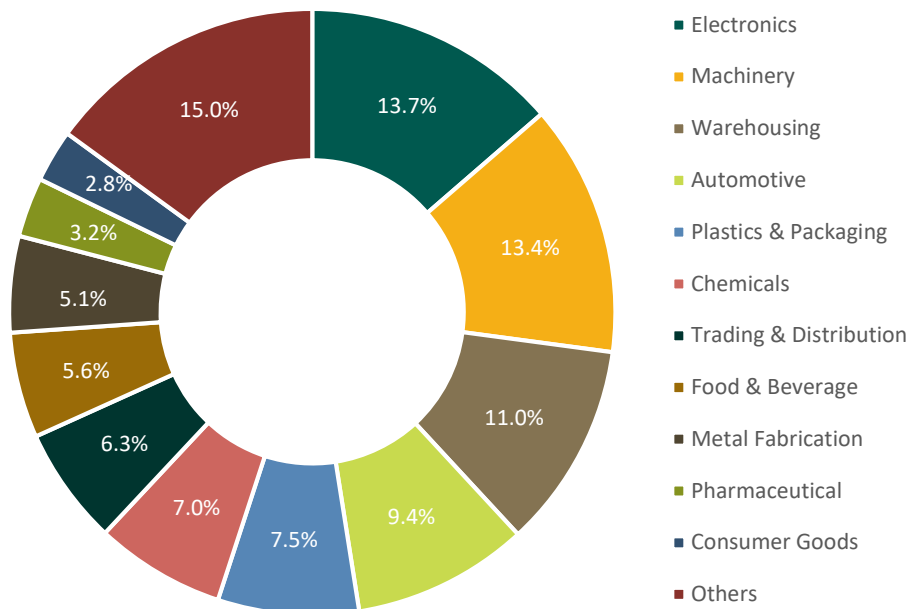
JORR 2



Kota Jababeka – Anchored by a blue-chip customer base

The portfolio of high-quality multinational and domestic customers at Kota Jababeka is a testament to the township's strategic location and superior infrastructure facilities

Diverse mix of occupants across sectors
(breakdown by number of occupants as of 30 June 2025)



Portfolio of high-quality customers



Kota Jababeka is home to over 2,000 local and multinational customers from over 20 countries

Jababeka Residence – A City for Your World



Residential & Commercial Developments



Oscar Townhouse Cluster

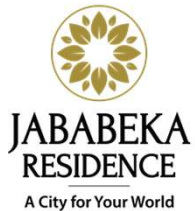
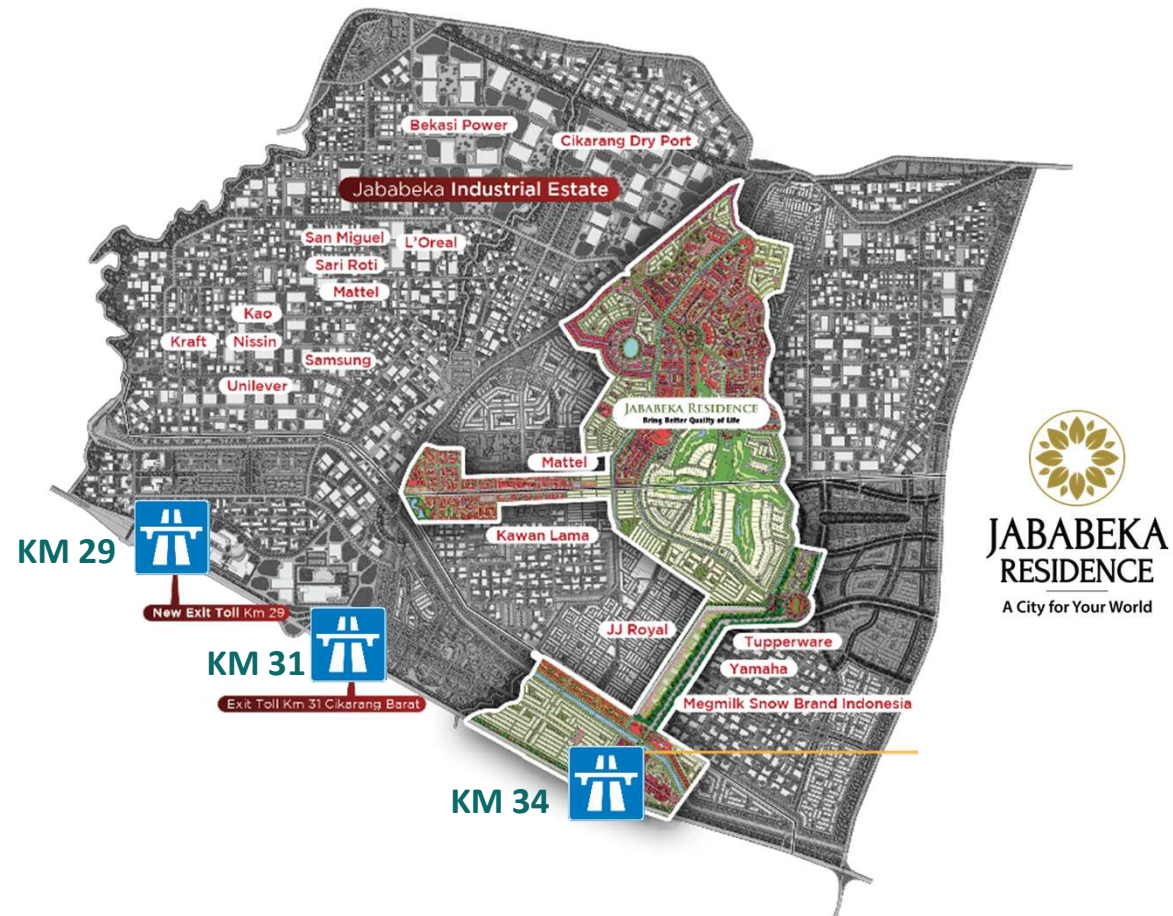


