PT Surya Semesta Internusa Tbk (“SSIA”)

Review First Semester 2026







Table of Contents

suryainternusa
BUILDING A BETTER INDONESIA

Surya Semesta Internusa In Summary

01

suryainternusa
BUILDING A BETTER INDONESIA

Corporate Structure and Key Projects

Legend:
- Subsidiary
- Listed entities on IDX
- Listed entities on IDX & Subsidiary

PT Surya Semesta Internusa Tbk
Market cap: IDR 7.0tn/ USD 394mn

Property

63.5% — **PT Suryacipta Swadaya**
- Suryacipta City of Industry (Industrial Estate - 1,400ha)
- Subang Smartpolitan (2,717ha)

100% — **PT TCP Internusa**
- Glodok Plaza (retail)
- SSI Tower (formerly Graha Surya Internusa - office) (1)
- Edenhaus Simatupang (residential)

Construction

63.9% — **PT Nusa Raya Cipta Tbk**
Market Cap: IDR 1.0tn / USD 56mn
- High rise buildings
- Commercial facilities
- Large scale manufacturing facilities
- Infrastructure (bridges, highways and jetties)

Hospitality

93.4% (2) — **PT Suryalaya Anindita International**
- Gran Meliá Jakarta
- Paradisus by Meliá Bali (Formerly Meliá Bali Hotel)

100%
- **PT Sitiagung Makmur (Asset Owner)**
- **PT Ungasan Semesta Resort (Operator)**
  - Umana Bali, LXR Hotels & Resorts (operator)

100%
- **PT Surya Internusa Hotels (Asset Owner)**
- **PT BATIQA Hotel Manajemen (Operator)**
- BATIQA Hotel Karawang, Cirebon, Jababeka, Palembang, Pekanbaru, Lampung, dan Surabaya

20.3% — **PT Horizon Internusa Persada**
- Travelio.com

- *Note: 1) Currently not in operations, (2) SSIA & its subsidiaries' ownership in SAI after Hospitality Co Restructuring*
- *Shareholding information & Market data as of 30 June 2026 USD:IDR exchange rate of Rp17,856 used.*

suryainternusa

BUILDING A BETTER INDONESIA

SSIA Management - Strong Operating Record

Board of Commissioners

Hagianto Kumala
President Commissioner
> 45 Years Experience
Prior work experience within Astra Group

Crescento Hermawan
Vice President Commissioner
> 25 Years Experience

Fentony
Commissioner
> 25 Years Experience

F. Bedjo Wiantono
Commissioner
> 35 Years Experience

Irawan Chandra
Independent Commissioner
> 35 Years Experience

Board of Directors

Johannes Suriadjaja
President Director
> 35 Years Experience

The Jok Tung
Vice President Director
> 35 Years Experience

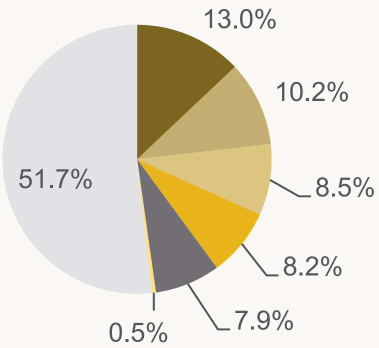
Wilson Effendy
Director
> 25 Years Experience

Sonny Satia Negara
Director
> 25 Years Experience

suryainternusa
BUILDING A BETTER INDONESIA

Surya Semesta Internusa in Summary Company Highlights

- Established and commenced operations in 1971, SSIA's primary businesses are in construction, property and hospitality sectors
- One of the Leading Listed Developers in Indonesia[1]
  - Market Capitalization of IDR7,034 bn / USD393 mn
  - 1H26 Total Equity of IDR8,482 bn / US$475 mn
  - FY25 EBITDA[3] of IDR248 bn / US$15 mn
  - 1H26 EBITDA[3] of IDR693 bn / US$39 mn
  - Established presence in thirteen Indonesian cities
- Suryacipta City of Industry is the company's pioneer project with total location permit of 1,400 ha
- Subang Smartpolitan is the company's largest project with total location permit of 2,717 ha



Shareholding Structure

- Shareholding as of 30 June 2026
- Total Outstanding Shares : 4,705 million

Core Business

suryainternusa

Non-Recurring	Recurring[2]
Construction	Hotel
Industrial Estate Land	Rental, Parking & Maintenance
Real Estate (Residential)	

- Suryacipta City of Industry
- Subang Smartpolitan
- High rise buildings
- Commercial and manufacturing facilities
- Infrastructure
- Construction toll road

- Resorts and Villas
- Business Hotels
- 5-star Hotels

Note:
(1) Market data as of 30 June 2026, based on USD:IDR of Rp17,856
(2) Recurring revenue comprises that of hotel, rental, parking and maintenance.
(3) EBITDA defined as net income, before interest expenses, tax expenses, depreciation and amortization expenses, includes JO income (loss)

Milestone

suryainternusa
BUILDING A BETTER INDONESIA

- *Operating track record in property sector can be traced back to over 50 years in early 1970s*
- *Significant growth since IPO:*
  - *Raised over IDR545 billion equity[(1)]*
  - *Raised over IDR1,600 billion in bond issuances*
  - *Market cap increased from IDR 0.6tn (IPO) to current IDR7.0tn[(2)]*

1971
Entered into a property development company to develop Golden Triangle area in Kuningan

1976
Glodok Plaza inauguration, Indonesia's first modern shopping center in Chinatown, Jakarta

1983
Developed Meliã Bali Hotel, a 494-room, 5-star hotel in Nusa Dua, Bali (Currently Paradisus by Melia Bali)

1991
Developed 1,400 hectares industrial estate development in Karawang, West Java

1994
Acquired construction business, PT Nusa Raya Cipta

1996
Developed a 5-star Gran Meliã Hotel and Graha Surya Internusa Office Building

1997
Listed on the Indonesia Stock Exchange

2006
Development of the ultra-high-end Banyan Tree Resort in Ungasan, Bali

2008
Consolidated its hospitality business, PT Suryalaya Anindita International

2010
Launched opening Banyan Tree Ungasan Resort, Bali (Currently Umana Bali, LXR Hotels & Resorts)

2011
Conducted stock split on a ratio of 1 : 4

2012
- Issued IDR 700 billion bond
- Distribute first dividend since IPO in 1997
- Invested in – Cikopo-Palimanan Toll Road

2013
IPO of Nusa Raya Cipta @ IDR 850 per share

2014
- Acquired location permit of 2,000 ha in Subang, West Java
- Launched first BATIQA hotel in Karawang

2015
Joint venture with Mitsui & Co and TICON in warehousing/ factory business
Opening of Cikopo – Palimanan toll road

2017
Divestment Cikopo Palimanan Toll road at 3X BV

2020
Groundbreaking Subang Smartpolitan

2022
Divestment of SLP & SIT [(3)] worth total of IDR 562.2 bn

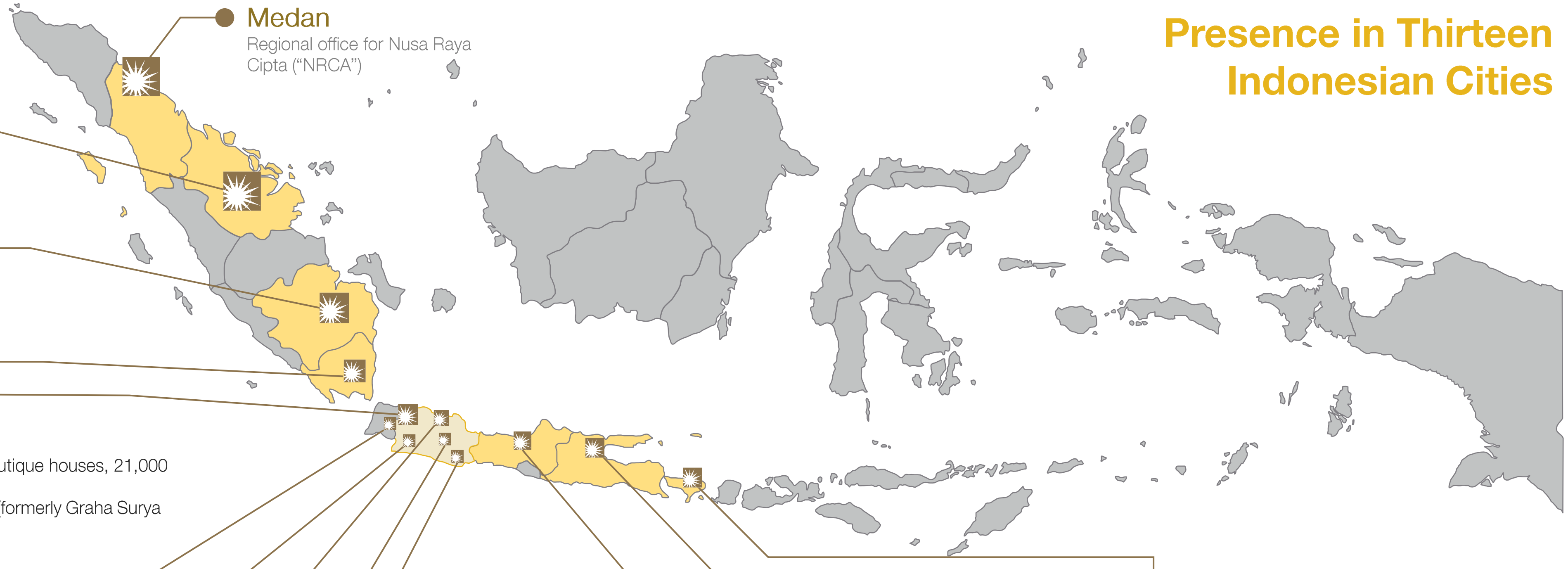
2024
BYD as the first largest tenant of electric vehicle manufacturing Subang Smartpolitan

Note: Timeline not to scale. (1) Including IDR 132bn raised in IPO. (2) Market data as of 30 June 2026. (3) SLP : PT SLP SURYA TICON INTERNUSA, SIT : PT Surya Internusa Timur.

suryainternusa
BUILDING A BETTER INDONESIA

Geographical Presence Across Indonesia

Presence in Thirteen Indonesian Cities



Medan
Regional office for Nusa Raya Cipta ("NRCA")

Pekanbaru
BATIQA Hotel (Business Hotel, 3-star, 133 rooms) - Grand opening on 26 Aug 2016

Palembang
BATIQA Hotel (Business Hotel, 3-star, 160 rooms) - Grand opening on 18 Feb 2016

Lampung
BATIQA Hotel (Business Hotel, 3-star, 109 rooms) - Grand opening on 16 Sep 2016

Jakarta
- Gran Melia Jakarta (5-stars, 334 rooms)
- Glodok Plaza (35,808 sqm)
- Edenhaus Simatupang residence (41 boutique houses, 21,000 sqm)
- SSI Tower Prime Grade A development (formerly Graha Surya Internusa; 8,525 sqm landbank)

Tangerang
Edenhaus Serpong (122 units)

Jababeka
BATIQA Hotel (Business Hotel, 3-star, 127 rooms) - Grand opening on 11 Nov 2015

Karawang
- Suryacipta City of Industry (1,400ha)
- BATIQA Hotel & Apartments Karawang (Business Hotel, 3-star, 137 rooms) - Grand opening on 18 Sept 2014

Subang
- Acquired location permit of 2,717ha
- Phase 1 Development (400Ha)
- RUMIDA (622 units)

Cirebon
- BATIQA Hotel (Business Hotel, 3-star, 108 rooms) - Grand opening on 9 Sep 2015

Surabaya
- Branch office for NRCA
- BATIQA Hotel (Business Hotel, 3-star, 87 rooms) -

Semarang
- Branch office for NRCA

Bali
- Paradisus by Melia Bali Hotel (5-stars), 492 rooms [1]
- Umana Bali, LXR Hotels & Resorts, (Boutique Resort, 72 villas) [2]
- Branch office for NRCA

- Note: [1] *Formerly Melia Bali Hotel,* [2] *Formerly Banyan Tree Ungasan Resort*

Strategic Roadmap

Vision

To be the most reliable, trusted and respected Indonesia property, construction and hospitality group of companies

1. Continued focus on the construction and development of Indonesian properties
2. Prudent land banking strategy to deliver sustainable and superior profit margins
3. Continued product, segment, geographical diversification
4. Increased recurring income through hospitality, property and infrastructure

Significant Events

4Q25-1H26

suryainternusa

BUILDING A BETTER INDONESIA

suryainternusa
BUILDING A BETTER INDONESIA

RUMIDA: The First Residential Project in Subang Smartpolitan

On 22 October 2025, Subang Smartpolitan, in collaboration with TCP Internusa, officially marked its presence as the first residential development in the area.

With total area of 17 ha for development, this project will feature a total of 622 units. The breakdown of the units is as follows:
Aura Type 30/60 : 279 Units
Elora Type 42/90 : 273 Units
Nava Type 72/160 : 70 Units

Starting price from IDR 243 mn until IDR 850 mn for the Nava type.

suryainternusa
BUILDING A BETTER INDONESIA

Nusa Raya Cipta – Secured Contract for the First section of Patimban Toll Road

On 10 December 2025, NRCA was appointed, together with ADHI, to construct the first section of the Patimban Access Toll Road. The project, undertaken by BUJT PT Jasamarga Akses Patimban, comprises Package I with a total length of 7.10 km and Package II spanning 7.01 km.

Package I will be executed by the ADHI–NRCA KSO and is scheduled to commence in the first quarter of 2026, with an estimated construction period of 16 months.

This section will include the Cipeundeuy Interchange, which will provide direct connectivity to the Subang Smartpolitan Industrial Estate.

suryainternusa
BUILDING A BETTER INDONESIA

Edenhaus Serpong – A New Place Called Home in Serpong

TCP Internusa launched its first residential landed house in Serpong which located 5-10 minutes from various strategic area such as BSD City, Alam Sutera and Gading serpong. This project will feature a total:

- 9 shop houses – IDR 1.8 bn /unit
- 113 houses - start from IDR 1.4 bn / unit to IDR 2.2 bn / unit

Total expected revenue up to IDR 234 bn.

TCP offers various type of units with details below:

Vanda : 102/84 (7x12)
Parahyba : 77/72 (6x12)
Wedelia : 63/60 (5x12)
Arachis : 45/60 (5x12)

Paradisus by Melia Bali – A New Paradise Has Emerged in Nusa Dua

On 1 February 2026, Paradisus by Melia Bali has emerged as the new paradise in Nusa Dua. Revamping as the new brand of Melia Hotel International, Melia Bali Hotel has transformed to Paradisus by Melia Bali. With total of 492 rooms from previously 495 rooms, Paradisus by Melia Bali expand its service to have all inclusive packages.

“We are guest for Melia Bali Hotel for more than 10 years and this is the most anticipated hotel opening in Nusa Dua”, one of the guest said.

With this opening, hospitality engine start to sparks and shine in this year.

Link Video: Paradisus by Melia Bali

BATIQA Hotel Adora Lampung – A New Airport Lifestyle Hotel in Lampung

On 2 June 2026, BATIQA Hotel Management in collaboration with Adora Marsada Group has finally signed a hotel management agreement for BATIQA Hotel Adora Lampung. This hotel become the second BATIQA Hotel in Lampung which located near to the airport with Airport Lifestyle hotel.

This hotel will be finished and ready for operation in 2027 with 60 rooms, ballroom, meeting rooms, swimming pool and kids playground.

suryainternusa
BUILDING A BETTER INDONESIA

SSIA AGMS & EGMS – Dividend Distribution & MESOP Approval

On 19 June 2026, SSIA has successfully conducted an AGMS and EGMS. In this event, SSIA announced a dividend distribution amounting of Rp 23.5 billion. During the AGMS SSIA also appointed a new Board of Commissioner Mr. Fentony Sudjono. Prior joining the SSIA Board, Mr. Fentony served as a commissioner of PT TCP Internusa.

