JABABEKA & CO.

PT Kawasan Industri Jababeka Tbk.

Investor Presentation

November 2026 - (updated with 9M26 financials)



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9M26 Key Highlights

- ✓ **Consolidated revenue: Rp4,254.9 billion**, up 16% from Rp3,674.7 billion in 9M25
- ✓ **Net profit:** Rp391.7 billion, down 38% from Rp634.6 billion in 9M25, due to one-off refinancing costs in the second quarter of 2026
- ✓ **Infrastructure pillar revenue:** Rp2,242.5 billion, up 15% from Rp1,950.7 billion in 9M25, 53% of total Company revenue
- ✓ **Land Development & Property revenue:** Rp1,914.8 billion in 9M26, including Rp939.9 billion recognized in 3Q26 alone, nearly matching the Rp974.9 recognized through 1H26
- ✓ **Consolidated gross profit:** Rp1,577.8 billion, up 7% from Rp1,472.8 billion in 9M25; gross margin of 37%, versus 40% in 9M25
- ✓ **EBITDA** Rp1,362.4 billion, up 4% from Rp1,308.2 billion in 9M25
- ✓ **Consolidated cash balance**: Rp3,153.7 billion
- ✓ **Marketing sales: Rp1,524.4 billion**

9M26 Marketing Sales Result and FY26 Outlook & Guidance

Marketing Sales & Other Highlights

Real Estate & Property:

➢ **9M26 Marketing Sales realization: IDR1,524bn**
- Cikarang/others IDR445bn, Kendal IDR1,079bn

(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:

➢ **9M26 tenants' volumes up vs 9M25, revenue up 15%**
- Cikarang water & wastewater volume up ~7% YoY on average, maintenance charge (MC) up ~3%, Kendal up ~34% YoY on average (water, wastewater, MC)
- 20kv electricity volume offtake from industrial customers up ~21% in Cikarang; up ~71% in Kendal
- Dry Port TEU volume up ~20%

Leisure & Hospitality
- Not very material contributions to earnings/cashflow

Cashflow Guidance / Overview UNDER REVIEW

➢ **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 ~IDR3.15trillion as of 30 Sept 2026**
- ~36% at KIJA wholly owned levels and ~64% 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 IDR172bn outstanding as of 30 September 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

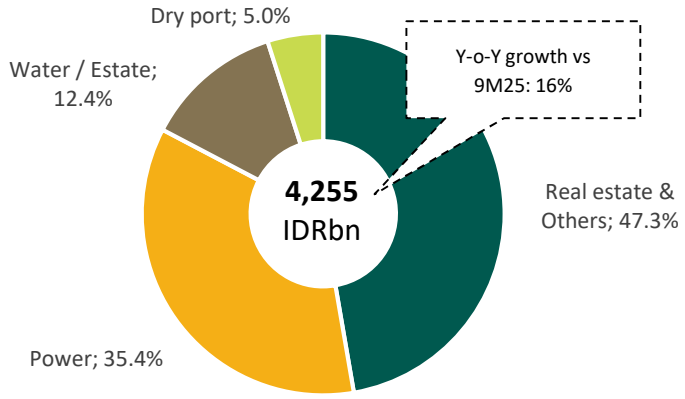
Overview of KIJA

- 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 5,088 **h**ectares as per 30 September 2026

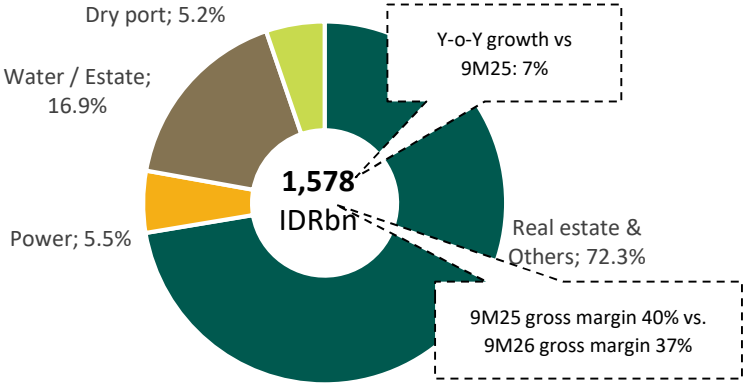
Business Segments



9M26 Revenue Breakdown (%)



9M26 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

2016
Groundbreaking Kendal Industrial Park – & commencement of United Power operations in Kendal

2026
Acquisition of 500 ha in Kawasan Industri Seafer, Central Java



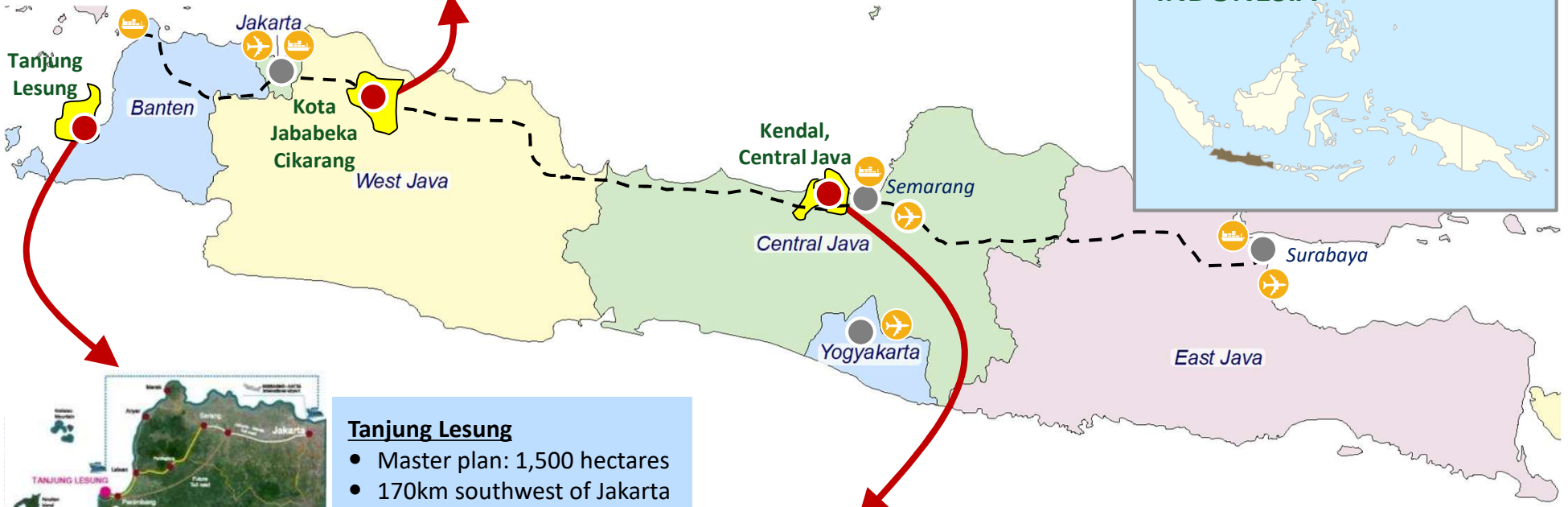
Property Guru - 2020
Best Developer & Industrial Estate