Sudirman Boulevard Commercial Center

Mixed-Use Developments



Hollywood Junction, Monroe & Elvis Tower



Facilities



International Hotels



Hospitals



President University & Reputable Schools



Jababeka Golf & Country Club



Living Plaza Jababeka



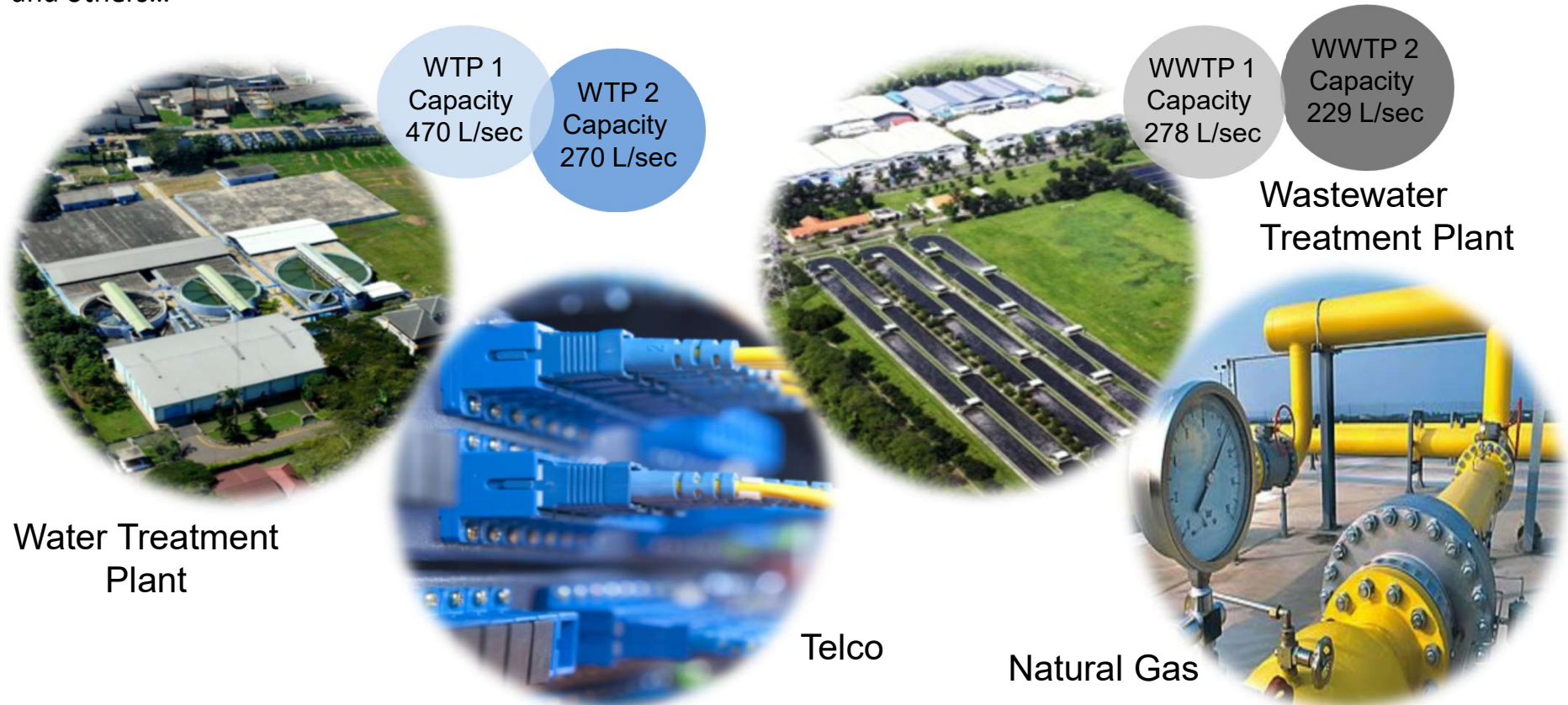
Jababeka Convention Center



Jababeka Stadium

Enhancing Kota Jababeka's value proposition: *Jababeka Infrastruktur*

PT Jababeka Infrastruktur provides top notch infrastructure and services, including clean water provision, wastewater treatment, estate management, and other services such in-house fire brigade, 24-hour security, fiber optics, natural gas and others...



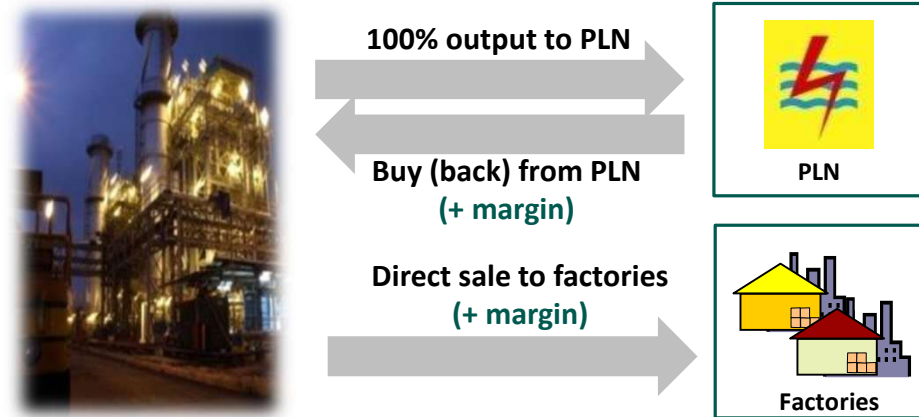
...which meet international standards and operate in accordance with environmentally friendly policies in Kota Jababeka, Cikarang

Enhancing Kota Jababeka's value proposition: Bekasi Power

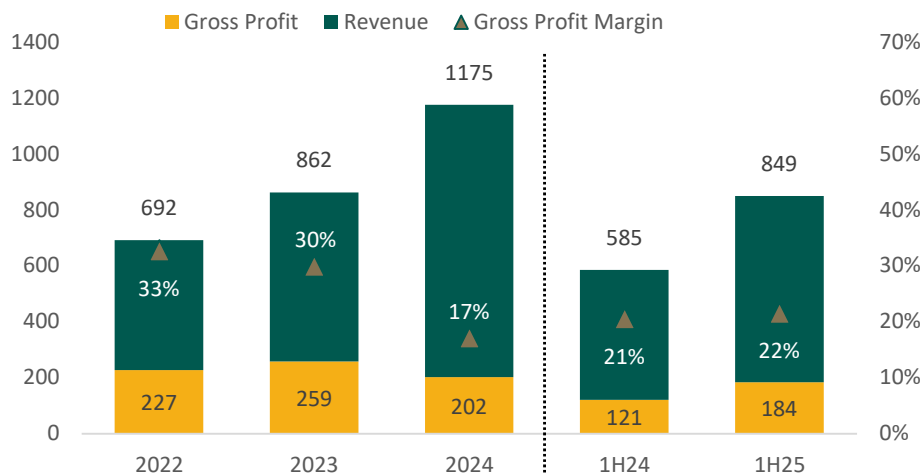
KIJA is the only industrial estate developer in Indonesia with its own power plant located within its estate



Integrated Power Generation & Distribution Process



Financial Highlights (IDR billion)



- 130MW gas fired combined cycle plant
- 20 year 100% off-take agreement from Perusahaan Listrik Negara ("PLN") signed in Feb 2011
 - Contracted capacity: 118.8MW
 - Rate per kWh: ~US\$11 cents
 - Average gas cost / MMBTU: ~US\$8.70
 - Fuel costs borne by PLN on a 100% pass-through basis; company has secured gas supply
 - Flexibility to buy back power and resell to industrial customers at a premium
 - Take-or-pay: ~ 25% of total gas requirement, and un-utilized gas can be carried forward for a maximum of 12 months
- Wholly owned subsidiary of PT Bekasi Power, PT United Power, provides power to tenants in Kendal Industrial Park (by buying from PLN grid and selling to tenants)

Providing a significant marketing advantage over its competitors as access to reliable electricity supply is one of the primary concerns for industrial clients in Indonesia

Enhancing Kota Jababeka's value proposition: Cikarang Dry Port

Strategic location in the heart of the largest manufacturing zone along the Bekasi-Cikampek industrial corridor...



