

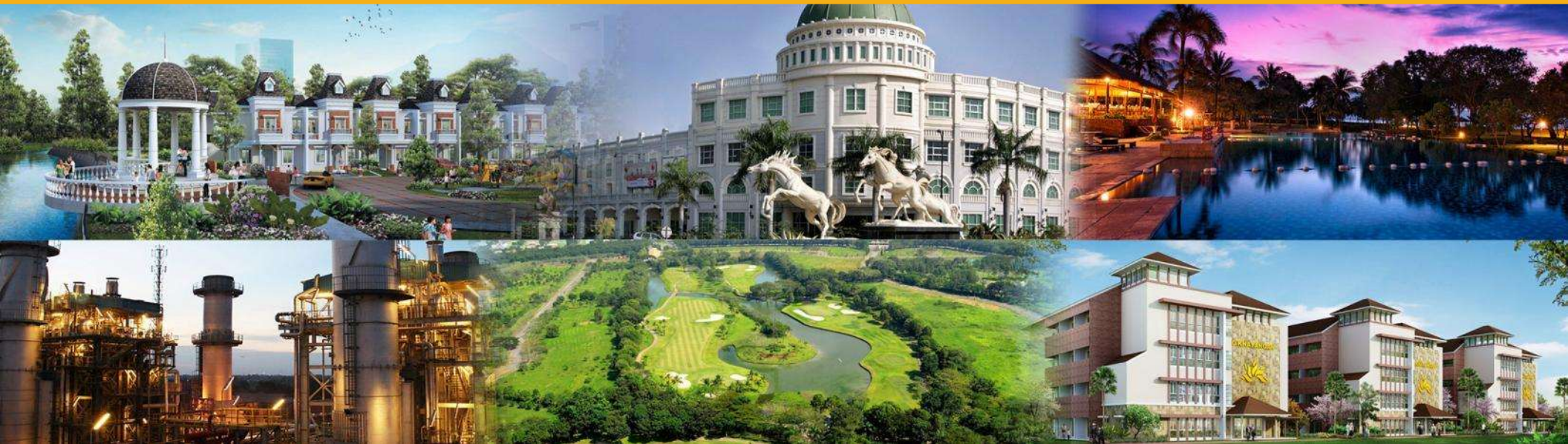


JABABEKA & CO.

PT Kawasan Industri Jababeka Tbk.

Investor Presentation

May 2026 - (updated with 1Q26 financials)



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FY25 Marketing Sales Result and FY26 Outlook & Guidance

Marketing Sales & Other Highlights

Real Estate & Property:

- **2026: Marketing Sales target: Rp3,750bn**
 - Cikarang/others Rp1,250bn, Kendal Rp2,500bn
 - Cikarang 65% industrial/land, 35% rescom/others, Kendal 100% industrial/land
- **1Q26 Marketing Sales realization: Rp541bn**
 - Cikarang/others Rp196bn, Kendal Rp335bn
(details on page 27)
- **2025: Mkt Sales result Rp3,601bn (103% of FY25 target)**
 - Increase of 13% vs. FY24 result of Rp3,188bn
 - Cikarang/others ~30% contribution, Kendal ~70%
(details on page 28)

Infrastructure:

- **1Q26 volumes mostly up vs 1Q25, revenue up 15%**
 - Cikarang water & wastewater volume up ~5% YoY on average, maintenance charge (MC) up ~3%, Kendal up ~33% YoY on average (water, wastewater, MC)
 - 20kv electricity volume offtake from industrial customers up ~25% in Cikarang; up ~60% in Kendal
 - Dry Port TEU volume down ~1%

Leisure & Hospitality

- Not very material contributions to earnings/cashflow

Cashflow Guidance / Overview

- **2026 Cikarang/others (excl. Kendal) inflow:**
 - Total: to be published soon / under preparation
- **2026 Cikarang/others (excl. Kendal) outflow:**
 - Total: to be published soon / under preparation
- **2026 Kendal inflow:**
 - Total: to be published soon / under preparation
- **2026 Kendal outflow:**
 - Total: to be published soon / under preparation
- **Cash balance of ~Rp3.8trillion as of 31 March 2026**
 - ~30% at KIJA wholly owned levels and ~70% at JVs (mainly Kendal)
 - Rp5.5bn debt drawn in 1Q26 (CCB loan); & Rp40.6bn debt repaid in 1Q26 (mostly Bank Mandiri loan) - *(loan details on page 29)*
- **2025 Cashflow**
 - **Cashflow surplus of Rp1,570bn (consolidated)**
 - JVs cashflow: surplus of Rp932bn
 - KIJA wholly owned cashflow: surplus of Rp639bn

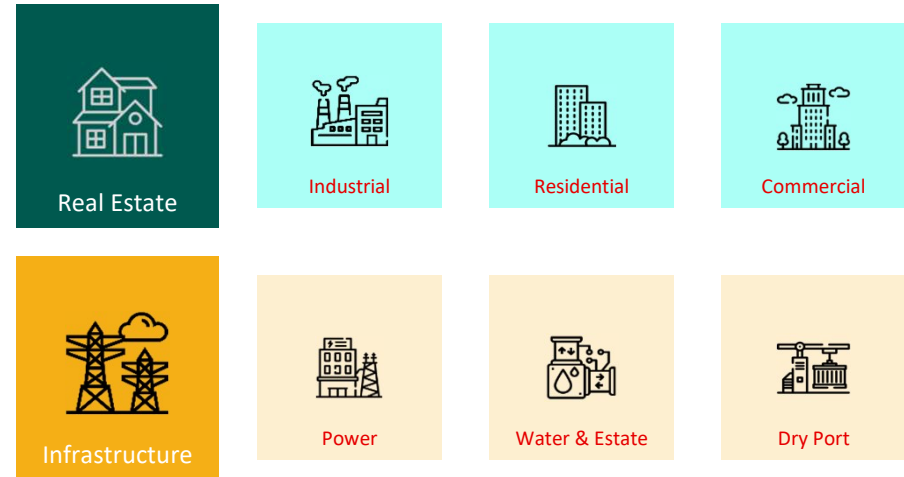
Leading township developer & infrastructure powerhouse

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

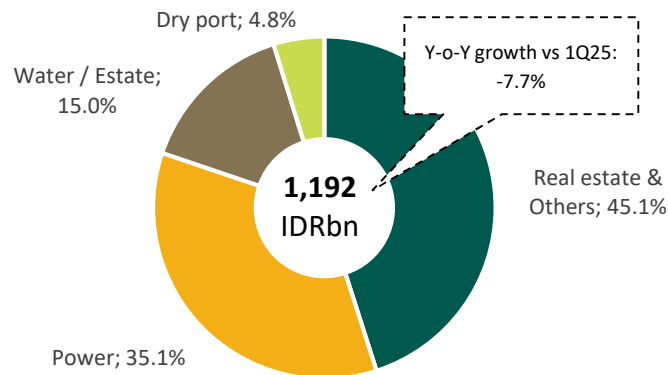
Overview of KIJA

- 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 5,077 hectares as per 31 March 2026

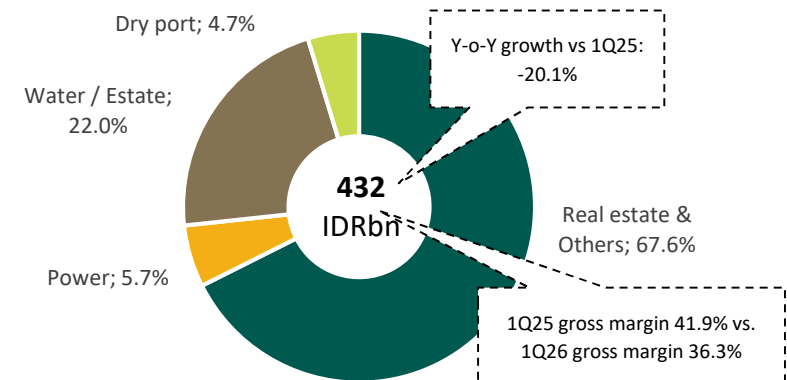
Business Segments



1Q26 Revenue Breakdown (%)



