CIPUTRA

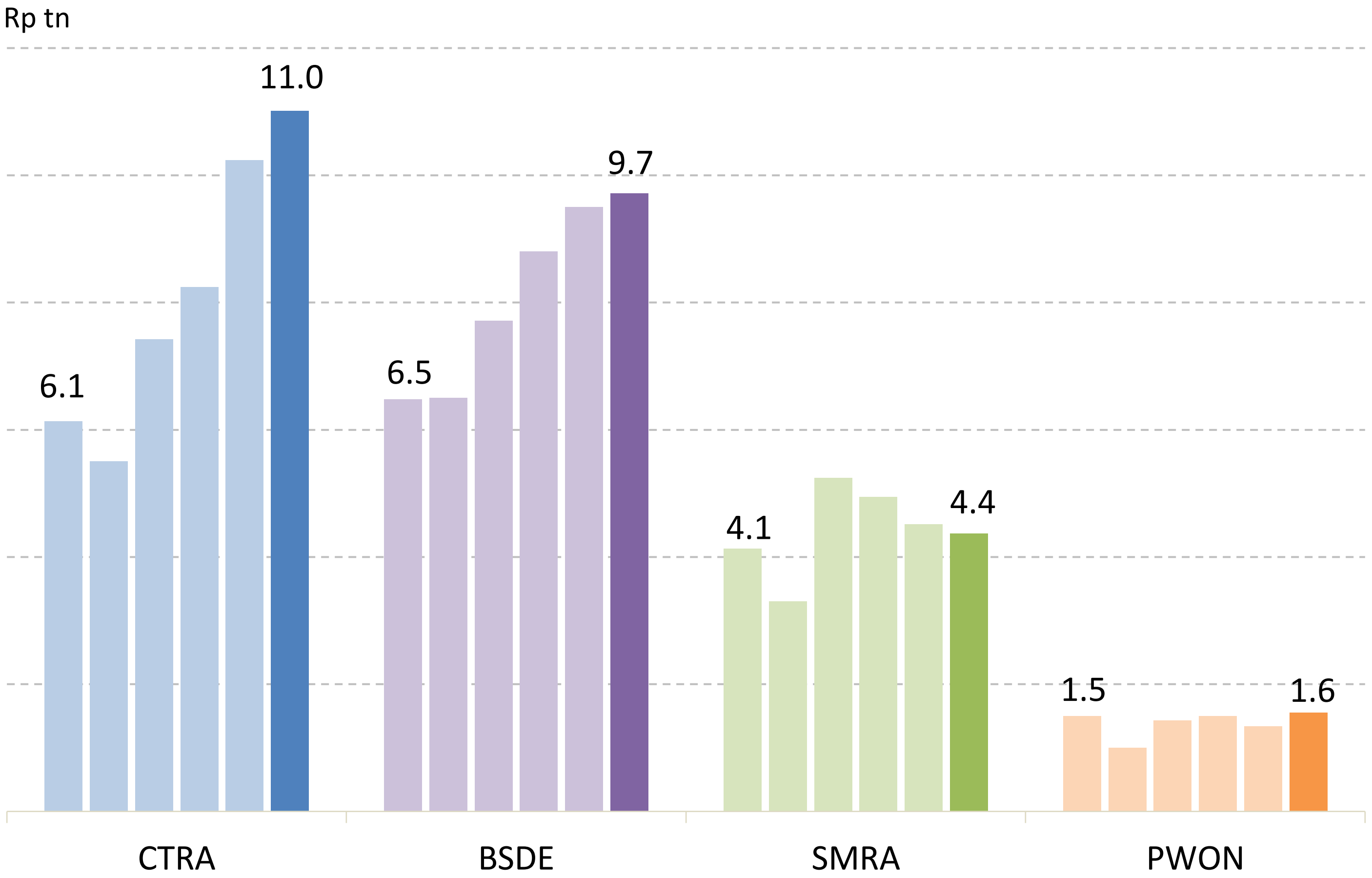
J.P.Morgan Indonesia Forum

Contents

Key Highlights

Key Highlights - Leader in the Property Development Segment

Resilient performance demonstrated by a record high marketing sales of Rp11.0tn, +8% YoY

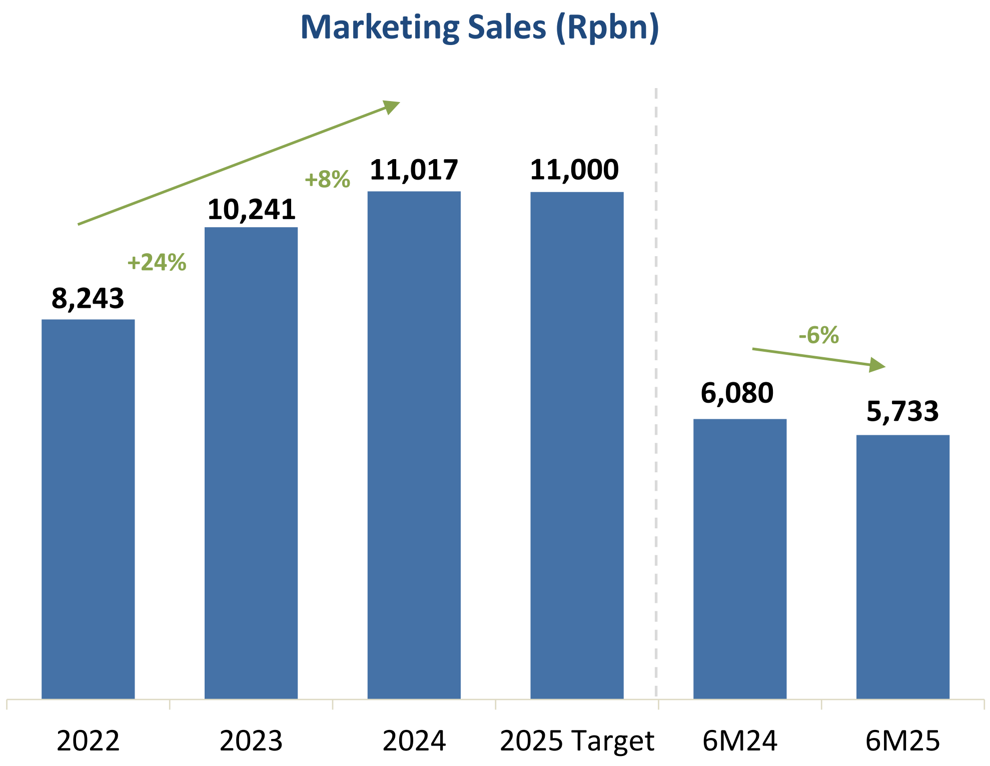


- Maximizing land value creation to provide consistent growth in marketing sales
- Capitalizing on product diversification and location diversification
- Steady pipeline of new launches through Joint-Operation partnerships
- Strong brand recognition and trust across real estate ecosystem

Key Highlights – Resilient Performance Driven by Strategic Execution

Achieves Rp5.7 trillion marketing sales (52% of FY25 target)

Successful launches in 6M25 with a total contribution of Rp2.0 trillion marketing sales from 1,117 units

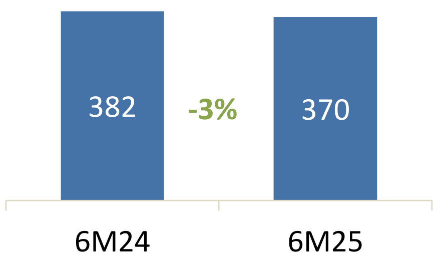


New Launches	Marketing Sales	Units Sold
CitraGarden Bintaro - Calamus Cluster	Rp471bn	242
CitraGarden Serpong - Gavius Garden House Cluster	Rp265bn	170
CitraLand Surabaya - UC Square	Rp166bn	26
CitraGarden City Jakarta - Malta Cluster Phase 1	Rp159bn	43
CitraLand Surabaya - Dempsey Hill Phase 2 Cluster	Rp108bn	37
CitraGarden Bintaro - Dalbergia Cluster	Rp97bn	40
CitraLand Surabaya - New Galleria	Rp71bn	27
CitraGarden Serpong - Fontis Lake Villa Cluster	Rp68bn	18
Other Projects	Rp632bn	514

Key Highlights – Stable Performance of Investment Properties

Improving operations in all shopping malls

Mall Revenue (Rpbn)

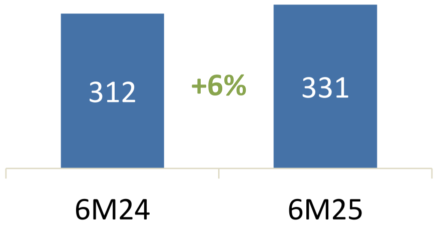


Revenue Rp370bn (-3% YoY)

- 92% Occupancy from 264,000 m2 NLA
- Improving foot traffic
- Increase in rental rate

Growing performance of healthcare segment

Healthcare Revenue (Rpbn)

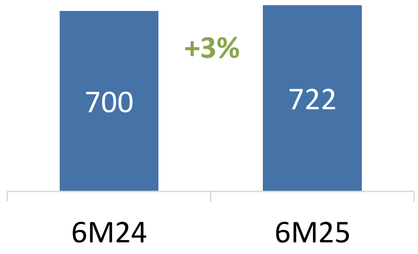


Revenue Rp331bn (+6% YoY)

- Increase of inpatient revenue (+10% YoY)
- Increase of outpatient revenue (+8% YoY)

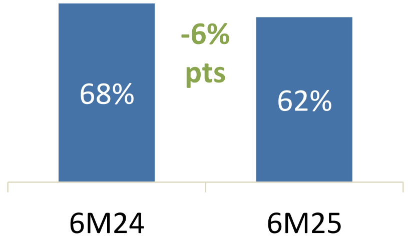
Moderating RevPAR in several hotel assets

ARR (Rp'000)



ARR Rp722,000 (+3% YoY)

Occupancy



Occupancy 62% (-6% points YoY)

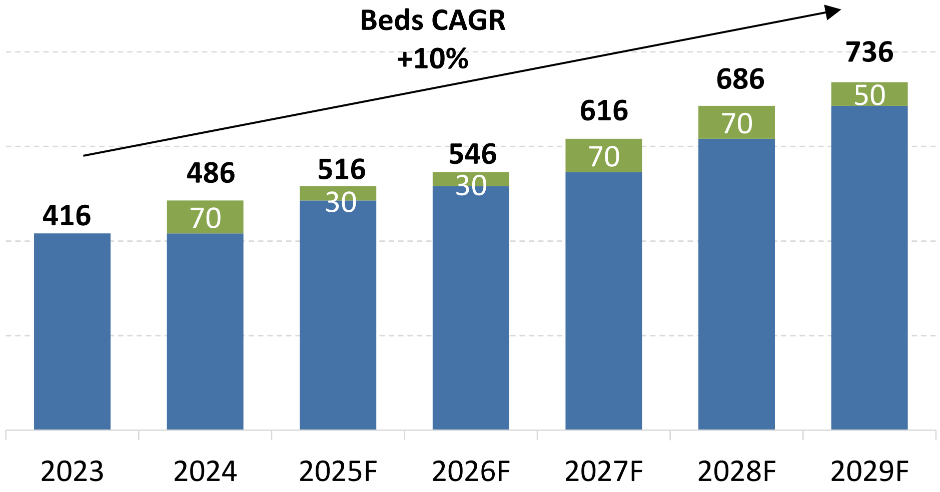
- 6M25 RevPAR Rp447,000 (-3% YoY)
- RevPAR of all hotels already exceeded pre-COVID level

Recovering occupancy in office-leasing assets post weak demand

Occupancy 68% (+1% point YoY)

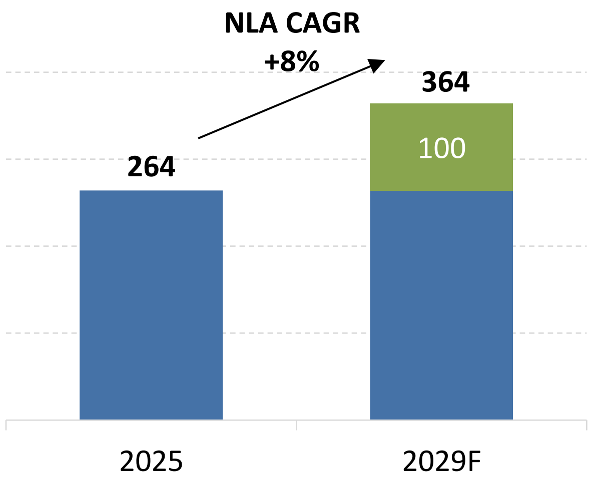
Key Highlights - Organic Expansion of Investment Properties

Hospital Operational Beds



- Stable pipeline of healthcare assets by increasing operational beds by +320 (+77%) by 2029, from new hospitals and additional beds in existing hospitals
- Targeting strategic locations with stable and captive demand for healthcare services in tier-1 and tier-2 cities
- Strong Centers of Excellence such as Oncology, Women & Children, Cardiology

Malls Net Leasable Area ('000 sqm)



- Expanding retail footprint for long-term recurring revenue by increasing +100,000 sqm NLA (+38%) by 2029
- Focused in creating lifestyle destination malls with curated tenant mix
- Targeting populated catchment areas with high retail potential

Key Highlights - Asset Valuation Highlights Growth Potential

Fair Value

Direct Ownership
Rp53.2tn

Joint-Operation
Rp15.1tn

Property Development
Rp68.3tn

Investment Property
Rp17.7tn

CIPUTRA

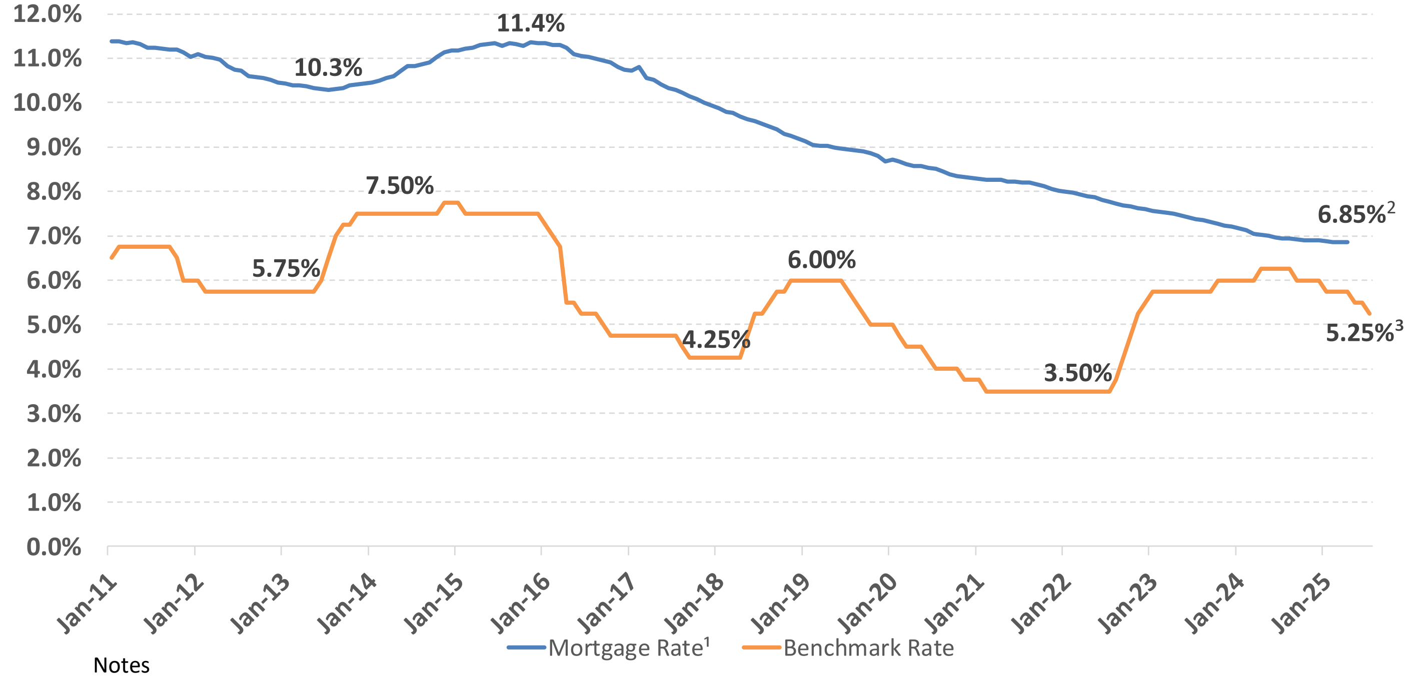
$$\frac{\textbf{Adjusted Fair Value}}{\textbf{Number of Shares}} = \frac{\text{Rp80.7tn}}{18{,}535{,}695{,}255}$$

