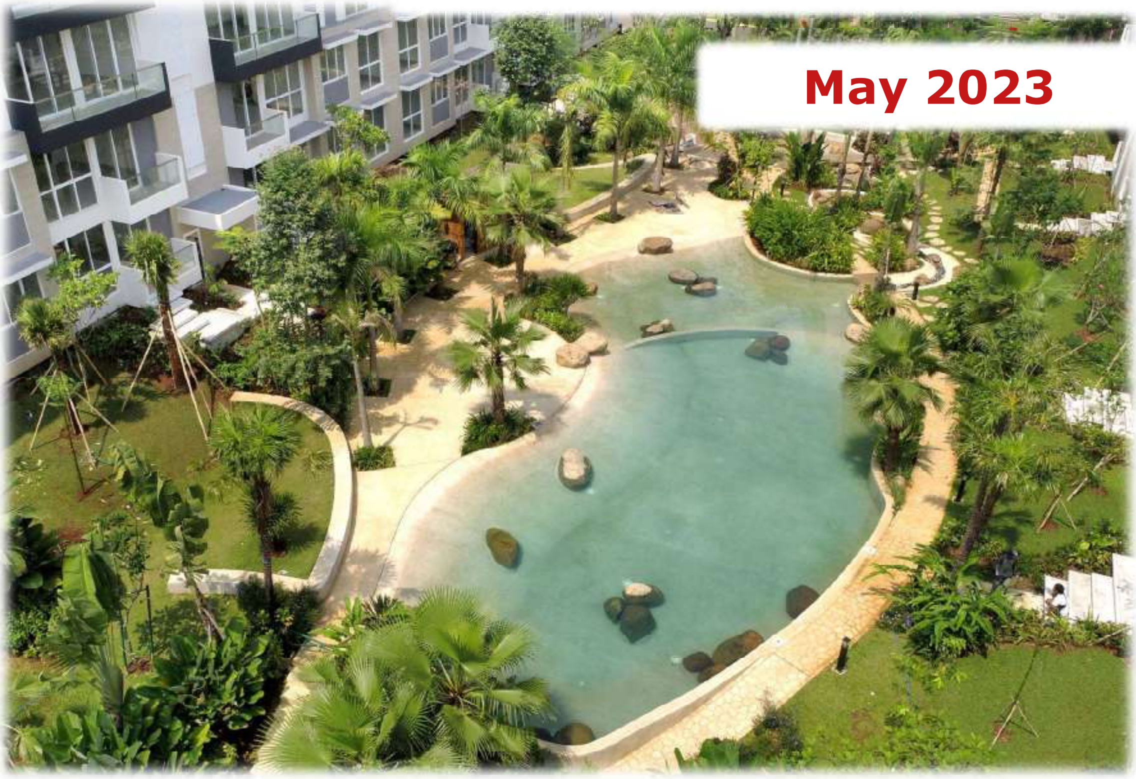
PT SUMMARECON AGUNG Tbk

A Company Presentation



May 2023

Content

A. Company Profile

CORPORATE INFORMATION

CORPORATE INFORMATION				
Incorporated	:	26/Nov/1975		
Listing Date	:	7/May/1990	IPO Price :	Rp 680 /Share
Ticker	:	SMRA:IJ		
Share Value (Nominal)	:	Rp 100 /Share		
Total Shares Issued	:	16,508,568,358	Share Capital :	Rp 1,651 bn
Share Price @ 30/Apr/2023	**:**	**Rp 560 /Share**	**Market Capitalisation :**	**Rp 9,245 bn**
			Market Capitalisation in USD :	**USD 631 mn**
Net Book Value @ 31/Mar/2023	:	Rp 729 /Share	Net Book Value :	Rp 12,037 bn
			Price to Book Ratio :	0.77 X

SHAREHOLDER PROFILE	% Shareholding
Founders & Associates	35.40%
Public - Local	38.79%
Public - Foreign	25.81%
	100.00%

MAJOR & AFFILIATED SHAREHOLDERS	No. of Shares	% Shareholding	
PT Semarop Agung	5,585,167,916	33.83%	Controlling Shareholder
Harto Djojo Nagaria	20,800,002	0.13%	Company Commissioner
Liliawati Raharjo	238,327,436	1.44%	Company Director
	5,844,295,354	35.40%	

MANAGEMENT TEAM (Boards of Commissioners & Directors)

Seated (L-R) : Nanik Widjaja (D-Corporate Services), Adrianto P. Adhi (President Director), Liliawati Rahardjo (Managing Director), Soetjipto Nagaria (President Commissioner), Ge Lilies Yamin (C-Independent), Lydia Tjio (D-Finance)

Standing (L-R) : Soegianto Nagaria (D-Investment Property), Jason Lim (D-Technical & Projects), Drs. Edi Darnadi (C-Independent), Harto Djojo Nagaria (C), Lexy Arie Tumiwa (C-Independent), Ir. Sharif Benyamin (D-Property Development), Herman Nagaria (D-Business & Property Development)

* Please refer to the Annual Report 2021 for the Management Team's Profile

PRINCIPAL BUSINESS ACTIVITIES

Property Development

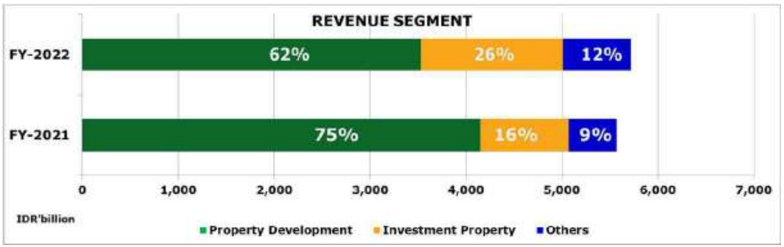
- **Sales revenue from developed properties**
- **Marketing sales 2021: IDR5,242bn**
- **Marketing Sales 2022: IDR4,946bn**
- **8(eight) development areas of approx. 2,000ha**
- **Total landbank approx. 2,137ha**
- **Revenue**
  - **2022: IDR 3,529bn**
  - **2021: IDR 4,148bn**

Investment Property

- **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**
  - **2022: IDR 918bn**
  - **2021: IDR 1,481bn**

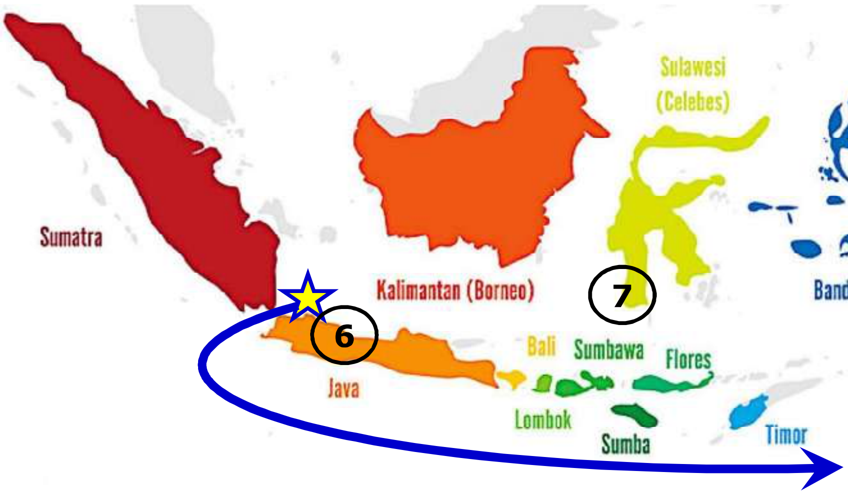
Leisure, Hospitality & Others

- **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**
- **Revenue**
  - **2022: IDR 710bn**
  - **2021: IDR 502bn**



PROJECT LOCATIONS (TOWNSHIPS)

All projects are in high density locations with upper-strata economic wealth



Location / (Population Ranking based on 2020 Census of 100 cities)

1. **Kelapa Gading, North Jakarta**
2. **Serpong, South Tangerang, Banten *(14th largest)***
3. **Bekasi City, West Java *(3rd)***
4. **Bogor Regency, West Java *(18th)***
5. **East Karawang, West Java *(80th)***
6. **Bandung, West Java *(4th)***
7. **Makassar, Sulawesi *(13th)***

Landbank and Projected Acquisitions

Location		Business Structure	% Ownership	Gross Area 31/Dec/22	Effective Acreage Ownership: Own	Effective Acreage Ownership: Minority
1	Summarecon Kelapa Gading	Own	100%	8 ha	8 ha	0 ha
2	Summarecon Serpong			517 ha	474 ha	43 ha
	Own Land	Own	100%	337 ha	337 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%	80 ha	80 ha	0 ha
4	Summarecon Crown Gading#	Joint Venture	51%	292 ha	149 ha	143 ha
5	Summarecon Bogor	Joint Venture	51%	372 ha	190 ha	182 ha
6	Summarecon Karawang	Own		7.0 ha	3.6 ha	3.4 ha
	Own Land	Own	100%	0.0 ha	0.0 ha	0.0 ha
	Land under PT SMTH	Joint Venture	51%	7.0 ha	3.6 ha	3.4 ha
7	Summarecon Bandung	Own	100%	295 ha	295 ha	0 ha
8	Summarecon Mutiara Makassar			321 ha	238 ha	83 ha
	Own Land	Own	100%	159 ha	159 ha	0 ha
	Land under PT SGMC	Joint Venture	51%	148 ha	75 ha	73 ha
	Land under PT SGMF	Joint Venture *	26%	14 ha	4 ha	10 ha
9	Bali	Own	100%	19 ha	19 ha	0 ha
10	Others	Own	100%	226 ha	226 ha	0 ha
TOTAL ACREAGE AVAILABLE FOR DEVELOPMENT				**2,137 ha**	**1,683 ha**	**454 ha**
				100%	**79%**	**21%**

\# Tarumajaya, North Bekasi * Effective Ownership

	FY-2022	FY-2023	
Projected Acquisitions (routine)	Rp 400 Bn	Rp 400 Bn	Existing locations whenever available
Projected Acquisitions (New Locations)	Rp 0 Bn	Rp 0 Bn	No new locations planned
PROJECTED TOTAL LAND ACQUISITION COSTS	**Rp 400 Bn**	**Rp 400 Bn**	

