JABABEKA & CO.

PT Kawasan Industri Jababeka Tbk.

Investor Presentation

August 2026 - (updated with 1H26 financials)

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Key Highlights 1H26 vs 1H25

- ✓ **Consolidated revenue: Rp2,436.5 billion**, down 11% from Rp2,726.4 billion
- ✓ **Operating profit** of Rp524.0 billion, versus Rp832.8 billion – **remained positive** despite lower industrial land revenue recognized in the period
- ✓ **Net loss of Rp6.4 billion**, versus net profit of Rp627.6 billion — **driven by one-off refinancing costs**; operating profit was maintained
- ✓ **Infrastructure pillar revenue: Rp1,398.2 billion, up 15%** from Rp1,220.6 billion — now 57% of total revenue, up from 45%
- ✓ **Land Development & Property revenue: Rp974.9 billion**, down 32% from Rp1,442.6 billion
- ✓ **Consolidated gross profit: Rp840.5 billion**; gross margin of 34%, versus Rp1,116.5 billion and 41% in 1H25
- ✓ **EBITDA: Rp747.7 billion**, down 25% from Rp995.3 billion
- ✓ **Marketing sales: Rp1,187.6 billion**, or 32% of the Company's full-year 2026 target of Rp3.75 trillion

1H26 Marketing Sales Result and FY26 Outlook & Guidance

Marketing Sales & Other Highlights

Real Estate & Property:

- **2026: Marketing Sales target: IDR3,750bn**
  - Cikarang/others IDR1,250bn, Kendal IDR2,500bn
  - Cikarang 65% industrial/land, 35% rescom/others, Kendal 100% industrial/land

- **1H26 Marketing Sales realization: IDR1,188bn**
  - Cikarang/others IDR340bn, Kendal IDR848bn

  (details on page 26)

- **2025: Mkt Sales result IDR3,601bn (103% of FY25 target)**
  - Increase of 13% vs. FY24 result of IDR3,188bn
  - Cikarang/others ~30% contribution, Kendal ~70%

  (*details on page 27*)

Infrastructure:

- **1H26 volumes all up vs 1H25, revenue up 15%**
  - Cikarang water & wastewater volume up ~5% YoY on average, maintenance charge (MC) up ~3%, Kendal up ~32% YoY on average (water, wastewater, MC)
  - 20kv electricity volume offtake from industrial customers up ~25% in Cikarang; up ~71% in Kendal
  - Dry Port TEU volume up ~13%

Leisure & Hospitality

- Not very material contributions to earnings/cashflow

Cashflow Guidance / Overview

- **2026 Cikarang/others (excl. KIK): Rp200bn surplus**

  \+ IDR2,350bn (IDR1,350bn cash collection, IDR600bn recurring EBITDA, IDR100bn debt, IDR300bn others)
  - IDR350bn Construction & Land Development
  - IDR250bn Maintenance / Expansion Capex
  - IDR250bn Land Acquisition (discretionary)
  - IDR400bn Interest
  - IDR175bn Debt repayment (mainly Bank Mandiri loans)
  - IDR425bn SG&A (excl. infra)
  - IDR300bn Tax

- **2026 Kawasan Industri Kendal (KIK) stand-alone: Neutral**

  \+ IDR2,475bn (IDR2tn cash collection, IDR125bn recurring EBITDA, IDR300bn debt, IDR50bn others)
  - IDR1.15tn infra & development
  - IDR500bn land acquisition
  - IDR200bn SG&A & IDR10bn interest
  - IDR615bn dividend (51% to KIJA)

- **Cash balance of ~IDR3.2trillion as of 30 June 2026**
  - ~37% at KIJA wholly owned levels and ~63% at JVs (mainly Kendal)
  - US$186mn Senior Notes repaid with new IDR3.4tn loan from Bank Mandiri in 2Q26
  - CCB loan (LNG project) refinanced with Bank INA loan with IDR191bn outstanding as of 30 June 2026

  (*loan details on page 28*)

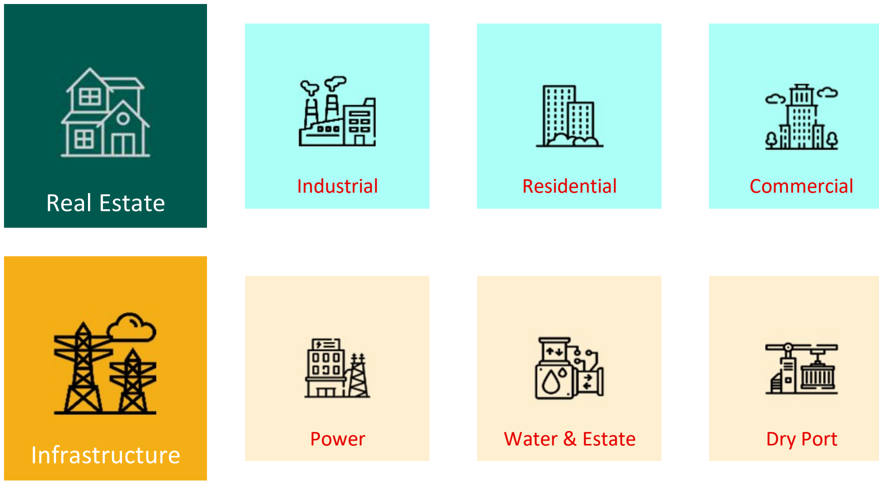
Leading township developer & infrastructure powerhouse

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

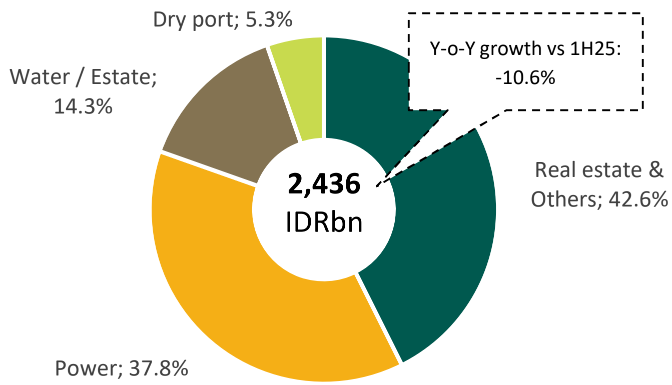
Overview of KIJA

- 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 5,089 hectares as per 30 June 2026

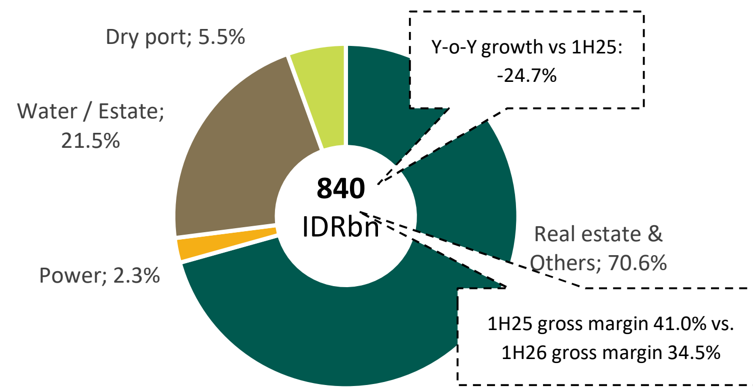
Business Segments



1H26 Revenue Breakdown (%)



1H26 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

Golden Property Award 2019
Lifetime Achievement Award to Mr.Setyono Djuandi Darmono

Golden Property Award 2019
The Best Township Development Project – Kota Jababeka Cikarang

6th Property Indonesia Awards 2018
The Recommended Condominium Development in Cikarang - **Kawana Golf Residence**