1Q26 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



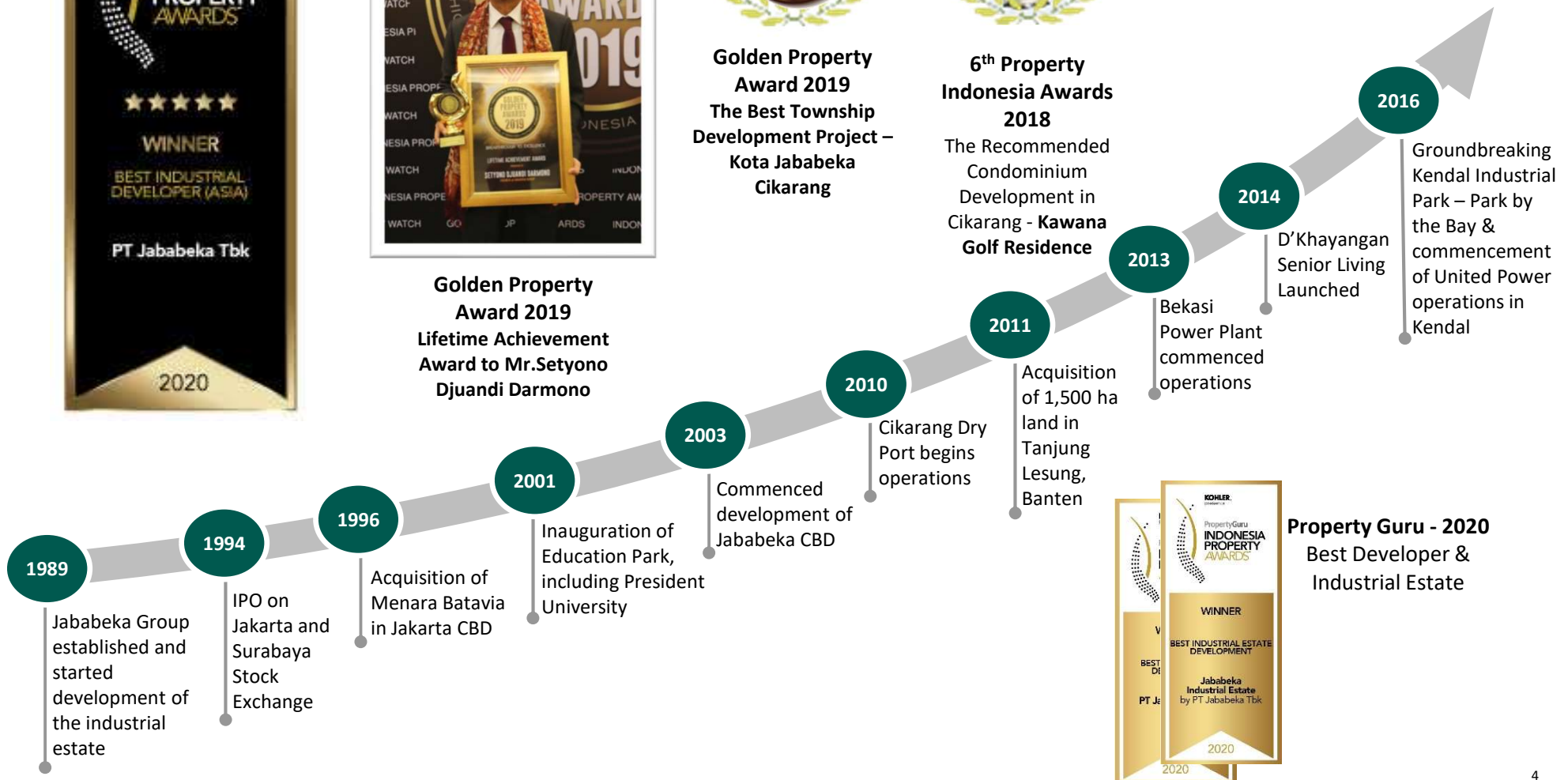
Golden Property Award 2019
Lifetime Achievement Award to Mr. Setyono Djuandi Darmono



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

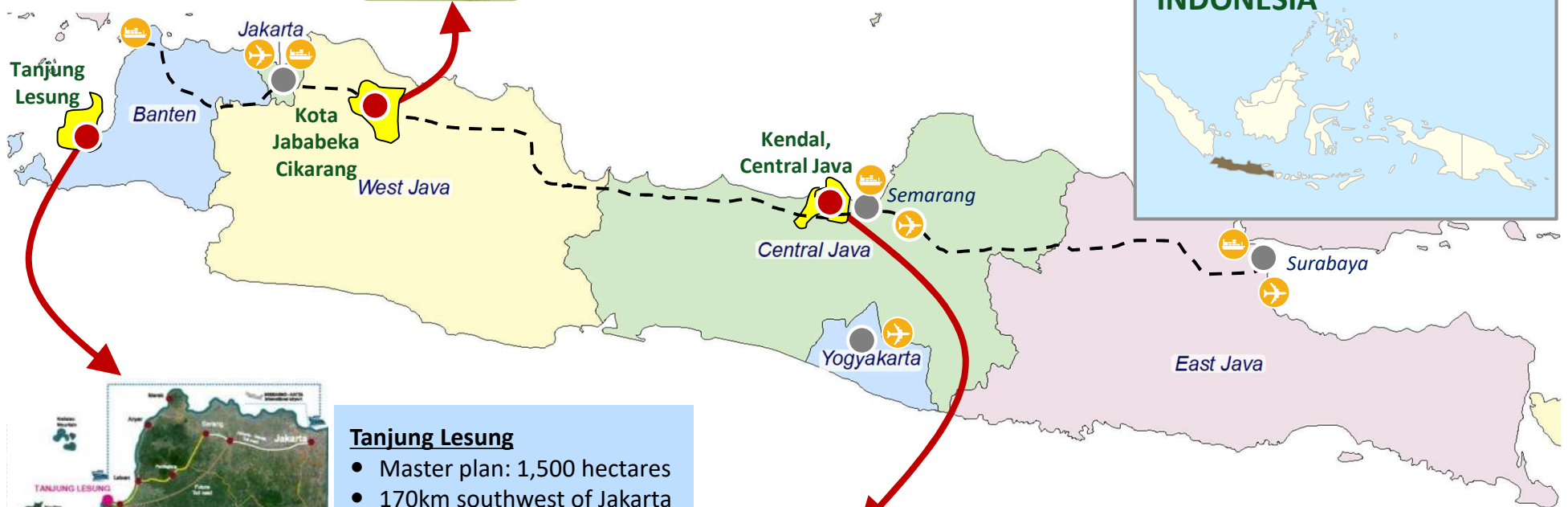
Sizeable land bank in strategic locations with upside potential



Kota Jababeka Cikarang

- Master plan: 5,600 hectares
- 35km east of Jakarta
- Land Bank: 1,295 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: 1,481 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