= Rp4,355 / share

- **Fair Value Basis:** CTRA's fair value per share is based on the asset valuation of real estate assets (inventories, land for development, fixed assets, investment properties) as of 31 Dec 2023, adjusted with the book value of remaining assets and liabilities
- **Independent Valuation:** Conducted by KJPP Rengganis, Hamid & Rekan (in strategic alliance with CBRE), KJPP Susan Widjojo & Rekan (member of VPC Asia Pacific), and KJPP Willson & Rekan (Knight Frank)
- **Key Valuation Assumptions:**
  - Land for Development and Inventory: Valued using Market Comparison Approach or Income Approach (development or residual technique based on highest and best-use)
  - Income-Generating Assets: Valued using Income Approach (DCF) and/or Cost Approach (replacement cost method)
  - Joint-Operations: Valued using Income Approach (DCF) based on potential net cash flow attributable to CTRA
  - Other Assets for Internal Use: Valued using Cost Approach (replacement cost method)

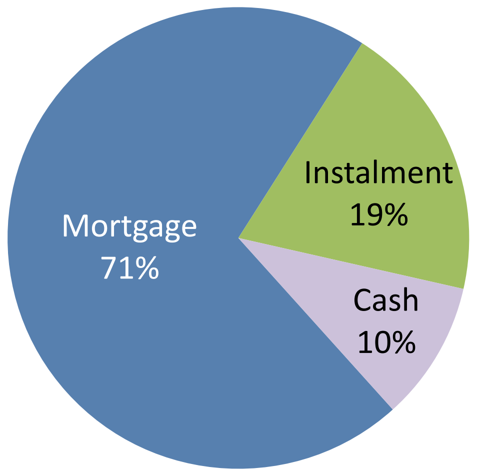
Key Highlights - Affordable Mortgage Environment

BI Rate vs. Mortgage Rate[1]



Notes
1. Average Mortgage Rates of Commercial Banks for Landed Houses (Indonesia Financial Services Authority)
2. Mortgage rate as of April 2025
3. Benchmark rate as of July 2025

Indonesian House Financing (3M25)



- Competitive mortgage market leading to better affordability and availability of mortgages for end-users
- Rate-cut cycle to potentially lead to further decline in mortgages rates

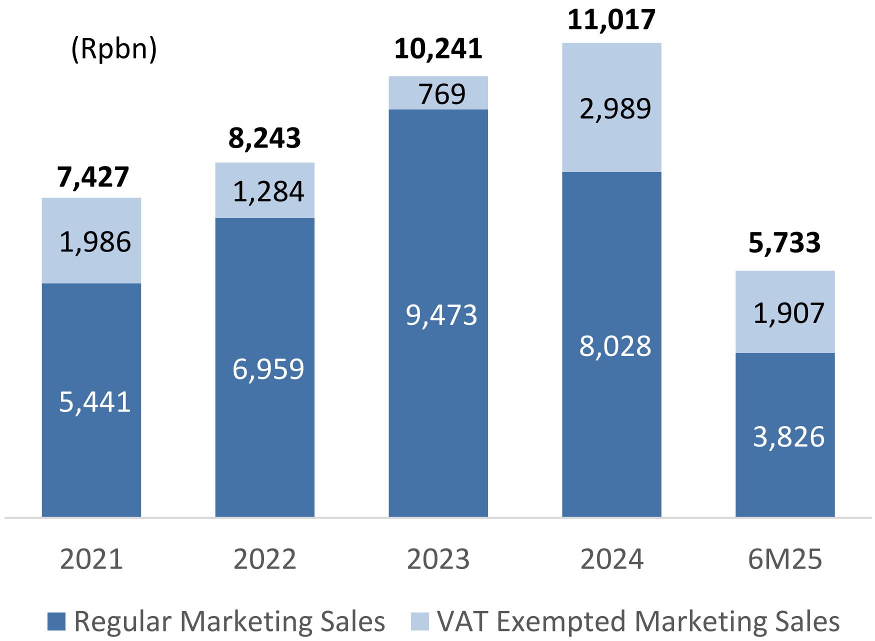
Key Highlights - Supportive Government Regulation (VAT Exemption)

The government provides VAT exemption for houses, shophouses, and apartments up to a maximum price of Rp5.0bn per unit, exempting the VAT on the first Rp2.0bn of the unit's value.

VAT Exemption	Period
100%	Jan – Dec 2025*

** Effective July 2025, the VAT exemption was revised from 50% (Jul - Dec 2025) to 100% for the full year 2025.*

Historical Marketing Sales with VAT Exemption



Company Overview

Ciputra at a Glance

Footprints

Number of Projects
>89

Green Building Certifications
7

Directly Owned Land Bank
2,009 Ha

Employees
4,935

57%

43%

JO Development Plan
2,166 Ha

Customer Satisfaction
90.6%

Financial Highlights

Total Assets (6M25)
Rp47.2tn

EBITDA (6M25)
Rp1.9tn

Revenue (6M25)
Rp5.9tn

ROAE (6M25)
11.4%

Net Profit (6M25)
Rp1.2tn (+20% YoY)

Net Profit Margin
21%

Main Business Activities

81% Property Development for Sale

19% Commercial Property Development & Management

One of Indonesia’s Leading Property Developers

Property Development

Townships & Residential - **69** projects

Condominiums - **11** projects

Offices for Sale - **8** projects

Commercial Property Development & Management

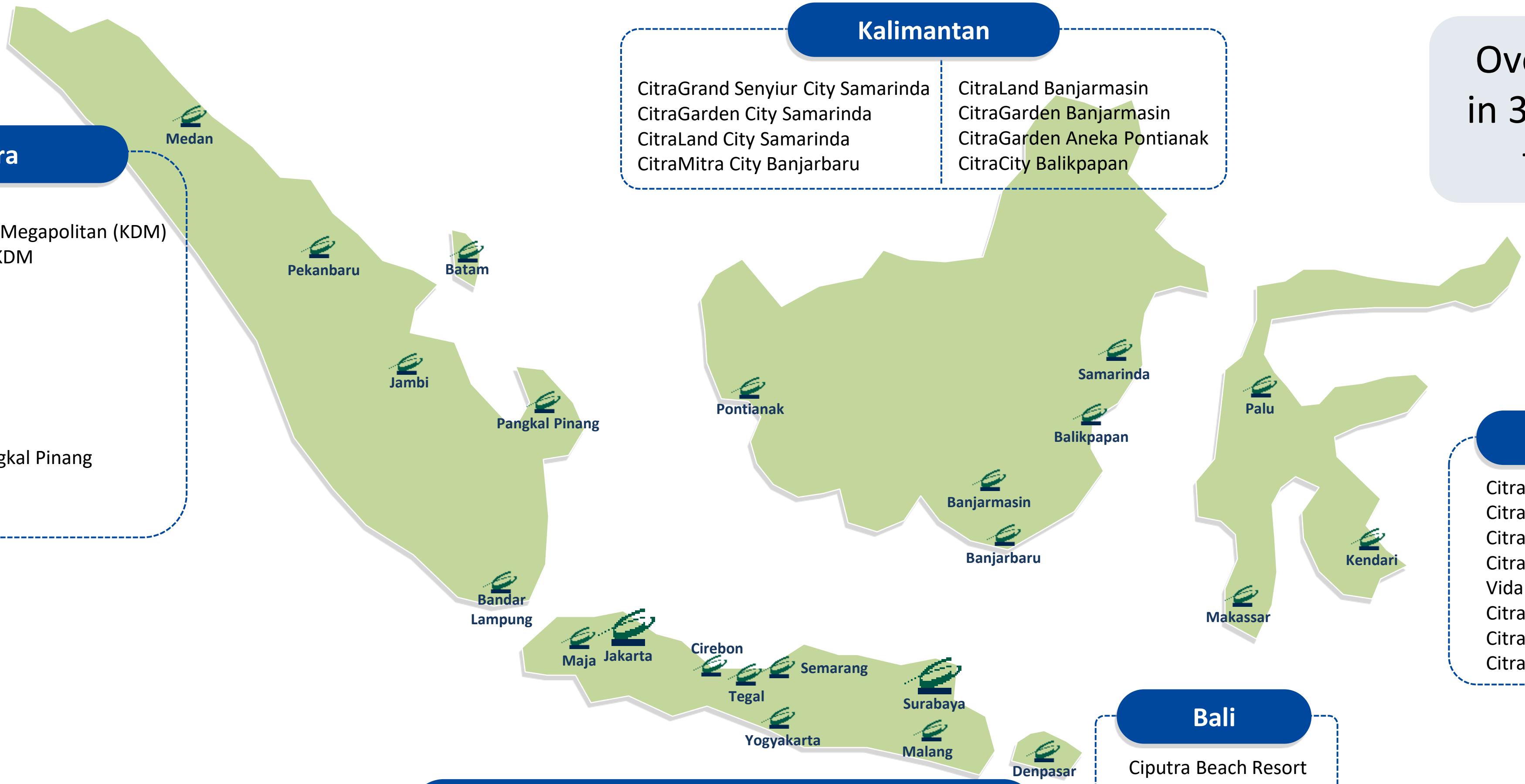
Malls - **5** projects

Hotels - **9** projects

Healthcare - **4** projects

Offices for Lease - **4** projects

Geographically Diversified Project Portfolio



Over 89 projects in 34 cities across the nation.

Sumatra

- CitraLand Gama City Medan
- CitraLand Helvetia Kota Deli Megapolitan (KDM)
- CitraLand Tanjung Morawa KDM
- CitraLand Pekanbaru
- CitraGarden Pekanbaru
- CitraPlaza Nagoya Batam
- CitraLand Megah Batam
- CitraRaya City Jambi
- CitraLand NGK Jambi
- CitraLand Palembang
- CitraLand Botanical City Pangkal Pinang
- CitraLand Lampung
- CitraGarden Lampung

Kalimantan

- CitraGrand Senyiur City Samarinda
- CitraGarden City Samarinda
- CitraLand City Samarinda
- CitraMitra City Banjarbaru
- CitraLand Banjarmasin
- CitraGarden Banjarmasin
- CitraGarden Aneka Pontianak
- CitraCity Balikpapan

Sulawesi

- CitraLand City Losari Makassar
- CitraLand Talassa City Makassar
- CitraLand Celebes Makassar
- CitraGarden Makassar
- Vida View Makassar
- CitraGrand Galesong City Gowa
- CitraLand Palu
- CitraLand Kendari

Bali

- Ciputra Beach Resort

Java

- CitraRaya Tangerang
- CitraIndah City Jonggol
- CitraLand Cibubur
- Citra Sentul Raya
- Citra City Sentul
- Citra Maja Raya

- CitraGarden Serpong
- CitraGarden Bintaro
- CitraGarden City Jakarta
- Ciputra World Jakarta
- Ciputra Puri International
- CitraGarden Puri Jakarta

- Citra Towers Kemayoran
- CitraLake Sawangan Depok
- CitraGarden BMW Cilegon
- CitraLand Puri Serang
- CitraLand Cirebon
- CitraSun Garden Semarang

- CitraLand BSB City Semarang
- CitraGrand Semarang
- CitraLand Tegal
- Barsa City Yogyakarta
- CitraSun Garden Yogyakarta
- The Taman Dayu Pandaan

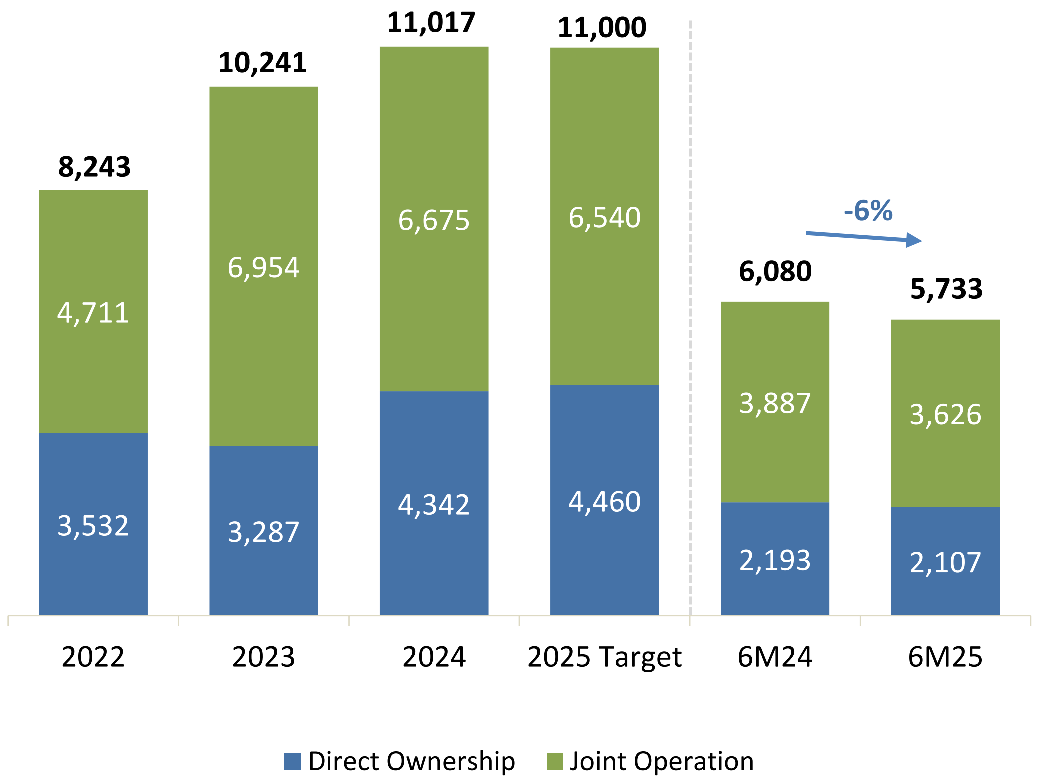
- CitraLand Surabaya
- Ciputra World Surabaya
- CitraLand Vittorio Surabaya
- CitraLand The Green Lake Surabaya
- CitraLand Driyorejo CBD
- CitraHarmoni Sidoarjo

- CitraGarden Sidoarjo
- CitraIndah Sidoarjo
- CitraGarden City Malang
- CitraLand Puncak Tidar Malang
- CitraLand City Kedamean
- CitraLand Gresik

Greater Jakarta Project Portfolio

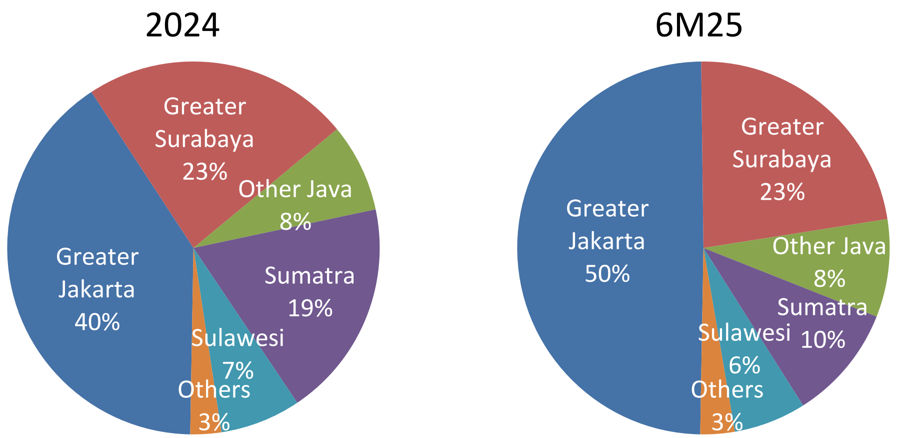
Resilient Performance and Geographically Diversified Marketing Sales

Historical Presales

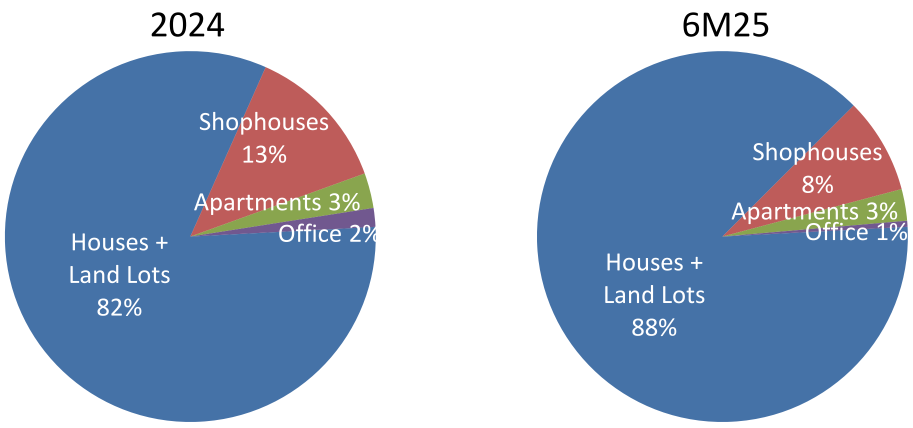


	2022	2023	2024	2025 Target	6M24	6M25
Units Sold	5,468	6,365	6,883		3,893	3,219
New Launches	45%	62%	46%		43%	36%