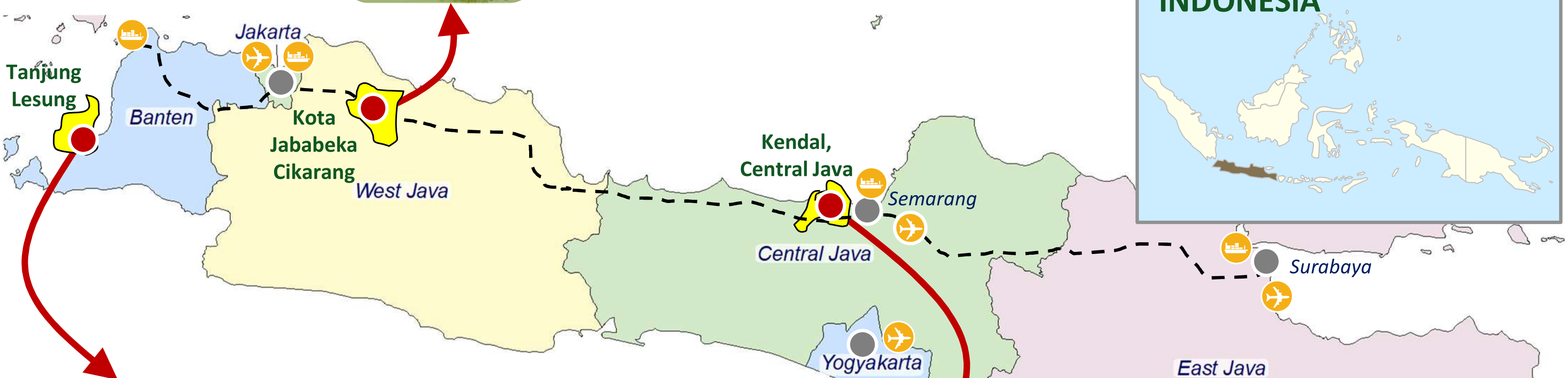
- **1989** Jababeka Group established and started development of the industrial estate
- **1994** IPO on Jakarta and Surabaya Stock Exchange
- **1996** Acquisition of Menara Batavia in Jakarta CBD
- **2001** Inauguration of Education Park, including President University
- **2003** Commenced development of Jababeka CBD
- **2010** Cikarang Dry Port begins operations
- **2011** Acquisition of 1,500 ha land in Tanjung Lesung, Banten
- **2013** Bekasi Power Plant commenced operations
- **2014** D'Khayangan Senior Living Launched
- **2016** Groundbreaking Kendal Industrial Park – Park by the Bay & commencement of United Power operations in Kendal

Property Guru - 2020
Best Developer & Industrial Estate

Sizeable land bank in strategic locations with upside potential

<u>Kota Jababeka Cikarang</u>
- Master plan: 5,600 hectares
- 35km east of Jakarta
- **Land Bank: 1,296** ha[1]

- ✔ **Fully integrated and matured city development 35km east of Jakarta, 45mins from Jakarta's CBD**
- ✔ **Most established industrial area in Greater Jakarta, home to >2,000 local and multinational companies**



<u>Tanjung Lesung</u>
- Master plan: 1,500 hectares
- 170km southwest of Jakarta
- **Land Bank: 1,481 ha**[1]

- ✔ **Designated as a Special Economic Zone for Tourism**
- ✔ **Located 170km southwest of Jakarta and covers more than 1,500 ha of land on a peninsula facing the Indian Ocean**
- ✔ **Envisaged to become a first-class integrated resort destination for both domestic and international tourists**

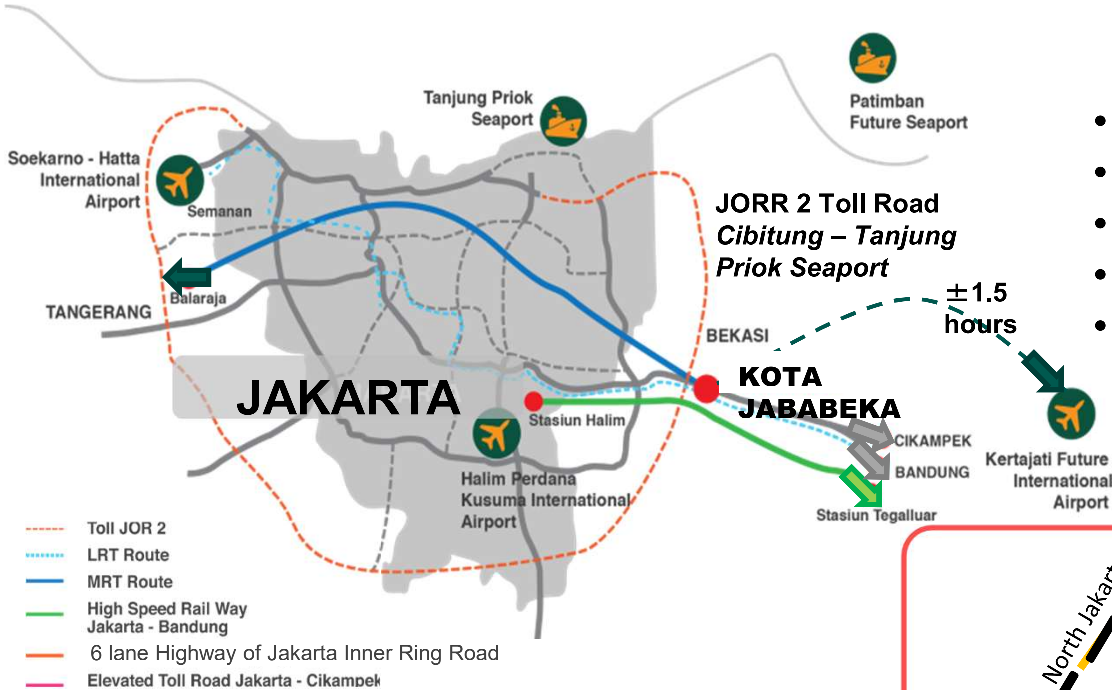
<u>Kendal, Central Java</u>
- Master plan: 2,200 hectares
- 450km east of Jakarta
- **Land Bank: 427 ha**[1]

- ✔ **Offers a deep pool of young and skilled labour at a competitive cost**
- ✔ **Special Economic Zone for Industrial Estate**
- ✔ **Strategically located along the Jakarta-Semarang-Surabaya Economic Corridor**