Kendal, Central Java

- Master plan: 2,200 hectares
- 450km east of Jakarta
- Land Bank: 416 ha⁽¹⁾

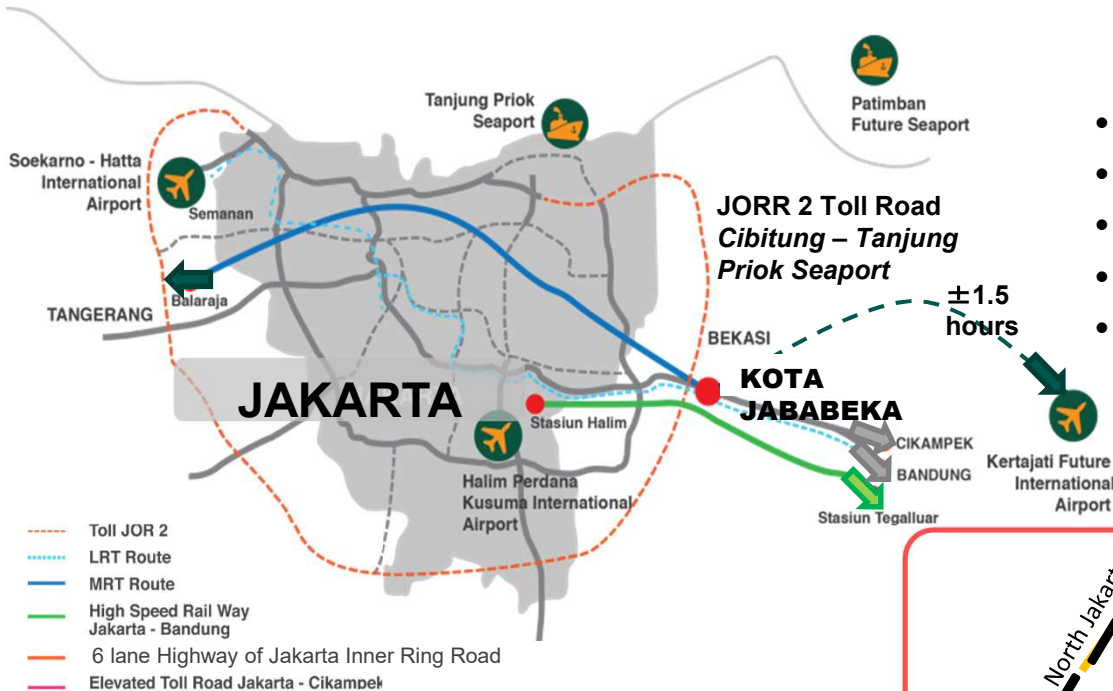
- ✓ Offers a deep pool of young and skilled labour at a competitive cost
- ✓ Special Economic Zone for Industrial Estate
- ✓ Strategically located along the Jakarta-Semarang-Surabaya Economic Corridor

Note:

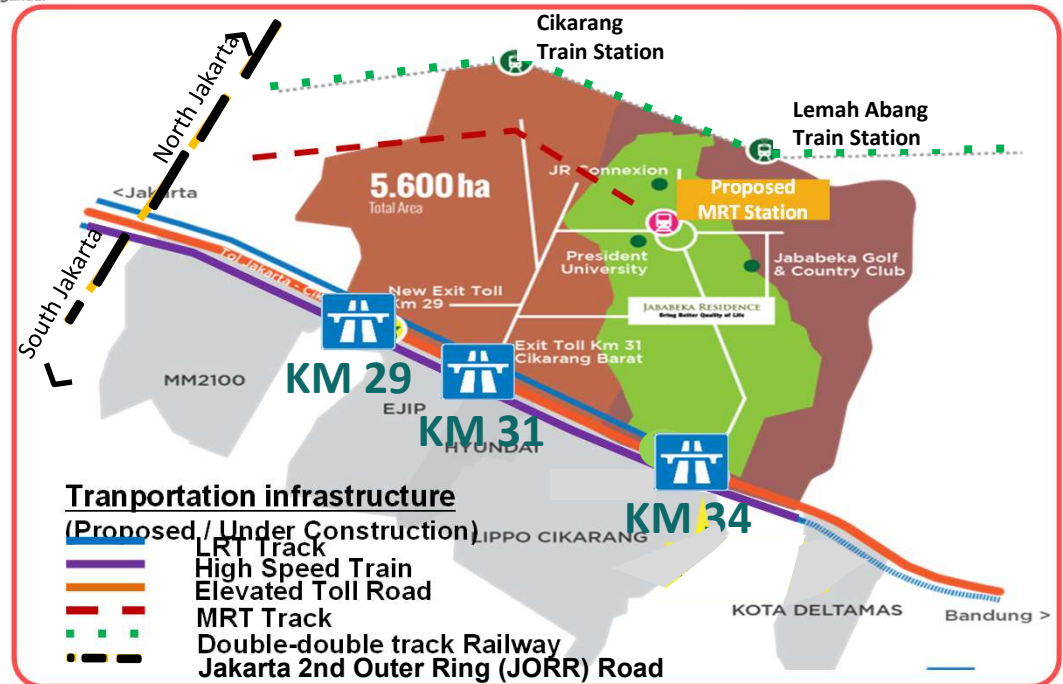
1 Land bank as per 31 March 2016

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

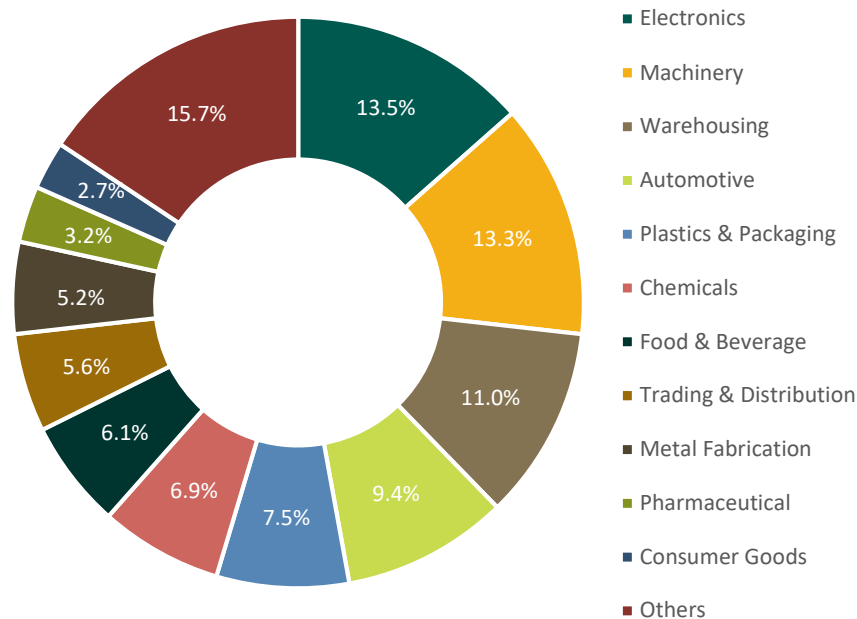


JORR 2

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 31 March 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