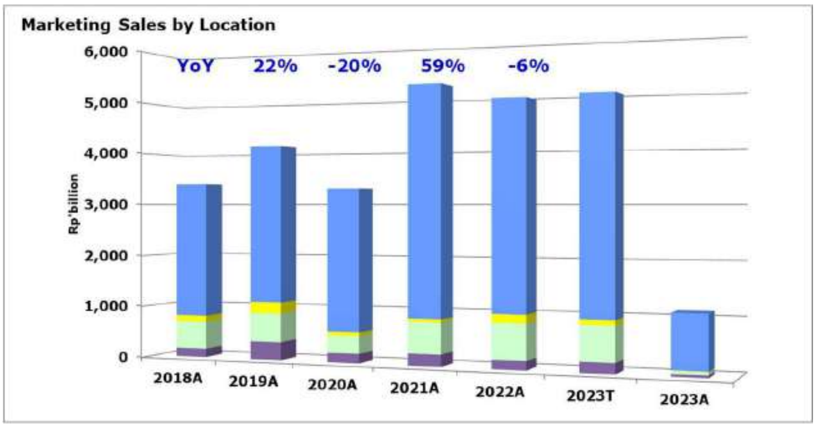
summarecon
Wonderful Life · Wonderful World

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

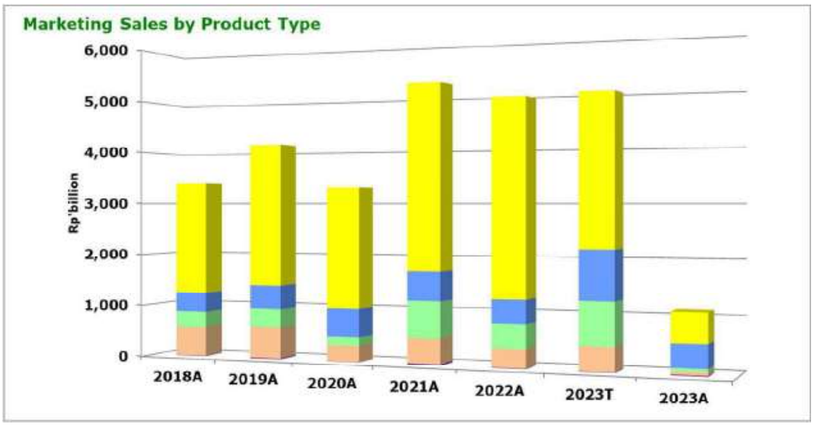
Property Development : Marketing Sales by Location & by Product Type



SALES LOCATION	2018A Actual	2019A Actual	2020A Actual	2021A Actual	2022A Actual	2023T Target	2023A Ytd
	Rp'bn	Rp'bn	Rp'bn	Rp'bn	Rp'bn	Rp'bn	Rp'bn
Greater Jakarta	2,585	3,021	2,718	4,370	3,939	4,050	1,002
Karawang	123	219	72	56	159	100	7
Bandung	530	548	333	590	676	650	59
Makassar	160	344	181	226	172	200	48
Total	3,398	4,132	3,304	5,242	4,946	5,000	1,116
YoY Change	-163	734	-828	1,938	-296		

% Location Segment

Greater Jakarta	76%	73%	82%	83%	80%	81%	90%
Karawang	4%	5%	2%	1%	3%	2%	1%
Bandung	15%	13%	10%	11%	14%	13%	5%
Makassar	5%	9%	6%	5%	3%	4%	4%



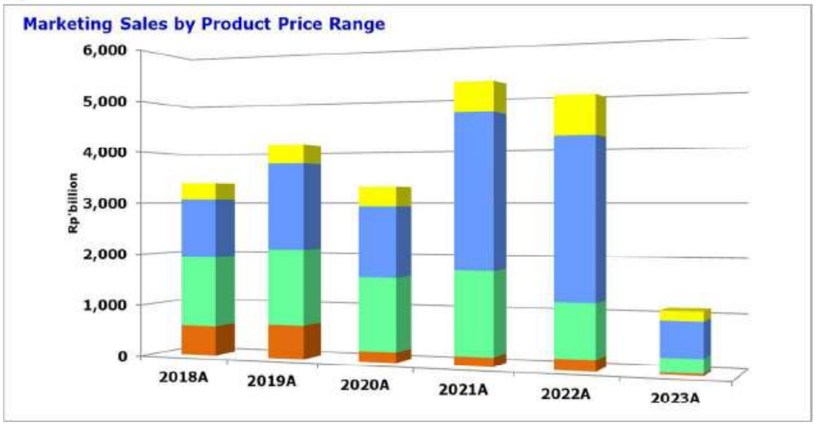
PRODUCT TYPE	2018A Actual	2019A Actual	2020A Actual	2021A Actual	2022A Actual	2023T Target	2023A Ytd
	Rp'bn	Rp'bn	Rp'bn	Rp'bn	Rp'bn	Rp'bn	Rp'bn
House	2,157	2,712	2,297	3,502	3,685	2,810	550
Shops	372	460	542	553	447	930	434
Landplots	302	349	159	692	450	800	57
Apartment	559	595	302	468	354	450	59
Office, Others	8	16	4	27	10	10	16
Total	3,398	4,132	3,304	5,242	4,946	5,000	1,116

% Product Segment

House	64%	66%	70%	67%	75%	56%	49%
Shops	11%	11%	16%	11%	9%	19%	39%
Landplots	9%	9%	5%	13%	9%	16%	5%
Apartment	16%	14%	9%	9%	7%	9%	5%
Office, Others	0%	0%	0%	0%	0%	0%	1%

* As per 30th April 2023

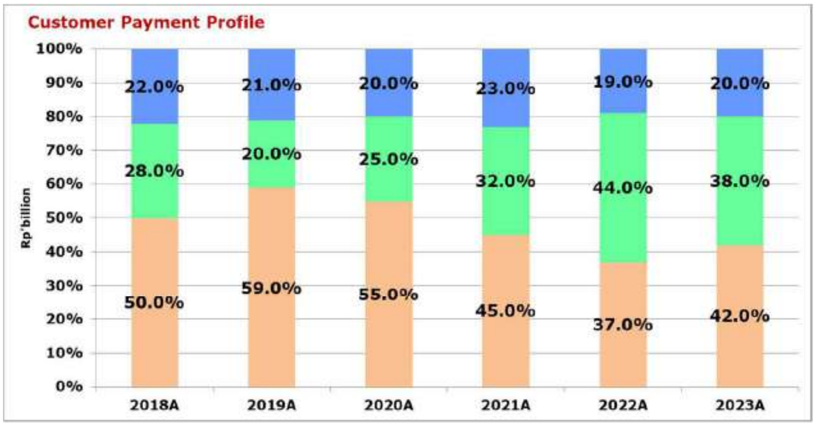
Property Development : Product Price Range & Customer Payment Profile



PRODUCT PRICE RANGE	2018A Actual	2019A Actual	2020A Actual	2021A Actual	2022A Actual	2023A YTD
	Rp'bn	Rp'bn	Rp'bn	Rp'bn	Rp'bn	Rp'bn
> Rp 5bn	331	369	366	572	730	167
Rp 2 - 5bn	1,136	1,656	1,329	2,902	3,004	657
Rp 1 - 2bn	1,351	1,462	1,413	1,593	1,012	254
< Rp 1bn	580	645	196	175	200	38
Total	3,398	4,132	3,304	5,242	4,946	1,116

% Product Price Segment

> Rp 5bn	10%	9%	11%	11%	15%	15%
Rp 2 - 5bn	33%	40%	40%	56%	61%	59%
Rp 1 - 2bn	40%	35%	43%	30%	20%	23%
< Rp 1bn	17%	16%	6%	3%	4%	3%



PAYMENT PROFILE	2018A Actual	2019A Actual	2020A Actual	2021A Actual	2022A Actual	2023A YTD
	Rp'bn	Rp'bn	Rp'bn	Rp'bn	Rp'bn	Rp'bn
Cash	747	868	661	1,194	934	227
Bank Mortgage	951	826	826	1,678	2,162	421
Dev Instalment	1,700	2,438	1,817	2,370	1,850	468
Total	3,398	4,132	3,304	5,242	4,946	1,116

% Customer Payment Profile

Cash	22%	21%	20%	23%	19%	20%
Bank Mortgage	28%	20%	25%	32%	44%	38%
Dev Instalment	50%	59%	55%	45%	37%	42%

* As per 30th April 2023

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	2,148	(1,939)	209	739	(667)	72	90%	90%
Serpong	9,519	(7,360)	2,159	4,627	(4,080)	547	77%	88%
Bekasi	4,488	(2,680)	1,808	4,236	(3,495)	741	60%	83%
Karawang	573	(486)	87	544	(491)	53	85%	90%
Bandung	1,564	(1,503)	61	609	(586)	23	96%	96%
Makassar	1,323	(1,037)	286	949	(729)	220	78%	77%
Bogor	3,134	(3,126)	8	1,222	(1,219)	3	100%	100%
Crown Gading [North Bekasi]	1,521	(732)	789	686	(430)	256		48%
TOTAL GROUP	24,270	(18,863)	5,407	13,612	(11,697)	1,915	78%	86%

* Total Values include Estimates of Planned | Projected Developments

* Some projects|products are released progressively based on market niches

Excludes new projects that have not been formally launched for sale. Including planned projects, the Total Project Development Values may exceed Rp 10 Trillion

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	15,069	(11,390)	3,679	7,388	(6,094)	1,294	76%	82%
Shop	2,189	(1,802)	387	831	(693)	138	82%	83%
Landplot	679	(665)	14	228	(224)	4	98%	98%
Apartment	6,051	(4,818)	1,233	5,051	(4,612)	439	80%	91%
Office	240	(168)	72	87	(61)	26	70%	70%
Industrial	42	(20)	22	27	(13)	14	48%	48%
TOTAL GROUP	24,270	(18,863)	5,407	13,612	(11,697)	1,915	78%	86%

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	1,474	(1,363)	**111**	453	(419)	**34**	3,254	92%
Kensington Royal Suites [D]	Apartment	Apr-15	Apr-19	434	(408)	**26**	199	(187)	**12**	2,181	94%
Kensington Office (Exclude-Rent)	Office	Jun-17	Jun-20	240	(168)	**72**	87	(61)	**26**	2,759	70%
Total Kelapa Gading				**2,148**	**(1,939)**	**209**	**739**	**(667)**	**72**		**90%**

