

A Company Presentation

September 2021



Flamingo Cluster - Summarecon Serpong

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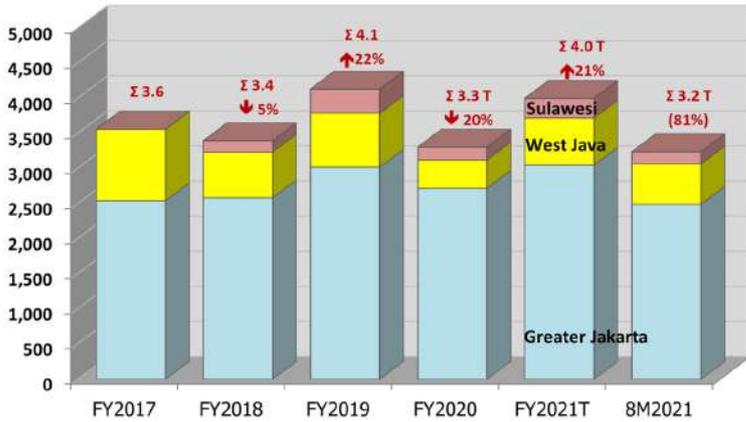
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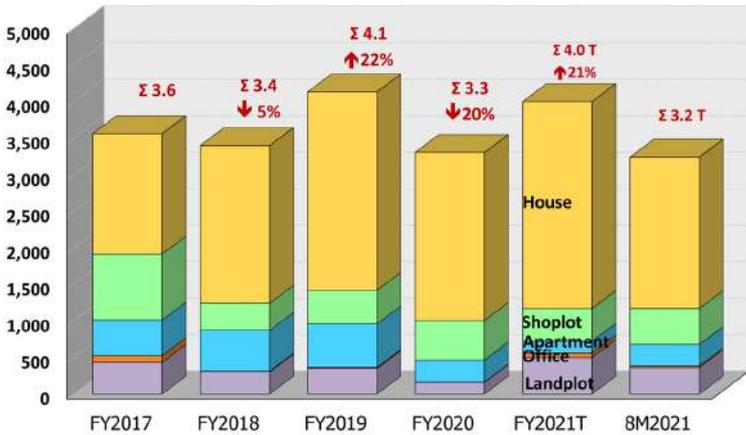


Plans for 2021 : Property Development

Marketing Sales (IDR' Tr)



Location	FY2017	FY2018	FY2019	FY2020	FY2021T	8M2021
	Actual	Actual	Actual	Actual	Target	Achieved
Greater Jakarta	2,544	2,585	3,021	2,718	3,050	2,496
West Java	1,017	653	767	405	670	572
Sulawesi	-	160	344	181	280	173
Total (Rp' Billion)	3,561	3,398	4,132	3,304	4,000	3,240
Greater Jakarta	71%	76%	73%	82%	76%	77%
West Java	29%	19%	19%	12%	17%	18%
Sulawesi	-	5%	8%	5%	7%	5%
Total	100%	100%	100%	100%	100%	100%

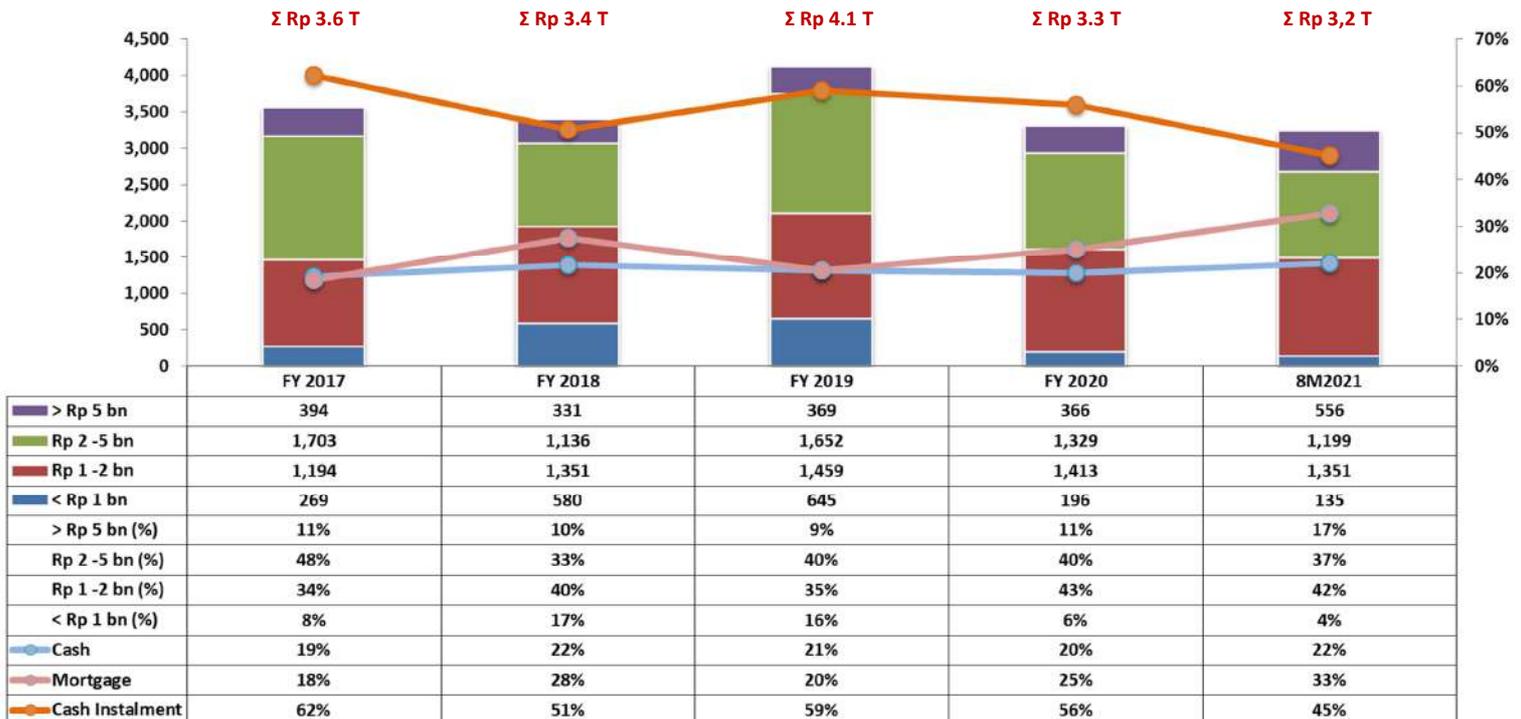


Product	FY2017	FY2018	FY2019	FY2020	FY2021	8M2021
	Actual	Actual	Actual	Actual	Target	Achieved
House	1,647	2,156	2,713	2,297	2,830	2,070
Shoplot	902	372	460	542	450	493
Landplot	431	302	349	159	500	362
Apartment	489	559	595	302	160	293
Office	91	8	16	4	60	23
Total (Rp' Billion)	3,561	3,398	4,132	3,304	4,000	3,240
House	46%	63%	66%	70%	71%	64%
Shoplot	25%	11%	11%	16%	11%	15%
Landplot	12%	9%	8%	5%	13%	11%
Apartment	14%	16%	14%	9%	4%	9%
Office	3%	0%	0%	0%	2%	1%
Total	100%	100%	100%	100%	100%	100%