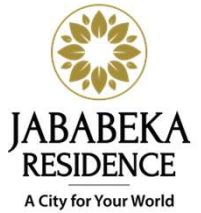
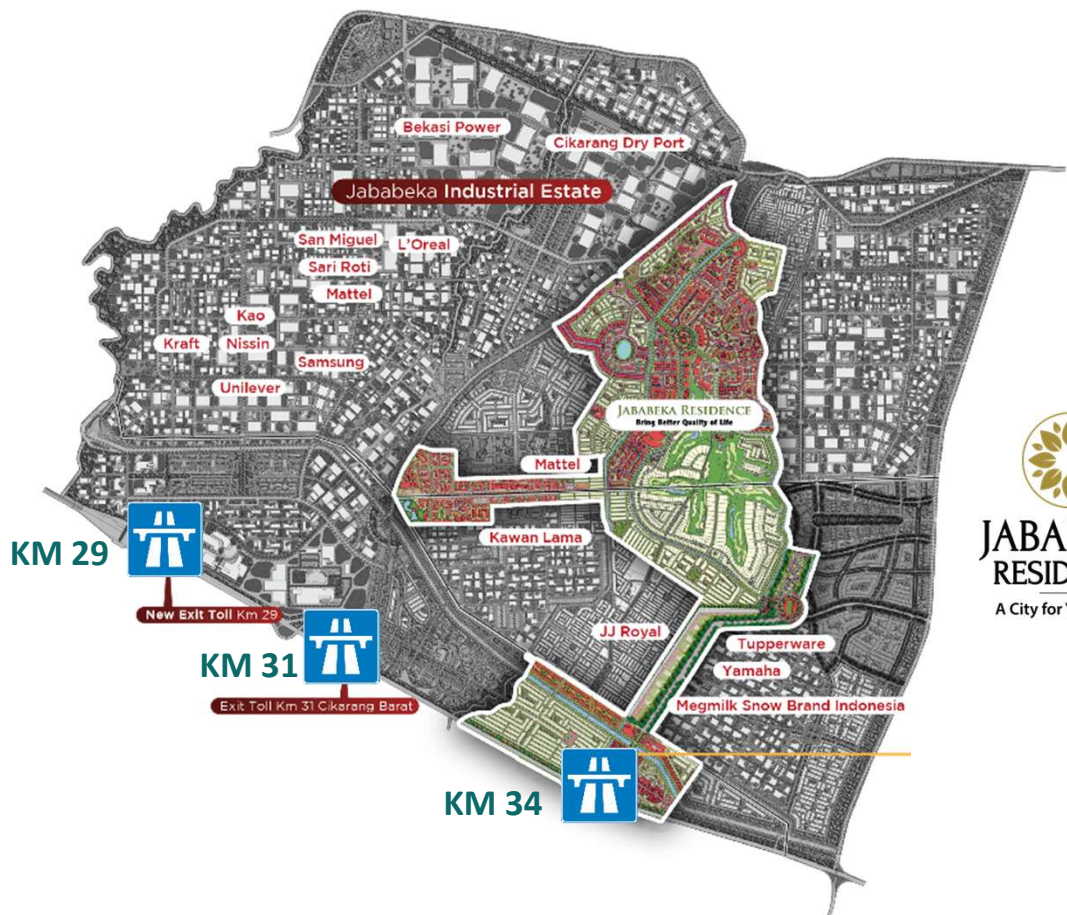


Sudirman Boulevard Commercial Center

Mixed-Use Developments



Hollywood Junction, Monroe & Elvis Tower



Facilities



International Hotels



Hospitals



President University & Reputable Schools



Jababeka Golf & Country Club



Living Plaza Jababeka



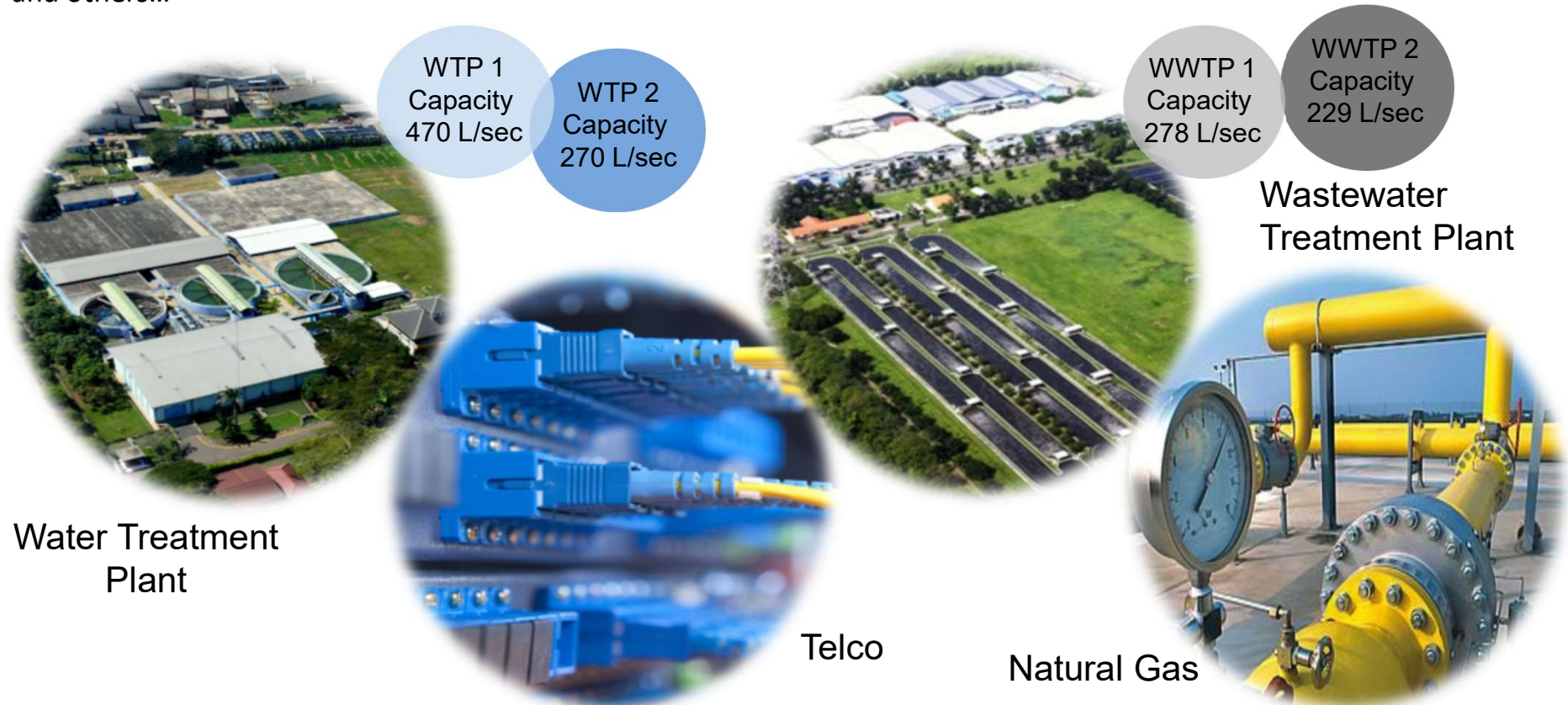
Jababeka Convention Center



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

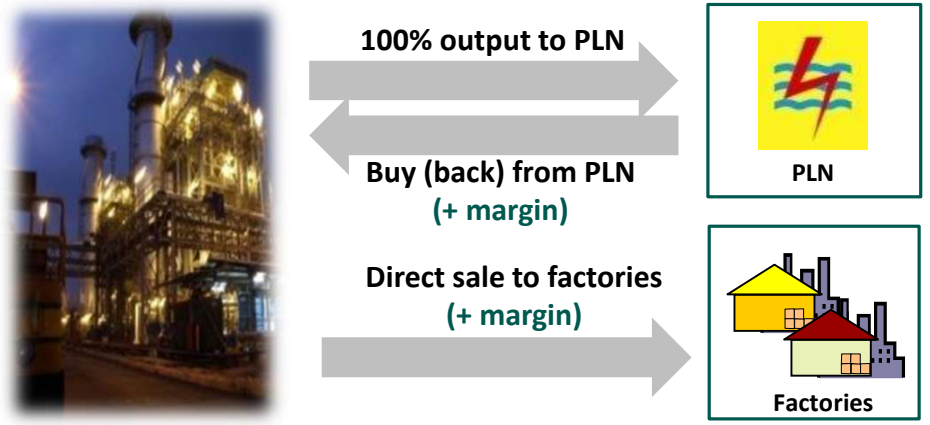
Enhancing Kota Jababeka's value proposition: Bekasi Power



