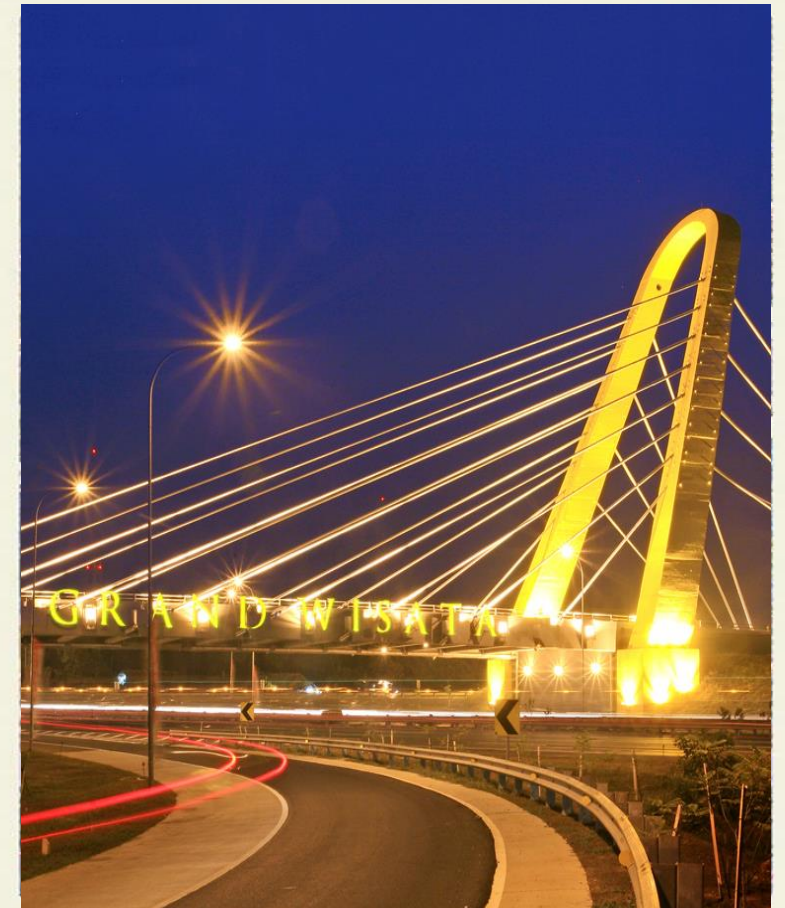


PT DUTA PERTIWI TBK



dutapertiwi
developer and real estate

**MATERI PUBLIC EXPOSE
MAR 2024**



PROFIL SINGKAT PERSEROAN

RIWAYAT SINGKAT PERSEROAN



sinarmas land

1987-1993

Mulai mengembangkan proyek-proyek superblok ITC Mangga Dua, ITC Roxy Mas, dan proyek perumahan Taman Banjar Wijaya dan Taman Permata Buana

1994

- Terdaftar di Bursa Efek Surabaya total saham 225 juta lembar dengan harga Rp 3.150/saham
- Mengembangkan superblok ITC Cempaka Mas

1995

- Konversi obligasi sebanyak 52,5 juta lembar saham
- Mulai mengembangkan Kawasan Kota Wisata Cibubur

1996

Pembagian saham bonus sebanyak 1 untuk 4 lembar saham beredar.

1997

- Stock split 1:2
- Right issue I sebanyak 693,75 juta lembar saham dengan harga Rp 1.000 /saham

