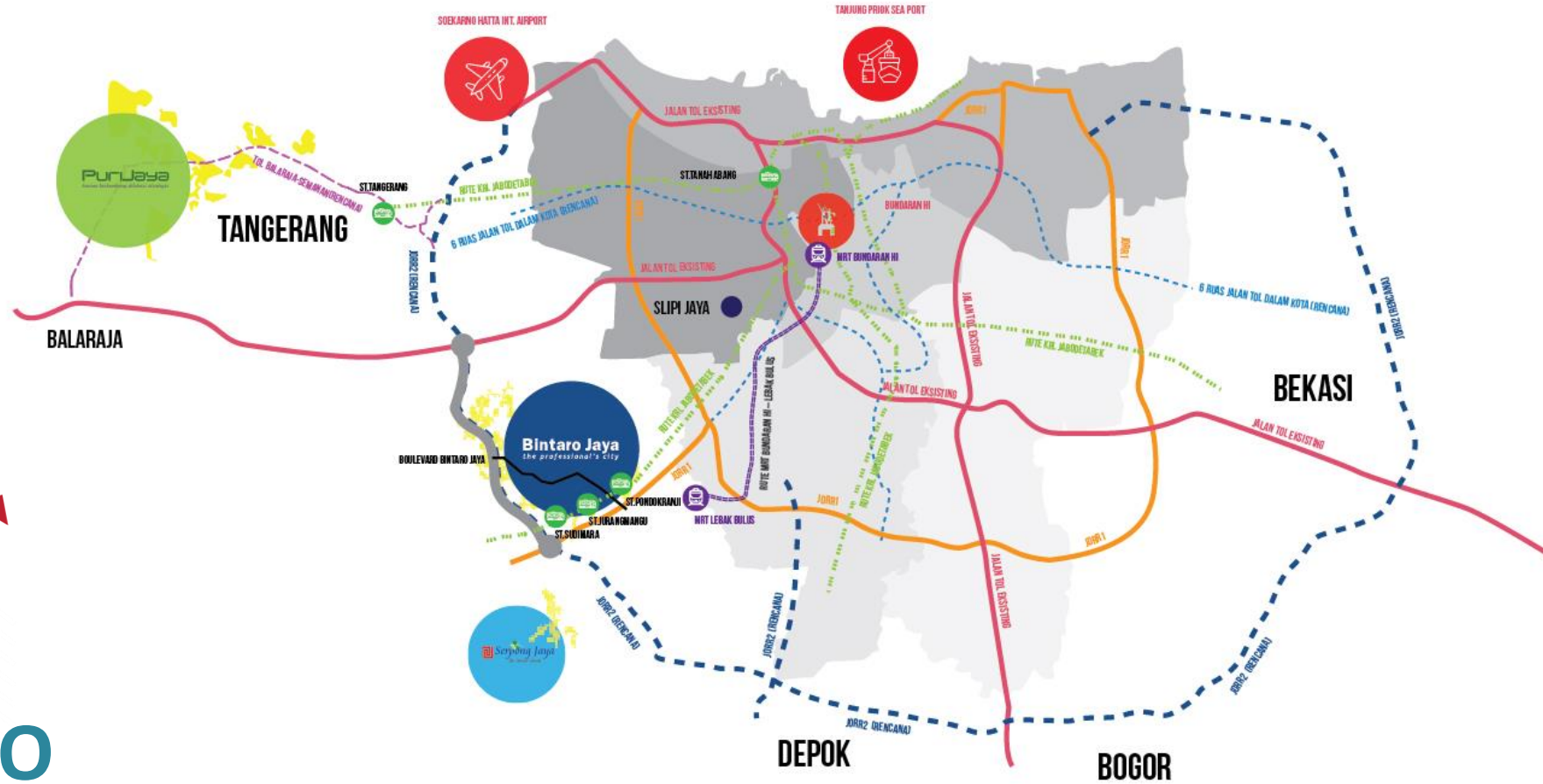


Membangun Generasi Berkualitas





We are a township developer in Jakarta capitalizing on the growth of population and its rising affluence of Indonesia. The Company would like to have a steady and sustainable growth in our revenue and operating profit. We also would like to maintain a healthy balance sheet and a good balance between dividends to the shareholders and profit retained in the company to support the company further growth.