TOWNSHIP OVERVIEW

Started	1975
Area	Total Area: 550 Ha Developed: 542 Ha (97%) Undeveloped: 8 Ha (3%)
Development Period	> 10 years on the available land bank
Developed	• 30,000+ residential houses • 2,120+ shoplots • 2,850+ apartment units
Investment Property, Leisure & Hospitality, and Other Business	▪ Mall Kelapa Gading ▪ Gading Food City ▪ Harris Hotel Kelapa Gading ▪ POP! Hotel Kelapa Gading ▪ Menara Satu ▪ Kensington Office
Other Key Facilities (by 3rd Parties)	▪ Mitra Keluarga Hospital ▪ Gading Pluit Hospital ▪ Al Azhar Islamic School ▪ TKK Penabur (Christian) School

Masterplan | Project Snapshots

Kensington Royal Suites

Kensington Office

Property Development : Summarecon Serpong (in Greater Jakarta)

TOWNSHIP OVERVIEW

Started	1993
Area	Total Area: 800 Ha Developed: 320 Ha (40%) Future development : 480 Ha (60%)
Development Period	> 10 years on the available land bank
Developed	▪ 11,800+ residential houses ▪ 2,000+ shoplots ▪ 1,800+ residential landplots ▪ 5,800+ apartment units
Investment Property, Leisure & Hospitality, and Other Business	▪ Summarecon Mall Serpong ▪ Summarecon Digital Center ▪ Scientia Square Park ▪ Scientia Business Park ▪ The Springs Club ▪ St. Carolus Hospital ▪ Plaza Summarecon Serpong
Other key facilities (by 3rd Parties)	▪ Pradita University ▪ Universitas Multimedia Nusantara ▪ Gading Raya Golf Course & Club ▪ 3rd Party Hotels

Masterplan | Project Snapshots

Symphonia

The Springs

Scientia Garden

Serpong M-Town

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	
The Springs											
Flamingo [Ext]	House	Aug-17	Aug-19	770	(638)	**132**	256	(212)	**44**	3,008	83%
Rainbow Springs	Apartment	Aug-19	Feb-22	1,229	(1,214)	**15**	740	(731)	**9**	1,661	99%
South Goldfinch Commercial*	Shop	Nov-19	Nov-22	250	(125)	**125**	74	(37)	**37**	3,378	50%
Heron	House	Nov-22	Nov-24	1,393	(74)	**1,319**	207	(11)	**196**	6,729	5%
Scientia Garden											
Alloggio	House	Jun-15	Jun-17	575	(537)	**38**	375	(350)	**25**	1,533	93%
Edision Commercial	Shop	Apr-17	Apr-19	182	(128)	**54**	61	(43)	**18**	2,984	70%
Dalton Commercial [Ext]	Shop	Feb-20	Feb-22	173	(160)	**13**	40	(37)	**3**	4,325	92%
Faraday Commercial	Shop	Jul-20	Jul-22	257	(179)	**78**	102	(71)	**31**	2,520	70%
Maxwell Commercial	Shop	Jul-20	Jul-22	108	(103)	**5**	44	(42)	**2**	2,455	95%
Aristoteles Commercial	Shop	Apr-21	Apr-23	247	(247)	**0**	78	(78)	**0**	3,167	100%
Carson	House	Oct-21	Oct-23	697	(616)	**81**	241	(213)	**28**	2,892	88%
Downtown Drive	Shop	Apr-23	Apr-25	264	(219)	**45**	82	(68)	**14**	3,220	83%
Symphonia											
Agnesi	House	Nov-19	Nov-21	416	(415)	**1**	308	(307)	**1**	1,351	100%
Baroni	House	Dec-20	Dec-22	589	(558)	**31**	364	(345)	**19**	1,618	95%
Mozart 2	House	Jul-21	Jul-23	741	(657)	**84**	150	(133)	**17**	4,940	89%
Melody Commercial	Shop	Feb-21	Feb-23	100	(100)	**0**	46	(46)	**0**	2,174	100%
Melody Commercial 2	Shop	Apr-22	Apr-24	201	(156)	**45**	71	(55)	**16**	2,831	78%
Leonora	House	Feb-22	Feb-24	595	(544)	**51**	266	(243)	**23**	2,237	91%
M-Town											
M-Town Residence [C,D]	Apartment	May-15	May-19	732	(690)	**42**	1,122	(1,058)	**64**	652	94%
M-Town Signature [I] **	Apartment					**0**			**0**	0	
Total Serpong				**9,519**	**(7,360)**	**2,159**	**4,627**	**(4,080)**	**547**		**77%**

* Progressive release of projects|products ** Not Launched Yet

Property Development : Summarecon Bekasi (in Greater Jakarta)

TOWNSHIP OVERVIEW	
Started	2010
Area	Total Area: 656 Ha Developed: 263 Ha (40%) Future Development: 393 Ha (60%)
Development Period	> 10 years on the available land bank
Developed	▪ 1,500+ residential houses ▪ 500+ shoplots ▪ 4,700+ apartment units
Investment Property, Leisure & Hospitality, and Other Business	▪ Summarecon Mall Bekasi ▪ Plaza Summarecon Bekasi ▪ Harris Hotel Bekasi
Other Key Facilities (by 3rd Parties)	▪ Bina Nusantara University (Binus) ▪ Al Azhar Islamic School ▪ BPK Penabur (Christian) School

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 [D]	Apartment	Jul-14	Jul-18	380	(374)	**6**	778	(765)	**13**	488	98%
SpringLake View [E]	Apartment	Aug-15	Aug-19	385	(315)	**70**	856	(701)	**155**	450	82%
SpringLake View [F]	Apartment	Oct-16	Oct-20	307	(258)	**49**	743	(624)	**119**	413	84%
SpringLake View [G,H] **	Apartment			862		**862**			**0**	0	0%
Primrose Condovilla [A,B,C]	Apartment	Oct-15	Apr-18	150	(132)	**18**	100	(88)	**12**	1,500	88%
Primrose Condovilla [D,E]	Apartment	Mar-17	Sep-19	98	(64)	**34**	60	(39)	**21**	1,633	65%
Srimaya	House	Aug-18	Aug-20	340	(288)	**52**	781	(661)	**120**	435	85%
Morizen *	House	Aug-19	Aug-22	738	(484)	**254**	157	(103)	**54**	4,701	66%
Srimaya Kiosks	Shop	Jul-20	Jul-22	24	(21)	**3**	65	(56)	**9**	369	88%
Magenta	House	Sep-20	Sep-22	583	(468)	**115**	421	(338)	**83**	1,385	80%
Scarlet Commercial	Shop	Oct-21	Oct-23	88	(85)	**3**	35	(34)	**1**	2,514	97%
Mulberry Residence	House	Dec-21	Dec-23	533	(191)	**342**	240	(86)	**154**	2,221	36%
Total Bekasi				**4,488**	**(2,680)**	**1,808**	**4,236**	**(3,495)**	**741**		**60%**

* Progressive release of projects|products ** Not Launched Yet

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	211	(209)	**2**	199	(197)	**2**	1,060	99%
Sapphire Commercial	Shop	Jul-17	Jul-19	154	(146)	**8**	79	(75)	**4**	1,949	95%
Sevanti	House	Nov-18	Nov-20	125	(114)	**11**	232	(212)	**20**	539	91%
Verena Homes	House	Nov-22	Nov-24	83	(17)	**66**	34	(7)	**27**	2,441	20%
Total Karawang				**573**	**(486)**	**87**	**544**	**(491)**	**53**		**85%**

* Progressive release of projects|products

TOWNSHIP OVERVIEW	
Started	2016
Area	Total Area: 33 Ha Developed: 19 Ha (58%) Future Development: 14 Ha (42%)
Development Period	~ 5 years on the available land bank
Developed	• 1,390+ residential houses • 75+ shoplots
Investment Property, Leisure & Hospitality, and Other Business	Under Construction: • Summarecon Villaggio Jakarta Luxury Outlet

Masterplan | Project Snapshots

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 Total	Development Value Sold	Development Value Bal	No. of Units Total	No. of Units Sold	No. of Units Bal	ASP | Unit	% sold (Value)
				Rp'bn	Rp'bn	Rp'bn				Rp'mn	
Emily	House	Nov-19	May-22	608	(586)	**22**	140	(135)	**5**	4,343	96%
Flora	House	Sep-20	Mar-23	737	(712)	**25**	408	(394)	**14**	1,806	97%
Xandari *	Landplot	Nov-21	Nov-24	219	(205)	**14**	61	(57)	**4**	3,590	94%
Total Bandung				**1,564**	**(1,503)**	**61**	**609**	**(586)**	**23**		**96%**

* Progressive release of projects|products

TOWNSHIP OVERVIEW

Started	2015
Area	Total Area: 373 Ha Developed: 40 Ha (11%) Future Development: 333 Ha (89%)
Development Period	>10 years on the avaliable land bank
Developed	• 1,390+ residential houses • 320+ shoplots
Investment Property, Leisure & Hospitality, and Other Business	• Plaza Summarecon Bandung • Summarecon Mall Bandung (under construction) Planned: • Harris Hotel Summarecon Bandung • Schools

Masterplan | Project Snapshots

Magna Commercial

Emily

Xandari

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 Total	Development Value Sold	Development Value Bal	No. of Units Total	No. of Units Sold	No. of Units Bal	ASP | Unit	% sold (Value)
				Rp'bn	Rp'bn	Rp'bn				Rp'mn	
Beryl	House	Nov-18	Nov-20	264	(262)	**2**	235	(233)	**2**	1,123	99%
Jade	House	Nov-18	Nov-20	493	(379)	**114**	220	(169)	**51**	2,241	77%
Titanium Warehouse	Industrial	Dec-19	Dec-21	42	(20)	**22**	27	(13)	**14**	1,556	48%
Blue Crystal	House	Aug-20	Aug-22	185	(178)	**7**	149	(143)	**6**	1,242	96%
Green Crystal	House	Apr-21	Apr-23	153	(131)	**22**	113	(97)	**16**	1,354	86%
Topaz	House	Oct-21	Oct-23	186	(67)	**119**	205	(74)	**131**	907	36%
Total Makassar				**1,323**	**(1,037)**	**286**	**949**	**(729)**	**220**		**78%**

TOWNSHIP OVERVIEW

Started	2018
Area	Total Area: 360 Ha Developed: 34 Ha (9%) Future Development: 326 Ha (91%)
Development Period	>10 years on the available land bank
Developed	• 540+ residential houses • 50+ commercial units
Investment Property, Leisure & Hospitality, and Other Business	Planned: • Summarecon Mall Makassar • Convention Centers / Function Halls • Schools