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Price Segmentation & Payment Profile



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Corporate Information

Incorporation Date : 26 Nov 1975	IPO Date : 7 May 1990	Ticker : SMRA.IJ
Share Capital @ 31 Aug 2021	: Total Shares in Issue = 16,508,568,358 @ Rp 100/share	
	: Total Paid-up = Rp 1.65 tr (~USD 115.40 mn)	

	Total Value	Rupiah per share
Market Capitalization @ 31 Aug 2021	: Rp 13.29 tr (~USD928.94mn)	Rp 805
Net Book Value	: Rp 4.06 tr (~USD 283.87mn)	Rp 246
NAV (Market/Replacement Cost)	: Rp 60.12 tr (~USD 4.20bn)	Rp 3,642
Shareholder Profile @ 31 Aug 2021	: Founders & Associates ~ 39.75%	
	: Public – Local ~ 36.80%	
	: Public – Foreign ~ 23.45%	
	: No. of Shareholders 18,280	
Employees	: ~ 4,300	



Management Team

Board of Commissioners

 <p>Ir. Soetjipto Nagaria President Commissioner</p> <ul style="list-style-type: none"> President Commissioner of the Company since 9 November 2001 Prior to the role, he served as the President Director of the Company from November 1975 to June 1998 Graduated with a Chemical Engineering degree from Bandung Institute of Technology 	 <p>Harto Djojo Nagaria Commissioner</p> <ul style="list-style-type: none"> Commissioner of the Company since March 1980 Graduated with a Bachelor of Economics from Oregon University, USA in 1972 	 <p>H. Edi Darnadi Independent Commissioner</p> <ul style="list-style-type: none"> Independent Commissioner of the Company since June 2009 Graduated from the Republic of Indonesia Police Academy, Police Science College, Police Staff and Leadership School, and Sesko ABRI 	 <p>Lexy Arie Turniwa Independent Commissioner</p> <ul style="list-style-type: none"> Independent Commissioner of the Company since June 2019 Graduated with a Civil Engineering degree from Sam Ratulangi and a Diploma of Science degree from the Hotel & Tourism Academy, USA 	 <p>Ge Lilies Yamin Independent Commissioner</p> <ul style="list-style-type: none"> Independent Commissioner of the Company since June 2019 Graduated with a degree in Architectural Engineering from Tarumanegara University
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Board of Directors

 <p>Ir. Adrianto Pitoyo Adhi President Director</p> <ul style="list-style-type: none"> President Director of the Company since June 2015 Deputy Chairman of KADIN* Indonesia (Policy, Law and Legislation Standing Committee) Prior to the role, he served as Director of PT Metropolitan Land Graduated with a Architectural Engineering degree from Diponegoro University 	 <p>Liliawati Rehardjo Director</p> <ul style="list-style-type: none"> Director of the Company since June 2009 Responsible for the sales and marketing activities of the Company Studied at National Taiwan University 	 <p>Soeglanto Nagaria Director</p> <ul style="list-style-type: none"> Director of the Company since 23 June 2006 Responsible for the retail operations of the Company Graduated with an MBA from Peter F. Drucker Graduate School of Management 	 <p>Herman Nagaria Director</p> <ul style="list-style-type: none"> Director of the Company since June 2006 Responsible for the business and property development of the Company Graduated with a Bachelor Degree in Civil Engineering from National Cheng Kung University 	 <p>Lydia Tjio Director</p> <ul style="list-style-type: none"> Director of the Company since June 2018 Responsible for the finance and business strategies of the Company Graduated with a Diploma in Accounting from Jayabaya University and a Bachelor of Financial Management from the University of Indonesia 	 <p>Ir. Sharif Benyamin Director</p> <ul style="list-style-type: none"> Director of the Company since June 2013 Responsible for the operations of Summarecon Mutiara Makassar and Summarecon Bogor Graduated with a Bachelor of Civil Engineering degree from Parahyangan Catholic University 	 <p>Nanik Widjaja Director</p> <ul style="list-style-type: none"> Director of the Company since June 2018 Responsible for corporate service strategies, including human resource management Graduated from Indonesian School of Economics 	 <p>Jason Lim Director</p> <ul style="list-style-type: none"> Director of the Company since June 2018 Responsible for special projects planning and execution Graduated with a Master of Engineering degree at the Asian Institute of Technology Bangkok and a Master of Science degree at TU Delft Netherland
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Principal Activities



Property Development

- ✓ Sales revenue from developed property
- ✓ Marketing sales 2020: IDR3,670bn
- ✓ Marketing sales YTD August 2021: IDR3,240bn
- ✓ 7(seven) development areas of approx. 2,000ha
- ✓ Total landbank approx. 2,199ha
- ✓ Revenue 2020: IDR3,670bn (73.0%)
- ✓ Revenue 2019: IDR3,620bn (60.9%)



Investment Properties

- ✓ Recurring revenues from rental and service charge fee
- ✓ 3 landmark Summarecon malls in Jakarta and Greater Jakarta areas: Kelapa Gading, Serpong, Bekasi aggregate GFA of 300,000+ sqm
- ✓ Others include: Samasta Lifestyle Village, Menara Satu Office, Kensington Office, Scientia Business Park, Summerville Apartment
- ✓ Revenue 2020: IDR894bn (17.8%)
- ✓ Revenue 2019: IDR1,599bn (26.9%)



Leisure, Hospitality and Others

- ✓ Supplemental facilities with recurring revenues
- ✓ Haris Hotel & POP! Hotel Kelapa Gading, Haris Hotel Bekasi, Movenpick Resort & Spa Bali
- ✓ Others include: Klub Kelapa Gading, The Springs Club, Pradita University, Sekolah Islam Al-Azhar
- ✓ Revenue 2020: IDR466bn (9.3%)
- ✓ Revenue 2019: IDR726bn (12.2%)



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Landbank, Planned Acquisitions