PORTFOLIO

- Property Development

Township and Urban In-Fill Residentials



- Property Investment

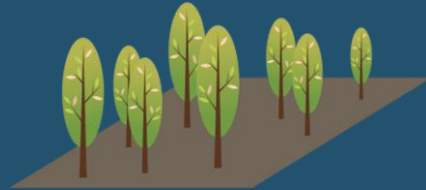
Commercial



- Strategic Investments

Toll-road, clean water and hospital





1,500 Ha

The Company still has over 1,500 Ha of land bank within its existing township development. We acquire the land with a medium-term plan. It monetizes the assets partially to meet the requirement to fund our operation, replenish our land bank and invest in facilities (i.e. shopping centers, hospital) and infrastructure that provide acceptable return and improve value of our remaining land bank.



492 Ha
RESIDENTIAL
& APARTEMENT



BINTARO JAYA

Started development in **1979** and has remaining Land Bank **492 Ha**



Established **township with over 20,000** households and **three** international schools.



15 km away from city center can be accessed by: arterial road, commuter train and enclosed by urban toll-road

Major opportunities to improve land value through increase in land use density, develops **Transit Oriented Development** and improve **connectivity through completion of new ring road**

1,064 Ha
RESIDENTIAL



PURI JAYA

Started development in **1996** and has remaining Land Bank **1,064 Ha**



Cluster of 5,000 middle-income houses.



30 km away from city center
4 km from Soetta Airport which acts as a major employment center.

Major opportunities to improve land value as the accessibility of the area will be improved in line with airport expansion but need to consolidate land bank.

Serpong Jaya
Started development : 2013

License : 36 Ha
Acquired : 35 Ha
Developed : 29 Ha



300 TENANTS

We have continued to enhance our landbank inventory so that we can readily capture opportunities to generate recurring income that support our core business, and build developments that will increase the value of the estate.



Masterplan Bintaro Xchange (25 Ha) with Transit Oriented Development concept, includes mall, apartment and/or hotel.



Current development Mall stage I (area used 4 Ha)



Mall Occupancy :
NLA: 45,955sqm
+ 2,250sqm of ice rink.

95%

25 Ha MALL, APARTMENT, HOTEL & TOD



BXCHANGE MALL

21 Ha MALL, APARTMENT & TOD



BINTARO PLAZA

Masterplan Bintaro Plaza (21 Ha) with TOD concept, includes mall and apartment



Current development of Bintaro Plaza Mall and 2 towers of condominium (land use 4 Ha)



Mall Occupancy :
NLA: 22,511sqm

95%

**Plaza
Slipi
Jaya**

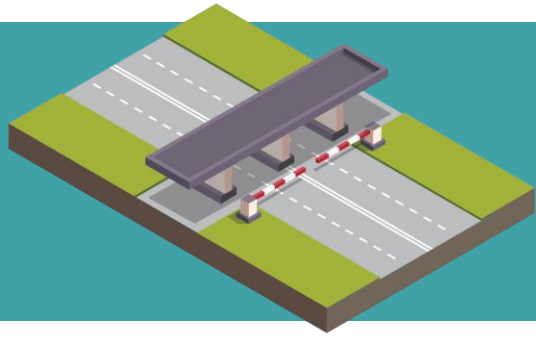
Land size : 6,465 sqm
NLA : 9,122 sqm
Occupancy : 89%

**Senen
Jaya
Blok IV**

Land size : 12,175 sqm
NLA : 10,249 sqm
Occupancy : 99%

**Senen
Blok IV**

Land size : 8,765 sqm
NLA : 7,574 sqm
Occupancy : 88%



70
KM

We have continued to pursue a strategic investment strategy to protect the long-term growth of the business. Over the year we continued to manage our portfolio while exploring further opportunities to invest in income - generating projects and properties.



Jakarta Outer Ring Road : West to North (W2N) 7.67 KM

Indirect ownership : 10.29%
Concession : 40 years (since 2005)

6-segment Jakarta Elevated Tollroad

(PT Jakarta Tollroad Development)