Masterplan | Project Snapshots

Beryl show unit

Jade show unit

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	
Mahogany	House	Oct-20	Apr-23	563	(563)	**0**	321	(321)	**0**	1,754	100%
Mahogany Island	Landplot	Oct-20	Apr-23	120	(120)	**0**	79	(79)	**0**	1,519	100%
Agathis	House	Oct-20	Apr-23	722	(722)	**0**	196	(196)	**0**	3,684	100%
Pinewood	House	Oct-21	Apr-24	688	(688)	**0**	336	(336)	**0**	2,048	100%
Rosewood Golf Residence	House	Oct-21	Apr-24	560	(560)	**0**	148	(148)	**0**	3,784	100%
Rosewood Golf Residence	Landplot	Oct-21	Apr-24	340	(340)	**0**	88	(88)	**0**	3,864	100%
Graha Boulevard	Shop	Mar-23	Sep-25	141	(133)	**8**	54	(51)	**3**	2,611	94%
Total Bogor				**3,134**	**(3,126)**	**8**	**1,222**	**(1,219)**	**3**		**100%**

TOWNSHIP OVERVIEW

Started	2020
Area	Total Area: 450 Ha Developed: 25 Ha (6%) Future Development: 425 Ha (94%)
Development Period	> 10 years on the available land bank
Developed	> 500 residential houses
Investment Property, Leisure & Hospitality, and Other Business	Planned: • Summarecon Mall Bogor • Schools • Culinary Centers • Hotels

Masterplan | Project Snapshots

Mahogany

Agathis

Pinewood

Rosewood

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	559	(477)	**82**	422	(360)	**62**	1,325	85%
Jasmia	House	Nov-22	May-25	962	(255)	**707**	264	(70)	**194**	3,644	27%
Total Crown Gading [N Bekasi]				**1,521**	**(732)**	**789**	**686**	**(430)**	**256**		**48%**

TOWNSHIP OVERVIEW

Started	2022
Area	Total Area: 437 Ha
Development Period	> 10 years on the available land bank
Investment Property, Leisure & Hospitality, and Other Business	Planned: • Shopping Mall • Schools • Culinary Centers • Hotels

Project Snapshots

summarecon
Wonderful Life · Wonderful World

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 the lease of retail malls.

The 3 malls are located in Summarecon's townships and are market leaders in the Greater Jakarta region.

Summarecon Mall Kelapa Gading

Summarecon Mall Serpong

Summarecon Bekasi

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.

Some Key Tenants

ACE Hardware · adidas · BEST · BreadTalk · Cinema XXI · Farmers Market · The Foodhall · Giordano · H&M · iBox · Levi's · Marks & Spencer · mothercare · Nike · Pull&Bear

INVESTMENT PROPERTY : Shopping Malls

SHOPPING MALL | RETAIL CENTER	GFA | m^2	NLA | m^2	Occupancy	Average Rent m2 / Month	Service Charge m2 / Month	% of Mall Revenues	No. of Tenants	Visitor Traffic Pax / Year	
Summarecon Mall Kelapa Gading	150,000 m^2	112,000 m^2	93%	Rp 340,000	Rp 159,000	50%	~ 600+	FY-2022 *	21.0 Mn
								FY-2021 *	12.0 Mn
Summarecon Mall Serpong	115,000 m^2	79,000 m^2	89%	Rp 250,000	Rp 131,000	29%	~ 400+	FY-2022 *	19.0 Mn
								FY-2021 *	9.0 Mn
Summarecon Mall Bekasi	77,000 m^2	54,000 m^2	97%	Rp 230,000	Rp 131,000	20%	~ 300+	FY-2022 *	15.0 Mn
								FY-2021 *	9.0 Mn
Samasta Village, Bali	5,000 m^2	4,500 m^2	72%	Rp 121,000	Rp 71,000	1%	~ 20+	FY-2022 *	0.2 Mn
								FY-2021 *	0.2 Mn

* Gross Floor Area, Net Leasable Area

in 2022, mall operations returned to normal as per pandemic due to easing of regulations that limit the number of visitors. the discount smaller discount was given when compared to 2021 and started in May there were no further discounts given to tenants. revenue from malls increased by 66% when compared to 2021.

More Key Tenants

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

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

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

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.

In 2022, the hotel operations were already back to pre-pandemic due to easing of the travels regulations, thus increasing the hotel occupancy of 70-80%.

The revenue form this segment grew by 98% compare to 2021.

LEISURE, EDUCATION & OTHERS

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

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

In 2022, the operations were already back to pre-pandemic where as individual mobility restriction and social distancing was eased.

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

summarecon
Wonderful Life · Wonderful World

F. Financials

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 Businesess)

- Balance Sheet Summary
- Debt Profile
- Non-land Capital Investments

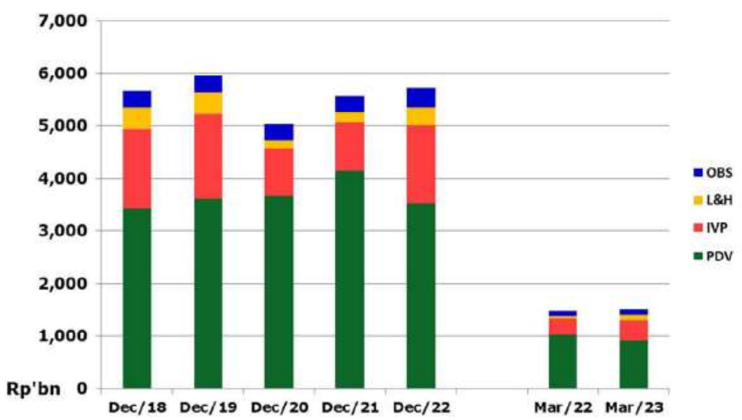
FINANCIALS : Consolidated

CONSOLIDATED INCOME STATEMENTS	FINANCIAL YEAR ENDED:					Last 2 Yrs	PERIOD ENDED:		
	Dec/2018	Dec/2019	Dec/2020	Dec/2021	Dec/2022	Variance	Mar/2022	Mar/2023	Variance
	Rp'bn	Rp'bn	Rp'bn	Rp'bn	Rp'bn		Rp'bn	Rp'bn	
REVENUE	**5,661**	**5,942**	**5,030**	**5,568**	**5,719**	**3%**	**1,470**	**1,499**	**2%**
GROSS PROFIT	**2,953**	**3,047**	**2,502**	**2,801**	**3,199**	**14%**	**878**	**824**	**-6%**
OVERHEADS	(1,103)	(1,180)	(950)	(980)	(1,232)		(250)	(288)	
- Selling Expense	(343)	(354)	(275)	(306)	(322)		(77)	(91)	
- Administrative Expense	(767)	(835)	(681)	(677)	(893)		(178)	(198)	
- Other Optg Income/(Expense)	8	9	6	3	-17		4	2	
EBITDA	**1,850**	**1,867**	**1,552**	**1,822**	**1,967**	**8%**	**628**	**536**	**-15%**
Depreciation	(302)	(278)	(276)	(264)	(258)		(58)	(64)	
EBIT	**1,548**	**1,589**	**1,276**	**1,558**	**1,708**	**10%**	**570**	**472**	**-17%**
Net Finance Income/(Expense)	(608)	(670)	(842)	(810)	(700)		(276)	(124)	
Non-Operating Income/(Expense)	10	4	6	8	9		3	2	
Taxation	(260)	(310)	(194)	(206)	(246)		(62)	(66)	
PROFIT FOR THE YEAR (PAT)	**691**	**613**	**246**	**550**	**772**	**40%**	**236**	**284**	**20%**
Other Comprehensive Inc/(Exp)	17	21	-13	(1)	10		(1)	3	
Compreh. Income for the Year	708	634	232	549	782		234	287	
PROFIT ATTRIBUTABLE TO :									
COMPANY OWNERS	449	515	180	324	625		175	272	
NON-CONTROLLING INTERESTS	242	98	66	226	146		61	12	
PROFIT FOR THE YEAR	691	613	246	550	772		236	284	
Gross Profit Margin	52%	51%	50%	50%	56%	6%	60%	55%	-8%
Overheads Ratio	19%	20%	19%	18%	22%	4%	17%	19%	2%
EBITDA Margin	33%	31%	31%	33%	34%	2%	43%	36%	-7%
EBIT Margin	27%	27%	25%	28%	30%	2%	39%	31%	-7%
PAT Margin	12%	10%	5%	10%	13%	4%	16%	19%	3%
YoY% Growth - Revenues		5%	-15%	11%	3%				
YoY% Growth - EBITDA		1%	-17%	17%	8%				
YoY% Growth - Profit For The Year		-11%	-60%	124%	40%				

FY 2021/2022 : With improvement in the business environment, Company's revenues increased by 3% from Rp 5.57 trillion to Rp 5.72 trillion, mainly from the Investment Property and Other Businesses segments. Property Development revenue could not be recognized yet, hence the decrease in revenue.

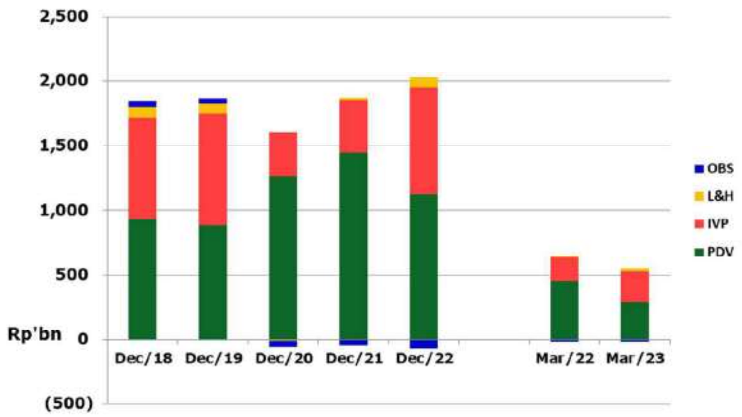
Financials : Revenues Business Segment

CONTRIBUTION BY BUSINESS SEGMENT	FINANCIAL YEAR ENDED:					Last 2 Yrs	PERIOD ENDED:		
	Dec/2018	Dec/2019	Dec/2020	Dec/2021	Dec/2022	Variance	Mar/2022	Mar/2023	Variance
	Rp'bn	Rp'bn	Rp'bn	Rp'bn	Rp'bn		Rp'bn	Rp'bn	
REVENUES	5,661	5,942	5,030	5,568	5,719	3%	1,470	1,499	2%
Property Development (PDV)	3,436	3,617	3,670	4,148	3,529	-15%	1,018	911	-10%
Investment Property (IVP)	1,492	1,599	894	918	1,481	61%	311	395	27%
Leisure & Hospitality (L&H)	422	423	153	183	346	89%	54	102	89%
Other Businesses (OBS)	312	303	313	319	364	14%	87	91	5%
Property Development	61%	61%	73%	75%	62%	-13%	69%	61%	-8%
Investment Property	26%	27%	18%	16%	26%	9%	21%	26%	5%
Leisure & Hospitality	7%	7%	3%	3%	6%	3%	4%	7%	3%
Other Businesses	6%	5%	6%	6%	6%	1%	6%	6%	0%