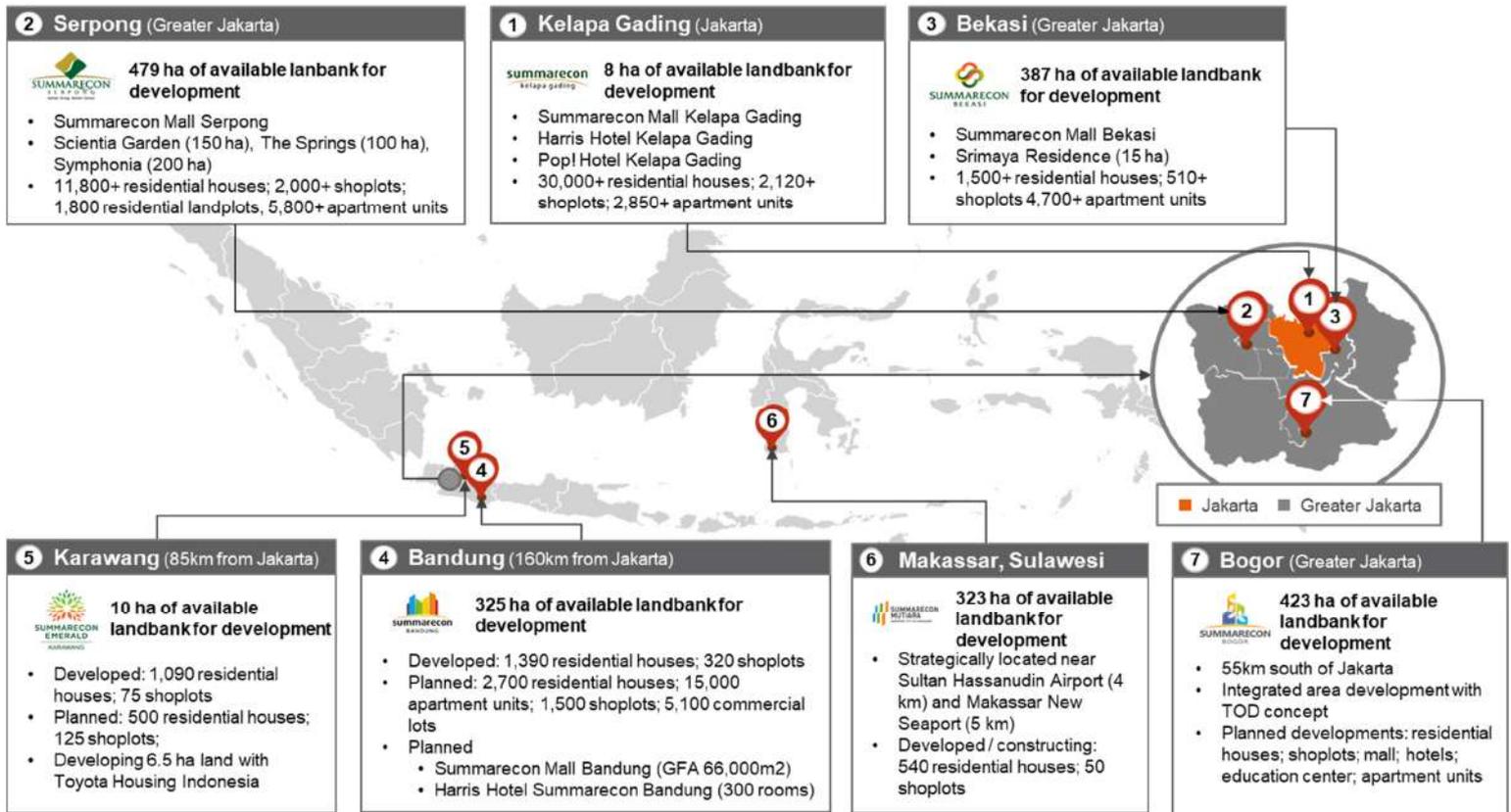
	Location	Business Structure	% Ownership	Gross Area 30-Jun-21	Planned Acquisitions	
					2021	2022
1	Summarecon Kelapa Gading	Own	100%	8 ha		
2	Summarecon Serpong			479 ha	15 ha	13 ha
	Own land	Own	100%	299 ha		
	Land under PT JBC	Joint Operations	70%	138 ha		
	Land under PT TGS (The Springs)	Joint Operations	55%	42 ha		
3	Summarecon Bekasi			387 ha	15 ha	14 ha
	Own land	Own	100%	96 ha		
	Land under PT DSA	Joint Venture	51%	291 ha		
4	Summarecon Bandung	Own	100%	325 ha	15 ha	17 ha
5	Summarecon Bali	Own	100%	19 ha		
6	Summarecon Bogor	Joint Venture	51%	423 ha	20 ha	17 ha
7	Summarecon Makassar			323 ha	15 ha	15 ha
	Own land	Own	100%	153 ha		
	Land under PT SMC	Joint Venture	51%	170 ha		
8	Summarecon Karawang	Own	100%	10 ha		
9	Others [+ Potential New Locations]			224 ha	0 ha	0 ha
TOTAL HECTARAGE				2,199 ha	80 ha	76 ha
Planned Acquisition Costs (routine)					Rp 350 Bn	Rp 350 Bn
Planned Acquisition Costs (new major)					Rp 0 Bn	Rp 0 Bn
TOTAL LAND ACQUISITION COSTS					Rp 350 Bn	Rp 350 Bn

**Landbank includes undeveloped land, land for infrastructure and land for future investment properties

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Project Locations



SUMMARECON KELAPA GADING



Project Snapshots



Township Overview



Project Development Value (Ongoing)

Product Name	Type	Launch Year	Total Value (Rp bn)	Total Sold (Rp bn)	Balance (Rp bn)	Sold %
Kensington Apartments [Tower A-C]	Residential	2014	1,316	(1,153)	163	88%
Kensington Apartments [Tower D]	Residential	2015	578	(500)	78	86%
Kensington Office	Office	2017	233	(138)	95	59%
Total - Kelapa Gading			2,127	(1,792)	335	84%

Started	1975
Area	Total Area: 550 Ha Developed: 542 Ha (97%) Undeveloped: 8 Ha (3%)
Development Period for Available Land Bank	~10 years
Developed	<ul style="list-style-type: none"> 30,000+ residential houses 2,120+ shoplots 2,850+ apartment units
Investment Property, Leisure & Hospitality, and Other Business	<ul style="list-style-type: none"> Mall Kelapa Gading 1-5 Gading Food City Harris Hotel Kelapa Gading POP! Hotel Kelapa Gading Menara Satu Kensington Office



Ongoing Projects



The Springs



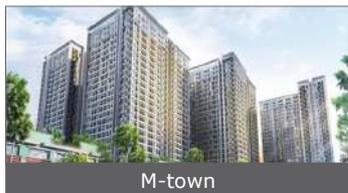
- 1,400 housing units built and will continue to be developed up to 13 housing cluster (200-300 units each)
- 3 shoplots areas developed to create and support local economies for residents.