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

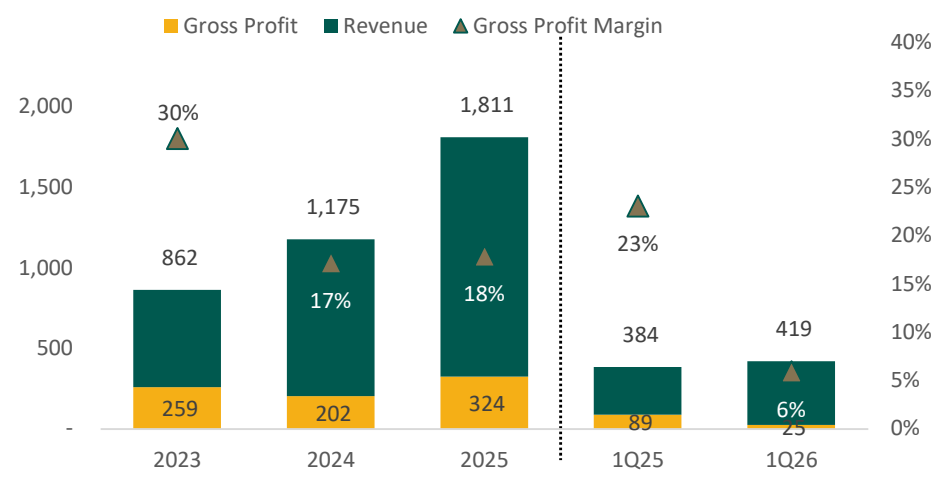


Integrated Power Generation & Distribution Process



- 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:



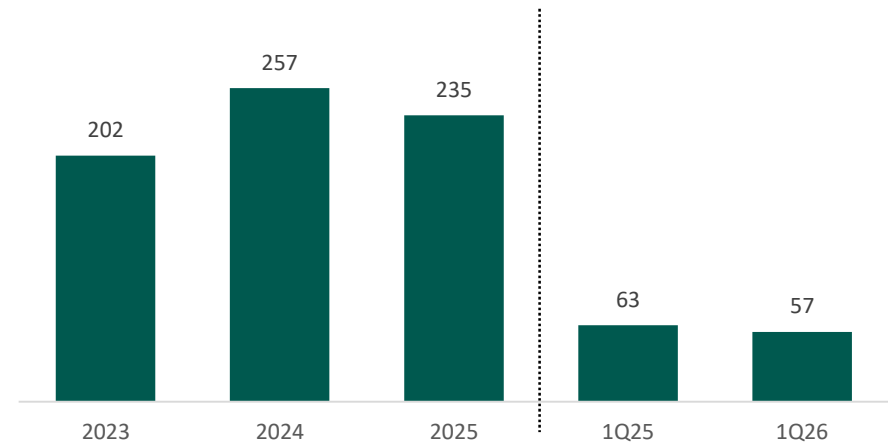
Third Party Logistics Provider (3PL):



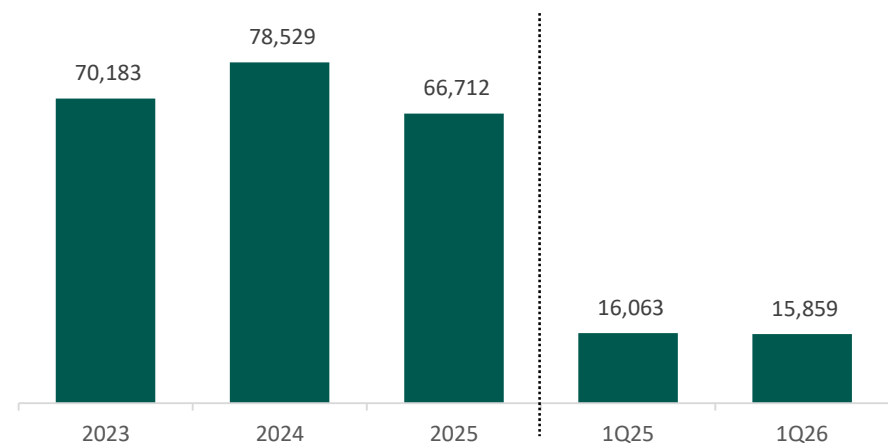
Shippers / Consignees:



Revenue (IDR billion)



Throughput (TEU)






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

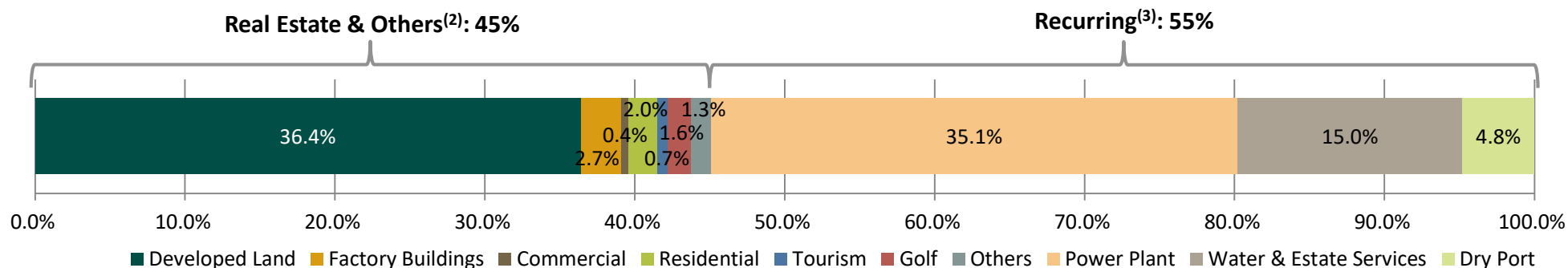
Diversified land bank & business segments



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

Township Development & Land Bank – Total ⁽¹⁾ : 5,077ha	Kota Jababeka  1,295ha	Kendal  416ha	Tanjung Lesung  1,481ha	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 1Q26 revenue contribution):



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

Notes:

1 As per 31 March 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
- 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

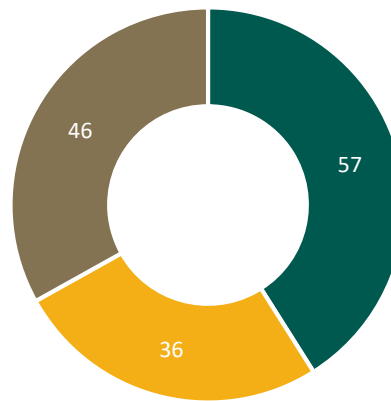
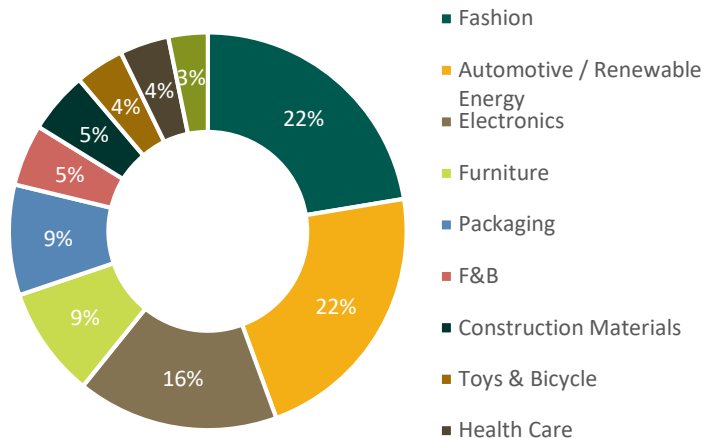