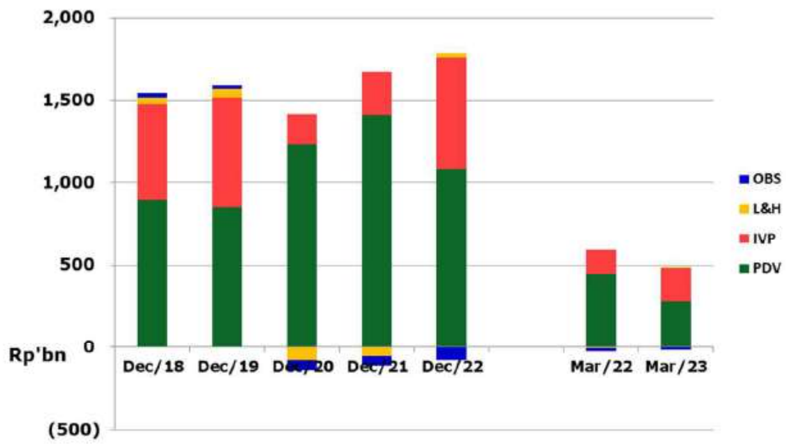
Financials : EBITDA Business Segment

CONTRIBUTION BY BUSINESS SEGMENT	FINANCIAL YEAR ENDED:					Last 2 Yrs	PERIOD ENDED:		
	Dec/2018	Dec/2019	Dec/2020	Dec/2021	Dec/2022	Variance	Mar/2022	Mar/2023	Variance
	Rp'bn	Rp'bn	Rp'bn	Rp'bn	Rp'bn		Rp'bn	Rp'bn	
EBITDA	1,850	1,867	1,552	1,822	1,967	8%	628	536	-15%
Property Development (PDV)	931	885	1,267	1,446	1,124	-22%	453	289	-36%
Investment Property (IVP)	785	865	341	410	827	102%	186	241	29%
Leisure & Hospitality (L&H)	87	78	-12	12	81	550%	3	20	628%
Other Businesses (OBS)	47	39	-44	(46)	(66)	43%	(14)	(14)	-2%
Property Development	50%	47%	82%	79%	57%	-22%	72%	54%	-18%
Investment Property	42%	46%	22%	22%	42%	20%	30%	45%	15%
Leisure & Hospitality	5%	4%	-1%	1%	4%	3%	0%	4%	3%
Other Businesses	3%	2%	-3%	-3%	-3%	-1%	-2%	-3%	0%



Financials : EBIT Business Segment

CONTRIBUTION BY BUSINESS SEGMENT	FINANCIAL YEAR ENDED:					Last 2 Yrs	PERIOD ENDED:		
	Dec/2018	Dec/2019	Dec/2020	Dec/2021	Dec/2022	Variance	Mar/2022	Mar/2023	Variance
	Rp'bn	Rp'bn	Rp'bn	Rp'bn	Rp'bn		Rp'bn	Rp'bn	
EBIT	1,548	1,589	1,276	1,558	1,708	10%	570	472	-17%
Property Development (PDV)	895	852	1,231	1,410	1,082	-23%	444	280	-37%
Investment Property (IVP)	582	665	182	259	677	162%	150	203	35%
Leisure & Hospitality (L&H)	41	55	-77	(51)	27	-153%	(6)	6	-193%
Other Businesses (OBS)	29	18	-60	(60)	(78)	30%	(17)	(16)	-4%
Property Development	58%	54%	96%	91%	63%	-27%	78%	59%	-19%
Investment Property	38%	42%	14%	17%	40%	23%	26%	43%	17%
Leisure & Hospitality	3%	3%	-6%	-3%	2%	5%	-1%	1%	2%
Other Businesses	2%	1%	-5%	-4%	-5%	-1%	-3%	-3%	0%



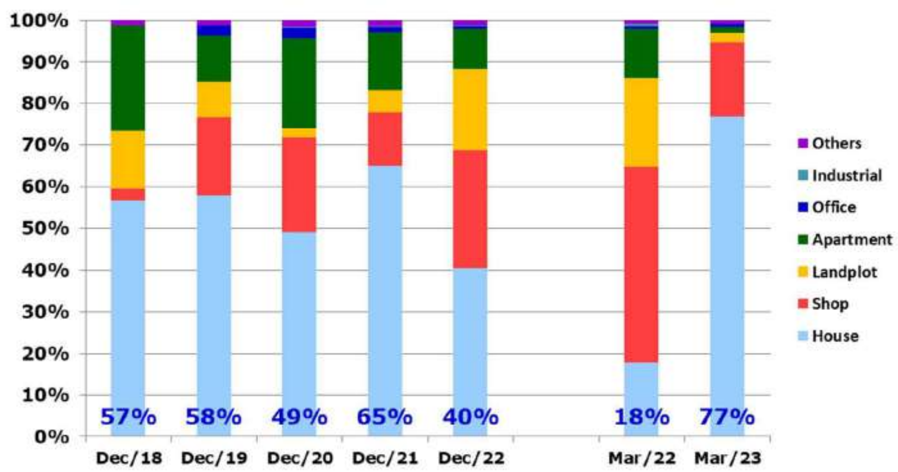
Financials : Income Statement Property Development Business

INCOME BY BUSINESS SEGMENT PROPERTY DEVELOPMENT	FINANCIAL YEAR ENDED: Dec/2018	Dec/2019	Dec/2020	Dec/2021	Dec/2022	Last 2 Yrs Variance	PERIOD ENDED: Mar/2022	Mar/2023	Variance
	Rp'bn	Rp'bn	Rp'bn	Rp'bn	Rp'bn		Rp'bn	Rp'bn	
REVENUE	**3,436**	**3,617**	**3,670**	**4,148**	**3,529**	**-15%**	**1,018**	**911**	**-10%**
Houses	1,823	2,228	1,991	2,723	1,750	-36%	222	722	226%
Shops	123	681	627	444	873	97%	450	147	-67%
Landplots	286	224	56	176	446	153%	159	14	-91%
Apartments	1,184	388	876	716	406	-43%	163	17	-90%
Offices	0	74	78	54	20	-63%	8	7	-12%
Industrial Properties	0	0	13	4	10	133%	10	0	-100%
Others	20	22	30	32	26	-19%	5	4	-9%
GROSS PROFIT	**1,693**	**1,683**	**1,938**	**2,191**	**2,013**	**-8%**	**646**	**498**	**-23%**
Houses	959	973	951	1,424	815	-43%	114	383	234%
Shops	49	318	440	285	568	99%	304	89	-71%
Landplots	235	143	45	116	396	241%	138	12	-91%
Apartments	430	189	420	303	195	-36%	76	7	-91%
Offices	0	39	47	29	11	-63%	4	4	-17%
Industrial Properties	0	0	5	2	3	81%	4	0	-100%
Others	20	22	30	32	26	-19%	5	4	-9%
Gross Proft Margin	49%	47%	53%	53%	57%	4%	63%	55%	-9%
Houses	53%	44%	48%	52%	47%	-6%	52%	53%	1%
Shops	40%	47%	70%	64%	65%	1%	68%	61%	-7%
Landplots	82%	64%	80%	66%	89%	23%	87%	86%	-1%
Apartments	36%	49%	48%	42%	48%	6%	47%	41%	-5%
Offices	0%	52%	61%	55%	55%	0%	52%	49%	-3%
Industrial Properties	0%	0%	38%	41%	32%	-9%	42%	0%	-42%
GROSS PROFIT (Net of Depn)	**1,700**	**1,691**	**1,952**	**2,203**	**2,023**	**-8%**	**649**	**500**	**-23%**
Selling Expense	(228)	(229)	(229)	(269)	(242)	-10%	(66)	(67)	1%
General & Administration	(546)	(582)	(456)	(497)	(642)	29%	(132)	(145)	10%
Other Optg Income / (Expense)	4	6	1	9	-14	-256%	2	0	-88%
EBITDA	**931**	**885**	**1,267**	**1,446**	**1,124**	**-22%**	**453**	**289**	**-36%**
Less : Total Depreciation	(36)	(34)	(36)	(36)	(42)	18%	(9)	(9)	4%
EBIT	**895**	**852**	**1,231**	**1,410**	**1,082**	**-23%**	**444**	**280**	**-37%**
EBITDA Margin	27%	24%	35%	35%	32%	-3%	45%	32%	-13%
EBIT Margin	26%	24%	34%	34%	31%	-3%	44%	31%	-13%

Improved profitablity contributed to the better performace of property development. 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.

Financials : Property Development Business (By Product Type)

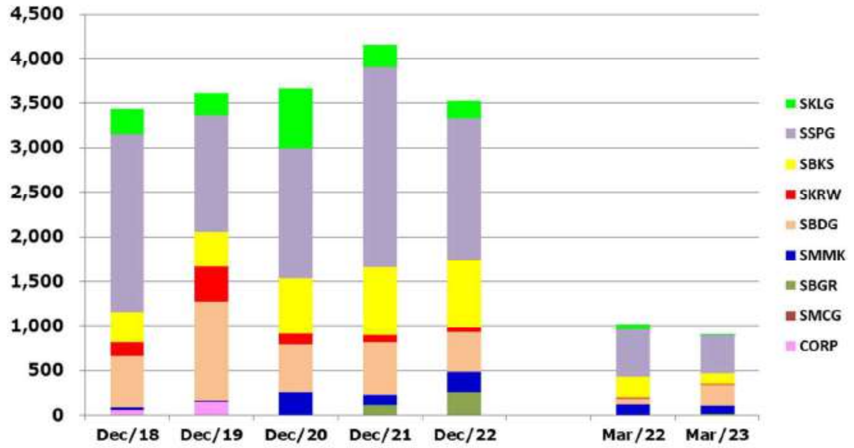
PROPERTY DEVELOPMENT PRODUCT SEGMENT	FINANCIAL YEAR ENDED: Dec/2018	Dec/2019	Dec/2020	Dec/2021	Dec/2022	Last 2 Yrs Variance	PERIOD ENDED: Mar/2022	Mar/2023	Variance
	Rp'bn	Rp'bn	Rp'bn	Rp'bn	Rp'bn		Rp'bn	Rp'bn	
REVENUE									
Houses	57%	58%	49%	65%	40%	-25%	18%	77%	59%
Shops	3%	19%	23%	13%	28%	15%	47%	18%	-29%
Landplots	14%	8%	2%	5%	20%	14%	21%	2%	-19%
Apartments	25%	11%	22%	14%	10%	-4%	12%	1%	-10%
Offices	0%	2%	2%	1%	1%	-1%	1%	1%	0%
Industrial Properties	0%	0%	0%	0%	0%	0%	1%	0%	-1%
Others	1%	1%	2%	1%	1%	0%	1%	1%	0%



Houses are still the preferred product. Apartment sales face stiff competitive as the market is over-supplied. Company have not launched any new apartment projects, preferring instead to quickly dispose these stocks.

