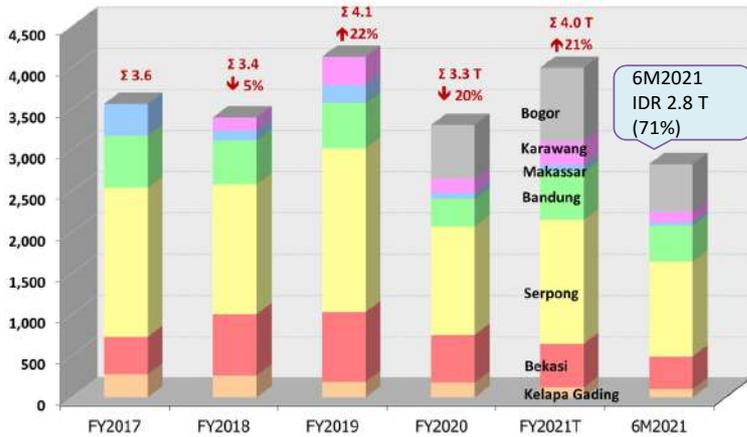


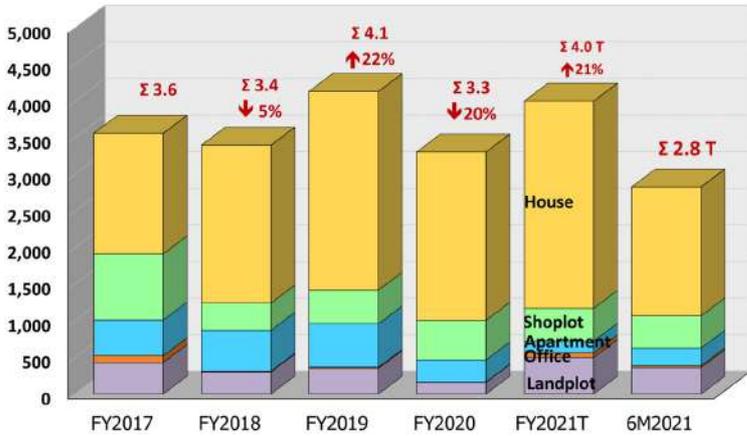


Plans for 2021 : Property Development

Marketing Sales (IDR' Tr)



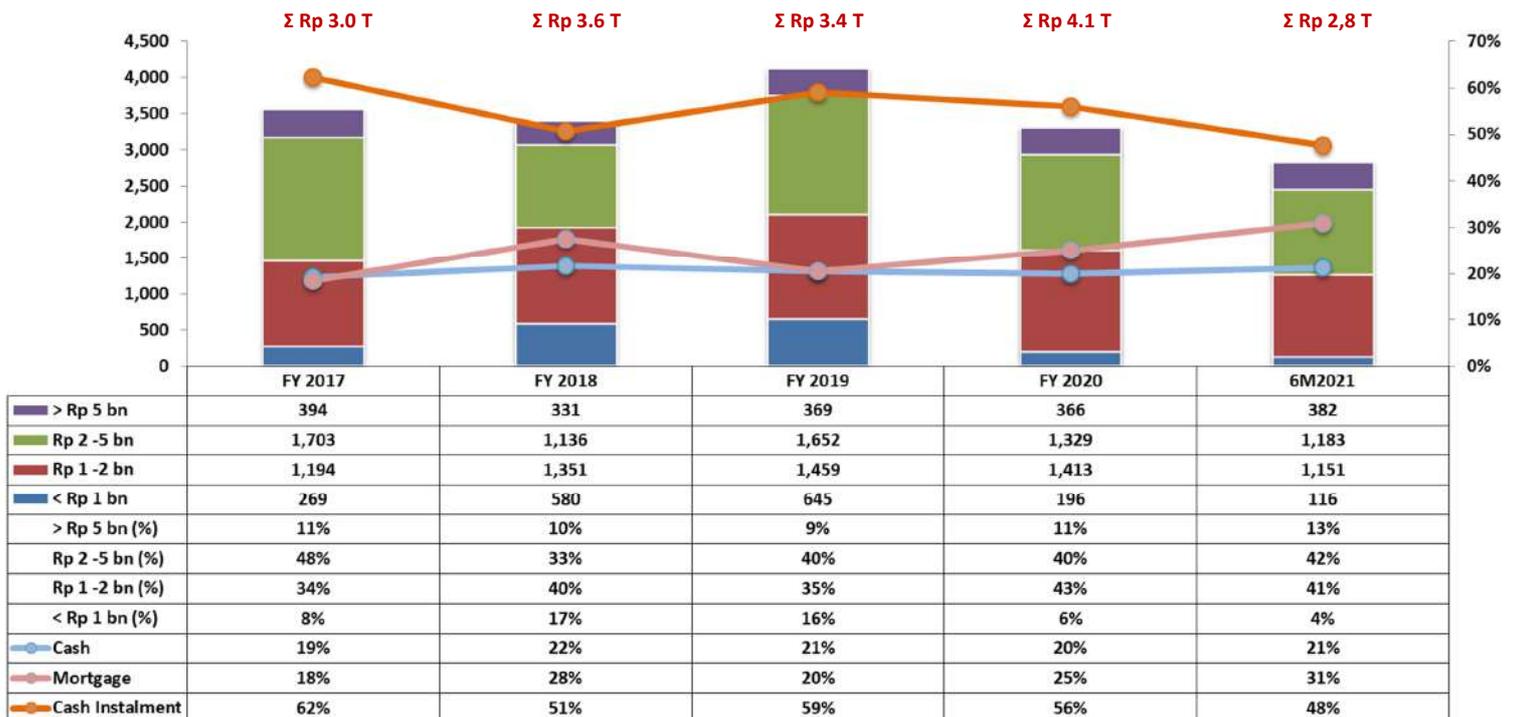
Marketing Sales	FY2017 Actual	FY2018 Actual	FY2019 Actual	FY2020 Actual	FY2021 Target	6M2021 Achieved
BY LOCATION						
SKG	281	266	186	180	120	101
SBK	450	742	848	577	530	396
SSP	1,812	1,576	1,988	1,315	1,500	1,150
SBD	631	530	548	333	590	439
SKW	386	123	219	72	80	35
SMK	-	160	344	181	280	134
SBG	-	-	-	646	900	577
Total (Rp'Billion)	3,561	3,398	4,132	3,304	4,000	2,832
SKG	8%	8%	4%	5%	3%	4%
SBK	13%	22%	21%	17%	13%	14%
SSP	51%	46%	48%	40%	38%	41%
SBD	18%	16%	13%	10%	15%	16%
SKW	11%	4%	5%	2%	2%	1%
SMK	-	5%	8%	5%	7%	5%
SBG	-	-	-	20%	23%	20%
Total	100%	100%	100%	100%	100%	100%



Marketing Sales	FY2017 Actual	FY2018 Actual	FY2019 Actual	FY2020 Actual	FY2021 Target	6M2021 Achieved
BY PRODUCT						
House	1,647	2,156	2,713	2,297	2,830	1,764
Shoplot	902	372	460	542	450	443
Landplot	431	302	349	159	500	362
Apartment	489	559	595	302	160	241
Office	91	8	16	4	60	23
Total (Rp'Billion)	3,561	3,398	4,132	3,304	4,000	2,832
House	46%	63%	66%	70%	71%	62%
Shoplot	25%	11%	11%	16%	11%	16%
Landplot	12%	9%	8%	5%	13%	13%
Apartment	14%	16%	14%	9%	4%	9%
Office	3%	0%	0%	0%	2%	1%
Total	100%	100%	100%	100%	100%	100%



Price Segmentation & Payment Profile





Corporate Information

Incorporation Date : 26 Nov 1975	IPO Date : 7 May 1990	Ticker : SMRA.IJ
Share Capital @ 30 Jun 2021	: Total Shares in Issue = 16,508,568,358 @ Rp 100/share	
	: Total Paid-up = Rp 1.65 tr (~USD 113.52 mn)	