Sizeable land bank in strategic locations with upside potential



Kota Jababeka Cikarang
- Master plan: 5,600 hectares
- 35km east of Jakarta
- **Land Bank: 1,288** 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**



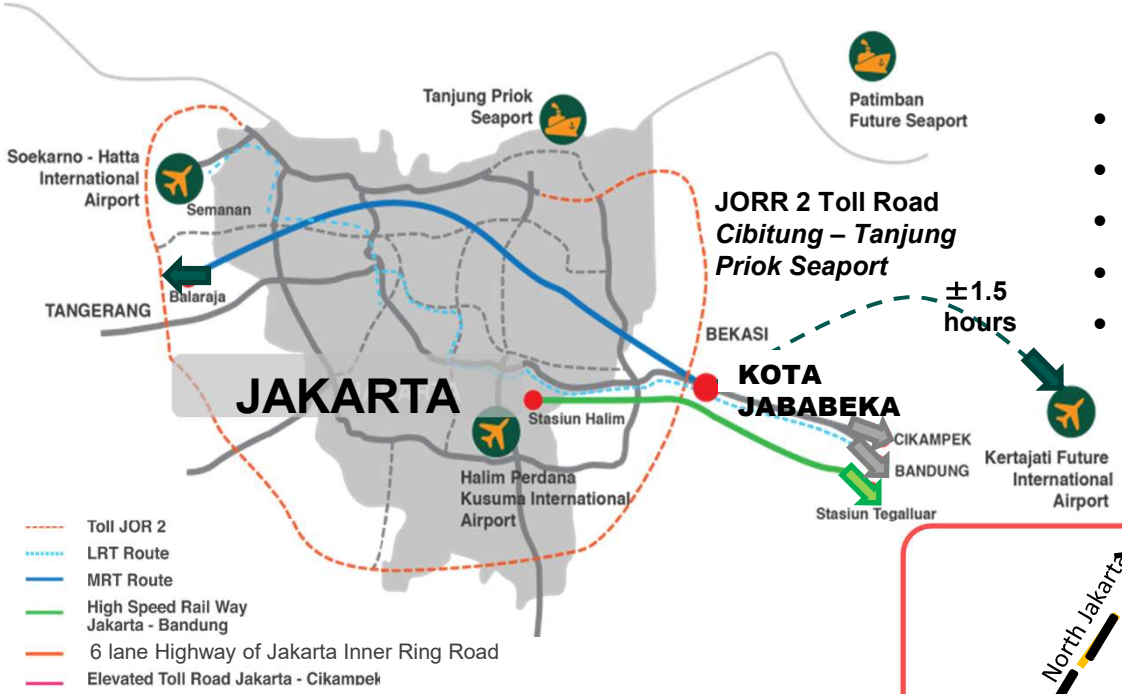
Kendal, Central Java
- Master plan: 2,200 hectares
- 450km east of Jakarta
- **Land Bank: 427 ha(1)**

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

Note:
1 Land bank as per 30 September 2026

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

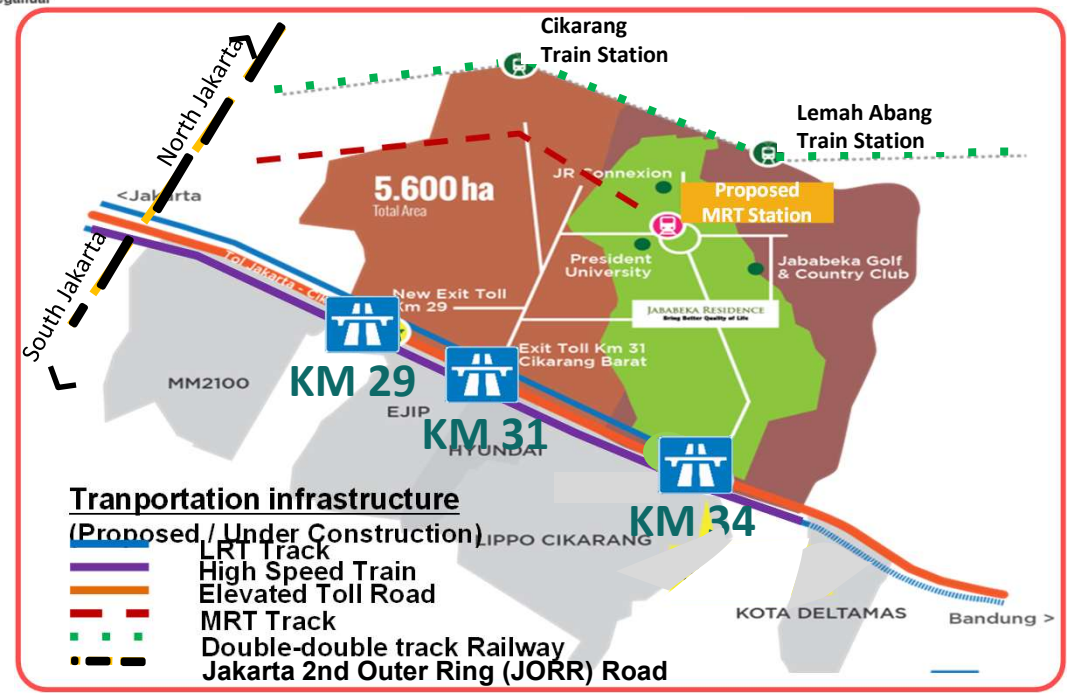

MRT


High speed train


Commuter train


Elevated toll road

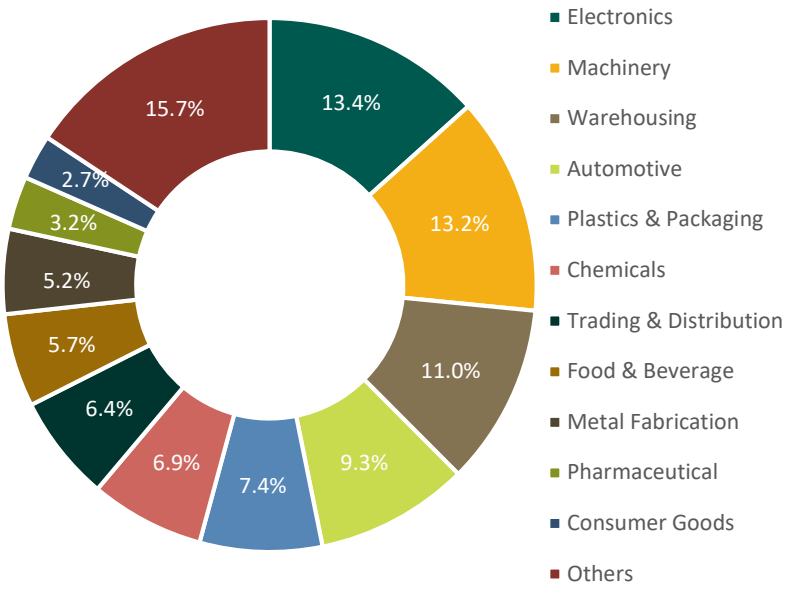

JORR 2



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 September 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*