Financials : Property Development Business (By Location)

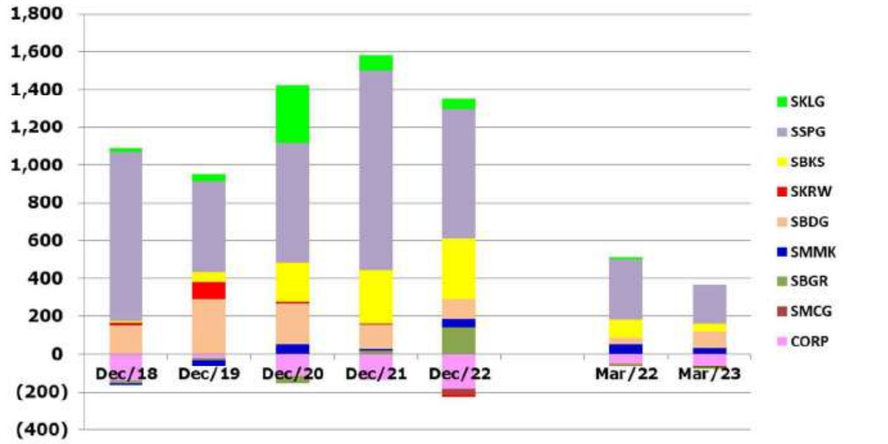
PROPERTY DEVELOPMENT GEOGRAPHIC LOCATION	FINANCIAL YEAR ENDED:					Last 2 Yrs	PERIOD ENDED:		
	Dec/2018	Dec/2019	Dec/2020	Dec/2021	Dec/2022	Variance	Mar/2022	Mar/2023	Variance
	Rp'bn	Rp'bn	Rp'bn	Rp'bn	Rp'bn		Rp'bn	Rp'bn	
REVENUES	**3,436**	**3,617**	**3,670**	**4,148**	**3,529**	**-15%**	**1,018**	**911**	**-10%**
SKLG Kelapa Gading	287	251	680	247	202	-18%	60	10	-83%
SSPG Serpong	1,997	1,313	1,463	2,243	1,589	-29%	524	435	-17%
SBKS Bekasi	333	388	610	757	760	0%	236	118	-50%
SKRW Karawang	158	397	126	79	43	-45%	12	12	-1%
SBDG Bandung	576	1,113	533	600	448	-25%	67	235	252%
SMMK Makassar	24	9	257	107	227	112%	114	87	-24%
SBGR Bogor	0	0	0	115	257	124%	5	13	163%
SMCG Crown Gading (Bekasi Utara)	0	0	0	0	3	0%	0	1	0%
Other Locations | Corporate	60	146	1	0	0	0%	0	0	0%
Kelapa Gading	8%	7%	19%	6%	6%	0%	6%	1%	-5%
Serpong	58%	36%	40%	54%	45%	-9%	52%	48%	-4%
Bekasi	10%	11%	17%	18%	22%	3%	23%	13%	-10%
Karawang	5%	11%	3%	2%	1%	-1%	1%	1%	0%
Bandung	17%	31%	15%	14%	13%	-2%	7%	26%	19%
Makassar	1%	0%	7%	3%	6%	4%	11%	10%	-2%
Bogor	0%	0%	0%	3%	7%	5%	1%	1%	1%
Other Locations | Corporate	2%	4%	0%	0%	0%	0%	0%	0%	0%



Summarecon Serpong is still the preferred location with the most revenues. It contributed from 45% in 2022. And will still be the major Revenue contributor as it is the lead contributor to the Marketing Sales.

Financials : Property Development Business (By Location)

PROPERTY DEVELOPMENT GEOGRAPHIC LOCATION	FINANCIAL YEAR ENDED:					Last 2 Yrs	PERIOD ENDED:		
	Dec/2018	Dec/2019	Dec/2020	Dec/2021	Dec/2022	Variance	Mar/2022	Mar/2023	Variance
	Rp'bn	Rp'bn	Rp'bn	Rp'bn	Rp'bn		Rp'bn	Rp'bn	
EBITDA	**931**	**885**	**1,267**	**1,446**	**1,124**	**-22%**	**453**	**289**	-36%
SKLG Kelapa Gading	24	38	306	84	54	-36%	15	-2	-110%
SSPG Serpong	893	485	630	1,057	686	-35%	318	204	-36%
SBKS Bekasi	8	49	213	280	325	16%	94	42	-55%
SKRW Karawang	12	91	8	4	-15	-511%	-2	-1	-29%
SBDG Bandung	155	289	212	132	99	-25%	36	88	141%
SMMK Makassar	(9)	(33)	54	10	48	383%	51	32	-38%
SBGR Bogor	(12)	(13)	(39)	17	140	742%	(13)	-1	-89%
SMCG Crown Gading (Bekasi Utara)	(1)	(1)	(1)	-	-31	0%	-	-10	0%
Other Locations | Corporate	(140)	(20)	(116)	(136)	(181)	33%	(47)	(62)	32%
Kelapa Gading	3%	4%	24%	6%	5%	-1%	3%	-1%	-4%
Serpong	96%	55%	50%	73%	61%	-12%	70%	70%	0%
Bekasi	1%	6%	17%	19%	29%	10%	21%	15%	-6%
Karawang	1%	10%	1%	0%	-1%	-2%	0%	0%	0%
Bandung	17%	33%	17%	9%	9%	0%	8%	30%	22%
Makassar	-1%	-4%	4%	1%	4%	4%	11%	11%	0%
Bogor	-1%	-1%	-3%	1%	12%	11%	-3%	-1%	2%
Other Locations | Corporate	-15%	-2%	-9%	-9%	-16%	-7%	-10%	-21%	-11%



Financials : Income Statement Investment Property Business

INCOME BY BUSINESS SEGMENT INVESTMENT PROPERTY	FINANCIAL YEAR ENDED: Dec/2018	Dec/2019	Dec/2020	Dec/2021	Dec/2022	Last 2 Yrs Variance	PERIOD ENDED: Mar/2022	Mar/2023	Variance
	Rp'bn	Rp'bn	Rp'bn	Rp'bn	Rp'bn		Rp'bn	Rp'bn	
REVENUE	**1,492**	**1,599**	**894**	**918**	**1,481**	**61%**	**311**	**395**	**27%**
Mall & Retail properties	1,414	1,521	817	835	1,384	66%	287	369	29%
Office properties	31	29	27	27	32	16%	8	8	5%
Residential properties	7	5	4	4	3	-16%	1	1	-14%
Commercial properties & others	40	43	45	52	62	19%	15	17	14%
GROSS PROFIT	**814**	**935**	**329**	**378**	**861**	**128%**	**172**	**236**	**37%**
Mall & Retail properties	787	905	303	349	820	135%	160	225	40%
Office properties	10	7	3	2	5	245%	2	2	6%
Residential properties	3	2	1	1	1	-50%	0	-0	-127%
Commercial properties & others	15	22	21	27	36	33%	10	9	-4%
GROSS PROFIT (Net of Depn)	**976**	**1,097**	**468**	**514**	**999**	**94%**	**206**	**272**	**32%**
Selling Expense	(86)	(98)	(35)	(27)	(61)	124%	(8)	(19)	139%
General & Administration	(106)	(135)	(95)	(70)	(104)	50%	(13)	(12)	-8%
Other Optg Income / (Expense)	4	6	1	9	-14	-256%	2	0	-88%
EBITDA	**788**	**870**	**338**	**426**	**820**	**93%**	**187**	**241**	**29%**
Less : Total Depreciation	(203)	(201)	(158)	(151)	(150)	-1%	(37)	(39)	5%
EBIT	**584**	**669**	**180**	**275**	**670**	**144%**	**150**	**202**	**35%**
EBITDA Margin	23%	24%	9%	10%	23%	13%	18%	26%	8%
EBIT Margin	17%	19%	5%	7%	19%	12%	15%	22%	7%
REVENUE CONTRIBUTION									
Mall & Retail properties	95%	95%	91%	91%	93%	2%	92%	93%	1%
Office properties	2%	2%	3%	3%	2%	-1%	3%	2%	0%
Residential properties	0%	0%	0%	0%	0%	0%	0%	0%	0%
Commercial properties & others	3%	3%	5%	6%	4%	-1%	5%	4%	-1%

The 3 shopping malls of Kelapa Gading, Serpong and Bekasi contributes to 93% of Investment Property Revenues and almost all the profits in this business segment