Scientia Garden



- 150 ha residential and commercial areas, as well as office areas and digital centers
- Available 80 ha for future development
- Nearby universities: Multimedia Nusantara University and Pradita University



M-town



- 10 towers apartment complex with a total of 5,000 units.
- To date, the Company has completed and handed over 9 apartment towers



Symphonia



- 200 ha residential area with an emphasis on the concept of nature and smart living
- 6 clusters launched with 1,500+ housing units.

Township Overview



Started	1993
Area	Total Area: 800 Ha Developed: 320 Ha (40%) Undeveloped: 480 Ha (60%)
Development Period for Available Land Bank	~10 years
Developed	<ul style="list-style-type: none"> ▪ 11,800+ residential houses ▪ 2,000+ shoplots ▪ 1,800+ residential landplots ▪ 5,800+ apartment units
Investment Property, Leisure & Hospitality, and Other Business	<ul style="list-style-type: none"> ▪ Summarecon Mall Serpong ▪ Summarecon Digital Center ▪ Scientia Square Park ▪ Scientia Business Park ▪ The Springs Club ▪ St. Carolus Hospital ▪ Plaza Summarecon Serpong



Project Development Value (Ongoing)

Product Name	Type	Launch Year	Total Value (Rp bn)	Sold (Rp bn)	Balance (Rp bn)	Sold %
The Springs						
Goldfinch [Ext]	Residential	2015	82	(73)	9	89%
Flamingo [2]	Residential	2017	391	(280)	111	72%
Rainbow Springs 13 blocks	Residential	2019	452	(362)	90	80%
South Goldfinch Commercial	Commercial	2019	205	(122)	83	59%
Scientia Garden						
Alloggio Residence	Residential	2015	529	(459)	70	87%
Alloggio Residence [Ext.]	Residential	2017	148	(77)	71	52%
Edison Shoplots	Commercial	2017	193	(115)	79	59%
Dalton Ext	Commercial	2020	64	(39)	25	61%
Aristoteles Ruko [2]	Commercial	2021	132	(116)	16	88%
M-town						
M-town Residence (Tower C,D)	Residential	2015	656	(601)	55	92%
M-town Signature (Tower I)	Residential	2019	176	(133)	43	76%
Symphonia						
Agnesi	Residential	2019	417	(413)	4	99%
Baroni	Residential	2020	531	(454)	77	86%
Mozzart B	Residential	2021	672	(374)	298	56%
Melody Commercial	Commercial	2021	100	(100)	-	100%
Total - Serpong			4,748	(3,718)	1,030	78%

Township Overview





Project Snapshots



Primrose Condo villas



Olive Residence



Morizen

Project Development Value (Ongoing)

Product Name	Type	Launch Year	Total Value (Rp bn)	Total Sold (Rp bn)	Balance (Rp bn)	Sold %
SpringLake Apartments (Tower D)	Residential	2014	424	(383)	41	90%
SpringLake View Apartments (Tower E)	Residential	2015	369	(314)	55	85%
SpringLake View Apartments (Tower F)	Residential	2016	320	(225)	95	70%
SpringLake View Apartments (Tower G-H)	Residential	2021	862	-	862	0%
Primrose Condo villas 3 blocks (GA,GB,GC)	Residential	2015	154	(122)	32	79%
Primrose Condo villas 2 blocks (GD-GE)	Residential	2017	93	(45)	48	48%
Olive Residence	Residential	2018	379	(366)	13	96%
Morizen	Residential	2019	777	(300)	477	39%
Srimaya Residence	Residential	2018	329	(232)	97	71%
Srimaya Kiosk	Commercial	2020	24	(21)	3	88%
Total - Bekasi			3,731	(2,007)	1,723	54%

Township Overview



Started	2010
Area	Total Area: 656 Ha Developed: 263 Ha (40%) Undeveloped: 393 Ha (60%)
Development Period for Available Land Bank	~10 years
Developed	<ul style="list-style-type: none"> 1,500+ residential houses 500+ shoplots 4,700+ apartment units
Investment Property, Leisure & Hospitality, and Other Business	<ul style="list-style-type: none"> Summarecon Mall Bekasi Plaza Summarecon Bekasi



Project Snapshots



Topaz Commercial



Chelsea



Emily

Project Development Value (Ongoing)

Product Name	Type	Launch Year	Total Value (Rp bn)	Total Sold (Rp bn)	Balance (Rp bn)	Sold %
Topaz Commercial	Commercial	2017	96	(93)	3	97%
Emily	Residential	2019	462	(317)	145	69%
Flora	Residential	2020	416	(389)	27	94%
Total - Bandung			974	(799)	175	82%

Township Overview



Started	2015
Area	Total Area: 373 Ha Developed: 40 Ha (11%) Undeveloped: 333 Ha (89%)
Development Period for Available Land Bank	~10 years
Developed	<ul style="list-style-type: none"> 1,390+ residential houses 320+ shoplots
Investment Property, Leisure & Hospitality, and Other Business	<ul style="list-style-type: none"> Plaza Summarecon Bandung Planned: <ul style="list-style-type: none"> Summarecon Mall Bandung Harris Hotel Summarecon Bandung Schools



SUMMARECON EMERALD KARAWANG



Project Snapshots



Project Development Value (Ongoing)

Product Name	Type	Launch Year	Total Value (Rp bn)	Total Sold (Rp bn)	Balance (Rp bn)	Sold %
Cluster Elora (New Phase)	Residential	2017	211	(189)	22	90%
Sapphire Commercial	Commercial	2017	146	(138)	8	95%
Sevanti	Residential	2018	163	(103)	60	63%
Harumi	Residential	2020	245	(14)	231	6%
Total - Karawang			765	(444)	321	58%

Township Overview



Started	2016
Area	Total Area: 33 Ha Developed: 19 Ha (58%) Undeveloped: 14 Ha (42%)
Development Period for Available Land Bank	~5 years
Developed	<ul style="list-style-type: none"> • 1,390+ residential houses • 75+ shoplots
Investment Property, Leisure & Hospitality, and Other Business	Planned: <ul style="list-style-type: none"> • Summarecon Villaggio Jakarta Luxury Outlet