International Port Code: IDJBK
Surrounded by 12+ Industrial Estates and more than 3,000 manufacturing companies

Notes:

¹ Estimated % of total throughput at Tanjung Priok Port originating from this area

Enhancing Kota Jababeka's value proposition: Cikarang Dry Port



Enhancing Kota Jababeka's value proposition: Cikarang Dry Port

Cikarang Dry Port (CDP) is the first and only integrated customs, quarantine and logistics facility in Indonesia...

Overview

- Since 2012, Cikarang Dry Port is an official port of origin and destination with international port code IDJBK – now connected with more than 20 major shipping lines
- Integrated port and logistics facilities with multi modal transportation services
- Smart Port Solution to streamline the business process
- Besides export/import, CDP also serves domestic distribution via main railway line that runs from west Java to east Java, also combining it with domestic shipping lines services
- Bonded Logistics Centre (FTZ facilities) for cotton & minerals/metals

Selected customer & partner profile at Cikarang Dry Port

Shipping Lines:



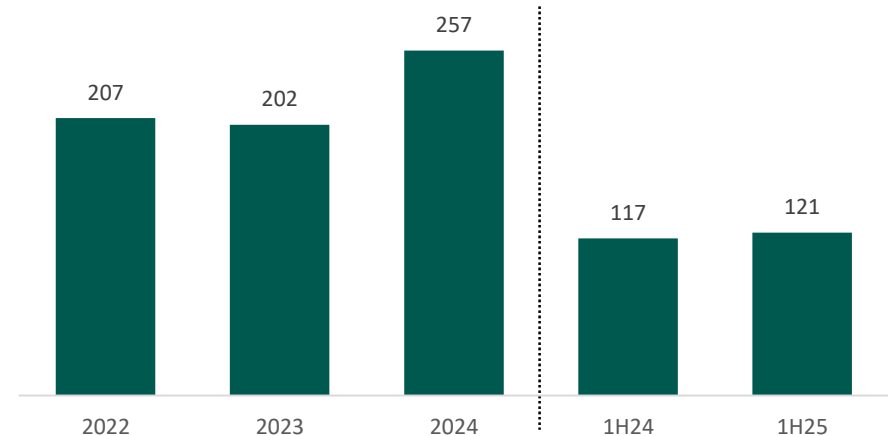
Third Party Logistics Provider (3PL):



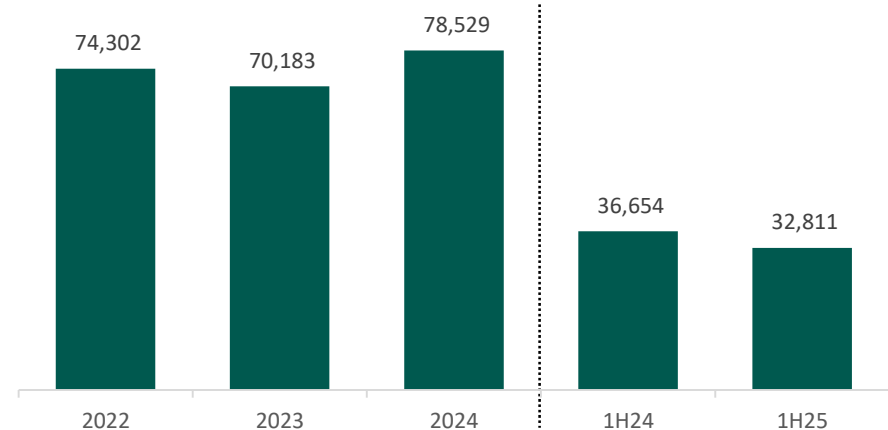
Shippers / Consignees:



Revenue (IDR billion)



Throughput (TEU)



...allowing customers to more efficiently manage their imports and exports and benefit from cost savings

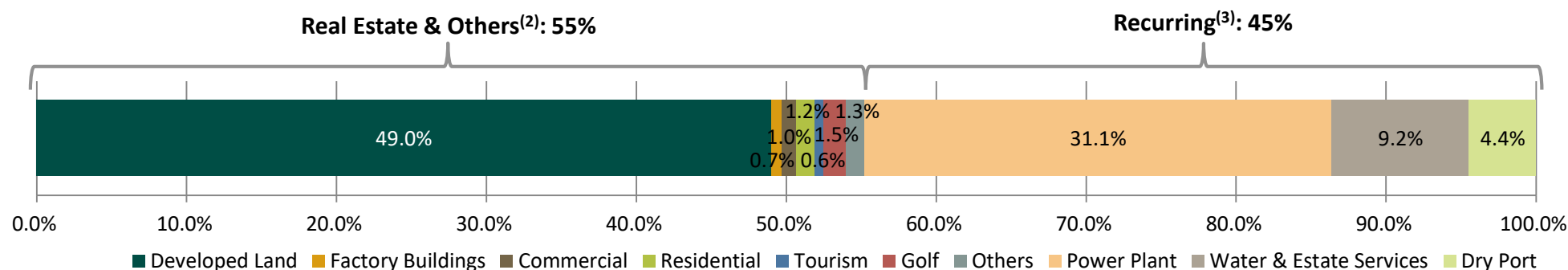
Diversified land bank & business segments



A geographically diversified land bank allows KIJA to capture different market segments and enhances earnings resilience...