Financials : Investment Property Business

INVESTMENT PROPERTIES (MAJORS)	FINANCIAL YEAR ENDED: Dec/2018	Dec/2019	Dec/2020	Dec/2021	Dec/2022	Last 2 Yrs Variance	PERIOD ENDED: Mar/2022	Mar/2023	Variance
REVENUE	**1,492**	**1,599**	**894**	**918**	**1,481**	**61%**	**311**	**395**	**27%**
Summarecon Mall Kelapa Gading	686	725	402	402	648	61%	141	173	23%
Summarecon Mall Serpong	417	454	242	226	421	86%	84	111	33%
Summarecon Mall Bekasi	296	322	163	197	298	51%	60	80	34%
Others | Corporate	93	97	87	92	114	24%	26	30	15%
EBITDA	**788**	**870**	**338**	**426**	**820**	**93%**	**187**	**241**	**29%**
Summarecon Mall Kelapa Gading	371	385	202	204	385	89%	91	119	30%
Summarecon Mall Serpong	207	229	95	77	226	194%	48	58	20%
Summarecon Mall Bekasi	141	178	64	97	177	84%	34	50	48%
Others | Corporate	68	77	-22	48	31	-36%	13	14	7%
EBIT	**584**	**669**	**180**	**275**	**670**	**144%**	**150**	**202**	**35%**
Summarecon Mall Kelapa Gading	333	345	159	167	347	108%	82	109	33%
Summarecon Mall Serpong	151	173	40	24	179	655%	36	47	29%
Summarecon Mall Bekasi	101	142	28	62	148	137%	26	43	64%
Others | Corporate	(1)	9	-47	22	-4	-119%	5	4	-33%
EBITDA Margin	53%	54%	38%	46%	55%	9%	60%	61%	1%
Summarecon Mall Kelapa Gading	54%	53%	50%	51%	60%	9%	65%	69%	4%
Summarecon Mall Serpong	50%	50%	39%	34%	54%	20%	58%	52%	-6%
Summarecon Mall Bekasi	48%	55%	39%	49%	59%	11%	56%	62%	6%
EBIT Margin	39%	42%	20%	30%	45%	15%	48%	51%	3%
Summarecon Mall Kelapa Gading	48%	48%	40%	42%	54%	12%	58%	63%	5%
Summarecon Mall Serpong	36%	38%	17%	10%	43%	32%	43%	42%	-1%
Summarecon Mall Bekasi	34%	44%	17%	32%	49%	18%	44%	54%	10%

Profitability of the 3 malls were significantly affected by the pandemic. They properties and business are still impacted in 2022 despite signs of recovery.

Financials : Income Statement Leisure & Hospitality Business

INCOME BY BUSINESS SEGMENT LEISURE & HOSPITALITY	FINANCIAL YEAR ENDED:					Last 2 Yrs	PERIOD ENDED:		Variance
	Dec/2018	Dec/2019	Dec/2020	Dec/2021	Dec/2022	Variance	Mar/2022	Mar/2023	
	Rp'bn	Rp'bn	Rp'bn	Rp'bn	Rp'bn		Rp'bn	Rp'bn	
REVENUE	**422**	**423**	**153**	**183**	**346**	**89%**	**54**	**102**	**89%**
Leisure	77	75	27	35	52	49%	10	14	42%
Hospitality (Hotels)	344	348	127	148	294	98%	44	88	100%
GROSS PROFIT	**161**	**168**	**0**	**9**	**110**	**1101%**	**12**	**35**	**197%**
Leisure	24	20	-11	(3)	3	-207%	(0)	2	-1111%
Hospitality (Hotels)	136	148	11	12	107	793%	12	33	177%
Gross Proft Margin	38%	40%	0%	5%	32%	27%	22%	34%	12%
Leisure	31%	26%	-40%	-8%	6%	14%	-2%	13%	14%
Hospitality	40%	43%	9%	8%	36%	28%	27%	38%	10%
GROSS PROFIT (Net of Depn)	**193**	**184**	**47**	**61**	**156**	**154%**	**19**	**46**	**149%**
Selling Expense	(26)	(24)	(11)	(10)	(18)	79%	(3)	(6)	68%
General & Administration	(81)	(84)	(49)	(40)	(57)	45%	(12)	(21)	69%
Other Optg Income / (Expense)	0	1	1	0	0	-78%	0	0	
EBITDA	**87**	**78**	**-12**	**12**	**81**	**550%**	**3**	**20**	**628%**
Less : Total Depreciation	(46)	(23)	(65)	(63)	(54)	-15%	(9)	(13)	47%
EBIT	**41**	**55**	**-77**	**(51)**	**27**	**-153%**	**(6)**	**6**	**-193%**
EBITDA Margin	3%	2%	0%	0%	2%	2%	0%	2%	2%
EBIT Margin	1%	2%	-2%	-1%	1%	2%	-1%	1%	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.
Contribution to Revenues is not material at only 5%. These businesses are incurring losses for the time being.
All these properties and businesses were significantly affected by the pandemic as result of health safety protocols and mobility restrictions. They are still impacted in 2022 despite signs of recovery.

Financials : Income Statement Other Businesses

INCOME BY BUSINESS SEGMENT OTHER BUSINESSES	FINANCIAL YEAR ENDED:					Last 2 Yrs	PERIOD ENDED:		Variance
	Dec/2018	Dec/2019	Dec/2020	Dec/2021	Dec/2022	Variance	Mar/2022	Mar/2023	
	Rp'bn	Rp'bn	Rp'bn	Rp'bn	Rp'bn		Rp'bn	Rp'bn	
REVENUE	**312**	**303**	**313**	**319**	**364**	**14%**	**87**	**91**	**5%**
Healthcare	100	0	0	0	0	0%	0	0	0%
Estate & Property Management	175	242	294	301	331	10%	81	83	3%
Miscellaneous	37	61	19	18	33	85%	6	8	24%
GROSS PROFIT	**72**	**64**	**25**	**16**	**16**	**1%**	**4**	**4**	**6%**
Healthcare	27	0	0	0	0	0%	0	0	0%
Estate & Property Management	38	47	24	15	9	-43%	5	2	-64%
Miscellaneous	8	18	1	0	7	1662%	-1	2	-302%
Gross Proft Margin	23%	21%	8%	5%	4%	-1%	5%	5%	0%
Healthcare	27%	0%	0%	0%	0%	0%	0%	0%	0%
Estate & Property Management	21%	19%	8%	5%	3%	-2%	7%	2%	-4%
Miscellaneous	21%	29%	7%	2%	22%	19%	-19%	30%	49%
GROSS PROFIT (Net of Depn)	**84**	**74**	**35**	**23**	**22**	**-7%**	**6**	**6**	**0%**
Selling Expense	(4)	(3)	(0)	(0)	(0)	113%	-0	-0	749%
General & Administration	(34)	(34)	(80)	(70)	(89)	26%	(20)	(20)	-1%
Other Optg Income / (Expense)	1	1	1	1	2	32%	0	1	
EBITDA	**47**	**39**	**(44)**	**(46)**	**(66)**	**43%**	**(14)**	**(14)**	**-2%**
Less : Total Depreciation	(17)	(21)	(17)	(14)	(13)	-11%	(3)	(3)	-12%
EBIT	**29**	**18**	**-60**	**(60)**	**(78)**	**30%**	**(17)**	**(16)**	**-4%**
EBITDA Margin	1%	1%	-1%	-1%	-2%	-1%	-1%	-1%	0%
EBIT Margin	1%	0%	-2%	-1%	-2%	-1%	-2%	-2%	0%

Grouped into this category are facilities that support the township developments.
Contributions from this segment is not material

Financials : Balance Sheet Summary

SUMMARY CONSOLIDATED BALANCE SHEETS	FINANCIAL YEAR ENDED:					Last 2 Yrs	PERIOD ENDED:		
	Dec/2018	Dec/2019	Dec/2020	Dec/2021	Dec/2022	Variance	Mar/2022	Mar/2023	Variance
	Rp'bn	Rp'bn	Rp'bn	Rp'bn	Rp'bn		Rp'bn	Rp'bn	
Cash & Cash Equivalents	1,534	1,664	1,656	2,774	3,143	13%	3,570	3,268	-8%
Inventories	7,890	8,514	9,187	9,254	9,960	8%	9,372	10,049	7%
Landbank	6,436	6,536	6,260	6,167	6,760	10%	6,171	7,149	16%
Fixed Assets	377	338	332	318	370	17%	308	377	22%
Investment Properties	4,386	4,357	4,383	4,260	4,574	7%	4,286	4,651	9%
Others	2,677	3,032	3,105	3,277	3,626	11%	3,517	3,326	-5%
TOTAL ASSETS	**23,299**	**24,442**	**24,923**	**26,050**	**28,434**	**9%**	**27,224**	**28,820**	**6%**
Debt Borrowings	8,607	8,969	9,452	7,039	5,909	-16%	6,561	5,954	-9%
Banks	5,807	6,566	8,342	6,341	5,266	-17%	5,862	5,312	-9%
Bonds	2,800	2,403	1,111	698	642	-8%	699	643	-8%
Contract Liabilities	3,311	3,294	4,252	5,612	8,261	47%	6,989	8,296	19%
Contract Liab. Current Maturity	1,556	2,059	2,662	2,283	4,788	110%	2,419	4,620	91%
Contract Liab. Non-Current	1,755	1,236	1,590	3,329	3,473	4%	4,570	3,676	-20%
Others	2,321	2,727	2,133	2,168	2,514	16%	2,260	2,533	12%
TOTAL LIABILITIES	**14,239**	**14,990**	**15,837**	**14,819**	**16,684**	**13%**	**15,810**	**16,783**	**6%**
Equity	6,904	7,368	6,846	8,661	9,197	6%	8,835	9,472	7%
Minority Interests	2,157	2,084	2,240	2,569	2,553	-1%	2,580	2,565	-1%
Total Equity	9,061	9,451	9,086	11,230	11,750	5%	11,414	12,037	5%
TOTAL LIABILITIES & EQUITY	**23,299**	**24,442**	**24,923**	**26,050**	**28,434**	9%	**27,224**	**28,820**	6%

Financials : Debt Profile

DEBT PROFILE	FINANCIAL YEAR ENDED:					Last 2 Yrs	PERIOD ENDED:		
	Dec/2018	Dec/2019	Dec/2020	Dec/2021	Dec/2022	Variance	Mar/2022	Mar/2023	Variance
	Rp'bn	Rp'bn	Rp'bn	Rp'bn	Rp'bn		Rp'bn	Rp'bn	
Total Bank & Bond Debts	**8,632**	**9,001**	**9,473**	**7,055**	**5,924**	**-16%**	**6,574**	**5,968**	**-9%**
Bank Debt	5,816	6,585	8,357	6,355	5,276	-17%	5,874	5,320	-9%
Bonds	2,816	2,416	1,116	700	648	-7%	700	648	-7%
Debt Maturity Profile									
Current Maturity	3,721	4,667	3,975	2,923	2,627	-10%	2,269	2,194	-3%
Non-Current Maturity	4,912	4,334	5,498	4,132	3,297	-20%	4,304	3,774	-12%
- payable in 2 Years	2,525	1,300	1,432	748	997		851	775	
- payable in 3 Years	1,287	901	779	1,180	665		882	856	
- payable in 4 Years	351	482	1,199	841	441		998	523	
- payable in 5 Years	396	640	829	551	826		622	865	
- payable after 5 Years	396	640	829	551	369		622	865	
Debt Maturity Profile									
Current Maturity Ratio	43%	52%	42%	41%	44%	3%	35%	37%	2%
Non-Current Maturity Ratio	57%	48%	58%	59%	56%	-3%	65%	63%	-2%
Gross Debt	8,632	9,001	9,473	7,055	5,924		6,574	5,968	
Less : Cash & Equivalents	(1,534)	(1,664)	(1,656)	(2,774)	(3,143)		(3,570)	(3,268)	
Less : Restricted Bank Deposits	(700)	(1,023)	(1,094)	(1,095)	(1,106)		(1,181)	(926)	
Net Debt	**6,399**	**6,314**	**6,723**	**3,186**	**1,676**	**-47%**	**1,823**	**1,774**	**-3%**
Debt to Equity Ratios									
Gross Debt to Equity Ratio	95%	95%	104%	63%	50%	-12%	58%	50%	-8%
Net Debt to Equity Ratio	71%	67%	74%	28%	14%	-14%	16%	15%	-1%