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SUMMARECON MUTIARA MAKASSAR



Project Snapshots



Project Development Value (Ongoing)

Product Name	Type	Launch Year	Total Value (Rp bn)	Total Sold (Rp bn)	Balance (Rp bn)	Sold %
Beryl	Residential	2018	263	(243)	20	92%
Jade	Residential	2018	326	(311)	15	95%
Titanium Smart Warehouse	Commercial	2019	62	(24)	39	38%
Blue Crystal	Residential	2020	185	(169)	16	91%
Green Crystal	Residential	2021	83	(48)	35	58%
Total - Makassar			919	(794)	125	86%

Township Overview



Started	2018
Area	Total Area: 360 Ha Developed: 34 Ha (9%) Undeveloped: 326 Ha (91%)
Development Period for Available Land Bank	~10 years
Developed	<ul style="list-style-type: none"> • 540+ residential houses • 50+ commercial units
Investment Property, Leisure & Hospitality, and Other Business	Planned: <ul style="list-style-type: none"> • Summarecon Mall Makassar • Convention Centers / Function Halls • Schools

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Project Snapshots



Mahogany Residence



Agathis Residence

Township Overview



Project Development Value (Ongoing)

Product Name	Type	Launch Year	Total Value (Rp bn)	Total Sold (Rp bn)	Balance (Rp bn)	Sold %
Mahogany Residence	Residential	2020	563	563	-	100%
Mahogany Island	Landplot	2020	120	120	-	100%
Agathis Residence	Residential	2020	722	571	151	79%
Total - Bogor			1,405	(1,134)	151	81%

Started	2020
Area	Total Area: 450 Ha Developed: 25 Ha (6%) Undeveloped: 425 Ha (94%)
Developed	• 500+ residential houses
Investment Property, Leisure & Hospitality, and Other Business	Planned: • Summarecon Mall Bogor • Schools • Culinary Centers • Hotels • Transit Oriented Development

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Investment Property

Apart from generating revenue from property development, Summarecon also manages retail malls with high occupancy rates, providing stability to the Company's routine income base.

Market Leader in Jakarta & Greater Jakarta



Main Investment Properties

Investment properties	GFA* (m ²)	NLA* (m ²)	Occupancy	Average rent/m ² /month	Visitor traffic	Number of tenants
Summarecon Mall Kelapa Gading	150.000	112.000	96%	Rp270.000	2019: 30mn 2020: 12mn	600+
Summarecon Mall Serpong	115.000	79.000	88%	Rp210.000	2019: 26mn 2020: 10mn	400+
Summarecon Mall Bekasi	77.000	54.000	98%	Rp180.000	2019: 21mn 2020: 10mn	300+



Summarecon Mall Kelapa Gading



Summarecon Mall Serpong



Summarecon Mall Bekasi

Key Tenants



Consistently in the Top 5 most visited malls in each location

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Investment Property : Shopping Malls

At present, Summarecon owns and operates 3 shopping malls with total GFA of more than 300,000 m2, generating significant recurring revenues from lease of retail malls.

Summarecon Mall Kelapa Gading	Summarecon Mall Serpong	Summarecon Mall Bekasi
<p> GFA* (m²) 150,000</p> <p> Visitor Traffic 2019: 30mn 2020: 12mn</p> <p> NLA* (m²) 112,000</p> <p> Average Rent Rp315,000/m²/mth</p> <p> Occupancy 95%</p> <p># of tenant icon"/> # of tenant 600</p> <ul style="list-style-type: none"> ▪ Middle-high shopping center with a fashion-food entertainment concept ▪ Gading Walk provide an open-air dining experience ▪ Gading Food City is equipped with live music to create a more festive atmosphere. 	<p> GFA* (m²) 115,000</p> <p> Visitor Traffic 2019: 26mn 2020: 10mn</p> <p> NLA* (m²) 79,000</p> <p> Average Rent Rp210,000/m²/mth</p> <p> Occupancy 94%</p> <p># of tenant icon"/> # of tenant 400</p> <ul style="list-style-type: none"> ▪ Middle-class shopping mall 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 and with extended opening times. 	<p> GFA* (m²) 77,000</p> <p> Visitor Traffic 2019: 21mn 2020: 10mn</p> <p> NLA* (m²) 54,000</p> <p> Average Rent Rp180,000/m²/mth</p> <p> Occupancy 97%</p> <p># of tenant icon"/> # of tenant 300</p> <ul style="list-style-type: none"> ▪ Middle-class shopping mall 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 and with extended opening times.

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Investment Property : Hospitality

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

Hotel & Resort	
<p>Harris Hotel Kelapa Gading</p> <p>Business hotel with 307 rooms located in the shopping center area of Summarecon Mall Kelapa Gading</p>	<p>Harris Hotel Bekasi</p> <p>4 star business hotel with 332 rooms located in Summarecon Mall Bekasi</p>
<p>Pop! Hotel Kelapa Gading</p> <p>Budget Hotel with 266 modern rooms located in the shopping center area of Summarecon Mall Kelapa Gading</p>	<p>Movenpick Resort & Spa</p> <p>5 star hotel with a "Family Concept" and a capacity of 297 room. Part of the Accor Hotels group</p>

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Investment Property : Others

In addition to malls, Summarecon also owns and operates other shopping centers, recreational areas, and head offices, all of which are an integral part of township development.



Scientia Square

- Designed to be the center of business and lifestyle in the Scientia Garden area
- Commercial buildings nearby: Multimedia Nusantara University, Pradita University, Scientia Business Park



Plaza Summarecon

- Head office of the Company
- Eight-storey office building with an area of 8,600 m²



Samasta Lifestyle Village

- Various of lifestyle tenants with a traditional Balinese environment
- Connected to Movenpick Resort & Spa Jimbaran Bali



Plaza Summarecon Serpong

- Head office of Summarecon Serpong
- Eight-storey office building with an area of 8,800 m²



Menara Satu

A modern 11-storey office building with an area of 18,600 m²



Plaza Summarecon Bekasi

- Head office of Summarecon Bekasi
- Office building with an area of 10,000 m²



Apartemen Summerville

42 units of exclusive service apartment located in Kelapa Gading



Plaza Summarecon Bandung

- Head office of Summarecon Bandung

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Other Business : Leisure & Education

Leisure and Education business unit provide important complementary facilities in each Summarecon Township

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



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

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PT SUMMARECON AGUNG Tbk (SMRA)

PROPERTY DEVELOPMENT

Location	Legal Entity
Kelapa Gading	SMRA
Bekasi	SMRA
Karawang	PT Summarecon Property Development
Serpong	PT Serpong Cipta Kreasi (includes collaboration with other land owners under Joint Operation concept)
Bandung	PT Mahkota Permata Perdana
Makassar	PT Sinergi Mutiara Cemerlang (51% JV)
Bogor	PT Kencana Jayaproperti Agung (51% JV)