Township Development & Land Bank – Total ⁽¹⁾ : 5,010ha	Kota Jababeka  1,288ha	Kendal  352ha	Tanjung Lesung  1,485ha	Morotai  1,885ha
	Positioning Established MNCs and domestic companies willing to pay a premium for strategic location and mature township with top notch infrastructure in place	More cost-conscious customers looking for an alternative to Greater Jakarta industrial estates that still provides top notch infrastructure	Tourism, leisure and hospitality focused integrated township to tap into entertainment/leisure spending by rising middle class in Indonesia	Future tourism and logistics hub strategically located in the heart of Pacific Asia with natural tropical beauty and World War 2 historic sites and relics

Well-diversified across multiple segments (segment breakdown in % by 1H25 revenue contribution):



...in addition to benefiting from future infrastructure developments across its land bank locations

Notes:

1 As per 30 June 2025

2 Comprises real estate, golf and other non-infrastructure segments

3 Recurring revenue includes contribution from power plant, dry port and service & maintenance (water, wastewater, estate management and others)

Kendal Industrial Park – Park by the Bay



- Joint Venture between Jababeka (51%) and Sembcorp (49%) from Singapore
- Special Economic Zone for Industrial Estates
- Benefits from Sembcorp's expertise in developing and marketing industrial estates across Asia (China, Vietnam, Indonesia) and Jababeka's long track record and experience in industrial estate development and infrastructure operations
- Total planned area of 2,200ha; phase 1: 860ha
- Excellent connectivity to major infrastructure and amenities



Official opening ceremony on November 14th, 2016, by the President of Indonesia, Mr Joko Widodo, and the Prime Minister of Singapore, Mr Lee Hsien Loong



Distance to Kendal Industrial Park – Park by the Bay

Tanjung Emas International Seaport	25 km
Ahmad Yani International Airport	20 km
Semarang (Central Java capital)	21 km

Kendal Industrial Park – Park by the Bay

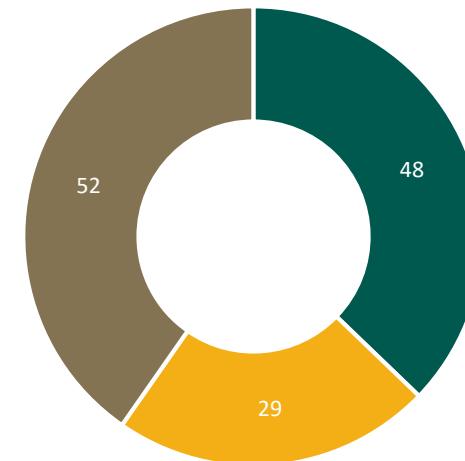
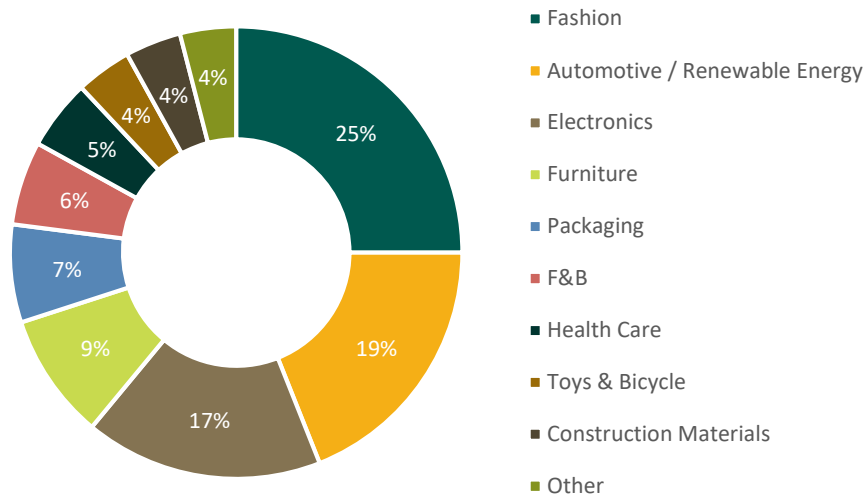


Our Kendal Industrial Park – Park by the Bay development in Central Java is well-positioned to benefit from growing demand for relatively low-cost industrial estates with good connectivity and competitive labor costs

Key Highlights

- Macro infrastructure planning that supports growth of Kendal Industrial Park – improved connectivity and accessibility (for example newly opened Trans Java toll road and new Ahmad Yani Airport)
- Competitive manpower / low labour costs in Central Java makes Kendal Industrial Park – Park by the Bay particularly interesting for labor intensive industries
- Numerous human resources education & training facilities
- Top notch infrastructure & One-stop solution for licensing, manpower recruitment, on-site logistics, security and estate management services

Tenant breakdown as of 30 June 2025 (129 tenants)



■ In Operation / Commissioning ■ Under Construction ■ Design & Planning

Kendal Industrial Park – Park by the Bay



Tanjung Lesung



Tanjung Lesung overview

Location

~ 170 km southwest of Jakarta in Banten

Concept

Tourism-based integrated township (hotels, apartments, sailing, diving & beach clubs)

Access

Currently accessible by toll road from Jakarta in ~ 3.5 hours



Krakatau Mountain

Tanjung Lesung

Panaitan Island



Ujung Kulon National Park



President Joko Widodo speaking on Tanjung Lesung's designation as Special Economic Zone for Tourism

Tanjung Lesung



Strong government support for Tanjung Lesung's development as a tourism zone...

Facilities and infrastructure at Tanjung Lesung

- Existing infrastructure includes access roads, a water treatment plant, wastewater treatment plant, electricity supply, telecommunication links, and seawall that protects the coastline
- Visitors currently have access to ~ 300 rooms spread out over two hotels/resorts, a bed and breakfast and several cottages
- Other facilities: restaurant and bar, golf course, swimming pool, spa, beach club, sailing club, private air strip, school, mosque, residential housing units, and a medical clinic



Seawall



Golf course



Aerial view



Villa with private pool at Tanjung Lesung

Strong government support for development of Tanjung Lesung

- One of 10 New Tourism Destinations in Indonesia that the Indonesian Government is promoting
- New toll road from Serang Timur to Panimbang: A consortium led by PT Wijaya Karya Tbk is constructing the toll road, and a first section is already operational.



- Tanjung Lesung has been designated as Special Economic Zone for Tourism

...is expected to increase interest from potential investors/partners for the project



Tanjung Lesung Masterplan

A Seaside Township 1,500 Ha



Current property products

Tanjung Lesung Beach Hotel



KALICAA VILLA



QADDA BAY village



Revati Residence



Morotai

Future tourism and logistics hub strategically located in the heart of Pacific Asia with natural tropical beauty and World War 2 historic sites and relics



- ✓ 3 hours flight from Singapore and Taipei
- ✓ Great potential for tourism, agricultural and fishing industries, and as a logistics hub
- ✓ Morotai is a Special Economic Zone for tourism and 1 of 10 new tourism destinations promoted by the government



