

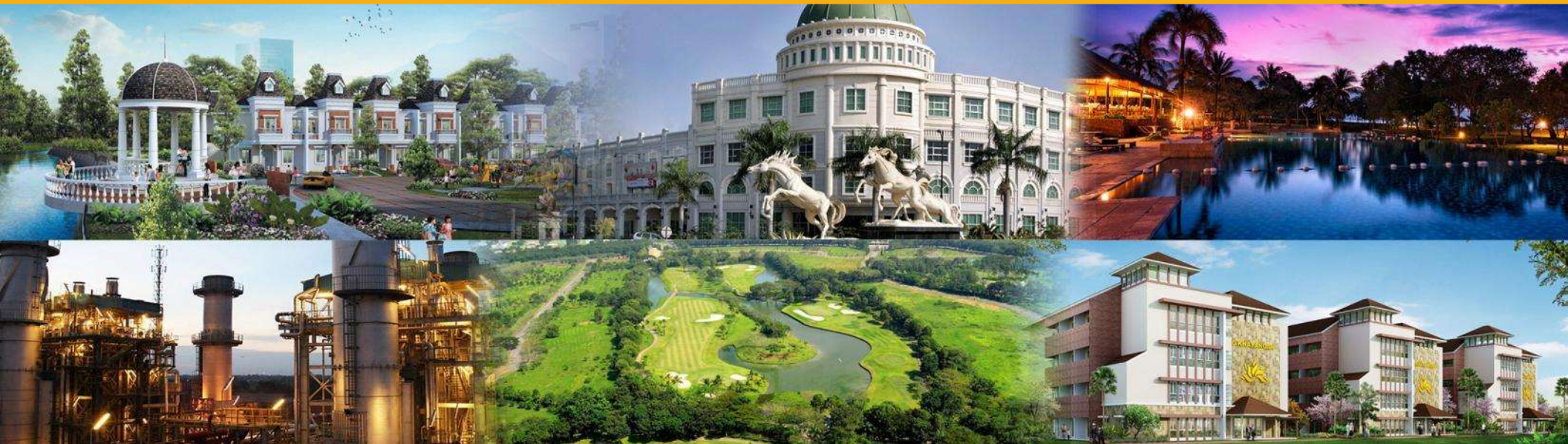


JABABEKA & CO.

PT Kawasan Industri Jababeka Tbk.

Investor Presentation

May 2025 (updated with 1Q25 financials)



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1Q25 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
- **1Q25: Mkt Sales result Rp1,187bn (34% of FY25 target)**
 - Nearly double the 1Q24 result of Rp640bn
 - Cikarang/others ~36% contribution, Kendal ~64%
(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
- **2023: Marketing Sales: Rp2,213bn (111% of target)**

Infrastructure:

- **1Q25 volumes mostly up vs 1Q24, revenue up 26% yoy**
 - Cikarang water & wastewater volume up ~10% yoy on average, maintenance charge (MC) flattish, Kendal nearly double yoy on average (water, wastewater, MC)
 - 20kv electricity volume offtake from industrial customers up 30% in Cikarang; up >3x in Kendal
 - Dry Port TEU throughput down 15%

Leisure & Hospitality

- Not very material contributions to earnings/cashflow

Cashflow Guidance / Overview

- **2025 Cash inflow Guidance:**
 - Total: to be published soon / under preparation
- **2025 Cash outflow Guidance**
 - Total: to be published soon / under preparation
- **Cash balance of ~Rp2.6n trillion as of 31 March 2025**
 - ~26% at KIJA wholly owned levels and ~74% at JVs (mainly Kendal) – Kendal JV paid out a dividend of Rp323bn in 2Q24 (51% to KIJA wholly owned level)
 - Rp13bn (net) debt drawn in 1Q25 (roughly 50/50 split between CCB Facility and OCBC Facility *(further loan details on page 28)*)
- **2024 Cashflow**
 - **Cashflow surplus of Rp954bn (consolidated)**
 - JVs cashflow: surplus of Rp917bn
 - KIJA wholly owned cashflow: surplus of Rp36bn

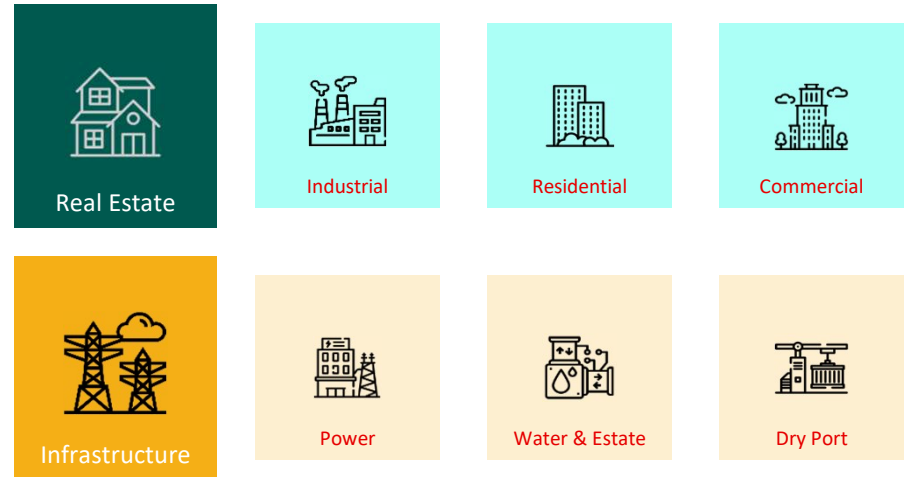
Leading township developer & infrastructure powerhouse

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

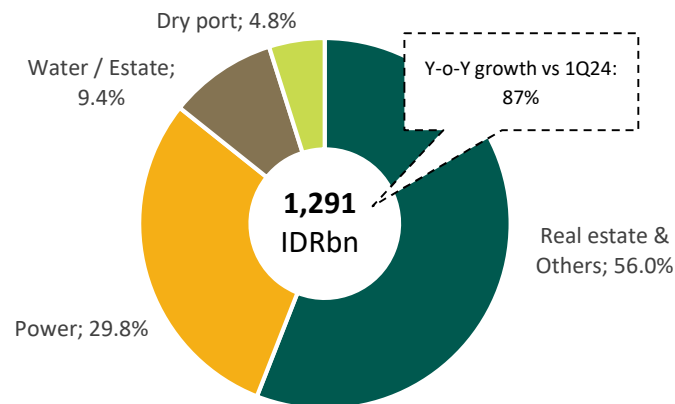
Overview of KIJA

- 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 5,056 hectares as per 31 March 2025

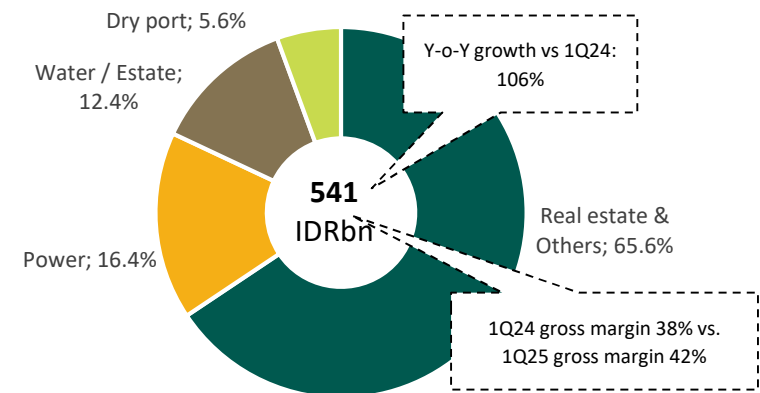
Business Segments



1Q25 Revenue Breakdown (%)