	Total Value	Rupiah per share
Market Capitalization @ 30 Jun 2021	: Rp 13.12 tr (~USD902.51mn)	Rp 795
Net Book Value	: Rp 2.38 tr (~USD 163.47mn)	Rp 144
NAV (Market/Replacement Cost)	: Rp 66.50 tr (~USD 4.57bn)	Rp 4,028
Shareholder Profile @ 30 Jun 2021	: Founders & Associates	~ 39.72%
	: Public – Local	~ 41.60%
	: Public – Foreign	~ 18.68%
	: No. of Shareholders	18,692
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	Investment Properties	Leisure, Hospitality, and Others
<ul style="list-style-type: none"> ✓ Sales revenue from developed property ✓ Marketing sales 2020: IDR3,670 bn ✓ Marketing sales YTD March 2021: IDR 1.647bn ✓ 7(seven) development areas of approx. 2,000ha ✓ Total landbank approx. 2,200ha ✓ Launched Summarecon Bogor in October 2020. ✓ Revenue 2020: IDR3,670bn (73.0%) ✓ Revenue 2019: IDR3,620bn (60.9%) 	<ul style="list-style-type: none"> ✓ 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: Scientia Square, Samasta Lifestyle Village, Menara Satu, Summerville Apartment, Plaza Summarecon ✓ Revenue 2020: IDR894bn (17.8%) ✓ Revenue 2019: IDR1,599bn (26.9%) 	<ul style="list-style-type: none"> ✓ Supplemental facilities with recurring revenues ✓ Haris Hotel & POP! Hotel Kelapa Gading, Haris Hotel Bekasi, Movenpick Resort & Spa ✓ 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

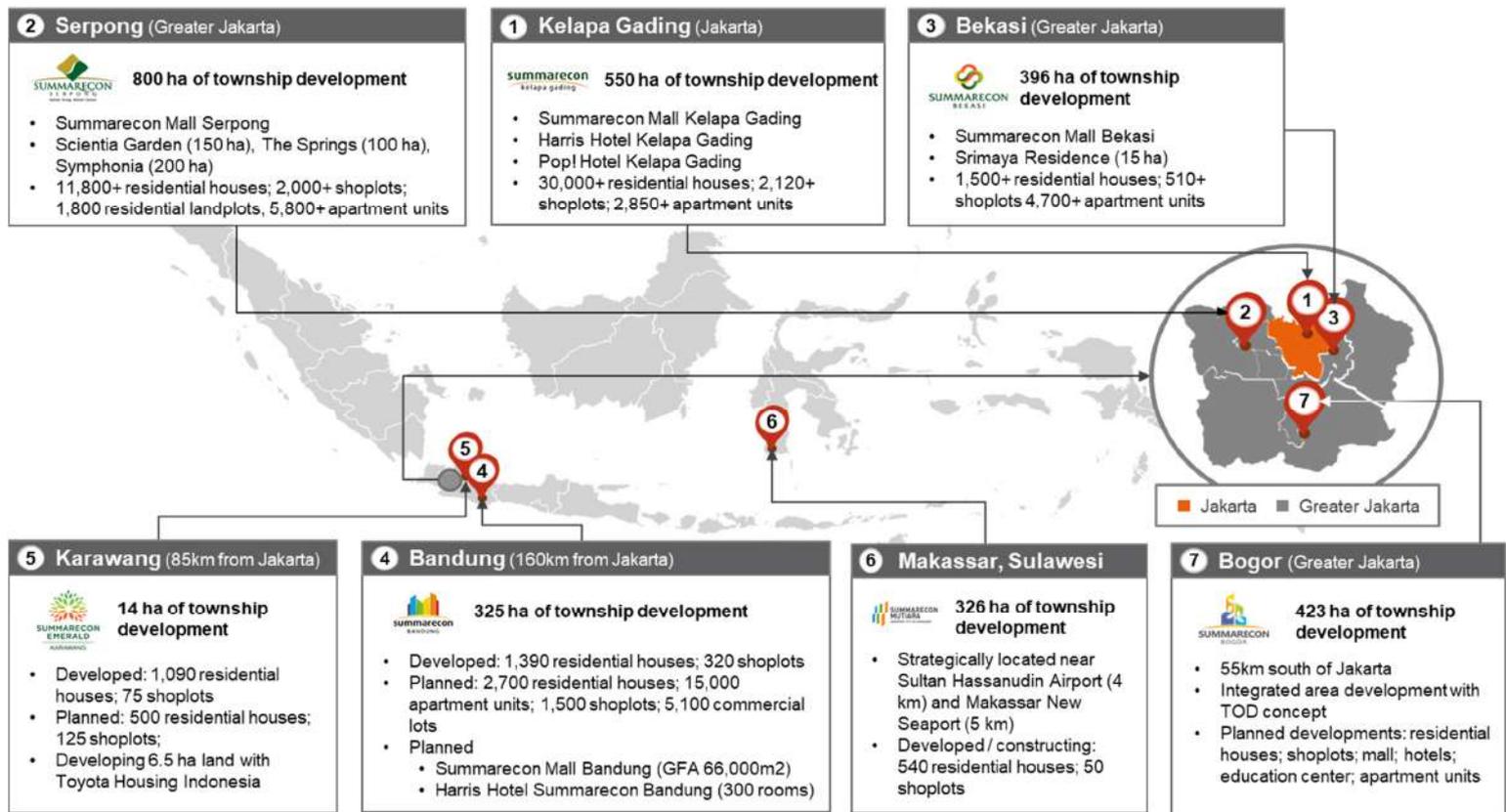
	Location	Business Structure	% Ownership	Gross Area 31-Mar-21	Planned Acquisitions	
					2021	2022
1	Summarecon Kelapa Gading	Own	100%	8 ha		
2	Summarecon Serpong			479 ha	15 ha	13 ha
	Own land	Own	100%	299 ha		
	Land under PT JBC	Joint Operations	70%	138 ha		
	Land under PT TGS (The Springs)	Joint Operations	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%	420 ha	20 ha	17 ha
7	Summarecon Makassar			321 ha	15 ha	15 ha
	Own land	Own	100%	151 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				2,195 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

8



Project Locations



SUMMARECON KELAPA GADING

- ✓ Started in 1976
- ✓ Acreage = Original 500 ha. Now 550 ha
- ✓ Area already developed = 542 ha (97%)
- ✓ Available landbank to develop = 8 ha
- ✓ Development period for available land bank ~ 10 years
- ✓ **Already developed/constructing :**
 - > 30,000 residential houses
 - > 2,120 shoplots
 - > 2,850 apartment units
- ✓ **Investment Properties :**
 - Summarecon Mall Kelapa Gading
 - Harris Hotel Kelapa Gading
 - Pop! Hotel Kelapa Gading
 - Klub Kelapa Gading
 - Summerville Apartments
 - Plaza Summarecon (Head Office)
 - Menara Satu (Office)