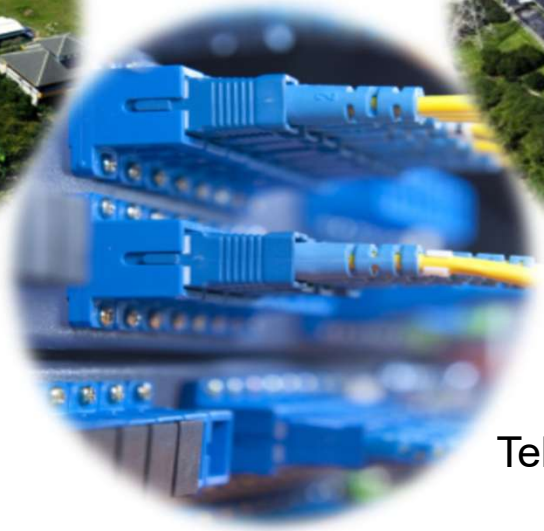
PT Jababeka Infrastruktur provides top notch infrastructure and services, including clean water provision, wastewater treatment, estate management, and other services such in-house fire brigade, 24-hour security, fiber optics, natural gas and others…



WTP 1 Capacity 470 L/sec

WTP 2 Capacity 270 L/sec

Water Treatment Plant



Telco



WWTP 1 Capacity 278 L/sec

WWTP 2 Capacity 229 L/sec

Wastewater Treatment Plant



Natural Gas

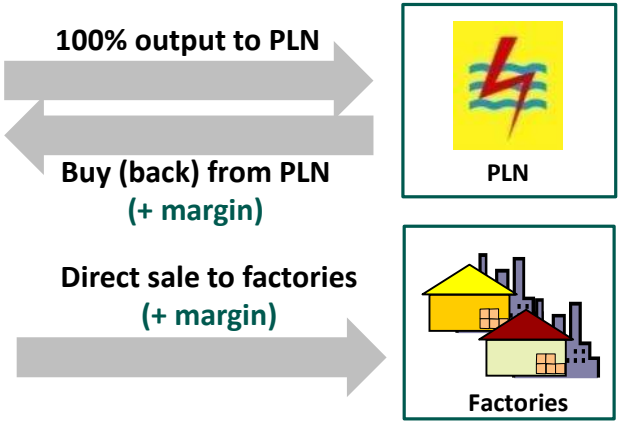
…which meet international standards and operate in accordance with environmentally friendly policies in Kota Jababeka, Cikarang

Enhancing Kota Jababeka's value proposition: Bekasi Power

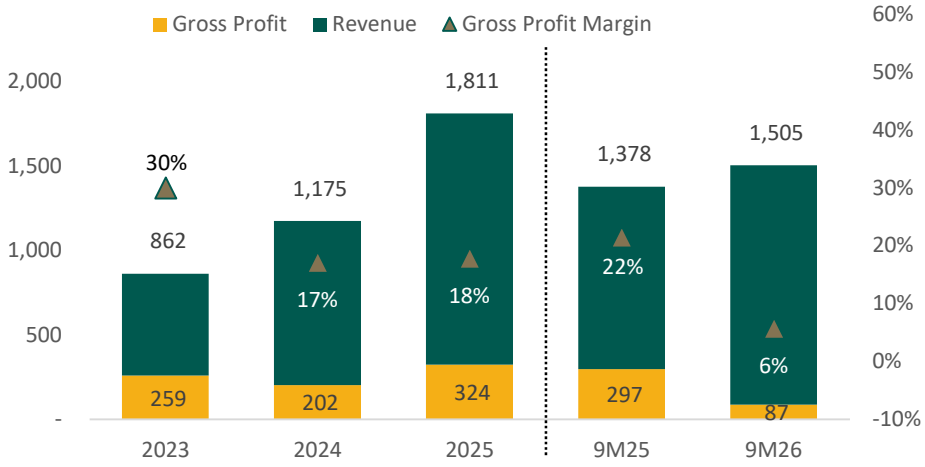
KIJA is the only industrial estate developer in Indonesia with its own power plant located within its estate

Integrated Power Generation & Distribution Process





Financial Highlights (IDR billion)



- 130MW gas fired combined cycle plant
- 20 year 100% off-take agreement from Perusahaan Listrik Negara ("PLN") signed in Feb 2011
  - Contracted capacity: 118.8MW
  - Rate per kWh: ~US$11 cents
  - Average gas cost / MMBTU: ~US$8.70
  - Fuel costs borne by PLN on a 100% pass-through basis; company has secured gas supply
  - Flexibility to buy back power and resell to industrial customers at a premium
- 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



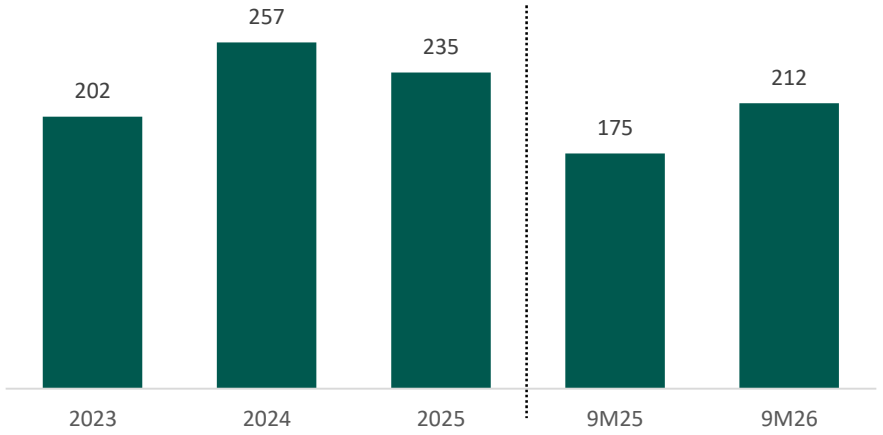
Enhancing Kota Jababeka's value proposition: Cikarang Dry Port

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:

MAERSK LINE, CMA CGM, APL, CNC, SITC, COSCO, EVERGREEN

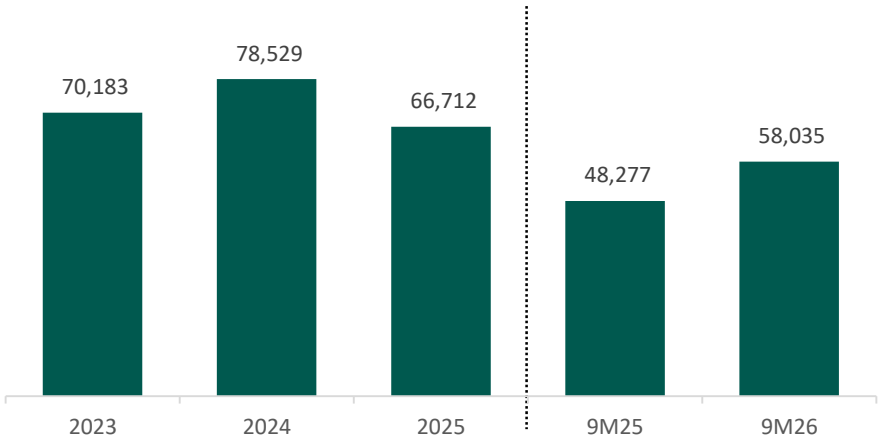
Third Party Logistics Provider (3PL):