Evening view at Morotai

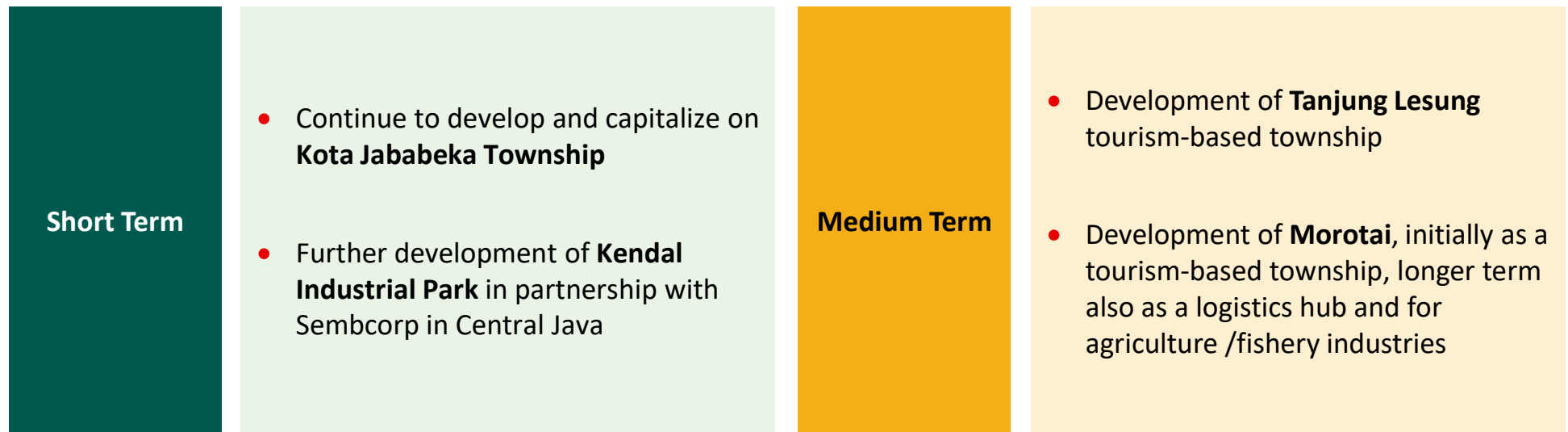


Beach view at Morotai

Clear strategic focus



KIJA's existing pipeline provides visible opportunities over different time frames



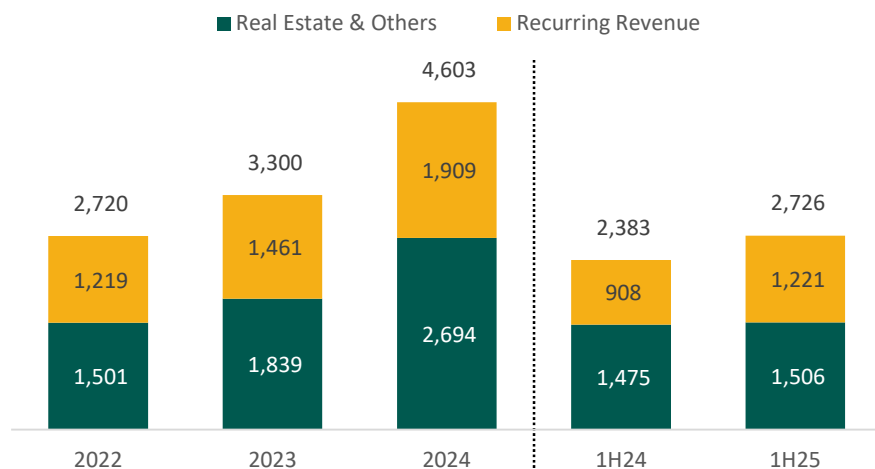
Long Term Vision

- Replicate Kota Jababeka's industry-based integrated township model throughout Indonesia
- Build out an infrastructure facility portfolio (power, water, ports, etc.) to support these new townships

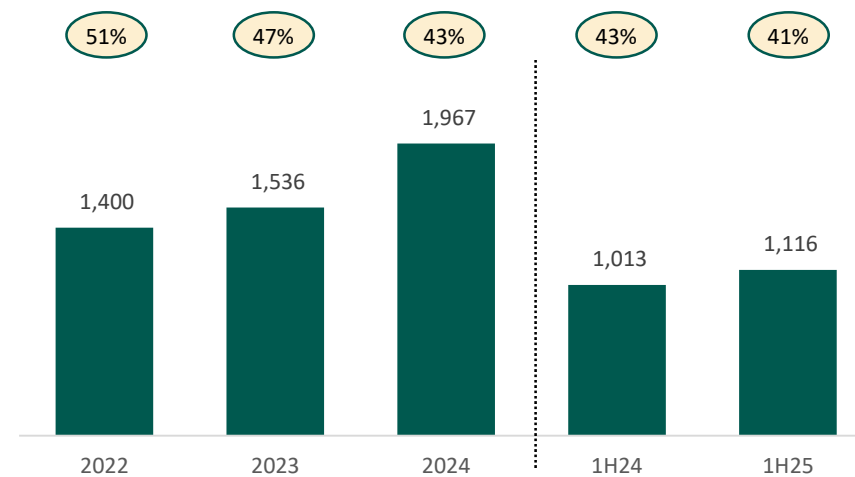
Financial Highlights



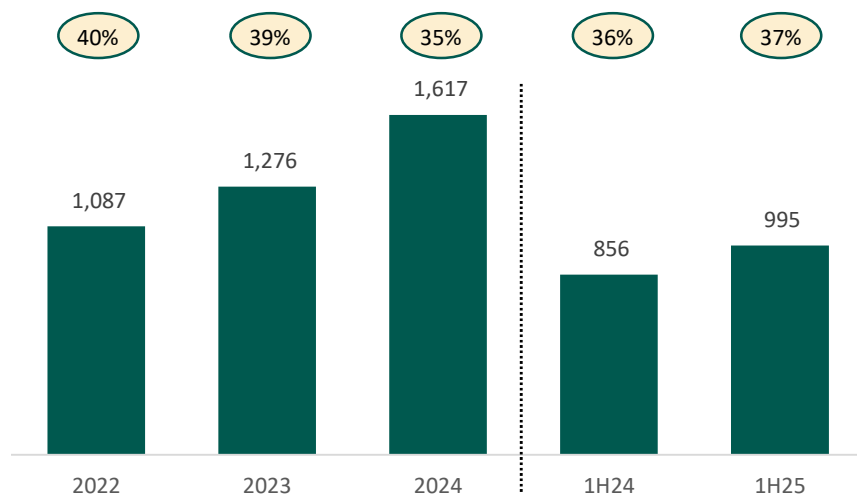
Revenue Breakdown (IDR billion)