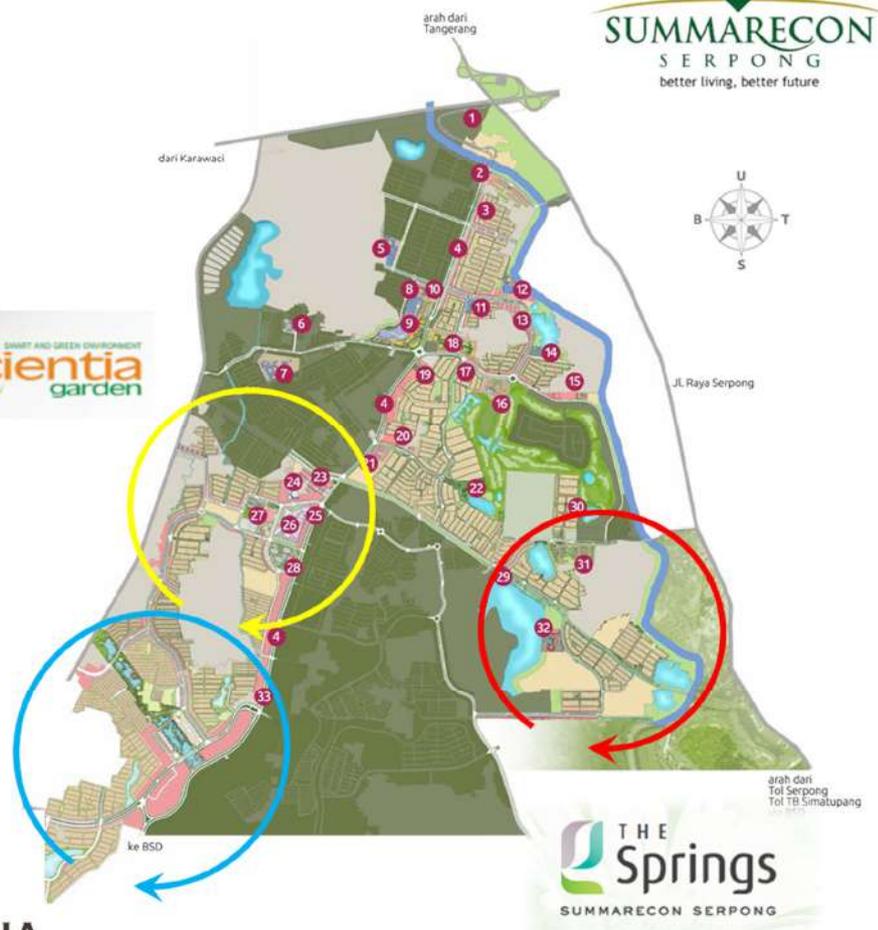




SUMMARECON SERPONG



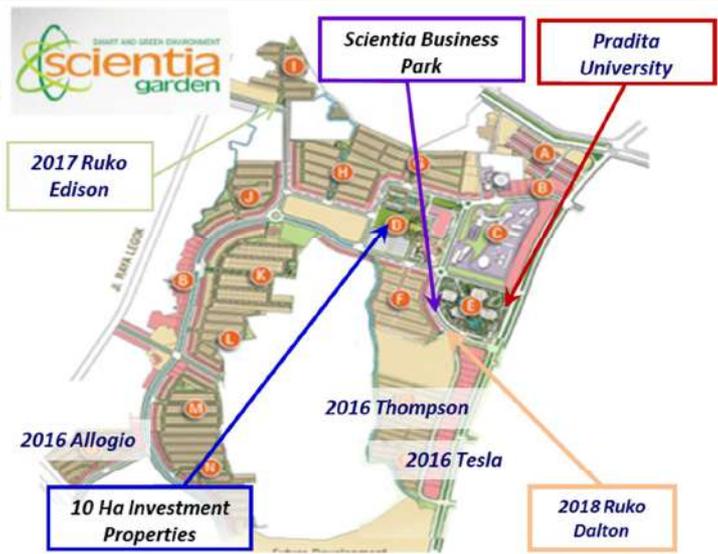
- ☑ Started in 1993
- ☑ Acreage = 800 ha
- ☑ Area already developed = 320 ha (40%)
- ☑ Available landbank to develop = 480 ha
- ☑ Development period for available land bank ~ 10 years
- ☑ **Already developed/constructing :**
 - > 11,800 residential houses
 - > 2,000 shoptots
 - > 1,800 residential landplots
 - > 5,800 apartment units
- ☑ **Investment Properties :**
 - Summarecon Mall Serpong
 - Summarecon Digital Center
 - Scientia Square Park
 - Scientia Business Park
 - St. Carolus Hospital [CSR Facility]



Summarecon Serpong : Scientia Garden & The Springs

Scientia Garden

- 150 ha residential & commercial development
- Available 80 ha for future development



The Springs

- 100 ha residential development
- Available 42 ha for future development



Symphonia

- 200 ha residential & commercial development
- Available 179 ha for future development



SUMMARECON BEKASI



- ☑ Development started in March 2010.
- ☑ Available landbank = 396 ha
- ☑ Development Period for available land bank > 10 years
- ☑ **Already developed/constructing (1st phase 260 ha) :**
 - > 1,500 residential houses
 - > 510 shoplots
 - > 4,700 apartment units
- ☑ **Investment Properties :**
 - Summarecon Mall Bekasi
 - Plaza Summarecon Bekasi (Bekasi Office)



Master plan Srimaya Residence



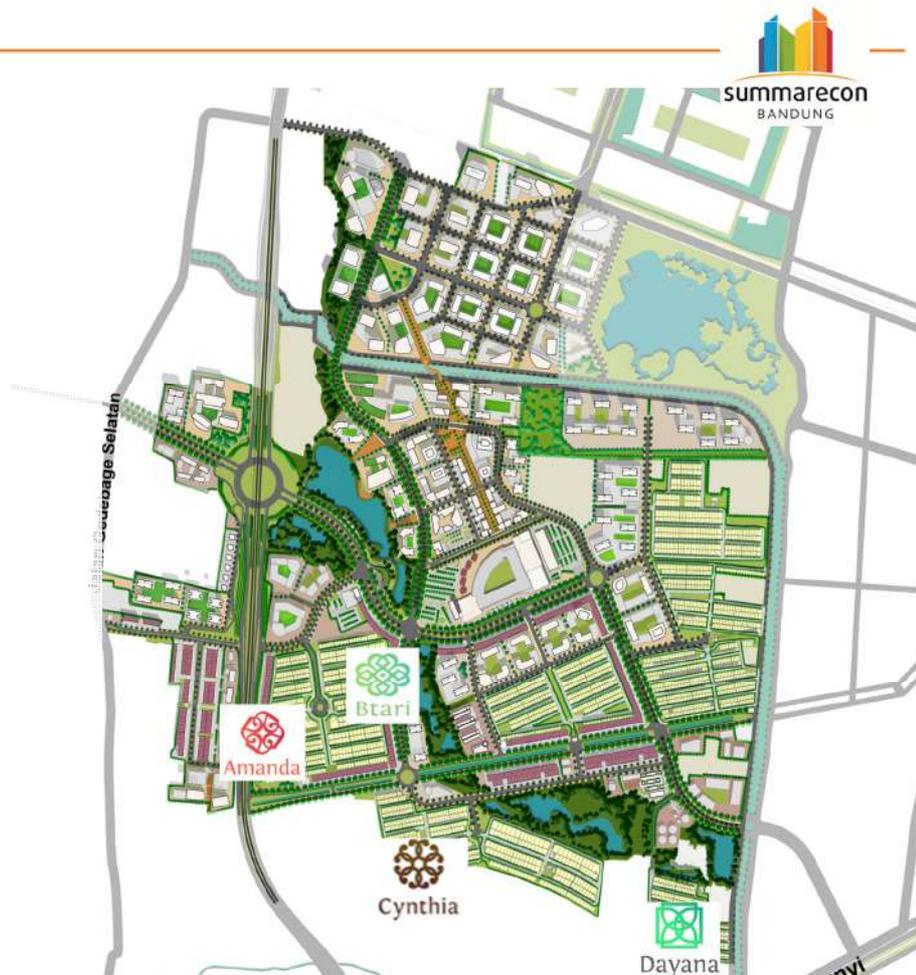
- ✓ **Srimaya Residence**
 - 15 ha residential development (fully developed)
 - Opened in August 2018
- ✓ **Already developed/constructing**
 - > 850 residential houses
 - > 65 shoplots



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SUMMARECON BANDUNG

- ✓ Development started in November 2015
- ✓ Current available landbank = 325 ha
- ✓ Development period for available land bank ~ 10 years
- ✓ Already Developed / constructing 40 ha:
 - 1,390 residential houses
 - 320 Shoplots
- ✓ Planned Property Developments :
 - 2,700 residential houses
 - 15,000 apartments
 - 1,500 shoplots
 - 5,000 commercial lots
- ✓ Planned Investment Properties :
 - Summarecon Mall Bandung: GFA 66,000 m², NLA 45,000 m²
 - Harris Hotel Summarecon Bandung: Total 300 rooms



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SUMMARECON EMERALD KARAWANG

- ✓ Development started in June 2016
- ✓ Located at East Karawang (85 km from Jakarta CBD)
- ✓ Current available landbank = 14ha
- ✓ Already Developed / constructing :
 - 1,090 residential houses
 - 75 Shoplots



- ✓ Planned Property Developments :
 - 500 residential houses
 - 125 shoplots
- ✓ Developing 6.5 ha land with Toyota Housing Indonesia

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SUMMARECON MUTIARA MAKASSAR

- ✓ Current Available Landbank 326 ha
- ✓ Development started in November 2018.
- ✓ Summarecon Makassar is strategically located near Sultan Hassanudin Airport (4 km) and Makassar New Seaport (5 km)
- ✓ Already Developed / constructing :
 - 540 residential houses
 - 50 Shoplots



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- ✓ Total acreage : 423 ha
- ✓ Development started in October 2020
- ✓ Integrated area development with the TOD concept
- ✓ Planned Property Developments :
 - Residential houses
 - Shoplots
 - Mall
 - Hotel
 - Hotel
 - Education Centre
 - Apartment



Projected GDV of Projects [1]