1Q25 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



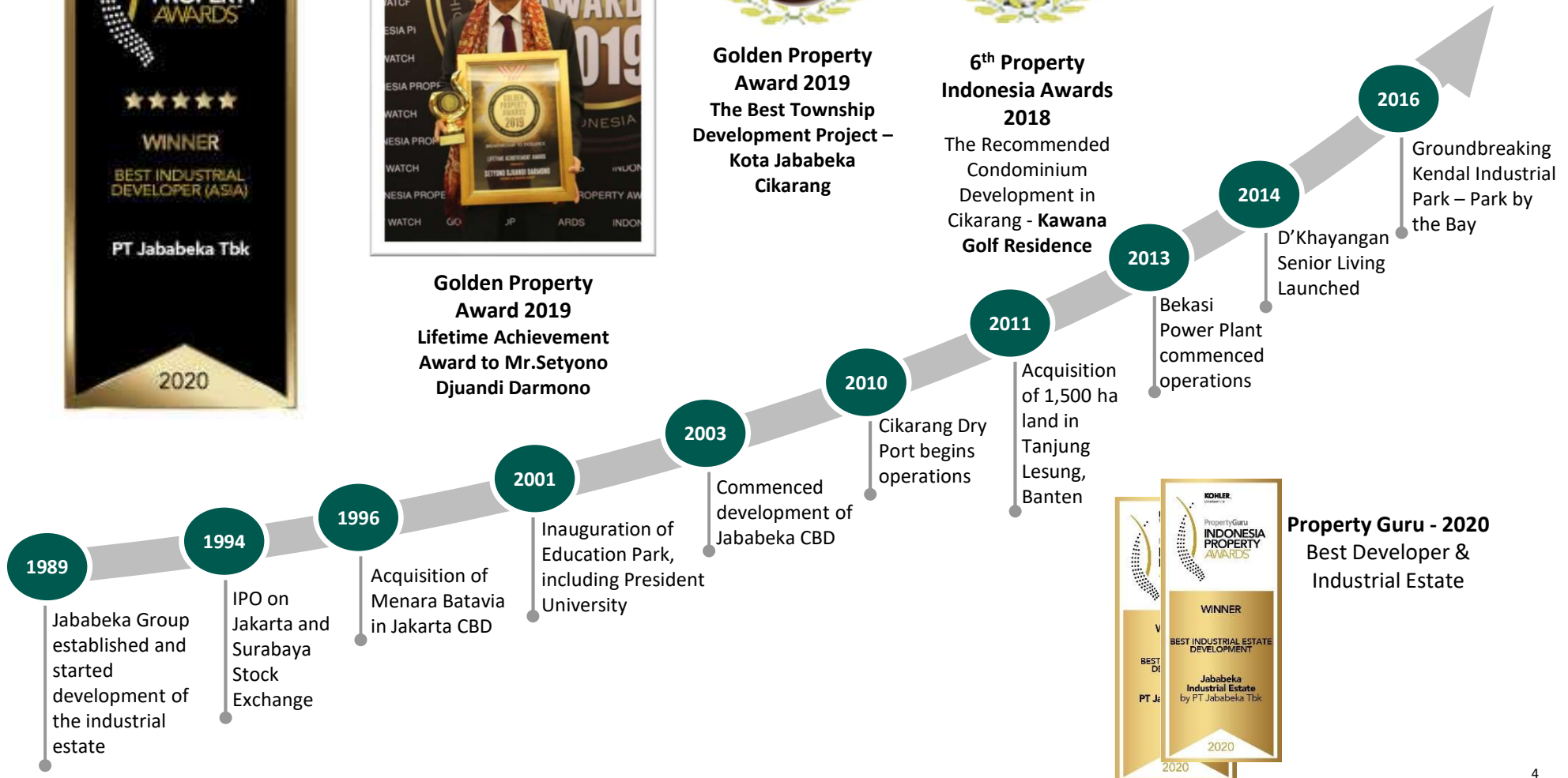
Golden Property Award 2019
Lifetime Achievement Award to Mr. Setyono Djuandi Darmono



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**



Property Guru - 2020
Best Developer & Industrial Estate

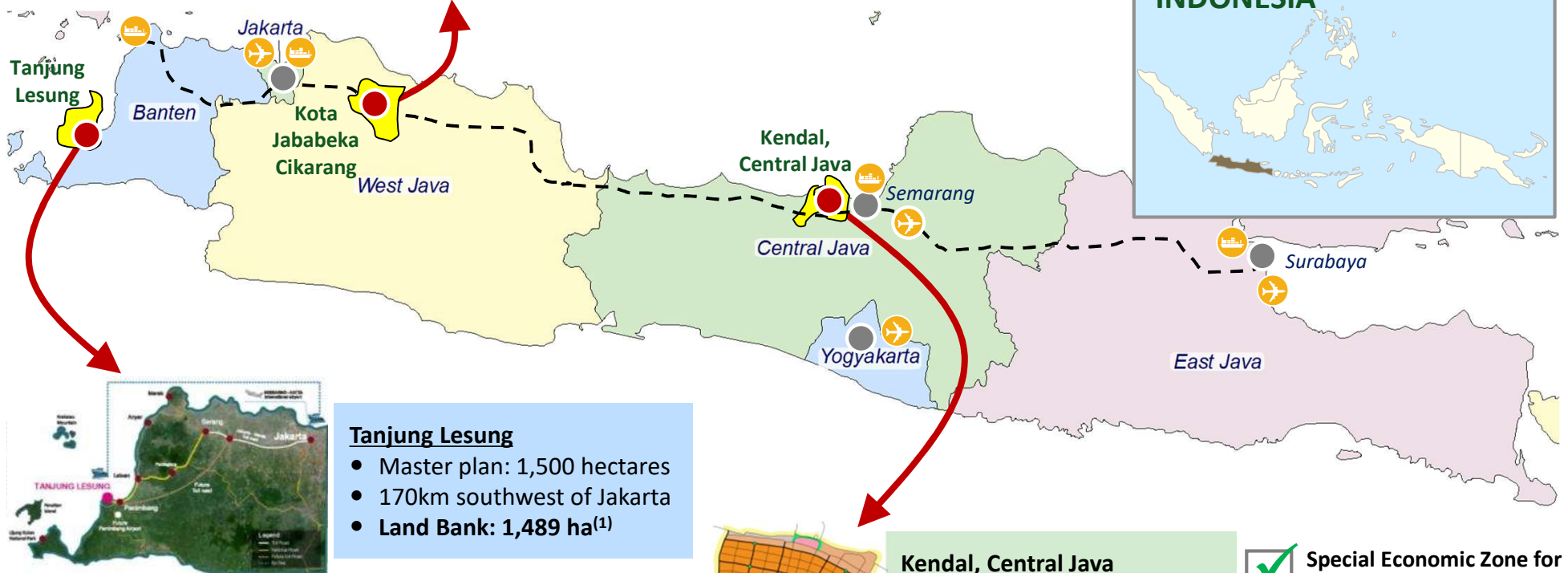
Sizeable land bank in strategic locations with upside potential