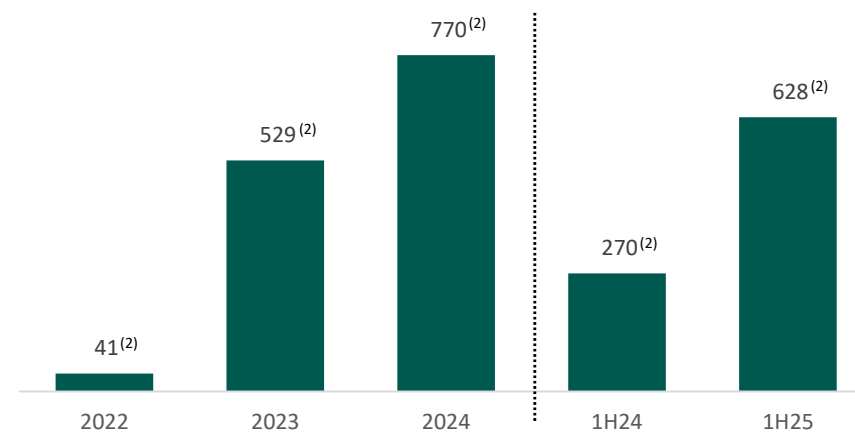
Gross Profit (IDR billion) and Gross Profit Margin (%)



Adjusted EBITDA⁽¹⁾ (IDR billion) and Adj. EBITDA margin (%)



Net Income (IDR billion)



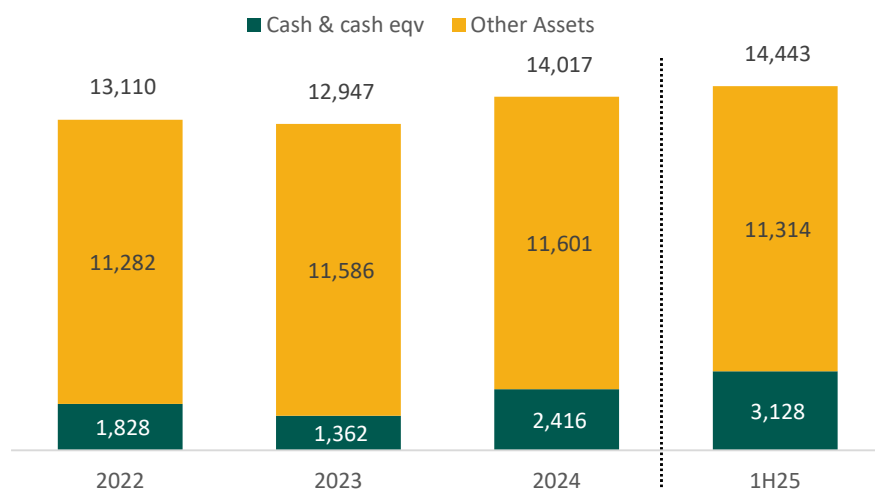
Notes:

- (1) EBITDA adjusted for final tax expense, tax adjustments, unrealized foreign exchange loss (gain) - net, provision for employee benefits, and certain non-cash items, such as losses from write-off (reversal of allowance) of receivables - net, and impairment loss in investments in associates and investments in share of stock. We define EBITDA as net (loss) profit before interest expense, income tax expense/(benefit), depreciation and amortization;
- (2) Approximate unrealized foreign exchange loss (noncash) for 2022: IDR297 billion, 2023 IDR27 billion, 2024 IDR172 billion, 1H24 IDR252 billion, 1H25 IDR13 billion

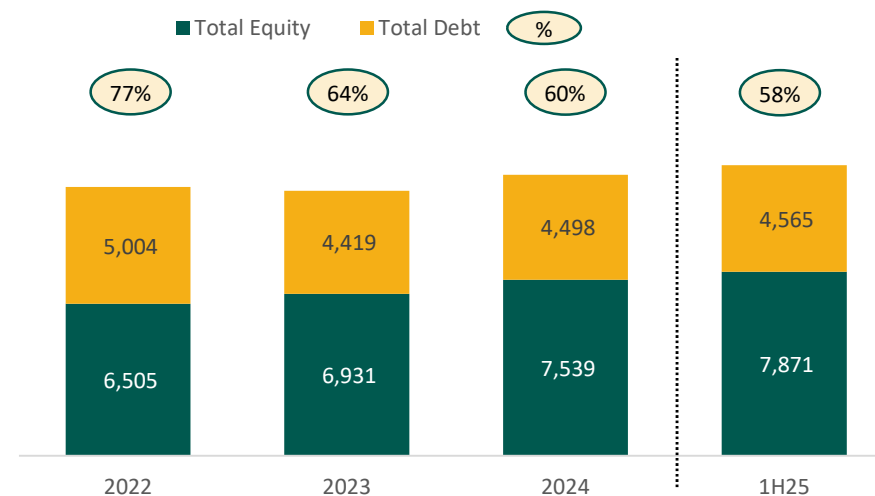
Balance Sheet Highlights



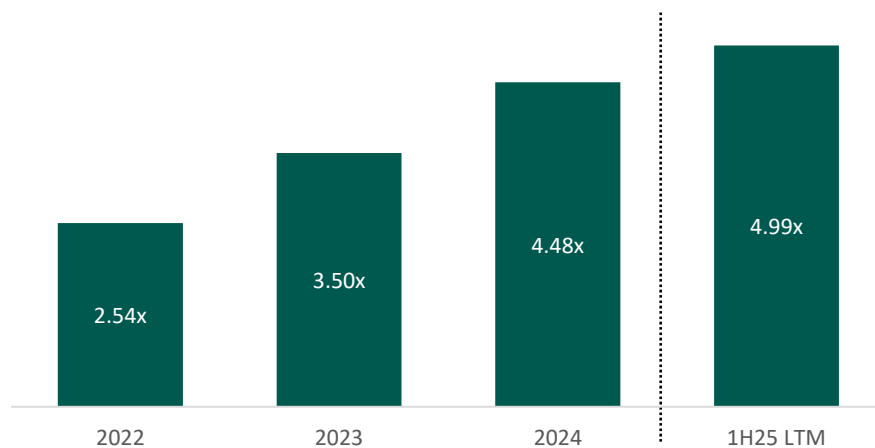
Total Assets and Cash⁽¹⁾ (IDR billion)



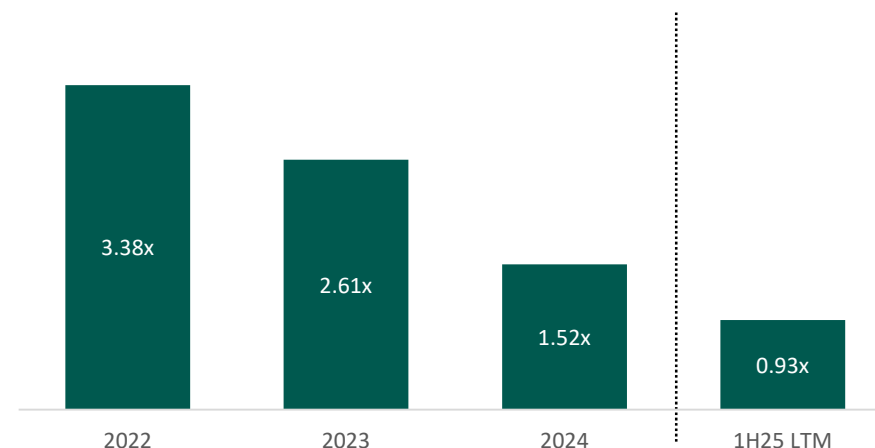
Debt, Equity (IDR billion) and Debt/Equity (%)