2005

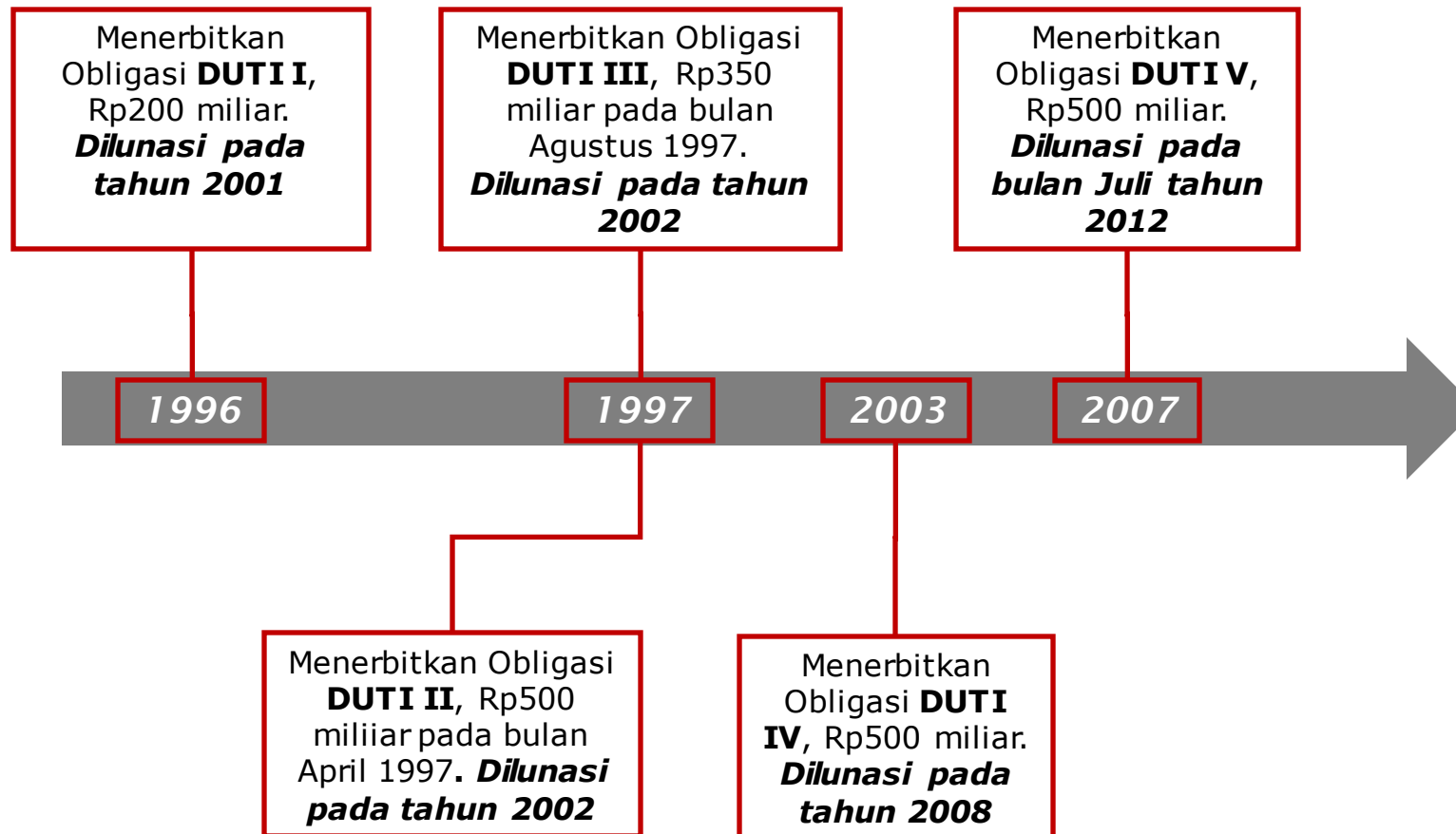
Mulai mengembangkan Kawasan Grand Wisata Bekasi

2008

Right Issue II sebanyak 462,5 juta lembar saham dengan harga Rp 1.059 /saham

2021

Akuisisi PT Itomas Kembangan Perdana (IKP), meningkatkan kepemilikan efektif dari 57,34% menjadi 100%



KOMPOSISI PEMEGANG SAHAM



sinarmas land

No	Nama Pemegang Saham	Jumlah Saham**	Nilai Kapitalisasi Pasar (Rp)*	%
1	PT Bumi Serpong Damai Tbk	1.691.876.632	7.816.470.039.840	91,45
2	Lain-lain	158.123.368	730.529.960.160	8,55
Jumlah		1.850.000.000	8.547.000.000.000	100,00