Kota Jababeka Cikarang

- Master plan: 5,600 hectares
- 35km east of Jakarta
- Land Bank: 1,290 ha⁽¹⁾

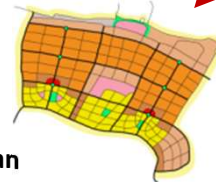
- ✓ Fully integrated and matured city development 35km east of Jakarta, 45mins from Jakarta's CBD
- ✓ Most established industrial area in Greater Jakarta, home to >2,000 local and multinational companies



Tanjung Lesung

- Master plan: 1,500 hectares
- 170km southwest of Jakarta
- Land Bank: 1,489 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



Kendal, Central Java

- Master plan: 2,200 hectares
- 450km east of Jakarta
- Land Bank: 392 ha⁽¹⁾

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

Note:

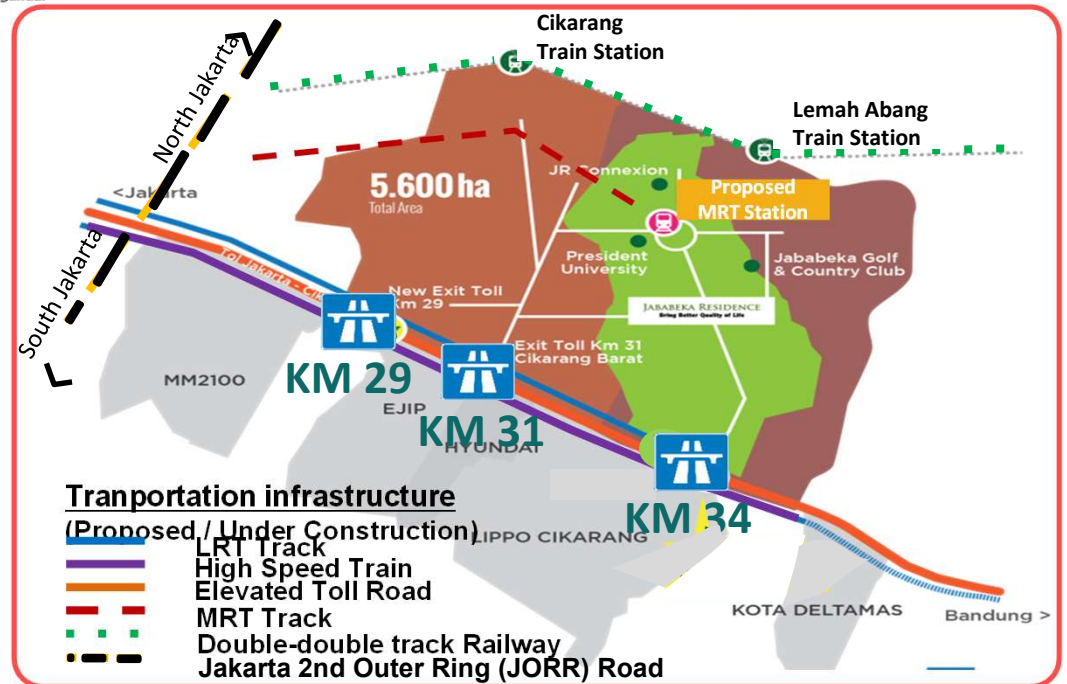
1 Land bank as per 31 March 2025

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

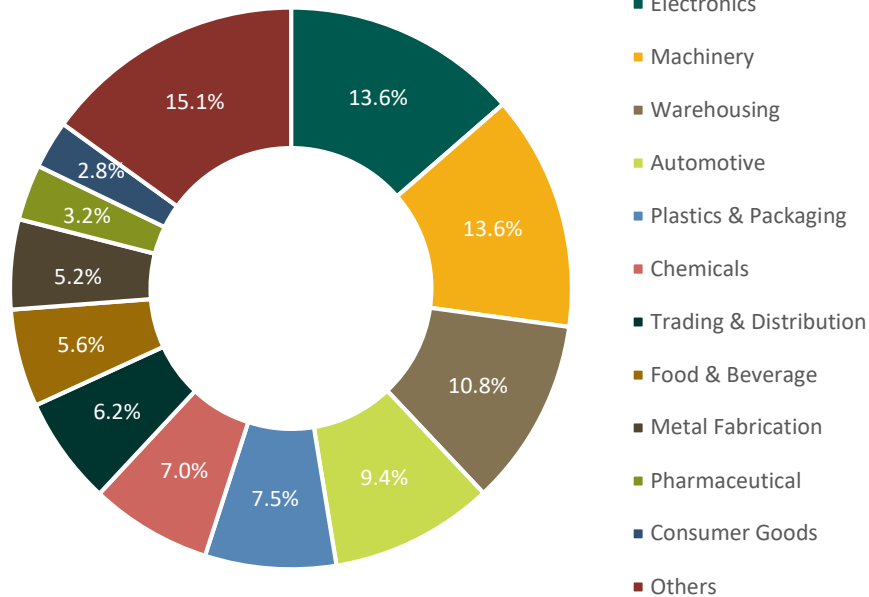


JORR 2

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 31 March 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

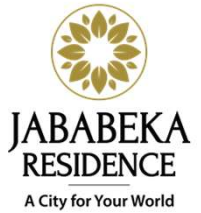
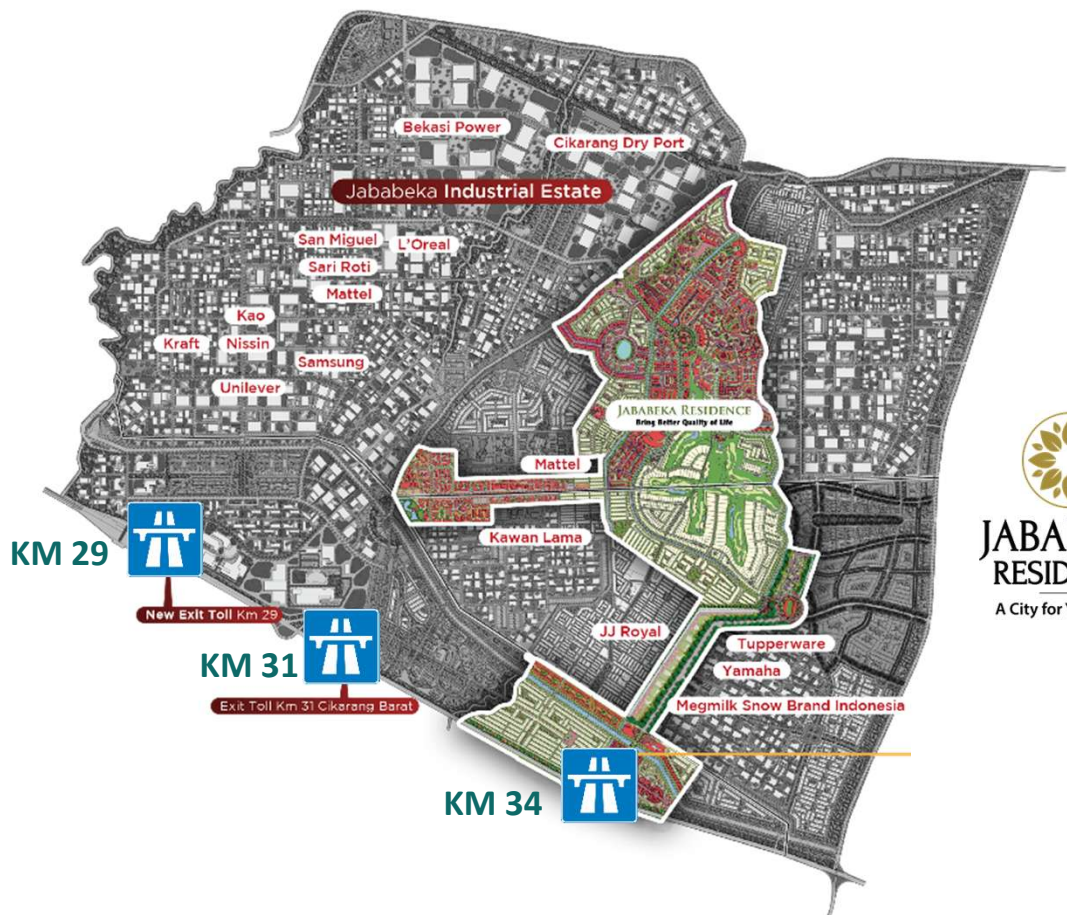