In EGMS, SSIA's shareholders approved the MESOP agenda with new shares issuance more less than 5% from currently issued shares.

suryainternusa
BUILDING A BETTER INDONESIA

SSIA's Sustainability

suryainternusa
BUILDING A BETTER INDONESIA

SSIA's Sustainability: 4-pillar ESG strategy lays the foundation to create holistic long-term value for our stakeholders

Sustainability Strategy:

Sustainability is an integrated part of SSIA's business. Aligned with its vision and mission, SSIA's ESG practices are guided by four key pillars of ESG strategy:

- Delivering sustainable high-quality products and superior services
- Preserving the environment
- Looking after people
- Contributing to communities

ESG Pillars SSIA	ESG Material Issues
Product *Delivering sustainable high-quality products and services*	• Product and Service Quality • Customer Health and Safety • Material • Economic Performance
Environment *Preserving the environment*	• Energy • Emissions • Water and Effluent
People *Looking after people*	• Occupational Health and Safety • Training and Education
Community *Contributing to communities*	Local Communities
Sustainability Governance	Policy, Procedure, Governance

Sustainability Achievement 2025

Economic Performance

-29.8%
Revenue Decrease

-30.0% [1]
Decrease in Room Nights

-16.0%
Decrease New Contracts Acquisition

-76.8%
Decrease in Land Sales

Note : (1) Decrease due to Melia Bali Hotel Renovation since Oct'24 (currently Paradisus by Melia Bali)

Social Performance

46.4%
Increase in Employee Training Hours

> 32.2%
Increase in CSER Spending

Customer Satisfaction Survey Score

70.5%	94.1%	84.8%
Unit Property Property Unit	Unit Perhotelan Hospitality Unit	Unit Konstruksi Construction Unit

Environmental Performance

- PROPER Biru untuk PT Suryacipta Swadaya
- PROPER Biru untuk Paradisus by Melia Bali
- Blue PROPER for PT Suryacipta Swadaya
- Blue PROPER for Paradisus by Melia Bali

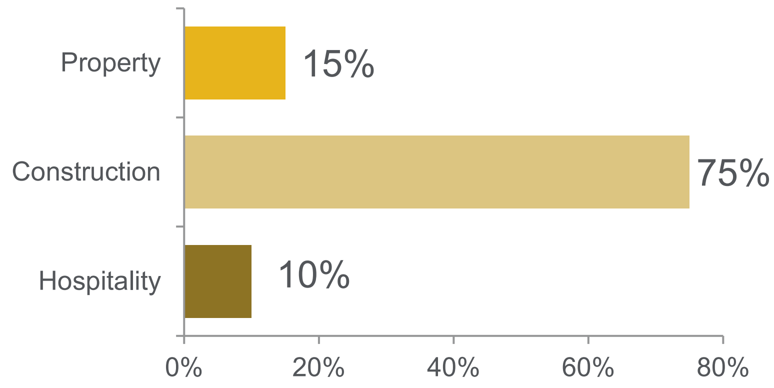
Review 1H26

suryainternusa

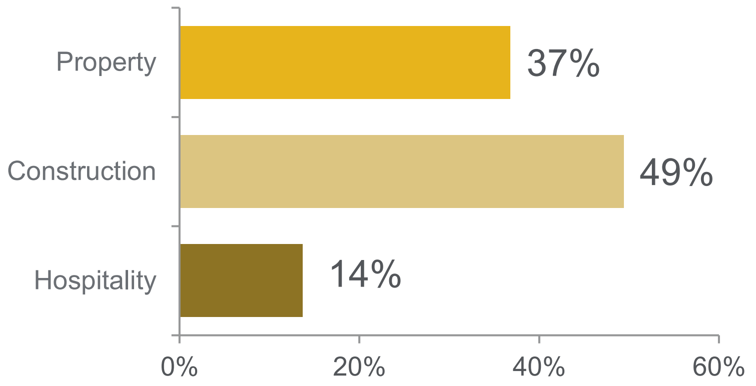
BUILDING A BETTER INDONESIA

Overview of Key Business Segment

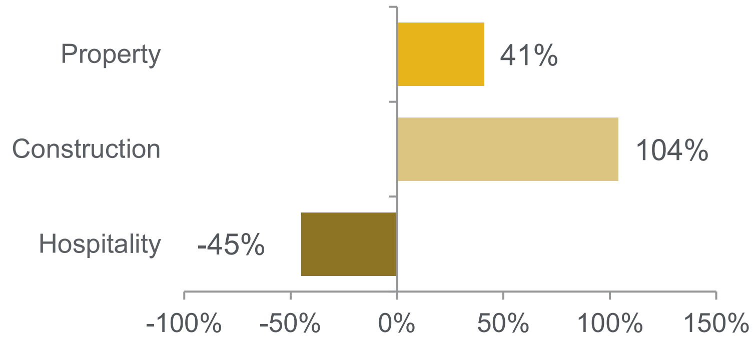
Revenue Across Business Segments (1H25*) IDR2,117 bn



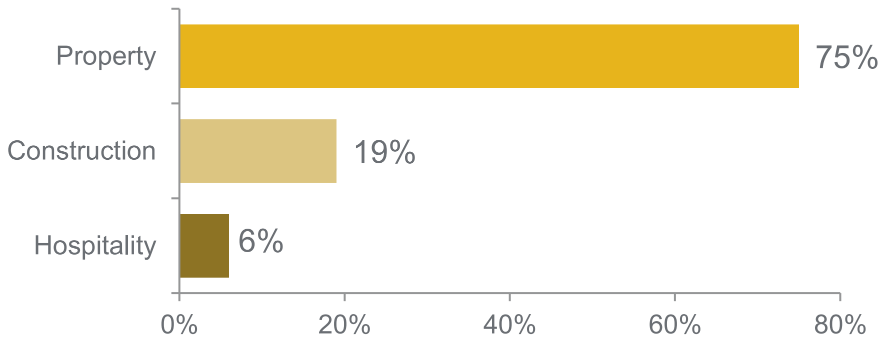
Revenue Across Business Segments (1H26) IDR3,354 bn



EBITDA Across Business Segments (1H25) IDR106 bn

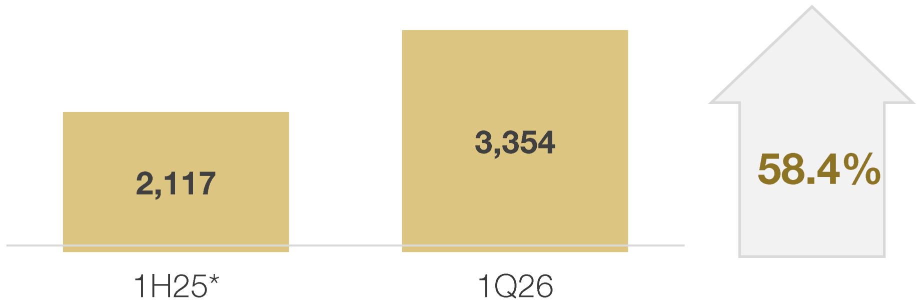


EBITDA Across Business Segments (1H26) IDR693 bn

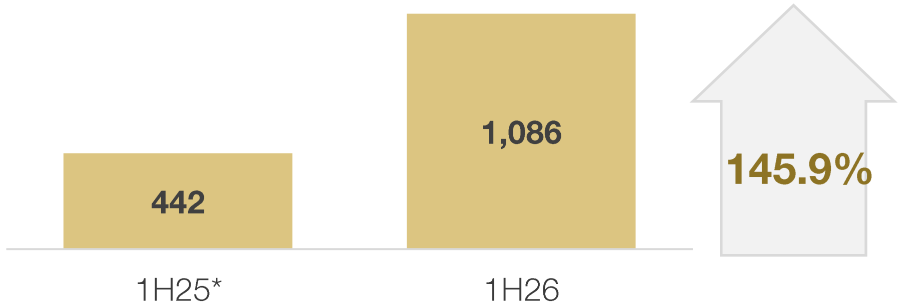


1H26 Financial Highlights

Consolidated Revenue
(1H25 vs 1H26, in billion IDR)

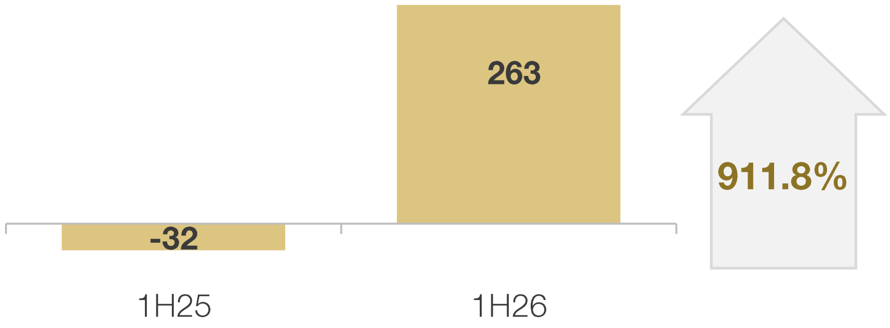


Gross Profit
(1H25 vs 1H26, in billion IDR)



EBITDA
(1H25 vs 1H26, in billion IDR)

Net Income (loss)
(1H25 vs 1H26, in billion IDR)



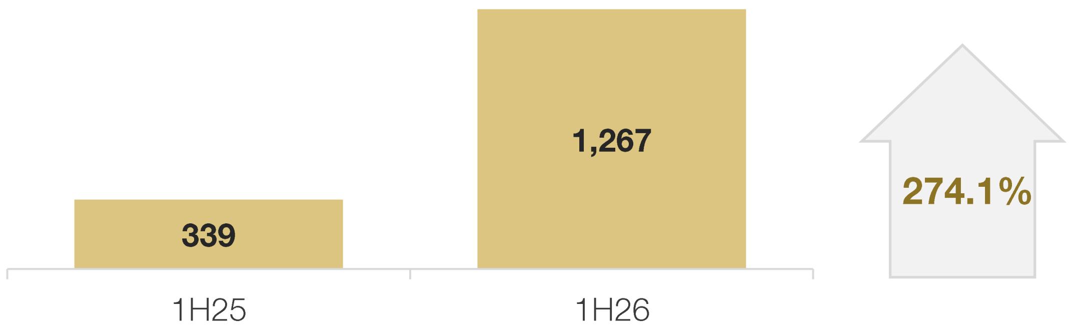
*Note: * Revenue and expenses have been restated to include Service Charge*

1H26 Financial Highlights

Note : *Revenue each business segment includes intercompany eliminations*

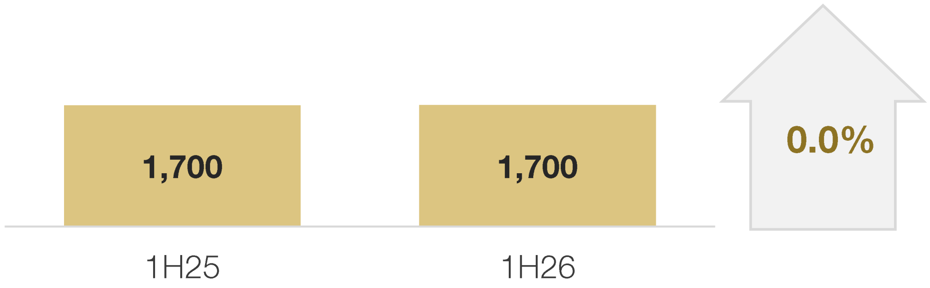
Property Segment Revenue

(1H25 vs 1H26, in billion IDR)



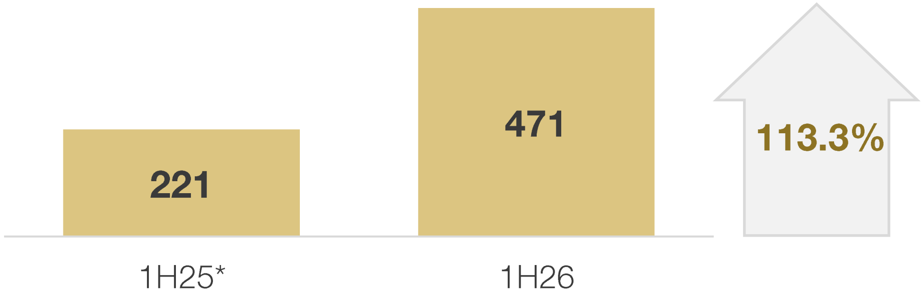
Construction Segment Revenue

(1H25 vs 1H26, in billion IDR)



Hospitality Segment Revenue

(1H25 vs 1H26, in billion IDR)

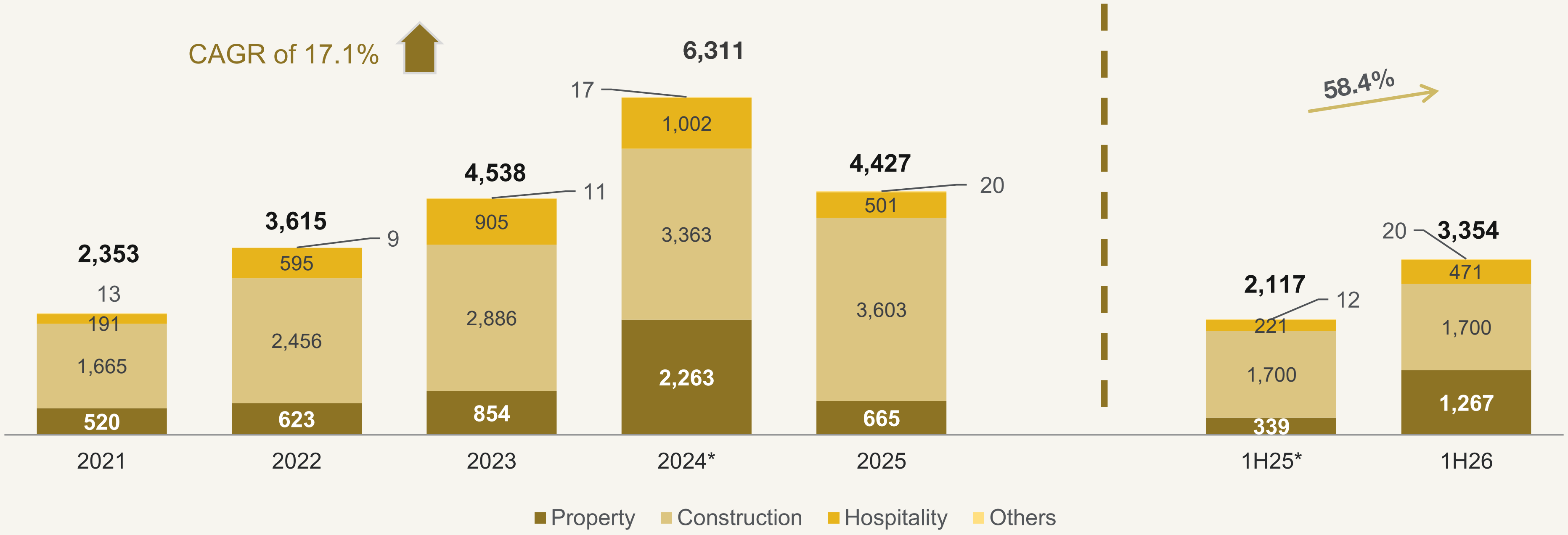


Note : * *Revenue and expenses have been restated to include Service Charge*

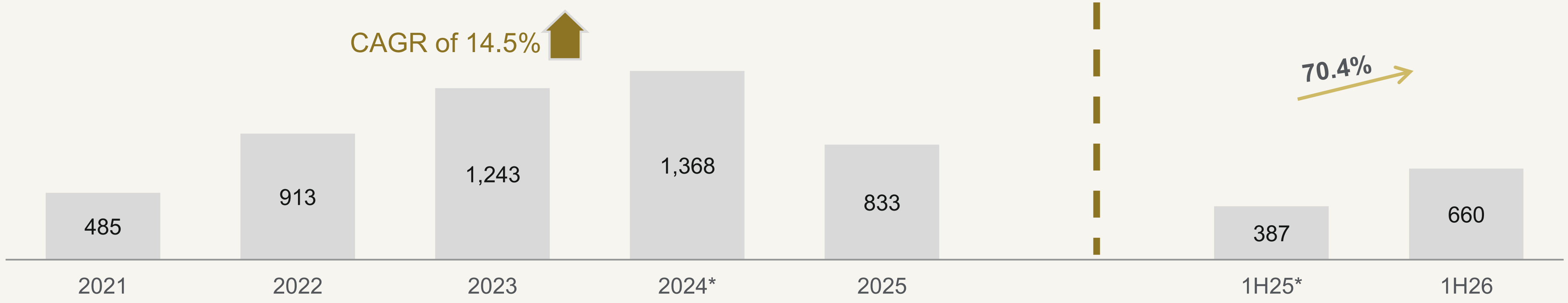
Established Track Record as a Group

suryainternusa
BUILDING A BETTER INDONESIA

Consolidated Revenue
(2021-1H26, in billion IDR,
Include intercompany eliminations)



Recurring Revenue[(1)]
(2021-1H26, in billion IDR)