*Nilai Kapitalisasi Pasar per 31 Desember 2023

**Daftar Pemegang Saham per 31 Desember 2023



Muktar Widjaja,
Komisaris Utama



**Franciscus Xaverius
Ridwan Darmali,**
Wakil Komisaris Utama



Teddy Pawitra,
Komisaris Independen



Susiyati B. Hirawan,
Komisaris Independen



Teky Mailoa,
Direktur Utama



Lie Jani Harjanto,
Wakil Direktur Utama



Hongky Jeffry Nantung,
Direktur



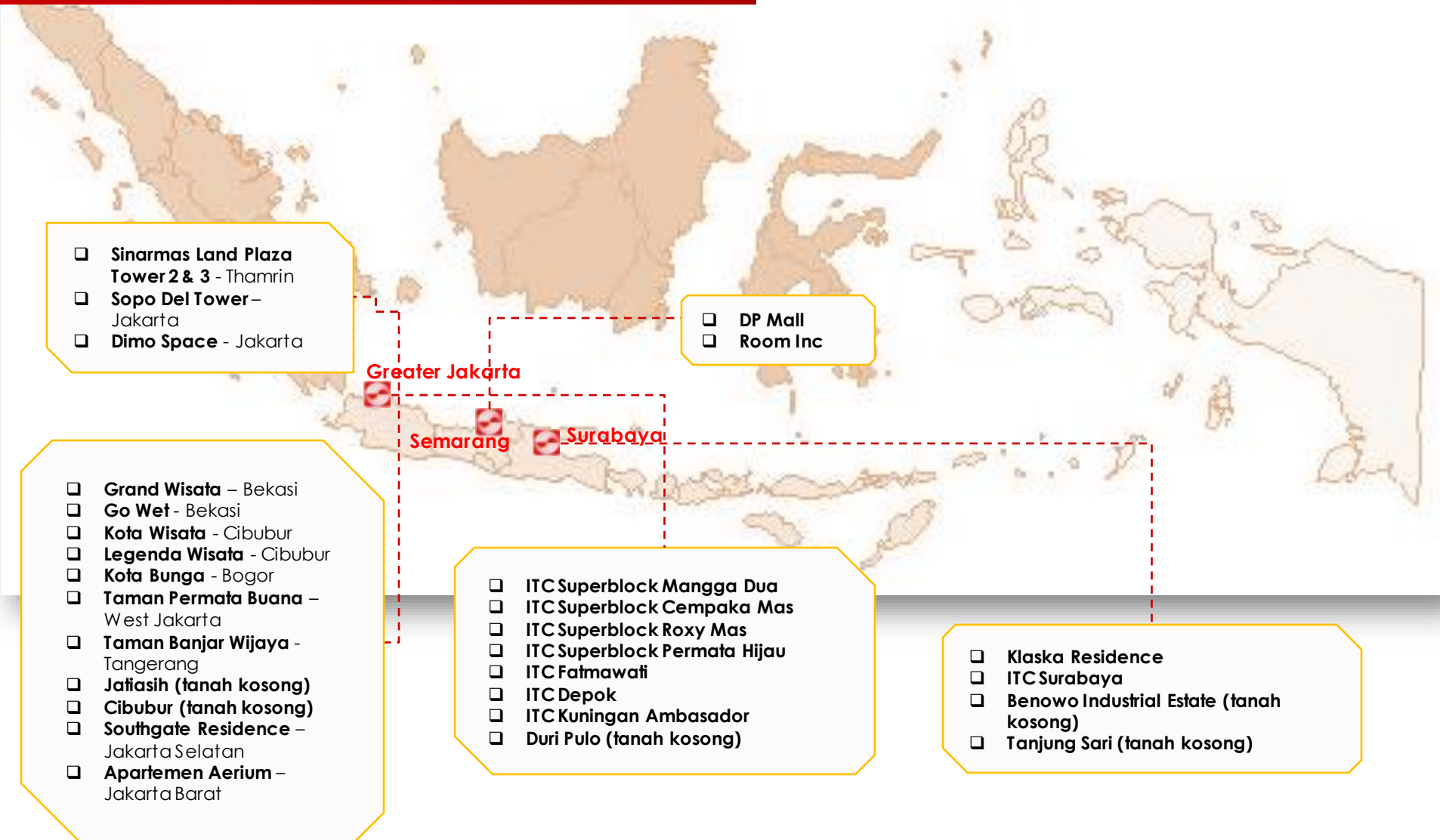
Handoko Wibowo,
Direktur

BISNIS dan PROYEK PERSEROAN



DIVERSIFIKASI PORTOFOLIO

Keberadaan di 3 (tiga) Kota Besar di Indonesia



GRAND WISATA, BEKASI



Kawasan pengembangan kota mandiri seluas 1.100 hektar yang mulai dikembangkan pada tahun 2005, terletak di sebelah timur Jakarta, memiliki akses langsung tol Jakarta-Cikampek dan tol Cimanggis-Cibitung (sedang dibangun).