Our Kendal Industrial Park – Park by the Bay development in Central Java is well-positioned to benefit from growing demand for relatively low-cost industrial estates with good connectivity and competitive labor costs

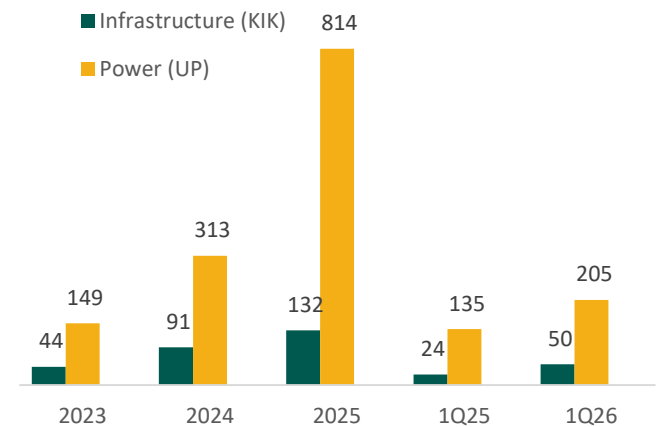
Key Highlights

- 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 2026 (139 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



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 and 1 of 10 new tourism destinations promoted by the government



Evening view at Morotai

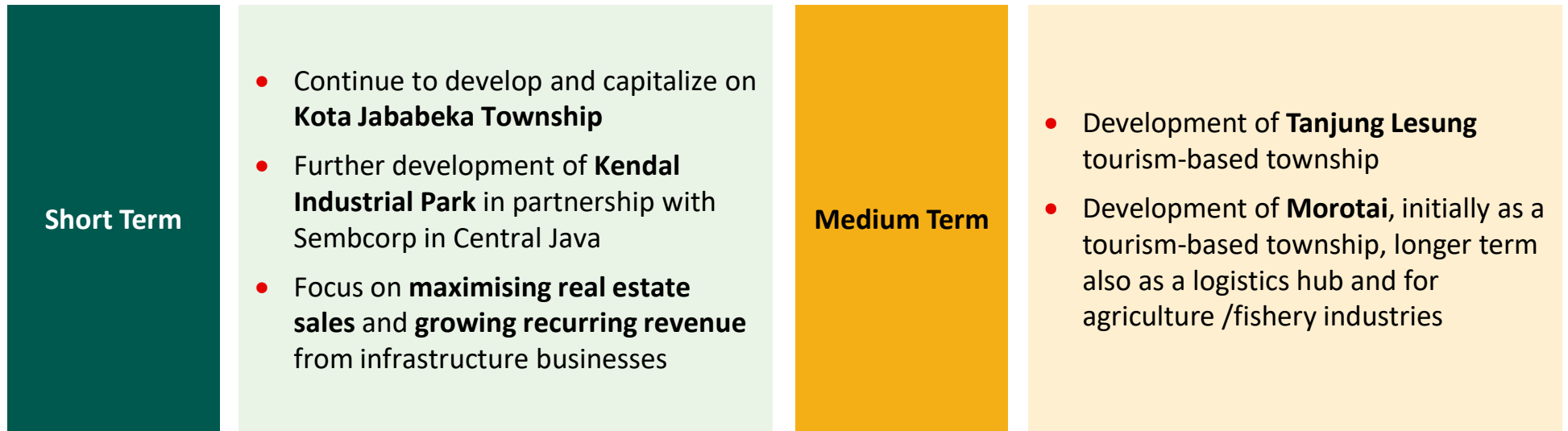


Beach view at Morotai

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

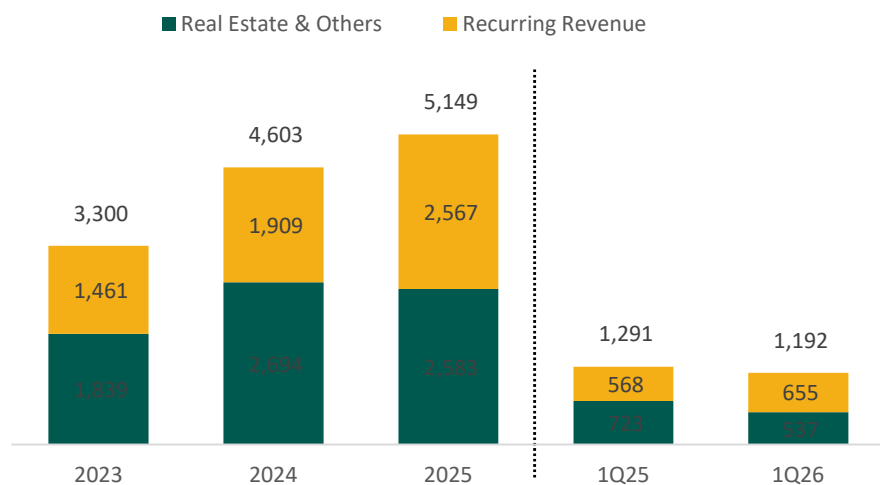


- **Build out an infrastructure facility portfolio** (power, water, ports, etc.) to support these new townships

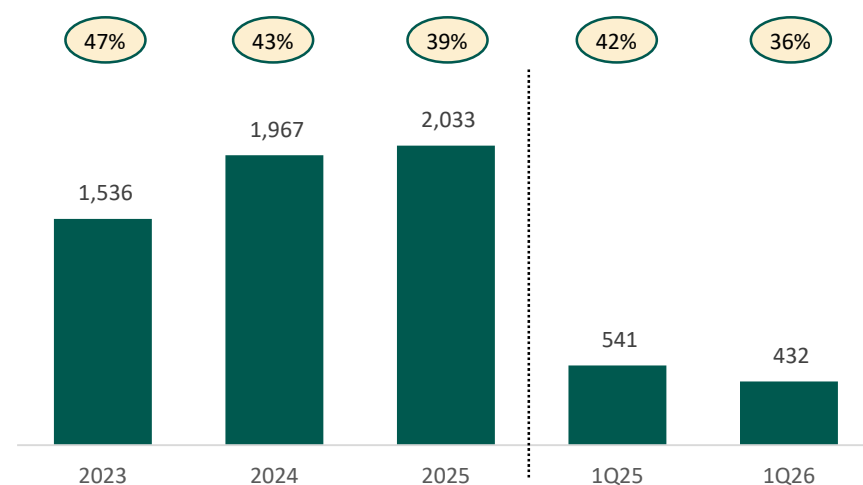
Financial Highlights



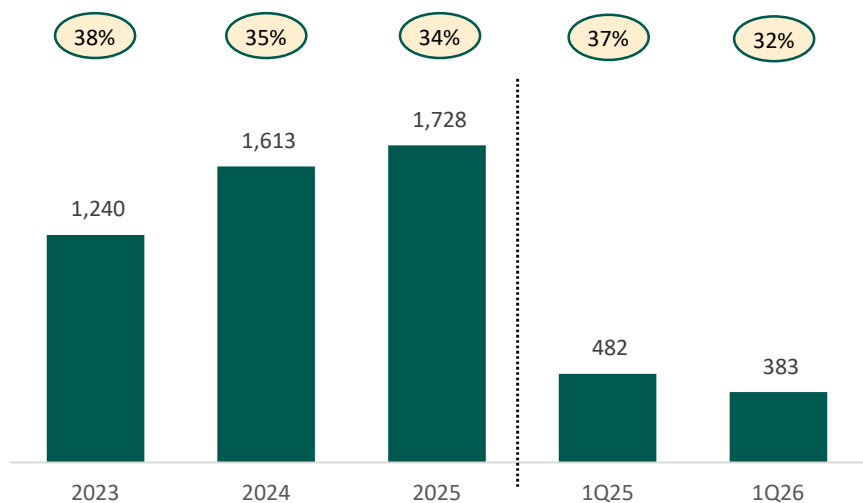
Revenue Breakdown (IDR billion)