APL Logistics, BDP INTERNATIONAL, DB SCHENKER, Yusen Logistics, ITOCHU

Shippers / Consignees:

Unilever, P&G, Colgate, EPSON EXCEED YOUR VISION, NIKE, ZALORA, HONDA The Power of Dreams, L'ORÉAL, IKEA

Throughput (TEU)



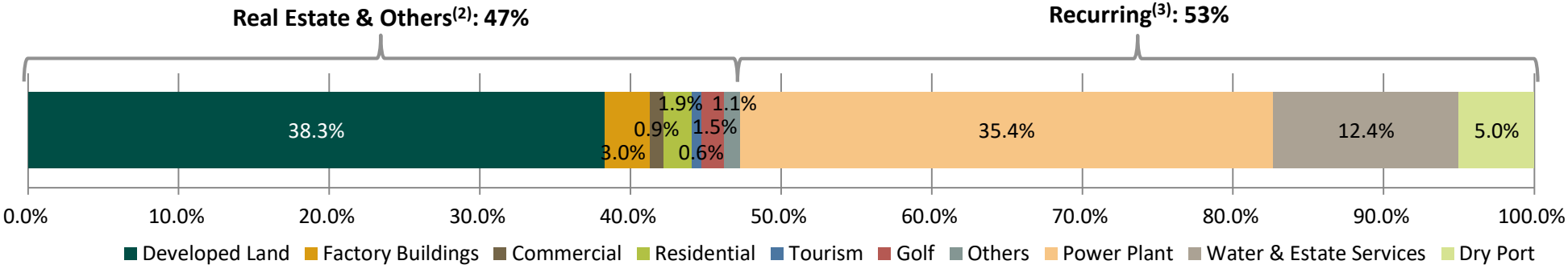
…allowing customers to more efficiently manage their imports and exports and benefit from cost savings

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]: 5,088ha	Kota Jababeka	Kendal	Tanjung Lesung	Morotai
				
	1,288ha	**427ha**	**1,481ha**	**1,893ha**
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 9M26 revenue contribution):



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

Notes:
1 As per 30 September 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

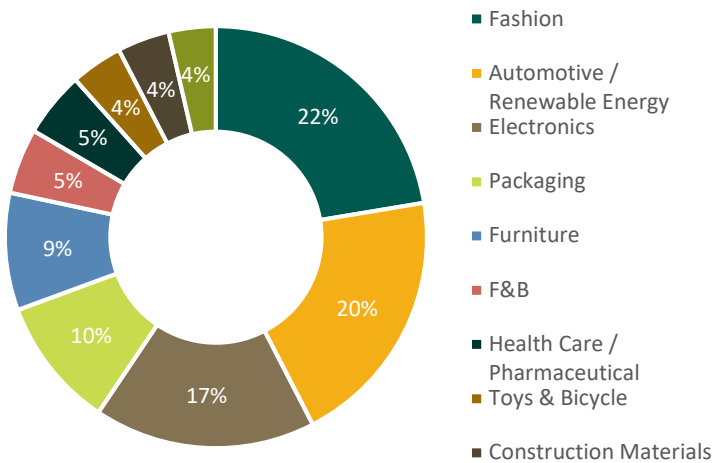
Kendal Industrial Park – Park by the Bay

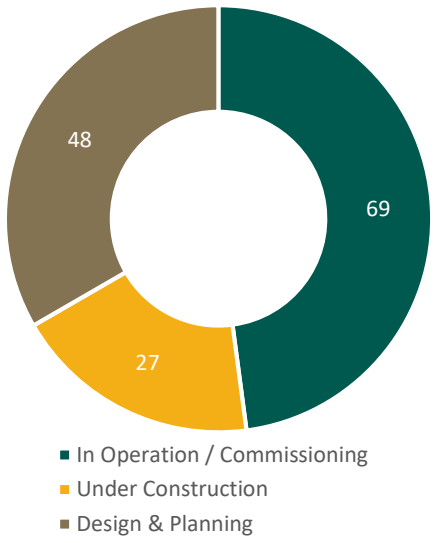
Our Kendal Industrial Park – Park by the Bay development in Central Java is well-positioned to benefit from growing demand for relatively low-cost industrial estates with good connectivity and competitive labor costs

Key Highlights

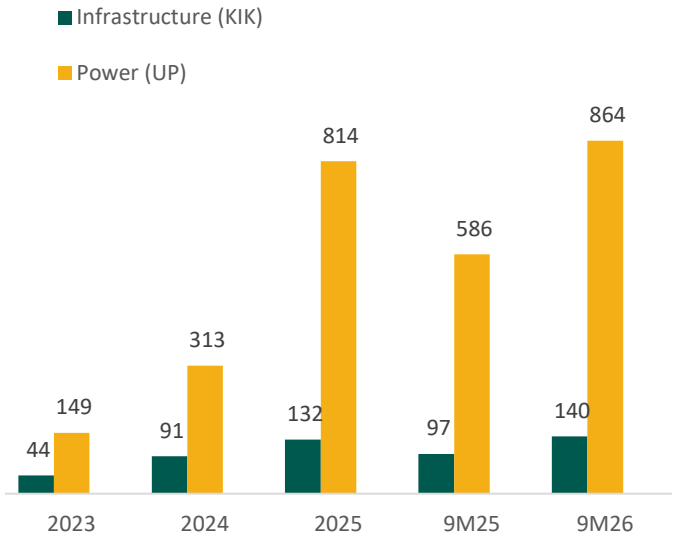
- Macro infrastructure planning that supports growth of Kendal Industrial Park – improved connectivity and accessibility (for example newly opened Trans Java toll road and new Ahmad Yani Airport)
- Competitive manpower / low labour costs in Central Java makes Kendal Industrial Park – Park by the Bay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