KOTA WISATA, CIBUBUR



Kota Wisata, dibangun sebagai perpaduan keselarasan antara aktivitas hunian, rekreasi, pendidikan, dan fisik dalam lingkungan pemandangan hijau, untuk meningkatkan kualitas hidup. Terhubung langsung dengan tol Cimanggis-Cibitung dengan gerbang tol Nagrak di Kota Wisata, memberikan akses termudah dari Jabodetabek.

SOUTHGATE Residence



- Berlokasi di Tanjung Barat, Jakarta Selatan. Luas area 5,4 ha
- Terdapat 3 tower apartemen yang dipasarkan, yaitu Elegance, Prime dan Altuera dengan segmen pasar menengah ke atas.



GEDUNG KANTOR, HOTEL, MALL



Perkantoran di Jakarta

Sinarmas Land Plaza Tower 2
Area sewa : 59.716 sqm
39 lantai

Sinarmas Land Plaza Tower 3
Area sewa : 12.081 sqm
12 lantai

Sopo Del Tower
Area Sewa : 2.754 sqm
2 lantai

Dimo Space
Area sewa : 2.585 sqm
8 lantai

Hotel

Room Inc
Semarang,
4 lantai, 162 kamar

Mall

DP Mall,
Semarang
Net leaseable 28,488 m2
Gross floor 53,000 m2

PELOPOR KAWASAN KOMERSIAL ITC



sinarmas land

- Pelopor pengembangan ITC (strata retail mall)
- Salah satu pelopor pengembangan superblok mengkombinasi kondominium, pusat perbelanjaan, ritel dan perkantoran
- Sukses mengembangkan 10 superblok yang tersebar di Jabodetabek and Surabaya with around 1,3 million net sellable area.
- Sebagai pusat aktivitas bisnis pedagang grosir dan ritel

Superblok Mangga Dua



- Superblok Mangga Dua
- Superblok Roxy Mas
- Superblok Cempaka Mas
- Superblok Ambassador Kuningan
- Superblok Fatmawati Mas
- Superblok Permata Hijau
- Superblok Mangga Dua Surabaya
- ITC Depok
- ITC Surabaya