Direct ownership : 28.85%
Concession : 45 years



RUMAH SAKIT PONDOK INDAH BINTARO JAYA

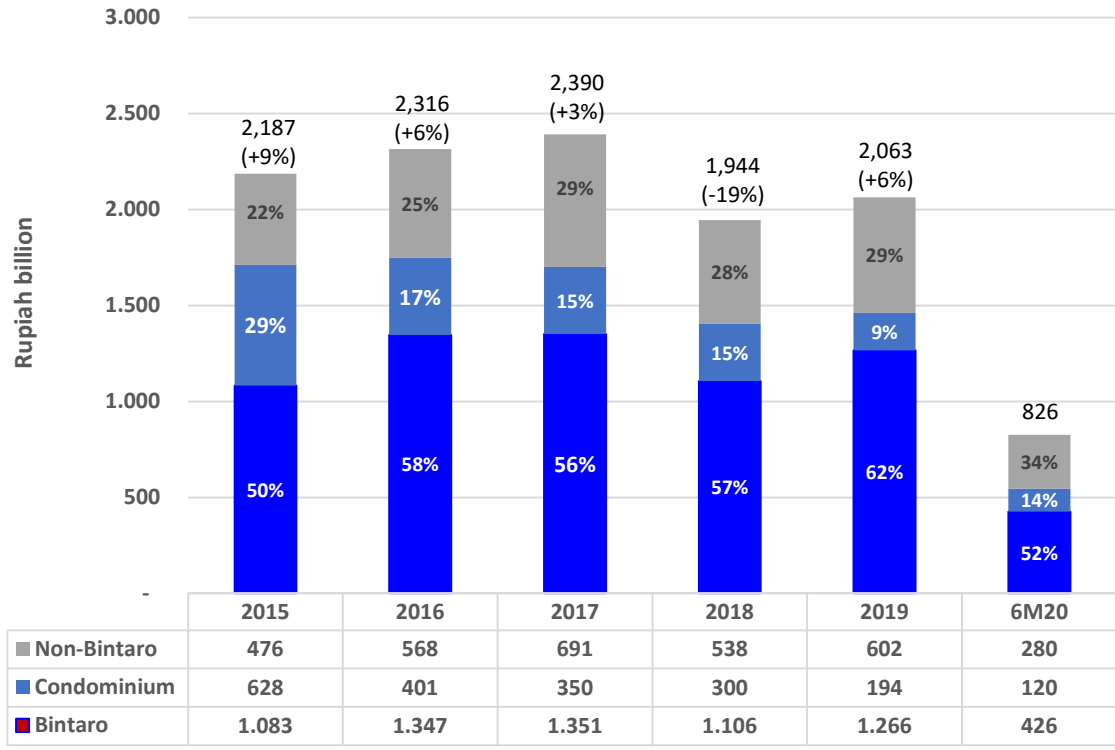
Direct ownership : 40%
Land area : 12,600 sqm
Building area : 34,000 sqm
Capacity : 107 beds (max capacity at 200 beds)

MARKETING SALES & FINANCIAL RESULT

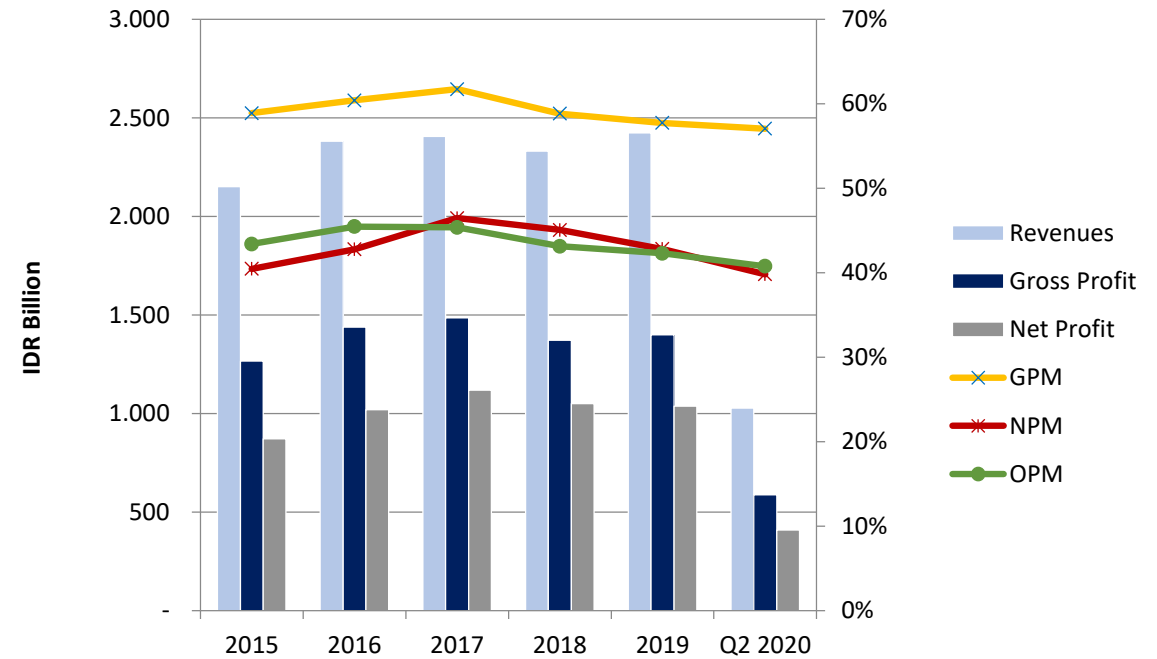
Our total marketing sales in 2019 reached IDR 2.06 trillion, a growth of 6% YoY. Revenues for the year reached Rp 2.42T, which increased by 4% YoY. And we booked a net profit of Rp 1.04T, with a healthy net profit margin of 43%.