Note:
1 Land bank as per 30 June 2016

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

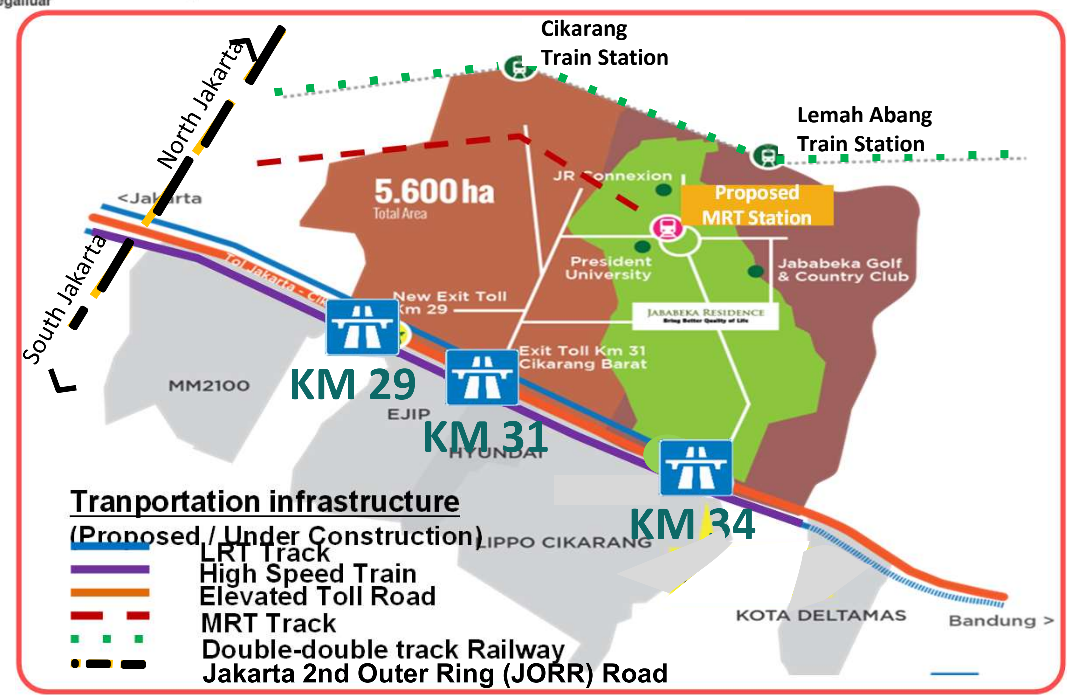

MRT


High speed train


Commuter train


Elevated toll road

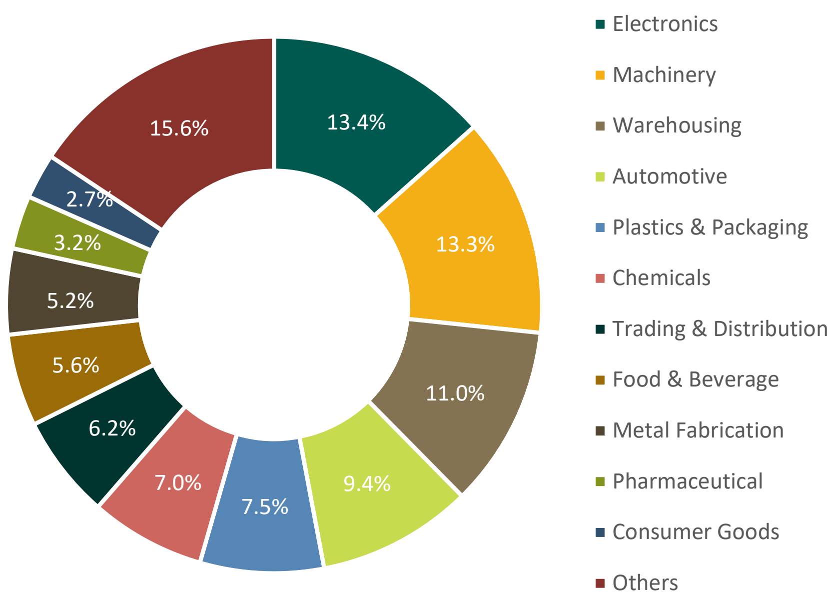

JORR 2



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 2026)



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

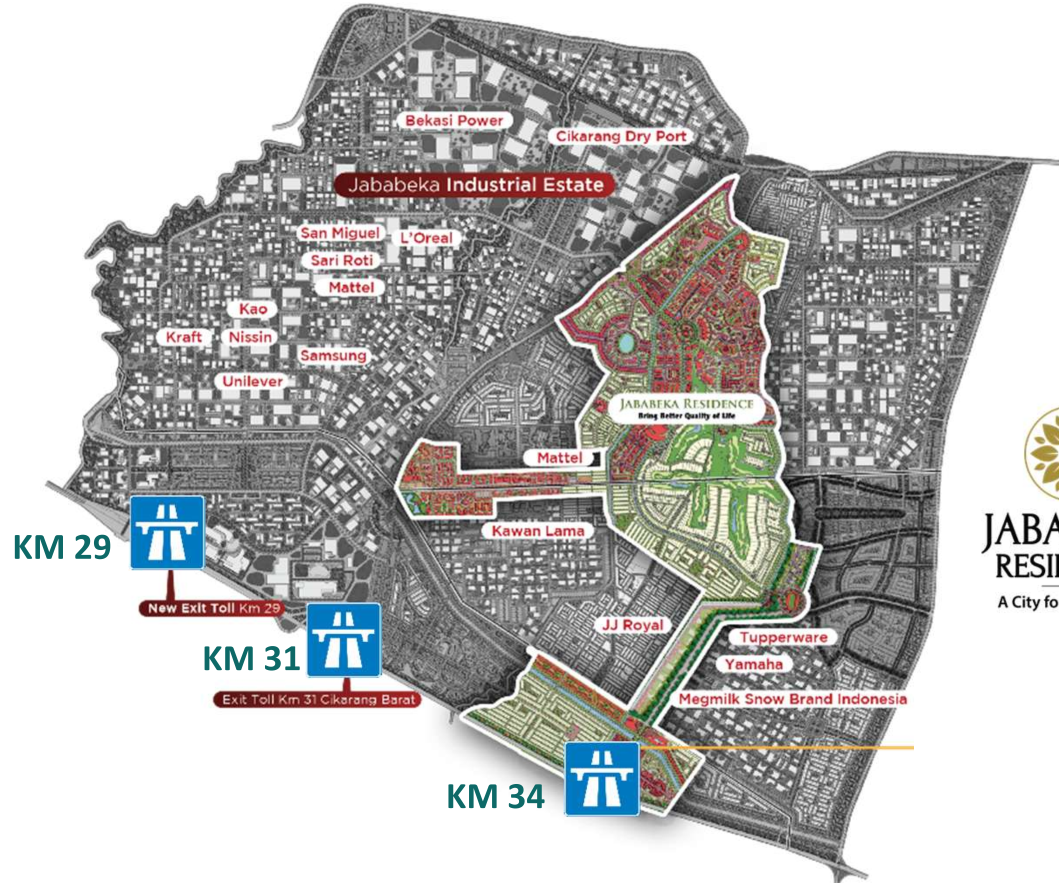
Residential & Commercial Developments

Oscar Townhouse Cluster

Sudirman Boulevard Commercial Center

Mixed-Use Developments

Hollywood Junction, Monroe & Elvis Tower



JABABEKA RESIDENCE
A City for Your World

Facilities

International Hotels

Hospitals

President University & Reputable Schools

Jababeka Golf & Country Club

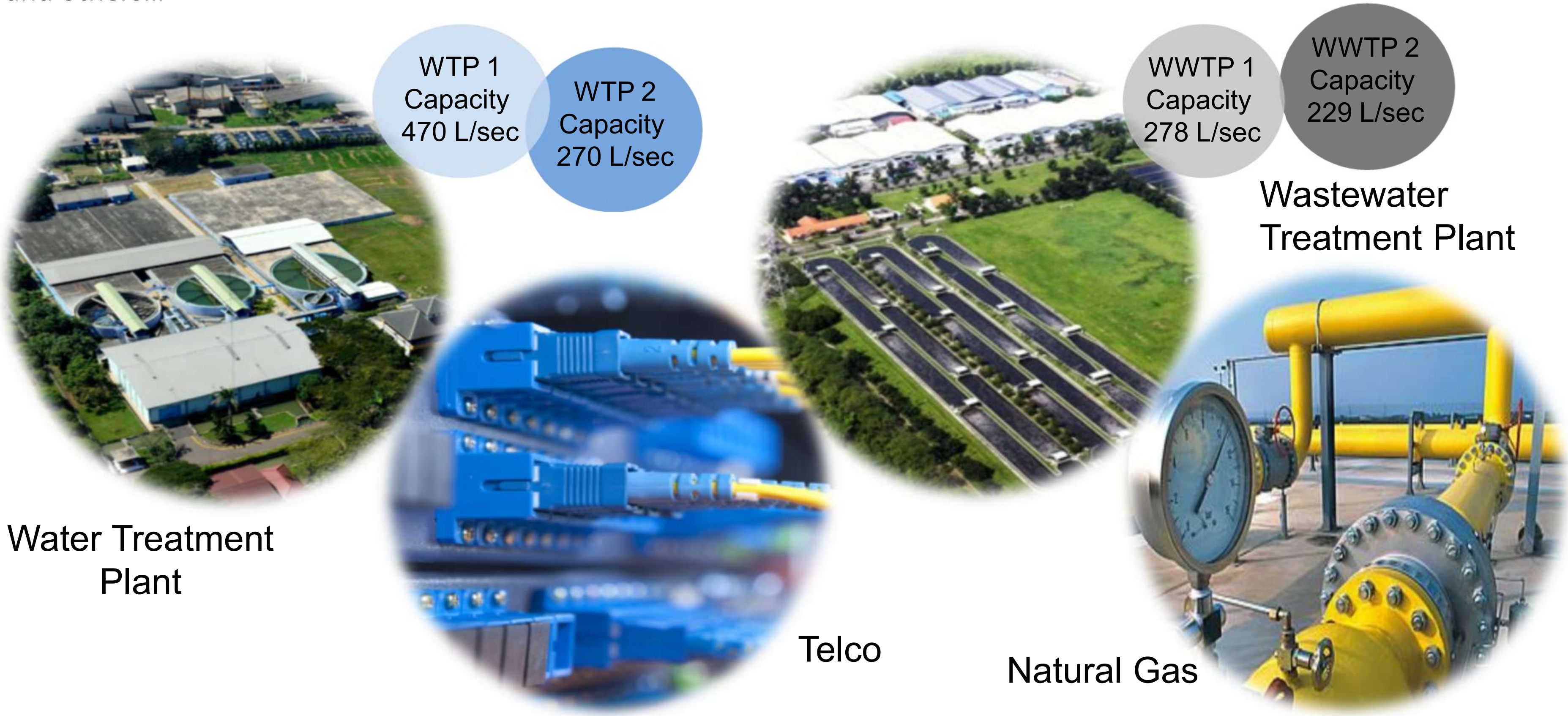
Living Plaza Jababeka

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

SAFETY FIRST!