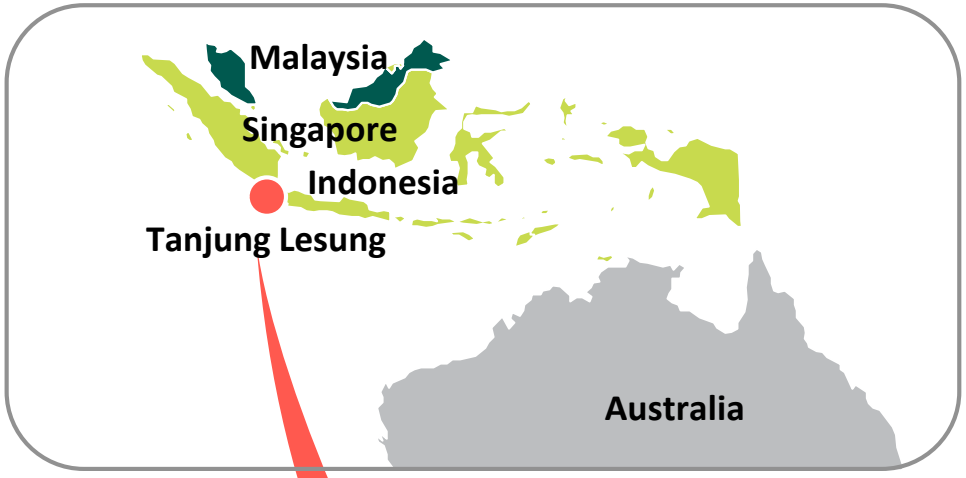








Tanjung Lesung



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





Golf course



Aerial view

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



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

Kawasan Industri Seafer

Expanding Jababeka's Industrial Development Platform in Central Java

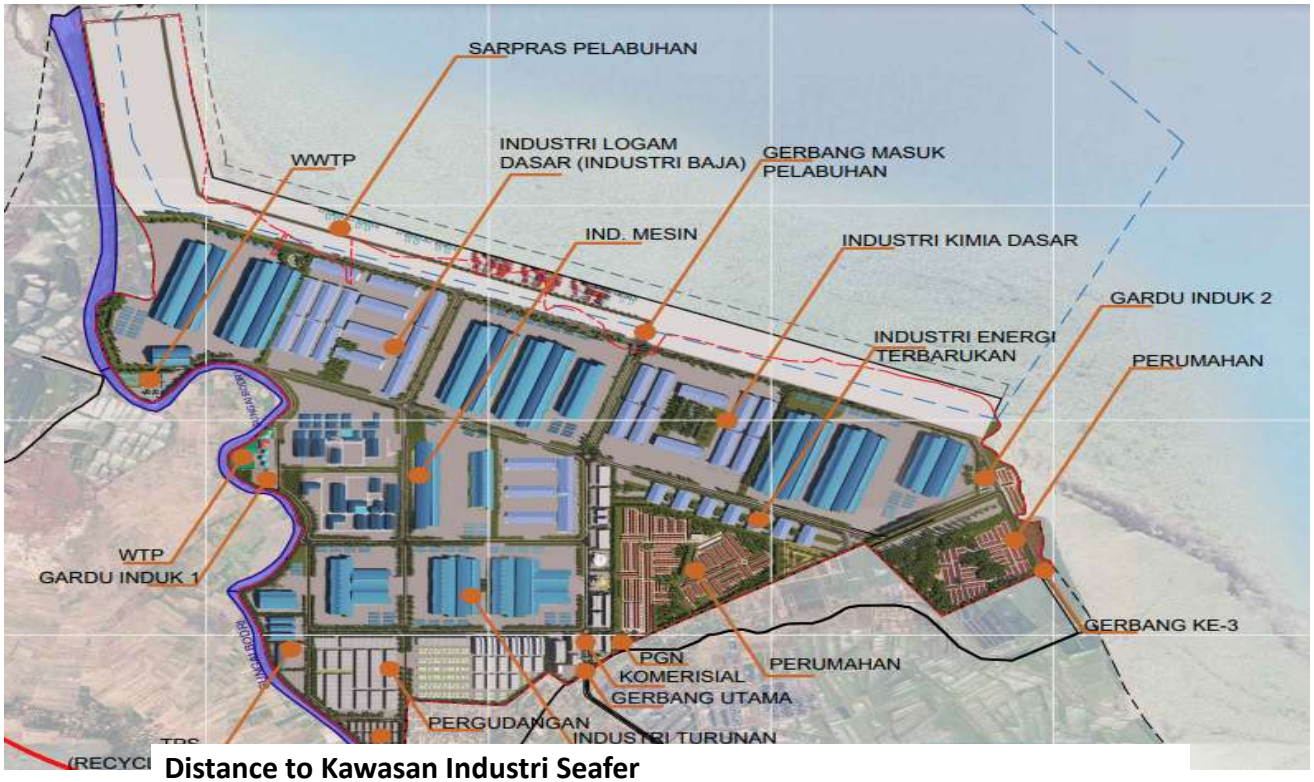
500 hectare land bank

5.5km coastline

Kendal Central Java

51% KIJA ownership

Planned Integrated Industrial Estate



Distance to Kawasan Industri Seafer	
Tanjung Emas International Seaport	45 km
Ahmad Yani International Airport	40 km
Kawasan Industri Kendal	16 km

Seafer offers Jababeka an additional strategically located industrial landbank, with the potential to develop an integrated industrial estate serving a broader range of industrial sectors.

Illustrative masterplan for presentation purposes only. Development layout, land use and infrastructure plans remain subject to further planning, regulatory approvals and change.

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

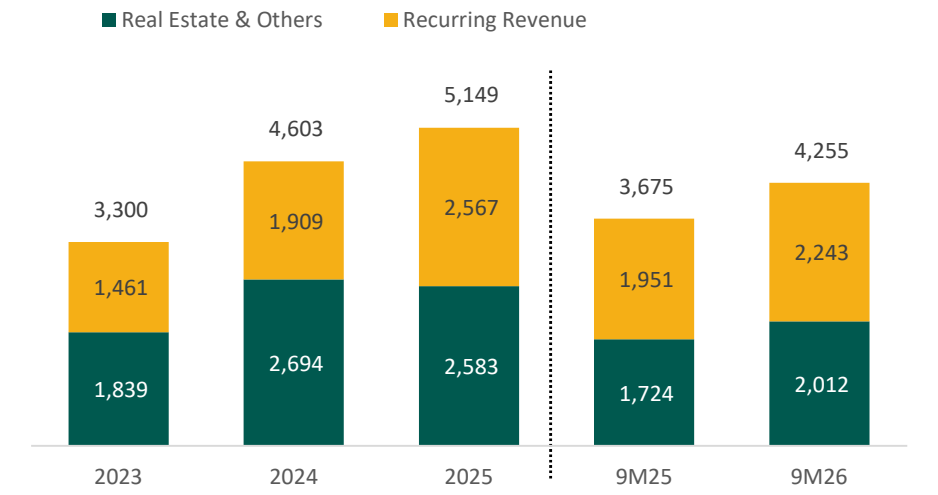
Long Term Vision

- **Replicate Kota Jababeka**'s industry-based integrated township model throughout Indonesia

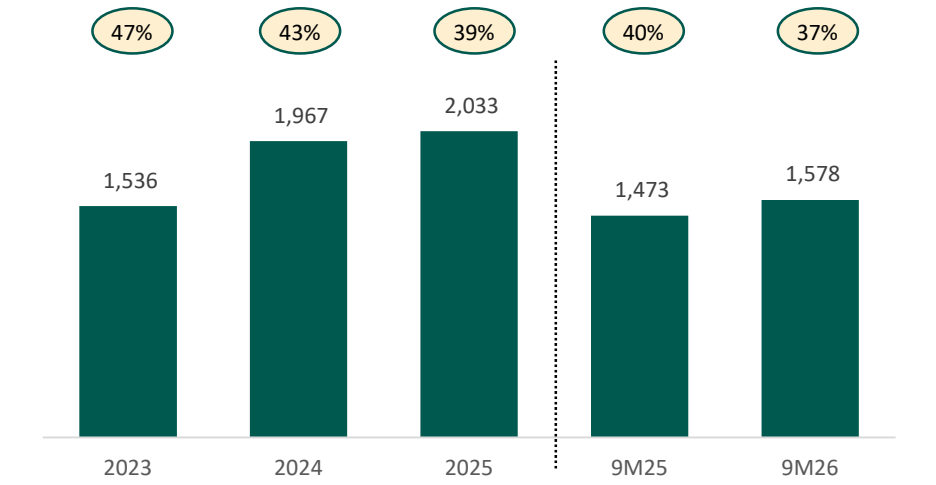
- **Build out an infrastructure facility portfolio** (power, water, ports, etc.) to support these new townships