MARKETING SALES



FINANCIAL RESULT





FINANCIAL STATEMENT

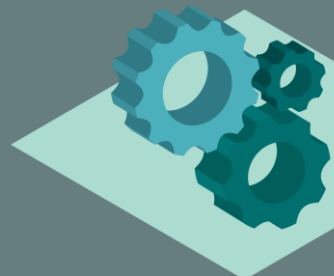
The company manage to maintain a dividend pay out ratio of 32% in 2019, with a dividen pershare of Rp 24



IDR BN	2015	2016	2017	2018	2019	Q2 2020
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Balance Sheet

Investment In Associates and Joint Ventures	292	572	755	1.011	1.114	1.098
Total Assets	7.578	8.484	9.473	10.541	11.165	11.665
Bank Loans	28	82	130	26	21	102
Total Liabilities	3.437	3.578	3.496	3.848	3.762	4.314
Total Equity	4.141	4.906	5.976	6.693	7.402	7.351
EPS	64,93	75,05	82,05	75,14	73,95	29,33
Dividend Pay Out Ratio (%)	33%	32%	32%	32%	32%	-
ROE	21%	21%	19%	16%	14%	6%
ROA	11%	12%	12%	10%	9%	4%



CASH FLOW

In 2019, the Company booked cash and cash equivalents in the amount of Rp 814 billion.



IDR BN	2015	2016	2017	2018	2019	Q2 2020
CASH FLOWS FROM OPERATING ACTIVITIES						
Cash Received from Customers	1.954	2.384	2.650	3.060	2.436	949
Cash Received from Interest	27	19	20	54	64	25
Cash Paid to Contractors, Supplier and Employees	-1.345	-1.245	-1.477	-1.573	-1.428	-495
Payment of Income Tax	(129)	(121)	(104)	(140)	(140)	(65)
Payment of Financial Charges	-1	-4	-10	-4	-3	-3
Net Cash Provide by Operating Activities	506	1032	1079	1432	929	411

IDR BN	2015	2016	2017	2018	2019	Q2 2020
CASH FLOWS FROM INVESTING ACTIVITIES						
Additional Advances and Investment in Associate	-48	-103	-0,02	(0,003)	-	-31
Additional Investment in Associates	-	-	-94	-287	-122	-
Additional of Investment Properties	-71	-51	-45	-49	-122	-71
Acquisition of Fixed Assets	-51	-12	-43	-23	-31	-20
Disposal of Investment Property	0,1	-	-	-	-	-
Release of Shares of Associates	-	0,750	-	-	-	-
Receipt of Dividends and Profit Sharing	-	0,765	2	27	17	6
Land Acquisition	-404	-557	-492	-410	-492	-93
Net Cash Used in Investing Activities	-573	-722	-672	-743	-750	-209

IDR BN	2015	2016	2017	2018	2019	Q2 2020
CASH FLOWS FROM OPERATING ACTIVITIES						
Repayments of Loans	-	(1)	(3)	(104)	(5)	(3)
Proceeds from Loans	28	56	50	-	-	96
Payment to Related Parties – Net	-4	9	-29	-6	-0	1
Purchasing of Treasury Stocks	-	-	-	-	-3	-43
Selling of Treasury Stock	287	17	239	-	-	-
Payment of Dividend	-235	-283	-322	-358	-330	-
Payment of Dividend for Non-Controlling Interest in Subsidiaries	-	-	-	-	(2)	-
Receipt of Paid in Capital from Non-Controlling Interest in Subsidiaries	10	15	40	20	9	-
Net Cash Used In Financing Activities	85	-188	-25	-447	-331	52
NET INCREASE /DECREASE IN CASH AND CASH EQUIVALENTS	17	122	381	242	(152)	253
CASH AND CASH EQUIVALENTS AT END OF PERIOD	221	343	724	966	814	1.067