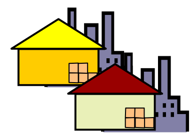
Integrated Power Generation & Distribution Process

100% output to PLN

Buy (back) from PLN
(+ margin)

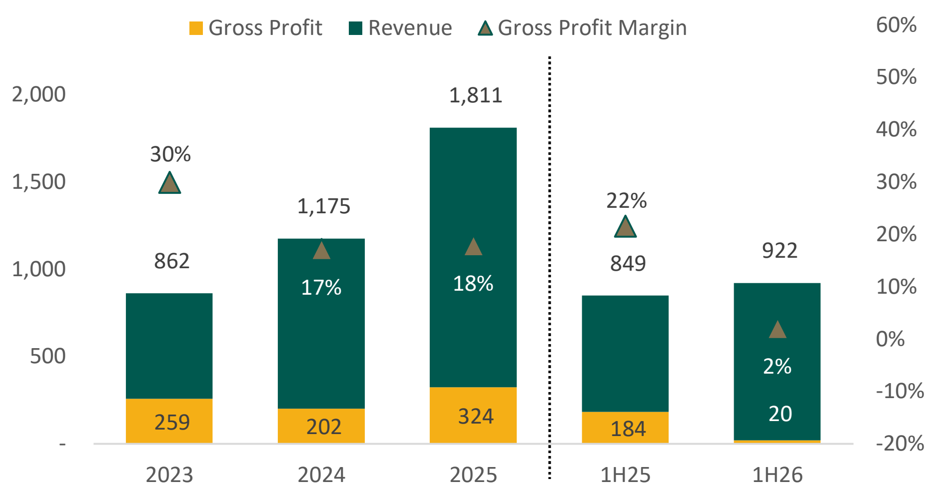
PLN

Direct sale to factories
(+ margin)



Factories

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…

Enhanced Accessibility with New Toll Gate KM 29

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

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

Enhancing Kota Jababeka's value proposition: Cikarang Dry Port

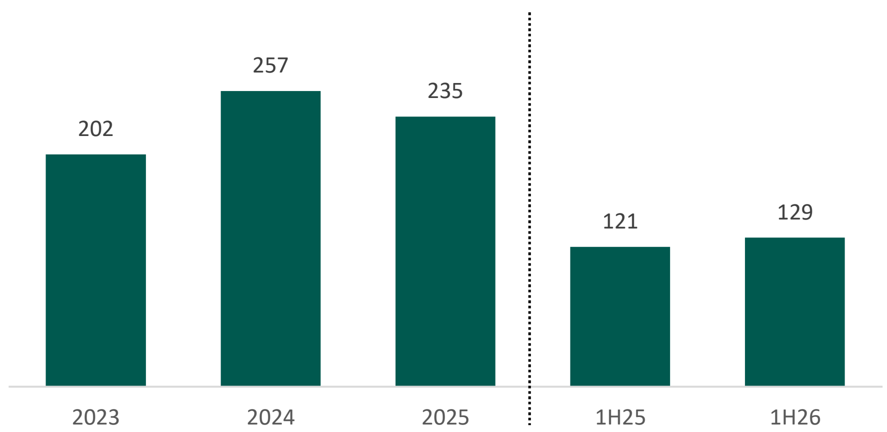
Enhancing Kota Jababeka's value proposition: Cikarang Dry Port

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 domestics shipping lines services
- Bonded Logistics Centre (FTZ facilities) for cotton & minerals/metals

Revenue (IDR billion)



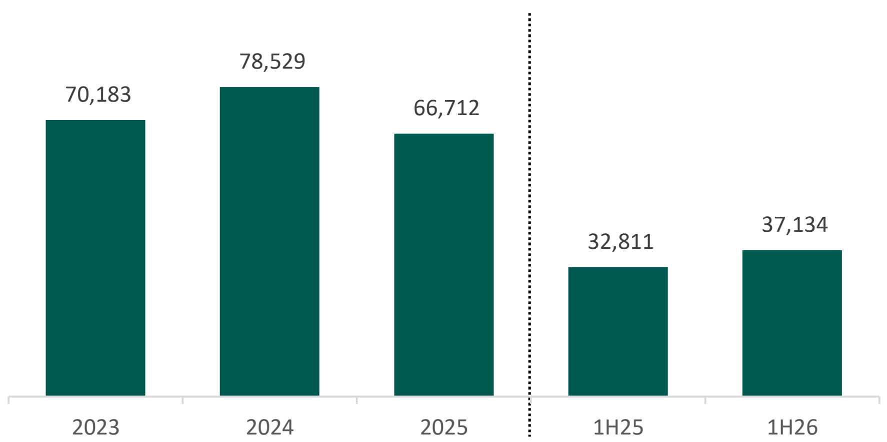
Selected customer & partner profile at Cikarang Dry Port

Shipping Lines:

Third Party Logistics Provider (3PL):

Shippers / Consignees:

Throughput (TEU)



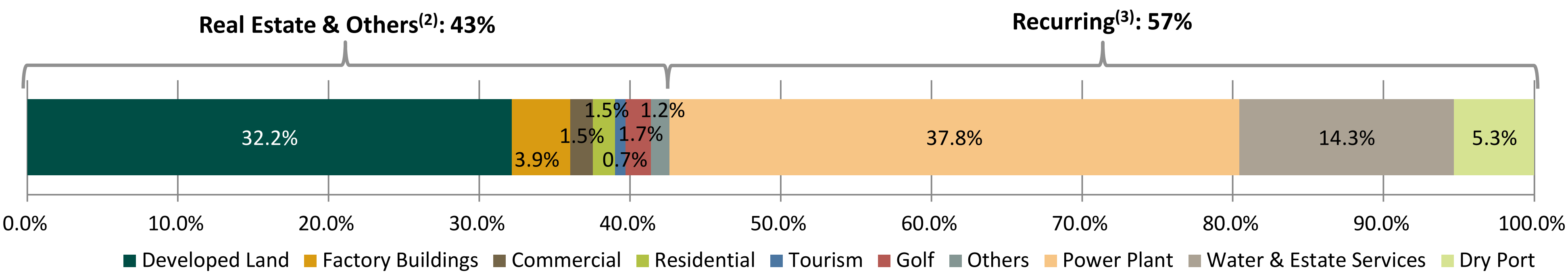
…allowing customers to more efficiently manage their imports and exports and benefit from cost savings

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)]: 5,089ha	Kota Jababeka	Kendal	Tanjung Lesung	Morotai
				
	1,296ha	427ha	1,481ha	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 1H26 revenue contribution):



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

Notes:
1 As per 30 June 2026
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; phase 2 commenced
- 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

