



## A Company Presentation

**January 2026**



1



## Content

### A. Company Profile

- Corporate Information, Shareholders
- Management Team
- Principal Business Activities
- Project Locations
- Landbank & Projected Acquisitions

### B. Property Development

- Marketing Sales by Locations & Product Type
- Product Price Range & Customer Payment Profile
- Group Development Values (ongoing projects)
  - Kelapa Gading
  - Serpong
  - Bekasi
  - Bandung
  - Karawang
  - Makassar
  - Bogor
  - Crown Gading
  - Tangerang

### C. Investment Property

- Shopping Malls

### D. Hospitality Business

### E. Leisure, Education & Others

### F. Financials

- Consolidated
- Revenues by Business Segment
- EBITDA by Business Segment
- EBIT by Business Segment
  
- Income Statements (Property Development)
- Income Statements (Investment Property)
- Income Statements (Leisure & Hospitality)
- Income Statements (Other Businesses)
  
- Balance Sheet Summary
- Debt Profile
- Non-land Capital Investments

### G. Our Plans and Strategy

- Our Business Model
- Our Competitiveness
- Outlook for the Year
- Moving Forward

### H. Contact Information

### I. Disclaimer

### Appendix

2



# A. Company Profile

- B. Property Development
- C. Investment Property
- D. Hospitality Business
- E. Leisure, Education & Others
- F. Financials
- G. Our Plans and Strategy
- H. Contact Information
- I. Disclaimer



## Corporate Information

### CORPORATE INFORMATION

Incorporated	:	26/Nov/1975	Net Book Value @ 30/Sep/2025 :	Rp 905 /Share
Listing Date	:	7/May/1990	Net Book Value :	Rp 14,935 bn
Ticker	:	SMRA:IJ	Price to Book Ratio :	0.42 X
IPO Price	:	Rp 680 /Share		
Share Value (Nominal)	:	Rp 100 /Share		
Total Shares Issued	:	16,508,568,358		
Share Capital	:	Rp 1,651 bn		

<b>Share Price @ 31/Dec/2025</b>	:	<b>Rp 382 /Share</b>
<b>Market Capitalisation</b>	:	<b>Rp 6,306 bn</b>
<b>Market Capitalisation in USD</b>	:	<b>USD 376 mn</b>

### SHAREHOLDER PROFILE % Shareholding

Founders & Associates	41.48%
Public - Local	41.16%
Public - Foreign	17.36%
	100.00%

MAJOR & AFFILIATED SHAREHOLDERS	No. of Shares	% Shareholding	Status
PT Semarop Agung	5,894,627,316	35.71%	Controlling Shareholder
Harto Djojo Nagaria	20,800,002	0.13%	Company Commissioner
Liliawati Rahardjo	933,000,036	5.65%	Company Director
	6,848,427,354	41.48%	



## Management Team (Boards of Commissioners & Directors)



Standing (L-R) : Jason Lim (D-Technical & Projects), Drs. H. Edi Darnadi, M.M. (C-Independent), Lydia Tjio (D-Finance), Ir. Ge Lilies Yamin (C-Independent), Hendri Rahardja (C), Lexy Arie Tumiwa (C-Independent), Ir. Sharif Benyamin (D-Property Development).

Seated (L-R) : Soegianto Nagaria (D-Investment Property), Nanik Widjaja (D-Corporate Services), Harto Djojo Nagaria (C), Liliawati Rahardjo (Managing Director), Soetjipto Nagaria (Ir.) (President Commissioner), Ir. Adrianto Pitojo Adi (President Director), Herman Nagaria (D-Business Development).

\* Please refer to the Annual Report 2024 for the Management Team's Profile

5



## Principal Business Activities

### Property Development

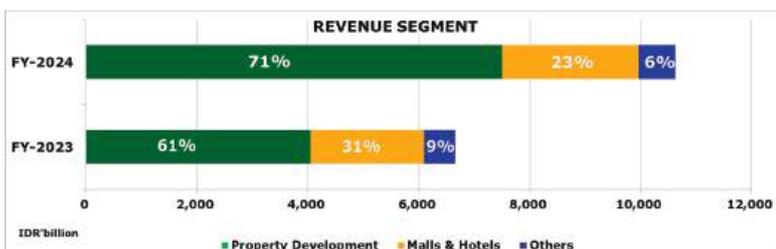
- ❖ Sales revenue from developed properties
- ❖ Marketing sales 2025: IDR5,528bn
- ❖ Marketing Sales 2024: IDR4,366bn
- ❖ 9 (nine) development areas of approx. 2,100ha
- ❖ Total landbank approx. 2,100ha
- ❖ Revenue
  - ❖ 2024: IDR 7,504bn
  - ❖ 2023: IDR 4,045bn

### Investment Property

- Recurring revenues from rental and service charge fee
- 5 landmark Summarecon malls in Kelapa Gading, Serpong, Bekasi, Karawang, & Bandung
- Aggregate GFA of 500,000+ sqm
- Others include: Samasta Lifestyle Village, Menara Satu Office, Kensington Office, Scientia Business Park, Summerville Apartment
- Revenue
  - 2024: IDR 2,152bn
  - 2023: IDR 1,738bn

### Leisure, Hospitality & Others

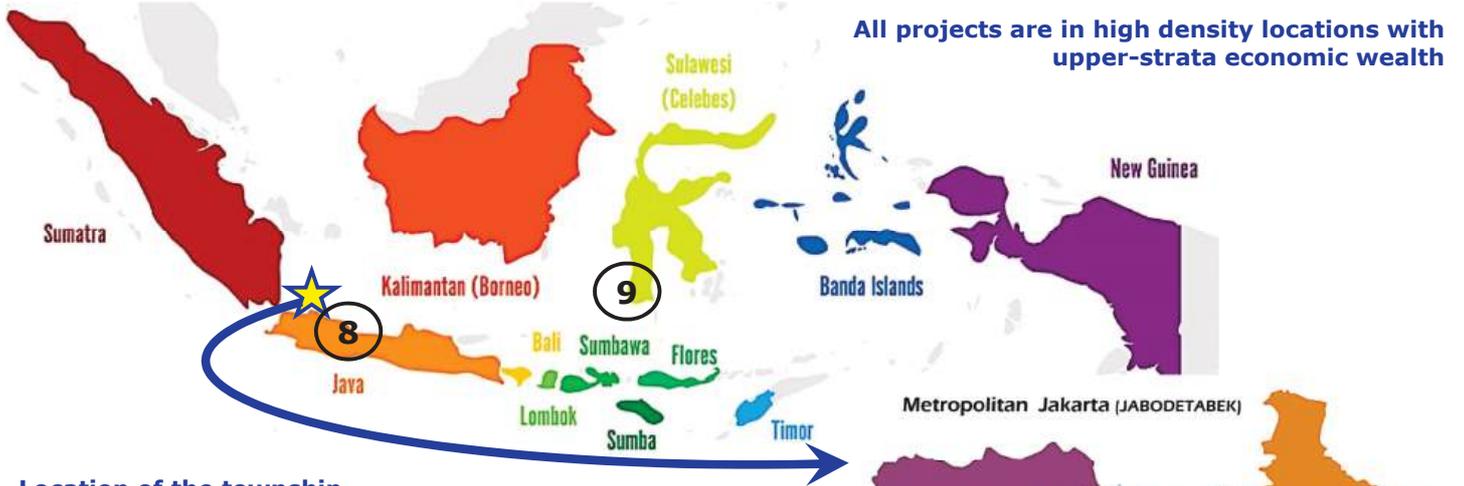
- Supplemental facilities with recurring revenues
- Harris Hotel & POP! Hotel Kelapa Gading, Harris Hotel Bekasi, Movenpick Resort & Spa Bali
- Others include: Klub Kelapa Gading, The Springs Club, Pradita University, Sekolah Islam Al-Azhar, Sekolah Sedaya Bintang
- Revenue
  - 2024: IDR 967bn
  - 2023: IDR 876bn



6



## Project Location (Township)



### Location of the township

1. Kelapa Gading, North Jakarta
2. Serpong, South Tangerang, Banten
3. Bekasi City, West Java
4. Bogor Regency, West Java
5. Tarumajaya, Bekasi Regency, West Java
6. Tangerang Regency, Banten
7. East Karawang, West Java
8. Bandung, West Java
9. Makassar, Sulawesi



Z



## Landbank Acquisition

Location	Business Structure	% Ownership	Gross Area 30/Sep/25	Effective Acreage Ownership	
				Own	Minority
1 Summarecon Kelapa Gading	Own	100%	8 ha	8 ha	0 ha
2 Summarecon Serpong			490 ha	447 ha	43 ha
Own Land	Own	100%	310 ha	310 ha	0 ha
Land under Joint Operations (1)	Joint Operations	80%	128 ha	102 ha	26 ha
Land under Joint Operations (2)	Joint Operations	70%	42 ha	29 ha	13 ha
Land under Joint Operations (3)	Joint Operations	55%	10 ha	6 ha	5 ha
3 Summarecon Bekasi	Own	100%	73 ha	73 ha	0 ha
4 Summarecon Crown Gading#	Joint Venture	51%	278 ha	142 ha	136 ha
5 Summarecon Bogor	Joint Venture	51%	374 ha	191 ha	183 ha
6 Summarecon Karawang	Own		3.6 ha	2.1 ha	1.5 ha
Own Land	Own	100%	0.0 ha	0.0 ha	0.0 ha
Land under PT SMTH	Joint Venture	58%	3.6 ha	2.1 ha	1.5 ha
7 Summarecon Bandung	Own	100%	194 ha	194 ha	0 ha
8 Summarecon Mutiara Makassar			312 ha	262 ha	50 ha
Own Land	Own	100%	164 ha	164 ha	0 ha
Land under PT SGMC	Joint Venture	68%	135 ha	91 ha	44 ha
Land under PT SGMF	Joint Venture *	51%	13 ha	7 ha	6 ha
9 Summarecon Tangerang	Own	100%	95 ha	95 ha	0 ha
10 Bali	Own	100%	20 ha	20 ha	0 ha
11 Others	Own	100%	476 ha	476 ha	0 ha
<b>TOTAL ACREAGE AVAILABLE FOR DEVELOPMENT</b>			<b>2,323 ha</b>	<b>1,909 ha</b>	<b>414 ha</b>
			<b>100%</b>	<b>82%</b>	<b>18%</b>

# Tarumajaya, North Bekasi

\* Effective Ownership

8

A. Company Profile

# B. Property Development

C. Investment Property

D. Hospitality Business

E. Leisure, Education & Others

F. Financials

G. Our Plans and Strategy

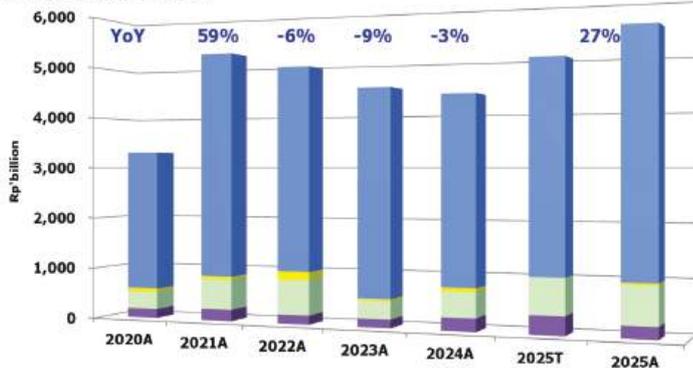
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## Property Development : Marketing Sales by Location & by Product Type

Marketing Sales by Location

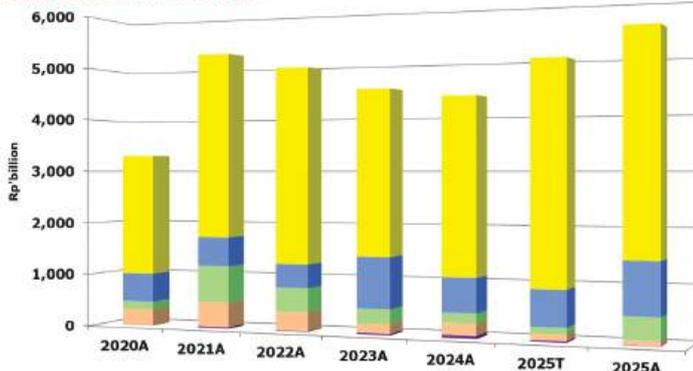


SALES LOCATION	2020A	2021A	2022A	2023A	2024A	2025T	2025A
	Actual	Actual	Actual	Actual	Actual	Target	Actual
Greater Jakarta	2,718	4,370	3,939	3,976	3,570	3,960	4,540
Karawang	72	56	159	35	72	-	34
Bandung	333	590	676	345	477	690	722
Makassar	181	226	172	161	248	350	231
<b>Total</b>	<b>3,304</b>	<b>5,242</b>	<b>4,946</b>	<b>4,517</b>	<b>4,366</b>	<b>5,000</b>	<b>5,528</b>
YoY Change	↓ -828	↑ 1,938	↓ -296	↓ -429	↓ -151	-	↑ 1,161