Sudirman Boulevard Commercial Center

Mixed-Use Developments



Hollywood Junction, Monroe & Elvis Tower



Facilities



International Hotels



Hospitals



President University & Reputable Schools



Jababeka Golf & Country Club



Living Plaza Jababeka



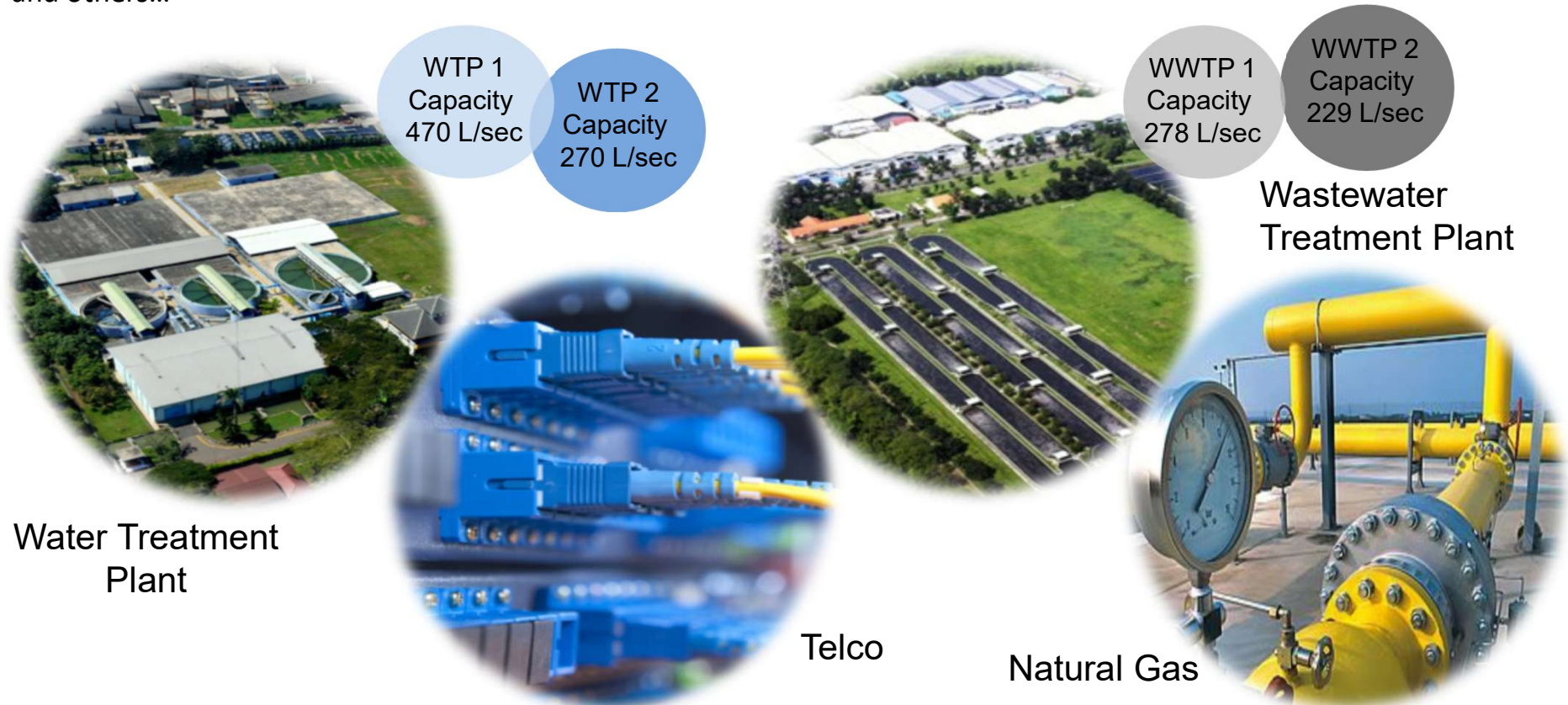
Jababeka Convention Center



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

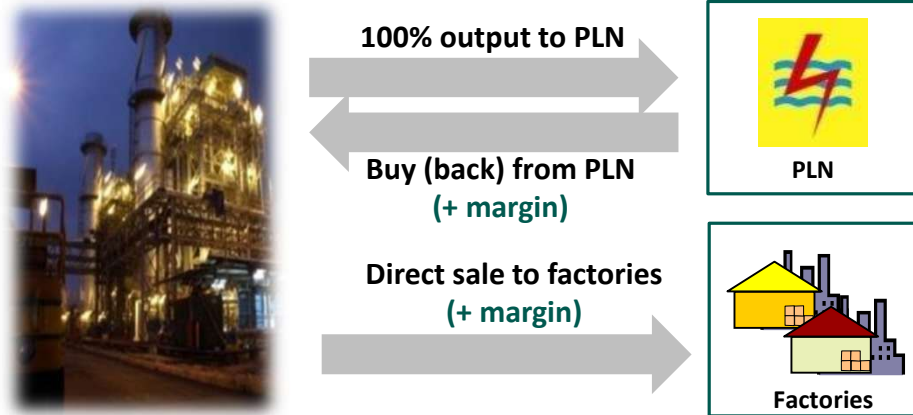
Enhancing Kota Jababeka's value proposition: Bekasi Power