Presales per Location

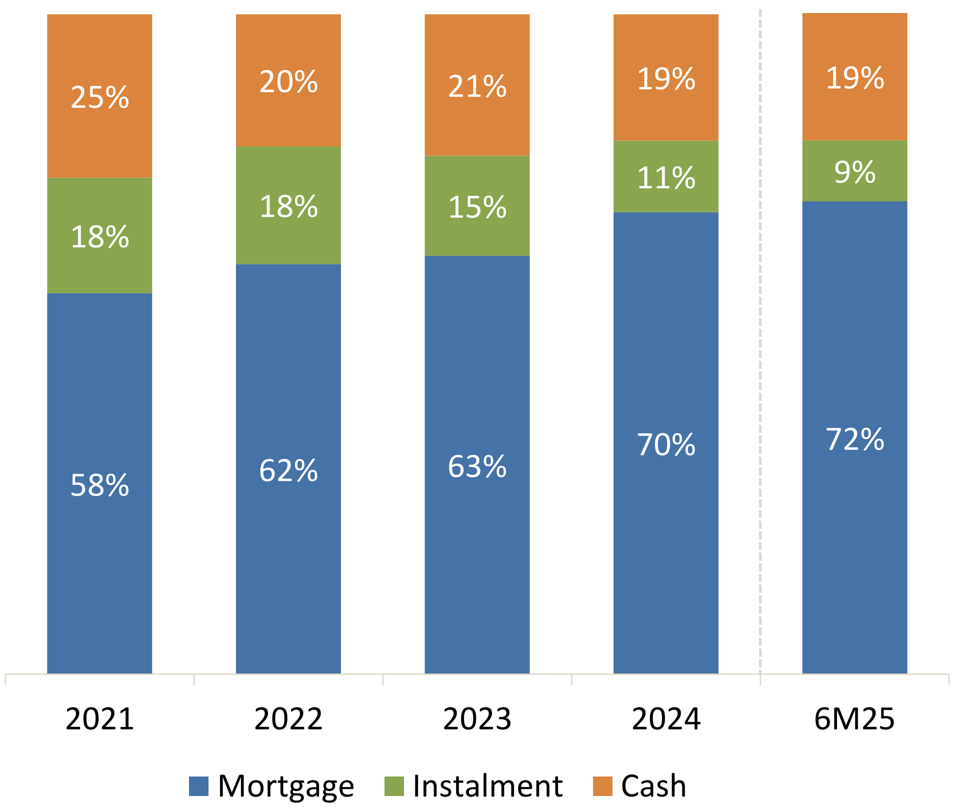


Presales per Product



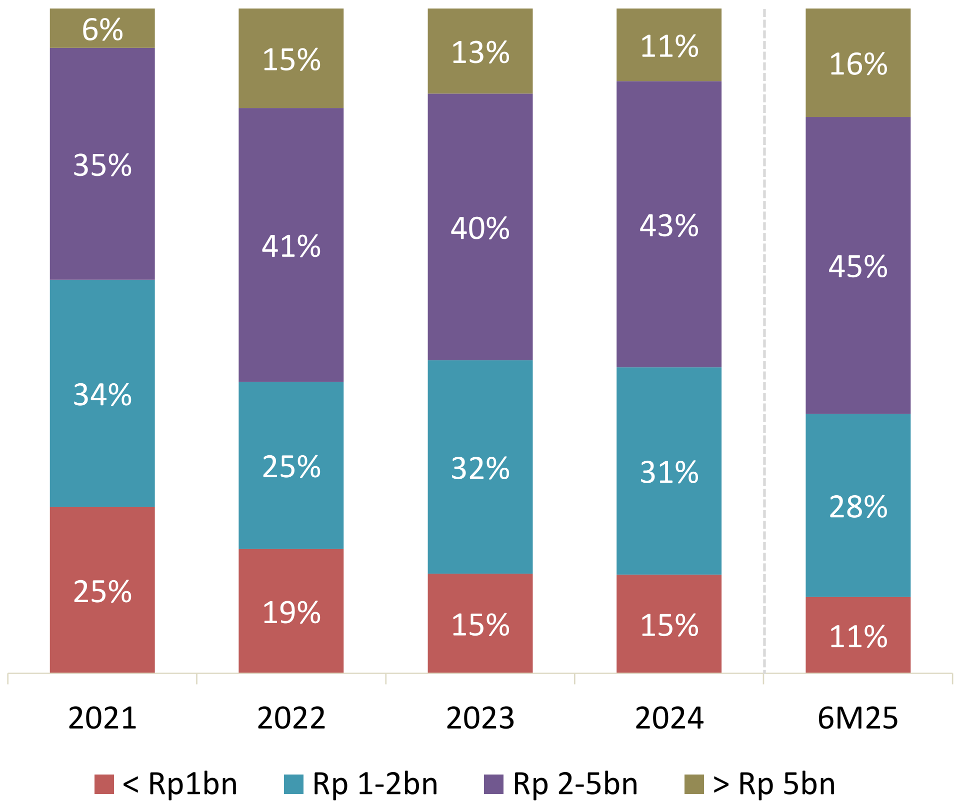
Expanding Middle-Upper Segment Financing with Mortgage

Presales per Payment Method



Growing proportion of mortgage payments due to affordability of mortgages and high portion of end-user buyers

Presales per Unit Price



Growing proportion of presales from units priced between Rp1-3 billion, reflecting higher demand from the middle and upper segments

Sufficient Land Bank to Sustain >15 Years of Development

Project Name	Ownership Scheme	Gross Land Bank 2024 (Ha)	6M2025 Average Unit Price (Rpbn)
CitraRaya Tangerang	100%	713	0.8
CitraIndah City Jonggol	100%	137	0.5
CitraGarden City Jakarta	100%	28	4.0
CitraLand Cibubur	JV - 60%	78	1.2
Total Greater Jakarta		**955**	
CitraLand Surabaya	100%	831	3.8
CitraHarmoni Sidoarjo	100%	53	1.5
CitraGarden Sidoarjo	JV - 60%	19	2.7
Total Greater Surabaya		**903**	
CitraLand Bandar Lampung	100%	18	2.8
CitraLand Palembang	JV - 60%	86	2.3
CitraLand Pekanbaru	JV - 60%	4	2.5
Ciputra Beach Resort Tabanan	JV - 60%	43	2.8
Total Others		**151**	
Total Land Bank		**2,009**	

Rights to Additional Land Bank Through Joint-Operation Schemes

Joint Operation Project	Gross Landbank 2024 (Ha)	6M2025 Average Unit Price (Rpbn)
Citra Sentul Raya	6	1.6
CitraLake Sawangan Depok	1	2.6
CitraGarden Serpong	80	1.9
Citra City Sentul	182	2.8
CitraGarden Bintaro	11	2.6
Total Greater Jakarta	**279**	
The Taman Dayu Pandaan	19	0.7
CitraLand The Green Lake Surabaya	26	3.0
CitraLand Driyorejo CBD	5	1.5
CitraLand City Kedamean	135	1.1
CitraLand Gresik	25	2.3
Total Greater Surabaya	**209**	
Citra Maja Raya	340	0.4
CitraLand BSB City Semarang	21	2.5
CitraGrand Semarang	19	2.3
CitraSun Garden Semarang	1	3.2
CitraGarden City Malang	33	1.6
CitraGarden BMW Cilegon	22	1.1
CitraLand Cirebon	24	1.2
CitraLand Puri Serang	8	1.0
CitraGarden Pekalongan	3	0.2
CitraLand Puncak Tidar Malang	20	3.0
CitraLand Tegal	3	1.2
Total Java Ex-Jakarta Ex-Surabaya	**493**	
CitraRaya City Jambi	525	0.6
CitraLand Gama City Medan	25	4.2
CitraLand Botanical City Pangkalpinang	42	1.0
Citra AeroLink Batam	8	1.9
CitraLand Megah Batam	10	2.0
CitraGarden Pekan Baru	10	1.1
CitraLand Tanjung Morawa Kota Deli Megapolitan	23	0.9
CitraLand City Sampali Kota Deli Megapolitan	19	2.8
Total Sumatra	**663**	

Joint Operation Project	Gross Landbank 2024 (Ha)	6M2025 Average Unit Price (Rpbn)
CitraGrand Senyiur City Samarinda	115	0.8
CitraGarden City Samarinda	26	0.7
CitraLand City Samarinda	12	2.1
CitraMitra City Banjarbaru	115	0.6
CitraLand Banjarmasin	32	1.5
CitraGarden Aneka Pontianak	17	1.4
CitraCity Balikpapan	7	2.9
Total Kalimantan	**324**	
CitraGrand Galesong City Gowa	146	0.3
CitraLand City CPI Makassar	12	5.8
CitraLand Talassa City Makassar	22	2.9
CitraLand Celebes Makassar	4	4.0
CitraGarden Makassar	4	0.8
CitraLand Palu	10	1.7
Total Sulawesi	**197**	

Total **JO Gross Landbank** of **2,166 Gross Ha**

Apartment Assets – Strata Title

Project Name	Tower	Ownership Scheme	Saleable SGA (sqm)	Sold %	Est. Unsold Stock Value (Rp bn)	Construction Progress
Ciputra World Jakarta 1	Raffles Residence	100%	41,500	85%	337	100%
Ciputra World Jakarta 2	The Orchard	100%	31,000	94%	70	100%
	The Residence		14,000	96%	20	100%
Ciputra World Jakarta 2 Ext.	The Newton 1	100%	15,800	98%	12	100%
	The Newton 2		22,500	61%	398	100%
Ciputra International	San Francisco	JV - 55%	25,300	55%	250	100%
	Amsterdam		25,300	88%	68	100%
CitraRaya Tangerang Ecopolis	Yashinoki	JV - 51%	5,500	95%	3	100%
	Suginoki		3,900	93%	3	100%
CitraLake Suites	Tower A+B	JV - 51%	18,000	92%	31	100%
Citra Living	Orchard	JO Revenue - 70%	9,100	99%	2	100%
	Lotus		9,100	90%	18	100%
		Total Jakarta	**221,000**	**84%**	**1,213**	
CitraLand Surabaya	Denver	100%	22,500	78%	96	100%
Ciputra World Surabaya	Voila	JV - 53%	35,800	100%	-	100%
	The Vertu		9,100	68%	77	100%
	Sky Residence		6,700	53%	68	100%
CitraLand Vittorio Surabaya	Alessandro	JV - 51%	14,300	92%	21	100%
		Total Surabaya	**88,400**	**86%**	**261**	
CitraPlaza Nagoya Batam	Tower 1	JV - 50%	22,700	95%	28	100%
Barsa City Yogyakarta	Cornell	JO Profit - 50%	8,500	68%	59	100%
Vida View Makassar	Brentsville	JO Profit - 50%	24,800	92%	34	100%
CitraLand City Losari Makassar	Delft	JO Profit - 50%	19,800	99%	4	100%
	Azure	JO Profit - 50%	5,300	88%	17	5%
		Total Others	**81,100**	**92%**	**141**	
		Total Strata Title Apartment	**390,500**	**86%**	**1,615**	

Office Assets – Strata Title and Leased

Strata-Title Office

Project Name	Tower	Ownership Scheme	Saleable SGA (sqm)	Sold	Est. Unsold Stock Value (Rp bn)	Construction Progress
Ciputra World Jakarta 1	DBS Bank Tower	100%	21,700	94%	70	100%
Ciputra World Jakarta 2	Tokopedia Tower	100%	28,000	84%	208	100%
Ciputra International	Propan Tower	JV - 55%	18,700	85%	67	100%
	Tower 3		28,200	75%	157	100%
Citra Towers Kemayoran	North Tower	JO Profit - 50%	37,000	99%	9	100%
		Total Jakarta	**133,600**	**88%**	**510**	
Ciputra World Surabaya	Vieloft SOHO	JV - 53%	31,500	58%	328	100%
	Office Tower		38,500	94%	46	100%
CitraLand Vittorio Surabaya	Alessandro	JV - 51%	4,800	64%	32	100%
		Total Surabaya	**74,800**	**77%**	**407**	
		Total Strata Title Office	**208,400**	**84%**	**917**	

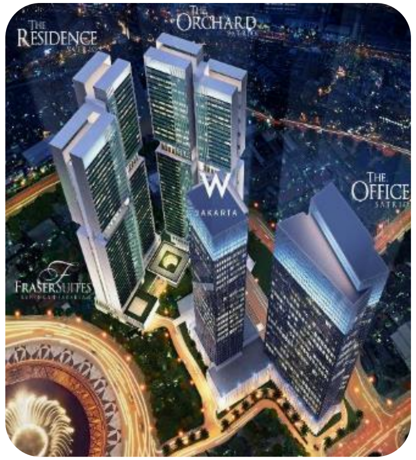
Leased Office

Project Name	Tower	Ownership Scheme	Leasable SGA (sqm)	Leased	Construction Progress
Ciputra World Jakarta 1	DBS Bank Tower	100%	39,400	80%	100%
Ciputra World Jakarta 2	Tokopedia Tower	100%	38,000	52%	100%
Ciputra International	Tower 3	JV - 55%	5,900	89%	100%
		Total Jakarta	**83,300**	**68%**	
		Total Office for Lease	**83,300**	**68%**	

Future Mixed-Use Developments

Project Name	Ownership Scheme	Est. Saleable SGA (sqm)
Ciputra World Jakarta 1	100%	110,000
Ciputra World Jakarta 2	100%	42,000
Ciputra World Jakarta 3	100%	64,200
Citra Landmark*	JV - 60%	61,000
Ciputra International**	JV - 55%	12,000
Citra Towers Kemayoran	JO Profit - 50%	38,000
Citra Living	JO Revenue - 70%	3,500
	Total Jakarta	**330,700**
Ciputra World Surabaya	JV - 53%	137,000
CitraLand Vittorio Surabaya	JO Profit - 50%	250,000
	Total Surabaya	**387,000**
CitraPlaza Nagoya Batam	JV - 50%	116,000
Vida View Makassar	JO Profit - 50%	27,000
	Total Others	**143,000**
	Total Saleable Area	**860,700**

* : Obtained 2Ha land out of optional 7Ha
**: Obtained 5Ha land out of optional 7.5Ha



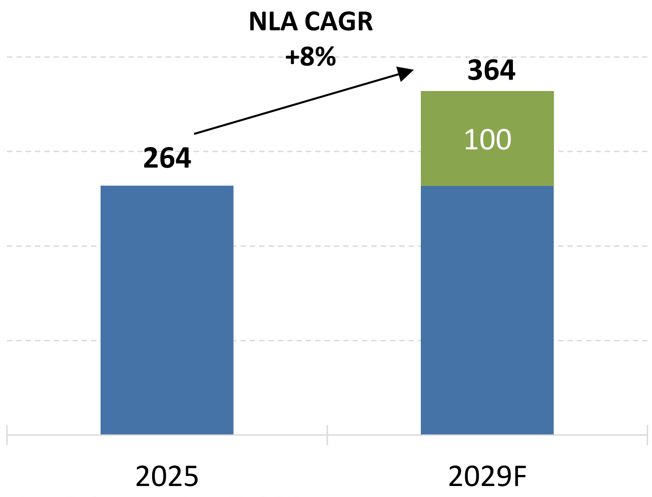
Healthy Occupancy and Lease Expiry Profile for Malls

Mall	Net Leasable Area (sqm)	Occupancy Rate				
		2021	2022	2023	2024	6M25
Ciputra World Jakarta 1	79,500	100%	100%	100%	100%	100%
Ciputra World Surabaya	93,400	90%	74%[1]	77%[1]	75%[2]	81%[2]
Ciputra Mall Jakarta	41,800	82%	89%	93%	91%	95%
Ciputra Mall Semarang	20,100	95%	96%	96%	91%	94%
Ciputra Mall Tangerang	28,900	90%	88%	82%	97%[3]	97%

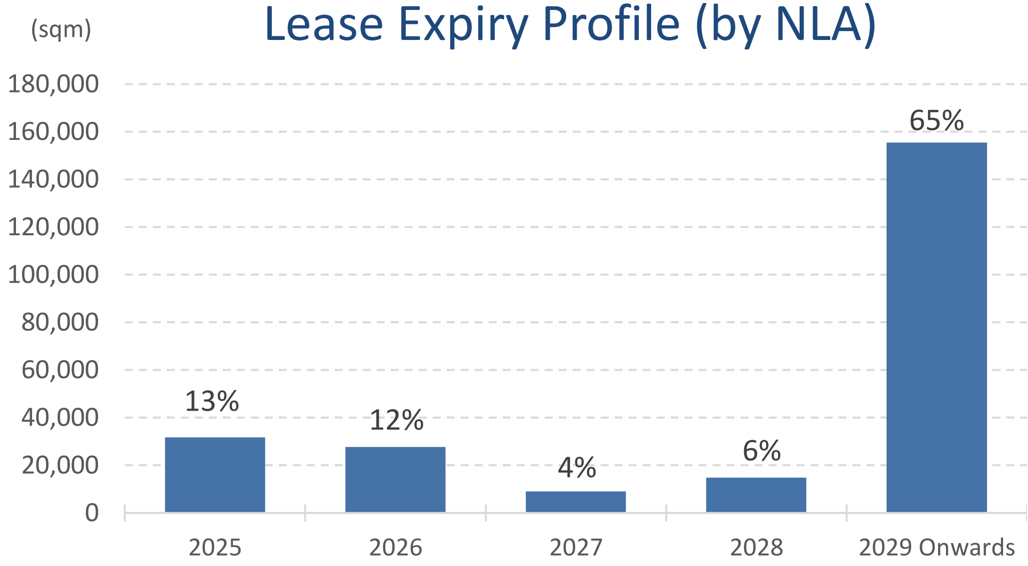
Notes
1. Newly opened extension with 37,500m2 NLA in April 2021
2. Refurbishment of several floors for new tenants
3. Refurbishment of entire lower-ground floor for new AEON tenant