% Location Segment

Greater Jakarta	82%	83%	80%	82%	79%	83%	82%
Karawang	2%	1%	3%	2%	0%	1%	1%
Bandung	10%	11%	14%	11%	14%	12%	13%
Makassar	6%	5%	3%	6%	7%	4%	4%

Marketing Sales by Product Type



PRODUCT TYPE	2020A	2021A	2022A	2023A	2024A	2025T	2025A
	Actual	Actual	Actual	Actual	Actual	Target	Actual
House	2,297	3,502	3,685	3,086	3,273	4,075	4,063
Shops	542	553	447	957	638	660	963
Landplots	159	692	450	272	179	125	404
Apartment	302	468	354	176	225	115	92
Office, Others	4	27	10	26	51	25	6
<b>Total</b>	<b>3,304</b>	<b>5,242</b>	<b>4,946</b>	<b>4,517</b>	<b>4,366</b>	<b>5,000</b>	<b>5,528</b>

% Product Segment

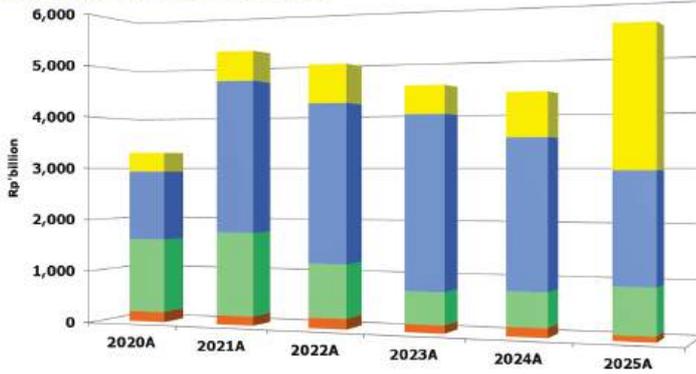
House	70%	67%	75%	68%	75%	82%	73%
Shops	16%	11%	9%	21%	15%	13%	17%
Landplots	5%	13%	9%	6%	4%	2%	7%
Apartment	9%	9%	7%	4%	5%	2%	3%
Office, Others	0%	0%	0%	1%	1%	1%	0%

\* As of 31 Dec 2025



## Property Development : Product Price Range & Customer Payment Profile

Marketing Sales by Product Price Range

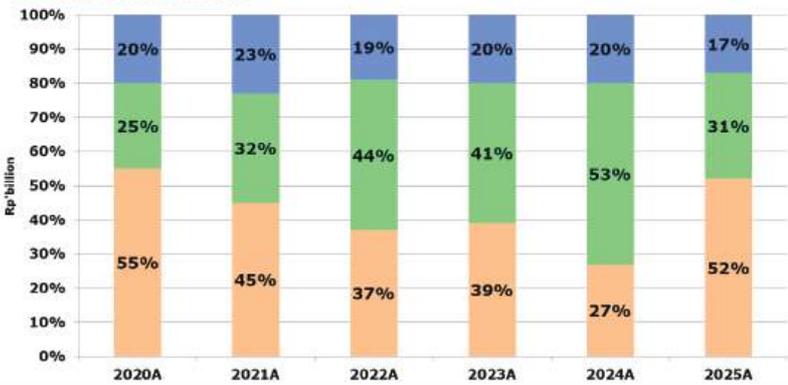


PRODUCT PRICE RANGE	2020A	2021A	2022A	2023A	2024A	2025A
	Actual	Actual	Actual	Actual	Actual	Actual
	Rp'bn	Rp'bn	Rp'bn	Rp'bn	Rp'bn	Rp'bn
> Rp 5bn	366	572	730	525	813	2,562
Rp 2 - 5bn	1,329	2,902	3,004	3,241	2,746	2,022
Rp 1 - 2bn	1,413	1,593	1,012	599	633	840
< Rp 1bn	196	175	200	152	174	103
<b>Total</b>	<b>3,304</b>	<b>5,242</b>	<b>4,946</b>	<b>4,517</b>	<b>4,366</b>	<b>5,528</b>

% Product Price Segment

> Rp 5bn	11%	11%	15%	12%	19%	46%
Rp 2 - 5bn	40%	56%	61%	72%	63%	37%
Rp 1 - 2bn	43%	30%	20%	13%	14%	15%
< Rp 1bn	6%	3%	4%	3%	4%	2%

Customer Payment Profile



PAYMENT PROFILE	2020A	2021A	2022A	2023A	2024A	2025A
	Actual	Actual	Actual	Actual	Actual	Actual
	Rp'bn	Rp'bn	Rp'bn	Rp'bn	Rp'bn	Rp'bn
Cash	661	1,194	934	922	862	921
Bank Mortgage	826	1,678	2,162	1,832	2,309	1,743
Dev Instalment	1,817	2,370	1,850	1,763	1,195	2,863
<b>Total</b>	<b>3,304</b>	<b>5,242</b>	<b>4,946</b>	<b>4,517</b>	<b>4,366</b>	<b>5,528</b>

% Customer Payment Profile

Cash	20%	23%	19%	20%	20%	17%
Bank Mortgage	25%	32%	44%	41%	53%	31%
Dev Instalment	55%	45%	37%	39%	27%	52%

\* As of 31 Dec 2025

11



## Property Development : Group Project Development Value (Ongoing Projects)

PROJECT DEVELOPMENT VALUE (SOME ONGOING PROJECTS)								
SUMMARY BY LOCATIONS	Development Value			No. of Units			% sold (Value)	% sold (Units)
	Total	Sold	Bal	Total	Sold	Bal		
	Rp'bn	Rp'bn	Rp'bn					
Kelapa Gading	2,398	(2,103)	295	826	(723)	103	88%	88%
Serpong	9,842	(6,966)	2,876	3,699	(3,150)	549	71%	85%
Bekasi	4,951	(3,825)	1,126	3,648	(3,569)	79	77%	98%
Karawang	631	(577)	54	593	(543)	50	91%	92%
Bandung	1,847	(1,454)	393	548	(466)	82	79%	85%
Makassar	1,146	(902)	244	600	(478)	122	79%	80%
Bogor	2,269	(1,971)	298	748	(695)	53	87%	93%
Crown Gading [North Bekasi]	3,283	(2,099)	1,184	1,705	(1,112)	593	64%	64%
Tangerang	803	(406)	398	515	(284)	231	50%	50%
<b>TOTAL GROUP</b>	<b>27,170</b>	<b>(20,303)</b>	<b>6,867</b>	<b>12,882</b>	<b>(11,020)</b>	<b>1,862</b>	<b>75%</b>	<b>86%</b>

\* Total Values include Estimates of Planned | Projected Developments  
\* Some projects/products are released progressively based on market niches

PROJECT DEVELOPMENT VALUE (SOME ONGOING PROJECTS)								
SUMMARY BY PRODUCT TYPE	Development Value			No. of Units			% sold (Value)	% sold (Units)
	Total	Sold	Bal	Total	Sold	Bal		
	Rp'bn	Rp'bn	Rp'bn					
House	17,224	(12,193)	5,031	7,407	(5,805)	1,602	71%	78%
Shop	3,082	(2,481)	602	846	(753)	93	80%	89%
Landplot	596	(580)	16	153	(149)	4	97%	97%
Apartment	5,684	(4,752)	932	4,273	(4,210)	63	84%	99%
Office	496	(231)	265	174	(81)	93	47%	47%
Industrial	88	(67)	21	29	(22)	7	76%	76%
<b>TOTAL GROUP</b>	<b>27,170</b>	<b>(20,303)</b>	<b>6,867</b>	<b>12,882</b>	<b>(11,020)</b>	<b>1,862</b>	<b>75%</b>	<b>86%</b>

\* As of 31 Dec 2025

12



## Property Development : Summarecon Kelapa Gading (in Greater Jakarta)

### PROJECT DEVELOPMENT VALUE (SOME ONGOING PROJECTS)

Project   Product Name	Product Type	1st Launch Date	Completion Date	Development Value			No. of Units			ASP   Unit	% sold (Value)
				Total	Sold	Bal	Total	Sold	Bal		
				Rp'bn	Rp'bn	Rp'bn				Rp'mn	
Kensington Royal Suites [A-C]	Apartment	Sep-14	Sep-18	1,465	(1,442)	23	453	(446)	7	3,234	98%
Kensington Royal Suites [D]	Apartment	Apr-15	Apr-19	437	(430)	7	199	(196)	3	2,196	98%
Kensington Office (Exclude-Rent)	Office	Jun-17	Jun-20	496	(231)	265	174	(81)	93	2,851	47%
<b>Total Kelapa Gading</b>				<b>2,398</b>	<b>(2,103)</b>	<b>295</b>	<b>826</b>	<b>(723)</b>	<b>103</b>		<b>88%</b>

### TOWNSHIP OVERVIEW

Started	1975
Area	Total Area: 550 Ha Developed: 542 Ha (99%) Undeveloped: 8 Ha (1%)
Development Period	> 10 years on the available land bank
Developed	<ul style="list-style-type: none"> <li>30,000+ residential houses</li> <li>2,120+ shoplots</li> <li>2,850+ apartment units</li> </ul>
Investment Property, Leisure & Hospitality, and Other Business	<ul style="list-style-type: none"> <li>Mall Kelapa Gading</li> <li>La Piazza &amp; Gafoy</li> <li>Harris Hotel Kelapa Gading</li> <li>POP! Hotel Kelapa Gading</li> <li>Menara Satu</li> <li>Kensington Office</li> </ul>
Other Key Facilities (by 3 <sup>rd</sup> Parties)	<ul style="list-style-type: none"> <li>Mitra Keluarga Hospital</li> <li>Gading Pluit Hospital</li> <li>Al Azhar Islamic School</li> <li>TKK Penabur (Christian) School</li> </ul>

### Masterplan | Project Snapshots



Kensington Royal Suites



Kensington Office

13



## Property Development : Summarecon Serpong (in Greater Jakarta)

### TOWNSHIP OVERVIEW

Started	1993
Area	Total Area: 800 Ha Developed: 336 Ha (42%) Future development : 464 Ha (58%)
Development Period	> 10 years on the available land bank
Developed	<ul style="list-style-type: none"> <li>12,440 residential houses</li> <li>1,355 shoplots</li> <li>451 residential landplots</li> <li>6,044 apartment units</li> </ul>
Investment Property, Leisure & Hospitality, and Other Business	<ul style="list-style-type: none"> <li>Summarecon Mall Serpong</li> <li>Scientia Square Park Building</li> <li>Scientia Square Park</li> <li>Scientia Business Park</li> <li>The Springs Club</li> <li>St. Carolus Hospital</li> <li>Plaza Summarecon Serpong</li> <li>Pahoa School</li> </ul>
Other key facilities (by 3 <sup>rd</sup> Parties)	<ul style="list-style-type: none"> <li>Pradita University</li> <li>Universitas Multimedia Nusantara</li> <li>Gading Raya Golf Course &amp; Club</li> <li>3<sup>rd</sup> Party Hotels</li> </ul>