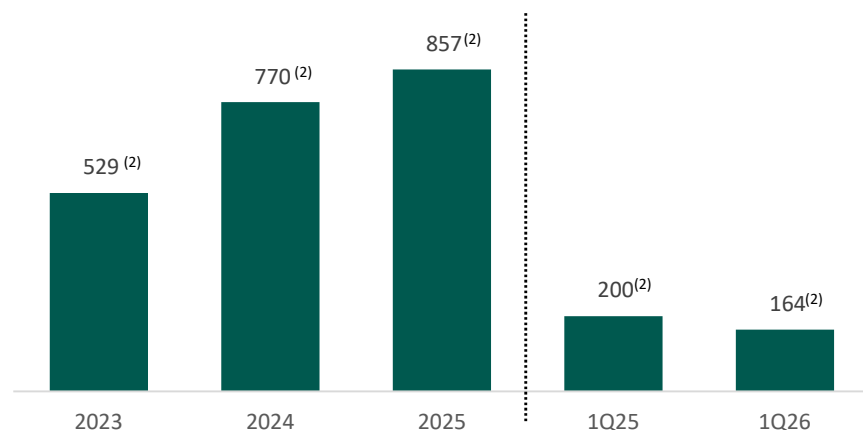
Gross Profit (IDR billion) and Gross Profit Margin (%)



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



Net Income (IDR billion)



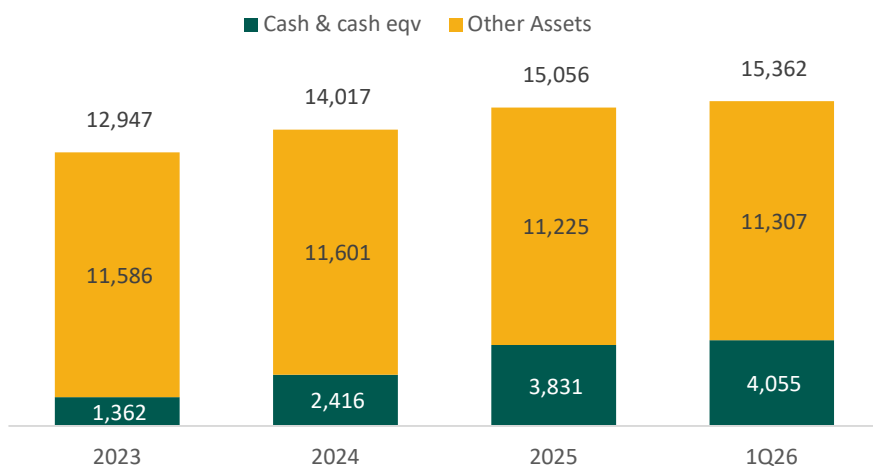
Notes:

- (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) in 2023 IDR27 billion, in 2024 IDR172 billion, in 2025 IDR114 billion, in 1Q25 IDR100 billion, in 1Q26 IDR37 billion

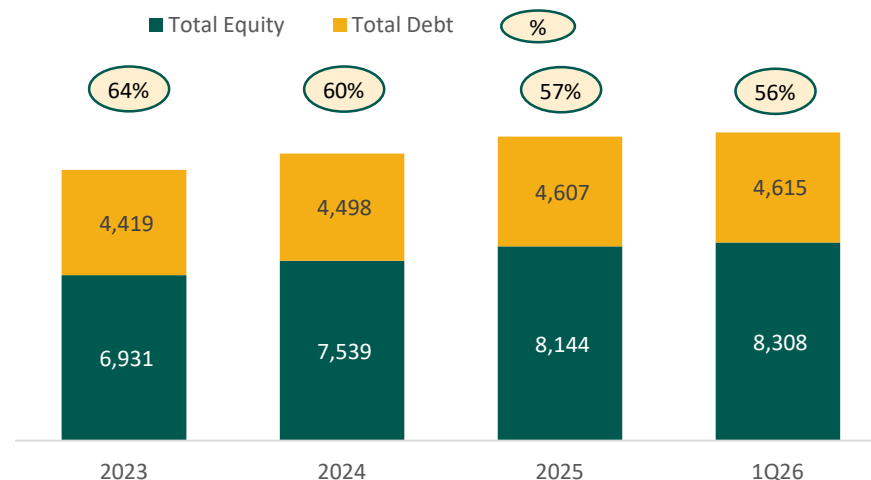
Balance Sheet Highlights



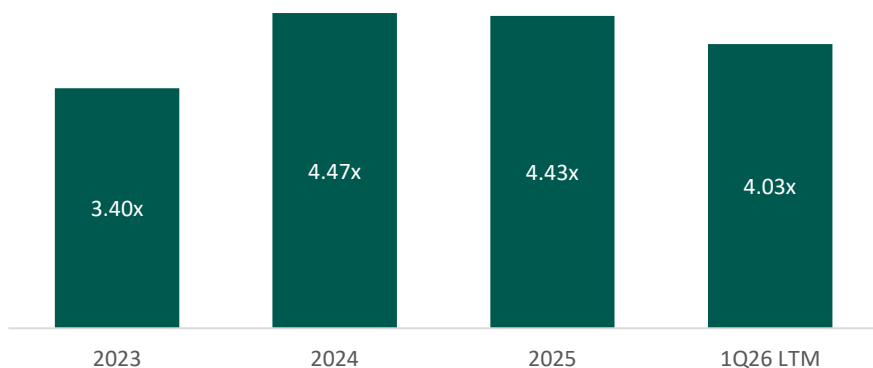
Total Assets and Cash⁽¹⁾ (IDR billion)



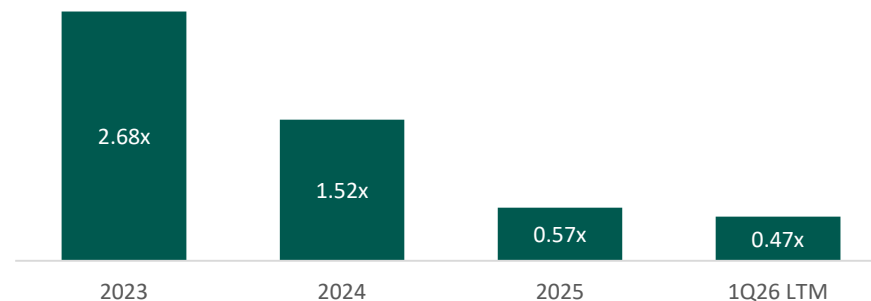
Debt, Equity (IDR billion) and Debt/Equity (%)



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 RECORDS IDR 164bn NET PROFIT IN 1Q26

(1/2)

PT Jababeka Tbk (“KIJA”) recorded consolidated revenue of IDR 1,192.2 billion in the first quarter of 2026, compared to IDR 1,291.0 billion in the first quarter of 2025. The decline was mainly due to lower contribution from the Land Development & Property pillar, particularly from industrial land sales. At the same time, the Infrastructure pillar continued to show solid growth and became increasingly dominant as the Company’s recurring revenue source.