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

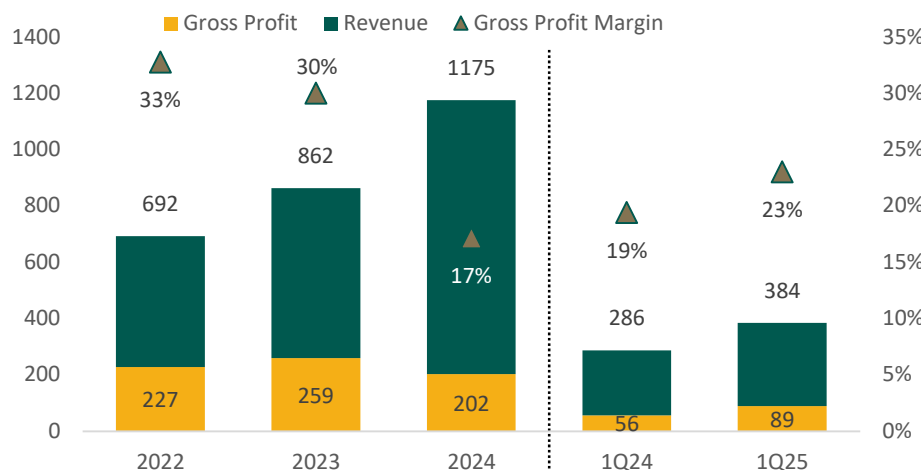


Integrated Power Generation & Distribution Process



- 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)

Financial Highlights (IDR billion)



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:



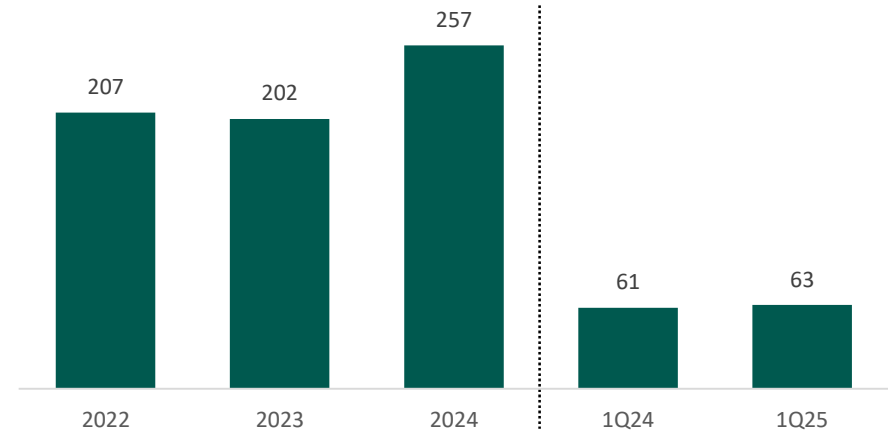
Third Party Logistics Provider (3PL):



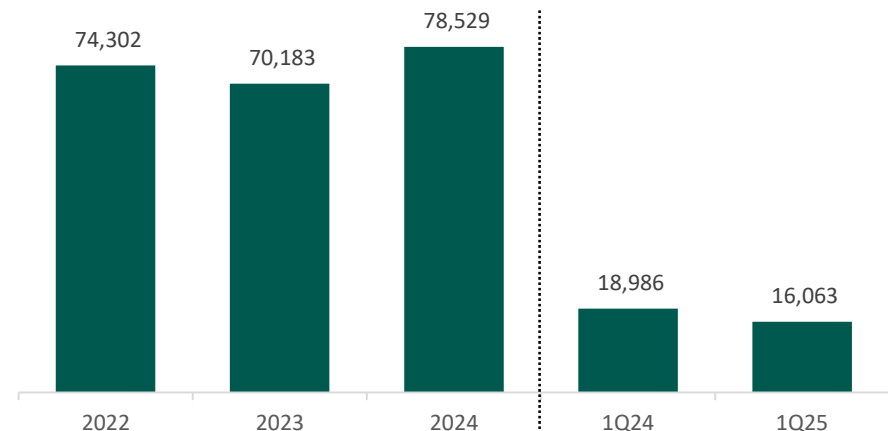
Shippers / Consignees:



Revenue (IDR billion)



Throughput (TEU)



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

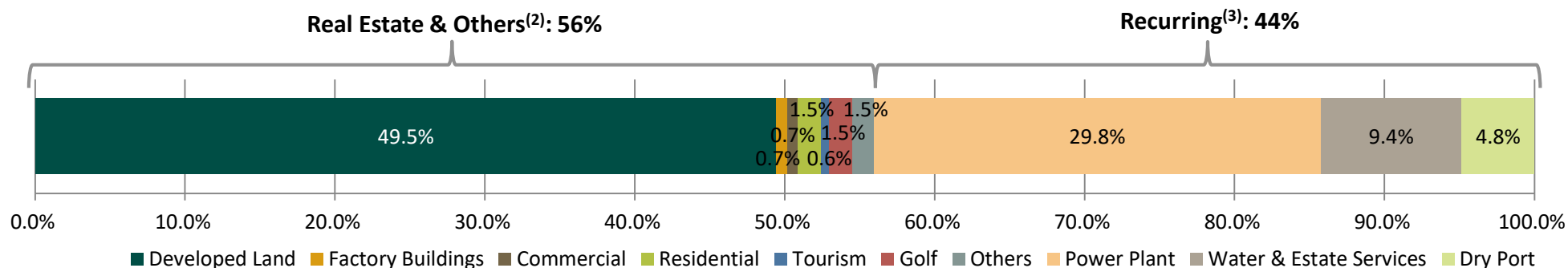
Diversified land bank & business segments



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

Township Development & Land Bank – Total ⁽¹⁾ : 5,056ha	Kota Jababeka  1,290ha	Kendal  392ha	Tanjung Lesung  1,489ha	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 1Q25 revenue contribution):



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

Notes:

1 As per 31 March 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

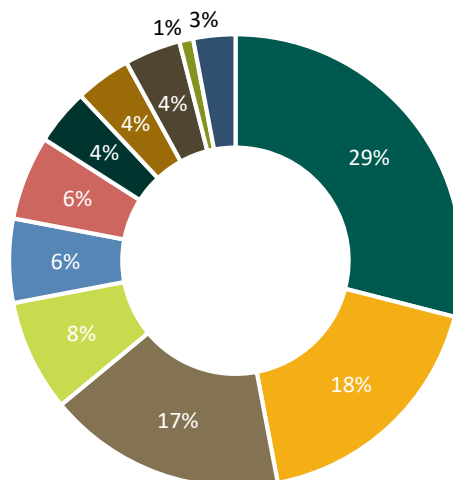


Our Kendal Industrial Park – Park by the Bay development in Central Java is well-positioned to benefit from growing demand for relatively low-cost industrial estates with good connectivity and competitive labor costs

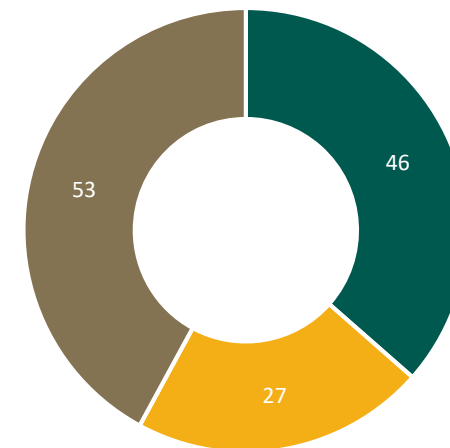
Key Highlights

- 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 31 March 2025 (126 tenants)