Financial Highlights

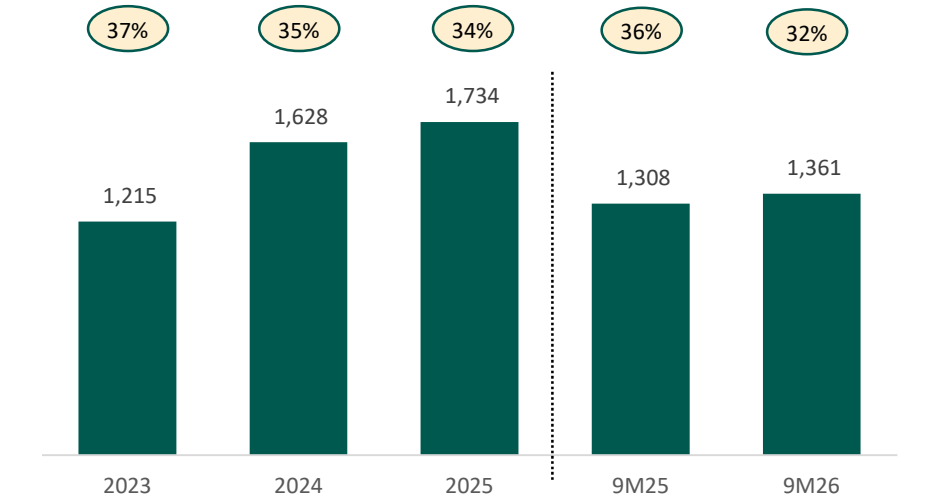
Revenue Breakdown (IDR billion)



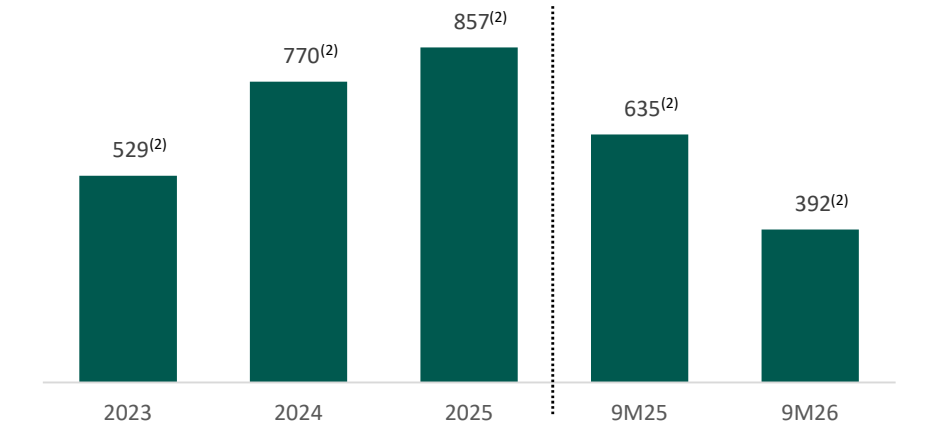
Gross Profit (IDR billion) and Gross Profit Margin (%)



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



Net Income (IDR billion)



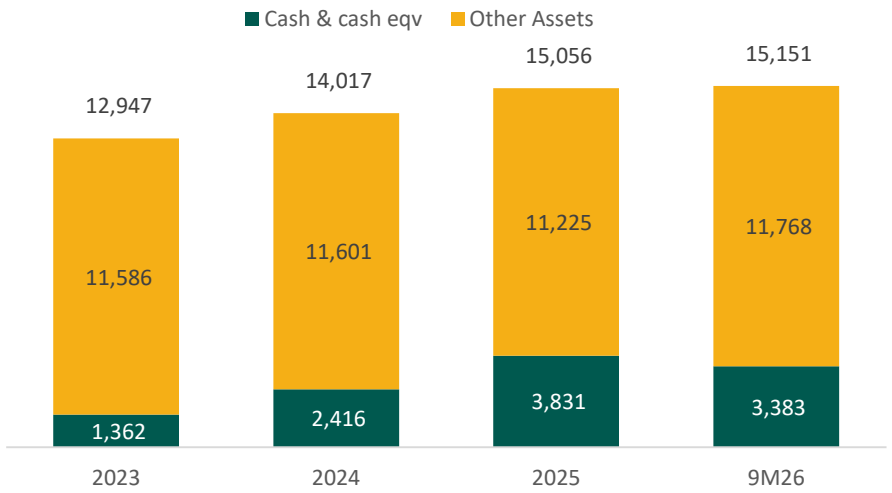
Notes:

(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;

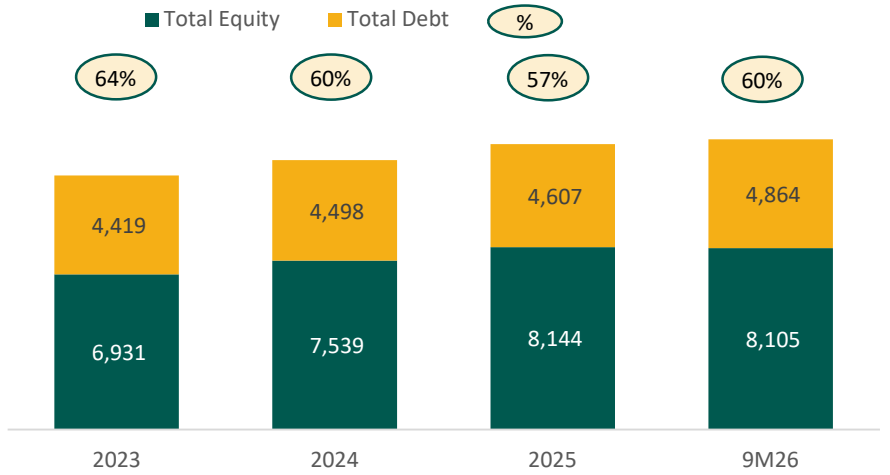
(2) Approximate foreign exchange loss and/or derivative termination loss in 2023 IDR2 billion, in 2024 IDR187 billion, in 2025 IDR121 billion, in 9M25 IDR106 billion, in 9M26 IDR403 billion