### Masterplan | Project Snapshots



Symphonia



The Springs



Scientia Garden



Serpong M-Town

14



# Property Development : Summarecon Serpong (in Greater Jakarta)

## PROJECT DEVELOPMENT VALUE (SOME ONGOING PROJECTS)

Project   Product Name	Product Type	1st Launch Date	Completion Date	Development Value			No. of Units			ASP   Unit	% sold (Value)
				Total	Sold	Bal	Total	Sold	Bal		
				Rp'bn	Rp'bn	Rp'bn				Rp'mn	
<b>The Springs</b>											
Rainbow Springs	Apartment	Aug-19	Feb-22	1,229	(1,217)	12	740	(733)	7	1,661	99%
South Goldfinch Commercial*	Shop	Nov-19	Nov-22	190	(178)	12	62	(58)	4	3,065	94%
Heron	House	Nov-22	Nov-24	1,465	(662)	804	206	(93)	113	7,112	45%
Bellefont East	House	Jun-25	Jun-27	1,157	(546)	612	227	(107)	120	5,097	47%
<b>Scientia Garden</b>											
Edison Commercial	Shop	Apr-17	Apr-19	172	(138)	34	61	(49)	12	2,820	80%
Carson	House	Oct-21	Oct-23	639	(630)	9	211	(208)	3	3,028	99%
Downtown Drive	Shop	Apr-23	Apr-25	268	(265)	3	82	(81)	1	3,268	99%
Carson Commercial	Shop	Jun-24	Jun-26	134	(91)	43	34	(23)	11	3,941	68%
Quantum Commercial	Shop	Dec-24	Dec-26	171	(171)	0	32	(32)	0	5,344	100%
Finore	House	Nov-25	Nov-27	872	(140)	732	218	(35)	183	4,000	16%
<b>Symphonia</b>											
Melody Commercial 2	Shop	Apr-22	Apr-24	162	(159)	3	50	(49)	1	3,240	98%
Leonora	House	Feb-22	Feb-24	514	(498)	16	220	(213)	7	2,336	97%
Strozzi	House	Jun-23	Jun-25	615	(607)	8	212	(209)	3	2,901	99%
Louise	House	Dec-24	Dec-26	730	(555)	175	175	(133)	42	4,171	76%
<b>M-Town</b>											
M-Town Residence [C,D]	Apartment	May-15	May-19	738	(727)	12	1,122	(1,104)	18	658	98%
M-Town Signature [I] **	Apartment					0			0	0	
<b>Non Kawasan</b>											
City Hub Commercial	Shop	May-15	May-19	786	(385)	401	47	(23)	24	16,723	49%
<b>Total Serpong</b>				<b>9,842</b>	<b>(6,966)</b>	<b>2,876</b>	<b>3,699</b>	<b>(3,150)</b>	<b>549</b>		<b>71%</b>

\* Progressive release of projects|products

\*\* Not Launched Yet



# Property Development : Summarecon Bekasi (in Greater Jakarta)

## TOWNSHIP OVERVIEW

Started	2010
Area	Total Area: 259 Ha Developed: 186 Ha (72%) Future Development: 73 Ha (28%)
Development Period	> 10 years on the available land bank
Developed	<ul style="list-style-type: none"> <li>4,054 residential houses</li> <li>564 shoplots</li> <li>4,960 apartment units</li> <li>162 residential landplots</li> </ul>
Investment Property, Leisure & Hospitality, and Other Business	<ul style="list-style-type: none"> <li>Summarecon Mall Bekasi</li> <li>Plaza Summarecon Bekasi</li> <li>Harris Hotel Bekasi</li> </ul>
Other Key Facilities (by 3 <sup>rd</sup> Parties)	<ul style="list-style-type: none"> <li>Bina Nusantara University (Binus)</li> <li>Al Azhar Islamic School</li> <li>BPK Penabur (Christian) School</li> </ul>

## Masterplan | Project Snapshots



Scarlet Commercial



Morizen Residence



Magenta Residence

Primrose Condovilla



SpringLake View



## Property Development : Summarecon Bekasi (in Greater Jakarta)

### PROJECT DEVELOPMENT VALUE (SOME ONGOING PROJECTS)

Project   Product Name	Product Type	1st Launch Date	Completion Date	Development Value			No. of Units			ASP   Unit	% sold (Value)
				Total	Sold	Bal	Total	Sold	Bal		
				Rp'bn	Rp'bn	Rp'bn				Rp'mn	
SpringLake View [E]	Apartment	Aug-15	Aug-19	388	(380)	8	856	(838)	18	453	98%
SpringLake View [F]	Apartment	Oct-16	Oct-20	313	(311)	2	743	(737)	6	421	99%
SpringLake View [G,H] **	Apartment			862		862			0	0	0%
Primrose Condovilla [A,B,C]	Apartment	Oct-15	Apr-18	151	(148)	3	100	(98)	2	1,510	98%
Primrose Condovilla [D,E]	Apartment	Mar-17	Sep-19	101	(98)	3	60	(58)	2	1,683	97%
Srimaya	House	Aug-18	Aug-20	388	(381)	7	870	(854)	16	446	98%
Morizen *	House	Aug-19	Aug-22	705	(692)	13	157	(154)	3	4,490	98%
Srimaya Kiosks	Shop	Jul-20	Jul-22	24	(21)	3	65	(57)	8	369	88%
Magenta	House	Sep-20	Sep-22	605	(598)	7	420	(415)	5	1,440	99%
Scarlet Commercial	Shop	Oct-21	Oct-23	89	(86)	3	35	(34)	1	2,543	97%
Mulberry Residence	House	Dec-21	Dec-23	551	(545)	7	240	(237)	3	2,296	99%
Crystal Boulevard [Ext]	Shop	Aug-24	Aug-26	340	(326)	14	75	(72)	3	4,533	96%
Soultan Island	House	Aug-25	Aug-27	434	(241)	193	27	(15)	12	16,074	56%
<b>Total Bekasi</b>				<b>4,951</b>	<b>(3,825)</b>	<b>1,126</b>	<b>3,648</b>	<b>(3,569)</b>	<b>79</b>		<b>77%</b>

\* Progressive release of projects|products

\*\* Not Launched Yet

17



## Property Development : Summarecon Bandung (in West Java)

### PROJECT DEVELOPMENT VALUE (SOME ONGOING PROJECTS)

Project   Product Name	Product Type	1st Launch Date	Completion Date	Development Value			No. of Units			ASP   Unit	% sold (Value)
				Total	Sold	Bal	Total	Sold	Bal		
				Rp'bn	Rp'bn	Rp'bn				Rp'mn	
Xandari *	Landplot	Nov-21	Nov-24	253	(241)	12	65	(62)	3	3,892	95%
Genova	House	Jul-23	Jan-26	667	(588)	79	243	(214)	29	2,745	88%
Sapphire Commercial	Shop	Nov-23	May-26	120	(84)	36	33	(23)	10	3,636	70%
Hillary	House	Aug-24	Aug-26	379	(303)	76	70	(56)	14	5,414	80%
Ivora	House	Mar-25	Mar-27	253	(214)	39	130	(110)	20	1,946	85%
Xandari	House	Aug-25	Aug-27	175	(25)	150	7	(1)	6	25,000	14%
<b>Total Bandung</b>				<b>1,847</b>	<b>(1,454)</b>	<b>393</b>	<b>548</b>	<b>(466)</b>	<b>82</b>		<b>79%</b>

\* Progressive release of projects|products

### TOWNSHIP OVERVIEW

Started	2015
Area	Total Area: 290 Ha Developed: 97 Ha (33%) Future Development: 193 Ha (67%)
Development Period	>10 years on the available land bank
Developed	<ul style="list-style-type: none"> <li>2,120 residential houses</li> <li>91 residential landplots</li> <li>381 shoplots</li> </ul>
Investment Property, Leisure & Hospitality, and Other Business	<ul style="list-style-type: none"> <li>Plaza Summarecon Bandung</li> <li>Summarecon Mall Bandung</li> <li>Sedaya Bintang School</li> </ul> Planned: <ul style="list-style-type: none"> <li>Hotel</li> </ul>

### Masterplan | Project Snapshots



Xandari

18

# Property Development : Summarecon Karawang (in West Java)

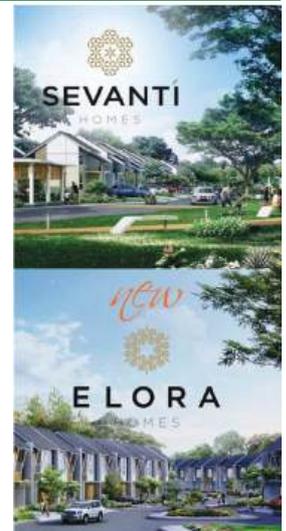
## PROJECT DEVELOPMENT VALUE (SOME ONGOING PROJECTS)

Project   Product Name	Product Type	1st Launch Date	Completion Date	Development Value			No. of Units			ASP   Unit	% sold (Value)
				Total	Sold	Bal	Total	Sold	Bal		
				Rp'bn	Rp'bn	Rp'bn				Rp'mn	
Elora 2	House	Feb-17	Feb-19	214	(206)	<b>8</b>	202	(194)	<b>8</b>	1,059	96%
Sapphire Commercial	Shop	Jul-17	Jul-19	155	(147)	<b>8</b>	80	(76)	<b>4</b>	1,938	95%
Sevanti	House	Nov-18	Nov-20	134	(120)	<b>14</b>	247	(221)	<b>26</b>	543	90%
Verena Homes	House	Nov-22	Nov-24	128	(104)	<b>24</b>	64	(52)	<b>12</b>	2,000	81%
<b>Total Karawang</b>				<b>631</b>	<b>(577)</b>	<b>54</b>	<b>593</b>	<b>(543)</b>	<b>50</b>		<b>91%</b>

## TOWNSHIP OVERVIEW

Started	2016
Area	Total Area: 43 Ha Developed: 39 Ha (91%) Future Development: 4 Ha (9%)
Development Period	~ 5 years on the available land bank
Developed	<ul style="list-style-type: none"> <li>1,043 residential houses</li> <li>80 shoplots</li> <li>22 residential landplots</li> </ul>
Investment Property, Leisure & Hospitality, and Other Business	<ul style="list-style-type: none"> <li>Summarecon Villaggio Outlets</li> </ul>

## Masterplan | Project Snapshots



19

# Property Development : Summarecon Mutiara Makassar (in Sulawesi)

## PROJECT DEVELOPMENT VALUE (SOME ONGOING PROJECTS)

Project   Product Name	Product Type	1st Launch Date	Completion Date	Development Value			No. of Units			ASP   Unit	% sold (Value)
				Total	Sold	Bal	Total	Sold	Bal		
				Rp'bn	Rp'bn	Rp'bn				Rp'mn	
Jade	House	Nov-18	Nov-20	516	(497)	<b>19</b>	220	(212)	<b>8</b>	2,345	96%
Titanium Warehouse	Industrial	Dec-19	Dec-21	88	(67)	<b>21</b>	29	(22)	<b>7</b>	3,034	76%
Topaz	House	Oct-21	Oct-23	304	(225)	<b>79</b>	291	(215)	<b>76</b>	1,045	74%
BizPark	Shop	May-24	May-26	39	(22)	<b>17</b>	14	(8)	<b>6</b>	2,786	56%
The Morizen	House	May-24	May-26	199	(91)	<b>108</b>	46	(21)	<b>25</b>	4,326	46%
<b>Total Makassar</b>				<b>1,146</b>	<b>(902)</b>	<b>244</b>	<b>600</b>	<b>(478)</b>	<b>122</b>		<b>79%</b>

## TOWNSHIP OVERVIEW

Started	2018
Area	Total Area: 476 Ha Developed: 164 Ha (34%) Future Development: 312 Ha (66%)
Development Period	>10 years on the available land bank
Developed	<ul style="list-style-type: none"> <li>1,108 residential houses</li> <li>74 commercial units</li> <li>84 residential landplots</li> </ul>
Investment Property, Leisure & Hospitality, and Other Business	<ul style="list-style-type: none"> <li>Convention Centers / Function Halls</li> <li>Al Azhar Islamic School</li> </ul> <p>Under Construction:</p> <ul style="list-style-type: none"> <li>Summarecon Mall Makassar</li> </ul>

## Masterplan | Project Snapshots



Beryl show unit



Jade show unit

20



## Property Development : Summarecon Bogor (in Greater Jakarta)

TOWNSHIP OVERVIEW	
Started	2020
Area	Total Area: 504 Ha Developed: 132 Ha (26%) Future Development: 372 Ha (74%)
Development Period	> 10 years on the available land bank
Developed	> 1,589 residential houses > 183 residential landplots
Investment Property, Leisure & Hospitality, and Other Business	Planned: <ul style="list-style-type: none"> <li>• Summarecon Mall Bogor</li> <li>• Schools</li> <li>• Culinary Centers</li> <li>• Hotels</li> </ul>



Mahogany



Agathis



Pinewood



Rosewood



Centeria Square



## Property Development : Summarecon Bogor (in Greater Jakarta)

PROJECT DEVELOPMENT VALUE (SOME ONGOING PROJECTS)											
Project   Product Name	Product Type	1st Launch Date	Completion Date	Development Value			No. of Units			ASP   Unit	% sold (Value)
				Total	Sold	Bal	Total	Sold	Bal		
				Rp'bn	Rp'bn	Rp'bn				Rp'mn	
Rosewood Golf Residence	Landplot	Oct-21	Apr-24	343	(339)	4	88	(87)	1	3,898	99%
Alderwood	House	Aug-23	Feb-26	627	(613)	14	277	(271)	6	2,264	98%
Ebony Residence	House	Sep-24	Sep-26	578	(527)	51	225	(205)	20	2,569	91%
Centeria Square	Shop	Dec-24	Dec-26	211	(211)	0	100	(100)	0	2,110	100%
Maple Golf Residence	House	Oct-25	Oct-27	510	(282)	229	58	(32)	26	8,793	55%
<b>Total Bogor</b>				<b>2,269</b>	<b>(1,971)</b>	<b>298</b>	<b>748</b>	<b>(695)</b>	<b>53</b>		<b>87%</b>