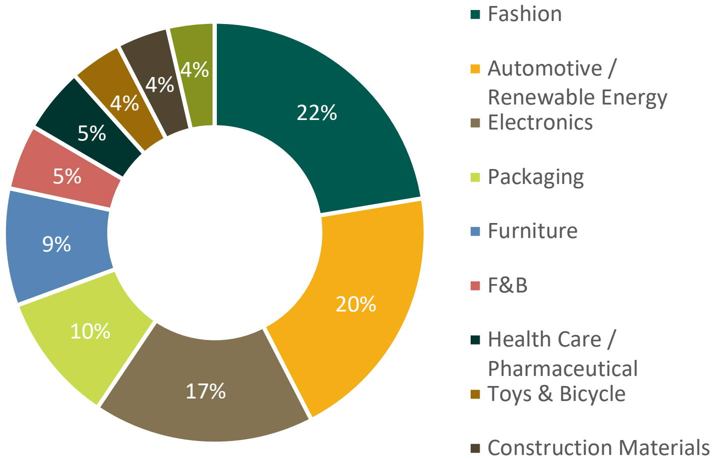
Kendal Industrial Park – Park by the Bay

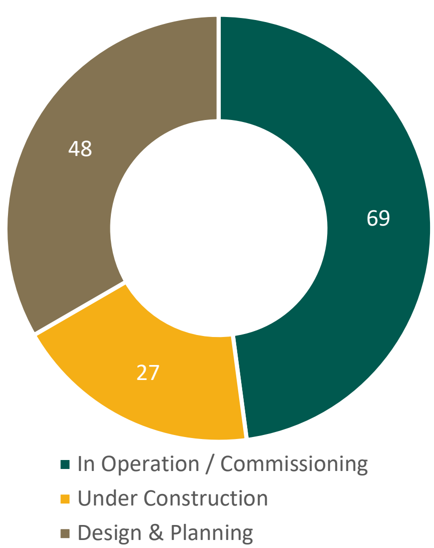
Our Kendal Industrial Park – Park by the Bay development in Central Java is well-positioned to benefit from growing demand for relatively low-cost industrial estates with good connectivity and competitive labor costs

Key Highlights

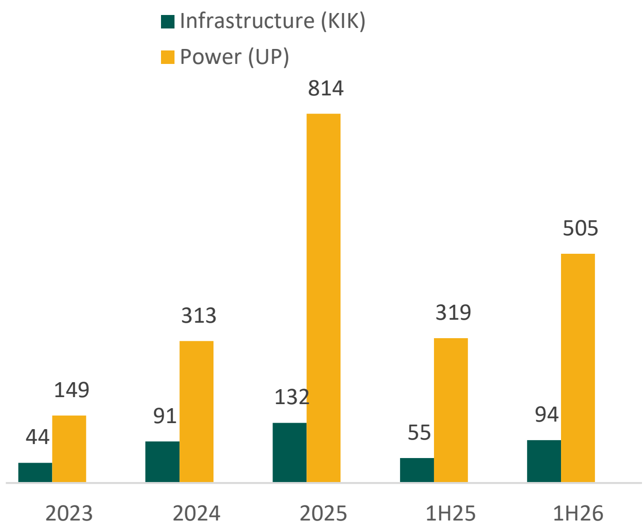
- Macro infrastructure planning that supports growth of Kendal Industrial Park – improved connectivity and accessibility (for example newly opened Trans Java toll road and new Ahmad Yani Airport)
- Competitive manpower / low labour costs in Central Java makes Kendal Industrial Park – Park by the Bay 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 August 2026 (144 tenants)





KIK infra & power revenue (IDR billion)



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

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

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

Golf course

Aerial view

Villa with private pool at Tanjung Lesung

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

Tanjung Lesung

Current property products

Tanjung Lesung Beach Hotel

KALICAA VILLA

LADDA 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 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

Short Term

- Continue to develop and capitalize on **Kota Jababeka Township**
- Further development of **Kendal Industrial Park** in partnership with Sembcorp in Central Java
- Focus on **maximising real estate sales** and **growing recurring revenue** from infrastructure businesses

Medium Term

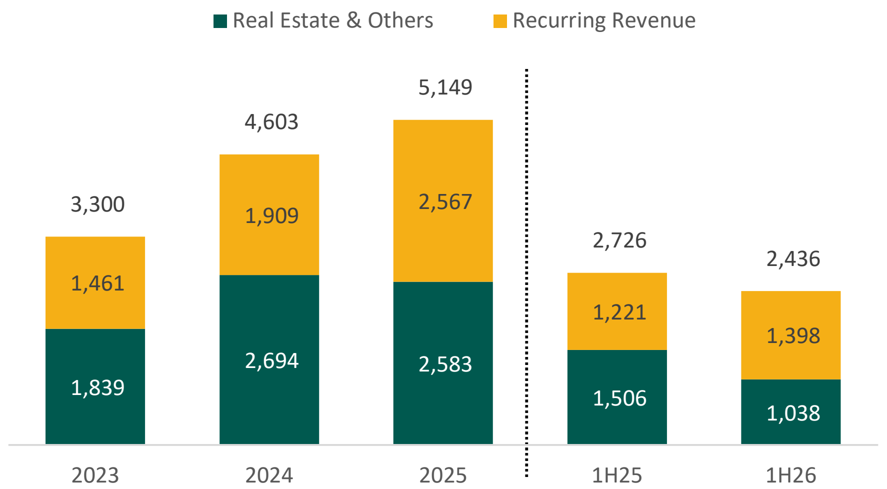
- Development of **Tanjung Lesung** tourism-based township
- Development of **Morotai**, initially as a tourism-based township, longer term also as a logistics hub and for agriculture /fishery industries

Long Term Vision

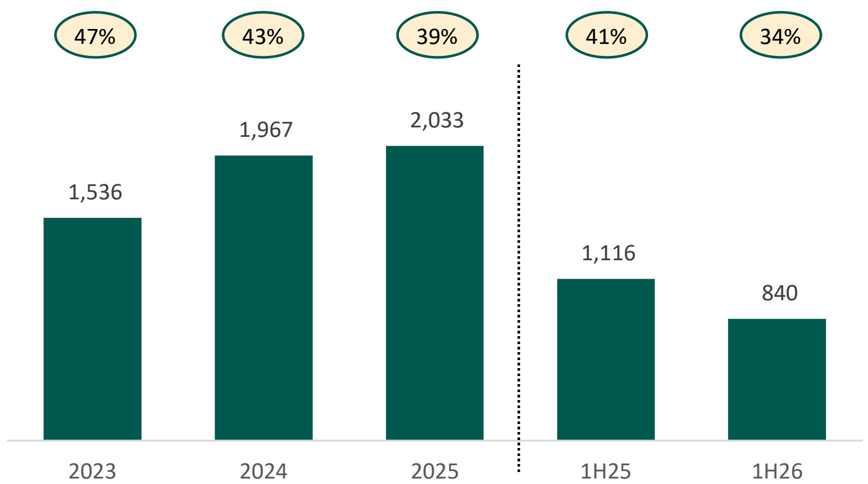
- **Replicate Kota Jababeka**'s industry-based integrated township model throughout Indonesia
- **Build out an infrastructure facility portfolio** (power, water, ports, etc.) to support these new townships

Financial Highlights

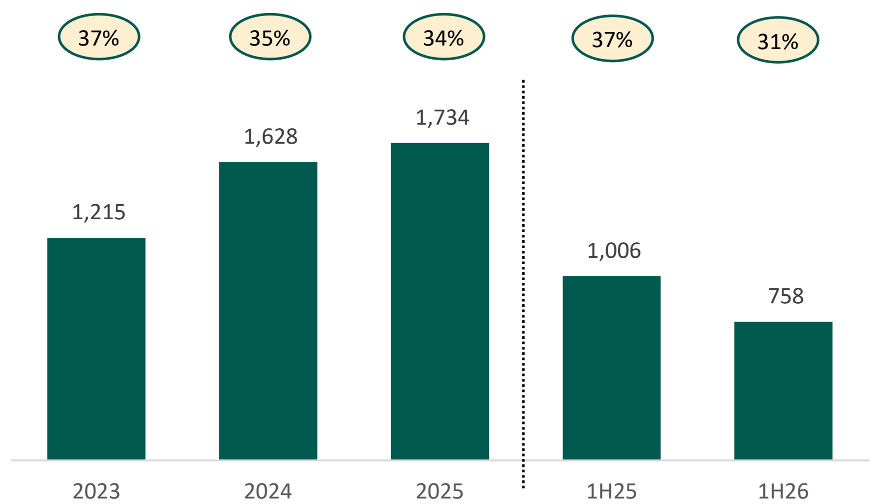
Revenue Breakdown (IDR billion)