Adjusted EBITDA⁽²⁾/Interest Expense (x)



Net Debt⁽³⁾/Adjusted EBITDA⁽²⁾ (x)



Notes:

- (1) Includes short term investments (deposits) and restricted cash;
- (2) EBITDA adjusted for final tax expense, tax adjustments, unrealized foreign exchange loss (gain) - net, provision for employee benefits, and certain non-cash items, such as losses from write-off (reversal of allowance) of receivables - net, and impairment loss in investments in associates and investments in share of stock. We define EBITDA as net (loss) profit before interest expense, income tax expense/(benefit), depreciation and amortization;
- (3) Total debt (short-term and long-term bank loans, lease liabilities, and senior notes) less cash and cash equivalents.

KIJA POSTS IDR 2.7tn REVENUE & IDR 627bn NET PROFIT IN 1H25

PT Jababeka Tbk (“KIJA”) recorded a very strong performance in the first half of 2025, posting consolidated revenue of IDR 2,726.4 billion, a 14% increase compared to IDR 2,382.7 billion in the first half of 2024.

Revenue from the Land Development & Property pillar rose by 2% to IDR 1,442.6 billion, up from IDR 1,409.4 billion in 1H24. This growth was mainly driven by land plot sales amounting to IDR 1,335.9 billion, a 17% increase compared to the same period last year. Kendal was the main contributor, highlighting the area's appeal as a promising industrial growth center. Sales of properties (houses and land, apartments, office spaces, and standard factory buildings) and rentals generated revenue of IDR 78.1 billion.

Revenue from the Infrastructure pillar increased by 34% to IDR 1,220.6 billion for the first six months of 2025, compared to IDR 908.1 billion in the same period of 2024. This was partly driven by the electricity segment, which grew from IDR 584.9 billion in 1H24 to IDR 849.1 billion in 1H25, supported by increased electricity consumption from tenants in Kendal and Cikarang. Additionally, revenue from the services and maintenance segment (water, wastewater, estate management, and others) grew 21% to IDR 250.2 billion in 1H25 from IDR 206.0 billion in 1H24, also driven by increased tenant activity in Kendal. Lastly, dry port (CDP) revenue increased from IDR 117.1 billion in 1H24 to IDR 121.3 billion in 1H25, primarily due to growth in supporting businesses.

The proportion of recurring revenue from the infrastructure pillar accounted for 45% of total revenue, up from 38% the previous year, as the infrastructure pillar, and the power segment in particular, grew at a faster pace than the land development & property pillar.

Revenue from the Leisure & Hospitality pillar remained relatively stable at Rp63.2 billion, with the golf segment contributing 64% of the total revenue from this pillar.

Gross profit increased by 10% to IDR 1,116.85 billion, from IDR 1,013.4 billion in 1H24. The consolidated gross profit margin declined to 41% from 43%, primarily due to the increased revenue contribution from the Infrastructure segment, which has lower margins compared to Land Development & Property.

The Company recorded net profit of IDR 627.6 billion in the first half of 2025, a significant increase from net income of IDR 269.8 billion in 1H24. This was mainly due to revenue growth and an 11% decrease in SG&A expenses compared to last year. Furthermore, the Company recorded a foreign exchange loss of IDR 22.5 billion in the first half of 2025, compared to a foreign exchange loss of IDR 280.7 billion in the first half of 2024.

The Company's EBITDA in the first half of 2025 was recorded at IDR 995.3 billion, a 16% increase compared to 1H24's EBITDA of IDR 856.3 billion. The increase in EBITDA reflects strong operational growth with efficient cost control.

In terms of marketing sales for the Land Development and Property segment, the Company recorded Rp 1.9 trillion in the first half of 2025, equivalent to 55% of the full-year 2025 target and a 13% increase compared to Rp 1.7 trillion in the first half of 2024. Contributions from Cikarang and others (both including joint ventures) reached 28%, primarily driven by the sale of 4 hectares of land to a data center company. Meanwhile, the joint venture in Kendal contributed 72% of total sales, supported by land transactions comprising 7 hectares sold to a building materials company from China, and 13 hectares and 12 hectares sold to furniture companies from China and Indonesia, respectively. The Company's 2025 marketing sales target is IDR 3.5 trillion, with IDR 1.25 trillion expected from Cikarang and others (IDR 800 billion from land and industrial buildings in Cikarang, and IDR 450 billion from residential and commercial properties in Cikarang, including JVs, and others). The remaining IDR 2.25 trillion is expected to come from our joint venture company in Kendal.

1H25 Marketing Sales



Description (value in million IDR)	FY25 YTD		Q1		Q2	
	Area (m2)	Value	m2	Value	m2	Value
100% Consolidated / Wholly Owned						
Land Plots - Cikarang	87,330	354,668	79,484	333,484	7,846	21,184
Industrial Buildings - Cikarang	3,952	48,559	2,555	32,326	1,397	16,233
Landed Houses - Cikarang	2,607	38,852	617	9,286	1,990	29,566
Commercial / Shop Houses - Cikarang	243	14,279	154	12,844	89	1,435
Apartments - Cikarang	-	3,347	-	1,733	-	1,613
Tanjung Lesung, Rental & Other	-	20,738	-	1,570	-	19,168
Subtotal	94,132	480,443	82,810	391,243	11,322	89,201
Joint Ventures:						
Land Plots - Kendal *	51%	798,802	1,388,585	433,761	760,491	365,041
Landed Rescom - Mitsui **	51%	1,974	33,713	1,317	21,439	657
Landed Houses - Keihan ***	52%	-	-	-	-	-
Apartments - Kawana ****	60%	-	-	-	-	-
Apartments - Riverview *****	51%	-	24,151	-	12,564	-
Subtotal		800,776	1,446,449	435,078	794,494	365,698
Total marketing sales		894,908	1,926,892	517,888	1,185,736	377,020
				741,156		

* Joint Venture between Jababeka (51%) and Sembawang Corporation (49%) for the development of Kendal Industrial Park in Central Java

** Joint Venture between Jababeka (51%) and Mitsui (49%) for the development of Wimbledon Residences and Shop Houses in Cikarang

*** Joint Venture between Jababeka (52%) and Keihan (48%) for the development of Paradiso Residences in Cikarang

**** Joint Venture between Jababeka (60%) and Creed Group (40%) for the development of Kawana Golf View Residences in Cikarang

***** Joint Venture between Jababeka (51%) and PT PP Property Tbk (49%) for the development of Riverview Residences in Cikarang