Total mall **NLA** of **264k sqm** with average occupancy rate of **92%**

Total Net Leasable Area ('000 sqm)

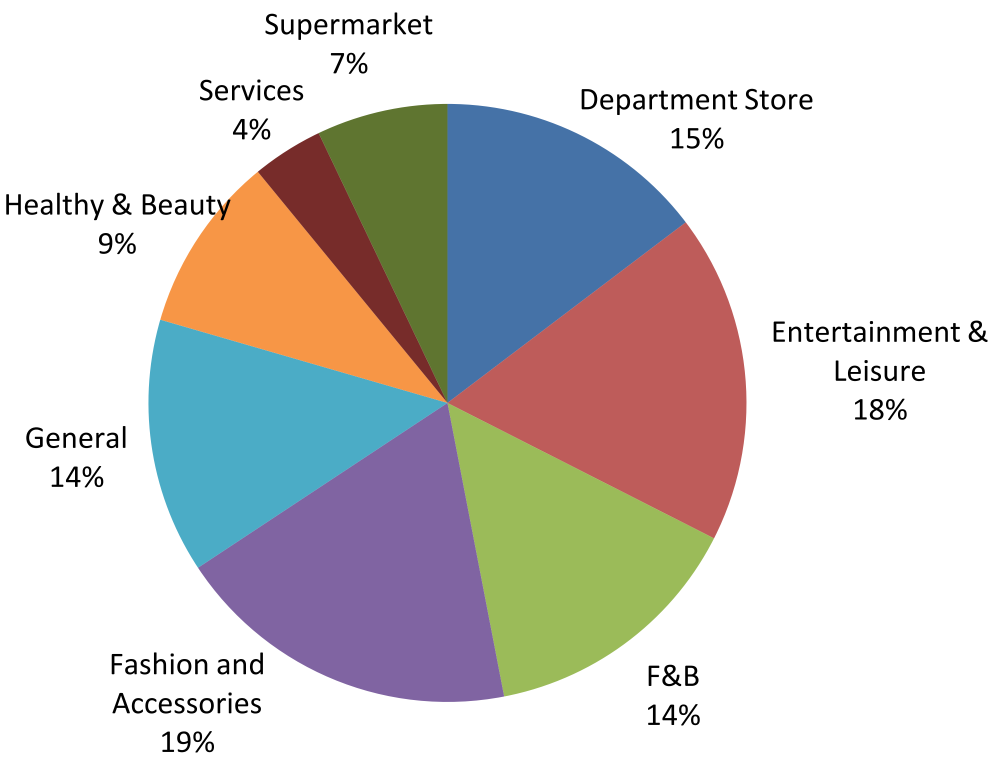


Lease Expiry Profile (by NLA)



Well-Diversified Mall Tenants with Reputable Brands

Mall Tenants Breakdown (% Leased Area)



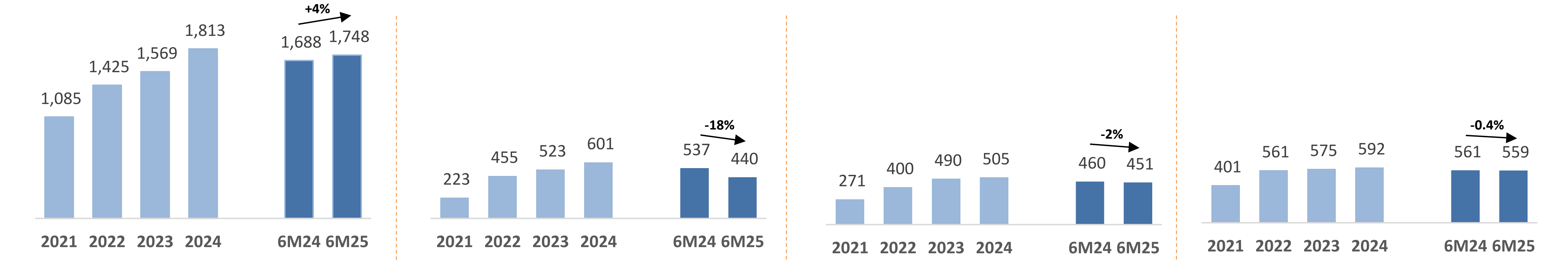
Main Tenants

AEON
LOTTE
IKEA
Cinema XXI
Fun World ARENA REKREASI KELUARGA
SPORTS STATION
COACH NEW YORK
FILA
UNIQLO
MASARI GROUP
adidas
az•ko

Consistent Hotel Growth Amidst Normalization Post-COVID Period

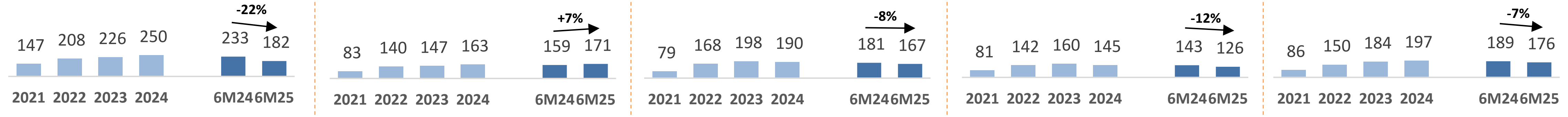
Revenue per Available Room (RevPAR) (in Rp'000 /room/day)

Star Hotels



Raffles Hotel (Ciputra World Jakarta 1)	Ciputra World Surabaya Hotel	Ciputra Hotel Jakarta	Ciputra Hotel Semarang
173 Rooms	212 Rooms	336 Rooms	200 Rooms

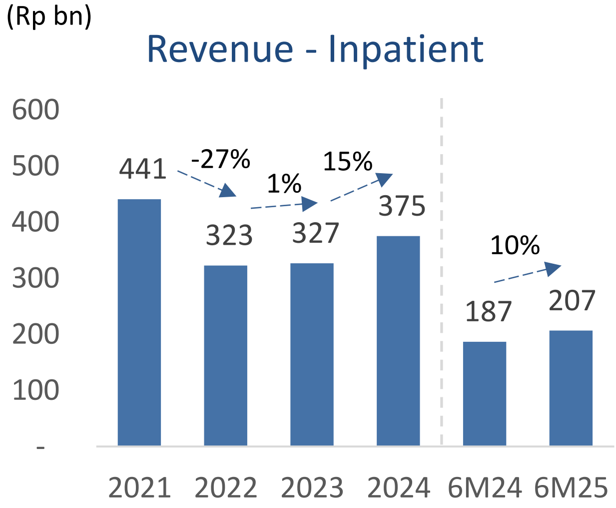
Budget Hotels

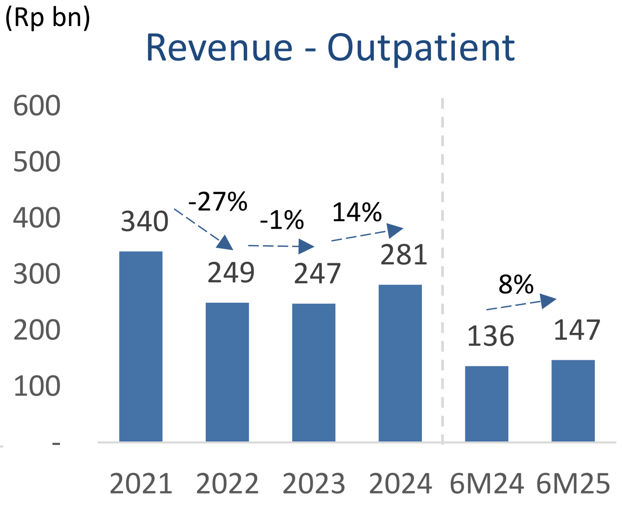


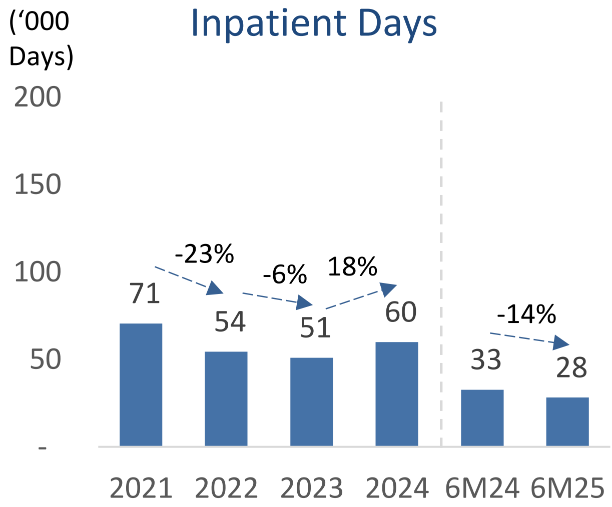
CitraDream Hotel Bintaro	CitraDream Hotel Cirebon	CitraDream Hotel Yogyakarta	CitraDream Hotel Semarang	CitraDream Hotel Bandung
108 Rooms	121 Rooms	110 Rooms	112 Rooms	76 Rooms

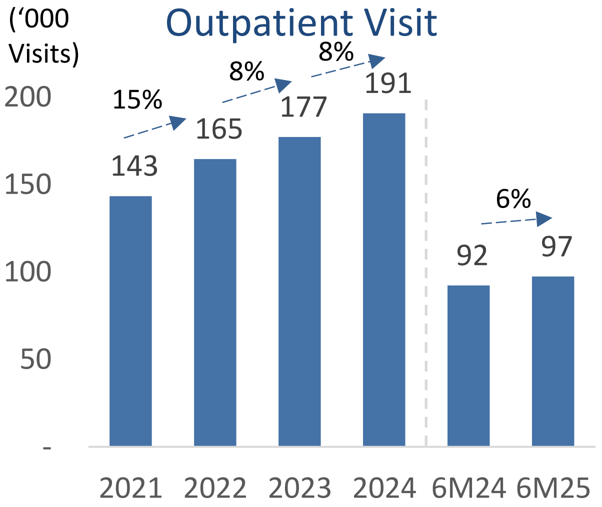
Integrated Healthcare Facilities within Township Projects

	Ciputra Hospital Tangerang	Ciputra Hospital Jakarta	Ciputra Mitra Hospital
			
Township	CitraRaya Tangerang	CitraGarden City Jakarta	CitraLand Banjarmasin
Location	West Greater Jakarta	West Jakarta	South Kalimantan
Start Operation	Nov-11	Dec-15	Nov-16
Maximum Capacity	183 Beds	230 Beds	168 Beds
Operational Capacity	150 Beds	140 Beds	126 Beds
Center of Excellence	• Cancer Center • Trauma Center • Women & Children Center	• Cardiac Center • Neurology & Neurosurgery Center • Women & Children Center	• Cardiac Center • Trauma Center • Women & Children Center









Ciputra Hospital Surabaya Expansion Overview

Ciputra Hospital Surabaya

Township & location	CitraLand Surabaya at West Surabaya
Start operation	August 2024
Maximum capacity	200 beds
Operational capacity	70 beds
Capital expenditure	Rp520billion
Center of Excellence	Cardiology, Oncology, Neurosurgery
Accessibility	• Located at Radial Road Surabaya • 20 minutes from Kota Satelit exit toll • 30 minutes from city center • 40 minutes from Juanda international airport • 10 minutes from Driyorejo exit toll

Growth Strategy and Project Highlights

Key Developments

1
Launched >15 new clusters in 27 existing projects

Combined presales of Rp2.0tn (36% of 6M25 achievement)

2
6M25 presales: Rp5.7tn

Total **6M25 presales** reached **Rp5.7tn** (52% of 2025 target)

3
Recognition in Sustainability Achievement

- 7 green building certifications
- 4 ESG awards
- 3 IDX indexes inclusion related to ESG

4
Issued SGD150mn Medium Term Note

- 5-year maturity and 6.00% coupon rate (February-March 2026)
- For refinancing ➔ the principal is hedged with a 100% call-spread with strike prices between Rp12,127 / SGD and Rp12,627 / SGD.

5
Credit Rating: BB- / Stable Outlook

Received an affirmed credit rating from **Fitch** of **BB- / Stable Outlook** (September 2024)

6
Merger of CTRA with CTRS and CTRP

- **Merger** of **Ciputra Development (CTRA)** with **Ciputra Surya (CTRS)** and **Ciputra Property (CTRP)** on 17 January 2017.
- Increased financial strength, better access to capital, larger investor base and improved liquidity.
- CTRS and CTRP de-listed from the Indonesian Stock Exchange on 19 January 2017.

Growth Strategy

Retain healthy land bank levels

Continuously replenishing land bank in existing projects while searching for new strategic locations (currently sufficient for **>15 years of development**)

Wide geographical footprint

Allow **diversification of products** and target market while **minimizing concentration risk** (currently have a presence in **34 cities**)

Increase portion of recurring income

While simultaneously boost synergy by focusing on complimentary amenities within existing developments (e.g. malls, hospitals, and offices)

Innovative product launches

Best cater to existing demand by capitalizing on the flexibility given by ample and diverse land bank

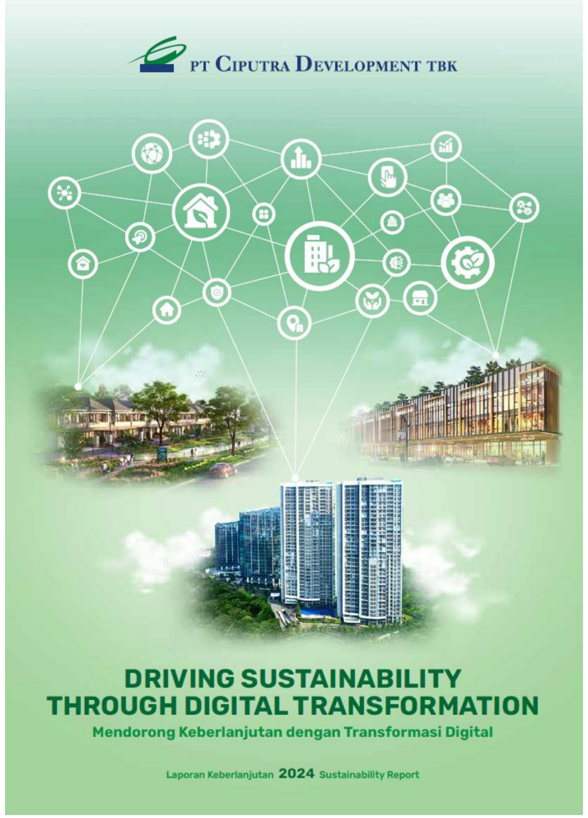
Ciputra brand equity

Continuing Joint-Operation schemes with landowners to leverage the **Ciputra brand equity**

Maintain prudent capital management

Well-balanced debt maturity profile and mixed sources of funding (**net gearing at -0.09x** as of Jun 2025)

Creating Value to Stakeholders through Sustainability Pillars



Consistently publishing sustainability report in accordance with the Global Reporting Initiative (GRI) standards and OJK regulations.

Sustainability Pillars	Material Topic	UN SDGs
Spirit of Excellence and Innovation	Economic Performance	8 DECENT WORK AND ECONOMIC GROWTH; 11 SUSTAINABLE CITIES AND COMMUNITIES
	Indirect Economic Impact	8 DECENT WORK AND ECONOMIC GROWTH
Building Cities, Building Lives	Occupational Health and Safety	3 GOOD HEALTH AND WELL-BEING; 8 DECENT WORK AND ECONOMIC GROWTH
	Employment Practices	8 DECENT WORK AND ECONOMIC GROWTH
	Consumer Health and Safety	3 GOOD HEALTH AND WELL-BEING; 11 SUSTAINABLE CITIES AND COMMUNITIES
Responsible Development	Emission Control	13 CLIMATE ACTION
	Energy Management	7 AFFORDABLE AND CLEAN ENERGY; 13 CLIMATE ACTION
	Eco-friendly Materials	12 RESPONSIBLE CONSUMPTION AND PRODUCTION
	Water and Effluents	6 CLEAN WATER AND SANITATION
	Waste Management	11 SUSTAINABLE CITIES AND COMMUNITIES; 12 RESPONSIBLE CONSUMPTION AND PRODUCTION

Sustainability Achievements

Sustainability Metrics 2024

195,373 MWh
Electricity consumption level

7
Green building certifications

165,774 ton CO2eq
GHG Emissions

21,471
Job creation through tenants

2,527 ton
Waste recycled and composted

3,180,936 m2
Urban green space

Key Recognitions

IDX Indonesia Stock Exchange	IDX ESG Leaders Index since 2020
KEHATI	ESG Sector Leaders IDX KEHATI Index since 2021
KEHATI	ESG Quality 45 IDX KEHATI Index since 2022

First Green Loan: A Sustainability Milestone

- Marks a milestone in Ciputra's sustainability journey.
- Demonstrates commitment to Environmental, Social, and Governance (ESG) principles.
- Compliance with Green Standard which has been verified by third party in form of Green Building Certification.