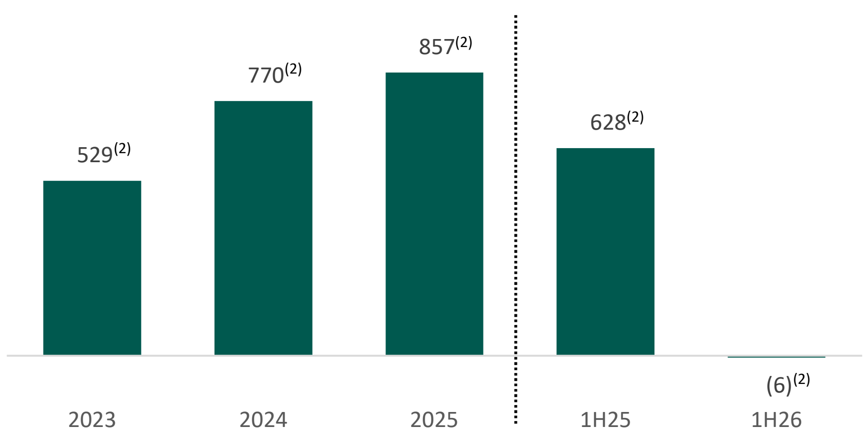
Gross Profit (IDR billion) and Gross Profit Margin (%)



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



Net Income (IDR billion)



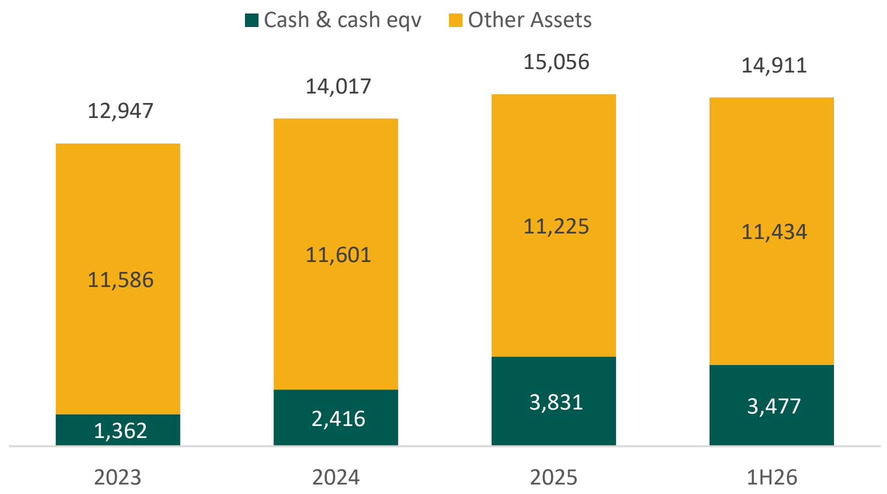
Notes:

(1) EBITDA adjusted for final tax expense, tax adjustments, 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;

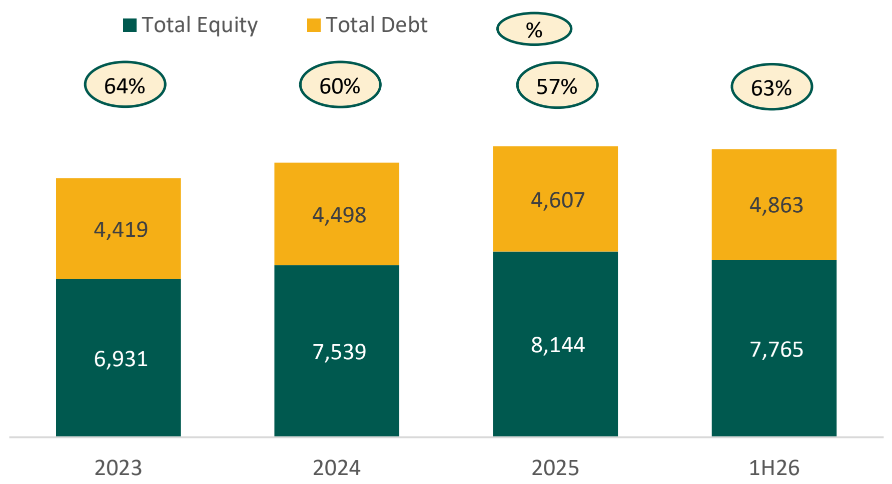
(2) Approximate foreign exchange loss and/or derivative termination loss in 2023 IDR2 billion, in 2024 IDR187 billion, in 2025 IDR121 billion, in 1H25 IDR24 billion, in 1H26 IDR404 billion

Balance Sheet Highlights

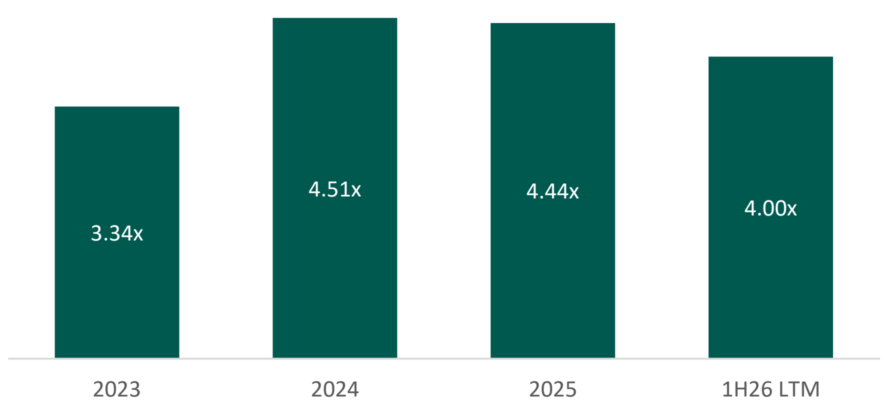
Total Assets and Cash[1] (IDR billion)



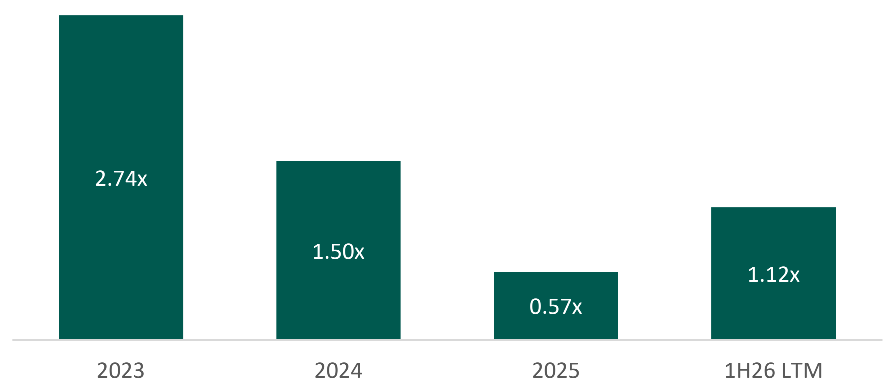
Debt, Equity (IDR billion) and Debt/Equity (%)



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, 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.