- Fashion
- Automotive / Renewable Energy
- Electronics
- Packaging
- F&B
- Furniture
- Health Care
- Toys & Bicycle
- Construction Materials
- Logistics
- Other



- 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



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 

- 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 for tourism and 1 of 10 new tourism destinations promoted by the government



Evening view at Morotai

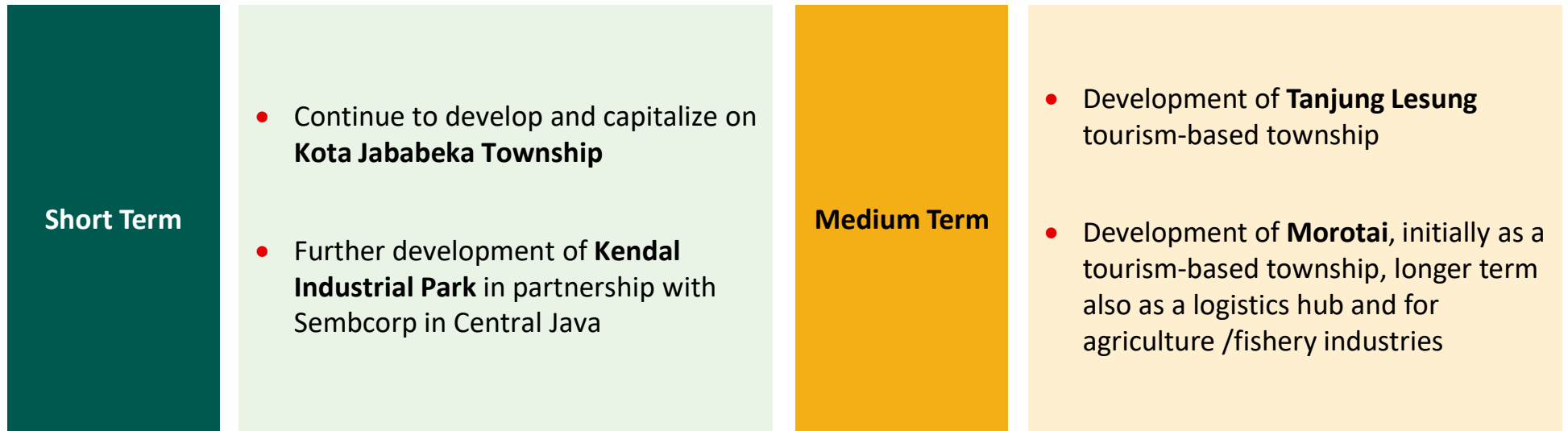


Beach view at Morotai

Clear strategic focus



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



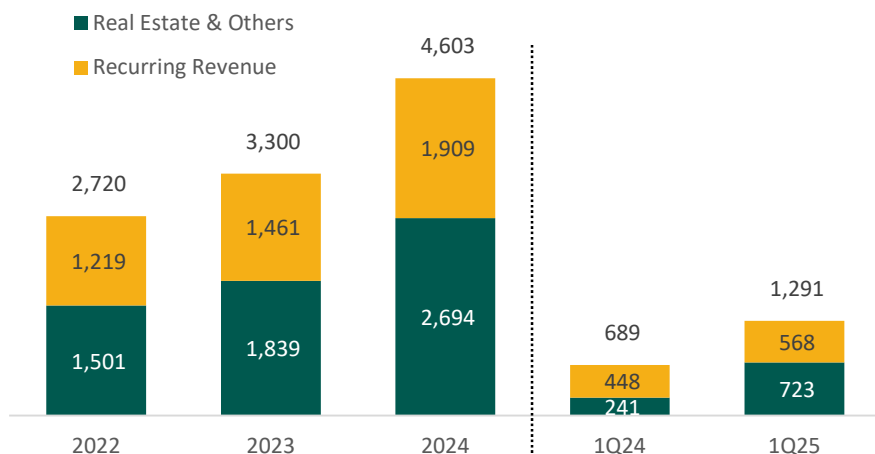
Long Term Vision

- **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

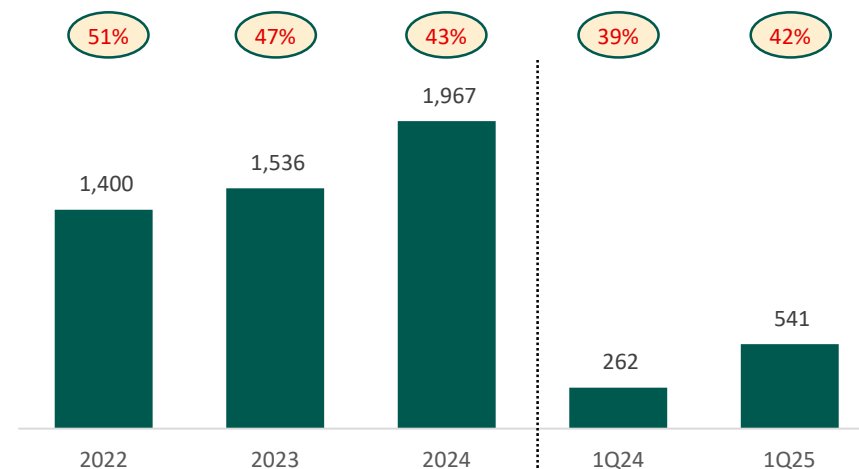
Financial Highlights



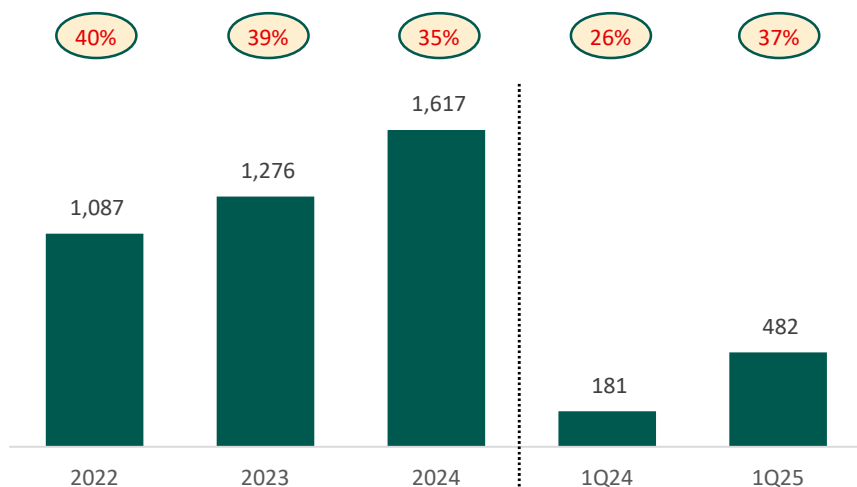
Revenue Breakdown (IDR billion)