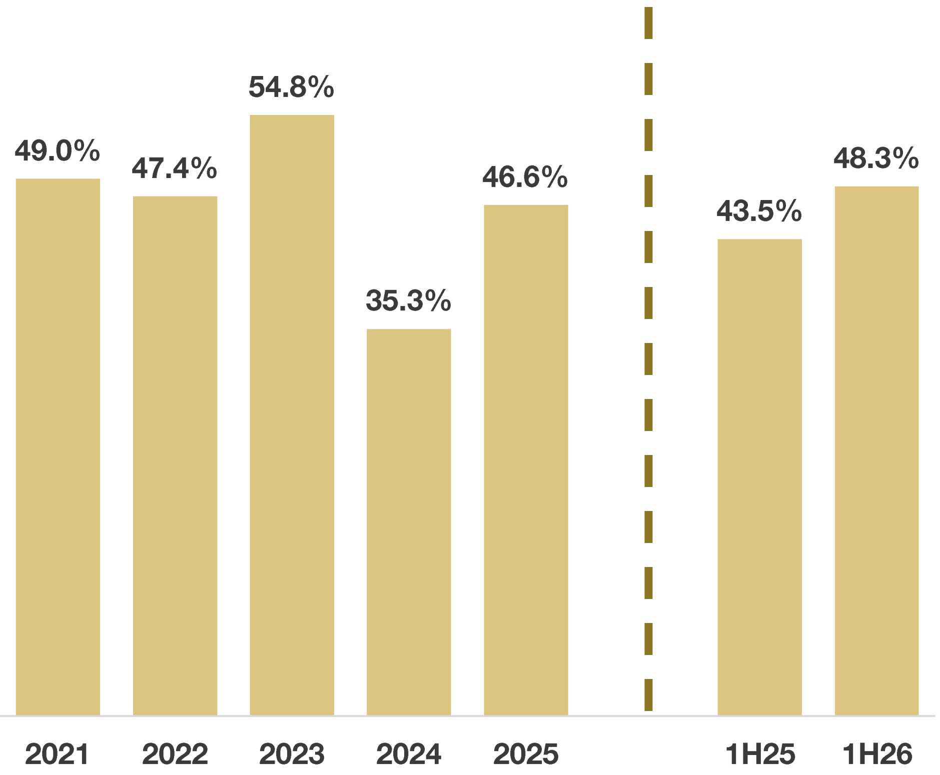


*Note: [(1)] Recurring revenue comprises that of hotel, rental, parking and maintenance., * Revenue and expenses have been restated to include Service Charge*

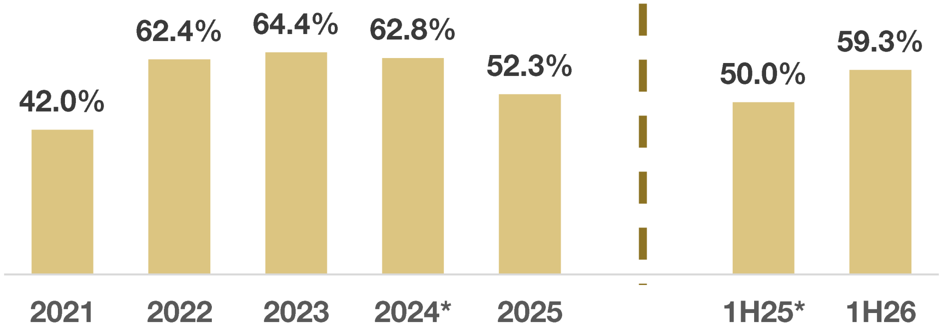
suryainternusa
BUILDING A BETTER INDONESIA

Attractive Gross Margins

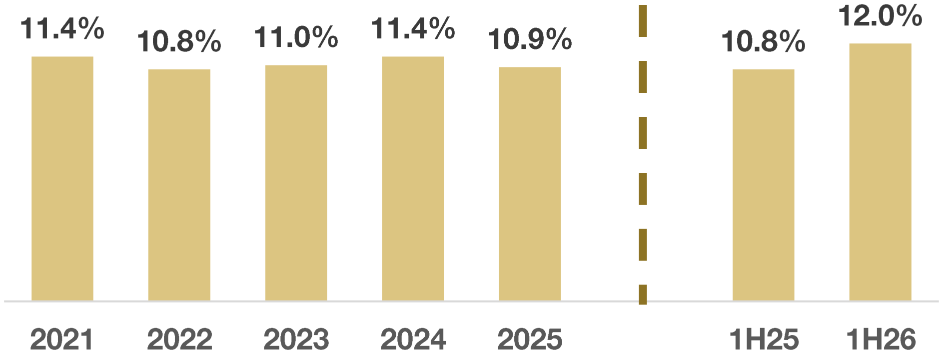
Property Gross Margins %



Hotel Gross Margins %



Construction Gross Margins[1] %



*Note: (1) Includes projects within SSIA group , * Revenue and expenses have been restated to include Service Charge*

suryainternusa
BUILDING A BETTER INDONESIA

Financial Highlights

Consolidated Profit & Loss

In billion IDR	2021	2022	2023	2024*	2025	1H25*	1H26
Revenue	2,353	3,615	4,538	6,311	4,427	2,117	3,354
Revenue Growth	*-20%*	*54%*	*26%*	*38%*	*-30%*	*-10%*	*58%*
Gross Profit	517	918	1,327	1,772	916	442	1,086
Gross Profit Margin	*22%*	*25%*	*29%*	*28%*	*21%*	*21%*	*32%*
EBITDA	182	458	726	1,052	248	106	693
EBITDA Margin	*8%*	*13%*	*16%*	*17%*	*6%*	*5%*	*21%*
Operating Profit	106	549	589	846	216	102	633
Operating Profit Margin	*5%*	*15%*	*13%*	*13%*	*5%*	*5%*	*19%*
Net Profit (loss)	-200	176	177	234	-89	-32	263
Net Profit Margin	*-9%*	*5%*	*4%*	*4%*	*-2%*	*-2%*	*8%*
Comprehensive Income	-170	225	160	216	-82	-35	243
EPS (full Rupiah, after stock split)	-44	39	39	51	-19	-7	56

*Note: * Revenue and expenses have been restated to include Service Charges*

suryainternusa
BUILDING A BETTER INDONESIA

Financial Highlights
Consolidated Revenue by Business Segment

In billion IDR	2021	2022	2023	2024*	2025	1H25*	1H26
Property	520	623	854	2,263	665	339	1,267
Segment percentage	***22%***	***17%***	***18%***	***34%***	***14%***	***15%***	***37%***
Construction	1,665	2,456	2,886	3,363	3,603	1,700	1,700
Segment percentage	***70%***	***67%***	***62%***	***51%***	***76%***	***75%***	***49%***
Hospitality	191	595	905	1,003	501	221	471
Segment percentage	***8%***	***16%***	***19%***	***15%***	***11%***	***10%***	***14%***
Others	13	9	11	17	20	20	12
Elimination	-37	-68	-119	-334	-362	-163	-96.5
Total	2,353	3,615	4,538	6,311	4,427	2,117	3,354

*Note: * Revenue and expenses have been restated to include Service Charge*

suryainternusa
BUILDING A BETTER INDONESIA

Financial Highlights

Consolidated EBITDA by Business Segment

In billion IDR	2021	2022	2023	2024	2025	1H25	1H26
Property	202	221	369	651	153	49	543
Segment percentage	***90%***	***43%***	***45%***	***57%***	***45%***	***41%***	***75%***
Construction	100	171	205	259	264	124	139
Segment percentage	***45%***	***33%***	***25%***	***23%***	***78%***	***104%***	***19%***
Hospitality	-79	122	241	223	-80	-54	46
Segment percentage	***-35%***	***24%***	***30%***	***20%***	***-24%***	***-45%***	***6%***
Others	-34	-42	-53	-47	-45	-15	-25
Elimination	-8	-15	-36	-35	-44	2	-10
Total	182	458	726	1,052	248	106	693

EBITDA defined as net income, before interest expenses, tax expenses, depreciation and amortization expenses, includes JO income (loss)

suryainternusa

BUILDING A BETTER INDONESIA

Financial Highlights

Consolidated Net Profit by Business Segment

In billion IDR	2021	2022	2023	2024	2025	1H25	1H26
Property	9	35	206	524	94	45	459
Segment percentage	*-8%*	*51%*	*54%*	*81%*	*88%*	*269%*	*98%*
Construction	55	75	100	82	176	77	93
Segment percentage	*-47%*	*108%*	*26%*	*13%*	*165%*	*460%*	*20%*
Hospitality	-180	-41	72	40	-163	-105	-84
Segment percentage	*155%*	*-60%*	*19%*	*6%*	*-153%*	*-628%*	*-18%*
Others	-118	-13	-63	-129	-55	-32	-19
Minority Interest & Elimination	34	120	-138	-282	-141	-17	-187
Total	-200	176	177	234	-89	-32	263

suryainternusa
BUILDING A BETTER INDONESIA

Financial Highlights
Consolidated Balance Sheet

In billion IDR	2021	2022	2023	2024	2025	1H26
Current Assets	3,008	3,325	3,235	4,682	4,168	3,537
Cash & ST Investments	782	1,136	1,219	2,634	1,425	1,093
Account Receivables	1,405	1,542	1,443	1,275	1,583	1,731
Inventories	553	376	314	435	825	392
Other-Current Assets	268	271	259	338	335	322
Non-Current Assets	4,744	4,965	5,182	5,685	8,544	9,488
Investment in Joint Ventures	280	87	36	32	35	40
Real Estate Assets	2,431	2,895	3,092	3,303	4,293	4,588
Fixed assets – net	1,084	1,038	1,048	1,293	3,017	3,558
Rental and investment property – net	692	581	691	703	370	397
Other-Non Current Assets	257	364	315	354	829	906
Total Assets	7,752	8,290	8,417	10,367	12,712	13,026
Current Liabilities	1,452	1,831	1,521	1,552	2,474	2,365
Non-Current Liabilities	2,250	2,199	2,452	822	2,158	2,179
Non-Controlling Interest	466	419	436	2,389	2,516	2,698
Equity (2007 :949 mio shares, 2008, 2009 and 2010: 1,176 mio shares, 2011-current: 4,705 mio shares)	3,585	3,840	4,007	5,605	5,564	5,783
Total Liabilities and Equity	7,752	8,290	8,417	10,367	12,712	13,026

suryainternusa

BUILDING A BETTER INDONESIA

Financial Highlights
Key Performance Ratios

In billion IDR	2021	2022	2023	2024	2025	1H26
Bank/Third parties Loan						
IDR denominated in billion IDR	1,245	1,514	2,526	796	2,189	2,269
US$ denominated in billion IDR	1,059[1]	1,034[1]	-	-	-	-
Total Debt in billion IDR	2,304	2,548	2,526	796	2,189	2,269
Debt to Equity Ratio	56.9%	59.8%	56.9%	10.0%	27.1%	26.8%
ROE	-5.6%	4.6%	4.4%	4.2%	-1.6%	9.1%
ROA	-2.6%	2.1%	2.1%	2.3%	-0.7%	4.0%
Current Ratio	207.2%	181.5%	212.7%	301.7%	168.5%	155.6%
Total Liabilities to Equity	103.3%	104.9%	99.2%	42.4%	83.2%	78.6%
Total Liabilities to Asset	47.7%	48.6%	47.2%	22.9%	36.4%	34.9%
Book Value/share (Rp) - par value : 2007 - June 2011 : Rp 500 per share, Jul 2011 - current : Rp 125 per share	788	844	881	1,212	1,194	1,229
Equity Growth (YoY)	-4.4%	7.1%	4.3%	39.9%	-0.7%	3.9%

Note: * In July 2011, SSIA splits its stock 4-for-1, then outstanding shares become 4,705 million shares with par value Rp 125 per share- ROE and ROA are annualized – [1] Hedged with Cross Currency Interest Rate Swap (CCIRS)

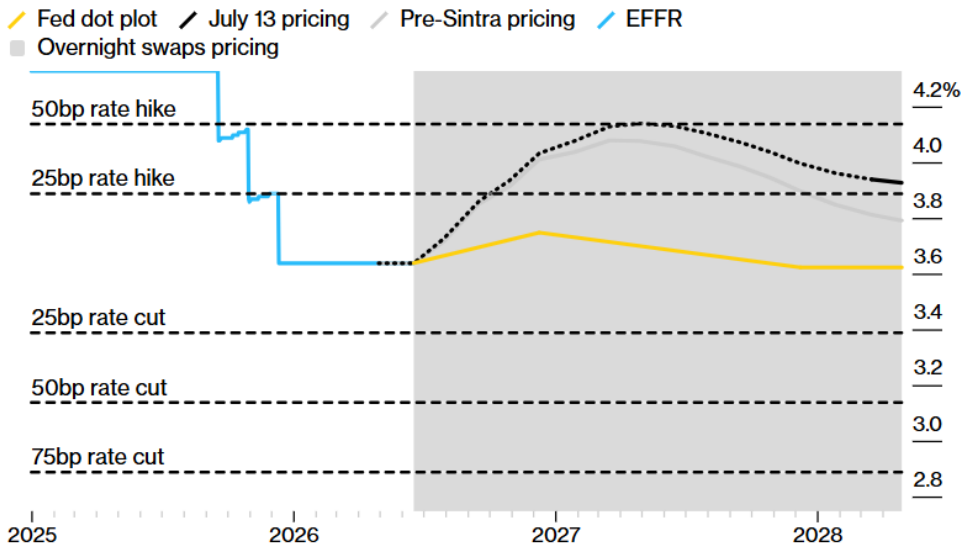
suryainternusa

BUILDING A BETTER INDONESIA

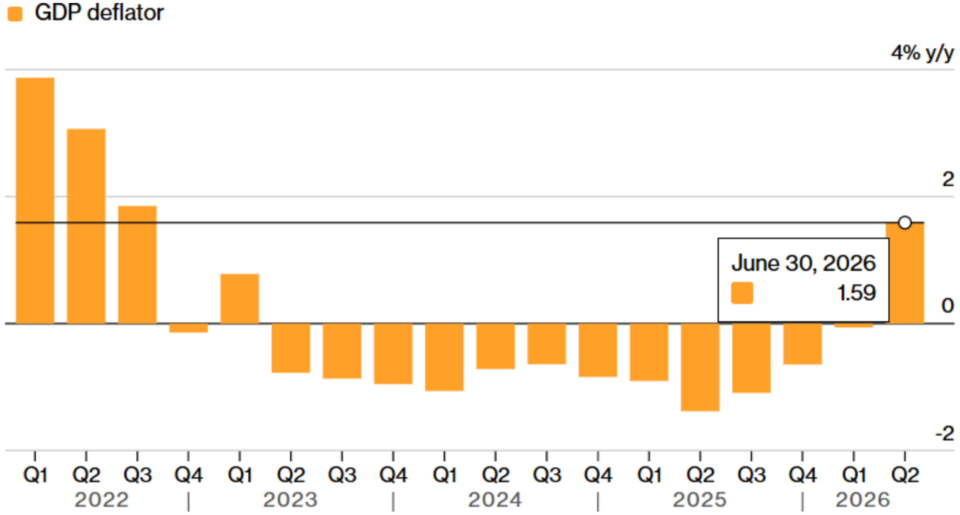
Macro Economic

Macro Economic Condition

Higher for Longer

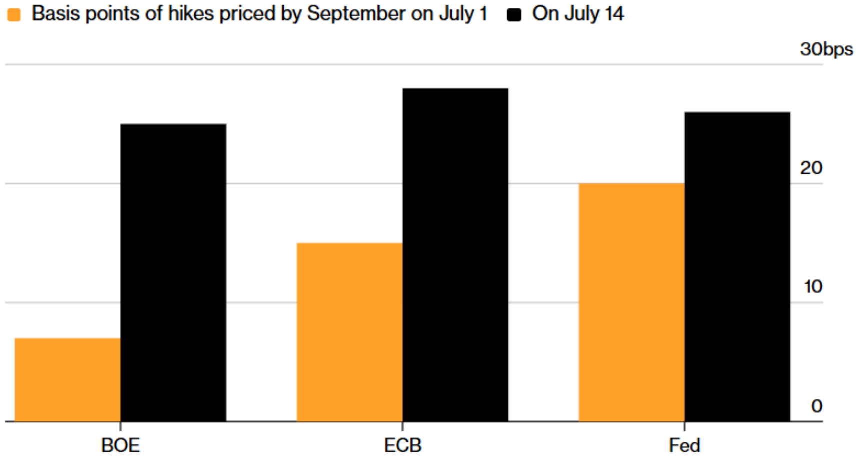


China's Inflation Rebound Despite Weaker GDP Result



Market Expect Higher Interest Rates this Year

Traders are betting on full quarter-point hikes by BOE, ECB and Fed by September



- Wild predictability on Middle East tensions make global investors see the path more likely a random walk rather than a predicted market. Oil erased all its gains after the cease fired and peace agreement agreed from both US and Iran. However, the tensions increase after accusation of Iran hit oil tanker in Hormuz Strait that obliviated the previous agreement.
- Rising global energy prices make pressure on inflation to keep rising and slower global economic growth seems inevitable. Global players are betting there are increase in three major central banks in the world in the next September.
- China as Indonesia largest trading partner recorded a slower pace growth in 2Q26 and marked its turmoil in their property market and consumer expectation in the market.
- Despite of slower GDP result China's inflation has increased due to energy prices and AI boom in the country.
- Indonesia may face a lower export demand, weaker tax revenues and fiscal pressures as global growth moderates.
- FDI Inflows could remain subdued as investors adopt a more cautious stance amid persistent geopolitical and economic uncertainty