Estimated Development Values											
Cluster Name	Product Type	Launch Year	1st Launch Date	Complete Date	Project Total		Project Total Sold		Project Balance		% Sold
					Units	Sale Value (Rp Bn)	Units	Sale Value (Rp Bn)	Units	Sale Value (Rp Bn)	
Kelapa Gading											
Kensington Apartments [Tower A-C]	Residential	2014	Sep/14	Sep/18	453	1,316	(396)	(1,151)	57	165	87%
Kensington Apartments [Tower D]	Residential	2015	Apr/15	Apr/19	199	578	(167)	(485)	32	93	84%
Kensington Office	Office	2017	Jun/17	Jun/20	87	233	(51)	(85)	36	148	37%
Summit Apartment 2	Residential	2022	Feb/22	Feb/25	360	1,260	-	-	360	1,260	0%
Sub Total - Kelapa Gading					1,099	3,387	(614)	(1,721)	485	1,666	51%
Serpong											
Scientia Garden											
Aloggio Residence	Residential	2015	Jun/15	Jun/17	324	529	(300)	(459)	24	70	87%
Aloggio Residence [Ext.]	Residential	2017	Jul/17	Jul/19	102	148	(50)	(77)	52	71	52%
Edison Shoplots	Commercial	2017	Apr/17	Apr/19	53	193	(38)	(112)	15	82	58%
Dalton Ext	Commercial	2020	Feb/20	Feb/22	15	64	(9)	(39)	6	25	61%
Aristoteles Ruko [1]	Commercial	2021	Apr/21	Apr/23	40	126	(40)	(126)	-	-	100%
Aristoteles Ruko [2]	Commercial	2021	Apr/21	Apr/23	42	132	(35)	(110)	7	22	83%
Volta Comm	Commercial	2021	Sep/21	Sep/23	69	226	-	-	69	226	0%
Sub Total - Scientia Garden					645	1,418	(472)	(923)	173	495	65%
Symphonia											
Agnesi	Residential	2019	Nov/19	Nov/21	308	417	(305)	(413)	3	4	99%
Baroni	Residential	2020	Dec/20	Dec/22	345	531	(284)	(437)	61	94	82%
Mozzart B	Residential	2021	Jul/21	Jul/23	149	672	(73)	(329)	76	343	49%
Melody Commercial	Commercial	2021	Feb/21	Feb/23	46	100	(46)	(100)	-	-	100%
R16	Residential	2021	Nov/21	Nov/23	150	230	-	-	150	230	0%
Sub Total - Symphonia					998	1,950	(708)	(1,279)	290	671	66%
The Springs											
Goldfinch [Ext]	Residential	2015	Mar/15	Mar/17	20	82	(18)	(73)	2	9	89%
Flamingo [2]	Residential	2017	Aug/17	Aug/19	134	391	(87)	(254)	47	137	65%
Rainbow Springs 13 blocks	Residential	2019	Aug/19	Feb/22	280	452	(207)	(334)	73	118	74%
South Goldfinch Commercial	Commercial	2019	Nov/19	Nov/21	74	205	(36)	(122)	38	83	59%
Sub Total - The Springs					508	1,130	(348)	(783)	160	347	69%



Projected GDV of Projects [2]

Estimated Development Values											
Cluster Name	Product Type	Launch Year	1st Launch Date	Complete Date	Project Total		Project Total Sold		Project Balance		% Sold
					Units	Sale Value (Rp Bn)	Units	Sale Value (Rp Bn)	Units	Sale Value (Rp Bn)	
Serpong M-Town											
M-town Residence (Tower C,D)	Residential	2015	May/15	May/19	1,081	656	(978)	(594)	103	62	91%
M-town Signature (3 Towers)	Residential	2019	Nov/19	Nov/23	139	176	(125)	(158)	14	18	90%
M-town Signature (Tower I)	Residential	2022	Jun/22	Jun/26	123	492	-	-	123	492	0%
Sub Total - Serpong M-Town					1,343	1,324	(1,103)	(752)	240	572	57%
Bekasi											
SpringLake Apartments (Tower D)	Residential	2014	Jul/14	Jul/18	805	424	(714)	(382)	91	42	90%
SpringLake View Apartments (Tower E)	Residential	2015	Aug/15	Aug/19	856	369	(721)	(310)	135	59	84%
SpringLake View Apartments (Tower F)	Residential	2016	Oct/16	Oct/20	743	320	(517)	(223)	226	97	70%
SpringLake View Apartments (Tower G-H)	Residential	2023	Nov/23	Nov/27	1,998	862	-	-	1,998	862	0%
Primrose Condo villas 3 blocks (GA,GB,GC)	Residential	2015	Oct/15	Apr/18	100	154	(79)	(122)	21	32	79%
Primrose Condo villas 2 blocks (GD-GE)	Residential	2017	Mar/17	Sep/19	60	93	(30)	(45)	30	48	48%
Olive Residence	Residential	2018	Dec/18	Dec/20	291	379	(278)	(362)	13	17	95%
Morizen	Residential	2019	Aug/19	Aug/21	158	777	(59)	(290)	99	487	37%
Cluster HJ	Residential	2021	Mar/21	Mar/23	61	138	-	-	61	138	0%
Ruko RB	Commercial	2021	Mar/21	Mar/23	12	35	-	-	12	35	0%
Srimaya Residence	Residential	2018	Aug/18	Aug/20	781	329	(550)	(232)	231	97	71%
Srimaya Kiosk	Commercial	2020	Jul/20	Jul/22	65	24	(57)	(21)	8	3	88%
Sub Total - Bekasi					5,930	3,904	(3,005)	(1,987)	2,925	1,916	51%
Bandung											
Topaz Commercial	Commercial	2017	Nov/17	May/20	34	96	(33)	(93)	1	3	97%
Emily	Residential	2019	Oct/19	Apr/22	105	462	(64)	(282)	41	180	61%
Flora	Residential	2020	Oct/20	Apr/23	251	416	(213)	(353)	38	63	85%
Commercial Lots	Landplot	2020	Oct/20	Oct/20	2	110	(2)	(110)	-	-	100%
Cluster R9	Residential	2021	Aug/21	Feb/24	80	180	-	-	80	180	0%
Magna Commercial Phase II	Commercial	2021	Oct/21	Apr/24	84	208	-	-	84	208	0%
Btari Commercial Phase II	Commercial	2021	Nov/21	May/24	35	95	-	-	35	95	0%
Ruko Baleria	Commercial	2021	Oct/21	Apr/24	44	86	-	-	44	86	0%
Magna Towers Phase I	Commercial	2021	Sep/21	Sep/25	5	174	-	-	5	174	0%
Apartments Standart	Residential				500	300	-	-	500	300	0%
Sub Total - Bandung					1,140	2,127	(312)	(838)	828	1,289	39%

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Projected GDV of Projects [3]

Estimated Development Values											
Cluster Name	Product Type	Launch Year	1st Launch Date	Complete Date	Project Total		Project Total Sold		Project Balance		% Sold
					Units	Sale Value (Rp Bn)	Units	Sale Value (Rp Bn)	Units	Sale Value (Rp Bn)	
Karawang											
Cluster Elora (New Phase)	Residential	2017	Feb/17	Feb/19	203	211	(178)	(185)	25	26	88%
Sapphire Commercial	Commercial	2017	Jul/17	Jul/19	76	146	(72)	(138)	4	8	95%
Sevanty	Residential	2018	Nov/18	Nov/20	307	163	(177)	(94)	130	69	58%
Harumi	Residential	2020	Nov/20	Nov/22	332	245	(19)	(14)	313	231	6%
Sub Total - Karawang					918	765	(446)	(431)	472	334	56%
Makasar											
Beryl	Residential	2018	Dec/18	Dec/20	235	263	(212)	(237)	23	26	90%
Jade	Residential	2018	Dec/18	Dec/20	152	326	(143)	(307)	9	19	94%
Titanium Smart Warehouse	Commercial	2019	Dec/19	Dec/21	18	62	(7)	(24)	11	39	38%
Blue Crystal	Residential	2020	Oct/20	Oct/22	150	186	(133)	(164)	17	22	88%
Shoplots 2 storey	Commercial	2021	Dec/21	Dec/23	30	34	-	-	30	34	0%
Emerald	Residential	2021	Nov/21	Nov/23	23	57	-	-	23	57	0%
Yellow Topaz	Residential	2021	Oct/21	Oct/23	57	36	-	-	57	36	0%
Green Crystal	Residential	2021	Apr/21	Apr/23	66	83	(26)	(33)	40	50	39%
Red Topaz	Residential	2021	Dec/21	Dec/23	38	24	-	-	38	24	0%
Shoplots 3 storey	Commercial	2022	Mar/22	Mar/24	5	19	-	-	5	19	0%
Sub Total - Makasar					774	1,091	(521)	(764)	253	326	70%
Bogor											
Mahogany Residence	Residential	2020	Oct/20	Oct/22	321	563	(321)	(563)	-	-	100%
Mahogany Island	Landplot	2020	Oct/20	Oct/22	79	120	(79)	(120)	-	-	100%
Aghatis Residence	Residential	2020	Oct/20	Oct/22	196	722	(196)	(722)	-	-	100%
Cluster R3 & R4	Residential	2021	Apr/21	Apr/23	253	385	-	-	253	385	0%
Cluster R6	Residential	2021	Apr/21	Apr/23	87	244	-	-	87	244	0%
Cluster R6	Residential	2021	Apr/21	Apr/23	87	244	-	-	87	244	0%
Sub Total - Bogor					1,023	2,278	(596)	(1,405)	427	873	62%
Grand Total					14,378	19,372	(8,125)	(10,882)	6,253	8,490	56%