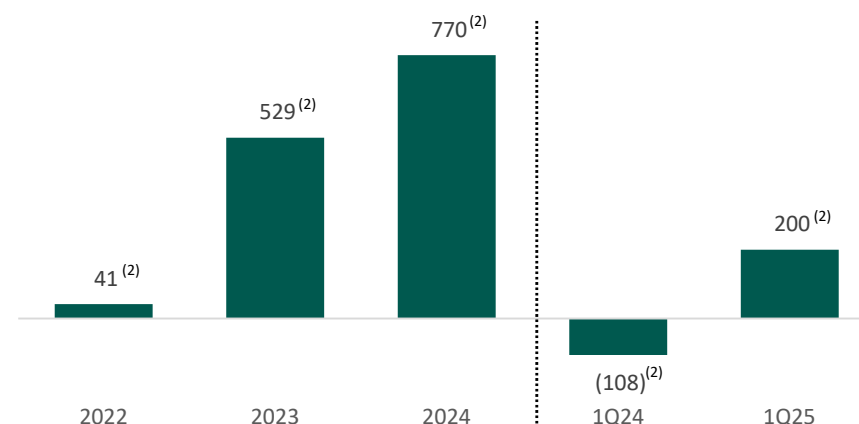
Gross Profit (IDR billion) and Gross Profit Margin (%)



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



Net Income (IDR billion)



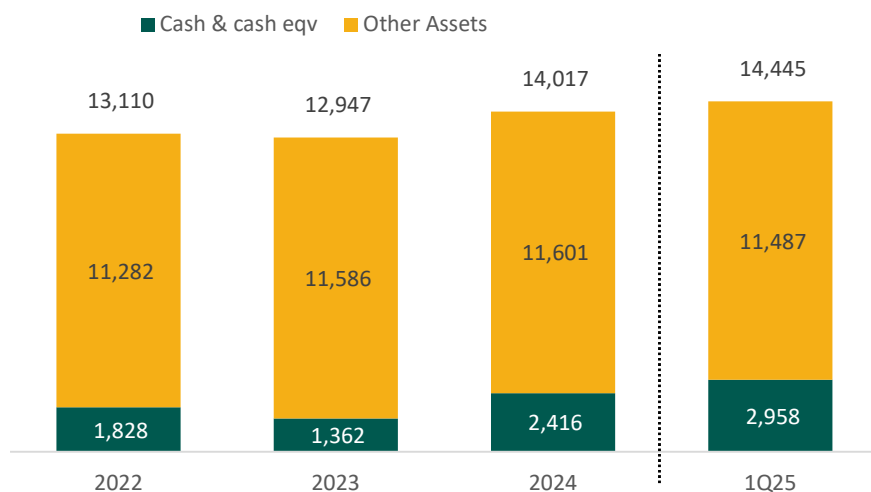
Notes:

- (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, 1Q24 IDR115 billion, 1Q25 IDR100 billion

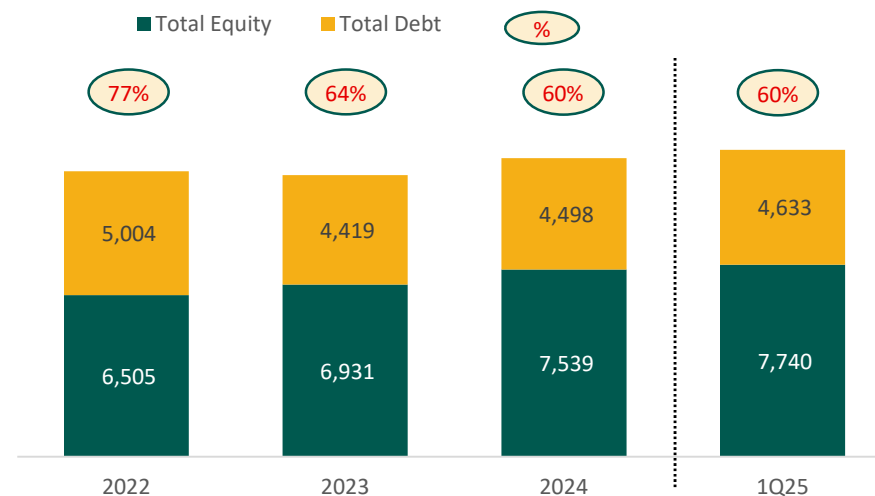
Balance Sheet Highlights



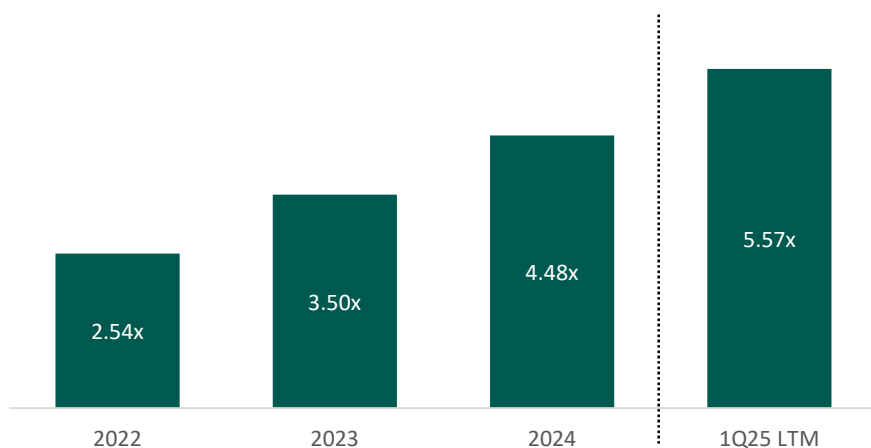
Total Assets and Cash⁽¹⁾ (IDR billion)



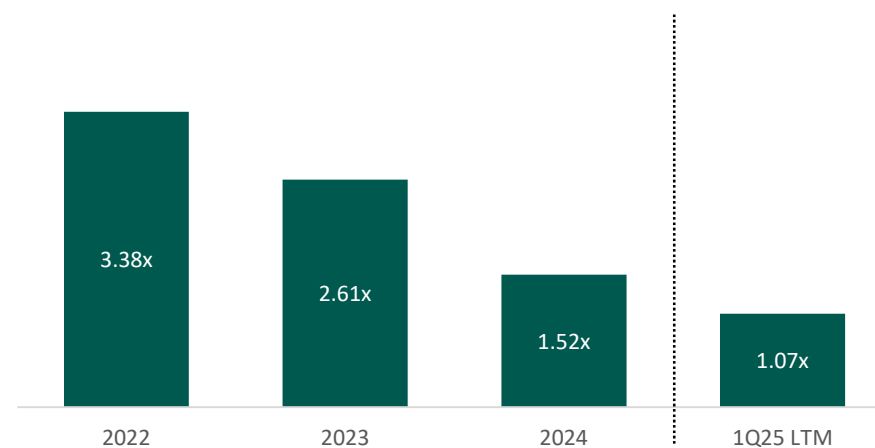
Debt, Equity (IDR billion) and Debt/Equity (%)



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 STAYS HOT IN 1Q25 WITH IDR 200bn NET PROFIT & IDR 1.2tn MARKETING SALES

PT Jababeka Tbk (“KIJA”) delivered a solid performance in the first quarter of 2025 by recording consolidated revenue of IDR 1,291.0 billion, an 87% increase from IDR 690.0 billion in Q1 of 2024.