Source: World Bank, IMF, Bloomberg

suryainternusa

BUILDING A BETTER INDONESIA

Review of Business Segments

02

Property

SSIA's main driver

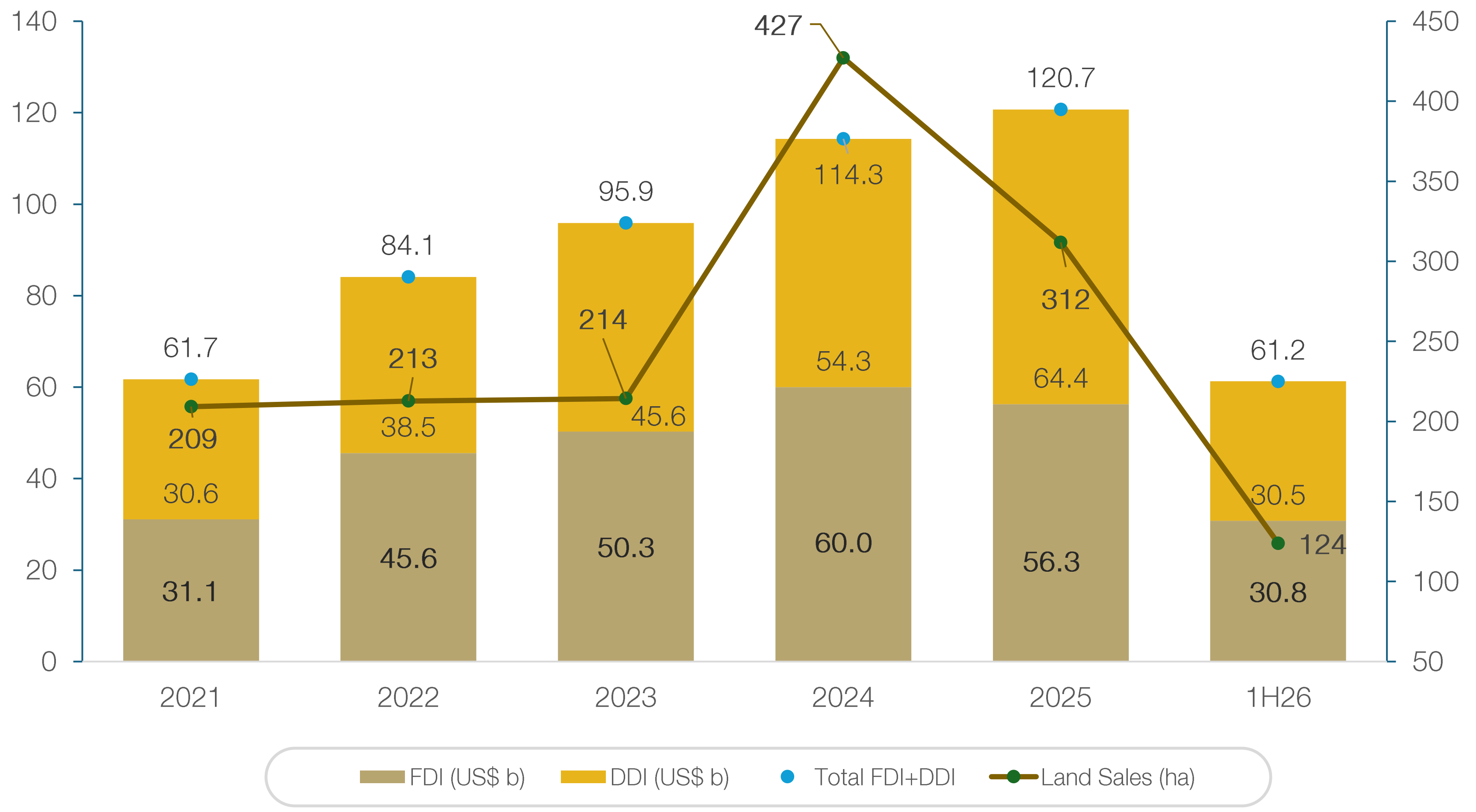
More than 50 years track record

- PT Suryacipta Swadaya ("SCS")
- PT TCP Internusa ("TCP")

2.1

suryainternusa
BUILDING A BETTER INDONESIA

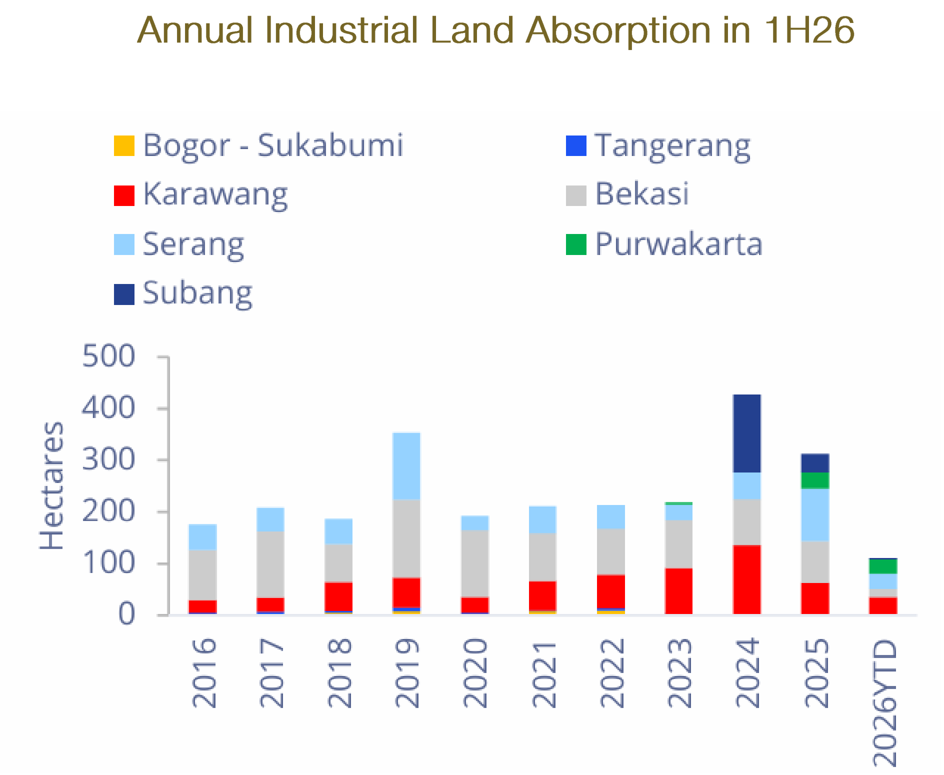
Foreign Direct Investment and Domestic Direct Investment Realization (LHS) vs Statistic of Industrial Land Sales in Indonesia (RHS)

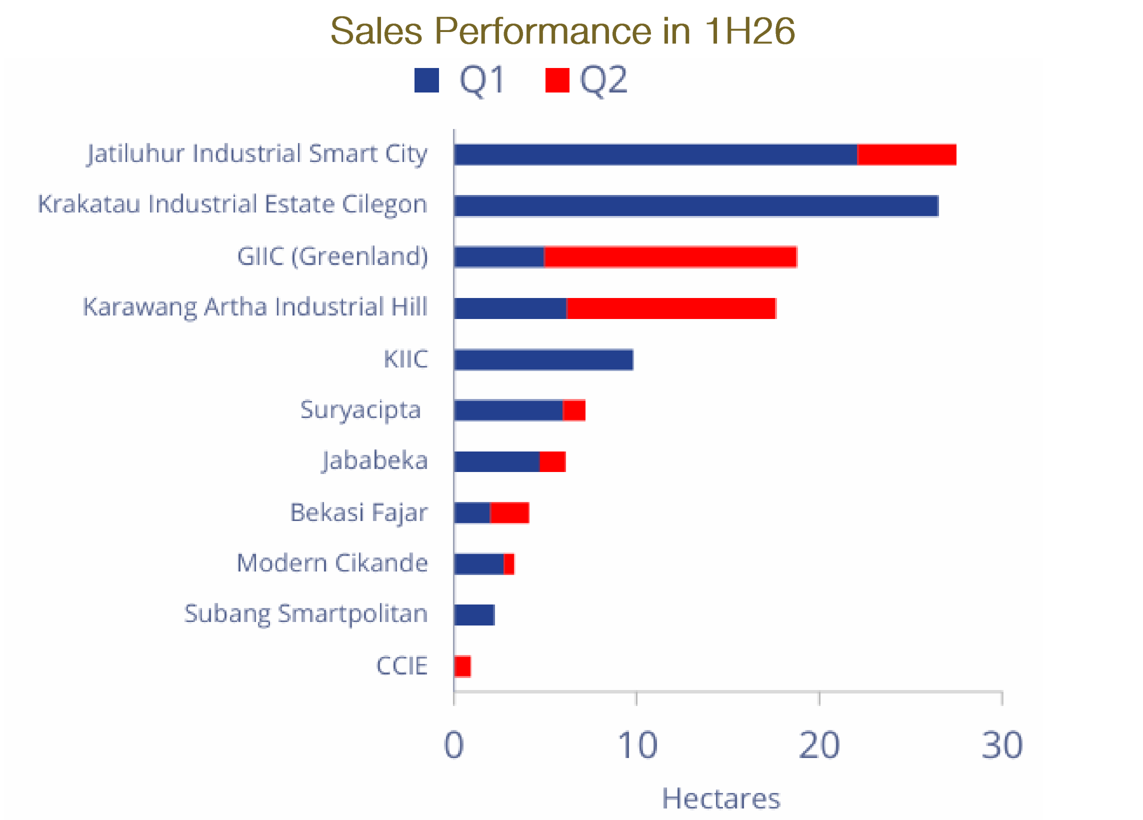


Source: BKPM (Indonesia Investment Coordinating Board), Colliers, Note : 1 USD = 16,500

suryainternusa
BUILDING A BETTER INDONESIA

INDUSTRIAL SECTOR FUNDAMENTALS

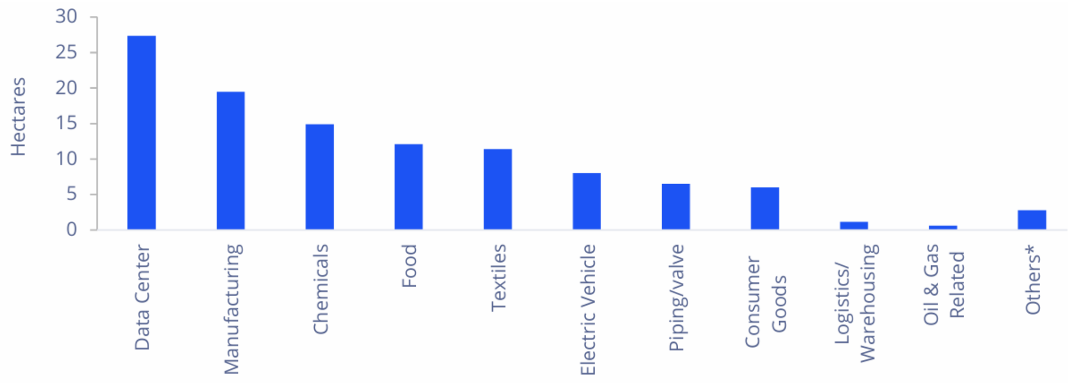




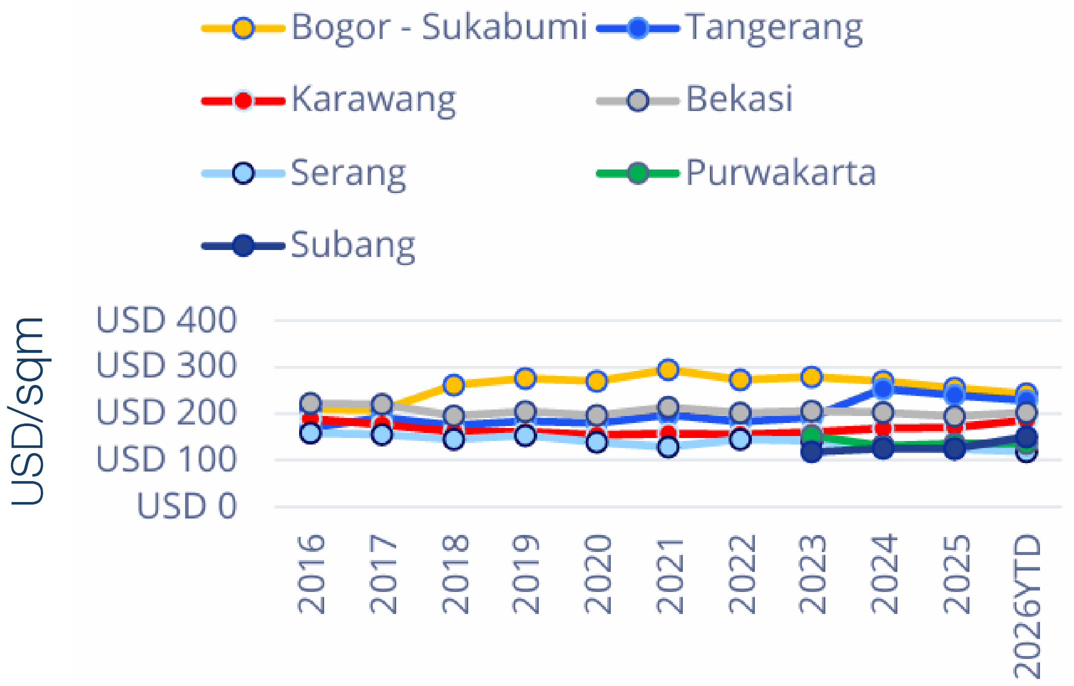
Source: Colliers 1H 2026 Research.

INDUSTRIAL SECTOR FUNDAMENTALS

Type of Active Industries During in 1H26



Greater Jakarta Industrial Land Prices in 1H26



Source: Colliers 1H 2026 Research.

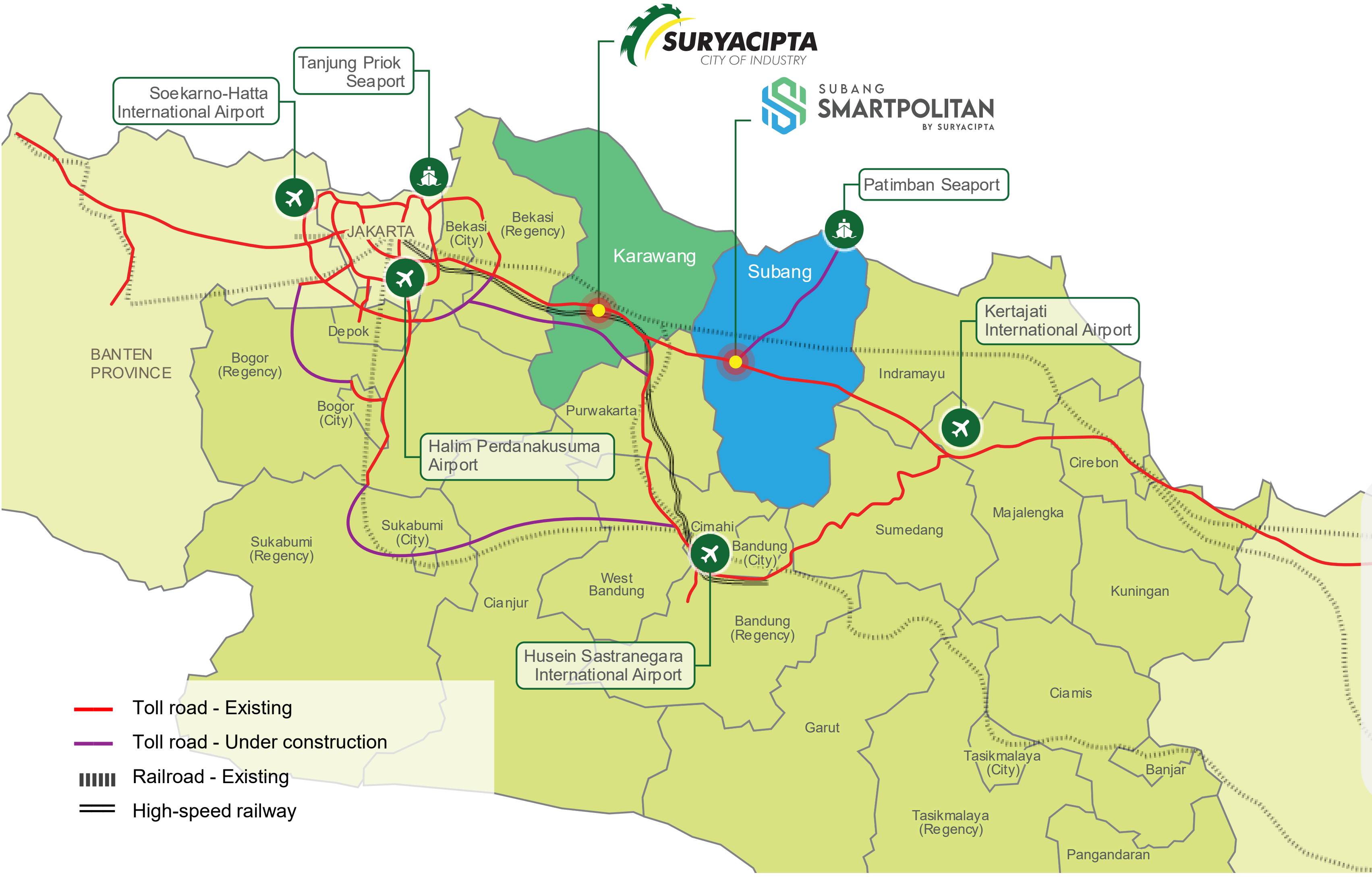
suryainternusa
BUILDING A BETTER INDONESIA

Manageable Risk Business Model

Note: Process chart not drawn to scale

suryainternusa
BUILDING A BETTER INDONESIA

PT Suryacipta Swadaya
Infrastructures Surrounding the Projects



PT Suryacipta Swadaya offers vast land to develop various industries. It is the home of 175 prestigious global companies.