Revenue from the Land Development & Property pillar reached IDR 507.1 billion in 1Q26, down from IDR 690.1 billion in 1Q25. This decline was primarily attributable to industrial land sales, which amounted to IDR 433.9 billion in 1Q26 compared to IDR 638.5 billion in the same period last year. The lower industrial land sales mainly came from Cikarang and Kendal, both mainly because of timing differences. Nevertheless, sales of land and standard factory buildings increased significantly to IDR 32.5 billion from IDR 9.3 billion, while landed houses and residential property sales also rose to IDR 21.8 billion from IDR 13.9 billion, indicating that demand for different types of properties remained healthy.

On the other hand, revenue from the Infrastructure pillar increased 15% to IDR 654.7 billion in the first three months of 2026, compared to IDR 568.3 billion in the same period of 2025. This growth was mainly driven by the power segment, which increased to IDR 418.5 billion from IDR 384.2 billion, supported by higher electricity consumption from tenants in Kendal and Cikarang. In addition, revenue from services and maintenance (water, wastewater, estate management, and others) also grew significantly to IDR 173.3 billion from IDR 116.9 billion, reflecting stronger tenant activity, particularly in Kendal. Meanwhile, dry port (CDP) revenue was recorded at IDR 57.2 billion compared to IDR 62.6 billion in 1Q25. Recurring revenue from the Infrastructure pillar became increasingly dominant and accounted for approximately 55% of total revenue, up from 44% in 1Q25, reflecting the Company’s stronger and more sustainable business fundamentals amid fluctuations in land sales.

Revenue from the Leisure & Hospitality pillar remained relatively stable at IDR 30.3 billion in 1Q26 compared to IDR 32.5 billion in 1Q25, with the main contribution continuing to come from the golf segment, along with other supporting businesses that help maintain revenue diversification.

Consolidated gross profit was recorded at IDR 432.2 billion in 1Q26 compared to IDR 540.8 billion in 1Q25. The consolidated gross profit margin stood at 36% in 1Q26, compared to 42% in 1Q25. This decline was in line with the lower contribution from industrial land sales, which typically carry higher margins, as well as the higher contribution from the Infrastructure pillar, which generally delivers more stable but lower margins compared to land sales.

The Company recorded net profit of IDR 164.0 billion in the first quarter of 2026, compared to IDR 200.5 billion in the first quarter of 2025. The decline was mainly due to the decline in revenue and gross profit.

KIJA’s EBITDA in 1Q26 was recorded at IDR 383.1 billion, compared to IDR 481.5 billion in 1Q25. The decline was in line with the reduction in revenue and gross profit. Nevertheless, EBITDA margin remained at a solid level of 32%, reflecting the resilience of the Company’s business model, which is increasingly supported by recurring utility and service-based income.

(continues next page)

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

KIJA RECORDS IDR 164bn NET PROFIT IN 1Q26

(2/2)

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Marketing Sales

In terms of marketing sales from the Land Development & Property segment, the Company recorded IDR 540 billion in the first quarter of 2026, representing 14% of the full-year 2026 target. Marketing sales from Cikarang and others contributed 38%, mainly driven by the sale of 3 hectares of land to an Indonesian textile company. Meanwhile, Kendal contributed 62%, supported by the sale of 7 hectares of land to a Chinese battery company and 6 hectares to a Chinese building materials company. The Company's full-year 2026 marketing sales target is IDR 3.75 trillion. Of this target, IDR 1.25 trillion is expected to come from Cikarang and others, and the remaining IDR 2.5 trillion is expected to come from Kendal.

1Q26 Marketing Sales



Description (value in million IDR)	1Q26	
	Area (m2)	Value
100% Consolidated / Wholly Owned		
Land Plots - Cikarang	42,530	115,074
Industrial Buildings - Cikarang	4,437	60,594
Landed Houses - Cikarang	894	12,998
Commercial / Shop Houses - Cikarang	48	1,547
Apartments - Cikarang	-	-
Tanjung Lesung, Rental & Other	-	5,642
Subtotal	47,909	195,855
Joint Ventures:		
Land Plots - Kendal *	51%	175,530
Landed Rescom - Mitsui **	51%	258
Landed Houses - Keihan***	52%	-
Apartments - Kawana ****	60%	-
Apartments - Riverview *****	63%	-
Subtotal	175,788	344,985
Total marketing sales	223,697	540,840

* 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 Rp541billion in marketing sales in 1Q26, 14% of the FY26 target

FY25 Marketing Sales



Description (value in million IDR)	FY25		Q1		Q2		Q3		Q4		
	Area (m2)	Value	m2	Value	m2	Value	m2	Value	m2	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 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

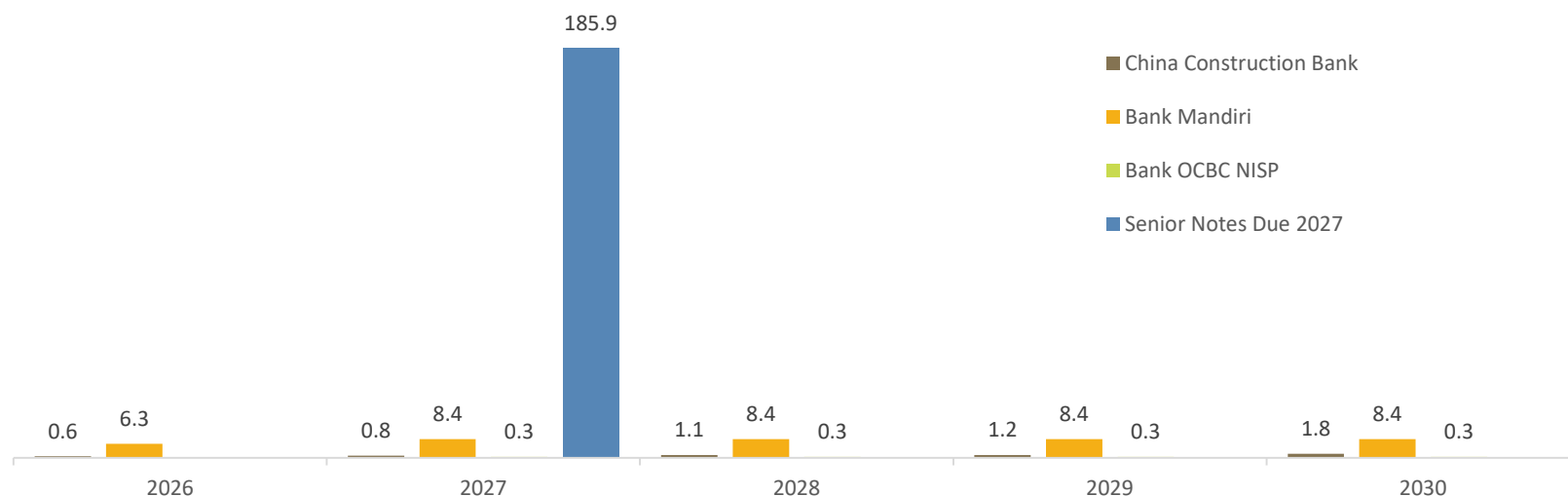
***** Joint Venture between Jababeka (51%) and PT PP Property Tbk (49%) for the development of Riverview Residences in Cikarang

PT Jababeka Tbk (“KIJA”) achieved Rp3,601billion 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 31 March 2026



Debt Maturity Profile (in Million USD)



Total Debt as per 31 Mar 2026

IDR 4,615 billion equivalent (1 USD = 16,993 IDR).

Bank Loans ⁽¹⁾

- Bank Mandiri IDR 1,300bn 7.5% p.a. Term loan (originally US\$ loans, amended to IDR)
- China Construction Bank IDR 146bn 10% p.a. Project Loan & Demand Loan (JV – Mini LNG plant)
- Bank OCBC NISP IDR 35bn 7.75% p.a. Term loan (RWWTP 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 Rp4.7bn

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