Revenue from the Land Development & Property pillar surged 230% to IDR 690.1 billion in 1Q25, up from IDR 208.9 billion in 1Q24. This significant increase was driven by land plot sales amounting to IDR 638.5 billion, nearly six times higher than the same period last year. Kendal was the main contributor, highlighting the area's growing appeal as an investment destination. Property sales with buildings (landed houses, apartments, office spaces, and standard factory buildings) and rental generated IDR 51.6 billion in revenue.

Revenue from the Infrastructure pillar rose 26% to IDR 568.3 billion for the first three months of 2025, compared to IDR 449.3 billion in the same period of 2024. This was partly driven by the power segment, which grew from IDR 286.0 billion in 1Q24 to IDR 384.2 billion in 1Q25, supported by increased electricity consumption from tenants in Kendal and Cikarang. Additionally, services and maintenance revenue (water, wastewater, estate management, etc.) grew 18% to IDR 121.5 billion, also fueled by stronger tenant activity in Kendal. Lastly, dry port (CDP) revenue increased slightly from IDR 60.6 billion to IDR 62.6 billion, mainly due to growth in supporting businesses.

Recurring revenue from the Infrastructure pillar contributed 44% of total revenue, down from 65% in the previous year, due to more (relative) contribution from land development and property sales in 1Q25.

The Leisure & Hospitality pillar posted a 3% increase in revenue to IDR 32.5 billion, supported by stable contribution from the golf segment, which accounted for 61% of total revenue from this pillar. While this pillar contributes a smaller share of total revenue, its consistency underscores KIJA's commitment to revenue diversification.

The Company's gross profit more than doubled to IDR 540.8 billion in 1Q25, up from IDR 263.0 billion in Q1 of 2024. The consolidated gross profit margin rose to 42% from 38%, driven by higher revenue contribution from the Land Development & Property segment, which typically enjoys higher margins than Infrastructure, but the gross profit margins from the Infrastructure and Leisure & Hospitality pillars also improved; to 33% (from 30%) and 39% (from 36%), respectively.

KIJA recorded a net profit of IDR 200.5 billion in Q1 of 2025, a sharp turnaround from a net loss of IDR 107.7 billion in 1Q24. This was mainly due to revenue growth and improved gross profit margins across the board. The Company posted a foreign exchange loss of IDR 100.4 billion in Q1 of 2025, compared to a foreign exchange loss of IDR 114.8 billion in 1Q24.

KIJA's EBITDA in 1Q25 was recorded at IDR 481.5 billion, up 166% from IDR 181.0 billion in 1Q24. This significant increase reflects strong operational growth with disciplined cost control.

In terms of marketing sales from the Land Development & Property segment, the Company booked IDR 1.2 trillion in Q1 of 2025, achieving 34% of the full-year 2025 target of IDR 3.5 trillion, and nearly double the IDR 640.0 billion posted in Q1 of 2024. Cikarang and others (including JVs) contributed 36%, primarily driven by the sale of a 4-hectare land plot to a data center company, while the Kendal JV contributed 64%, supported by a major 8-hectare land plot sale to a furniture company and 7-hectare sale to a construction material company from China. As mentioned, KIJA's marketing sales target for full-year 2025 is IDR 3.5 trillion, with IDR 1.25 trillion coming from Cikarang and others (IDR 800 billion from land and industrial buildings, and IDR 450 billion from residential and commercial properties, including JVs), and the remaining IDR 2.25 trillion from the JV in Kendal.

1Q25 Marketing Sales



Description (value in million IDR)	1Q25		
	Area (m2)	Value	
100% Consolidated / Wholly Owned			
Land Plots - Cikarang	63,484	333,484	
Industrial Buildings - Cikarang	2,555	32,326	
Landed Houses - Cikarang	617	9,286	
Commercial / Shop Houses - Cikarang	154	12,844	
Apartments - Cikarang	-	1,733	
Tanjung Lesung, Rental & Other	-	1,570	
Subtotal	66,810	391,243	
Joint Ventures:			
Land Plots - Kendal *	51%	433,761	760,491
Landed Rescom - Mitsui **	51%	1,317	21,439
Landed Houses - Keihan***	52%	-	-
Apartments - Kawana ****	60%	-	-
Apartments - Riverview *****	51%	-	12,564
Subtotal		435,078	794,494
Total marketing sales		501,888	1,185,736

* 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 Rp1,185.7. billion in marketing sales in 1Q25, 34% of FY25 target, and nearly double the 1Q24 result of Rp640.0 billion marketing sales

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

* 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

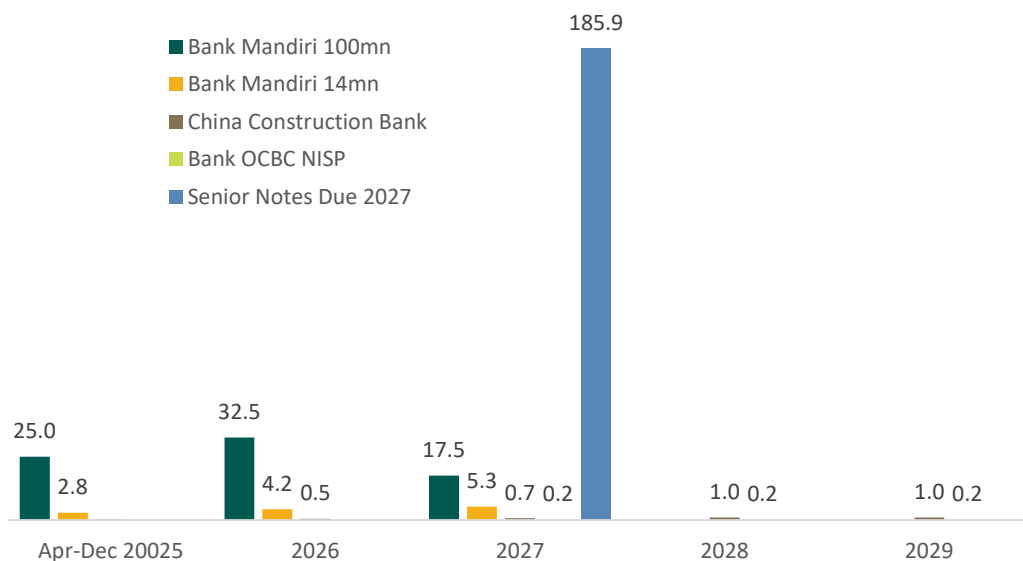
***** Joint Venture between Jababeka (51%) and PT PP Property Tbk (49%) for the development of Riverview Residences in Cikarang

PT Jababeka Tbk (“KIJA”) achieved 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 31 March 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 31 Mar 2025		IDR 4.6 trillion equivalent (1 USD = 16,588 IDR).		
Bank Loans⁽¹⁾	• Bank Mandiri	US\$12.4mn	6.25% p.a.	Term loan (for CAPEX)
	• Bank Mandiri	US\$75.0mn	5.75% p.a.	Term loan (to refinance Senior Notes Due 2023)
	• China Construction Bank	IDR125.4bn	10% p.a.	Project Loan (Rp149bn facility – JV – Mini LNG plant)
	• Bank OCBC NISP	IDR20.5bn	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 with strikes from 15,000 Rupiah (lower) to 17,500 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