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PROPERTIES IN SUMMARECON KELAPA GADING [SKLG]

- ✓ Summarecon Mall Kelapa Gading
- ✓ Harris Hotel Kelapa Gading
- ✓ Pop! Hotel Kelapa Gading
- ✓ OTHER PROPERTIES
 - Plaza Summarecon [*Head office*]
 - Corporate Head Office. Own use
 - 8 floors. GFA 8,350 m², NLA 6,870 m².
 - Menara Satu [*office*]
 - GFA 18,600 m² office
 - 8,300 m² (45%) for strata-title sale and 10,300m² (55%) for lease
 - Summerville Apartments [*serviced residential*]
 - Semi-serviced apartments in a resort setting.
 - 42 units of 1 to 3-bedrooms, 95% occupancy
 - Klub Kelapa Gading [*recreational club*]
 - Biggest community club in Jakarta with facilities for sports functions and banqueting (from seminars to weddings)
 - ~1,200 members



Plaza Summarecon



Menara Satu



Klub Kelapa Gading



PROPERTIES IN SUMMARECON SERPONG [SSPG]

- ✓ Summarecon Mall Serpong
- ✓ Salsa Food City
- ✓ Sinpasa Commercial
- ✓ OTHER PROPERTIES
 - Plaza Summarecon Serpong [*SSP office*]
 - Serpong Corporate Office
 - 8 floors. GFA 8,614 m², NLA 6,900 m²
 - The Springs Club
 - Recreational and sports community club
 - Banqueting (from seminars to weddings)
 - Gading Raya Golf Course & Club
 - 75 ha 18 hole Golf Course designed by Australia’s Graham Marsh
 - Membership : ~800
 - Gading Raya Sports Club
 - Recreational community club
 - Membership : ~200 (+ ~800 from Golf Club)



Plaza Summarecon Serpong



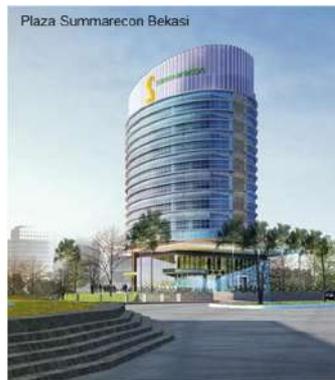
The Springs Club

- St Carolus Hospital Serpong [*CSR Facility*]
 - 70-bed Hospital that provides affordable medical care to the community
- Summarecon Digital Center
 - Digital commerce center that provides all IT needs
 - GFA 23,000 m², NLA 13,000 m²
- Scientia Square Park [*recreational facilities*]
 - Open, green park equipped with modern facilities
 - GFA 23,000 m², NLA 13,000 m²
- Scientia Business Park [*office*]
 - Eco-friendly business district oriented to green lifestyle
 - 7.2 ha consisting of 20% low rise building area & 80% parks & green spaces area



PROPERTIES IN SUMMARECON BEKASI [SBKS]

- ☑ Summarecon Mall Bekasi
- ☑ Pasar Modern Sinpasa
- ☑ Bekasi Food City
- ☑ La Terrazza Culinary Park
- ☑ OTHER PROPERTIES
 - Plaza Summarecon Bekasi
 - Harris Hotel Bekasi



Summarecon Mall Kelapa Gading



Summarecon Mall
KELAPA GADING

Major Tenants :

Sogo, Farmers Market, Star Dept Store, Best Denki, Pull & Bear, Levi's, La Senza, Giordano, Guess, Marks & Spencer, Mothercare, Nautica, Nike, Adidas, Puma, Zara, H&M, Gading XXI, TimeZone, and >600 outlets with a diverse range of cuisine from fast food to restaurants, local franchises to foreign brands like Starbucks, Breadtalk, etc.

Description	Summarecon Mall Kelapa Gading
GFA	150,000 m ²
NLA	112,000 m ²
Occupancy	95%
Tenants	600
Average Rent	Rp 315,000 /m ² /mth
Average Service Charge	Rp 112,000 /m ² /mth
Visitor Traffic	12.1 mn pax & 2.5 mn cars

* Based on data FY 2020

Tenancy Mix (by leasable area)	%
Anchor (Department Store, Home Hardware & Supermarket)	32%
Food & Beverage	20%
Fashion & Lifestyle	22%
Entertainment	8%
Services & Others	18%

Average Lease Term of Tenant	
> 3 Years	47%
3 Years	24%
< 3 Years	29%





Summarecon Mall Serpong



Summarecon Mall
SERPONG

Description	Summarecon Mall Serpong
Planned GFA	150,000 m ²
NLA	79,000 m ²
Occupancy	94%
Tenants	400
Average Rent	Rp 210,000 /m ² /mth
Average Service Charge	Rp 100,000 /m ² /mth
Visitor Traffic	10 mn pax & 2.8 mn cars

* Based on data FY 2020

Tenancy Mix (by leasable area)	%
Anchor (Department Store, Home Hardware & Supermarket)	34%
Food & Beverage	19%
Fashion & Lifestyle	18%
Entertainment	10%
Services & Others	19%

Average Lease Term of Tenant	
> 3 Years	55%
3 Years	18%
< 3 Years	27%

Major Tenants :

Farmers Market, Star Dept Store, H&M, Sports Station, Giordano, Levi's, Mothercare, Nike, Adidas, Studio XXI Cineplex, TimeZone, and > 400 outlets with a diverse range of cuisine from fast food to restaurants, local franchises to foreign brands like Starbucks, Breadtalk, etc.



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Summarecon Mall Bekasi



Summarecon Mall
BEKASI

Description	Summarecon Mall Bekasi
Planned GFA	160,000 m ²
NLA	54,000 m ²
Occupancy	97%
Tenants	300
Average Rent	Rp 180,000 /m ² /mth
Average Service Charge	Rp 95,000 /m ² /mth
Visitor Traffic	9.9 mn pax & 3.1 mn cars

* Based on data FY 2020

Tenancy Mix (by leasable area)	%
Anchor (Department Store, Home Hardware & Supermarket)	30%
Food & Beverage	19%
Fashion & Lifestyle	22%
Entertainment	9%
Services & Others	20%

Average Lease Term of Tenant	
> 3 Years	71%
3 Years	5%
< 3 Years	24%

Major Tenants :

Star Dept Store, Sogo's Foodhall Supermarket, Best Denki, Ace Hardware, H&M, Sports Station, Baleno, Giordano, Levi's, Mothercare, Nike, Adidas, Studio XXI Cineplex, TimeZone, and > 400 outlets with a diverse range of cuisine from fast food to restaurants, local franchises to foreign brands like Starbucks, Breadtalk, etc.



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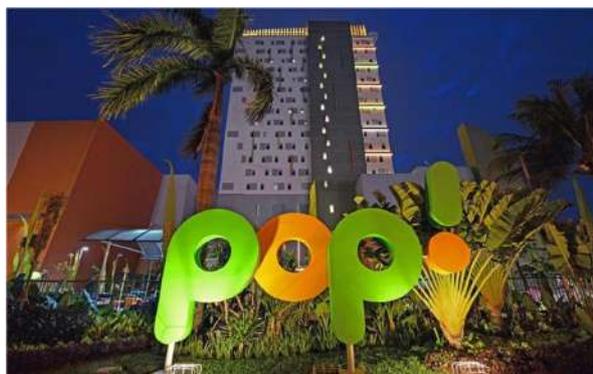


Hospitality Business – City Hotels

- ☑ Strategy based on selective development wherein there is a stable & recurring captive market.