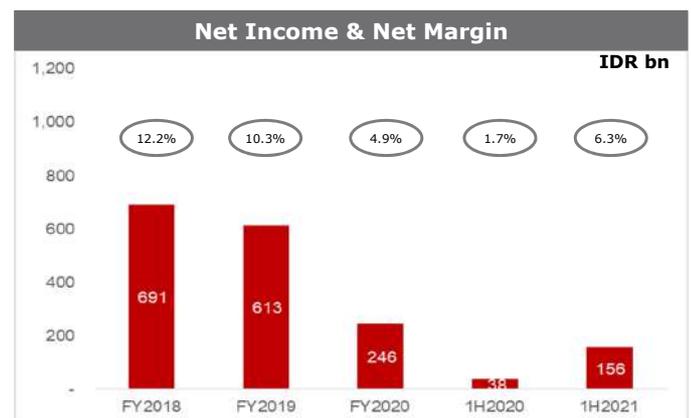
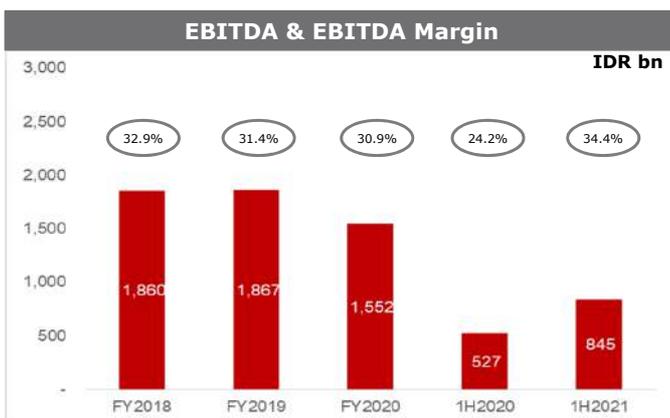
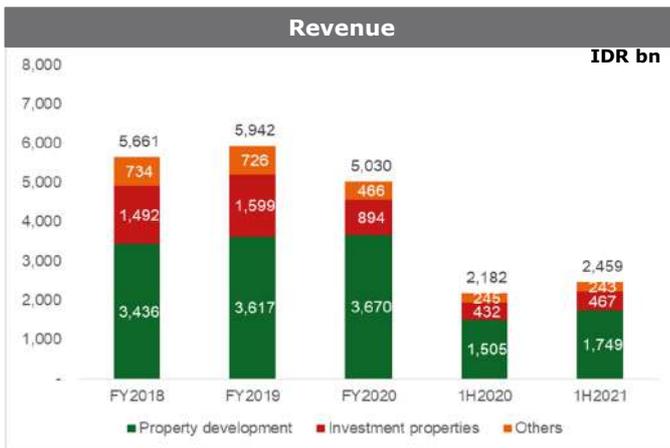
INVESTMENT PROPERTY

Property	Legal Entity
Mall Kelapa Gading	SMRA
Mall Bekasi	PT Makmur Orient Jaya (MKOJ)
Mall Serpong	PT Lestari Mahadibya
Harris Hotel & Pop! Hotel Kelapa Gading	SMRA, PT Summarecon Hotelindo
Harris Hotel Bekasi	MKOJ, PT Summarecon Hotelindo
Movenpick Resort & Spa Bali	PT Permata Jimbaran Agung, PT Hotelindo Permata Jimbaran

The above properties contribute to more than 90% of the Company's business activities

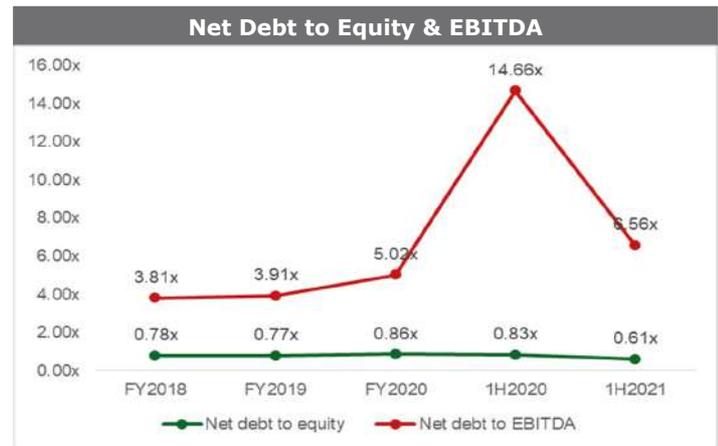
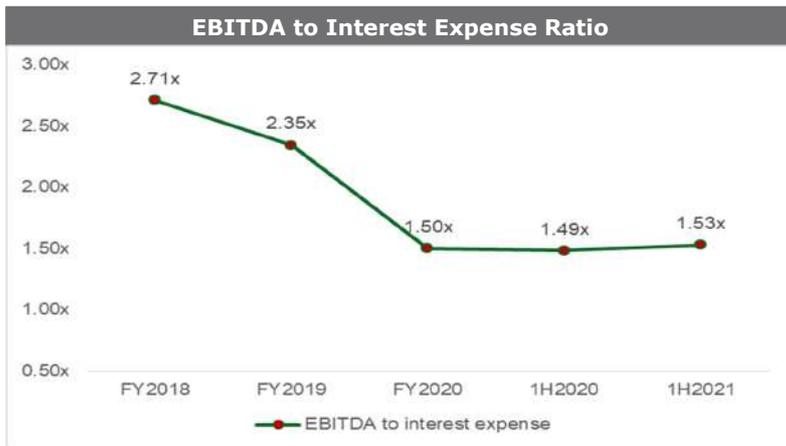
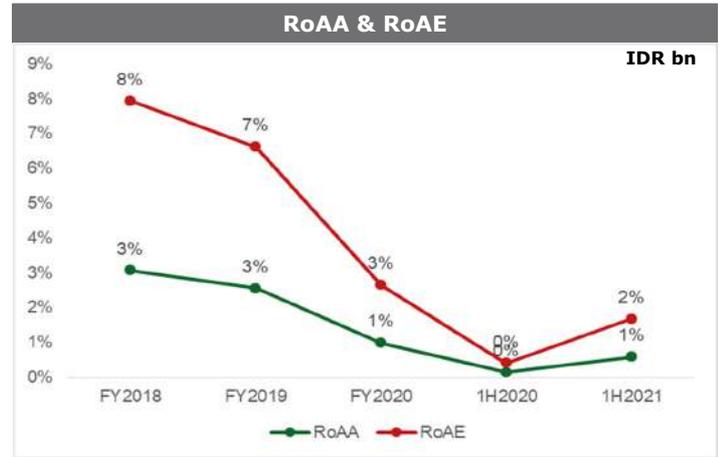