Green Loan Detail	
Facility Amount	Rp950bn
Tenor	7 years
Lender Bank	HSBC
Issuance Period	October 2024

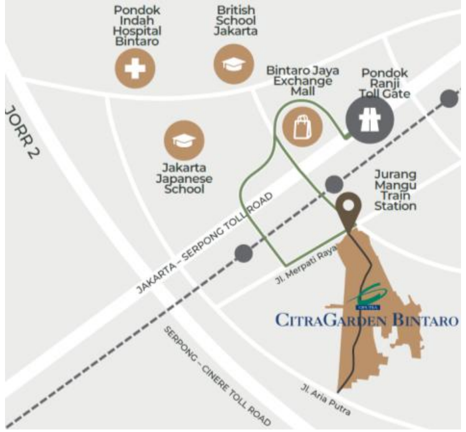
Green Building Ceritification Detail	
Project Name	Ciputra World Jakarta 2 – Office
Type	EDGE Certification
Energy Savings	21%
Water Savings	43%
Less Embodied Carbon in Materials	78%
Operational CO_2 Savings	818.11 tCO_2/year

Commitment to Achieve UN SDGs

UN SDGs	Commitment Performed
2 ZERO HUNGER	• Distribution of basic needs assistance to the underprivileged communities surrounding the Company's project which is carried out on a regular basis and post-natural disaster; • Organize iftar activities and provision of sacrificial animals for the surrounding community in almost all of projects.
3 GOOD HEALTH AND WELL-BEING	• Conduct blood donation and medical check up for community surrounding projects.
4 QUALITY EDUCATION	• Support for educational facilities, such as the distribution of scholarship funds, books, bookshelves, and tables; • Conduct seminars and training for people with disabilities; • Conduct parenting seminars at schools; • Support Focus Group Discussion (FGD) activities for youth education advocates; • Donation for Islamic boarding schools, nursing homes, and orphanages;
6 CLEAN WATER AND SANITATION	• Processing effluent at the Sewage Treatment Plant (STP) to produce clean water that meets standard; • Utilizing rain water and long pond for plant watering.
7 AFFORDABLE AND CLEAN ENERGY	• Installation of more efficient equipment, such as LED lights, timers, inverter, solar panel, motion sensors and automatic adjustment features on lights, air conditioners (AC), and water pumps, as well as low-emissivity glass to block the sun's heat and reduce the use of AC; • Reduce water consumption by reusing recycled water for watering plants and gardens, cooling AC, flushing toilets, with some being channeled into waterways and reabsorbed into the soil.

UN SDGs	Commitment Performed
8 DECENT WORK AND ECONOMIC GROWTH	• New projects brought indirect economic impact on local, national, and overseas suppliers; • Conduct MSMEs festival to support Community's economic empowerment; • 21,471 jobs creation through 2,085 tenants who rent in Ciputra's commercial area.
9 INDUSTRY, INNOVATION AND INFRASTRUCTURE	• Renovation of local Government offices and road infrastructure; • Support for the construction of health facilities, social services facilities (orphanages), place of worship, public service and security institutions facilities;
11 SUSTAINABLE CITIES AND COMMUNITIES	• Absorption of local workers, both as Ciputra's employees and through outsourcing company for each of the Company's project; • Hold religious support activities such as Christmas celebration at orphanages or nearby churches.
12 RESPONSIBLE CONSUMPTION AND PRODUCTION	• Utilization of eco-friendly and the recycled materials; • Reduced the use of wood in project construction by substituting it with high pressure laminate (HPL) and multiplex for coatings, light steel for roof trusses, and aluminum for frames and doors; • Conduct internal energy audits periodically on a number of projects; • 2,527 ton of waste recycled and composted; • Prohibit the use of plastic shopping bags in the shopping centers.
13 CLIMATE ACTION	• Clean up canals, waterways, river conservation activities and tree plantation. • Support for the procurement program of cleaning equipment for the communities surrounding our projects.

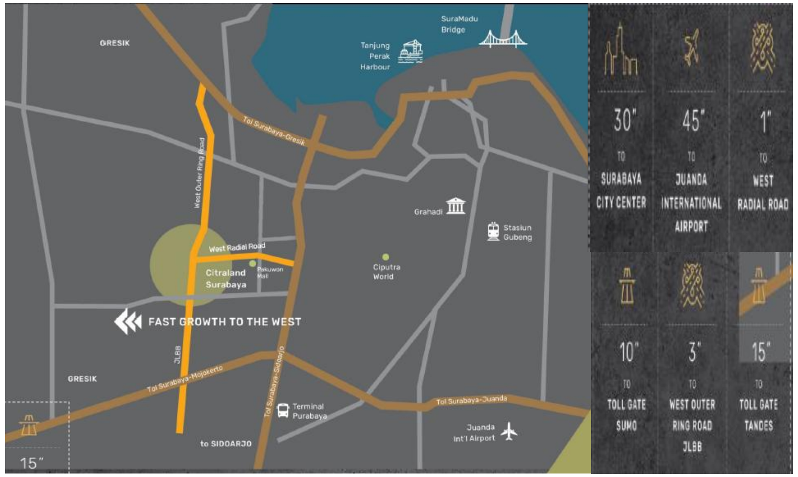
Key Projects 2025



CitraGarden Bintaro

Project scheme & location	Joint operation in South of Jakarta
Launch	November 2023
Development plan	28 ha
Market segment	Middle-low to middle-up
Presales 6M2025	Rp1,013billion
House price range	Rp1.4billion to Rp5.1billion
Average unit price	Rp2.6billion
Units sold	437 units
Others	Launched new clusters of house in February and May Accessibility: 10 minutes to Bintaro City 25 minutes to Serpong City 35 minutes to Soekarno-Hatta international airport

Key Projects 2025



CitraLand Surabaya

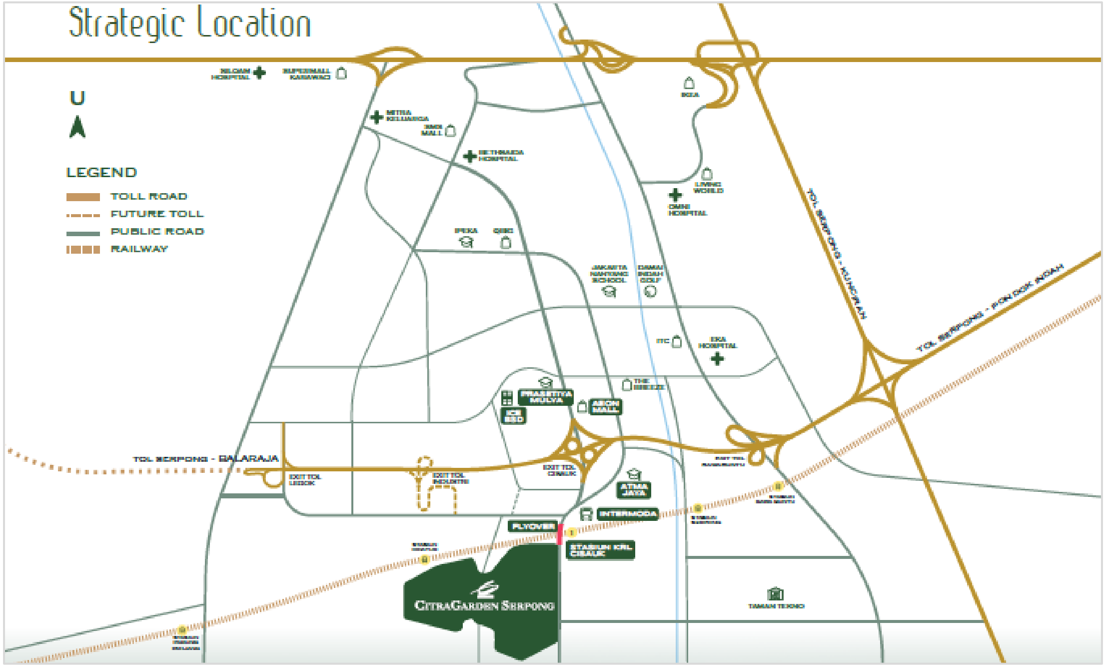
Project scheme & location	Directly owned in West Surabaya
Launch	1993
Development plan	1,700 ha (sold 814 ha)
Market segment	Middle to middle-high
Presales 6M2025	Rp871billion
House price range	Rp832million to Rp8.1billion
Average unit price	Rp3.8billion
Units sold	253 units
Others	Launched new types of house in January, March, April and June, as well as new clusters of shop house and land lot in April and May, respectively

PT CIPUTRA DEVELOPMENT TBK

Key Projects 2025

CitraGarden Serpong

Project scheme & location	Joint operation in Tangerang, West of Jakarta
Launch	February 2023
Development plan	120 ha out of 350 ha masterplan
Market segment	Middle-low to middle-high
Presales 6M2025	Rp545billion
House price range	Rp894million to Rp6.8billion
Average unit price	Rp1.9billion
Units sold	318 units
Others	Launched new clusters of house in February and March Accessibility: 1 minute to Cisauk railway station 10 minutes to Jakarta-Serpong toll Cisauk exit

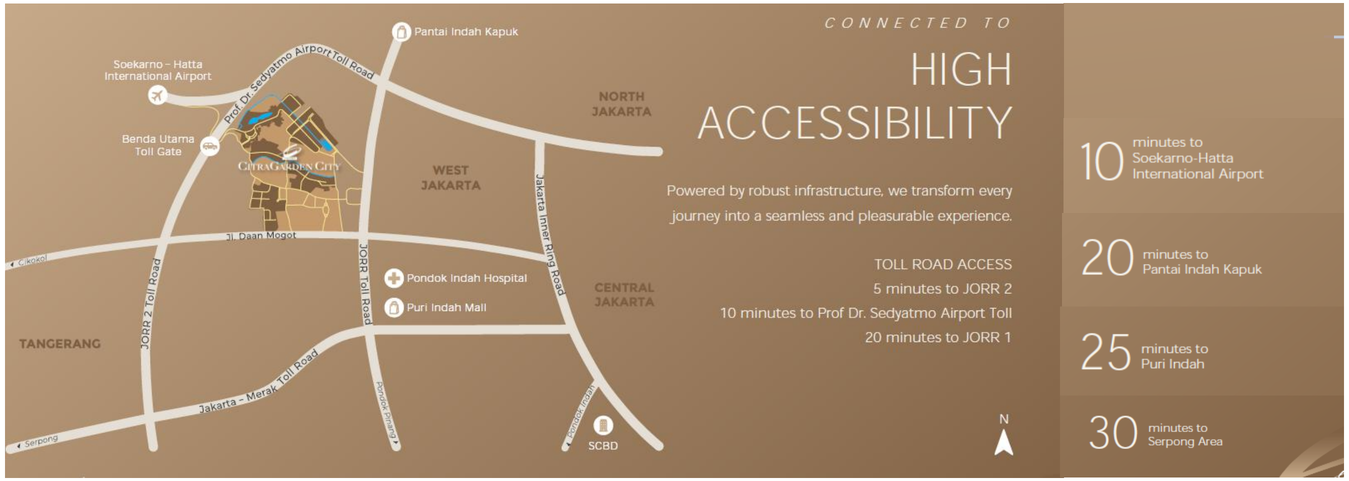


Key Projects 2025

Citra City Sentul

Project scheme & location	Joint operation in Sentul, South Greater Jakarta
Launch	October 2023
Development plan	400 ha
Market segment	Middle-low to middle-high
Presales 6M2025	Rp336billion
House price range	Rp883million to Rp6.8billion
Average unit price	Rp2.8billion
Units sold	131 units
Others	Launched new type of house in January and new cluster of house in March

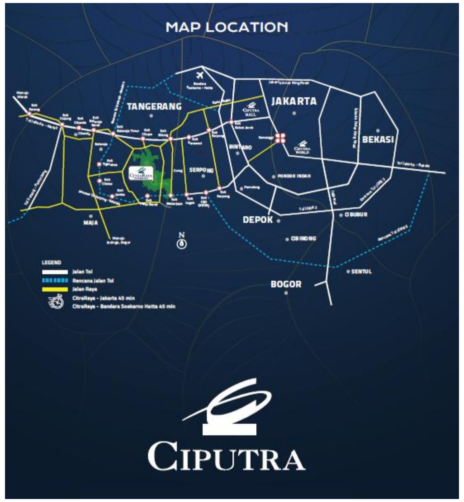
Key Projects 2025



CitraGarden City Jakarta

Project scheme & location	Directly owned in Kalideres, West Jakarta
Launch	1984
Development plan	454 ha (sold 371 ha)
Market segment	Middle to high
Presales 6M2025	Rp336billion
House price range	Rp1.9billion to Rp7.2billion
Average unit price	Rp4.0billion
Units sold	93 units
Others	Launched new cluster of house in April

Key Projects 2025



CitraRaya Tangerang

Project scheme & location	Directly owned in Tangerang, West of Jakarta
Launch	1994
Development plan	2,760 ha (sold 895 ha)
Market segment	Middle-low to middle-high
Presales 6M2025	Rp270billion
House price range	Rp143million to Rp2.2billion
Average unit price	Rp843million
Units sold	355 units
Others	Launched new clusters of house in January and March

Key Projects 2025

CitraLand Gama City Medan

Project scheme & location	Joint operation in Medan, North Sumatra
Launch	February 2013
Development plan	123 ha out of 211 ha masterplan
Market segment	Middle and middle-up
Presales 6M2025	Rp217billion
House price range	Rp1.3billion to Rp7.5billion
Average unit price	Rp4.2billion
Units sold	58 units
Others	Launched new types of house in February, March and May, as well as new clusters of house and shop house in March

Key Projects 2025


Ciputra World Jakarta (CWJ) 2 - Newton 2


CWJ 2 - Newton 1

CWJ 2 - Newton 1


CWJ 2 - Newton 1

CWJ 2 - Tokopedia Tower


CWJ 2

CWJ 2 - Newton 2


CWJ 2 - Newton 2


CWJ 2 - Tokopedia Tower

Ciputra World Jakarta

Project scheme & location	Directly owned in Jakarta CBD
Launch	June 2013 (Ciputra World Jakarta - CWJ 1)
Development plan	± 10.7 ha
Market segment	Middle to high end
Presales 6M2025	Rp119billion
Unit price range	Rp1.1billion to Rp7.3billion
Average unit price	Rp2.9billion
Unit sold	45 units
Others	Consists of: - CWJ 1 (DBS Bank Tower - Office, Raffles and MyHome - Apartment, Raffles Hotel and Lotte Mall) - CWJ 2 (Tokopedia Tower - Office, The Orchard and The Residence - Apartment, Newton 1 and 2 - Apartment)

CWJ 1

Key Projects 2025

CitraLand Tallasa City Makassar

Project scheme & location	Joint operation in Makassar, South Sulawesi
Launch	May 2017
Development plan	69 ha
Market segment	Middle
Presales 6M2025	Rp114billion
House price range	Rp711million to Rp6.9billion
Average unit price	Rp2.9billion
Units sold	44 units
Others	Launched new type and cluster of house in February and April

Key Projects 2025

CitraGarden Sidoarjo

Project scheme & location	Joint venture in Sidoarjo, South Greater Surabaya
Launch	August 2005
Development plan	58 ha
Market segment	Middle
Presales 6M2025	Rp101billion
House price range	Rp1.7billion to Rp6.3billion
Average unit price	Rp2.7billion
Units sold	42 units
Others	Launched new type of house in May

Jarak CitraGarden Sidoarjo ke :

- Exit Tol Sidoarjo → ± 1 km
- Bundaran Waru → ± 10 km
- Bandara Juanda → ± 20 km

Financial Results

Results Summary (Income Statement)

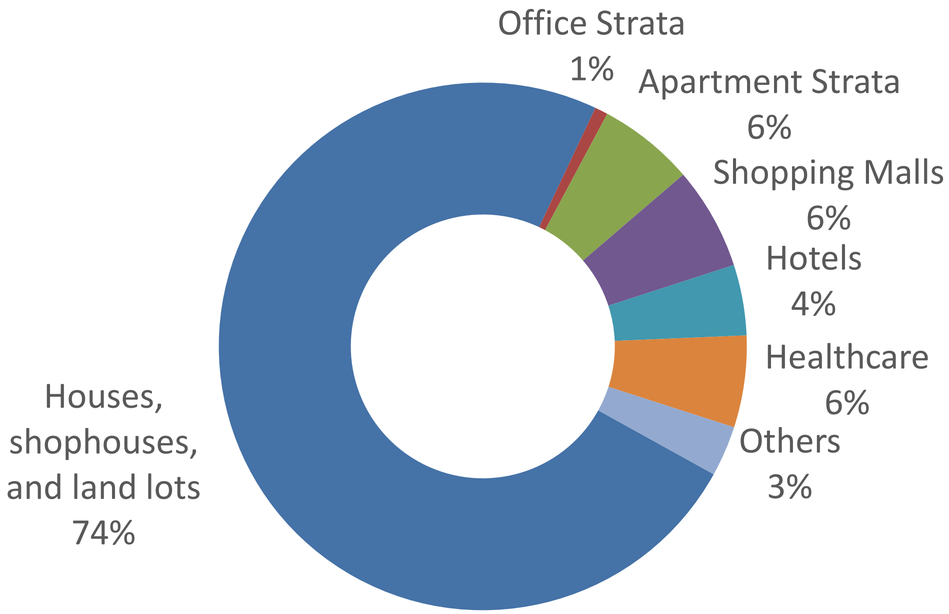
(Rpbn)	6M25	6M24	% YoY	
Revenue	**5,882**	**5,037**	**16.8%**	*Effect of +21.4% YoY in Property Development segment and +0.7% YoY in Recurring segment*
COGS	(3,085)	(2,589)	19.2%	
Gross Profit	**2,796**	**2,448**	**14.2%**	
Gross Profit Margin	*47.5%*	*48.6%*		*Effect of product mix*
Operating Expense	(1,052)	(922)	14.1%	
Operating Profit	**1,744**	**1,526**	**14.3%**	
Operating Profit Margin	*29.7%*	*30.3%*		
Interest Income (Expense) - Net	(360)	(335)	7.6%	
Other Income (Expense) - Net	109	97	12.5%	
Final Tax and Income Tax	(172)	(156)	10.6%	
Net Income Before Non-Controlling Interest	1,321	1,132	16.6%	
Non-Controlling Interest	(85)	(103)	-17.4%	*Effect of lower revenue recognition from JV projects*
Net Income Attributable to Owners	**1,235**	**1,029**	**20.0%**	
Net Profit Margin	*21.0%*	*20.4%*		