Hotel	Room Number	Catchment	Published Rate	Occupancy
HARRIS HOTEL KELAPA GADING	307	Kelapa Gading, Sunter, and Pulo Gadung	Rp 998,000/night	23%*
POP! HOTEL KELAPA GADING	266	Kelapa Gading, Sunter, and Pulo Gadung	Rp 452,000/night	39%*
HARRIS HOTEL BEKASI	332	Bekasi and industrial estates, Cikarang, and Karawang	Rp 638,000/night	49%*

* Material impact of pandemic condition



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Hospitality Business – Resort Hotel

- ☑ **MÖVENPICK RESORT & SPA, JIMBARAN, BALI**
 - 300 rooms 5-star resort hotel
 - Tourists; both foreign and domestic
 - Opened on 12th January 2017
 - Room rates Rp1.8mn/ night
 - 16% occupancy due pandemic conditions
- ☑ **SAMASTA LIFESTYLE VILLAGE**
 - NLA 5,000 sqm for F&B and entertainment
 - Popular Tenant: Gaya Gelato, Chir Chir, Wahaha
- ☑ **CONDOTEL [future development]**
 - GFA 10,000 sqm strata-title saleable



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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

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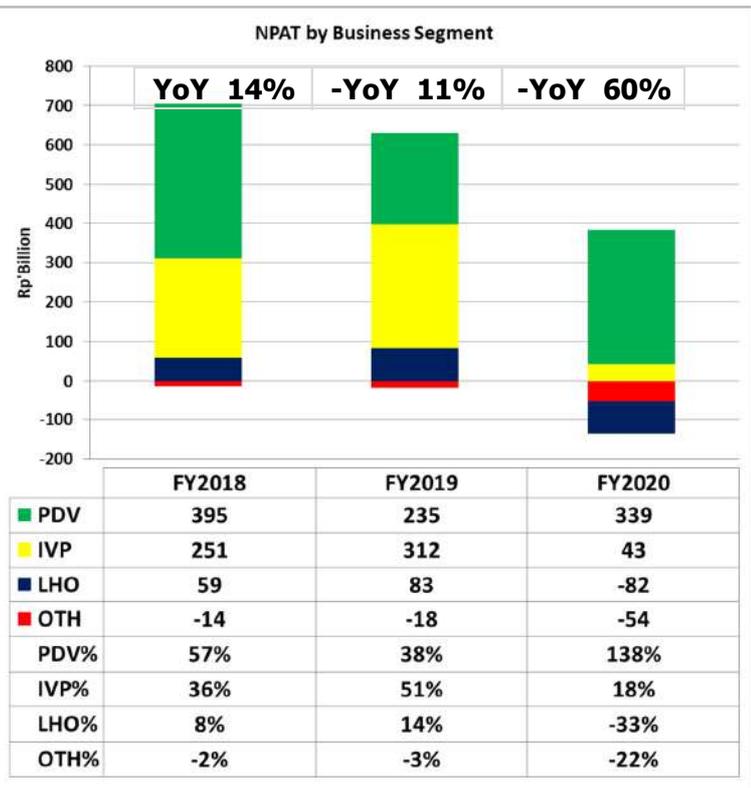
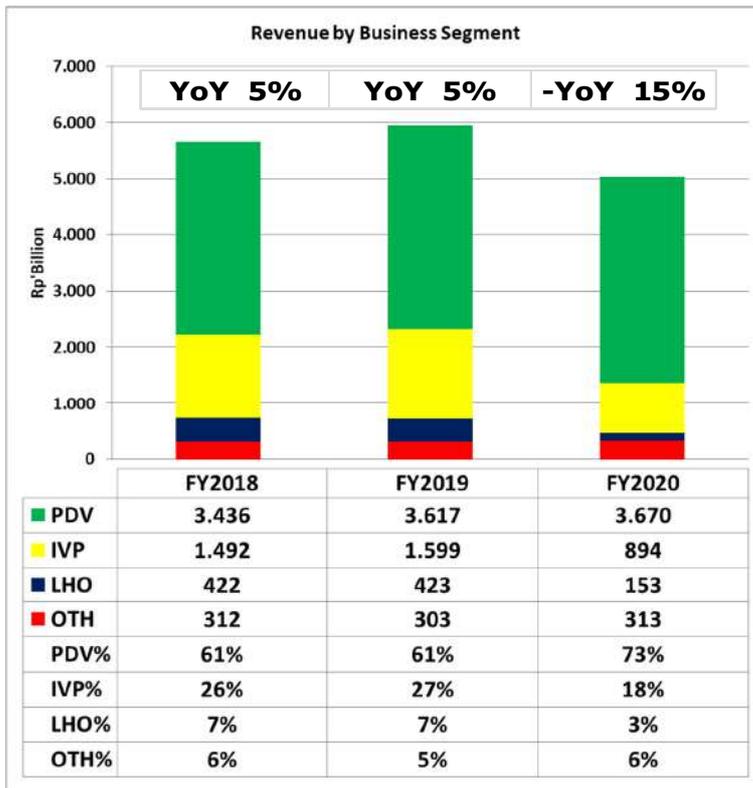
**Income Statement : Consolidated Results**

INCOME STATEMENTS	CONSOL			VARIANCE [Q1 2020 vs Q1 2021]			
	FY 2018	FY 2019	FY 2020	2020Q1	2021Q1	2021Q1 vs 2020Q1	
	Rp'Bn	Rp'Bn	Rp'Bn	Rp'Bn	Rp'Bn	Rp'Bn	
REVENUE	5,661	5,942	5,030	1,039	1,071	31	3%
COS / DIRECT COST	(2,709)	(2,894)	(2,528)	(461)	(530)	(70)	15%
GROSS PROFIT	2,953	3,047	2,502	579	540	(38)	-7%
OVERHEADS	(1,092)	(1,180)	(950)	(266)	(194)	72	-27%
- Selling Expense	(343)	(354)	(275)	(86)	(57)	29	-34%
- Administrative Expense	(767)	(835)	(681)	(183)	(139)	44	-24%
- Other Expense/Income	18	9	6	3	2	(1)	-40%
EBITDA	1,860	1,867	1,552	313	346	34	11%
Less : Depreciation	(302)	(278)	(276)	(68)	(65)	3	-4%
EBIT	1,558	1,589	1,276	245	281	37	15%
Add : Net Finance Income/(Expense)	(608)	(670)	(842)	(158)	(206)	(48)	30%
Add : Non-Operating Income/(Expense)	(0)	4	6	3	3	0	0%
Less : Taxation	(260)	(310)	(194)	(57)	(41)	16	-28%
PROFIT FOR THE YEAR (PAT)	691	613	246	32	37	5	15%
PROFIT ATTRIBUTABLE TO :							
COMPANY OWNERS	449	515	180	37	37	0	1%
NON-CONTROLLING INTERESTS	242	98	66	(5)	(1)	5	-87%
PROFIT FOR THE YEAR	691	613	246	32	37	5	15%
Gross Profit Margin	52%	51%	50%	56%	50%	-5%	
Overheads Ratio	19%	20%	19%	26%	18%	-7%	
EBITDA Margin	33%	31%	31%	30%	32%	2%	
EBIT Margin	28%	27%	25%	24%	26%	3%	
PAT Margin	12%	10%	5%	3%	3%	0%	
YoY% Growth - Revenues	0%	5%	-15%	-2%	3%		
YoY% Growth - EBITDA	19%	0%	-17%	-19%	11%		
YoY% Growth - EBIT	16%	2%	-20%	-22%	15%		
YoY% Growth - Profit For The Year	30%	-11%	-60%	-69%	15%		

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Segment : Revenues & EBIT



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Income Statement : Property Development [Sales of residential & commercial properties]