Both projects are directly connected to the main toll road connecting to major destinations in Java and allowing ease of access to seaports and airports. Ongoing infrastructures development in the area such as new toll roads and high-speed railways benefit the projects by reducing congestion and providing more convenient logistics.

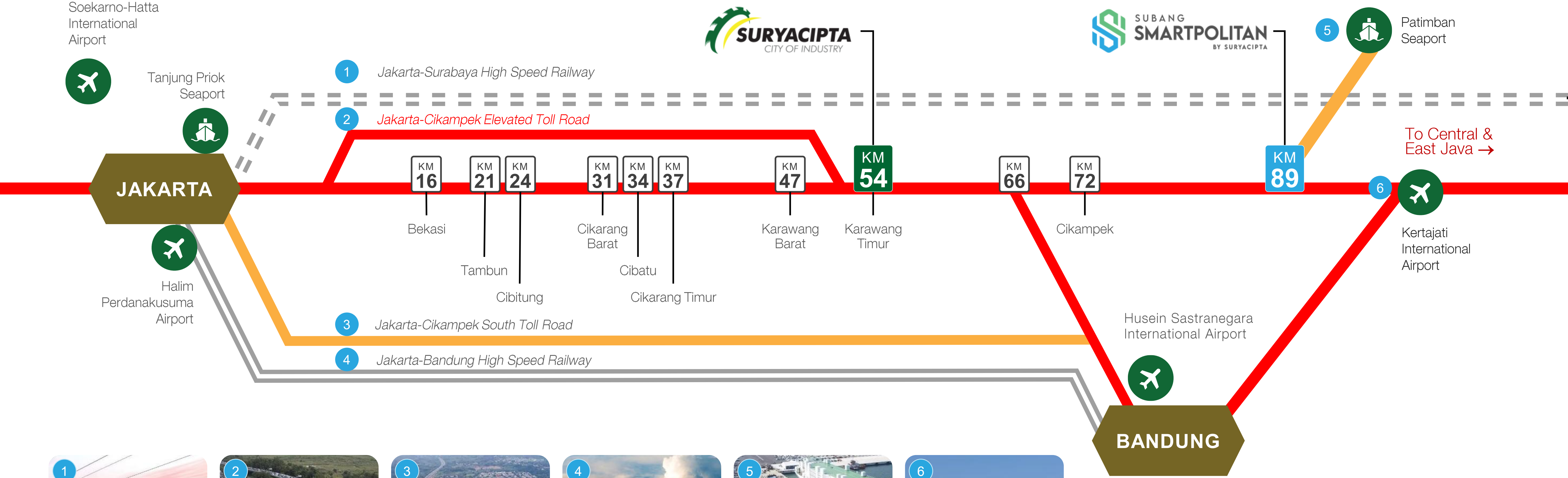
Subang Smartpolitan strategically located at

- Direct Toll Access
- Patimban Seaport ±40KM
- Kertajati International Airport ±70KM
- Jakarta City ±90KM

suryainternusa
BUILDING A BETTER INDONESIA

PT Suryacipta Swadaya

Infrastructures Surrounding the Projects

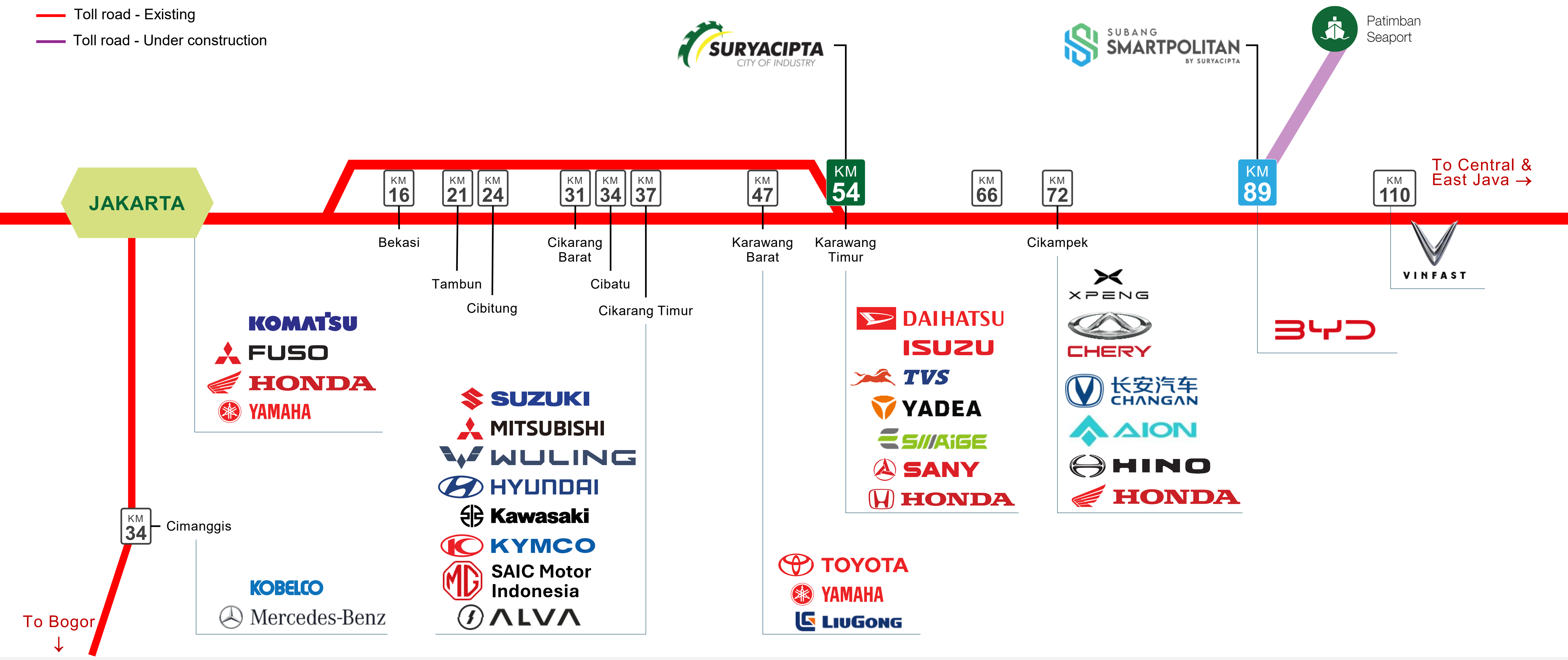


- Toll road - Existing
- Toll road - Under construction
- High-speed railway
- High-speed railway (Planned)

suryainternusa
BUILDING A BETTER INDONESIA

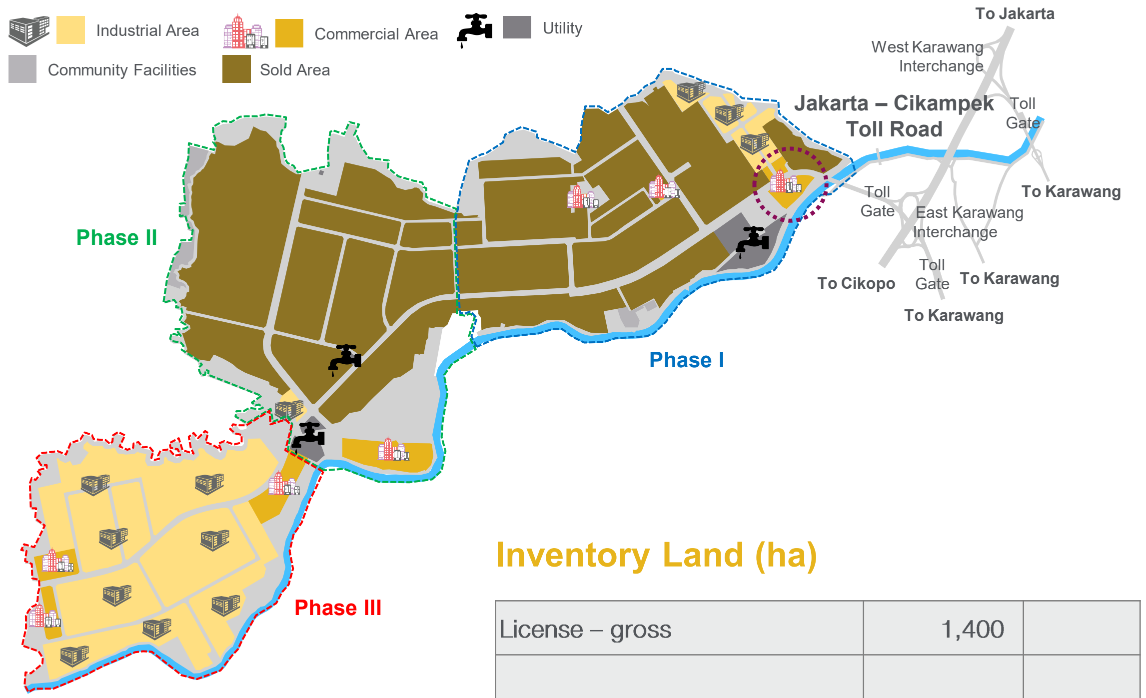
PT Suryacipta Swadaya

Automotive & Machinery Manufacturing Corridor



suryainternusa
BUILDING A BETTER INDONESIA

High Quality Projects in Suryacipta City of Industry



Excellent Connectivity to Supporting Infrastructure

- 55 km from Jakarta
- 80 km from Soekarno-Hatta International airport
- 65 km from Tanjung Priok seaport
- 90 km from Bandung (capital of West Java)

Inventory Land (ha)

License – gross	1,400	
Phase 1, 2 & 3 – gross	1,400	
`Industrial & Commercial land – 31 Dec 2025		35.6
Sold up to 30 June 2026 – net		-12.0
Total Land bank 30 June 2026 – net		23.6

Well-Diversified Current Tenant Mix

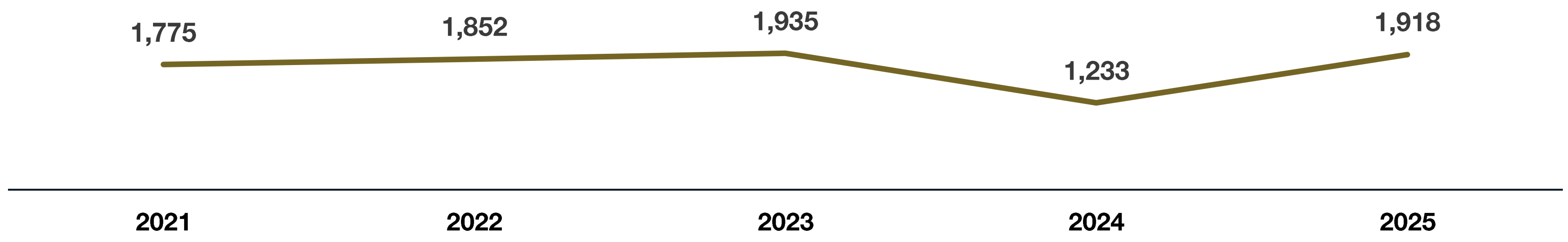
Home of 175 prestigious global companies

AUTOMOTIVE	BUILDING SUPPLIES
DAIHATSU ISUZU	WIKA KOBE ZTT 中天科技
CONSUMER GOODS	**ELECTRONICS**
Nestlé DAESANG	JVC KIYOKUNI
PHARMACEUTICAL	**DATA CENTER**
NIPRO dexa group	Singapore Data Center USA Data Center

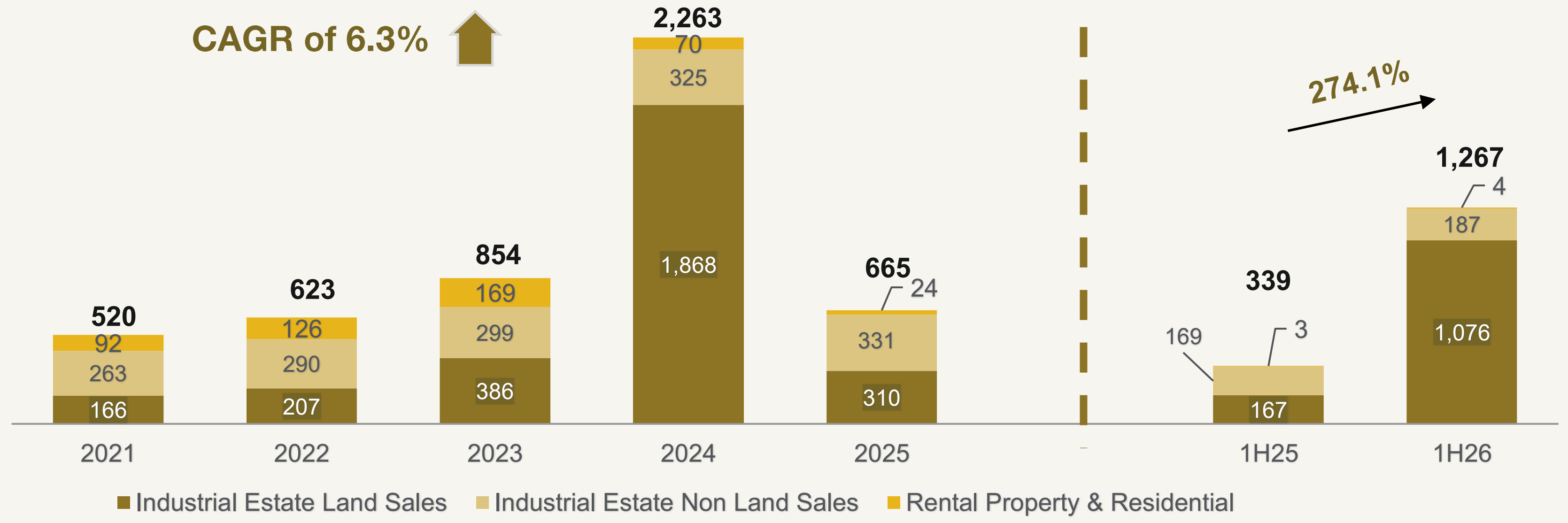
suryainternusa
BUILDING A BETTER INDONESIA

Property Business Segment

Suryacipta Karawang & Subang Smartpolitan (2021 onwards) Marketing ASP
(in thousand IDR / sqm)



Property Business Segment Revenue
(2021-1H26, in billion IDR)