1H26 Marketing Sales

Description (value in million IDR)		1H26 Area (m2)	1H26 Value	Q1 m2	Q1 Value	Q2 m2	Q2 Value
100% Consolidated / Wholly Owned							
Land Plots - Cikarang		54,030	150,344	42,530	115,074	11,500	35,269
Industrial Buildings - Cikarang		7,626	99,791	4,437	60,594	3,189	39,197
Landed Houses - Cikarang		2,010	28,497	894	12,998	1,116	15,499
Commercial / Shop Houses - Cikarang		451	17,375	48	1,547	403	15,828
Apartments - Cikarang		-	-	-	-	-	-
Tanjung Lesung, Rental & Other		-	14,052	-	5,642	-	8,411
Subtotal		**64,117**	**310,059**	**47,909**	**195,855**	**16,208**	**114,204**
Joint Ventures:							
Land Plots - Kendal *	51%	448,261	847,584	175,530	337,254	272,731	510,330
Landed Rescom - Mitsui **	51%	929	16,102	258	4,012	671	12,090
Landed Houses - Keihan***	52%	52	1,667	-	-	52	1,667
Apartments - Kawana ****	60%	-	3,675	-	1,006	-	2,669
Apartments - Riverview *****	63%	-	8,538	-	2,713	-	5,826
Subtotal		**449,242**	**877,566**	**175,788**	**344,985**	**273,454**	**532,581**
Total marketing sales		**513,359**	**1,187,625**	**223,697**	**540,840**	**289,662**	**646,785**

* Joint Venture between Jabebeka (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 IDR1,188 billion in marketing sales in 1H26

FY25 Marketing Sales

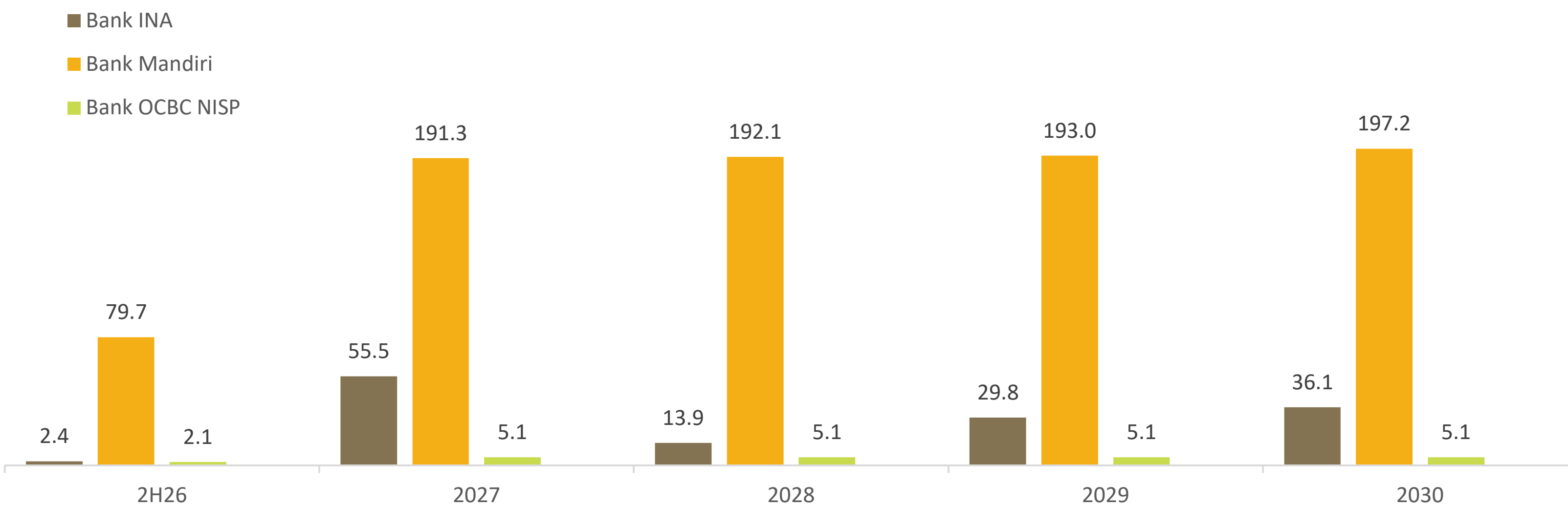
Description (value in million IDR)		FY25 Area (m2)	FY25 Value	Q1 m2	Q1 Value	Q2 m2	Q2 Value	Q3 m2	Q3 Value	Q4 m2	Q4 Value
100% Consolidated / Wholly Owned											
Land Plots - Cikarang		180,305	567,432	79,484	333,484	7,846	21,184	67,054	148,782	25,921	63,981
Industrial Buildings - Cikarang		24,164	292,719	2,555	32,326	1,397	16,233	13,627	173,286	6,585	70,875
Landed Houses - Cikarang		4,967	72,685	617	9,286	1,990	29,566	898	11,612	1,462.00	22,221
Commercial / Shop Houses - Cikarang		615	24,243	154	12,844	89	1,435	315	7,216	57.00	2,748
Apartments - Cikarang		-	4,575	-	1,733	-	1,613	-	409	-	819
Tanjung Lesung, Rental & Other		-	51,061	-	1,570	-	19,168	-	4,074	-	26,249
Subtotal		**210,051**	**1,012,715**	**82,810**	**391,243**	**11,322**	**89,201**	**81,894**	**345,380**	**34,025**	**186,892**
Joint Ventures:											
Land Plots - Kendal *	51%	1,421,364	2,509,130	433,761	760,491	365,041	628,093	330,744	637,799	291,818	482,747
Landed Rescom - Mitsui **	51%	2,287	39,247	1,317	21,439	657	12,275	153	2,787	160	2,747
Landed Houses - Keihan***	52%	-	-	-	-	-	-	-	-	-	-
Apartments - Kawana ****	60%	-	2,643	-	-	-	-	-	-	-	2,643
Apartments - Riverview *****	63%	-	37,699	-	12,564	-	11,587	-	9,185	-	4,363
Subtotal		**1,423,651**	**2,588,719**	**435,078**	**794,494**	**365,698**	**651,955**	**330,897**	**649,770**	**291,978**	**492,500**
Total marketing sales		**1,633,702**	**3,601,435**	**517,888**	**1,185,736**	**377,020**	**741,156**	**412,791**	**995,150**	**326,003**	**679,393**

* Joint Venture between Jabebeka (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 Rp3,601billion in marketing sales in 2025, 103% of the FY25 target, and an increase of 13% compared to Rp3,188 billion from 2024

Debt Overview – As of 30 June 2026

Debt Maturity Profile (in IDR billion)



Total Debt as per 30 Jun 2026	IDR 4,863 billion, average cost of debt 7.16%			
Bank Loans (1)	• Bank Mandiri	IDR 4,634n	7.0-7.5% p.a.	Term loans
	• Bank INA Perdana	IDR 191bn	7.75% p.a.	Project & Demand Loan, SBLC (JV – Mini LNG plant)
	• Bank OCBC NISP	IDR 33bn	7.75% p.a.	Term loan (WWTP revitalization)
Senior Notes	• US$185.9 million Guaranteed Senior Secured Notes Due 2027, Coupon 7%-9% p.a. → fully repaid in 2Q26			
Hedging Practice	• US$100mn call spread hedges with strikes from 16.000 Rupiah (lower) to 18,500 Rupiah (upper) → after the full repayment of the Senior Notes the Company unwound the call spread hedges in 2Q26			

Notes:
(1) Excludes Lease Payables amounting to Rp4.7bn

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

Appendix – Most recent press release







JABABEKA & CO.

PT Kawasan Industri Jababeka Tbk Reports First Half 2026 Results

Infrastructure pillar grows 15% and lifts recurring revenue to 57% of total revenue; net loss reflects one-off refinancing costs as operating business remains profitable

Jakarta, 31 July 2026 – PT Kawasan Industri Jababeka Tbk (“Jababeka” or “the Company”; IDX: KIJA) today announced its consolidated financial results for the six months ended 30 June 2026 (“1H26”).

The Company recorded consolidated revenue of Rp2,436.5 billion in the first half of 2026 (“1H26”), down 11% from Rp2,726.4 billion in the first half of 2025 (“1H25”), and reported a net loss of Rp6.4 billion, compared with a net profit of Rp627.6 billion in 1H25. The net loss was primarily attributable to one-off, non-operating expenses related to the refinancing of the Company’s Senior Notes into bank loans, including foreign exchange losses, costs associated with the termination of derivative (hedging) instruments, and accelerated amortization expense related to the Senior Notes due 2027. These expenses were incurred as a consequence of the Company’s strategic refinancing of its U.S. dollar-denominated Senior Notes into Rupiah-denominated bank loans, a transaction that is expected to deliver long-term financial benefits despite its temporary impact on the Company’s financial performance during the reporting period.