INCOME STATEMENTS	PDV			VARIANCE [Q1 2020 vs Q1 2021]			
	FY 2018	FY 2019	FY 2020	2020Q1	2021Q1	2021Q1 vs 2020Q1	
	Rp'Bn	Rp'Bn	Rp'Bn	Rp'Bn	Rp'Bn	Rp'Bn	
REVENUE	3,436	3,617	3,670	503	748	245	49%
COS / DIRECT COST	(1,736)	(1,923)	(1,726)	(232)	(343)	(111)	48%
GROSS PROFIT	1,700	1,693	1,944	271	404	133	49%
OVERHEADS	(662)	(723)	(653)	(171)	(140)	32	-18%
- Selling Expense	(219)	(223)	(225)	(63)	(47)	17	-26%
- Administrative Expense	(458)	(506)	(428)	(110)	(93)	17	-15%
- Other Expense/Income	15	6	1	2	0	(1)	-85%
EBITDA	1,038	971	1,292	99	265	165	166%
Less : Depreciation	(36)	(34)	(29)	(8)	(9)	(1)	13%
EBIT	1,002	936	1,263	92	256	164	179%
Add : Net Finance Income/(Expense)	(478)	(569)	(812)	(121)	(189)	(67)	55%
Add : Non-Operating Income/(Expense)	(0)	4	6	3	3	0	6%
Less : Taxation	(129)	(136)	(118)	(21)	(22)	(1)	4%
PROFIT FOR THE YEAR (PAT)	395	235	339	(48)	48	96	-200%
Gross Profit Margin	49%	47%	47%	54%	53%	-1%	
Overheads Ratio	19%	20%	20%	34%	18%	-16%	
EBITDA Margin	30%	27%	27%	20%	35%	15%	
EBIT Margin	29%	26%	26%	18%	34%	16%	
PAT Margin	11%	7%	7%	-10%	9%	19%	
YoY% Growth - Revenues	-5%	5%	5%	-7%	1%		
YoY% Growth - EBITDA	10%	-6%	-6%	-41%	33%		
YoY% Growth - EBIT	10%	-7%	-7%	-43%	35%		
YoY% Growth - Profit For The Year	-2%	-40%	-40%	-668%	44%		

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Income Statement : Property Development [Sales of residential & commercial properties]

INCOME STATEMENTS for Property Development by Product Type				VARIANCE [Q1 2020 vs Q1 2021]			
	FY 2018	FY 2019	FY 2020	2020Q1	2021Q1	2021Q1 vs 2020Q1	
	Rp'Bn	Rp'Bn	Rp'Bn	Rp'Bn	Rp'Bn	Rp'Bn	
REVENUE	3,416	3,595	3,670	503	748	245	49%
House	1,823	2,228	1,991	298	443	145	49%
Shop	123	681	640	144	152	7	5%
Landplot	286	224	56	3	18	15	462%
Apartment	1,184	388	876	55	96	42	76%
Office	-	74	107	3	39	36	1246%
GROSS PROFIT MARGINS	49%	46%	52%	53%	52%	-1%	
House	53%	44%	48%	46%	47%	1%	
Shop	40%	47%	69%	74%	70%	-4%	
Landplot	82%	64%	80%	77%	79%	2%	
Apartment	36%	49%	48%	35%	48%	13%	
Office	0%	52%	44%	0%	46%	46%	
PRODUCT SEGMENT	100%						
House	53%	62%	54%	59%	59%	0%	
Shop	4%	19%	17%	29%	20%	-8%	
Landplot	8%	6%	2%	1%	2%	2%	
Apartment	35%	11%	24%	11%	13%	2%	
Office		0%	0%	0%	0%	0%	

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Income Statement : Investment Property [Retail Mall, Office, Residential & Commercial properties]

INCOME STATEMENTS	IVP			VARIANCE [Q1 2020 vs Q1 2021]			
	FY 2018	FY 2019	FY 2020	2020Q1	2021Q1	2021Q1 vs 2020Q1	
	Rp'Bn	Rp'Bn	Rp'Bn	Rp'Bn	Rp'Bn	Rp'Bn	
REVENUE	1,492	1,599	894	378	207	(170)	-45%
COS / DIRECT COST	(538)	(526)	(412)	(123)	(93)	29	-24%
GROSS PROFIT	954	1,073	482	255	114	(141)	-55%
OVERHEADS	(280)	(315)	(150)	(58)	(22)	37	-63%
- Selling Expense	(102)	(112)	(37)	(18)	(7)	10	-59%
- Administrative Expense	(180)	(204)	(116)	(41)	(18)	24	-57%
- Other Expense/Income	2	1	3	0	3	3	532%
EBITDA	674	758	332	197	92	(105)	-53%
Less : Depreciation	(182)	(177)	(172)	(44)	(42)	2	-5%
EBIT	492	581	160	152	50	(102)	-67%
Add : Net Finance Income/(Expense)	(115)	(96)	(39)	(37)	(18)	19	52%
Add : Non-Operating Income/(Expense)	-	-	-	-	-	-	0%
Less : Taxation	(126)	(172)	(77)	(36)	(19)	17	-47%
PROFIT FOR THE YEAR (PAT)	251	312	43	80	13	(66)	-83%
Gross Profit Margin	64%	67%	67%	67%	54%	-13%	
Overheads Ratio	19%	20%	20%	20%	17%	-3%	
EBITDA Margin	45%	47%	47%	47%	37%	-10%	
EBIT Margin	33%	36%	36%	36%	18%	-18%	
PAT Margin	17%	20%	20%	20%	5%	-15%	
YoY% Growth - Revenues	7%	7%	7%	7%	-44%		
YoY% Growth - EBITDA	14%	12%	12%	12%	-56%		
YoY% Growth - EBIT	15%	18%	18%	18%	-72%		
YoY% Growth - Profit For The Year	42%	25%	25%	25%	-86%		

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Income Statement : Leisure & Hospitality

INCOME STATEMENTS	L & H			VARIANCE [Q1 2020 vs Q1 2021]			
	FY 2018	FY 2019	FY 2020	2020Q1	2021Q1	2021Q1 vs 2020Q1	
	Rp'Bn	Rp'Bn	Rp'Bn	Rp'Bn	Rp'Bn	Rp'Bn	
REVENUE	422	423	153	77	40	(37)	-48%
COS / DIRECT COST	(201)	(211)	(109)	(44)	(27)	17	-39%
GROSS PROFIT	220	212	44	33	13	(20)	-61%
OVERHEADS	(78)	(71)	(68)	(19)	(14)	5	-27%
- Selling Expense	(18)	(17)	(13)	(4)	(3)	1	-35%
- Administrative Expense	(61)	(56)	(55)	(15)	(12)	3	-20%
- Other Expense/Income	0	1	1	0	1	1	203%
EBITDA	142	141	(24)	15	(1)	(15)	-104%
Less : Depreciation	(73)	(51)	(61)	(12)	(12)	1	-5%
EBIT	69	90	(85)	2	(12)	(15)	615%
Add : Net Finance Income/(Expense)	(11)	(5)	0	0	(1)	(1)	-514%
Add : Non-Operating Income/(Expense)	-	-	-	-	-	-	0%
Less : Taxation	0	(2)	2	(0)	(0)	0	-94%
PROFIT FOR THE YEAR (PAT)	59	83	(82)	2	(13)	(16)	692%
Gross Profit Margin	52%	50%	50%	50%	29%	-21%	
Overheads Ratio	19%	17%	17%	17%	44%	27%	
EBITDA Margin	34%	33%	33%	33%	-15%	-49%	
EBIT Margin	16%	21%	21%	21%	-55%	-76%	
PAT Margin	14%	20%	20%	20%	-54%	-73%	
YoY% Growth - Revenues	19%	0%	0%	0%	-64%		
YoY% Growth - EBITDA	581%	-1%	-1%	-1%	-117%		
YoY% Growth - EBIT	567%	29%	29%	29%	-194%		
YoY% Growth - Profit For The Year	-269%	42%	42%	42%	-199%		

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Income Statement : Others

INCOME STATEMENTS	OTH			VARIANCE [Q1 2020 vs Q1 2021]			
	FY 2018	FY 2019	FY 2020	2020Q1	2021Q1	2021Q1 vs 2020Q1	
	Rp'Bn	Rp'Bn	Rp'Bn	Rp'Bn	Rp'Bn	Rp'Bn	
REVENUE	312	303	313	81	76	(6)	-7%
COS / DIRECT COST	(234)	(234)	(281)	(62)	(67)	(5)	8%
GROSS PROFIT	78	69	32	19	9	(10)	-54%
OVERHEADS	(72)	(71)	(81)	(17)	(16)	2	-9%
- Selling Expense	(4)	(3)	(1)	(1)	(0)	1	-85%
- Administrative Expense	(69)	(69)	(81)	(17)	(16)	1	-8%
- Other Expense/Income	1	1	1	1	0	(0)	-70%
EBITDA	7	(2)	(48)	2	(7)	(9)	455%
Less : Depreciation	(12)	(16)	(14)	(4)	(3)	1	-30%
EBIT	(6)	(18)	(62)	(2)	(9)	(8)	-462%
Add : Net Finance Income/(Expense)	(3)	1	9	0	1	1	422%
Add : Non-Operating Income/(Expense)	-	-	-	-	-	-	0%
Less : Taxation	(5)	(1)	(1)	(0)	(0)	0	-30%
PROFIT FOR THE YEAR (PAT)	(14)	(18)	(54)	(2)	(9)	(7)	-423%
Gross Profit Margin	25%	23%	23%	23%	10%	-12%	
Overheads Ratio	23%	24%	24%	24%	26%	2%	
EBITDA Margin	2%	-1%	-1%	-1%	-15%	-15%	
EBIT Margin	-2%	-6%	-6%	-6%	-20%	-14%	
PAT Margin	-4%	-6%	-6%	-6%	-17%	-11%	
YoY% Growth - Revenues	10%	-3%	-3%	-3%	3%		
YoY% Growth - EBITDA	-17%	-135%	-135%	-135%	1958%		
YoY% Growth - EBIT	24%	223%	223%	223%	249%		
YoY% Growth - Profit For The Year	17%	32%	32%	32%	200%		