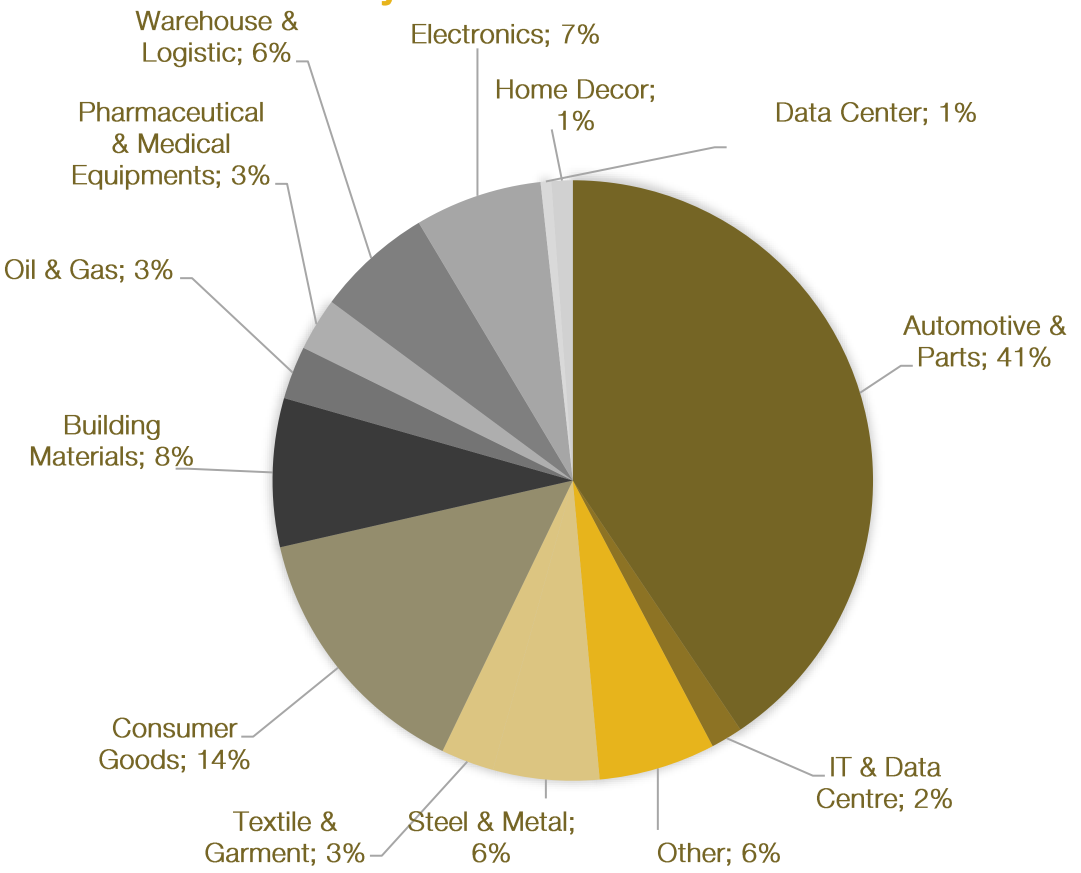


suryainternusa
BUILDING A BETTER INDONESIA

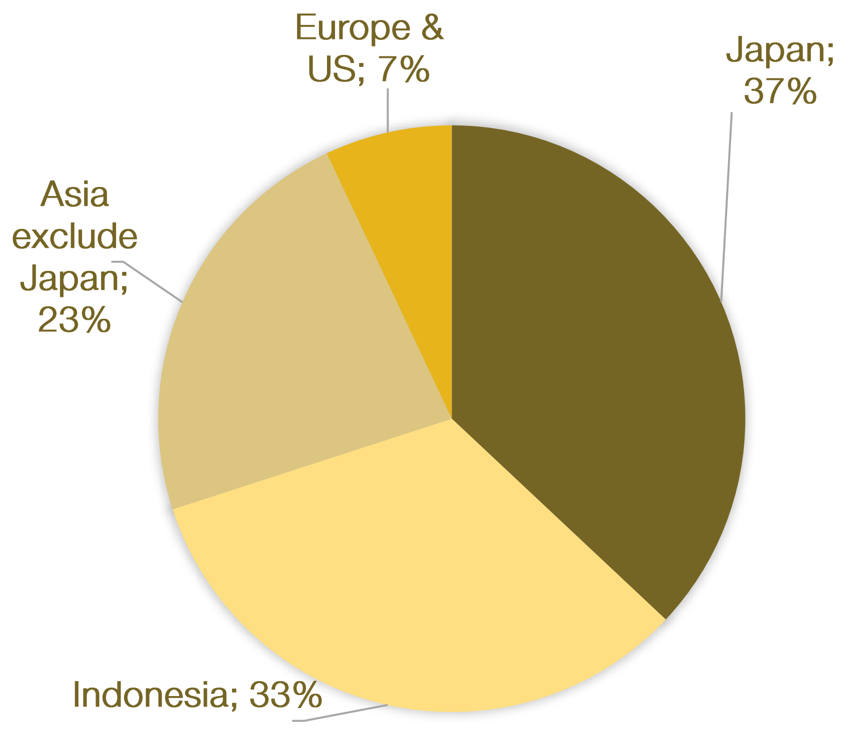
High Quality Projects in Suryacipta City of Industry

Well-Diversified Current Tenant Mix

Tenant Landbank by Sector



Tenant Landbank by Country



Business Segment

Property: Industrial Estate Review

Marketing Sales

Land Sales Location	2021	2022	2023	2024	2025	1H25	1H26
Suryacipta Karawang (ha)	10.1	10.0	18.2	21.4	10.8	4.8	7.2
Subang Smartpolitan (ha)	-	2.0	2.0	140.9	36.1	8.3	2.2
Others* (ha)	3.7	4.2	5.3	15.6	27.1	3.8	0.7
TOTAL Sales Value (in IDR Billion)	190	236	410	2,077	982	283	196

Note : Others refers to land sales in Suryacipta City of Industry (Karawang phase 4), Bekasi, Subang Smartpolitan (land for toll road and others)

suryainternusa
BUILDING A BETTER INDONESIA

Business Segment

Property: Industrial Estate Review

Accounting Sales

Land Sales Location	2021	2022	2023	2024	2025	1H25	1H26
Suryacipta Karawang (ha)	8.8	10.2	17.2	18.8	9.4	6.5	12.0
Subang Smartpolitan (ha)	-	-	2.0	124.9	1.4	-	52.1
Others* (ha)	4.2	5.2	2.9	19.6	27.1	3.8	0.7
TOTAL Sales Value (in billion IDR)	166	207	386	1,868	310	167	1,076

Note : Others refers to land sales in Suryacipta City of Industry (Karawang phase 4), Bekasi, Subang Smartpolitan (land for toll road and others)

Business Segment

Property: Revenue Breakdown

Revenue (in billion IDR)	2021	2022	2023	2024	2025	1H25	1H26
Industrial Estate (SCS) Land Sales	166	207	386	1,868	310	167	1,076
Industrial Estate (SCS) Non-Land	263	290	299	325	331	169	187
Rental Property (TCP & Others)	92	126	169	70	24	3	4
TOTAL	520	623	854	2,263	665	339	1,267

suryainternusa
BUILDING A BETTER INDONESIA

Financial Highlights

Property : Operating Result

In billion IDR	2021	2022	2023	2024	2025	1H25	1H26
Revenue	520	623	854	2,263	665	339	1,267
Revenue Growth	***-20%***	***20%***	***37%***	***165%***	***-71%***	***20%***	***274%***
Gross Profit	259	295	468	799	310	147	612
Gross Margin	***50%***	***47%***	***55%***	***35%***	***47%***	***44%***	***48%***
EBITDA	202	221	369	651	152	49	543
EBITDA Margin	***39%***	***36%***	***43%***	***29%***	***23%***	***15%***	***43%***
Operating Profit	215	210	380	711	186	83	546
Operating Profit Margin	***41%***	***34%***	***45%***	***31%***	***28%***	***24%***	***43%***
Net Profit	9	35	206	524	94	45	459
Net Profit Margin	***2%***	***6%***	***24%***	***23%***	***14%***	***13%***	***36%***

suryainternusa
BUILDING A BETTER INDONESIA

Photos of Suryacipta City of Industry

Suryacipta City of Industry Entrance

Commercial Area Development

Suryacipta City of Industry Factory

Toll Exit Leading to Suryacipta City of Industry

Photos of Subang Smartpolitan


Diamond Bay Area


Smartpolitan Toll Gate


Master Plan Subang Smartpolitan

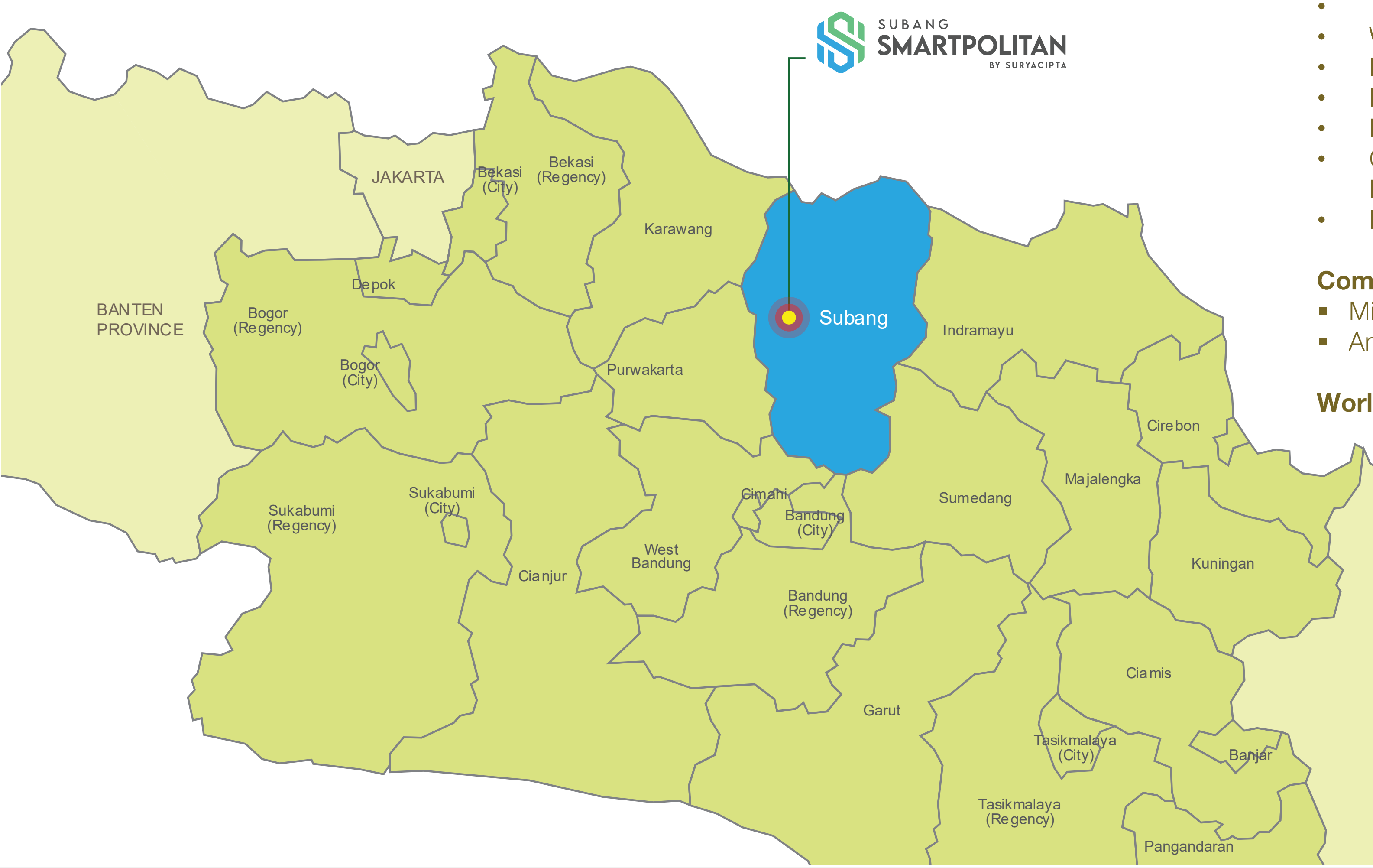

Main Bridge


SUBANG
SMARTPOLITAN
BY SURYACIPTA

suryainternusa

BUILDING A BETTER INDONESIA

Subang Smartpolitan
Location



Strategic Location

- The future of industrial corridor;
- Within the Rebana Metropolitan;
- Direct toll access (via Trans-Java toll road network);
- Direct Access to Patimban Seaport;
- Direct Access to West Java International Airport (Kertajati);
- Connected via railroad network as well as the planned Jakarta-Surabaya High-Speed-Train;
- Major cities are reachable within 1.5 hours (e.g., Jakarta & Bandung).

Competitive Labour

- Minimum Wage is IDR 3,508,626 (2025)
- Ample Labour Supply (939k in 2024)

World Class utilities, infrastructures and supporting facilities

suryainternusa
BUILDING A BETTER INDONESIA

Subang Smartpolitan
Accessibility

Pringkasap Station

Patimban Seaport
± 40 km (direct access via Patimban Toll Road)

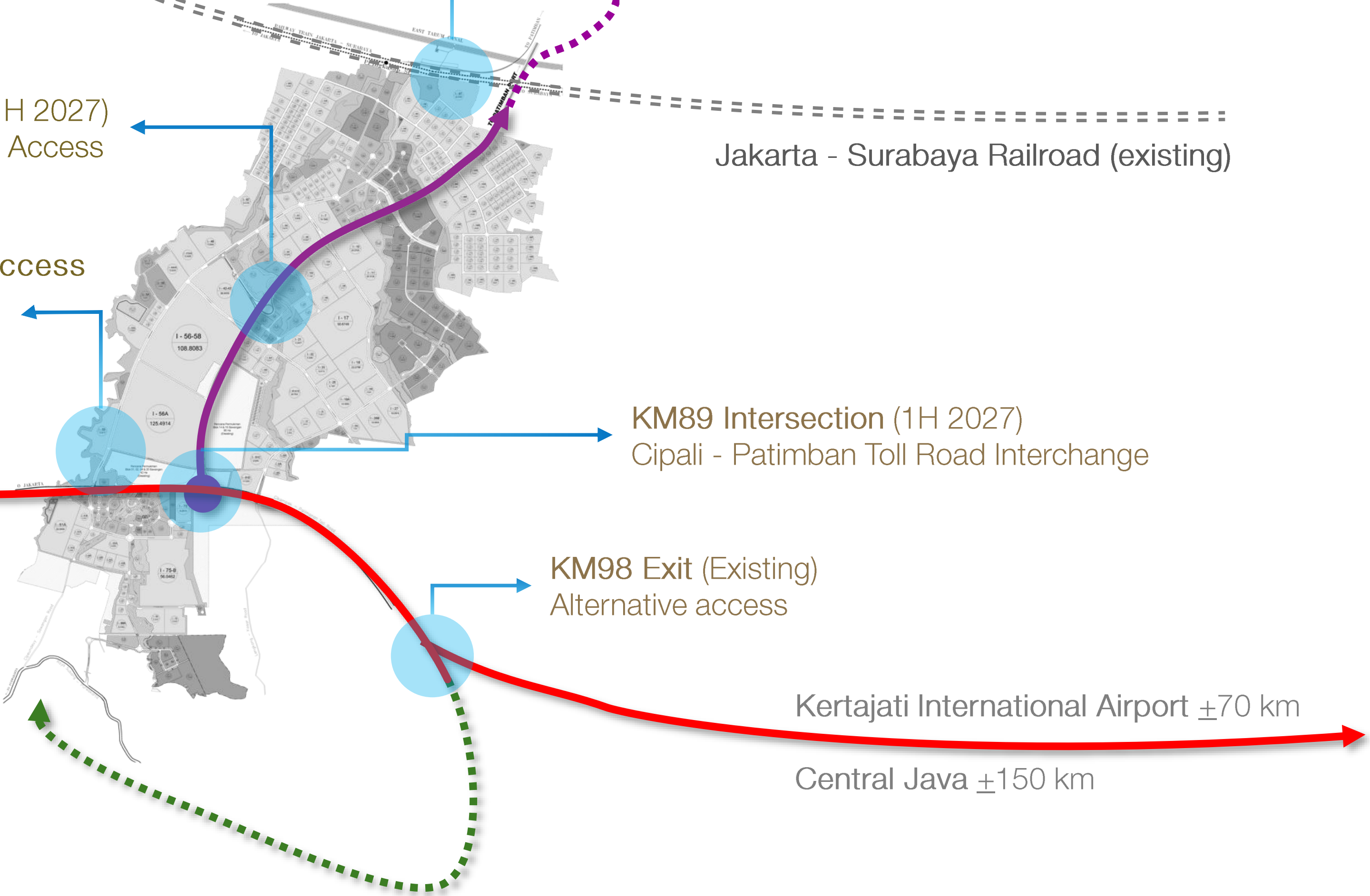
Toll Gate (1H 2027)
- Direct Toll Access

Jakarta - Surabaya Railroad (existing)

Temporary Toll Access
KM88 (2026)