ITC Depok



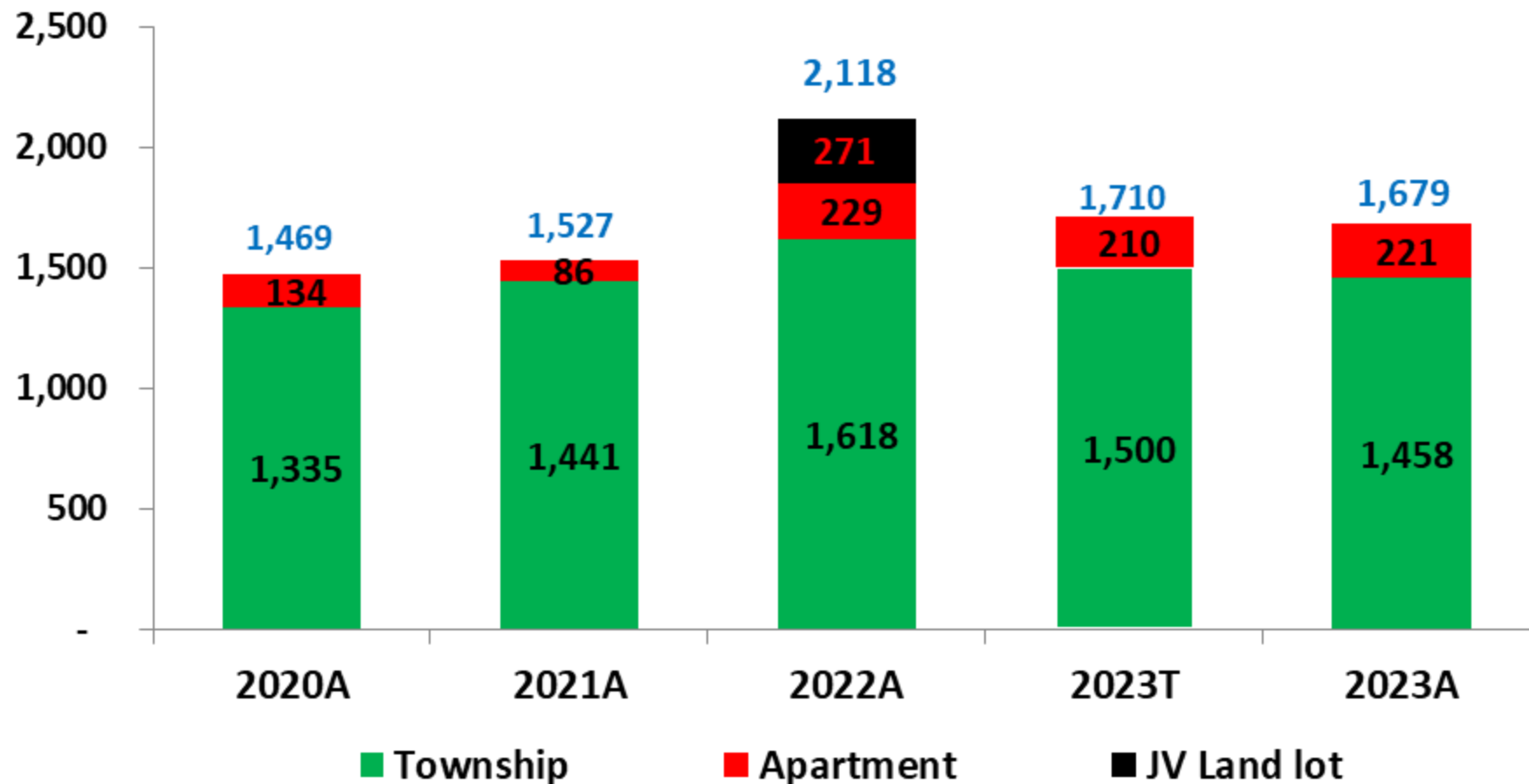
Superblok Permata Hijau



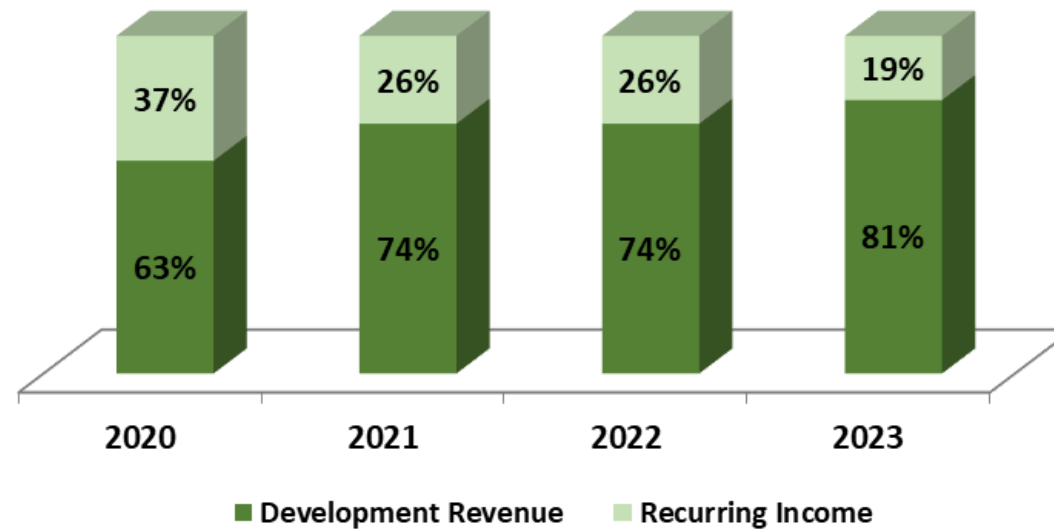