## Property Development : Summarecon Crown Gading (in Greater Jakarta)

### PROJECT DEVELOPMENT VALUE (SOME ONGOING PROJECTS)

Project   Product Name	Product Type	1st Launch Date	Completion Date	Development Value			No. of Units			ASP   Unit	% sold (Value)
				Total	Sold	Bal	Total	Sold	Bal		
				Rp'bn	Rp'bn	Rp'bn				Rp'mn	
Regia	House	Nov-22	May-25	569	(556)	13	422	(412)	10	1,348	98%
Jasmia	House	Nov-22	May-25	910	(656)	254	254	(183)	71	3,583	72%
Gading Boulevard Commercial	Shop	Sep-23	Mar-26	221	(198)	24	76	(68)	8	2,908	89%
Viola	House	Dec-23	Jun-26	582	(495)	87	373	(317)	56	1,560	85%
Vanica	House	Dec-24	Dec-26	644	(85)	559	265	(35)	230	2,430	13%
Chelia Residence	House	Aug-25	Aug-27	357	(110)	247	315	(97)	218	1,133	31%
<b>Total Crown Gading [N Bekasi]</b>				<b>3,283</b>	<b>(2,099)</b>	<b>1,184</b>	<b>1,705</b>	<b>(1,112)</b>	<b>593</b>		<b>64%</b>

### TOWNSHIP OVERVIEW

Started	2022
Area	Total Area: 349 Ha Developed: 68 Ha (19%) Future Development: 281 Ha (81%)
Development Period	> 10 years on the available land bank
Developed	<ul style="list-style-type: none"> <li>➢ 1,609 residential houses</li> <li>➢ 76 shoplots</li> <li>➢ 2 residential landplots</li> </ul>
Investment Property, Leisure & Hospitality, and Other Business	<ul style="list-style-type: none"> <li>• Paho School</li> <li>Planned: <ul style="list-style-type: none"> <li>• Summarecon Mall Crown Gading</li> <li>• Culinary Centers</li> <li>• Hotels</li> </ul> </li> </ul>

### Project Snapshots



Viola



Chelia Residence

23



## Property Development : Summarecon Tangerang (in Greater Jakarta)

### PROJECT DEVELOPMENT VALUE (SOME ONGOING PROJECTS)

Project   Product Name	Product Type	1st Launch Date	Completion Date	Development Value			No. of Units			ASP   Unit	% sold (Value)
				Total	Sold	Bal	Total	Sold	Bal		
				Rp'bn	Rp'bn	Rp'bn				Rp'mn	
Briza Lakes	House	Nov-24	May-27	587	(322)	266	416	(228)	188	1,411	55%
Havena Lakes	House	Nov-24	May-27	187	(56)	131	60	(18)	42	3,117	30%
Rona Homes	House	Jul-25	Jul-27	29	(28)	1	39	(38)	1	744	97%
<b>Total Karawang</b>				<b>803</b>	<b>(406)</b>	<b>398</b>	<b>515</b>	<b>(284)</b>	<b>231</b>		<b>50%</b>

### TOWNSHIP OVERVIEW

Started	2024
Area	Total Area: 108 Ha Developed: 14 Ha (13%) Future Development: 94 Ha (87%)
Development Period	> 10 years on the available land bank
Developed	➢ 388 residential houses
Investment Property, Leisure & Hospitality, and Other Business	Planned: <ul style="list-style-type: none"> <li>• Summarecon Mall Tangerang</li> <li>• Commercial Area</li> </ul>

### Project Snapshots



Briza Lakes



Havena Lakes



Rona Homes

24

- A. Company Profile
- B. Property Development

# C. Investment Property

# D. Hospitality Business

# E. Leisure, Education & Others

- F. Financials
- G. Our Plans and Strategy
- H. Contact Information
- I. Disclaimer



## Investment Property: Shopping Malls

**At present, Summarecon owns and operates 5 shopping malls with total GFA of more than 500,000 m<sup>2</sup>, generating significant recurring revenues from the lease of retail malls.**

The malls are located in Summarecon's townships and are market leaders in the Greater Jakarta, Karawang & Bandung Areas.



Summarecon Mall Kelapa Gading



Summarecon Mall Serpong



Summarecon Mall Bekasi



Summarecon Mall Bandung



Summarecon Villagio Outlets

These are middle-class shopping malls with the concept of "Your family Mall" offering an extensive variety of merchandise from fashion to home and household products, and from multi-cultural cuisine to entertainment for the family. Furthermore, the "Downtown Walk" offers a wide variety of dining and live entertainment in a casual outdoor setting.



# Investment Property: Shopping Malls

SHOPPING MALL   RETAIL CENTER	GFA   m <sup>2</sup>	NLA   m <sup>2</sup>	Occupancy	Average Rent m <sup>2</sup> / Month	Average Service Charge m <sup>2</sup> / Month	% of Mall Revenues	No. of Tenants	Visitor Traffic Pax / Year
Summarecon Mall Kelapa Gading	208,000 m <sup>2</sup>	133,000 m <sup>2</sup>	92%	Rp 345,000	Rp 120,000	44%	~ 550+	FY-2025* 30.4 Mn FY-2024* 32.0 Mn
Summarecon Mall Serpong	112,000 m <sup>2</sup>	77,000 m <sup>2</sup>	94%	Rp 271,000	Rp 122,000	26%	~ 400+	FY-2025* 25.6 Mn FY-2024* 26.0 Mn
Summarecon Mall Bekasi	90,000 m <sup>2</sup>	58,000 m <sup>2</sup>	95%	Rp 262,000	Rp 115,000	19%	~ 300+	FY-2025* 20.4 Mn FY-2024* 21.0 Mn
Summarecon Villaggio Outlets	24,000 m <sup>2</sup>	14,000 m <sup>2</sup>	87%	Rp 141,000	Rp 63,000	2%	~ 80+	FY-2025* 1.5 Mn FY-2024* 1.0 Mn
Summarecon Mall Bandung	81,000 m <sup>2</sup>	46,000 m <sup>2</sup>	95%	Rp 154,000	Rp 87,000	8%	~ 180+	FY-2025* 9.8 Mn FY-2024* 7.0 Mn
Samasta Village, Bali	6,500 m <sup>2</sup>	6,300 m <sup>2</sup>	70%	Rp 73,000	Rp 72,000	1%	~ 20+	FY-2025* 0.4 Mn FY-2024* 0.4 Mn

\* Gross Floor Area, Net Leasable Area

## Several Tenants



\* As of 31 Dec 2025

27



# Hospitality Business

## Hotel & Resort



**Harris Hotel Kelapa Gading**

4 star business hotel with 307 rooms located in Summarecon Mall Kelapa Gading



**Harris Hotel Bekasi**

4 star business hotel with 332 rooms located in Summarecon Mall Bekasi



**Pop! Hotel Kelapa Gading**

Low-cost hotel with 266 modern rooms in Summarecon Mall Kelapa Gading



**Movenpick Resort & Spa, Bali**

5 star hotel with a "Family Concept" and a capacity of 297 rooms. Operated and managed by the Accor Hotels group

Harris and Pop! hotels are operated and managed by Tauzia Hotels, a member of Singapore's Ascott Group

The hospitality business unit provide important complementary facilities in each township, while simultaneously generating recurring income.

The city hotels are located within the vicinity of the shopping malls, thus providing a synergistic business environment.

As of 31 December 2025, the hotel blended average occupancy reached to 52-81%.

28



## Leisure, Education & Others

### Education



**Pradita University**

Education center that focuses on the field of property & hospitality



**Sekolah Islam Al Azhar**

Located in Serpong, Bekasi, and Bandung. Collaboration with Yayasan Pesantren Islam (YPI) Al-Azhar



**Sekolah Sedaya Bintang**

Located in Summarecon Bandung. Integrated School uses the curriculum from the Pahoa Integrated School, mastery of three languages, and the Singapore curriculum for mathematics.

### Sports Club



**Klub Kelapa Gading**

Largest sports club in Jakarta with various facilities for field sports



**The Springs Club**

Recreation center with sports and banquet facilities located in The Springs area

**The leisure and education business units provide important complementary facilities to support each township, while simultaneously generating recurring income.**

The contribution to Group Revenues are not material but they do provide an essential service to the development of each township

[H](#)

29



- A. Company Profile
- B. Property Development
- C. Investment Property
- D. Hospitality Business
- E. Leisure, Education & Others

## F. Financials

- G. Our Plans and Strategy
- H. Contact Information
- I. Disclaimer

### F. Financials

- Consolidated
- Revenues by Business Segment
- EBITDA by Business Segment
- EBIT by Business Segment
- Income Statements (Property Development)
  - Revenues by Product Type
  - Revenues by Location
  - EBITDA by Location
- Income Statements (Investment Property)
- Income Statements (Leisure & Hospitality)
- Income Statements (Other Businesses)
- Balance Sheet Summary
- Debt Profile
- Non-land Capital Investments

30



## Financials : Consolidated

CONSOLIDATED INCOME STATEMENTS	FINANCIAL YEAR ENDED:					Last 2 Yrs Variance	PERIOD ENDED:		Variance
	Dec/2020	Dec/2021	Dec/2022	Dec/2023	Dec/2024		Sep/2024	Sep/2025	
	Rp'bn	Rp'bn	Rp'bn	Rp'bn	Rp'bn		Rp'bn	Rp'bn	
<b>REVENUE</b>	<b>5,030</b>	<b>5,568</b>	<b>5,719</b>	<b>6,659</b>	<b>10,623</b>	<b>60%</b>	<b>7,541</b>	<b>6,411</b>	<b>-15%</b>
<b>GROSS PROFIT</b>	<b>2,502</b>	<b>2,801</b>	<b>3,199</b>	<b>3,560</b>	<b>5,715</b>	<b>61%</b>	<b>4,175</b>	<b>3,477</b>	<b>-17%</b>
OVERHEADS	(950)	(980)	(1,232)	(1,385)	(1,649)		(1,145)	(1,309)	
- Selling Expense	(275)	(306)	(322)	(421)	(509)		(338)	(381)	
- Administrative Expense	(681)	(677)	(893)	(976)	(1,096)		(817)	(870)	
- Other Optg Income/(Expense)	6	3	-17	12	-43		10	-58	
<b>EBITDA</b>	<b>1,552</b>	<b>1,822</b>	<b>1,967</b>	<b>2,175</b>	<b>4,066</b>	<b>87%</b>	<b>3,030</b>	<b>2,168</b>	<b>-28%</b>
Depreciation	(276)	(264)	(258)	(264)	(334)		(247)	(260)	
<b>EBIT</b>	<b>1,276</b>	<b>1,558</b>	<b>1,708</b>	<b>1,912</b>	<b>3,732</b>	<b>95%</b>	<b>2,783</b>	<b>1,908</b>	<b>-31%</b>
Net Finance Income/(Expense)	(842)	(810)	(700)	(576)	(867)		(648)	(738)	
Non-Operating Income/(Expense)	6	8	9	10	-402		-392	9	
Taxation	(194)	(206)	(246)	(288)	(621)		(489)	(276)	
<b>PROFIT FOR THE YEAR (PAT)</b>	<b>246</b>	<b>550</b>	<b>772</b>	<b>1,058</b>	<b>1,842</b>	<b>74%</b>	<b>1,254</b>	<b>903</b>	<b>-28%</b>
Other Comprehensive Inc/(Exp)	(13)	(1)	10	(21)	(4)		16	(8)	
Compreh. Income for the Year	232	549	782	1,037	1,838		1,270	895	
PROFIT ATTRIBUTABLE TO :									
COMPANY OWNERS	180	324	625	766	1,373		934	562	
NON-CONTROLLING INTERESTS	66	226	146	292	469		320	342	
PROFIT FOR THE YEAR	246	550	772	1,058	1,842		1,254	903	
Gross Profit Margin	50%	50%	56%	53%	54%	0%	55%	54%	-2%
Overheads Ratio	19%	18%	22%	21%	16%	-5%	15%	20%	5%
EBITDA Margin	31%	33%	34%	33%	38%	6%	40%	34%	-6%
EBIT Margin	25%	28%	30%	29%	35%	6%	37%	30%	-7%
PAT Margin	5%	10%	13%	16%	17%	1%	17%	14%	-3%
YoY% Growth - Revenues		11%	3%	16%	60%				
YoY% Growth - EBITDA		17%	8%	11%	87%				
YoY% Growth - Profit For The Year		124%	40%	37%	74%				