Results Summary (Revenue Breakdown and Margin Performance)

(Rpbn)	6M25	6M24	% YoY	
Revenue Breakdown				
Property Development Revenue	**4,744**	**3,907**	**21.4%**	
Houses, shophouses, and land lots	4,350	3,572	21.8%	*Impact of early revenue recognition from VAT incentives*
Apartments	347	176	97.2%	*Bulk unit handover to a corporate buyer*
Office for sale	47	159	-70.5%	
Recurring Revenue	**1,137**	**1,130**	**0.7%**	
Shopping malls	370	382	-3.1%	
Hospitals	331	312	5.9%	
Hotels	255	249	2.2%	
Office for lease	81	84	-3.9%	*Decreased occupancy from low office-leasing demand*
Others	101	103	-1.4%	
Total Revenue	**5,882**	**5,037**	**16.8%**	
Margin Performance				
Property Development GPM	**48.8%**	**48.6%**		
Houses, shophouses, and land lots	50.0%	48.7%		
Apartments	33.6%	37.6%		*Effect of product mix*
Office for sale	52.3%	59.7%		
Recurring GPM	**42.4%**	**48.5%**		
Shopping malls	43.4%	49.5%		
Hospitals	34.7%	46.1%		*Initial ramp-up of new CitraLand Surabaya Hospital*
Hotels	43.5%	43.8%		
Office for lease	49.6%	55.8%		*Decreased occupancy from low office-leasing demand*
Others	55.3%	57.6%		
Total GPM	**47.5%**	**48.6%**		

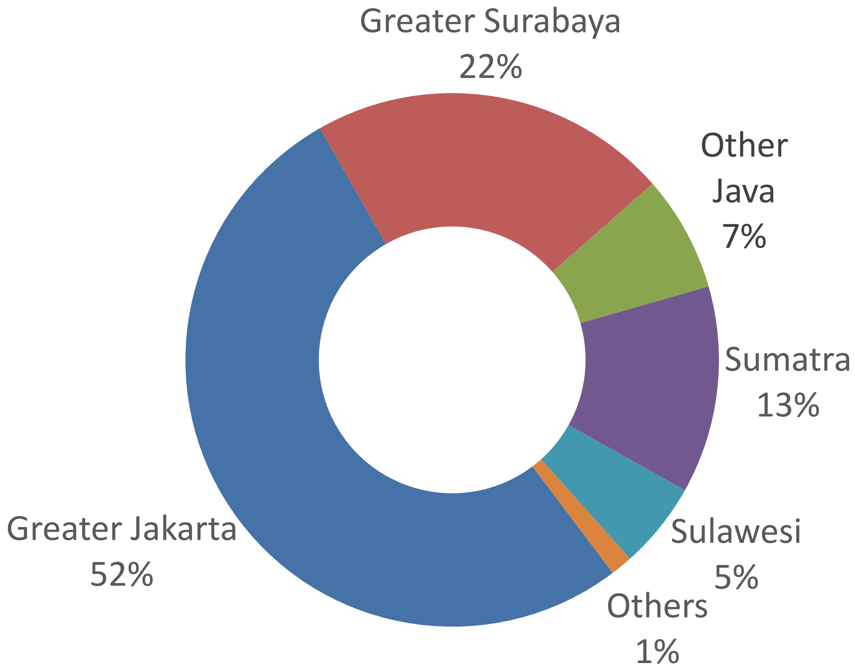
Focusing on Property Development and Minimizing Concentration Risk

Revenue per Segment (6M25)



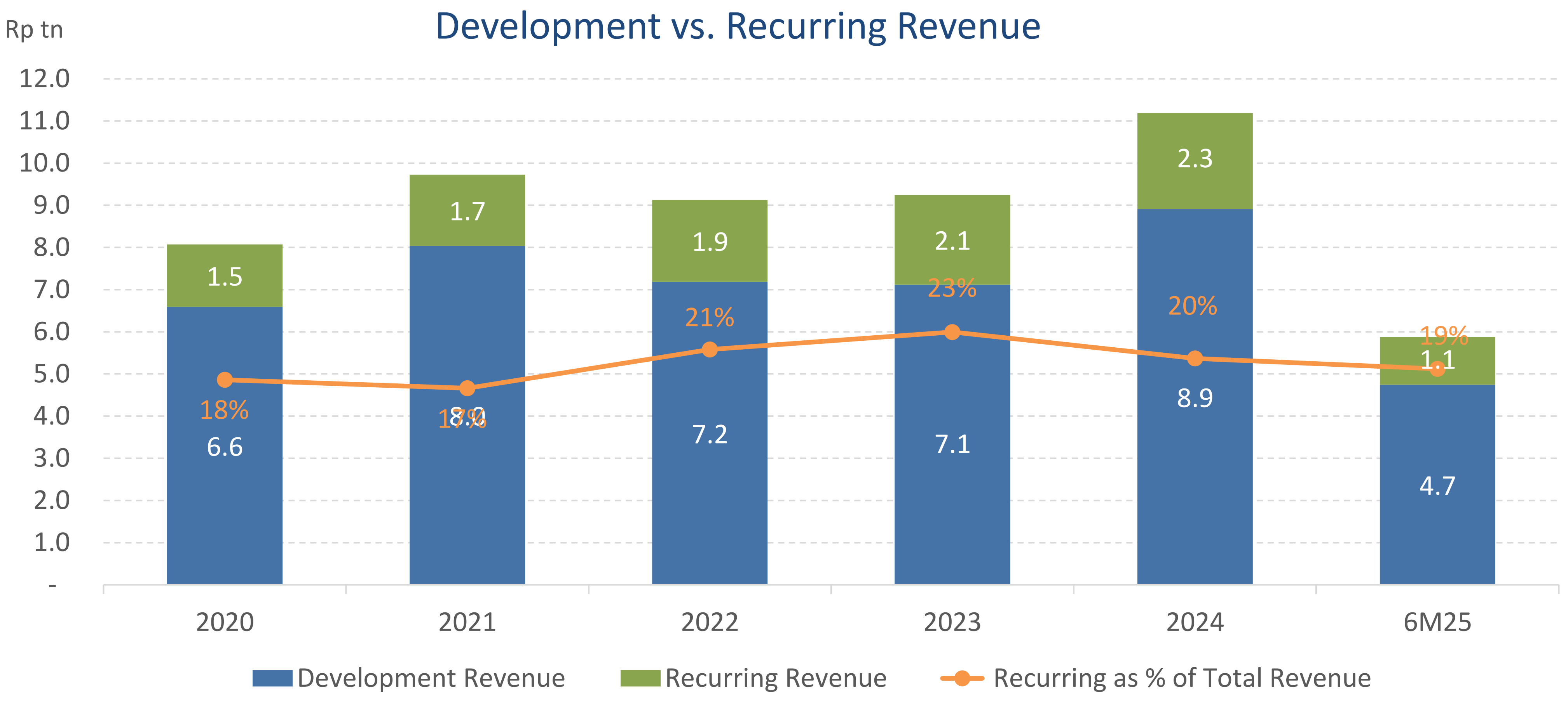
- Development = 81% (Houses + Office + Apartments)
- Recurring = 19% (Malls + Hotels + Healthcare + Office)

Revenue per Location (6M25)



- Sustained focus on geographically diversified revenue sources to minimize concentration risk

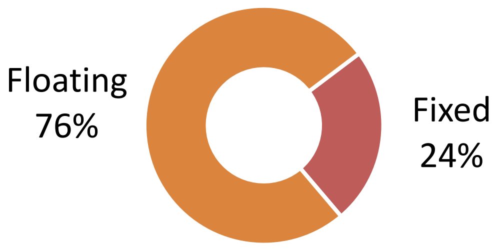
Solid Development Revenue Combined by Stable Recurring Revenue

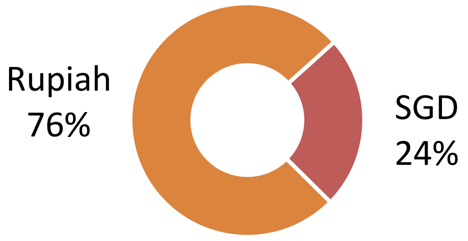


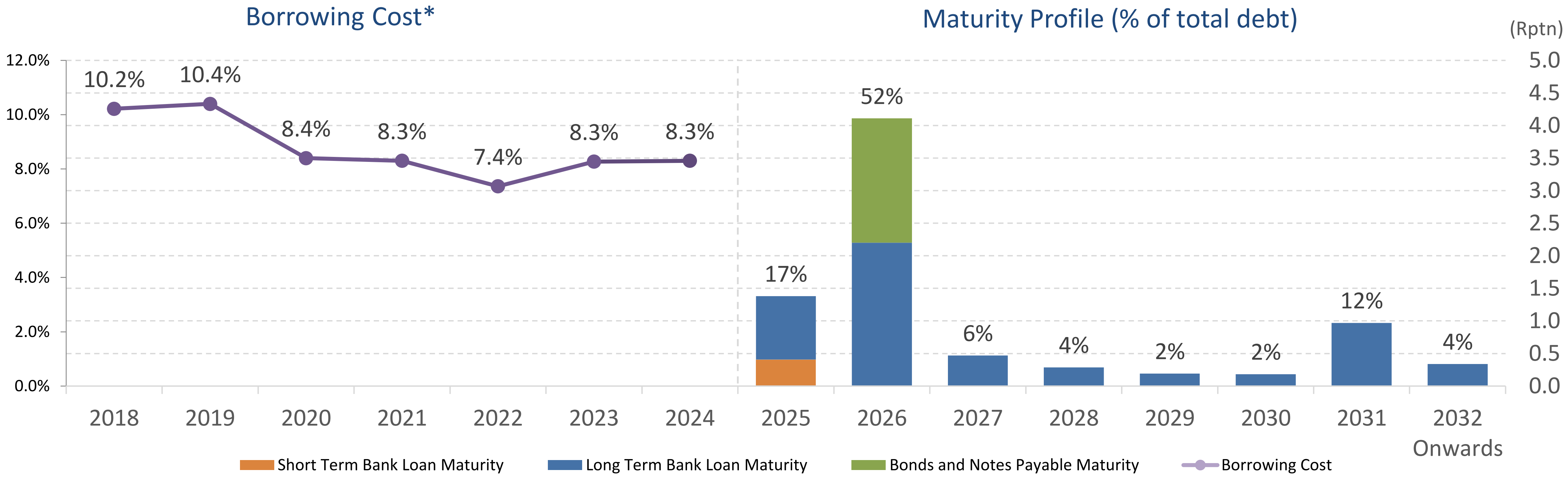
Continued focus on high-growth core development business and complemented by stable recurring assets

Debt Profile

As of Jun-25
Total Borrowings: Rp7.9tn

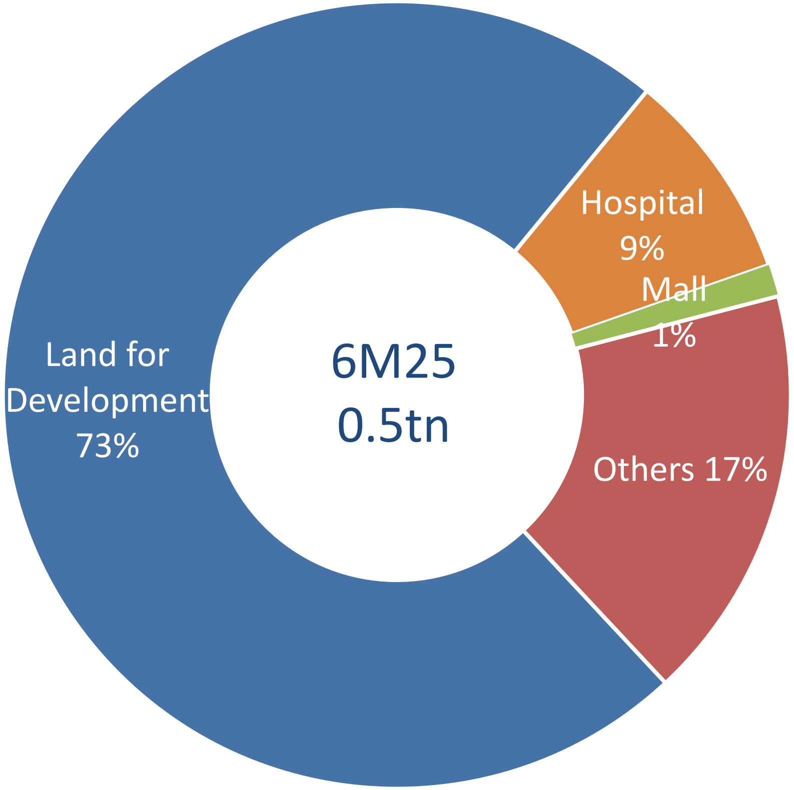


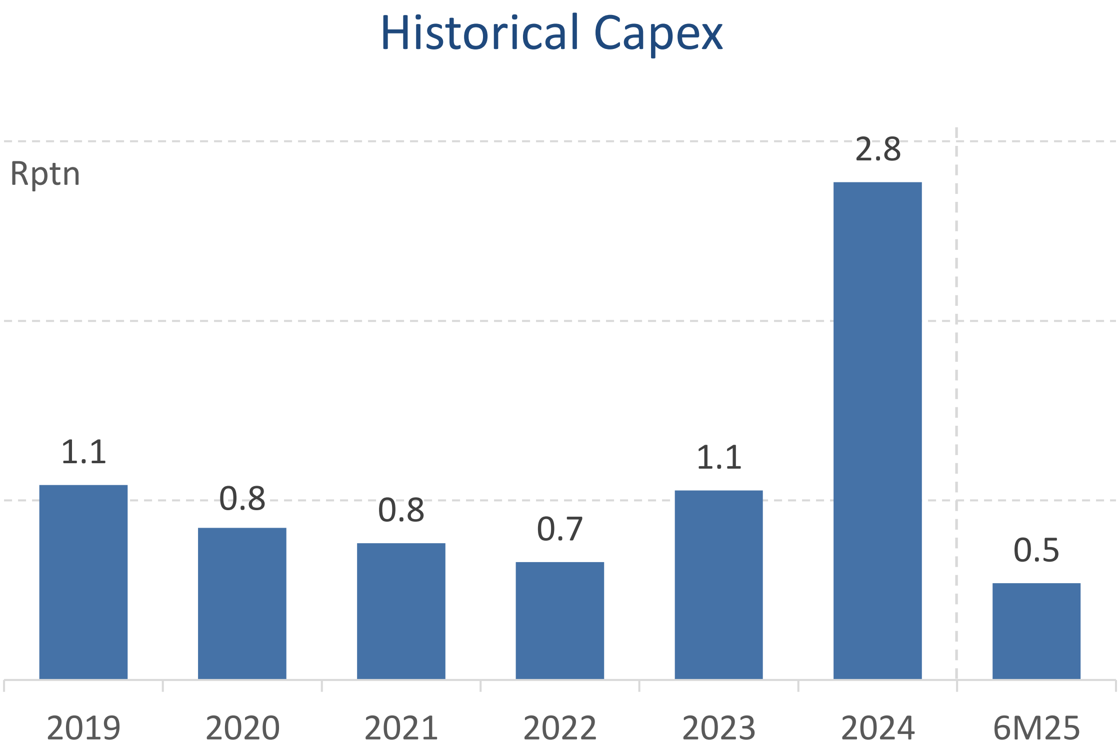




*Average Borrowing Cost calculation includes capitalized interest expense of Rp131bn, Rp179bn, Rp89bn, Rp6bn, Rp25bn, Rp45bn and Rp12bn in 2016, 2017, 2018, 2019, 2020, 2021 and 2022 and excludes PSAK 72 impact of Rp457bn, Rp469bn, Rp401bn, Rp506bn, and Rp569bn in 2020, 2021, 2022, 2023, and 2024.