The refinancing and redemption of the Senior Notes due 2027 represent a strategic initiative to strengthen the Company’s capital structure and long-term financial profile. The transaction extended the Company’s debt maturity profile through new bank facilities with a 15-year tenor, completed the refinancing proactively more than 18 months ahead of the original maturity date, strengthened the Company’s liquidity and financial flexibility, reduced foreign exchange risk by aligning the currency of its financing with the Company’s reporting currency, and lowered refinancing risk amid continued market volatility.

Excluding these non-recurring items, the Company remained profitable at the operating level, recording operating profit of Rp524.0 billion in 1H26, compared with Rp822.8 billion in 1H25. The decline in operating profit during the first half was primarily attributable to lower recognition of industrial land sales revenue due to the timing of revenue recognition in Kendal, while the Company’s business fundamentals remained solid. Meanwhile, the Infrastructure pillar continued to deliver strong performance, with revenue increasing by 15% year-on-year, raising the contribution of recurring revenue to 57% of total consolidated revenue, compared with 45% in 1H25. This reflects the growing contribution of the Company’s infrastructure business and recurring income streams, resulting in a more balanced and resilient revenue structure.

KEY HIGHLIGHTS — 1H26 VS. 1H25

- Consolidated revenue: Rp2,436.5 billion, down 11% from Rp2,726.4 billion
- Operating profit of Rp524.0 billion, versus Rp832.8 billion – remained positive despite lower industrial land revenue recognized in the period
- Net loss of Rp6.4 billion, versus net profit of Rp627.6 billion — driven by one-off refinancing costs; operating profit was maintained
- Infrastructure pillar revenue: Rp1,398.2 billion, up 15% from Rp1,220.6 billion — now 57% of total revenue, up from 45%
- Land Development & Property revenue: Rp974.9 billion, down 32% from Rp1,442.6 billion
- Consolidated gross profit: Rp840.5 billion; gross margin of 34%, versus Rp1,116.5 billion and 41% in 1H25
- EBITDA: Rp747.7 billion, down 25% from Rp995.3 billion
- Marketing sales: Rp1,187.6 billion, or 32% of the Company’s full-year 2026 target of Rp3.75 trillion

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KIJA Reports First Half 2026 Results (2/3)

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LAND DEVELOPMENT & PROPERTY

Revenue from the Land Development & Property pillar declined 32% to Rp974.9 billion, from Rp1,442.6 billion in 1H25. The decrease was mainly due to industrial land sales revenue of Rp783.7 billion, down 41% year-on-year, primarily attributable to differences in the timing of revenue recognition in Kendal. Nevertheless, sales of industrial land and standard factory buildings increased significantly to Rp94.3 billion from Rp18.3 billion, while residential land and housing sales rose to Rp33.7 billion from Rp22.7 billion, reflecting continued healthy demand for industrial property and real estate.

INFRASTRUCTURE

Revenue from the Infrastructure pillar increased 15% to Rp1,398.2 billion in 1H26, compared with Rp1,220.6 billion in 1H25. Growth was partly driven by the Electricity segment, which increased to Rp921.6 billion from Rp849.1 billion, supported by higher electricity consumption from tenants in Kendal and Cikarang. Revenue from the Services and Maintenance segment (water supply, wastewater treatment, estate management, and other services) grew 39% to Rp347.2 billion from Rp250.2 billion, mainly driven by increased demand from tenants in Kendal. Cikarang Dry Port (CDP) revenue increased to Rp129.4 billion from Rp121.3 billion, mainly due to a 13% year-on-year increase in containers handled and growth in supporting logistics businesses.

Recurring revenue generated by the Infrastructure pillar accounted for 57% of total consolidated revenue in 1H26, up from 45% in 1H25.

LEISURE & HOSPITALITY

Revenue from the Leisure & Hospitality pillar remained relatively stable at Rp63.4 billion, supported by the consistent contribution from the golf business, which represented approximately 65% of the pillar's total revenue. Although this pillar contributes a relatively small share of total revenue, its stable performance reflects the Company's continued revenue diversification.

PROFITABILITY

Consolidated gross profit was Rp840.5 billion in 1H26, compared with Rp1,116.5 billion in 1H25; consolidated gross margin was 34%, compared with 41% in 1H25. The decline was mainly attributable to the lower contribution from industrial land sales, which generally carry higher margins, and to the increased contribution from the Infrastructure pillar, which provides more stable recurring revenue but at lower margins than land sales. The Electricity segment also recorded temporarily lower margins in 1H26 due to operational factors, which the Company believes are temporary and not reflective of the segment's underlying earnings potential.

The Company recorded an operating profit of Rp524.0 billion in 1H26, compared with Rp822.8 billion in 1H25. The decrease primarily reflected lower industrial land revenue, mainly attributable to differences in the timing of revenue recognition in Kendal. Nevertheless, the Company remained profitable at the operating level, supported by the continued growth of its recurring Infrastructure businesses. Management remains confident that its diversified business portfolio and increasing recurring income will continue to provide a solid foundation for sustainable long-term growth.

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The Company recorded a net loss of Rp6.4 billion in 1H26. Despite remaining profitable at the operating level, the result was affected by non-operating expenses arising from the refinancing of the Company's Senior Notes into bank loans, including a foreign exchange loss of Rp280.7 billion, a loss of Rp154.6 billion on the termination of derivative (hedging) instruments, and accelerated amortization expense of the Senior Notes due 2027 of Rp24.9 billion. By comparison, the Company recorded a foreign exchange loss of Rp22.5 billion in 1H25, when it reported a net profit of Rp627.6 billion.

The Company's Adjusted EBITDA for 1H26 was Rp747.7 billion, down 25% from Rp995.3 billion in 1H25, primarily reflecting the lower operating performance described above.

MARKETING SALES AND FULL-YEAR TARGET

In Land Development & Property marketing sales, the Company achieved Rp1,187.6 billion in 1H26, representing 32% of its full-year 2026 marketing sales target. Marketing sales from Cikarang and other areas (including joint ventures) contributed 29%, driven mainly by the sale of 3 hectares of industrial land to an Indonesian textile company and 0.7 hectares to a Chinese construction materials importer. Kendal contributed the remaining 71%, supported by the sale of 7 hectares of land to a battery manufacturer and 9.7 hectares to an Indonesian home appliance manufacturer.

The Company's full-year 2026 marketing sales target is Rp3.75 trillion, of which Rp1.25 trillion is expected from Cikarang and other areas — comprising Rp800 billion from industrial land and factory building sales in Cikarang and Rp450 billion from residential and commercial property sales in Cikarang and other locations — with the remaining Rp2.5 trillion expected from Kendal.

MANAGEMENT COMMENTARY

"Our first-half results reflect the increasing contribution of Jababeka's recurring infrastructure businesses, which now account for more than half of our consolidated revenue. While our financial performance in the first half was affected by softer contributions from land development compared with the exceptionally strong first half of last year, the reported net loss was primarily attributable to one-off, non-operating foreign exchange and derivative-termination costs associated with the refinancing of our Senior Notes. Excluding these non-recurring items, the Group remained profitable at the operating level. We continue to see demand for industrial land in both Cikarang and Kendal, while remaining focused on disciplined execution across our businesses and further strengthening our recurring income base," said Budianto Liman, Vice President Director of PT Kawasan Industri Jababeka Tbk.

OUTLOOK

The Company continues to work toward its full-year 2026 marketing sales target of Rp3.75 trillion, of which 32% had been achieved as of the end of 1H26, while continuing to grow its recurring revenue base through its Infrastructure pillar. Management believes that continued industrial tenant demand across the Company's Cikarang and Kendal estates is expected to support the longer-term growth of recurring utility, logistics, and estate-management revenue.

FORWARD-LOOKING STATEMENTS

This press release contains forward-looking statements that reflect the Company's current views on future events, including with respect to marketing sales targets and business strategy. These statements are subject to risks and uncertainties that could cause actual results to differ materially, and the Company undertakes no obligation to update them except as required by applicable law or regulation.

Please contact us at tim_beekelaar@jababeka.com if you want to be included in the Company's distribution list