Direct toll access via
Cikopo-Palimanan (Cipali) Toll Road

KM89 Intersection (1H 2027)
Cipali - Patimban Toll Road Interchange



←
Jakarta
± 90 km

Bandung
± 90 km

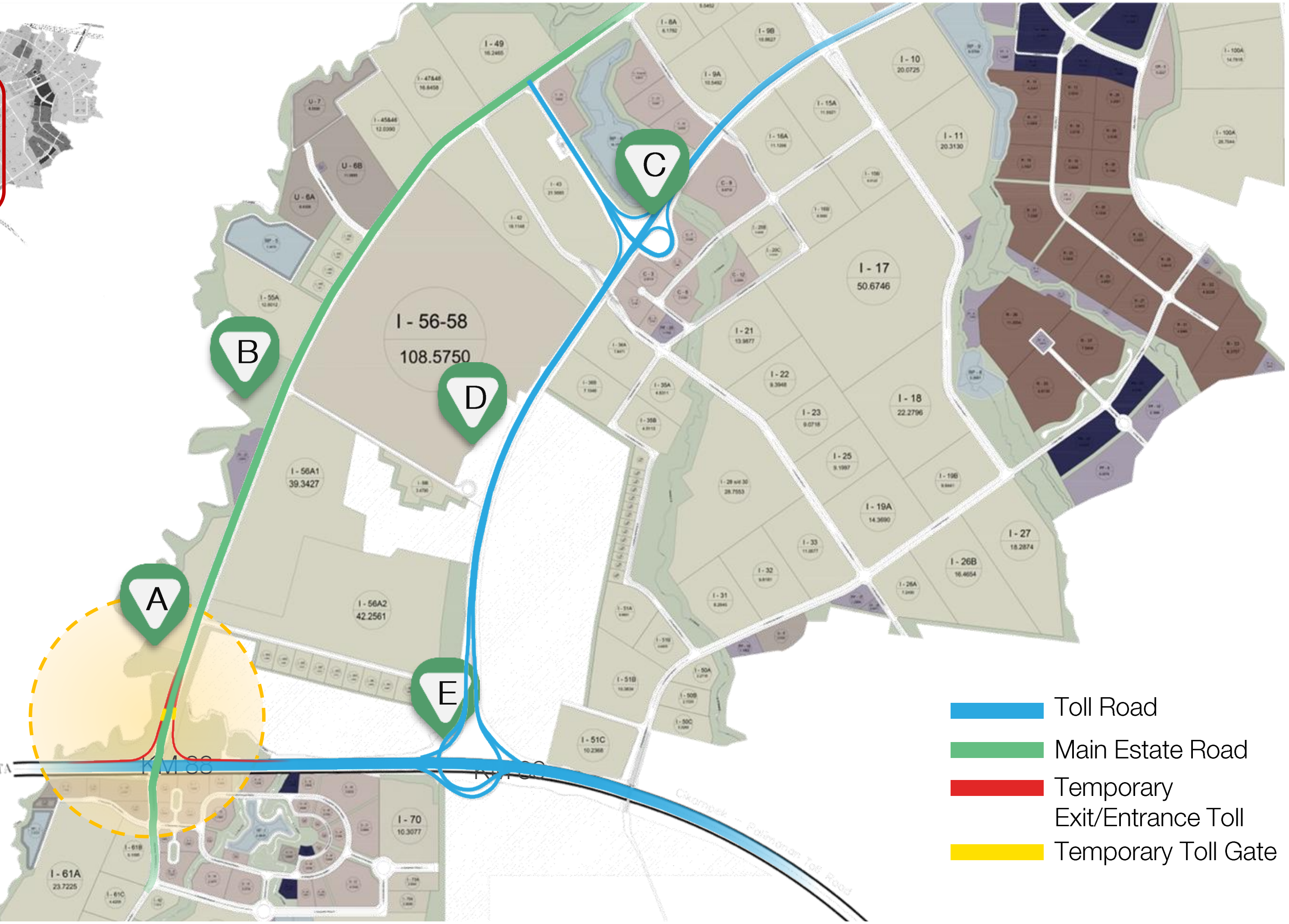
KM98 Exit (Existing)
Alternative access

Kertajati International Airport ±70 km

Central Java ±150 km

suryainternusa
BUILDING A BETTER INDONESIA

Subang Smartpolitan
Temporary Toll Exit & Toll Entrance



A — **Temporary Toll Exit**
Temporary Toll Entrance
KM 88 Cipali Toll Road

B — **Main Estate Road**
Will be connected to Cipeundeuy Interchange (Has been built)

C — **Cipeundeuy Interchange**
Connecting Subang Smartpolitan to Patimban Toll Road

D — **Patimban Toll Road**
Connecting Cipali Toll Road to Patimban Seaport

E — **Junction (Toll-to-Toll)**
KM 89 Cipali Toll Road

suryainternusa
BUILDING A BETTER INDONESIA

Subang Smartpolitan

Temporary Toll Exit & Toll Enterance

Cipali Toll Road
Main Estate Road
Temporary Exit/Entrance Toll
Temporary Toll Gate

A **Temporary Toll Exit**
Off-Ramp

B **Temporary Toll Entrance**
On-Ramp

suryainternusa
BUILDING A BETTER INDONESIA

Subang Smartpolitan
Project Timeline

Subang Smartpolitan, the pioneer of smart and sustainable city development, Leverages technology and IOT to promote efficiency and security.

Total area of **2,717Ha**, Subang Smartpolitan is developed in 4 phases, whereas the 1st phase development begins Q4 2020 including:

- Commercial;
- Industrial;
- Residential;
- Leisure;
- Education and R&D;
- Supporting infrastructures and facilities.

Subang Smartpolitan

➢ National Strategic Project

➢ The construction is a JO by the Government and PT Jasamarga Akses Patimban (consortium of PT Jasa Marga Tbk, PT Nusa Raya Cipta Tbk, PT Adhi Karya Tbk, PT PP Tbk, PT Wijaya Karya Tbk, and PT Subang Sejahtera).

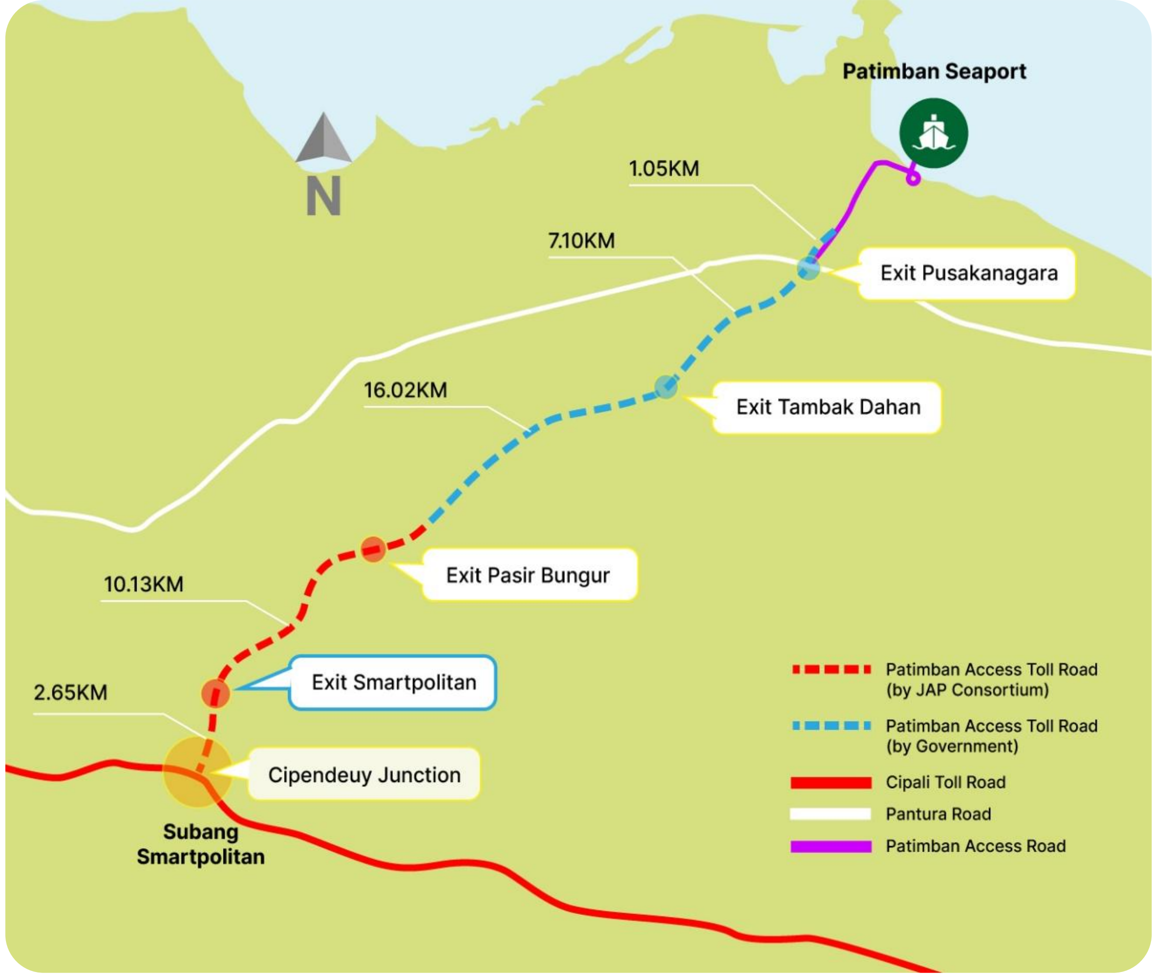
➢ Total length: 37.05 Km (5 Sections)

- Section 1 & 2 (14 Km) by PT Jasamarga Akses Patimban
- Sections 3, 4, & 5 (23 Km) by the Government

➢ Timeline

- 2023 Q1 : Signing of the Toll Road Concession Agreement
- 2024 Q4 : Construction begin
- 2027 Q2 : Target of toll road operations

Progress Development Patimban Toll:
https://maps.app.goo.gl/39bDUeGJy44wvZLb9



suryainternusa
BUILDING A BETTER INDONESIA

Vision: "To be the pioneer of smart and sustainable city, driving innovation for business and community, to give the future a better place"

Subang Smartpolitan is the first integrated township in Indonesia built with smart and sustainable concept from the ground-up – with 4 pillars as the key propositions:

Education and Innovation
An integrated platform to drive innovation and talent development

Business
A place for state-of-the-art industries and businesses

SUBANG
SMARTPOLITAN
BY SURYACIPTA

Community
A desirable place of living for the future

Connectivity
The most strategic and interconnected township

suryainternusa
BUILDING A BETTER INDONESIA

Vision Statement is translated to the components of the township

Pillars (Subang Smartpolitan is …)

How it's represented in the township

To be the pioneer of smart and sustainable city, driving innovation for business and community, to give the future a better place

Business	Connectivity	Education and Innovation	Community
A place for state-of-the-art industries and businesses	The most strategic and interconnected township	An integrated platform to drive innovation and talent development	A desirable place of living for the future
Smart and modern infrastructure for industrial and business area	• Direct access to transportation networks (highway, railway, seaport, airport) connecting major cities • Smart and sustainable mobility system • ICT connectivity & State of The Art Infrastructure	Education and innovation facilities in-line with business and market need	• Eco-friendly estate design • Technology-enabled estate governance • Zero black-out energy & Zero Wi-Fi blackout • Essential commercial and amenities

SMART AND SUSTAINABLE

suryainternusa
BUILDING A BETTER INDONESIA

Subang Smartpolitan
Smart Infrastructures

1. Smart Connectivity

- High-speed connection
- Multiple Fiber Optic Network
- IoT Network (e.g., LoRaWAN, NB-IoT, etc.)

2. Intelligent Monitoring & Control

- Geographical Information System
- Smartpolitan Application

3. Smart Mobility

- Traffic monitoring
- Integrated connecting hub
- Multi modal

4. Smart Grid

- Microgrid system
- Sensor Monitoring System

5. Smart & Sustainable Water System

- Water Sensitive Urban Design
- Sensor Monitoring System

6. Smart Healthcare & Education

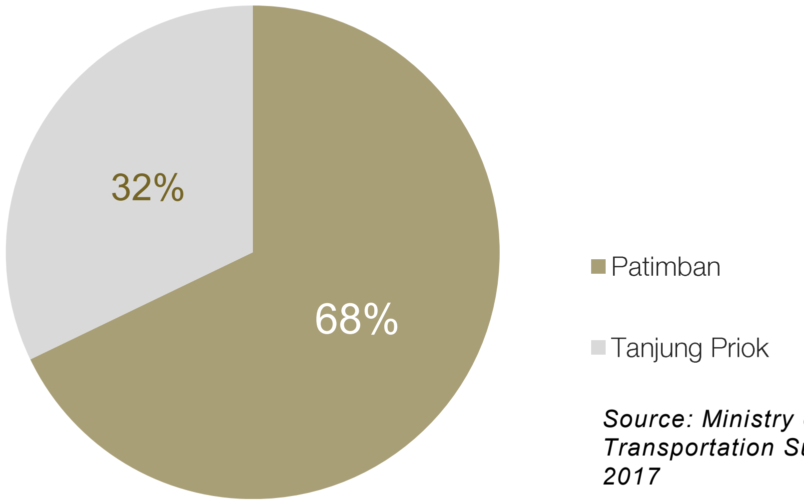
- Innovation center
- Research & development center

suryainternusa
BUILDING A BETTER INDONESIA

Subang Smartpolitan

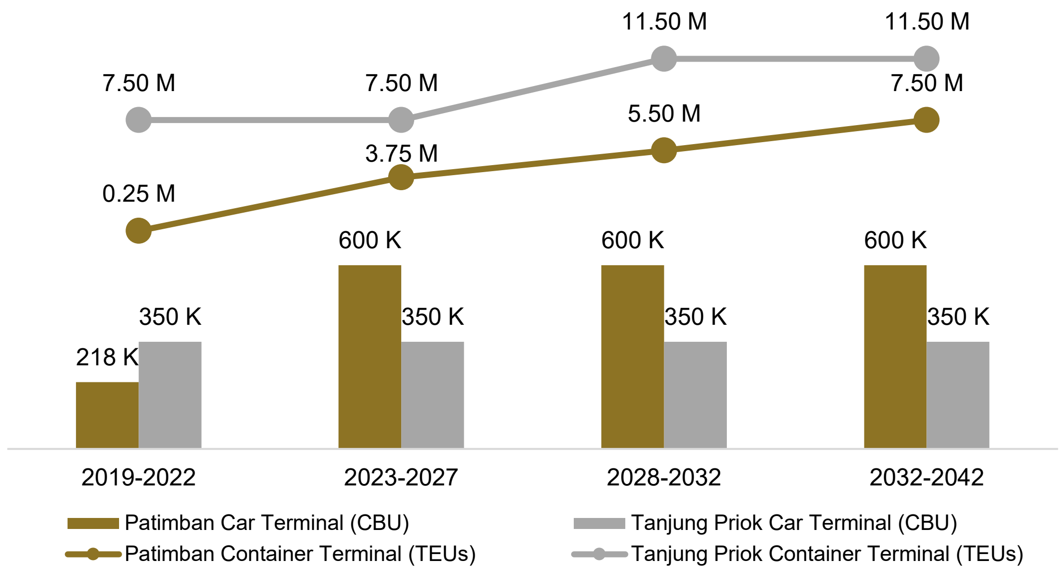
Patimban Seaport vs. Tanjung Priok Seaport

Preference of Automotive Manufacturers in Hinterland



Source: Ministry of Transportation Survey, 2017

Patimban vs. Tanjung Priok Future Capacity



Source: Patimban International Seaport, 2023

68% of vehicle handling volume from the hinterland will be transported via Patimban Seaport once Phase I development is completed, the remaining 32% will remain to utilise Tanjung Priok Seaport.

Patimban Seaport is expected to be the country's main port of export. Upon Phase III completion, Patimban will have container terminal capacity of 7.5mio TEUs.

The Patimban car terminal will have a total capacity of 600,000 CBU, doubling Tanjung Priok (350,000 CBU).