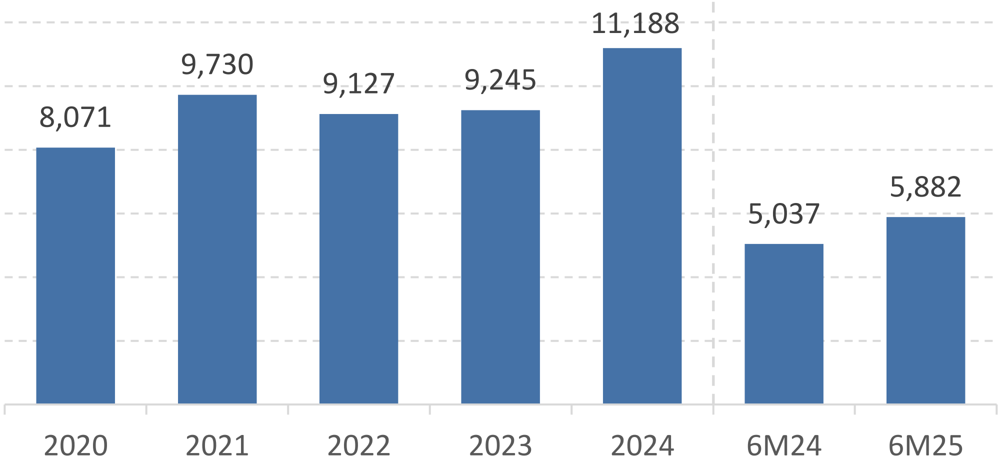
Selective Land Banking and Expanding Investment Properties



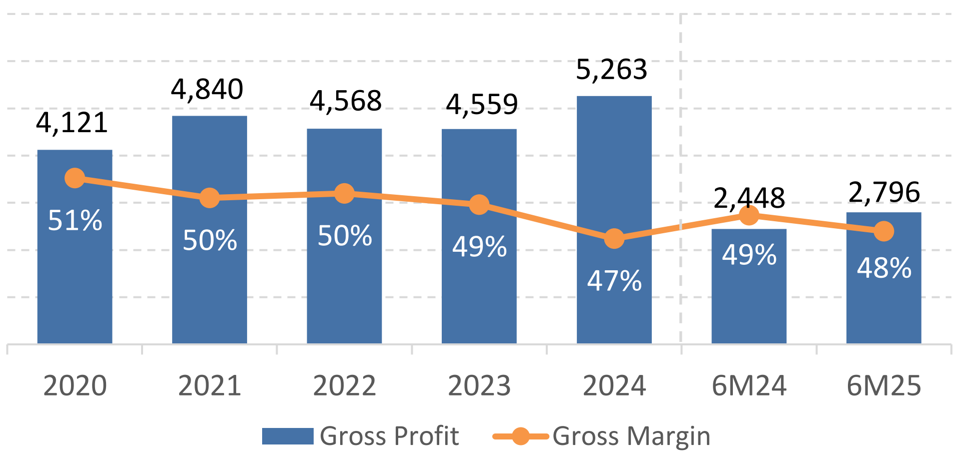


Resilient Financial Performance with Continuous Growth

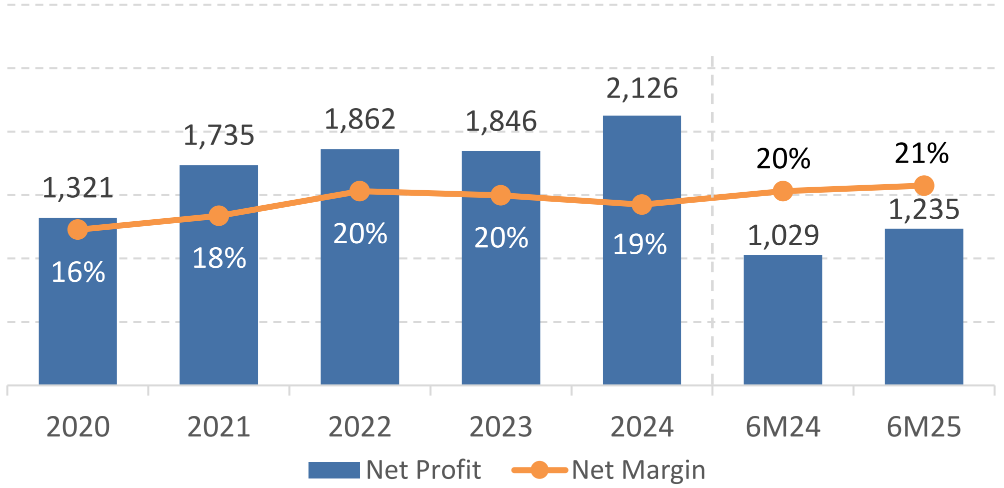
Revenue



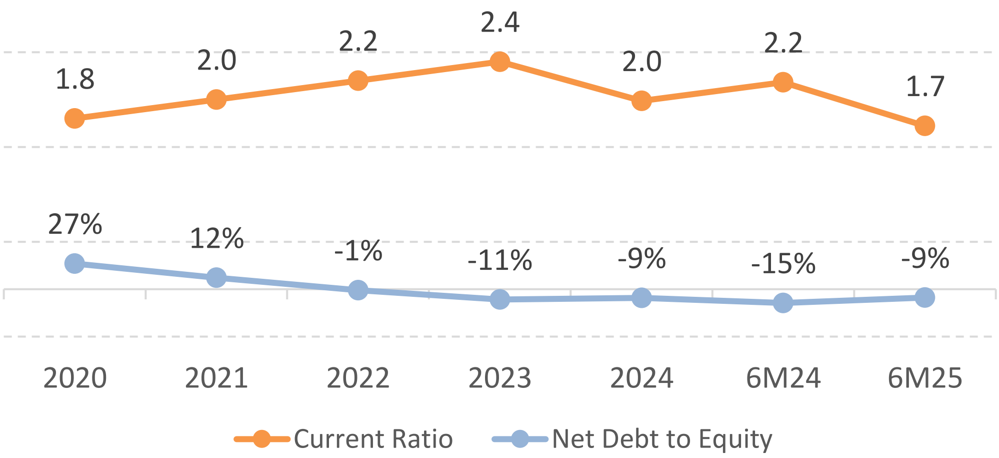
Gross Profit



Net Profit



Key Ratios



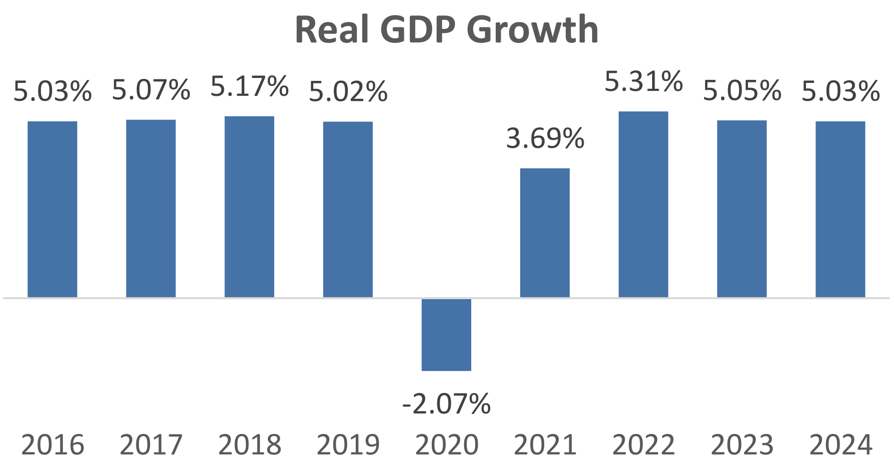
Balance Sheet Summary

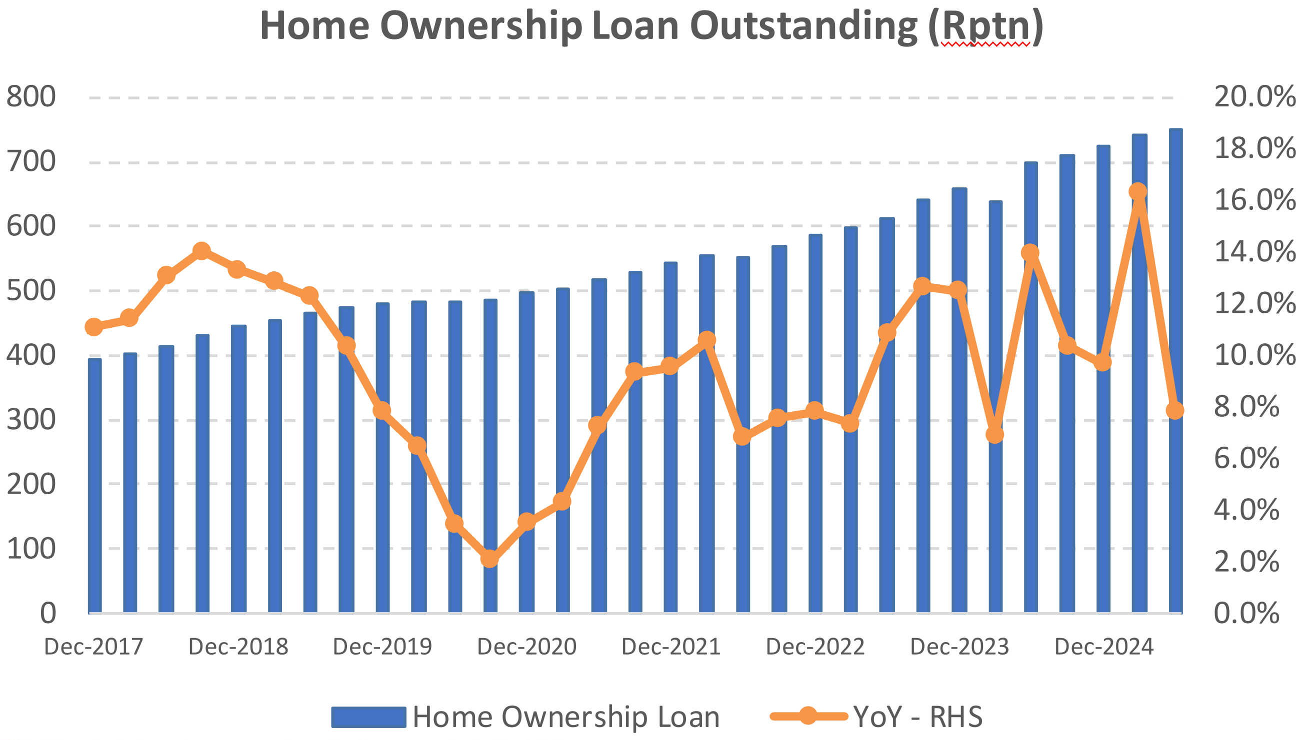
Rpbn	Jun 2025	Dec 2024	Dec 2023	Dec 2022	Dec 2021	Dec 2020
Assets	**47,198**	**47,023**	**44,115**	**42,033**	**40,668**	**39,255**
Cash & cash equivalents	10,197	10,195	10,601	9,050	7,162	5,276
Land	17,553	17,530	15,296	14,495	14,538	14,471
Fixed Assets	3,052	3,042	2,835	2,691	2,504	2,595
Investment Properties	4,941	4,996	5,189	5,349	5,528	5,523
Others	11,454	11,259	10,194	10,447	10,937	11,390
Liabilities	**21,734**	**22,407**	**21,490**	**21,018**	**21,274**	**21,798**
Debt	7,924	7,956	8,092	8,917	9,555	10,024
Contract Liabilities	9,987	11,019	10,762	9,446	8,978	9,218
Others	3,823	3,432	2,637	2,655	2,742	2,556
Equity	**25,464**	**24,615**	**22,625**	**21,015**	**19,394**	**17,458**
Minority interests	2,811	2,754	2,579	2,475	2,424	2,125
Equity net of minority interests	22,653	21,861	20,046	18,540	16,971	15,332
Debt to Total Equity	31%	32%	36%	42%	49%	57%
Net Debt to Total Equity	-9%	-9%	-11%	-1%	12%	27%

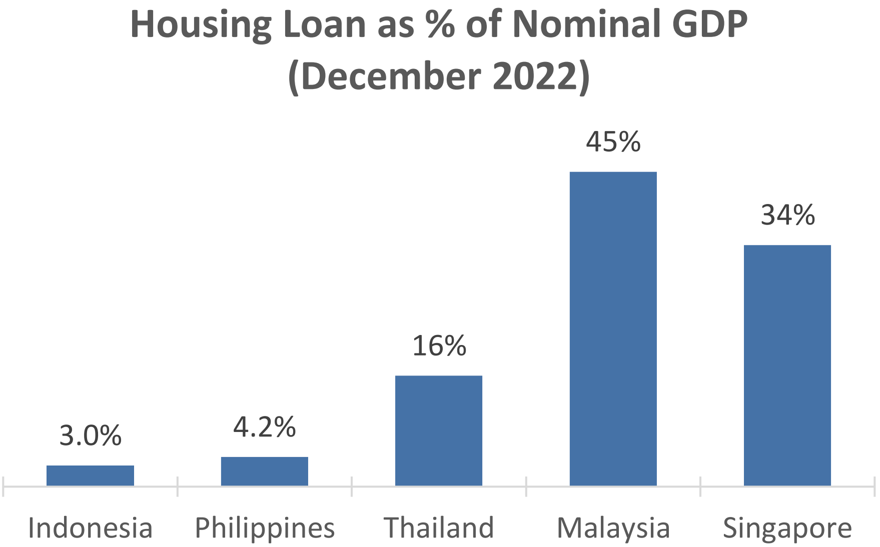
Country Overview

Encouraging Macro Conditions

Solid economic growth accelerating middle class formation and increasing housing demand



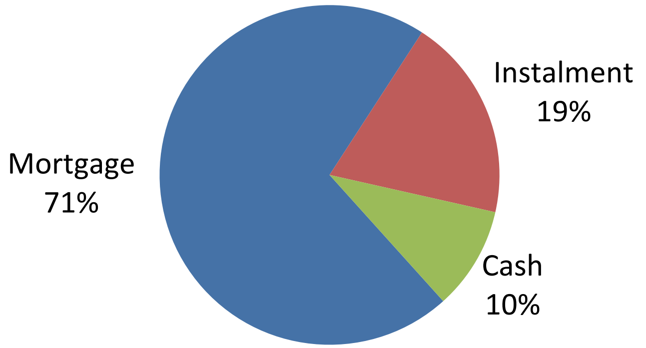




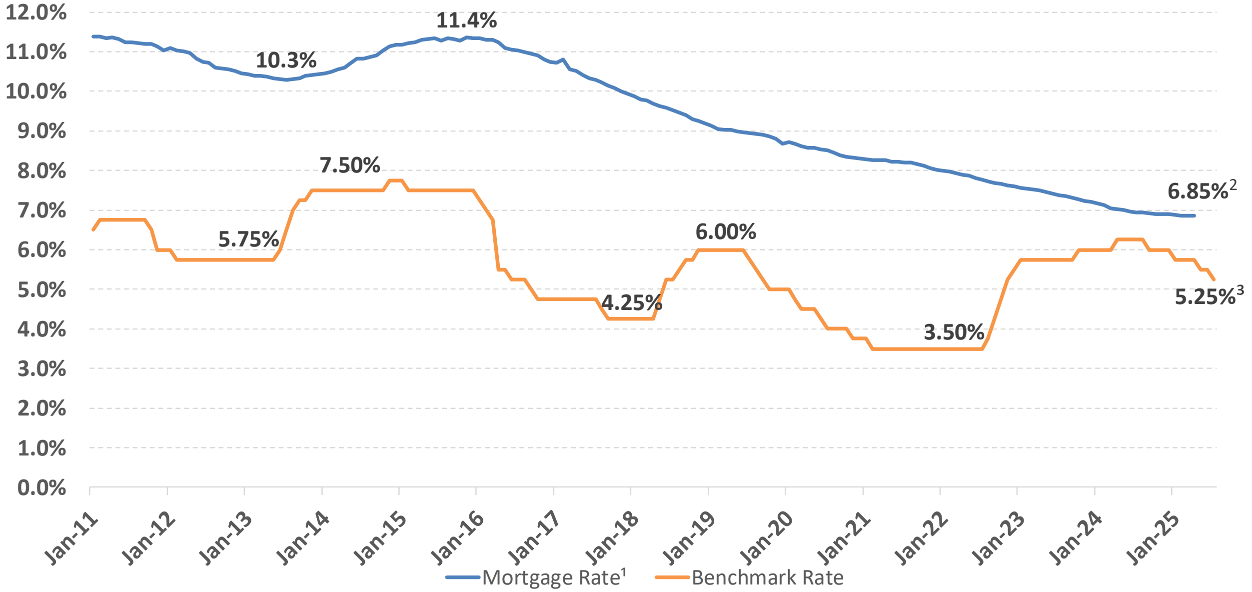
Property Price Index

- Mortgage consistently being Indonesian customers' preference, even with increased interest rate due to inflation.
- There is an imperfect correlation between mortgage rate and benchmark rate.
- The composite Residential Property Price Index (RPPI) relatively tends to increase since 2020.