Balance Sheet Highlights

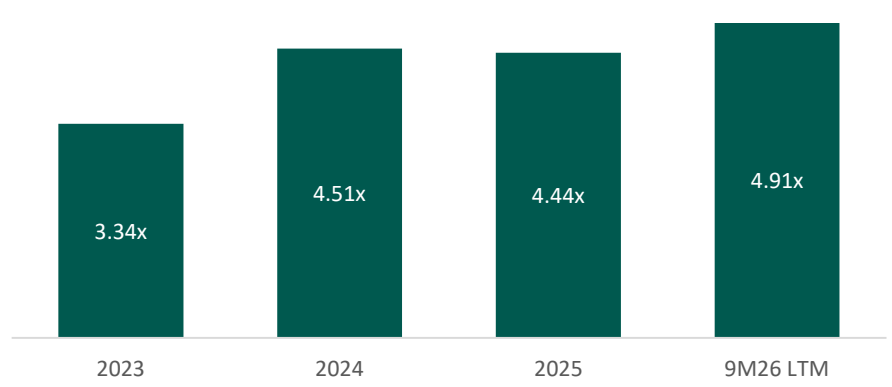
Total Assets and Cash[(1)] (IDR billion)



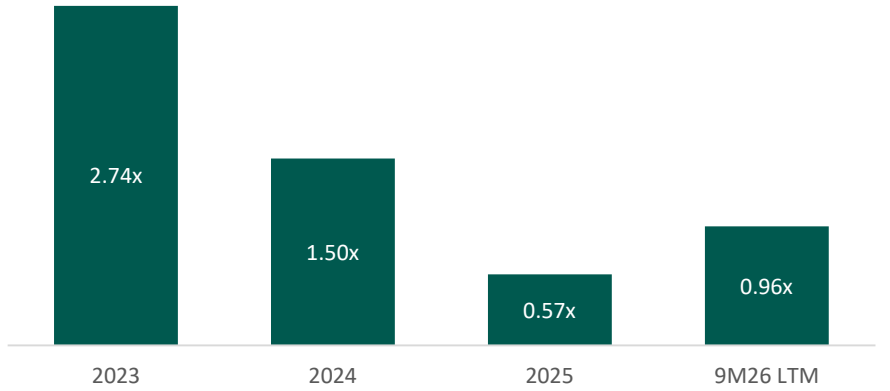
Debt, Equity (IDR billion) and Debt/Equity (%)



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.

9M26 Marketing Sales

Description (value in million IDR)		9M26 Area (m2)	9M26 Value	Q1 m2	Q1 Value	Q2 m2	Q2 Value	Q3 m2	Q3 Value
100% Consolidated / Wholly Owned									
Land Plots - Cikarang		65,095	211,201	42,530	115,074	11,500	35,269	11,065	60,858
Industrial Buildings - Cikarang		8,896	115,130	4,437	60,594	3,189	39,197	1,270	15,339
Landed Houses - Cikarang		2,915	43,114	894	12,998	1,116	15,499	905	14,617
Commercial / Shop Houses - Cikarang		551	20,968	48	1,547	403	15,828	100	3,593
Apartments - Cikarang		-	-	-	-	-	-	-	-
Tanjung Lesung, Rental & Other		-	16,833	-	5,642	-	8,411	-	2,781
Subtotal		**77,457**	**407,246**	**47,909**	**195,855**	**16,208**	**114,204**	**13,340**	**97,187**
Joint Ventures:									
Land Plots - Kendal *	51%	559,267	1,079,276	175,530	337,254	272,731	510,330	111,006	231,693
Landed Rescom - Mitsui **	51%	1,234	22,249	258	4,012	671	12,090	305	6,147
Landed Houses - Keihan***	52%	52	1,667	-	-	52	1,667	-	-
Apartments - Kawana ****	60%	-	3,675	-	1,006	-	2,669	-	-
Apartments - Riverview *****	63%	-	10,248	-	2,713	-	5,826	-	1,710
Subtotal		**560,553**	**1,117,115**	**175,788**	**344,985**	**273,454**	**532,581**	**111,311**	**239,549**
Total marketing sales		**638,010**	**1,524,361**	**223,697**	**540,840**	**289,662**	**646,785**	**124,651**	**336,736**

* 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 IDR1,524 billion in marketing sales in 9M26

FY25 Marketing Sales

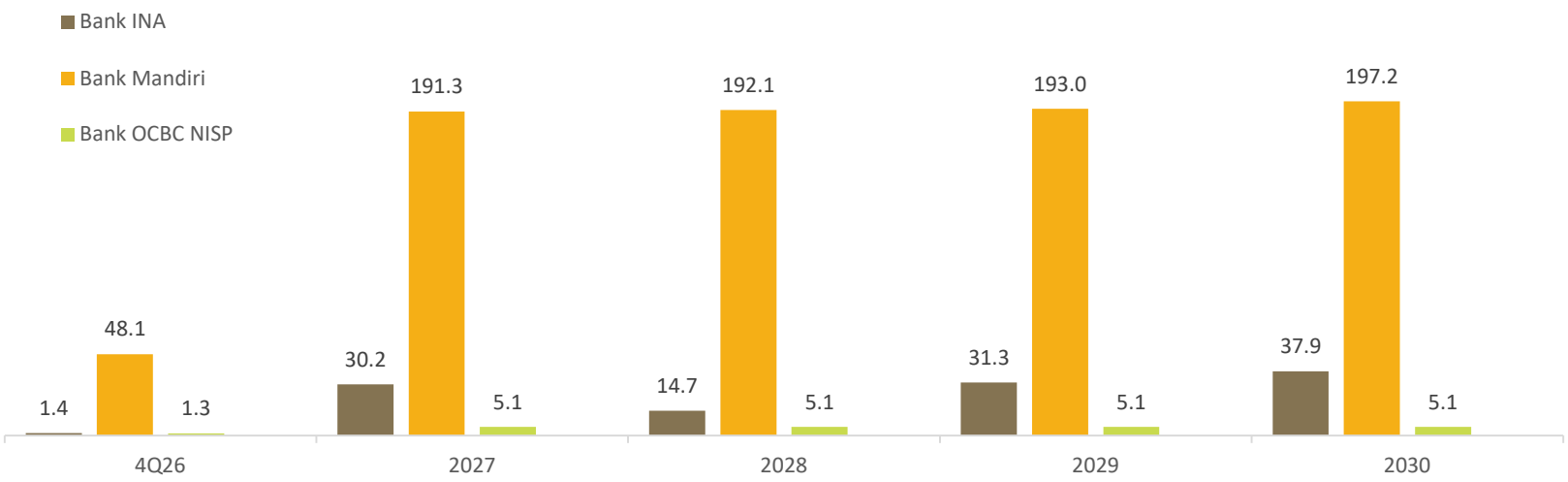
Description		FY25		Q1		Q2		Q3		Q4	
(value in million IDR)		Area (m2)	Value	m2	Value	m2	Value	m2	Value	m2	Value
100% Consolidated / Wholly Owned											
Land Plots - Cikarang		180,305	567,432	79,484	333,484	7,846	21,184	67,054	148,782	25,921	63,981
Industrial Buildings - Cikarang		24,164	292,719	2,555	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 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
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**** 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 September 2026

Debt Maturity Profile (in IDR billion)



Total Debt as per 30 Sept 2026	IDR 4,863 billion, average cost of debt 7.3%			
Bank Loans (1)	• Bank Mandiri	IDR 4,656n	7.10-7.75% p.a.	Term loans
	• Bank INA Perdana	IDR 171bn	7.75% p.a.	Project & Demand Loan, SBLC (JV – Mini LNG plant)
	• Bank OCBC NISP	IDR 32bn	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 Rp4.6bn

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(s) / disclosure statement(s)









JABABEKA & CO.