PT Jababeka Tbk (“KIJA”) achieved Rp1,926.9. billion in marketing sales in 1H25, 55% of the FY25 target, and an increase of 13% compared to Rp1,711.0 billion from 1H24

FY24 Marketing Sales



Description (value in million IDR)	FY24		Q1		Q2		Q3		Q4		
	Area (m2)	Value	m2	Value	m2	Value	m2	Value	m2	Value	
100% Consolidated / Wholly Owned											
Land Plots - Cikarang	119,389	478,684	50,957	140,400	4,004	11,337	20,495	77,832	43,933	249,115	
Industrial Buildings - Cikarang	25,333	215,378	10,353	56,861	2,913	27,482	5,292	36,471	6,775	94,564	
Landed Houses - Cikarang	3,439	44,261	969	11,965	1,525	19,794	945	12,502	-	-	
Commercial / Shop Houses - Cikarang	1,460	57,907	470	19,549	438	14,721	448	18,764	104.00	4,873	
Apartments - Cikarang	-	6,627	-	-	-	-	-	3,596	-	3,031	
Tanjung Lesung, Rental & Other	-	101,903	-	9,534	-	30,162	-	49,603	-	12,605	
Subtotal	149,621	904,761	62,749	238,308	8,880	103,496	27,180	198,768	50,812	364,188	
Joint Ventures:											
Land Plots - Kendal *	51%	1,359,236	2,142,980	236,688	364,055	609,932	942,617	270,487	436,556	242,129	399,752
Landed Rescom - Mitsui **	51%	4,257	66,355	703	9,967	53	1,515	1,782	27,054	1,719	27,819
Landed Houses - Keihan ***	52%	499	10,884	-	-	288	6,479	211	4,405	-	-
Apartments - Kawana ****	60%	-	2,284	-	-	-	2,284	-	-	-	-
Apartments - Riverview *****	51%	-	60,491	-	27,698	-	14,586	-	14,123	-	4,085
Subtotal		1,363,992	2,282,995	237,391	401,720	610,273	967,481	272,480	482,139	243,848	431,656
Total marketing sales		1,513,613	3,187,756	300,140	640,028	619,153	1,070,977	299,660	680,907	294,660	795,844

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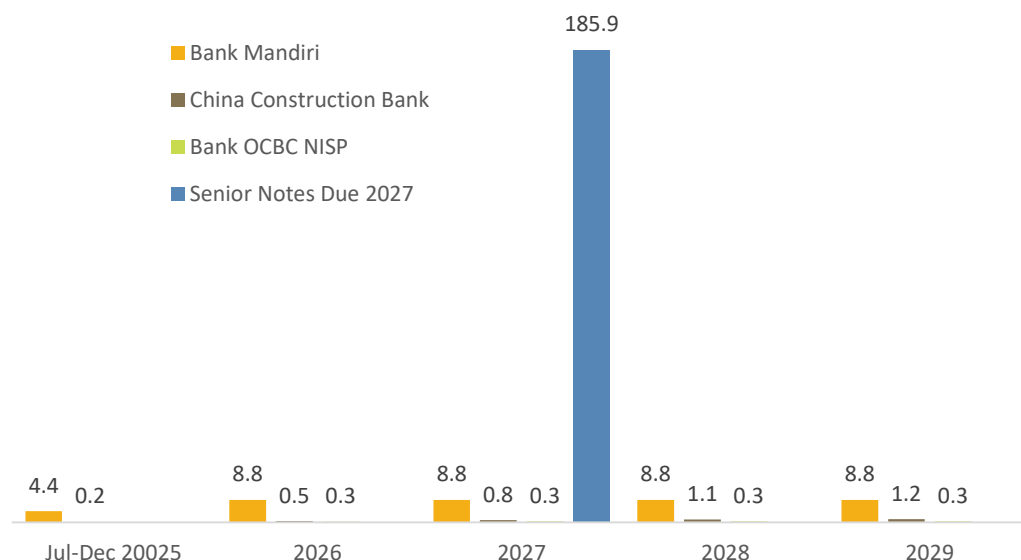
***** Joint Venture between Jababeka (51%) and PT PP Property Tbk (49%) for the development of Riverview Residences in Cikarang

PT Jababeka Tbk (“KIJA”) achieved Rp3,3188 billion in marketing sales in 2024, 28% more than the original target of Rp2.5trillion, and an increase of 44% compared to Rp2,213bn from 2023.

Debt Overview – As of 30 June 2025



Debt Maturity Profile⁽¹⁾ (in Million USD)



In December 2022, Jababeka completed an exchange offer on its existing US\$300mm Senior Notes due 2023 (2023 Notes). ~US\$265.5mm of the 2023 Notes were rolled into new ~US\$185.9mm Senior Secured Notes due 2027, with existing noteholders receiving ~US\$79.6mm cash consideration, which the Company sourced from a new US\$100mm loan facility from Bank Mandiri. Balance ~US\$20.3mm from the Bank Mandiri loan was used to partially call further 2023 Notes in January 2023. The Senior Notes due 2023 were fully redeemed on 31 July 2023 with cash from the restricted cash balance.

Total Debt as per 30 Jun 2025

IDR 4,565 billion equivalent (1 USD = 16,233 IDR).

Bank Loans ⁽¹⁾

- Bank Mandiri IDR 1,412bn 7.5% p.a. Term loan (originally US\$ loans, amended to IDR)
- China Construction Bank IDR 142bn 10% p.a. Project Loan (Rp149bn facility – JV – Mini LNG plant)
- Bank OCBC NISP IDR 35bn 7.75% p.a. Term loan (Rp45bn facility – WWTP revitalization)

Senior Notes

- US\$185.9 million Guaranteed Senior Secured Notes Due 2027, Coupon 7%-9% p.a. (stepping up 0.5% p.a.).

Hedging Practice

- US\$100mn call spread hedges with strikes from 16,000 Rupiah (lower) to 18,500 Rupiah (upper)
- Recurring revenue provides stability and visibility of cash flows , which are partially based on USD pricing terms (power & water) providing a natural hedge for USD-denominated interest expenses

Notes:

(1) Excludes Lease Payables amounting to Rp4.9bn

Management Team



Average of more than 25 years of industrial township development experience

Board of Commissioners



Suhardi Alius

President Commissioner
Independent Commissioner



Gan Michael

Commissioner



Basuri Tjahaja Purnama

Independent
Commissioner

Board of Directors



Setyono Djuandi Darmono

President Director
(Founder)



Budianto Liman

Vice President Director



Tjahjadi Rahardja

Director



Hyanto Wihadhi

Director

All appointed during the Company's Annual General Meeting of Shareholders held on 28 June 2024



JABABEKA & CO.

Thank You

www.jababeka.com