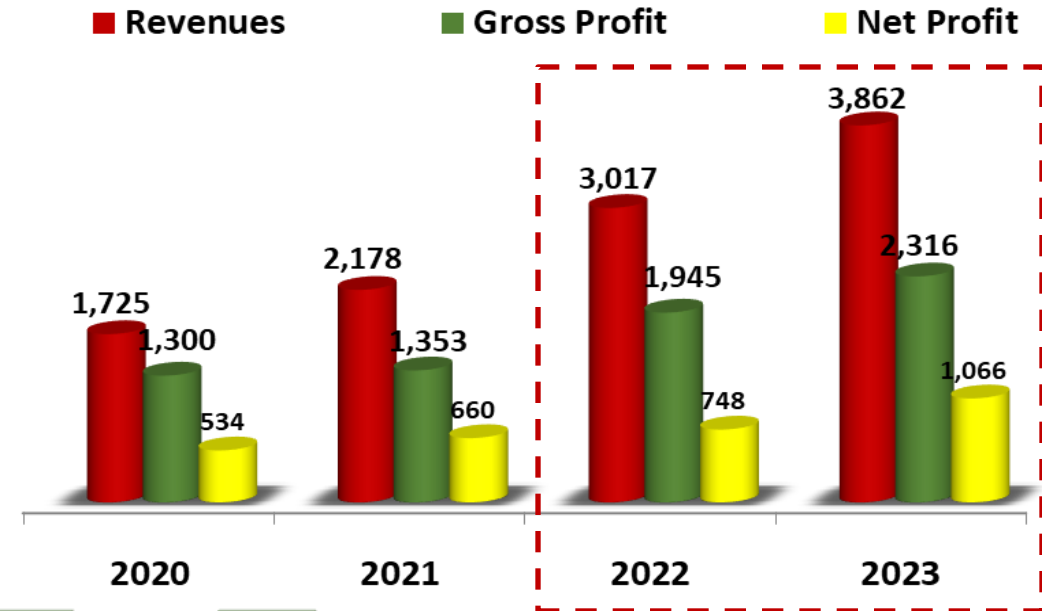
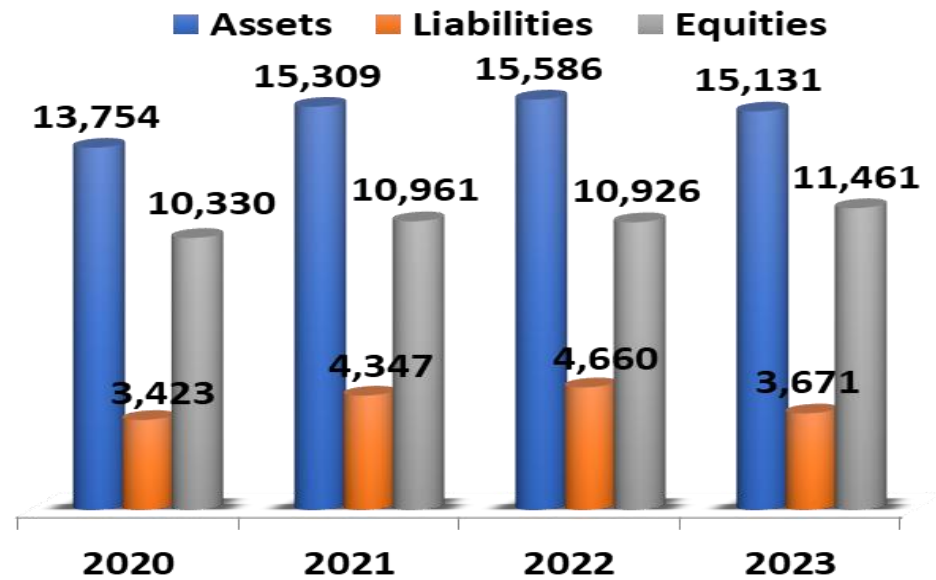