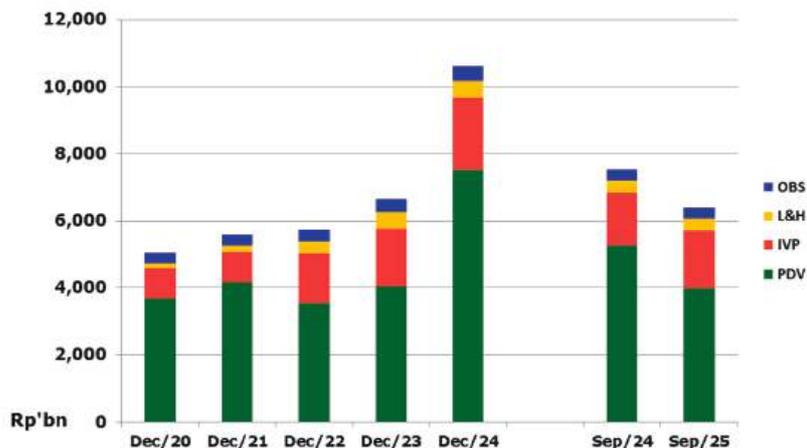
**FY 2023/2024 : Revenue 2024 increased by 60% YoY from all business segment. Main driver came from Property Development segment due to benefit from VAT incentive in 2024.**

31



## Financials : Revenues Business Segment

CONTRIBUTION BY BUSINESS SEGMENT	FINANCIAL YEAR ENDED:					Last 2 Yrs Variance	PERIOD ENDED:		Variance
	Dec/2020	Dec/2021	Dec/2022	Dec/2023	Dec/2024		Sep/2024	Sep/2025	
	Rp'bn	Rp'bn	Rp'bn	Rp'bn	Rp'bn		Rp'bn	Rp'bn	
<b>REVENUES</b>	<b>5,030</b>	<b>5,568</b>	<b>5,719</b>	<b>6,659</b>	<b>10,623</b>	<b>60%</b>	<b>7,541</b>	<b>6,411</b>	<b>-15%</b>
Property Development (PDV)	3,670	4,148	3,529	4,045	7,504	86%	5,236	3,962	-24%
Investment Property (IVP)	894	918	1,481	1,738	2,152	24%	1,598	1,727	8%
Leisure & Hospitality (L&H)	153	183	346	480	518	8%	376	377	0%
Other Businesses (OBS)	313	319	364	396	449	13%	331	345	4%
Property Development	73%	75%	62%	61%	71%	10%	69%	62%	-8%
Investment Property	18%	16%	26%	26%	20%	-6%	21%	27%	6%
Leisure & Hospitality	3%	3%	6%	7%	5%	-2%	5%	6%	1%
Other Businesses	6%	6%	6%	6%	4%	-2%	4%	5%	1%

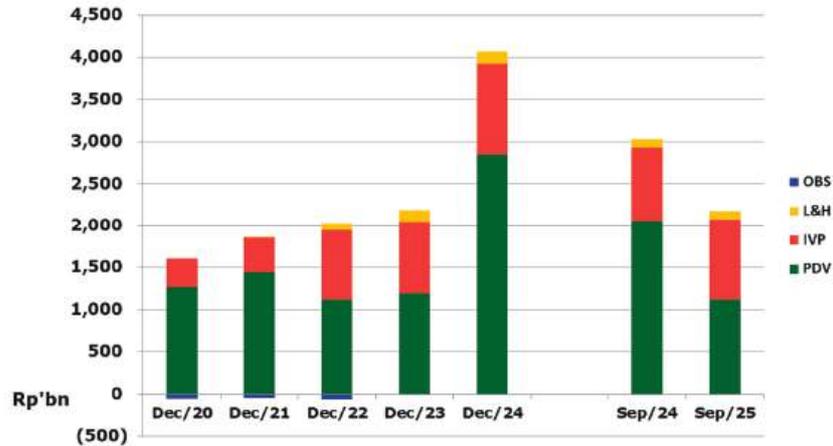


32



## Financials : EBITDA Business Segment

CONTRIBUTION BY BUSINESS SEGMENT	FINANCIAL YEAR ENDED:					Last 2 Yrs Variance	PERIOD ENDED:		Variance
	Dec/2020	Dec/2021	Dec/2022	Dec/2023	Dec/2024		Sep/2024	Sep/2025	
	Rp'bn	Rp'bn	Rp'bn	Rp'bn	Rp'bn		Rp'bn	Rp'bn	
<b>EBITDA</b>	1,552	1,822	1,967	2,175	4,066	87%	3,030	2,168	-28%
Property Development (PDV)	1,267	1,446	1,124	1,197	2,847	138%	2,055	1,124	-45%
Investment Property (IVP)	341	410	827	849	1,073	26%	871	950	9%
Leisure & Hospitality (L&H)	-12	12	81	142	147	3%	105	103	-2%
Other Businesses (OBS)	-44	-46	-66	(13)	(1)	-95%	(1)	(9)	589%
Property Development	82%	79%	57%	55%	70%	15%	68%	52%	-16%
Investment Property	22%	22%	42%	39%	26%	-13%	29%	44%	15%
Leisure & Hospitality	-1%	1%	4%	7%	4%	-3%	3%	5%	1%
Other Businesses	-3%	-3%	-3%	-1%	0%	1%	0%	0%	0%

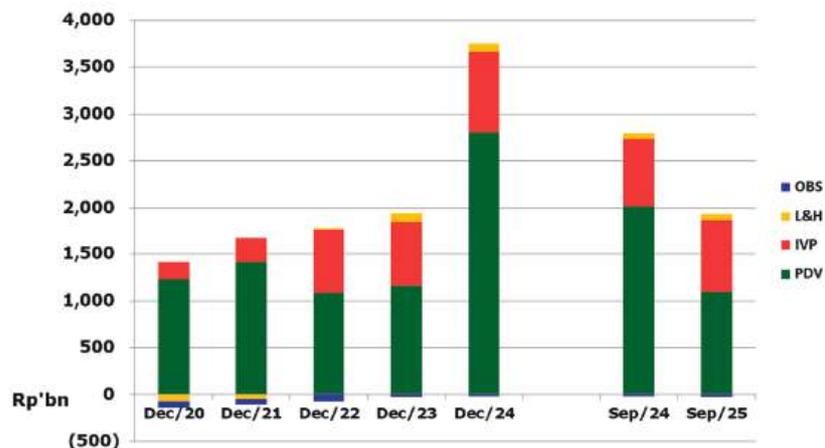


33



## Financials : EBIT Business Segment

CONTRIBUTION BY BUSINESS SEGMENT	FINANCIAL YEAR ENDED:					Last 2 Yrs Variance	PERIOD ENDED:		Variance
	Dec/2020	Dec/2021	Dec/2022	Dec/2023	Dec/2024		Sep/2024	Sep/2025	
	Rp'bn	Rp'bn	Rp'bn	Rp'bn	Rp'bn		Rp'bn	Rp'bn	
<b>EBIT</b>	1,276	1,558	1,708	1,912	3,732	95%	2,783	1,908	-31%
Property Development (PDV)	1,231	1,410	1,082	1,156	2,800	142%	2,021	1,088	-46%
Investment Property (IVP)	182	259	677	695	859	24%	714	779	9%
Leisure & Hospitality (L&H)	(77)	(51)	27	87	91	5%	62	67	9%
Other Businesses (OBS)	-60	(60)	(78)	(27)	(17)	-35%	(13)	(27)	101%
Property Development	96%	91%	63%	60%	75%	15%	73%	57%	-16%
Investment Property	14%	17%	40%	36%	23%	-13%	26%	41%	15%
Leisure & Hospitality	-6%	-3%	2%	5%	2%	-2%	2%	4%	1%
Other Businesses	-5%	-4%	-5%	-1%	0%	1%	0%	-1%	-1%



34



## Financials : Income Statement Property Development Business

INCOME BY BUSINESS SEGMENT PROPERTY DEVELOPMENT	FINANCIAL YEAR ENDED:					Last 2 Yrs Variance	PERIOD ENDED:		Variance
	Dec/2020	Dec/2021	Dec/2022	Dec/2023	Dec/2024		Sep/2024	Sep/2025	
	Rp'bn	Rp'bn	Rp'bn	Rp'bn	Rp'bn		Rp'bn	Rp'bn	
<b>REVENUE</b>	<b>3,670</b>	<b>4,148</b>	<b>3,529</b>	<b>4,045</b>	<b>7,504</b>	<b>86%</b>	<b>5,236</b>	<b>3,962</b>	<b>-24%</b>
Houses	1,991	2,723	1,750	3,069	6,086	98%	4,299	2,777	-35%
Shops	627	444	873	453	670	48%	448	619	38%
Landplots	56	176	446	397	378	-5%	260	276	6%
Apartments	876	716	406	80	294	267%	202	248	23%
Offices	78	54	20	12	44	279%	6	8	44%
Industrial Properties	13	4	10	8	3	-56%	0	5	0%
Others	30	32	26	26	30	13%	22	28	25%
<b>GROSS PROFIT</b>	<b>1,938</b>	<b>2,191</b>	<b>2,013</b>	<b>2,122</b>	<b>3,957</b>	<b>87%</b>	<b>2,860</b>	<b>2,033</b>	<b>-29%</b>
Houses	951	1,424	815	1,497	3,091	106%	2,213	1,377	-38%
Shops	440	285	568	254	423	67%	292	367	26%
Landplots	45	116	396	300	283	-6%	253	154	-39%
Apartments	420	303	195	36	109	199%	77	100	31%
Offices	47	29	11	6	20	238%	3	4	46%
Industrial Properties	5	2	3	2	1	-20%	0	2	0%
Others	30	32	26	26	30	13%	22	28	25%
Gross Profit Margin	53%	53%	57%	52%	53%	0%	55%	51%	-3%
Houses	48%	52%	47%	49%	51%	2%	51%	50%	-2%
Shops	70%	64%	65%	56%	63%	7%	65%	59%	-6%
Landplots	80%	66%	89%	76%	75%	-1%	97%	56%	-42%
Apartments	48%	42%	48%	46%	37%	-8%	38%	40%	3%
Offices	61%	55%	55%	50%	45%	-5%	51%	51%	0%
Industrial Properties	38%	41%	32%	24%	44%	20%	0%	44%	44%
<b>GROSS PROFIT (Net of Depn)</b>	<b>1,952</b>	<b>2,203</b>	<b>2,023</b>	<b>2,133</b>	<b>3,969</b>	<b>86%</b>	<b>2,869</b>	<b>2,040</b>	<b>-29%</b>
Selling Expense	(229)	(269)	(242)	(283)	(322)	14%	(214)	(243)	14%
General & Administration	(456)	(497)	(642)	(658)	(778)	18%	(604)	(612)	1%
Other Optg Income / (Expense)	1	9	-14	5	-22	-550%	5	-60	-1288%
<b>EBITDA</b>	<b>1,267</b>	<b>1,446</b>	<b>1,124</b>	<b>1,197</b>	<b>2,847</b>	<b>138%</b>	<b>2,055</b>	<b>1,124</b>	<b>-45%</b>
Less : Total Depreciation	(36)	(36)	(42)	(41)	(47)	15%	(35)	(36)	4%
<b>EBIT</b>	<b>1,231</b>	<b>1,410</b>	<b>1,082</b>	<b>1,156</b>	<b>2,800</b>	<b>142%</b>	<b>2,021</b>	<b>1,088</b>	<b>-46%</b>
EBITDA Margin	35%	35%	32%	30%	38%	8%	39%	28%	-11%
EBIT Margin	34%	34%	31%	29%	37%	9%	39%	27%	-11%

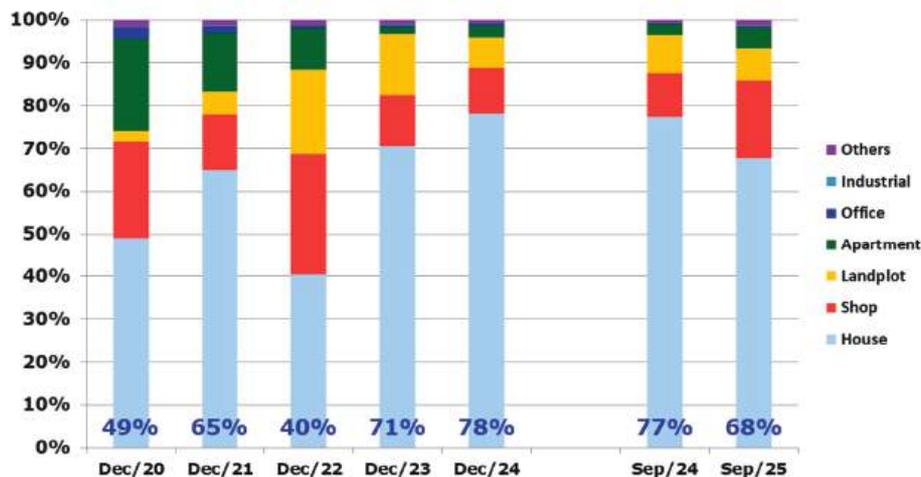
Most of the revenues are derived from marketing sales that were acquired from previous years; normally 24 months (for landed properties) and up to 48 months (for apartments) as revenues are recognised in the financial statements only upon completion of the projects.