Source of Consumer Financing (3M25)

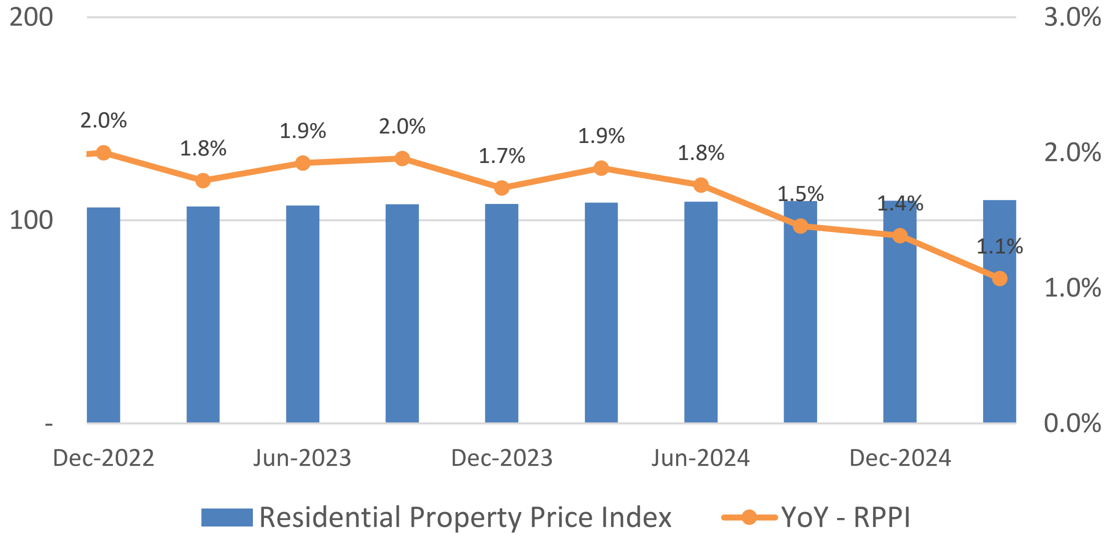


BI Rate vs. Mortgage Rate[1]

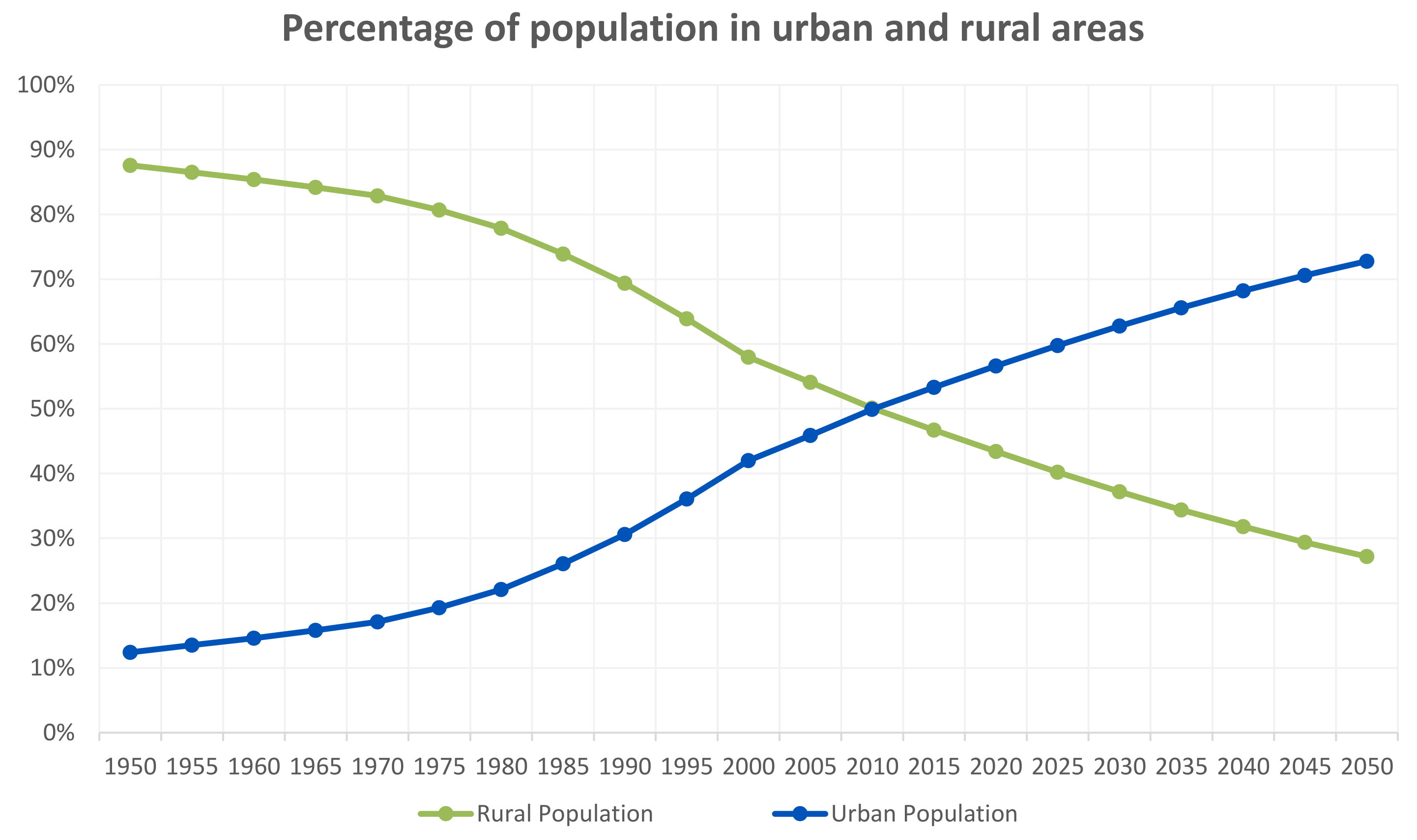


Notes
1. Average Mortgage Rates of Commercial Banks for Landed Houses (Indonesia Financial Services Authority)
2. Mortgage rate as of April 2025
3. Benchmark rate as of July 2025

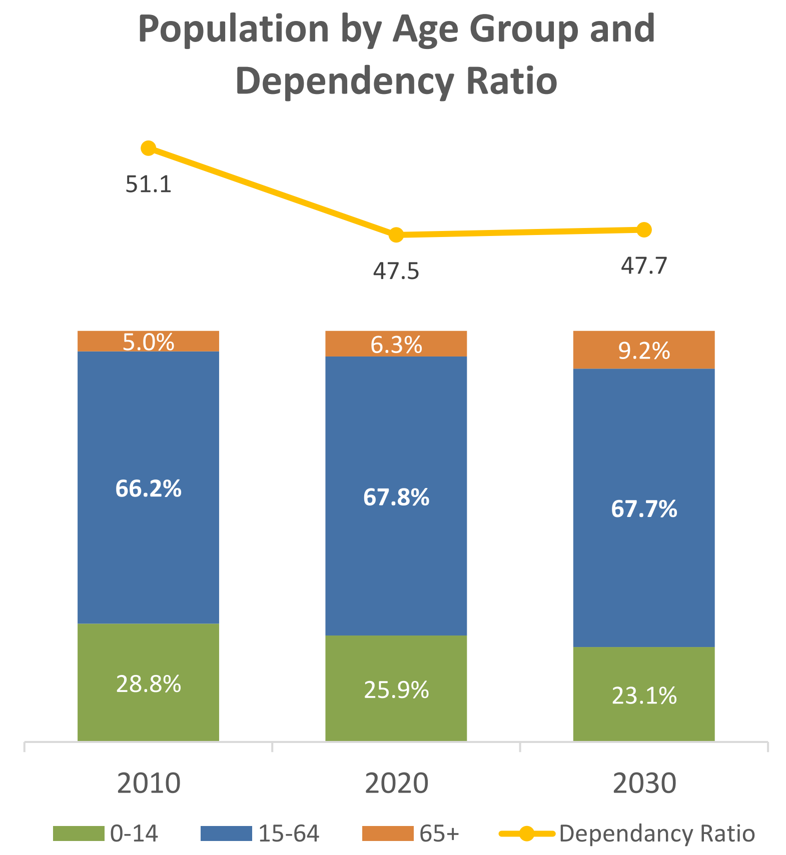
Residential Property Price Index (RPPI)



Favorable Population Structure



More than half of the Indonesian population lives in urban areas since 2010 and it is estimated to reach almost three-quarters by 2050



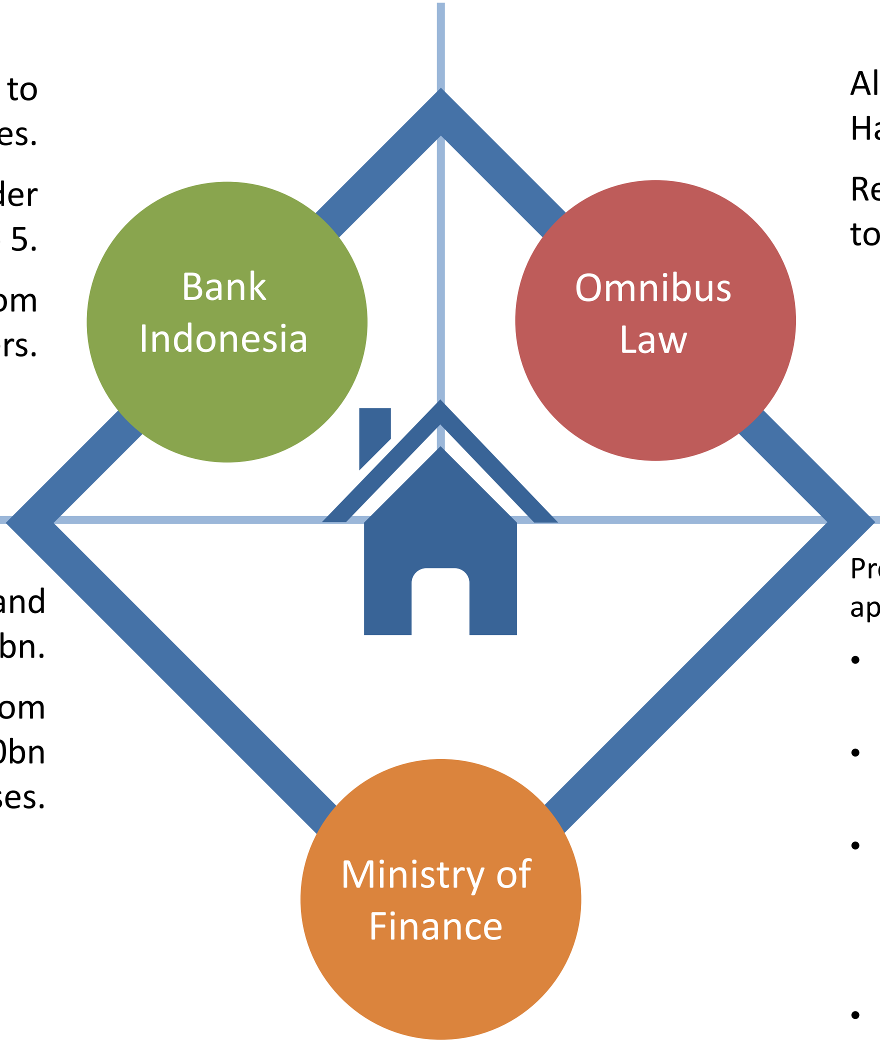
Rising working age population leading to a reduction in dependency ratio and promoting economic growth

Regulatory Support from the Government

Increased maximum Loan-to-Value (LTV) to 100% for all mortgages.

Increased limit for mortgages for units under construction from 2 to 5.

Deregulated mortgage disbursement from banks to developers.



Allowed foreigners to own apartments over Hak Guna Bangunan (HGB) land.

Relaxed the permit requirements for foreigners to be eligible to buy property.

Lowered super luxury tax from 5% to 1% and increased the threshold from Rp5bn to Rp30bn.

Increased price threshold for 20% luxury tax from Rp10bn to Rp30bn for apartments and from Rp20bn to Rp30bn for houses.

Provided VAT waiver for houses, shophouses and apartments:

- 2021: 100% for units priced below Rp2bn and 50% between Rp2bn to Rp5bn.
- 2022: 50% for units priced below Rp2bn and 25% between Rp2bn to Rp5bn.
- 2023-2024: VAT waiver for units priced up to a maximum of Rp5bn per unit, waiving on the first Rp2bn; 100% for Nov 2023 to Jun 2024, 50% for Jul to Aug 2024 and 100% for Sep to Dec 2024.
- 2025: 100% VAT waiver for units priced up to a maximum of Rp5bn per unit, waiving on the first Rp2bn

Appendix

Corporate Structure

- PT Sang Pelopor — 53.31%
- Public — 46.69%

PT CIPUTRA DEVELOPMENT TBK
(18,535,695,255 shares @ Rp 250)

Residential
- 99.99% — PT CIPUTRA RESIDENCE & Subsidiaries
- 99.99% — PT CIPUTRA NUSANTARA & Subsidiaries
- 99.99% — PT CIPUTRA GRAHA MITRA & Subsidiaries

Commercial
- 98.33% — PT CIPUTRA ADIGRAHA
- 99.84% — PT SARANANEKA INDAHPANCAR
- 81.38% — PT CIPUTRA SENTRA & Subsidiaries
- 99.10% — PT CIPUTRA SEMARANG & Subsidiaries
- 92.35% — PT CIPUTRA ADIBUANA
- 60% — PT CIPUTRA NIRVANADWIPA

Others
- 65.75% — PT CIPUTRA RAYA SEJAHTERA & Subsidiaries
- 7.43% — INTERNATIONAL CITY HOLDINGS PTE. LTD.

Corporate Milestones

1981: Established under the name of PT Citra Habitat Indonesia

1994 : IPO and listing on JSX
1995 : Issuance of Notes - US$ 100 million
1996 : - Rights issue I
- Listing on SSX
- Issuance of bond - Rp 150 billion
- Issuance of TLCF US$ 25 million *(Transferrable loan certificate facility)*

1997 : Economic crisis hit Indonesia. Start of debt restructuring process
1999 : PT Ciputra Surya Tbk (CTRS)'s listing on JSX
2000 : Bonus shares distribution

2006 : - Issuance of 2.4 billion shares without pre-emptive rights for debt settlement
- Rights Issue II

2007 : IPO of PT Ciputra Property Tbk (CTRP)
2015 : - Share dividend distribution
- First achievement on green building certification (CitraLake Suites)
- Issuance of Medium Term Notes (MTN) - SGD65 million

2016 : Share dividend distribution

2017 : - Merger with CTRS and CTRP
- Issuance of MTN - SGD150 million

2020 : - Included in IDX ESG Leaders Index
- First virtual marketing (Citra Maja Raya and CitraGarden Puri Jakarta)

2021 : - Acquisition of PT Metropolitan Land (MTLA)'s shares with 15% ownership
- Included in ESG Sector Leaders IDX KEHATI Index
- Refinancing of MTN - SGD150 million

2022 : Fitch rating revision from stable to positive outlook
2023 : Fitch rating upgraded rating to BB- with stable outlook

1981 | **1984-1996** | **1997-2005** | **2006-present**

Developed and launched:
1984 : CitraGarden City (West Jakarta) - our first project
1993 : - CitraLand Surabaya - first and largest township project in Surabaya
- Ciputra Mall & Hotel Jakarta - our first commercial project

1994 : CitraRaya Tangerang - largest township development project, covering an area of more than 2,700 ha

Developed and launched:
2005 : CitraGarden Lampung (Sumatra) and CitraGarden Banjarmasin (Kalimantan) - marking the beginning of business expansion outside of Java

Developed and launched:
2007 : Ciputra World Surabaya
2008 : Ciputra World Jakarta
2009 : CitraLand Celebes Makassar - first project in Sulawesi
2011 : Ciputra Hospital Tangerang - first healthcare project
2012 : CitraDream Hotel Cirebon - first budget hotel
2013 : Ciputra Beach Resort Bali - first resort development
2015 : CitraLand City Losari in Makassar - first reclamation residential project
2016 : Ciputra Mitra Hospital - first healthcare project in Kalimantan
2020: Mall Ciputra Tangerang - first mall in Tangerang

We are well positioned in Indonesia's current property outlook

Company's Strengths

Focus on real estate business

Most diversified in market targets, products offered & project locations

Large land bank at prime locations to support future growth

CIPUTRA

Reputable brand & experienced management team

Steady launch and development of pipeline projects

➕

Business Prospects

- Increase in housing needs
- Urbanization trends
- Change in customers' lifestyle
- Availability in mortgage facility
- Potential economic growth
- Government stimulus plan
- Stable political outlook

Experienced Management Team - Board of Commissioners

Rina Ciputra Sastrawinata

- Chairman

Kodradi

- Independent member

Junita Ciputra

Tanan H. Antonius

- Independent member

Sandra Hendharto

Thomas Bambang

- Independent member

Experienced Management Team - Board of Directors

Candra Ciputra - *President*



Artadinata Djangkar

Budiarsa Sastrawinata



MI Meiko Handoyo

Harun Hajadi



Nanik J. Santoso

Cakra Ciputra



Sutoto Yakobus

Agussurja Widjaja



Tulus Santoso - *Corporate Secretary*

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Thank you

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