Income Statement Highlight





Balance Sheet Highlight



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Debt Borrowings (as of 30 June 2021)

	TOTAL	< 12 Mths	> 12 Mths	Average Cost of Debt
	Rp'Bn	Rp'Bn	Rp'Bn	
Bank Borrowings (2013 - 2023)	7,272	2,227	5,043	8.00%
Continuous Bond III (1st Tranche)	416	416	0	10.75%
Continuous Bond III (2nd Tranche A)	500	0	500	9.13%
Continuous Bond III (2nd Tranche B)	200	0	200	9.50%
TOTAL DEBT BORROWINGS	8,388	2,643	5,743	8.24%

Year	Total (Rp'bn)	Remarks
2021	2,570	Including Continuous Bond III 1st tranche for total Rp 0.4 trillion
2022	1,528	Including Continuous Bond III 2nd tranche A for total Rp 0.5 trillion
2023	890	
2024	970	Including Continuous Bond III 2nd tranche B for total Rp 0.2 trillion
2025	2,430	
TOTAL	8,388	

Notes :

- Bond rated at *Id A (Single A ; Stable Outlook)* by Pefindo on 7 September 2021
- DER : 92%

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	PERIOD	TOTAL	FY2021	FY2022
		Rp'Bn	Rp'Bn	Rp'Bn
Summarecon Mall Bandung	2021-2022	150	50	100
Summarecon Villaggio Jakarta Luxury Outlet	2021-2022	150	80	70
TOTAL PROJECT CAPEX		300	130	170

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Net Asset Value (based on Management Estimates)

ASSET TYPE	ACREAGE	NET BOOK	MGMT EST.	NET BOOK	MGMT EST.	CURRENT ASP (RANGE)	
		VALUE	[NPAT GDV]	VALUE	[NPAT GDV]	Rp'm/m2	Rp'm/m2
	Ha	Rp'B	Rp'B	Rp'm/m2	Rp'm/m2	Rp'm/m2	Rp'm/m2
A. LANDBANK	2,199 ha	6,575	54,968				
1. Summarecon Kelapa Gading	8 ha	165	2,016	2.06	25.20	60.00	140.00
2. Summarecon Serpong	479 ha	1,546	15,785	0.32	3.30	8.00	32.00
<i>SSP - Own Land</i>	299 ha	1,006	10,536	0.34	3.53	9.00	32.00
<i>SSP - JO with PT JBC</i>	138 ha	414	4,024	0.30	2.92	8.00	32.00
<i>SSP - JO for The Springs</i>	42 ha	126	1,225	0.30	2.92	10.00	32.00
3. Summarecon Bekasi	387 ha	888	11,636	0.23	3.00	9.00	40.00
<i>SBK - Own Land</i>	96 ha	354	5,391	0.37	5.60	9.00	40.00
<i>SBK - JV with PT DSA</i>	291 ha	533	6,244	0.18	2.15	Not developed yet	
4. Summarecon Bandung	325 ha	1,574	8,189	0.48	2.52	6.00	15.00
5. Summarecon Bali	19 ha	450	1,616	2.34	8.40	Not developed yet	
6. Summarecon Bogor	423 ha	811	7,698	0.19	1.82	6.00	15.00
7. Summarecon Makassar	323 ha	714	5,874	0.22	1.82	6.00	15.00
8. Summarecon Karawang	10 ha	121	223	1.18	2.18	4.50	12.00
9. Other properties & inventories	224 ha	307	2,155	0.14	0.96	Not developed yet	
B. INVESTMENT PROPERTIES	106 ha	4,260	22,312				
1. Sentra Kelapa Gading	19 ha	761	8,747				
2. Sentra Gading Serpong	17 ha	1,034	4,308				
3. Summarecon Mal Bekasi	16 ha	823	3,270				
4. Mövenpick Resort & Spa	4 ha	459	1,127				
5. Other Properties	50 ha	1,183	4,860				
C. TOTAL ASSETS	2,304 ha	10,835	77,280				
Less : JO/JV Minority Interests		-1,233	-11,618				
D. TOTAL ASSETS (NET OF JO/JV MI)		9,603	65,663				
Less : Net Debt Gearing @ 30 Jun 2021		-5,545	-5,545				
E. NET ASSET VALUE		4,057	60,117				
F. NAV per share		Rp246	Rp3,642				

NAV Rp 3,642
[Management Estimate]

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Summarecon's Competitiveness : Our Twin Pillars

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 launchings 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

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

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Summarecon's Competitiveness

- ✓ Recognized product and service quality and trust in the Company's developments
- ✓ Fulfillment of product and service delivery commitments
- ✓ Good reputation and brand loyalty for the Company's property products
- ✓ Strong value appreciation in properties sold by the Company
- ✓ Sound management of investment properties over the years have built up a solid and secure tenant base
- ✓ Company and tenants as business partners

Ease of mortgage financing for Company's products

- ❖ Attainment of critical mass in our townships further attracting residents and commercial tenants alike to the Company's developments
 - Creating a virtuous demand for both residential and commercial properties
- ❖ Attracts a very large volume of visitors to the malls, thus providing business to the tenants
 - Providing stable recurring income to weather downturns in the property market, and allows property developments to be timed to benefit from market recovery



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Outlook : The market and how we see it

- ☑ **Overall demand** for properties in the middle price segment remains strong with demand largely driven by :-
 - Increasing the size of the middle income group
 - First time buyers
 - Changing household sizes, upgrading to bigger units
 - Strong savings and income growth
 - BI 7 days repo rate 3.50% as of Aug 2021
 - Home mortgage rates with wide spread from 5% – 8% pa and longer tenors
 - Mortgage penetration is still low. Banking sector can provide a lot more funding to the sector, thereby fueling demand for properties
- ☑ For Summarecon :-
 - **Summarecon Kelapa Gading** is a well sought- after residential area for the upper middle class, and high net worth individuals.
 - **Summarecon Serpong** is in the growth corridor of Serpong which is the fastest growing area on the fringe of Jakarta. Moreover our market segment is the growing middle class of professionals working in Jakarta.
 - **Summarecon Bekasi** will be the impetus that accelerates modern developments on the eastern fringe of Jakarta, and uplift the economy, livelihood and living standards of the residents living there.
 - **Summarecon Bogor** completes the Greater Jakarta geographical cover
 - **Summarecon Bandung, Summarecon Emerald Karawang and Summarecon Mutiara Makassar** adds to the geographic diversity of our development portfolio.