35



## Financials : Property Development Business (By Product Type)

PROPERTY DEVELOPMENT PRODUCT SEGMENT	FINANCIAL YEAR ENDED:					Last 2 Yrs Variance	PERIOD ENDED:		Variance
	Dec/2020	Dec/2021	Dec/2022	Dec/2023	Dec/2024		Sep/2024	Sep/2025	
	Rp'bn	Rp'bn	Rp'bn	Rp'bn	Rp'bn		Rp'bn	Rp'bn	
<b>REVENUE</b>									
Houses	49%	65%	40%	71%	78%	8%	77%	68%	-10%
Shops	23%	13%	28%	12%	11%	-1%	10%	18%	8%
Landplots	2%	5%	20%	14%	7%	-7%	9%	8%	-1%
Apartments	22%	14%	10%	2%	3%	1%	3%	5%	2%
Offices	2%	1%	1%	0%	0%	0%	0%	0%	0%
Industrial Properties	0%	0%	0%	0%	0%	0%	0%	0%	0%
Others	2%	1%	1%	1%	1%	0%	1%	1%	1%

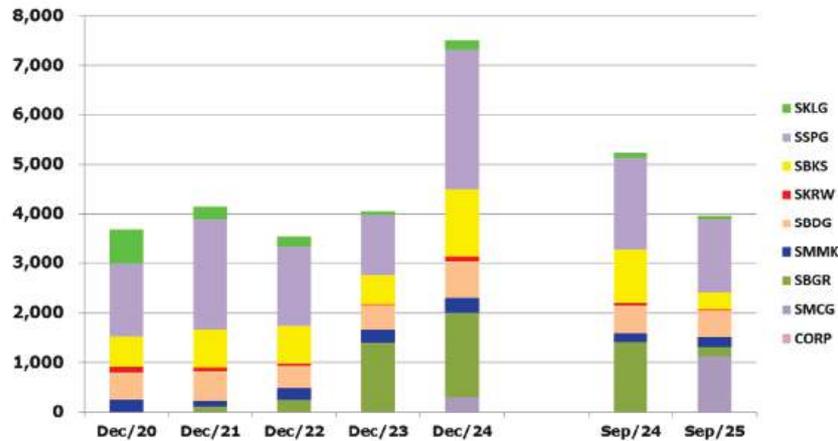


36



## Financials : Property Development Business (By Location)

PROPERTY DEVELOPMENT GEOGRAPHIC LOCATION	FINANCIAL YEAR ENDED:					Last 2 Yrs Variance	PERIOD ENDED:		Variance
	Dec/2020	Dec/2021	Dec/2022	Dec/2023	Dec/2024		Sep/2024	Sep/2025	
	Rp'bn	Rp'bn	Rp'bn	Rp'bn	Rp'bn		Rp'bn	Rp'bn	
<b>REVENUES</b>	<b>3,670</b>	<b>4,148</b>	<b>3,529</b>	<b>4,045</b>	<b>7,504</b>	<b>86%</b>	<b>5,236</b>	<b>3,962</b>	<b>-24%</b>
SKLG Kelapa Gading	680	247	202	49	176	259%	107	62	-42%
SSPG Serpong	1,463	2,243	1,589	1,246	2,835	128%	1,866	1,500	-20%
SBKS Bekasi	610	757	760	574	1,366	138%	1,064	336	-68%
SKRW Karawang	126	79	43	27	89	227%	61	24	-60%
SBDG Bandung	533	600	448	490	746	52%	562	530	-6%
SMMK Makassar	257	107	227	268	286	7%	164	202	23%
SBGR Bogor	0	115	257	1,389	1,695	22%	1,411	184	-87%
SMCG Crown Gading (Bekasi Utara)	0	0	3	2	311	14488%	1	1,123	84256%
Other Locations   Corporate	1	0	0	0	0	0%	0	0	0%
Kelapa Gading	19%	6%	6%	1%	2%	1%	2%	2%	0%
Serpong	40%	54%	45%	31%	38%	7%	36%	38%	2%
Bekasi	17%	18%	22%	14%	18%	4%	20%	8%	-12%
Karawang	3%	2%	1%	1%	1%	1%	1%	1%	-1%
Bandung	15%	14%	13%	12%	10%	-2%	11%	13%	3%
Makassar	7%	3%	6%	7%	4%	-3%	3%	5%	2%
Bogor	0%	3%	7%	34%	23%	-12%	27%	5%	-22%
Crown Gading (Bekasi Utara)	0%	0%	0%	0%	4%	4%	0%	28%	28%
Other Locations   Corporate	0%	0%	0%	0%	0%	0%	0%	0%	0%

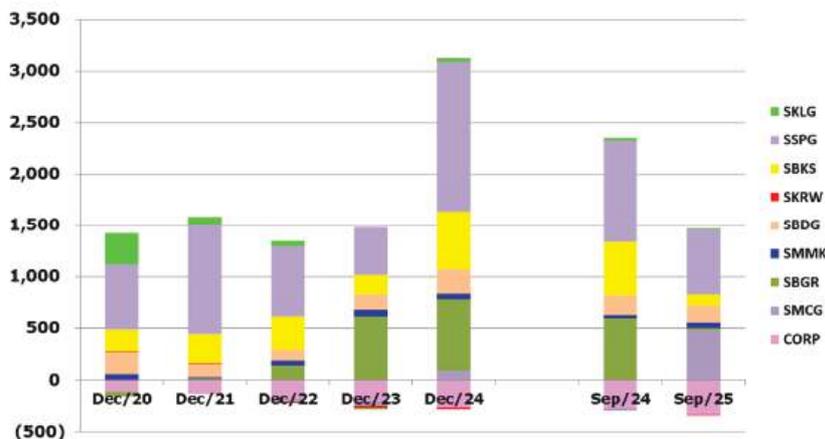


37



## Financials : Property Development Business (By Location)

PROPERTY DEVELOPMENT GEOGRAPHIC LOCATION	FINANCIAL YEAR ENDED:					Last 2 Yrs Variance	PERIOD ENDED:		Variance
	Dec/2020	Dec/2021	Dec/2022	Dec/2023	Dec/2024		Sep/2024	Sep/2025	
	Rp'bn	Rp'bn	Rp'bn	Rp'bn	Rp'bn		Rp'bn	Rp'bn	
<b>EBITDA</b>	<b>1,267</b>	<b>1,446</b>	<b>1,124</b>	<b>1,197</b>	<b>2,847</b>	<b>138%</b>	<b>2,055</b>	<b>1,124</b>	<b>-45%</b>
SKLG Kelapa Gading	306	84	54	-18	38	-317%	27	10	-62%
SSPG Serpong	630	1,057	686	461	1,457	216%	991	630	-36%
SBKS Bekasi	213	280	325	191	563	195%	517	102	-80%
SKRW Karawang	8	4	-15	-17	-18	5%	2	-12	-793%
SBDG Bandung	212	132	99	146	239	64%	192	172	-10%
SMMK Makassar	54	10	48	72	47	-35%	31	51	67%
SBGR Bogor	(39)	17	140	610	693	14%	597	21	-97%
SMCG Crown Gading (Bekasi Utara)	-1	0	-31	-49	90	-284%	-33	481	-1552%
Other Locations   Corporate	(116)	(136)	(181)	(199)	(262)	32%	(267)	(332)	24%
Kelapa Gading	24%	6%	5%	-1%	1%	3%	1%	1%	0%
Serpong	50%	73%	61%	39%	51%	13%	48%	56%	8%
Bekasi	17%	19%	29%	16%	20%	4%	25%	9%	-16%
Karawang	1%	0%	-1%	-1%	-1%	1%	0%	-1%	-1%
Bandung	17%	9%	9%	12%	8%	-4%	9%	15%	6%
Makassar	4%	1%	4%	6%	2%	-4%	1%	5%	3%
Bogor	-3%	1%	12%	51%	24%	-27%	29%	2%	-27%
Crown Gading (Bekasi Utara)	0%	0%	-3%	-4%	3%	7%	-2%	43%	44%
Other Locations   Corporate	-9%	-9%	-16%	-17%	-9%	7%	-13%	-30%	-17%



38



## Financials : Income Statement Investment Property Business

INCOME BY BUSINESS SEGMENT INVESTMENT PROPERTY	FINANCIAL YEAR ENDED:					Last 2 Yrs Variance	PERIOD ENDED:		Variance
	Dec/2020	Dec/2021	Dec/2022	Dec/2023	Dec/2024		Sep/2024	Sep/2025	
	Rp'bn	Rp'bn	Rp'bn	Rp'bn	Rp'bn		Rp'bn	Rp'bn	
<b>REVENUE</b>	<b>894</b>	<b>918</b>	<b>1,481</b>	<b>1,738</b>	<b>2,152</b>	<b>24%</b>	<b>1,598</b>	<b>1,727</b>	<b>8%</b>
Mall & Retail properties	817	835	1,384	1,630	2,018	24%	1,506	1,611	7%
Office properties	27	27	32	35	34	-5%	25	25	2%
Residential properties	4	4	3	2	1	-24%	1	1	8%
Commercial properties & others	45	52	62	71	100	40%	67	90	34%
<b>GROSS PROFIT</b>	<b>329</b>	<b>378</b>	<b>861</b>	<b>971</b>	<b>1,194</b>	<b>23%</b>	<b>903</b>	<b>1,025</b>	<b>13%</b>
Mall & Retail properties	303	349	820	922	1,140	24%	866	973	12%
Office properties	3	2	5	8	7	-7%	4	5	22%
Residential properties	1	1	1	-1	-1	3%	-1	-1	18%
Commercial properties & others	21	27	36	43	48	13%	33	48	42%
<b>GROSS PROFIT (Net of Depn)</b>	<b>468</b>	<b>514</b>	<b>999</b>	<b>1,108</b>	<b>1,381</b>	<b>25%</b>	<b>1,039</b>	<b>1,171</b>	<b>13%</b>
Selling Expense	(35)	(27)	(61)	(112)	(156)	40%	(101)	(114)	13%
General & Administration	(95)	(70)	(104)	(153)	(133)	-13%	(71)	(107)	52%
Other Optg Income / (Expense)	1	9	-14	5	-22	-550%	5	-60	-1288%
<b>EBITDA</b>	<b>338</b>	<b>426</b>	<b>820</b>	<b>848</b>	<b>1,070</b>	<b>26%</b>	<b>872</b>	<b>889</b>	<b>2%</b>
Less : Total Depreciation	(158)	(151)	(150)	(154)	(215)	39%	(157)	(171)	9%
<b>EBIT</b>	<b>180</b>	<b>275</b>	<b>670</b>	<b>693</b>	<b>855</b>	<b>23%</b>	<b>715</b>	<b>718</b>	<b>0%</b>
EBITDA Margin	38%	46%	55%	49%	50%	1%	55%	51%	-3%
EBIT Margin	20%	30%	45%	40%	40%	0%	45%	42%	-3%
<b>REVENUE CONTRIBUTION</b>									
Mall & Retail properties	91%	91%	93%	94%	94%	0%	94%	93%	-1%
Office properties	3%	3%	2%	2%	2%	0%	2%	1%	0%
Residential properties	0%	0%	0%	0%	0%	0%	0%	0%	0%
Commercial properties & others	5%	6%	4%	4%	5%	1%	4%	5%	1%

The top 3 shopping malls (Kelapa Gading, Serpong and Bekasi) contribute more than 80% of Investment Property Revenue in 2024