Bank Interest Rates in 2021 ranged from 4.14% to 8.50% (Average 7.7%), and in 2022 from 4.14% to 8.00% (Average 7.2%)
Bond Coupon ranged from 8 % to 9.5% (Average 8.8%)

Non-land Capital Investments

NON-LAND CAPITAL INVESTMENTS	Indicative Optg Date	TOTAL	FY-2021	FY-2022	FY-2023
		Rp'bn	Rp'bn	Rp'bn	Rp'bn
Summarecon Villaggio Jakarta Luxury Outlet	3Q 2023	160	30	110	20
Summarecon Mall Bandung	4Q 2023	700	105	315	280
		860	135	425	300

Summarecon Villaggio Jakarta Luxury Outlet will be the first retail center that caters to the "affordable luxury" market segment. Located in East Karawang, it targets domestic travellers traveling on the trans-Java route.

Summarecon Mall Bandung, located in Summarecon Bandung's CBD, will replicate the concepts and services of the Summarecon malls concept of "A Family Mall" that caters to the daily needs of the residents. Additionally, it is poised to be the destination for visitors to Bandung; Bandung being known as a tourist destination.

summarecon
Wonderful Life · Wonderful World

G. Our Plans and Strategy

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.

Our Competitiveness

PROPERTY DEVELOPMENT	INVESTMENT PROPERTY
summarecon kelapa gading; SUMMARECON SERPONG; SUMMARECON BEKASI; summarecon; summarecon BANDUNG; SUMMARECON EMERALD KARAWANG; SUMMARECON MUTIARA; SUMMARECON BOGOR; SUMMARECON CROWN GADING	Summarecon Mall KELAPA GADING; Summarecon Mall SERPONG; Summarecon Mall BEKASI; SAMASTA; HARRIS; HARRIS; POP!; MÖVENPICK; MENARA SATU; Klub Kelapa Gading; THE SPRINGS CLUB

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**

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

- ☑ From the macroeconomic perspectives, the Indonesia's economy in general in 2023 is predicted to face soft headwind impacted from the global uncertainty risks. The global risks which might affect to Indonesia's economy are mostly coming from the Russian-Ukraine war, higher commodity prices, higher inflation and higher interest rate.
- ☑ However, Indonesia is in a better position compared to other countries this year as it is benefited from the commodity boom last year which this could trigger to higher domestic consumption in the midst of easing social restrictions.
- ☑ Indonesian currency Rupiah is predicted to weaken but on a limited impact as the Government and the central bank already require exporters to park their dollars from export proceeds domestically.
- ☑ Cautiously optimistic for Indonesia's economy in 2023.

Moving Forward

- ☑ Focus on development of integrated cities in strategic areas
- ☑ Continuously develop diversified portfolio, both in terms of products and geographical location
  - ▣ The opening of Summarecon Villaggio Jakarta Luxury Outlet in Q3 2023 and Summarecon Mall Bandung in Q4 2023 will add to the recurring income portolio
- ☑ 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)

Thank You

To contact us ……………………..

Investor Relations

Jemmy Kusnadi
Corporate Secretary / Head of Investor Relations
jemmy@summarecon.com

Michael Yong
Finance Advisor
michaelyong@summarecon.com

PT Summarecon Agung Tbk
Plaza Summarecon, Jl. Perintis Kemerdekaan No. 42
Jakarta 13210, Indonesia
Tel : + 62 21 4714567, Fax : +62 21 4892976
corp_secretary@summarecon.com
www.summarecon.com

summarecon
Wonderful Life - Wonderful World

Disclaimer

This presentation has been prepared by PT Summarecon Agung Tbk ("Company") for information purposes only and should not be considered as an offer or invitation to purchase or subscribe for any securities of the Company. This document has been prepared and provided on a confidential basis and may not be reproduced in whole or in part, be used, published, or redistributed without the prior written consent of the Company.

This presentation may contain certain forward-looking statements, including without limitation, those regarding our financial position, business strategy, plans and objectives of management for future operations (including development plans and objectives relating to our existing and future products). 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.

These 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. Any past performance is not necessarily indicative of its future performance or a guide to its future performance. We expressly disclaim any obligation or undertaking to release publicly any update of or revisions to any forward-looking statement contained herein to reflect any change in our expectations with regard hereto or any change in events, conditions, or circumstances on which any such statement is based.

Under no circumstances will the Company be held responsible or liable in any way for any claims, damages, losses, expenses, costs, or liabilities whatsoever resulting or arising directly or indirectly from your understanding or reliance on the information and material in this document.

Pernyataan Sanggahan

Presentasi ini disiapkan oleh PT Summarecon Agung Tbk ("Perusahaan") untuk tujuan informasi saja dan tidak boleh dianggap sebagai penawaran atau ajakan untuk membeli atau memiliki berbagai jenis surat berharga Perusahaan. Dokumen yang telah disiapkan dan disediakan ini bersifat rahasia dan tidak boleh diproduksi ulang baik secara keseluruhan ataupun bagian darinya, digunakan, diterbitkan atau diedarkan tanpa persetujuan tertulis dari Perusahaan terlebih dahulu.

Presentasi ini mungkin mengandung pernyataan-pernyataan tertentu mengenai keadaan perusahaan di masa depan, termasuk namun tidak terbatas pada hal-hal yang berkenaan dengan posisi keuangan, strategi bisnis, rencana dan tujuan manajemen untuk operasional ke depannya (termasuk rencana pembangunan dan hal-hal yang berkaitan dengan produk yang ada saat ini dan yang akan datang). Pernyataan-pernyataan berwawasan ke masa depan tersebut memiliki risiko yang sudah diketahui maupun belum diketahui, ketidakpastian, dan faktor-faktor lainnya, yang dapat menyebabkan hasil, kinerja, atau pencapaian aktual Perusahaan, atau hasil industri, menjadi secara material berbeda dari hasil, kinerja, atau pencapaian yang terjadi di masa mendatang yang diungkapkan atau pun yang tersirat dari pernyataan-pernyataan tersebut.

Pernyataan-pernyataan ini didasarkan pada berbagai asumsi mengenai strategi bisnis kami saat ini dan di masa depan dan keadaan di mana kami perkirakan akan terjadi di masa depan. Setiap kinerja masa lalu bukan merupakan indikasi kinerja masa depan atau sebagai panduan untuk kinerja masa depan. Kami secara tegas menyatakan tidak memiliki kewajiban atau keharusan apa pun untuk memberitahukan secara publik setiap pembaruan atau revisi apa pun atas pernyataan-pernyataan berwawasan ke depan yang terkandung di presentasi ini untuk mencerminkan setiap perubahan atas perkiraan yang telah kami buat atau juga setiap perubahan dalam peristiwa, kondisi, atau keadaan yang menjadi dasar pernyataan tersebut.

Dalam keadaan apa pun Perusahaan tidak bertanggung jawab atau memiliki kewajiban dengan cara apa pun atas setiap tuntutan, kerusakan, kerugian, pengeluaran, biaya, atau kewajiban apa pun yang diakibatkan atau timbul secara langsung atau tidak langsung dari pemahaman atau bergantungnya Anda pada informasi dan materi dalam dokumen ini.

Appendix :

Examples of Product Specifications

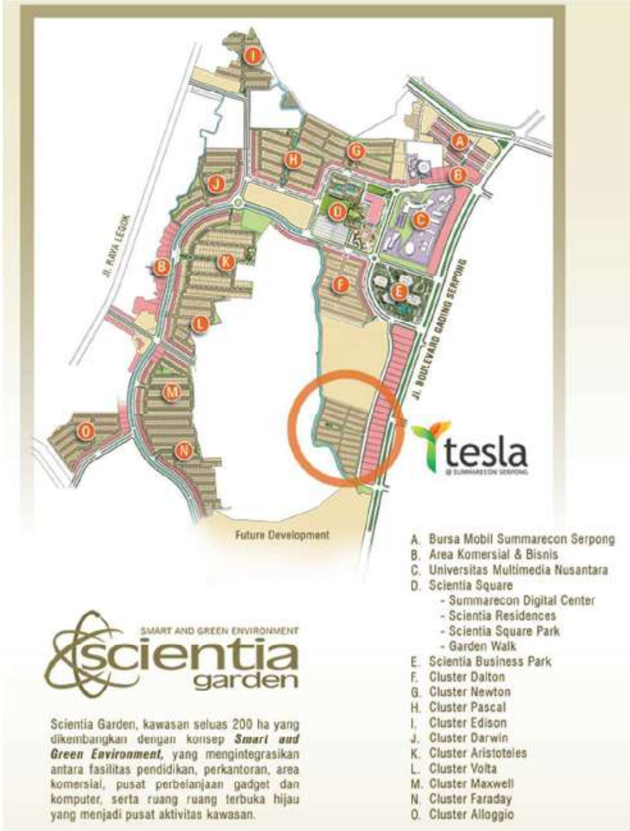
⬅ *Morizen Residence*

⬇ *Goldfinch Residence*

⬆ *M-Town Apartment*

⬅ *Tesla Residence*

A Typical Residential Product (sample)



Marketing Brochure (sample)

- ☑ 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 (sample)

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 (sample)

Land / Building Size :
66 m2 / 62 m2

Land / Building Size :
66 m2 / 68 m2

Land / Building Size :
77 m2 / 73 m2

Land / Building Size :
77 m2 / 78 m2

End of Presentation