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Moving Forward

- ☑ **Corporate objective**
 - Assure appropriate returns to our stakeholders; customers, shareholders, government authorities, business associates , and employees
- ☑ **Strengthen market position in property development**
 - Continue to focus on developments within our 7 (Seven) townships in Kelapa Gading, Serpong, Bekasi, Bandung, Karawang, Makassar, and Bogor.
 - Offer innovative products in developing residential projects
 - Timely and assured delivery of these quality products to our customers, thereby further enhancing the Summarecon brand and its products
 - Large landbank allows us the flexibility to market products appropriate to the prevailing market conditions
- ☑ **Strengthen market position in property investment**
 - Expand our portfolio of investment properties within our townships
 - In the mid- to long-term, to develop new products and businesses
 - Offer innovative programs to attract visitors to our shopping and life-style properties, thereby deriving values for our tenants and customers



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- ☑ Significant potential upside when compared with :-
 - NAV (undeveloped landbank) of Rp 3,642 per share

IDX Growth since 1 Jan 2015 = 117%
 SMRA Growth = 52%



To contact us

Investor Relations

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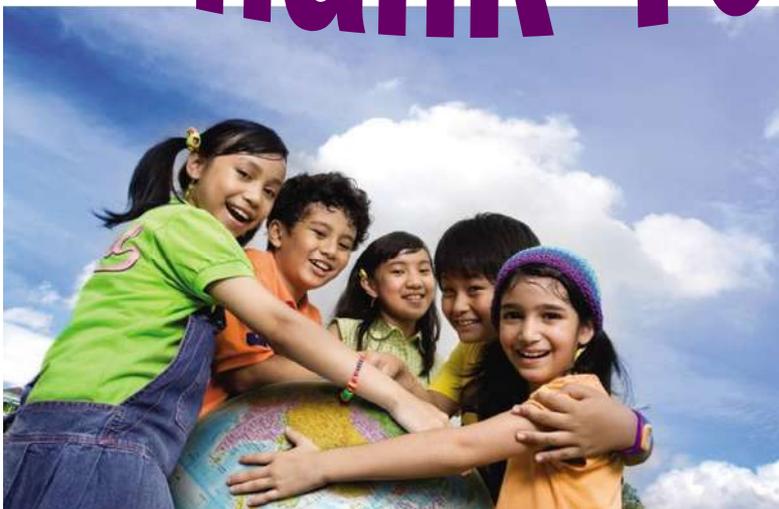
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Thank You



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Such forward-looking statements are based on numerous assumptions regarding our present and future business strategies and the environment in which we expect to operate in the future.

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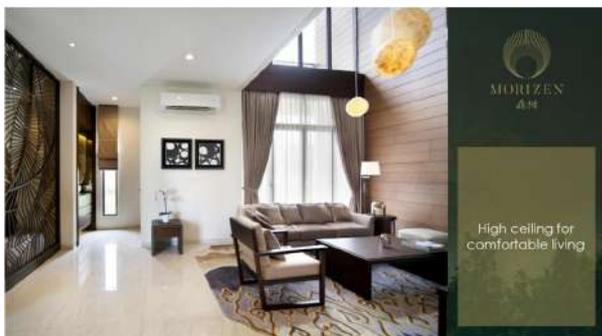
Appendix :

Product Specifications



← *Morizen Residence*

↓ *Goldfinch Residence*



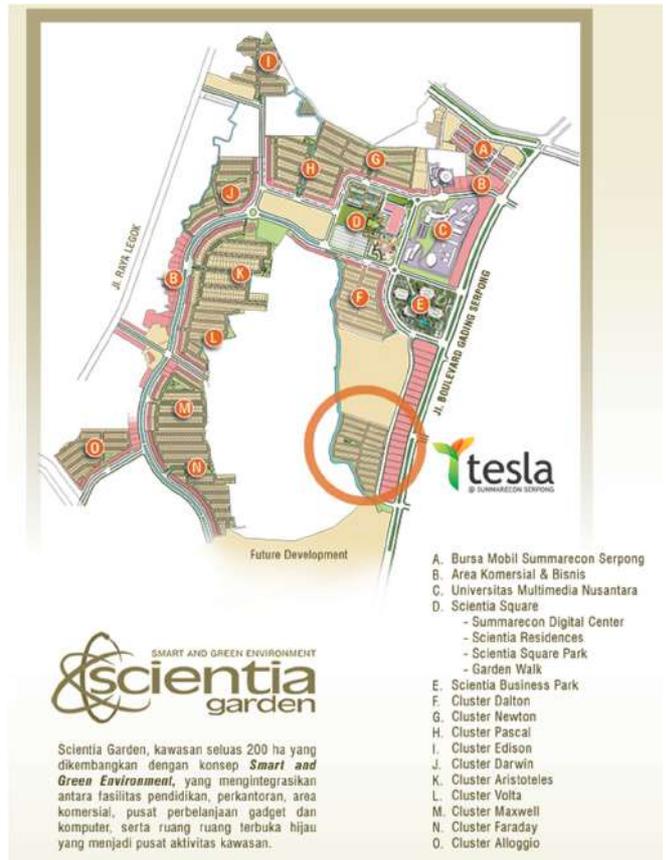
↑ *M-Town Apartment*



← *Tesla Residence*



A Typical Residential Product



Marketing Brochure

- ☑ Concept :
 - Gated community with strict security at the gates and regular patrols within the estate
 - Centrally maintained estate management of landscaping, cleanliness, garbage collection (including recycling), waste water treatment
 - Monthly fees collected for upkeep of the estate and for the town
- ☑ Acreage = 4 ha
- ☑ Houses = 406 units
- ☑ Unit Land size = 66 – 77 m² (Average = 71 m²)
- ☑ Building GFA = 62 – 78 m² (Average = 70 m²)
- ☑ ASP Unit = Rp 1.1bn – Rp1.4bn (Average = Rp 1.3bn)

Security and Gate to each cluster ↓



Community Centre / Clubhouse ↓





Marketing Brochure



Land : 66m²
 Building GFA : 62 – 68 m²
 Price : ~Rp 1.1 bn each

Land : 77m²
 Building GFA : 73 – 78 m²
 Price : ~Rp 1.4bn each



Marketing Brochure



Land / Building Size :
 66 m² / 62 m²



Land / Building Size :
 66 m² / 68 m²

Land / Building Size :
 77 m² / 78 m²



Land / Building Size :
 77 m² / 73 m²