39



## Financials : Investment Property Business (Malls)

INVESTMENT PROPERTIES (MAJORS)	FINANCIAL YEAR ENDED:					Last 2 Yrs Variance	PERIOD ENDED:		Variance
	Dec/2020	Dec/2021	Dec/2022	Dec/2023	Dec/2024		Sep/2024	Sep/2025	
<b>REVENUE</b>	<b>817</b>	<b>835</b>	<b>1,384</b>	<b>1,630</b>	<b>2,018</b>	<b>24%</b>	<b>1,506</b>	<b>1,611</b>	<b>7%</b>
Summarecon Mall Kelapa Gading	402	402	648	739	855	16%	627	657	5%
Summarecon Mall Serpong	242	226	421	498	548	10%	445	442	-1%
Summarecon Mall Bekasi	163	197	298	361	389	8%	291	295	1%
Others   Malls	10	9	17	32	226	605%	143	217	52%
<b>EBITDA</b>	<b>362</b>	<b>366</b>	<b>773</b>	<b>857</b>	<b>1,104</b>	<b>29%</b>	<b>887</b>	<b>877</b>	<b>-1%</b>
Summarecon Mall Kelapa Gading	202	204	385	415	528	27%	421	362	-14%
Summarecon Mall Serpong	95	77	226	259	307	19%	264	271	3%
Summarecon Mall Bekasi	64	97	177	216	233	8%	188	177	-6%
Others   Malls	1	(12)	(16)	(32)	36	-213%	14	68	378%
<b>EBIT</b>	<b>227</b>	<b>237</b>	<b>650</b>	<b>729</b>	<b>921</b>	<b>26%</b>	<b>750</b>	<b>731</b>	<b>-3%</b>
Summarecon Mall Kelapa Gading	159	167	347	373	466	25%	375	306	-18%
Summarecon Mall Serpong	40	24	179	210	254	21%	224	232	3%
Summarecon Mall Bekasi	28	62	148	188	206	10%	167	156	-7%
Others   Malls	0	-16	(24)	(42)	(5)	-89%	(16)	37	-332%
EBITDA Margin	44%	44%	56%	53%	55%	2%	59%	54%	-4%
Summarecon Mall Kelapa Gading	50%	51%	60%	56%	62%	6%	67%	55%	-12%
Summarecon Mall Serpong	39%	34%	54%	52%	56%	4%	59%	61%	2%
Summarecon Mall Bekasi	39%	49%	59%	60%	60%	0%	64%	60%	-5%
EBIT Margin	28%	28%	47%	45%	46%	1%	50%	45%	-4%
Summarecon Mall Kelapa Gading	40%	42%	54%	51%	55%	4%	60%	47%	-13%
Summarecon Mall Serpong	17%	10%	43%	42%	46%	4%	50%	52%	2%
Summarecon Mall Bekasi	17%	32%	49%	52%	53%	1%	57%	53%	-5%

Others – Malls increased by 605% YoY as a result of additional contribution from new malls such as Summarecon Mall Bandung (launched January 2024) and Summarecon Villaggio Outlets (launched in October 2023)

40



## Financials : Income Statement Leisure & Hospitality Business

INCOME BY BUSINESS SEGMENT LEISURE & HOSPITALITY	FINANCIAL YEAR ENDED:					Last 2 Yrs Variance	PERIOD ENDED:		Variance
	Dec/2020	Dec/2021	Dec/2022	Dec/2023	Dec/2024		Sep/2024	Sep/2025	
	Rp'bn	Rp'bn	Rp'bn	Rp'bn	Rp'bn		Rp'bn	Rp'bn	
<b>REVENUE</b>	<b>153</b>	<b>183</b>	<b>346</b>	<b>480</b>	<b>518</b>	<b>8%</b>	<b>376</b>	<b>377</b>	<b>0%</b>
Leisure	27	35	52	64	67	4%	49	49	1%
Hospitality (Hotels)	127	148	294	416	452	9%	327	328	0%
<b>GROSS PROFIT</b>	<b>0</b>	<b>9</b>	<b>110</b>	<b>196</b>	<b>220</b>	<b>13%</b>	<b>154</b>	<b>156</b>	<b>1%</b>
Leisure	-11	-3	3	11	12	5%	8	7	-17%
Hospitality (Hotels)	11	12	107	184	208	13%	146	149	2%
Gross Profit Margin	0%	5%	32%	41%	42%	2%	41%	41%	0%
Leisure	-40%	-8%	6%	18%	18%	0%	16%	13%	-3%
Hospitality	9%	8%	36%	44%	46%	2%	45%	45%	1%
<b>GROSS PROFIT (Net of Depn)</b>	<b>47</b>	<b>61</b>	<b>156</b>	<b>242</b>	<b>267</b>	<b>10%</b>	<b>191</b>	<b>186</b>	<b>-2%</b>
Selling Expense	(11)	(10)	(18)	(25)	(29)	17%	(21)	(22)	5%
General & Administration	(49)	(40)	(57)	(74)	(87)	17%	(64)	(62)	-3%
Other Optg Income / (Expense)	1	0	0	-1	(4)	499%	0	2	
<b>EBITDA</b>	<b>-12</b>	<b>12</b>	<b>81</b>	<b>142</b>	<b>147</b>	<b>3%</b>	<b>105</b>	<b>103</b>	<b>-2%</b>
Less : Total Depreciation	(65)	(63)	(54)	(55)	(56)	1%	(43)	(36)	-17%
<b>EBIT</b>	<b>(77)</b>	<b>-51</b>	<b>27</b>	<b>87</b>	<b>91</b>	<b>5%</b>	<b>62</b>	<b>67</b>	<b>9%</b>
EBITDA Margin	-8%	7%	23%	30%	28%	-1%	28%	27%	-1%
EBIT Margin	-50%	-28%	8%	18%	18%	-1%	16%	18%	1%

Leisure business is from the sports & recreational clubs that facilitate the townships of Kelapa Gading and Serpong.  
Hospitality business is from the city hotels that complements the mall business and a resort hotel in Bali.

41



## Financials : Income Statement Other Businesses

INCOME BY BUSINESS SEGMENT OTHER BUSINESSES	FINANCIAL YEAR ENDED:					Last 2 Yrs Variance	PERIOD ENDED:		Variance
	Dec/2020	Dec/2021	Dec/2022	Dec/2023	Dec/2024		Sep/2024	Sep/2025	
	Rp'bn	Rp'bn	Rp'bn	Rp'bn	Rp'bn		Rp'bn	Rp'bn	
<b>REVENUE</b>	<b>313</b>	<b>319</b>	<b>364</b>	<b>396</b>	<b>449</b>	<b>13%</b>	<b>331</b>	<b>345</b>	<b>4%</b>
Healthcare	0	0	0	0	0	0%	0	0	0%
Estate & Property Management	294	301	331	354	399	13%	296	306	3%
Miscellaneous	19	18	33	42	50	20%	35	39	12%
<b>GROSS PROFIT</b>	<b>25</b>	<b>16</b>	<b>16</b>	<b>71</b>	<b>89</b>	<b>26%</b>	<b>70</b>	<b>72</b>	<b>3%</b>
Healthcare	0	0	0	0	0	0%	0	0	0%
Estate & Property Management	24	15	9	58	72	25%	58	55	-6%
Miscellaneous	1	0	7	13	17	31%	12	17	48%
Gross Profit Margin	8%	5%	4%	18%	20%	2%	21%	21%	0%
Healthcare	0%	0%	0%	0%	0%	0%	0%	0%	0%
Estate & Property Management	8%	5%	3%	16%	18%	2%	20%	18%	-2%
Miscellaneous	7%	2%	22%	31%	34%	3%	33%	44%	11%
<b>GROSS PROFIT (Net of Depn)</b>	<b>35</b>	<b>23</b>	<b>22</b>	<b>78</b>	<b>99</b>	<b>27%</b>	<b>77</b>	<b>81</b>	<b>5%</b>
Selling Expense	(0)	(0)	(0)	(1)	(1)	44%	-1	-1	-25%
General & Administration	(80)	(70)	(89)	(91)	(99)	9%	(78)	(89)	14%
Other Optg Income / (Expense)	1	1	2	1	1	94%	1	0	
<b>EBITDA</b>	<b>(44)</b>	<b>(46)</b>	<b>(66)</b>	<b>(13)</b>	<b>(1)</b>	<b>-95%</b>	<b>(1)</b>	<b>(9)</b>	<b>589%</b>
Less : Total Depreciation	(17)	(14)	(13)	(13)	(17)	24%	(12)	(18)	48%
<b>EBIT</b>	<b>-60</b>	<b>-60</b>	<b>-78</b>	<b>(27)</b>	<b>(17)</b>	<b>-35%</b>	<b>(13)</b>	<b>(27)</b>	<b>101%</b>
EBITDA Margin	-14%	-14%	-18%	-3%	0%	3%	0%	-3%	-2%
EBIT Margin	-19%	-19%	-22%	-7%	-4%	3%	-4%	-8%	-4%

Grouped into this category are facilities that support the township developments.

42



## Financials : Balance Sheet Summary

SUMMARY CONSOLIDATED BALANCE SHEETS	FINANCIAL YEAR ENDED:					Last 2 Yrs Variance	PERIOD ENDED:		Variance
	Dec/2020	Dec/2021	Dec/2022	Dec/2023	Dec/2024		Sep/2024	Sep/2025	
	Rp'bn	Rp'bn	Rp'bn	Rp'bn	Rp'bn		Rp'bn	Rp'bn	
Cash & Cash Equivalents	1,656	2,774	3,143	3,293	3,293	0%	2,801	3,100	11%
Inventories	9,187	9,254	9,960	10,906	10,741	-2%	10,382	10,771	4%
Landbank	6,260	6,167	6,760	7,271	8,817	21%	8,824	10,215	16%
Fixed Assets	332	318	370	442	522	18%	493	576	17%
Investment Properties	4,383	4,260	4,574	5,405	6,271	16%	5,913	7,539	27%
Others	3,105	3,277	3,626	3,851	3,890	1%	5,043	4,839	-4%
<b>TOTAL ASSETS</b>	<b>24,923</b>	<b>26,050</b>	<b>28,434</b>	<b>31,168</b>	<b>33,534</b>	<b>8%</b>	<b>33,456</b>	<b>37,040</b>	<b>11%</b>
Debt Borrowings	9,452	7,039	5,909	7,198	10,534	46%	10,001	12,146	21%
Banks	8,342	6,341	5,266	5,659	7,899	40%	7,167	9,508	33%
Bonds	1,111	698	642	1,539	2,635	71%	2,834	2,638	-7%
Contract Liabilities	4,252	5,612	8,261	8,902	6,541	-27%	7,233	6,358	-12%
Contract Liab. Current Maturity	2,662	2,283	4,788	5,789	4,563	-21%	5,476	3,502	-36%
Contract Liab. Non-Current	1,590	3,329	3,473	3,113	1,978	-36%	1,757	2,856	63%
Others	2,133	2,168	2,514	2,766	2,627	-5%	2,901	3,601	24%
<b>TOTAL LIABILITIES</b>	<b>15,837</b>	<b>14,819</b>	<b>16,684</b>	<b>18,865</b>	<b>19,702</b>	<b>4%</b>	<b>20,135</b>	<b>22,105</b>	<b>10%</b>
Equity	6,846	8,661	9,197	9,827	11,048	12%	10,628	11,441	8%
Minority Interests	2,240	2,569	2,553	2,476	2,785	12%	2,693	3,494	30%
Total Equity	9,086	11,230	11,750	12,303	13,833	12%	13,321	14,935	12%
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>24,923</b>	<b>26,050</b>	<b>28,434</b>	<b>31,168</b>	<b>33,534</b>	<b>8%</b>	<b>33,456</b>	<b>37,040</b>	<b>11%</b>
Return On Asset (ROA)	1%	2%	3%	3%	5%	2%	4%	2%	-1%
Return On Equity (ROE)	3%	5%	7%	8%	13%	5%	10%	6%	-4%