KIJA Reports 9M26 Results

PT Kawasan Industri Jababeka Tbk Reports First Nine Months of 2026 Results
Land Development & Property Revenue Strengthens in 3Q26; Infrastructure Continues to Support Recurring Revenue Growth

Jakarta, [release date] – PT Kawasan Industri Jababeka Tbk ("Jababeka" or the "Company"; IDX: KIJA) reported its consolidated financial performance for the nine-month period ended 30 September 2026 ("9M26").

The Company recorded consolidated revenue of Rp4,254.9 billion in 9M26, an increase of 16% from Rp3,674.7 billion in the same period of 2025 ("9M25"). Land Development & Property revenue strengthened significantly in the third quarter, reaching Rp1,914.8 billion, compared with Rp974.9 billion in the first half of 2026. This reflects an improved contribution from the recognition of industrial land sales, supported by stronger sales recognition in the third quarter of 2026. Meanwhile, the Infrastructure pillar continued to deliver stable growth, further strengthening the Company's recurring revenue base.

9M26 KEY HIGHLIGHTS

- Consolidated revenue: Rp4,254.9 billion, up 16% from Rp3,674.7 billion in 9M25.
- Land Development & Property revenue: Rp1,914.8 billion in 9M26, including Rp939.9 billion recognized in 3Q26 alone, nearly matching the Rp974.9 recognized through 1H26.
- Infrastructure pillar revenue: Rp2,242.5 billion, up 15% from Rp1,950.7 billion in 9M25.
- Recurring revenue from the Infrastructure pillar: 53% of total Company revenue.
- Consolidated gross profit: Rp1,577.8 billion, up 7% from Rp1,472.8 billion in 9M25.
- Consolidated gross margin: 37%, compared with 40% in 9M25.
- Net profit: Rp391.7 billion, down 38% from Rp634.6 billion in 9M25, due to one-off refinancing costs in the second quarter of 2026.
- EBITDA: Rp1,362.4 billion, up 4% from Rp1,308.2 billion in 9M25.
- Consolidated cash balance: Rp3,153.7 billion

LAND DEVELOPMENT & PROPERTY

Revenue from the Land Development & Property pillar grew 17% to Rp1,914.8 billion and was supported by growth across three main segments. Developed land sales revenue reached Rp1,629.5 billion, up from Rp1,433.2 billion in the same period of the previous year. Revenue from standard factory land and building sales increased to Rp126.0 billion from Rp32.2 billion, representing growth of 291%. Meanwhile, revenue from residential land and housing sales rose 18% to Rp77.8 billion. These results reflect growth in both industrial and residential property segments.

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KIJA Reports 9M26 Results (2/3)

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INFRASTRUCTURE

Infrastructure pillar revenue increased 15% to Rp2,242.5 billion in 9M26 from Rp1,950.7 billion in 9M25. The electricity segment recorded revenue of Rp1,505.2 billion, up from Rp1,377.6 billion, supported by electricity consumption from tenants in Kendal and Cikarang. The Services and Maintenance segment grew by 33% to Rp525.6 billion from Rp398.5 billion, driven by higher tenant activity in Kendal, increased contributions from other business units within this subsegment, as well as higher tariffs and service volumes in Cikarang. Cikarang Dry Port revenue increased to Rp211.8 billion from Rp174.6 billion, mainly driven by higher container throughput (TEUs). Recurring revenue from this pillar accounted for 53% of the Company's total revenue.

LEISURE & HOSPITALITY

Revenue from the Leisure & Hospitality pillar increased to Rp97.6 billion. The golf business contributed approximately 65% of the pillar's total revenue, supporting the Company's revenue diversification.

PROFITABILITY

Consolidated gross profit increased 7% to Rp1,577.8 billion in 9M26, compared with Rp1,472.8 billion in 9M25. However, consolidated gross margin declined to 37% from 40%. The change in margin primarily reflected lower margins from the Infrastructure pillar due to lower margins from the Electricity segment due to operational factors.

The Company recorded net profit of Rp391.7 billion in 9M26, down 38% from Rp634.6 billion in 9M25. Performance was affected by 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 in 2027. These expenses arose from the Company's strategic refinancing of its U.S. dollar-denominated Senior Notes into Rupiah-denominated bank loan facilities. The transaction is expected to deliver long-term financial benefits, despite its temporary impact on the Company's financial performance during the reporting period.

The Company's EBITDA in 9M26 amounted to Rp1,362.4 billion, up 4% from Rp1,308.2 billion in 9M25.

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KIJA Reports 9M26 Results (3/3)

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MARKETING SALES

Marketing sales from the Land Development & Property pillar reached Rp1.52 trillion in 9M26, reflecting continued business activity across its industrial estate developments amid a more challenging investment environment. Marketing sales from Cikarang and other areas, including joint ventures, were supported by transactions involving 3 hectares of industrial land to an Indonesian textile company, 1 hectare to a company in the electricity sector, and 0.7 hectares to a building materials importer from China. Meanwhile, land sales in Kendal were supported by transactions involving 7 hectares to a Chinese battery manufacturer, 6 hectares to a Chinese synthetic leather manufacturer, and 9.7 hectares to an Indonesian home appliance manufacturer.

The current market environment has encouraged investors to adopt a more measured approach to investment decisions, while transaction realization continues to depend on specific commercial considerations and timelines. Against this backdrop, the Company remains focused on maintaining market engagement, strengthening its sales pipeline, and converting business opportunities into realized marketing sales. The Company continues to see underlying demand across its industrial estates, supported by the long-term attractiveness of Indonesia as a manufacturing and investment destination. With its established industrial ecosystem, integrated infrastructure, and strategic locations in Cikarang and Kendal, the Company remains well positioned to capture future investment opportunities.

OUTLOOK

The Company remains focused on strengthening its recurring revenue base through the Infrastructure pillar and maintaining its position as a leading industrial estate developer in Indonesia. While market conditions and the macroeconomic environment continue to present challenges for marketing sales in 2026, the Company remains constructive on the medium-term outlook for its industrial property business. Looking ahead, the Company expects business prospects to become more favorable in 2027, supported by its ongoing efforts to strengthen its industrial estate ecosystem and convert its existing sales pipeline into future business growth. Further details on the Company's 2027 marketing sales outlook will be communicated in early 2027.

FORWARD-LOOKING STATEMENTS

This press release contains forward-looking statements that reflect the Company’s current views on future events, including its marketing sales target and business strategy. These statements are subject to risks and uncertainties that could cause actual results to differ materially from those projected. The Company undertakes no obligation to update these statements except as required by applicable laws and regulations.