KINERJA KEUANGAN PERSEROAN

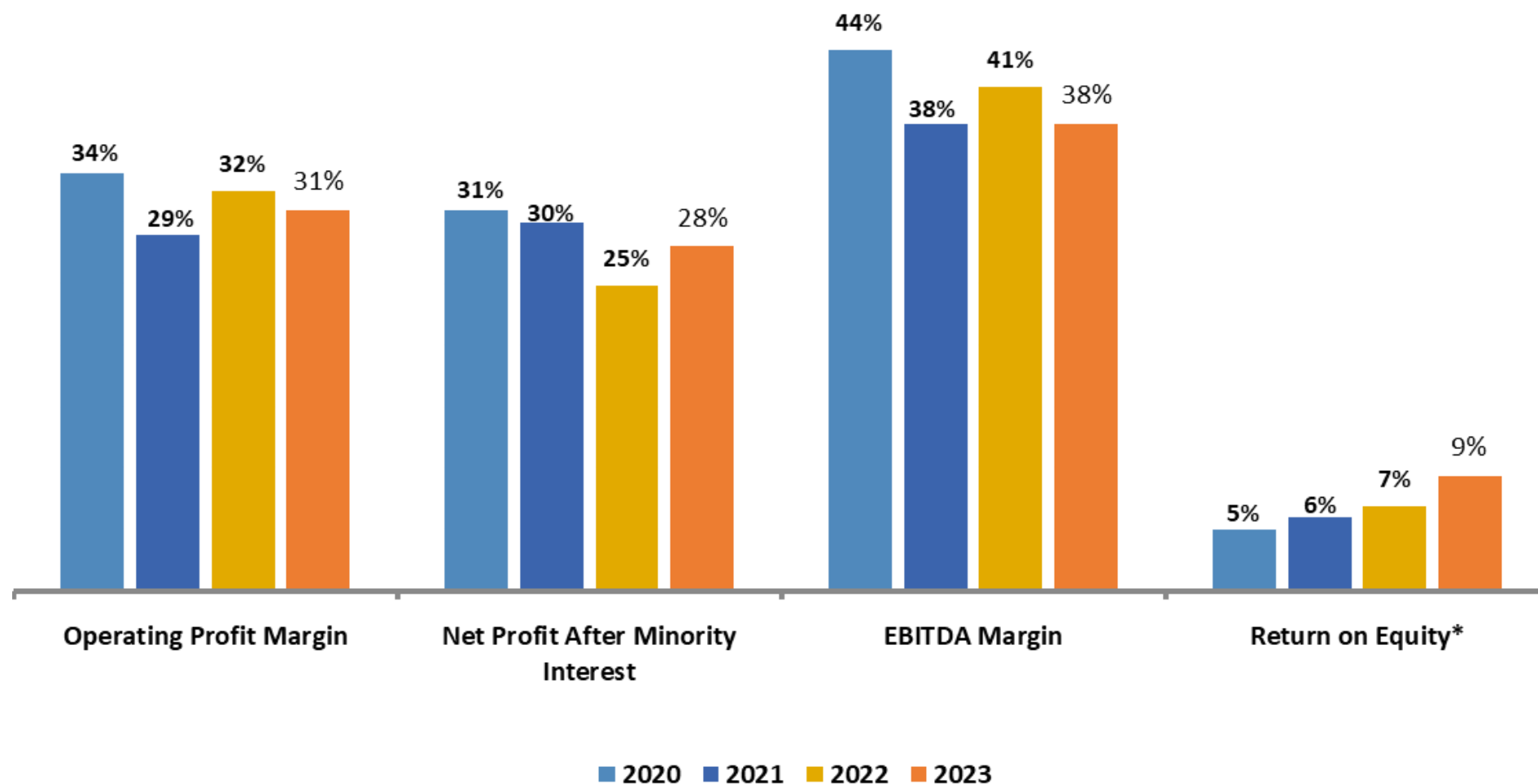
Capaian Pra Penjualan (dalam Rp miliar)



Kinerja Keuangan (dalam Rp miliar)



Tinjauan Profitabilitas



* Angka setelah Annualized



- No representation or warranty express or implied is made as to, and no reliance should be placed on, the fairness, accuracy, completeness or correctness of the information or opinions contained herein. The Company shall not have any liability whatsoever (in negligence or otherwise) for any loss howsoever arising from any use of this document or its contents or otherwise arising in connection with the document.
- This document may contain forward-looking statements and estimates with respect to the future operations and performance of the Company and its affiliates. Investors and security holders are cautioned that forward-looking statements are subject to various assumptions, risks and uncertainties, many of which are difficult to predict and are generally beyond the control of the Company. Such assumptions, risks and uncertainties could cause actual results and developments to differ materially from those expressed in or implied by the forward-looking statements. Factors that could cause actual results and developments to differ materially from those estimated by the forward-looking statements include, but are not limited to, property prices and demand and supply of properties. Accordingly, no representation or warranty, either express or implied, is provided in relation to the accuracy, completeness or reliability of the information contained in this document, nor is it intended to be a complete statement or summary of the property markets or developments referred to in this document. It should not be regarded by recipients as a substitute for the exercise of their own judgment. Neither the Company and any other person assumes responsibility for the accuracy, reliability and completeness of the forward-looking statements contained in this document. The forward-looking statements are made only as of the date of this document. The Company is under no duty to update any of the forward-looking statements after this date to conform such statements to actual results or developments or to reflect the occurrence of anticipated results or otherwise



sinarmas land



Terima Kasih