43



## Financials : Debt Profile

DEBT PROFILE	FINANCIAL YEAR ENDED:					Last 2 Yrs Variance	PERIOD ENDED:		Variance
	Dec/2020	Dec/2021	Dec/2022	Dec/2023	Dec/2024		Sep/2024	Sep/2025	
	Rp'bn	Rp'bn	Rp'bn	Rp'bn	Rp'bn		Rp'bn	Rp'bn	
<b>Total Bank &amp; Bond Debts</b>	<b>9,473</b>	<b>7,055</b>	<b>5,924</b>	<b>7,215</b>	<b>10,553</b>	<b>46%</b>	<b>10,021</b>	<b>12,165</b>	<b>21%</b>
Bank Debt	8,357	6,355	5,276	5,667	7,905	40%	7,172	9,516	33%
Bonds	1,116	700	648	1,548	2,648	71%	2,848	2,648	-7%
<b>Debt Maturity Profile</b>									
Current Maturity	3,975	2,923	2,627	3,761	6,246	66%	5,027	6,816	36%
Non-Current Maturity	5,498	4,132	3,297	3,454	4,308	25%	4,994	5,349	7%
- payable in 2 Years	1,432	748	997	634	860		816	1,782	
- payable in 3 Years	779	1,180	665	786	1,179		1,262	488	
- payable in 4 Years	1,199	841	441	836	717		337	1,931	
- payable in 5 Years	829	551	826	700	1,144		2,086	303	
- payable after 5 Years	829	551	826	700	408		2,086	303	
<b>Debt Maturity Profile</b>									
Current Maturity Ratio	42%	41%	44%	52%	59%	7%	50%	56%	6%
Non-Current Maturity Ratio	58%	59%	56%	48%	41%	-7%	50%	44%	-6%
<b>Net Debt (Net of Cash at Banks)</b>	<b>6,723</b>	<b>3,186</b>	<b>1,676</b>	<b>3,011</b>	<b>6,391</b>	<b>112%</b>	<b>6,356</b>	<b>8,222</b>	<b>29%</b>
<b>Debt to Equity Ratios</b>									
Gross Debt to Equity Ratio	104%	63%	50%	59%	76%	18%	75%	81%	6%
Net Debt to Equity Ratio	74%	28%	14%	24%	46%	22%	48%	55%	7%
<b>Debt to EBITDA Ratio</b>	<b>6.10 X</b>	<b>3.87 X</b>	<b>3.01 X</b>	<b>3.32 X</b>	<b>2.60 X</b>	<b>-0.72 X</b>	<b>3.31 X</b>	<b>5.61 X</b>	<b>2.30 X</b>
<b>Interest Coverage Ratio</b>	<b>1.24 X</b>	<b>1.55 X</b>	<b>1.99 X</b>	<b>2.53 X</b>	<b>3.56 X</b>	<b>1.04 X</b>	<b>3.54 X</b>	<b>2.17 X</b>	<b>-1.37 X</b>

Bank Interest Rates in 2024 ranged from 4.95% to 7.80% (Average 7.03%), and in 9M2025 from 4.57% to 7.80% (Average 6.76%)  
Bond Coupon rate ranged from 7.35 % to 8.25% (3 years) and ranged from 8.00% to 9.30% (5 years)

44



# Non-land Capital Investments

NON-LAND CAPITAL INVESTMENTS	Indicative Optg Date	TOTAL	FY-2024	FY-2025	FY-2026
		Rp'bn	Rp'bn	Rp'bn	Rp'bn
Summarecon Mall Bekasi [Phase 2]	1Q 2026	1,009	288	600	121
Summarecon Mall Makassar	4Q 2028	629	10	300	319
Harris Hotel Serpong	1Q 2026	353	54	299	
		1,991	352	1,199	440

**Summarecon Mall Bekasi phase 2;** It will increase by a further approximately 42,000 sqm of NLA. Expected to open in 1Q 2026.

**Summarecon Mall Makassar;** is being constructed with NLA of approximately 31,000 sqm. Expected to open in 4Q 2028.

**Harris Hotel Serpong;** is being constructed with approximate of 280 rooms. Expected to operate in 1Q 2026.



Summarecon Mall Bekasi Phase 2



Summarecon Mall Makassar



Harris Hotel Serpong



- A. Company Profile
- B. Property Development
- C. Investment Property
- D. Hospitality Business
- E. Leisure, Education & Others
- F. Financials

## G. Our Plans and Strategy

- H. Contact Information
- I. Disclaimer



## Our Business Model

Build Integrated Townships with both residential and commercial complexes, and associated infrastructure like roads, water treatment plants for potable water supply, drainage and sewage facilities, energy distribution, education institutions, hospitals, retail centers, places of worship etc, that come together to form a miniature urban ecosystem. The emphasis is to create the ultimate living ecosystem for our residents and workers.

**Property Development** division generates revenues from sale of property products such as houses, commercial shops, apartments, land plots, office spaces and other commercial/industrial property products.

**Investment Property** division generate recurring revenues from lease of retail spaces and commercial areas.

Education institutions



Education institutions

Hospital



**Central Business District with Shopping Mall, Retails, Offices & Other Commercial properties**



High-rise residential for closer proximity to the center



High-rise residential for closer proximity to the center

Landed residential encircling the center



Landed residential encircling the center



## Our Competitiveness

### PROPERTY DEVELOPMENT



- ✓ Proven successful development of residential townships integrated with commercial, recreational and infrastructure facilities
- ✓ Residential product size and mix are controlled with easily manageable residential clusters
- ✓ Product launching controlled to ensure efficient and maximum absorption by the market
- ✓ Blend of residential and commercial retail areas with vibrant local economy. Creates virtuous demand cycle
- ✓ Town / residential estate management : security, landscaping, community centre, sports facility, environment
- ✓ Timing of developments to take advantage of strong property demand

**A Trusted Brand Name for Quality and Value**

### INVESTMENT PROPERTY



- ✓ Development, ownership, and operation of retail malls and commercial areas integrated into the residential townships
- ✓ Continued upgrading, expansion, and refurbishment of commercial and retail properties to grow attractiveness of the townships
- ✓ Commitment to manage tenant mix and placements to ensure optimum performance of malls
- ✓ Evolving recreational facilities to provide township residents with in-demand lifestyles
- ✓ Make our malls a destination for both living and recreational needs with wide variety of entertaining events

**A Trusted Brand for Family and Lifestyle Experiences**



## Outlook for the Year

- ☑ According to the Government **Indonesia's Economy is predicted to reach 4.9-5.7%**, supported by stronger domestic demand, Government policy, and continues positive impact of Bank Indonesia's policy.
- ☑ **Cautiously optimistic for Indonesia's economy in 2026** as we see some headwinds coming from global sentiments such as **trade wars, high inflation and geopolitical tension**.
- ☑ This year, the property sector continues to **benefit from the 100% VAT incentive** provided by the Indonesian government until 2027.
- ☑ **LTV & FTV ratio limit of 100% continue in 2026**, for more attractive housing loan.
- ☑ **Pro-growth sentiment from Bank Indonesia** to boost domestic demand (**BI rate as of 21 January 2026 = 4.75%**).

19



## Moving Forward

- ☑ Focus on **development of integrated cities** in strategic areas
- ☑ **Continuously develop diversified portfolio**, both in terms of products and geographical location
  - ☐ **New township development at Summarecon Tangerang**, to capture the opportunity and demands in Banten area
  - ☐ **The expansion of the 2<sup>nd</sup> phase of Summarecon Mall Bekasi** that is targeted to open in 1Q 2026 will add to the recurring income portfolio.
  - ☐ **The development a new hotel in Summarecon Serpong**, targeted to start operation in 1Q2026, further expand recurring revenue diversification.
  - ☐ **Development of Summarecon Mall Makassar**, targeted to operate in 4Q2028, supporting expansion of recurring income.
- ☑ **Develop existing land reserves and acquire strategic land plots**
  - ☐ **A large landbank** allows us the flexibility to market products appropriate to the prevailing market conditions
- ☑ Continue to create **innovations in marketing strategies and product offerings**
  - ☐ **Enhance customers' experience** in our shopping malls and other investment properties with the **offering of innovative and exciting programs**, thus bringing more potential customers to the tenants
- ☑ **Maintain product and service quality standards (The Summarecon Home Warranty)**

20



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**THANK YOU**



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# Product Launch – Summarecon Bogor

## Centeria Square (shoplots)

Launch in March 2025 (2<sup>nd</sup> phase)  
Price range = Rp 1.7 – 3.8 billion (exc. PPN)



Type 5.5X15  
Premium Hoek

Land Area : 112 m<sup>2</sup>  
Building Area : 266 m<sup>2</sup>

Type 5X10  
Deluxe Hoek

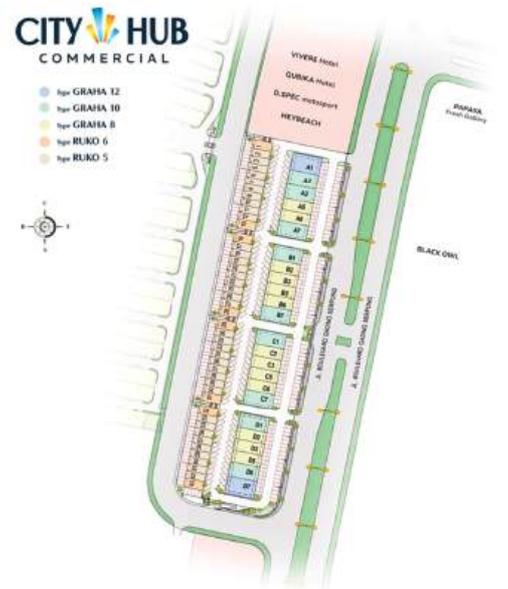
Land Area : 70 m<sup>2</sup>  
Building Area : 122 m<sup>2</sup>



# Product Launch – Summarecon Serpong

## City Hub Commercial (shoplots)

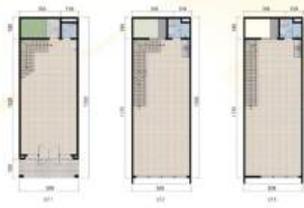
Launch in March 2025 (1<sup>st</sup> phase)  
Price range = Rp 3.6 – 21.5 billion (exc. PPN)



GRAHA 12 12 x 20 (HOEK)



RUKO 5 5 x 13.5





## Product Launch – Summarecon Bandung

### Ivora (houses)

Launch in March 2025 (1<sup>st</sup> phase)

Price range = Rp 1.4 – 2.7 billion (exc. PPN)



#### Type STANDARD 7x12

Land Area Building Area  
84 m<sup>2</sup> 74 m<sup>2</sup>

2 2 2 2



1<sup>st</sup> Floor



2<sup>nd</sup> Floor

#### Type PREMIUM 9x12

Land Area Building Area  
108 m<sup>2</sup> 119 m<sup>2</sup>

4+1 3+1 2



1<sup>st</sup> Floor



2<sup>nd</sup> Floor



## Product Launch – Summarecon Serpong

### Bellefont East (houses)

Launch in June 2025 (1<sup>st</sup> phase)

Price range = Rp 3.8 – 7.5 billion (exc. PPN)



#### Bellefont 8

LAND AREA  
128 sqm

BUILDING AREA  
112 sqm



#### Bellefont 10 INDEX

LAND AREA  
318 sqm / 318

BUILDING AREA  
312 sqm



#### Bellefont 12

LAND AREA  
192 sqm

BUILDING AREA  
278 sqm



# Product Launch – Summarecon Tangerang

## Rona Homes (houses)

Launch in July 2025 (1<sup>st</sup> phase)

Price range = Rp 680 million – 1.6 billion (exc. PPN)



**TIPE RUMAH 10 x 10**

150 LINGKUNGAN 302 LINGKUNGAN

3 2 1 3+1



**TIPE RUMAH 5 x 10** *Barok*

150 LINGKUNGAN 302 LINGKUNGAN

3 2 1 3+1



**TIPE RUMAH 5 x 10** *Prancis*

150 LINGKUNGAN 302 LINGKUNGAN

3 2 1 3+1



# Product Launch – Summarecon Bekasi

## Soultan Island (houses)

Launch in July 2025 (1<sup>st</sup> phase)

Price range = Rp 9.2 – 25.9 billion (exc. PPN)



**Soultan 12**

150 LINGKUNGAN 302 LINGKUNGAN

3 2 1 3+1

**Soultan 15**

150 LINGKUNGAN 302 LINGKUNGAN

3 2 1 3+1

**Soultan 18**

150 LINGKUNGAN 302 LINGKUNGAN

3 2 1 3+1



# Product Launch – Summarecon Crown Gading

## Chelia Residence (houses)

Launch in August 2025 (1<sup>st</sup> phase)  
Price range = Rp 886 million – 1.8 billion (exc. PPN)



# Product Launch – Summarecon Bandung

## Xandari Residence (houses)

Launch in August 2025 (1<sup>st</sup> phase)  
Price range = Rp 11 – 23 billion (exc. PPN)





## Product Launch – Summarecon Bogor



### Maple Golf Residence (houses)

Launch in October 2025 (1<sup>st</sup> phase)  
Price range = Rp 6.5 – 8.8 billion (exc. PPN)



## Product Launch – Summarecon Serpong

### Finore (houses)

Launch in November 2025 (1<sup>st</sup> phase)  
Price range = Rp 3.1 – 5.3 billion (exc. PPN)





**End of Presentation**