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Key Financial Indicators

BALANCE SHEET / RATIOS	CONSOL @			VARIANCE [Q1 2020 vs Q1 2021]			
	FY 2018	FY 2019	FY 2020	2020Q1	2021Q1	2021Q1 vs 2020Q1	
	Rp'Bn	Rp'Bn	Rp'Bn	Rp'Bn	Rp'Bn	Rp'Bn	
TOTAL ASSETS	23,299	24,442	24,923	25,769	25,565	(203)	-1%
TOTAL LIABILITIES	14,239	14,989	15,837	16,437	16,488	51	0%
SHARE CAPITAL	1,443	1,443	1,443	1,443	1,443		
TOTAL EQUITY	9,061	9,453	9,086	9,331	9,077	(254)	-3%
NON-CONTROLLING INTERESTS	2,157	2,084	2,240	2,145	2,198	52	2%
TOTAL DEBT BORROWINGS	8,607	8,969	9,458	9,899	9,442	(458)	-5%
Less : CASH & Equivalents	(1,534)	(1,664)	(1,656)	(2,556)	(1,916)	640	-25%
NET DEBT	7,073	7,305	7,802	7,344	7,526	182	2%
TOTAL DEBT TO EQUITY	95%	95%	104%	106%	104%	-2%	
NET DEBT TO EQUITY	78%	77%	86%	79%	83%	4%	
INTEREST COVER [X times]	2.6 X	2.4 X	1.5 X	1.5 X	1.4 X	-0.2 X	
RETURN ON EQUITY (Annualised)	7.6%	6.5%	2.7%	1.4%	1.6%	0.3%	
RETURN ON ASSETS (Annualised)	3.0%	2.5%	1.0%	0.5%	0.6%	0.1%	
BOOK VALUE PER SHARE	Rp 479	Rp 511	Rp 475	Rp 498	Rp 477	Rp (21)	-4%
SHARE PRICE	Rp 805	Rp 805	Rp 805	Rp 805	Rp 940	Rp 135	17%
EPS (Annualised)	Rp 31	Rp 36	Rp 12	Rp 10	Rp 10	Rp 0	1%
DIVIDENDS PER SHARE	Rp 5	Rp 5					
DIVIDEND PAYOUT RATIO	16.1%	14.0%					
P/E RATIO (Annualised)	25.9 X	28.1 X		38.9 X	90.6 X	51.7 X	
PRICE TO BOOK RATIO	1.7 X	2.0 X		0.8 X	2.0 X	1.2 X	

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Debt Borrowings (as of 31 Mar 2021)

	TOTAL	< 12 Mths	> 12 Mths	Average Cost of Debt
	Rp'Bn	Rp'Bn	Rp'Bn	
Bank Borrowings (2013 - 2023)	8,326	2,739	5,586	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	9,442	3,155	6,286	8.21%

Year	Total (Rp'bn)	Remarks
2021	3,098	Including Continuous Bond III 1st tranche for total Rp 0.4 trillion
2022	1,738	Including Continuous Bond III 2nd tranche A for total Rp 0.5 trillion
2023	981	
2024	1,022	Including Continuous Bond III 2nd tranche B for total Rp 0.2 trillion
2025	2,603	
TOTAL	9,442	

Notes :

- Bond rated at *Id A (Single A ; Stable Outlook)* by Pefindo on 9 September 2020
- DER : 104%

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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



Net Asset Value (based on Management Estimates)

ASSET TYPE	ACREAGE	NET BOOK VALUE	MGMT EST. [NPAT GDV]	NET BOOK VALUE	MGMT EST. [NPAT GDV]	CURRENT ASP (RANGE)	
	Ha	Rp'B	Rp'B	Rp'm/m2	Rp'm/m2	Rp'm/m2	Rp'm/m2
A. LANDBANK	2,195 ha	6,568	54,905				
1. Summarecon Kelapa Gading	8 ha	165	2,016	2.06	25.20	60.00	140.00
2. Summarecon Serpong	479 ha	1,548	15,811	0.32	3.30	8.00	32.00
SSP - Own Land	299 ha	1,008	10,563	0.34	3.53	9.00	32.00
SSP - JO with PT JBC	138 ha	414	4,024	0.30	2.92	8.00	32.00
SSP - JO for The Springs	42 ha	126	1,225	0.30	2.92	10.00	32.00
3. Summarecon Bekasi	387 ha	887	11,630	0.23	3.00	9.00	40.00
SBK - Own Land	96 ha	354	5,391	0.37	5.60	9.00	40.00
SBK - JV with PT DSA	291 ha	533	6,239	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	420 ha	806	7,651	0.19	1.82	6.00	15.00
7. Summarecon Makassar	321 ha	710	5,837	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	2,300 ha	10,828	77,218				
Less : JO/JV Minority Interests		-1,228	-11,574				
D. TOTAL ASSETS (NET OF JO/JV MI)		9,600	65,644				
Less : Net Debt Gearing @ 31 Mar 2021		-7,526	-7,526				
E. NET ASSET VALUE		2,074	58,118				
F. NAV per share		Rp144	Rp4,028				

NAV Rp 4,028
[Management Estimate]



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 Jun 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 4,028 per share

IDX Growth since 1 Jan 2015 = 114%
 SMRA Growth = 51%



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To contact us

Investor Relations

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Finance Advisor

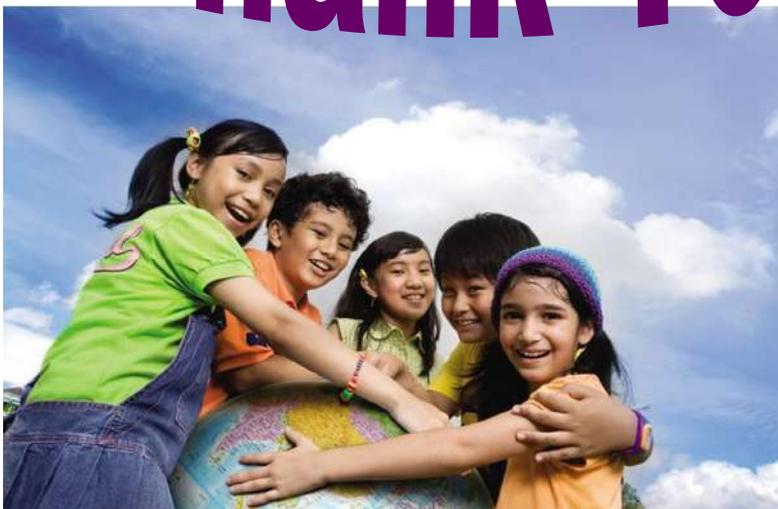
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Thank You



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Such forward-looking statements involve known and unknown risks, uncertainties and other factors, which may cause our actual results, performance or achievements, or industry results, to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements.

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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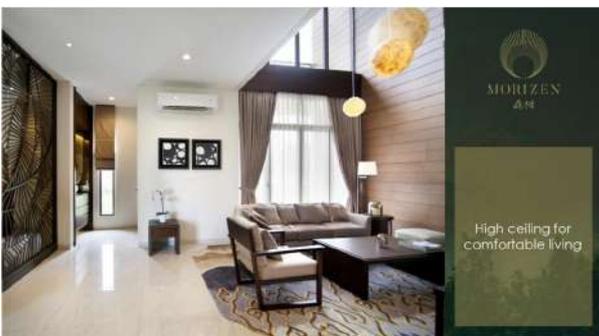
Appendix :

Product Specifications



← *Morizen Residence*

↓ *Goldfinch Residence*



↑ *M-Town Apartment*



← *Tesla Residence*

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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