Subang Smartpolitan

Patimban Seaport Development Masterplan

Phase I-1

- Container Terminal: 250,000 TEUs
- Car Terminal : 218,000 CBU
- Draft: -10m

2019 - 2022

Phase I-2

- Container Terminal: 3,750,000 TEUs
- Car Terminal: 600,000 CBU
- RoRo Terminal : 200m
- Draft: -14m

2023 - 2027

Phase II

- Container Terminal: 5,500,000 TEUs

2028 - 2032

Phase III

- Container Terminal: 7,500,000 TEUs

2033 - 2042

suryainternusa
BUILDING A BETTER INDONESIA

Construction

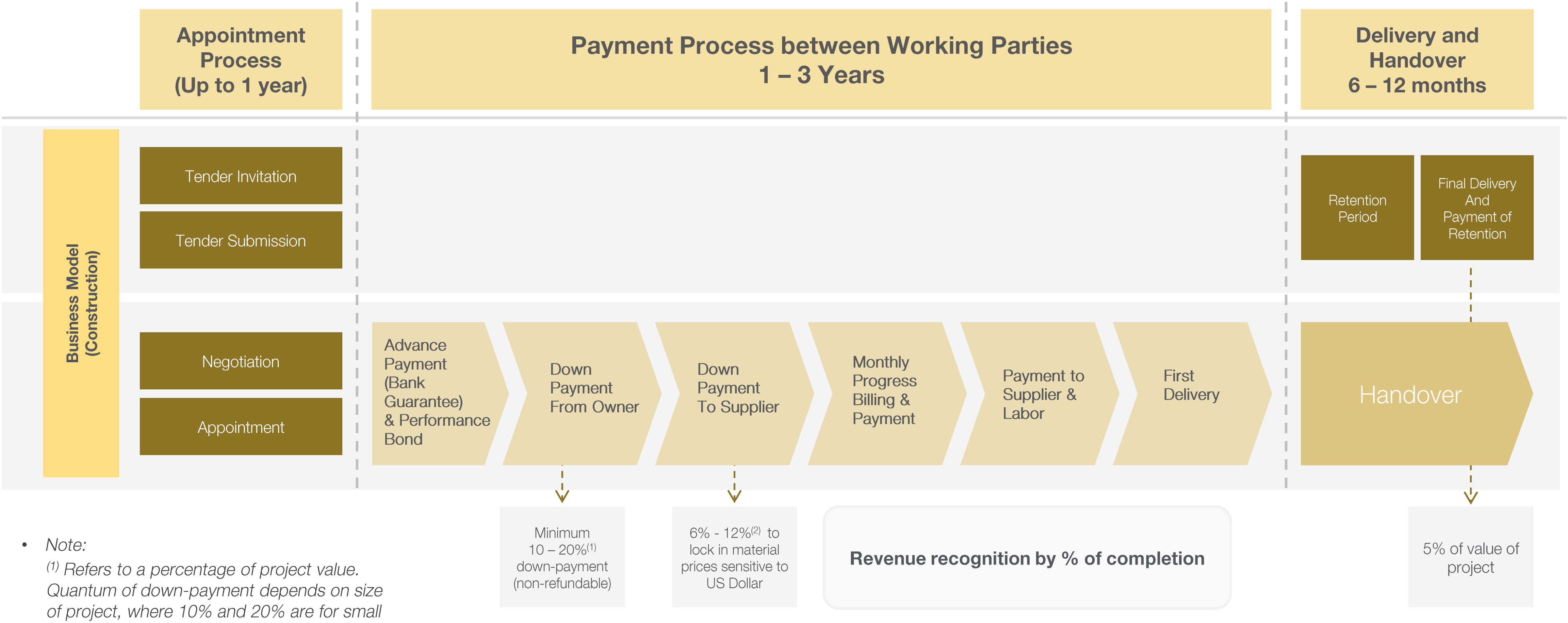
Source of SSIA steady revenue
More than 50 years track record

- PT Nusa Raya Cipta Tbk (“NRCA”)

2.2

suryainternusa
BUILDING A BETTER INDONESIA

Manageable Risk Business Model



- *Note:*

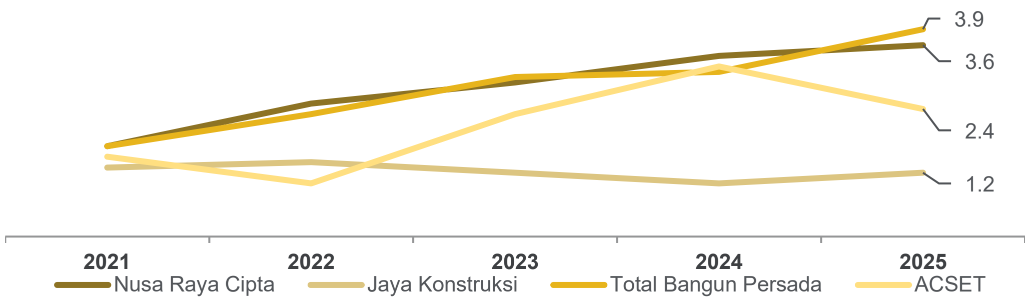
  (1) Refers to a percentage of project value. Quantum of down-payment depends on size of project, where 10% and 20% are for small and large projects respectively.

  (2) Refers to a percentage of project value.

suryainternusa
BUILDING A BETTER INDONESIA

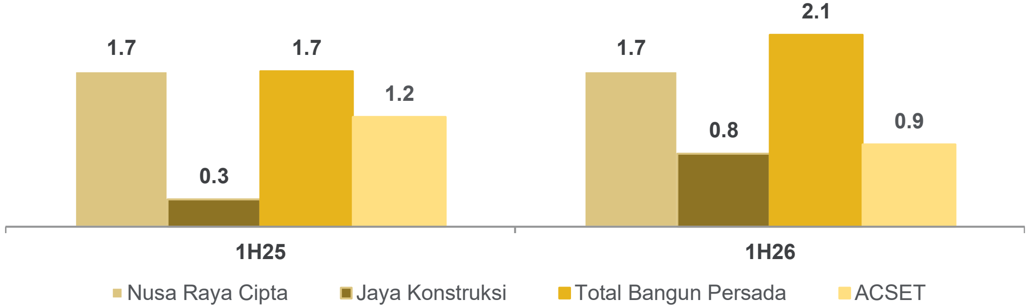
Construction Business

Top Five Largest Market Share
(2021-2025, Revenue, inTrillion IDR)



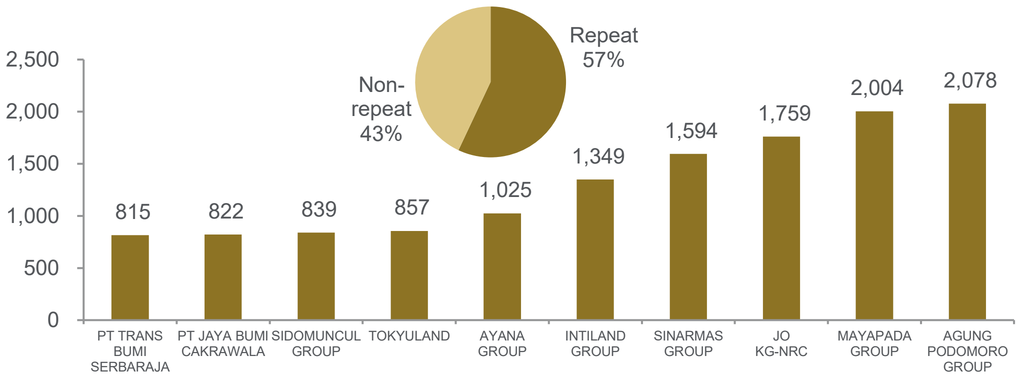
Source: IDX
Note: Jaya Konstruksi revenue only from construction sector

Top Five Largest Market Share
(1H25 vs 1H26, Revenue, in Trillion IDR)



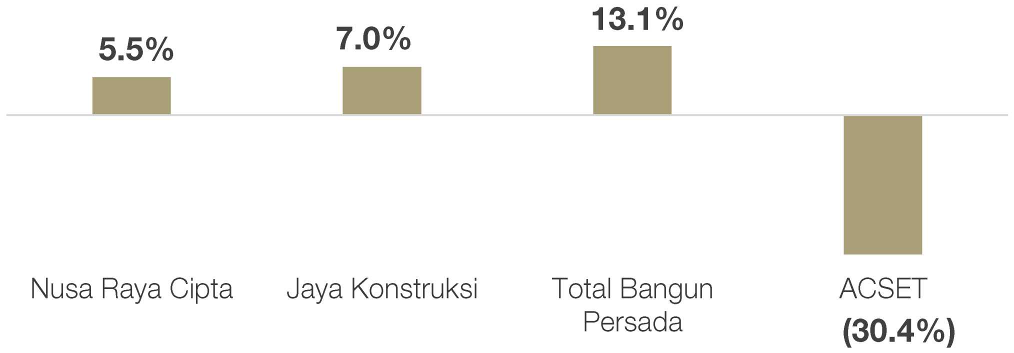
Source: IDX
Note: Jaya Konstruksi revenue only from construction sector

Strong and Loyal Customer Profile
(2014-1H26 Contract Value (in billion IDR), All customers



Note: [1] Refers to total wins as a percentage of tenders submitted for projects

Profitability Amongst Private Companies
Profit Margin (%) – 1H26



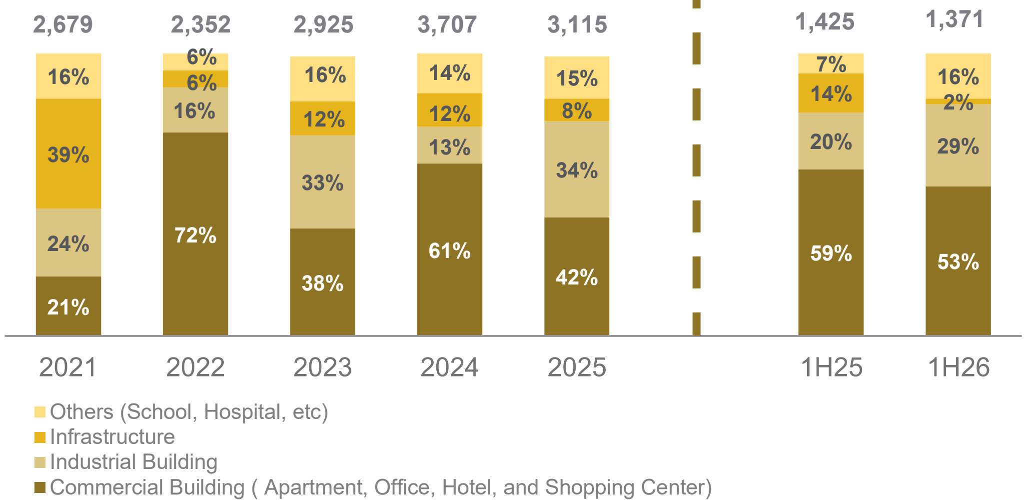
Note: JKON* net profit includes construction and other services

suryainternusa
BUILDING A BETTER INDONESIA

Business Segment

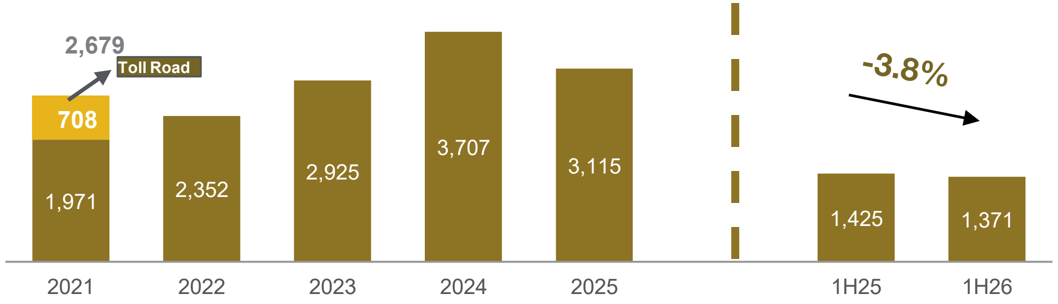
Construction : PT Nusa Raya Cipta Tbk - Major Projects

In billion IDR	2021	2022	2023	2024	2025	1H25	1H26
Contract on hand - beginning	2,321	3,202	3,129	3,088	3,388	3,338	2,812
Contract obtained	2,679	2,352	2,925	3,707	3,115	1,425	1,371
Less: Revenue progress - before elimination	(1,665)	(2,456)	(2,886)	(3,362)	(3,603)	(1,700)	(1,700)
Contract on hand - ending	3,202	3,129	3,088	3,338	2,812	3,063	2,483



Major projects obtained in 1H26, including:

1. Pou Chen Factory Pekalongan
2. Lampung City Mall Phase 2
3. New Malio Hotel Hayam Wuruk Jakarta
4. Saint Carolus Hospital Gading Serpong
5. Little Sun School Surabaya
6. Grha Baramulti Jakarta
7. Blue Coral Resort Gili Trawangan North Lombok
8. Oakwood Jimbaran Villas & Residences Bali



suryainternusa
BUILDING A BETTER INDONESIA

Business Segment

Construction : Operating Result

Note: NRCA Operating Result doesn't include intercompany eliminations - ROE are annualized

In billion IDR	2021	2022	2023	2024	2025	1H25	1H26
Revenue	1,670	2,462	2,896	3,372	3,612	1,704	1,705
Revenue Growth	***-20%***	***47%***	***18%***	***16%***	***7%***	***6%***	***0%***
Gross Profit	190	266	321	388	399	186	208
Gross Margin	***11%***	***11%***	***11%***	***12%***	***11%***	***11%***	***12%***
Income from JO	-15	2	-5	-6	3	2	3
EBITDA	126	174	202	204	297	132	158
EBITDA Margin	***8%***	***7%***	***7%***	***6%***	***8%***	***8%***	***9%***
Operating Profit	128	161	194	195	278	123	148
Operating Profit Margin	***8%***	***7%***	***7%***	***6%***	***8%***	***7%***	***9%***
Net Profit	52	75	100	82	176	77	93
Net Profit Margin	***3%***	***3%***	***3%***	***2%***	***5%***	***5%***	***5%***
EPS (full amount)	21	31	41	34	72	32	37
ROE	***4%***	***6%***	***8%***	***7%***	***13%***	***13%***	***14%***

suryainternusa
BUILDING A BETTER INDONESIA

Financial Highlights

Construction : Balance Sheet

In billion IDR	2021	2022	2023	2024	2025	1H26
Assets						
Cash & Cash Equivalents	496	647	615	539	649	583
Account Receivable	1,400	1,552	1,464	1,449	1,858	1,844
Project Advance	33	33	15	43	30	36
Others	214	223	242	342	367	422
Total Assets	2,143	2,455	2,336	2,373	2,905	2,884
Liabilities						
Bank Debt	22	226	135	181	321	326
Account Payable	528	515	514	436	645	731
Advance Received from Owner	299	397	371	405	424	300
Others	126	113	118	147	148	169
Total Liabilities	976	1,251	1,138	1,169	1,538	1,524
Equity	1,167	1,204	1,198	1,204	1,367	1,360

suryainternusa
BUILDING A BETTER INDONESIA

Excellent Work Quality Across Sectors

Oakwood Jimbaran Villas & Residence - Bali

Elevee Penthouse & Residence – Alam Sutera

Creativo Bintaro - Tangerang

Lampung City Mall Phase 2

SCP Mall - Samarinda

St.Carolus Hospital – Gading Serpong

NRCA Dividend History

Financial year	Dividend per Share	Dividend Payout Ratio	Payment Date
2025	Rp40	57%	23 Jun 2026
2024	Rp22	66%	24 Jun 2025
2023	Rp29	70%	11 Jun 2024
2022	Rp42	136%	23 Jun 2023
2021	Rp15	70%	17 Jun 2022
2020	Rp15	66%	24 Jun 2021
2019	Rp25	60%	04 Aug 2020
2018	Rp30	62%	28 May 2019
2017	Rp40	64%	31 May 2018
2016	Rp30	72%	07 Jun 2017
2015	Rp16	20%	1 Juli 2016
2014	Rp30	27%	26 May 2015
2013	Rp28	37%	12 Jun 2014

suryainternusa
BUILDING A BETTER INDONESIA

Hospitality

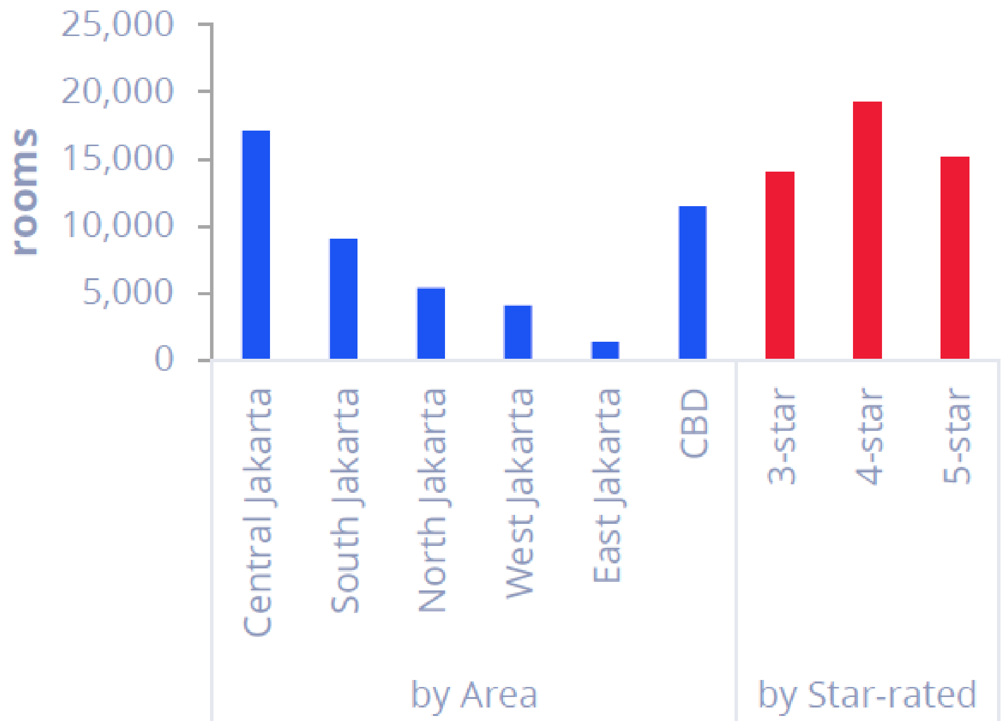
Main driver of SSIA recurring income
More than 40 years track record

- PT Suryalaya Anindita International (“SAI”)
- PT Sitiagung Makmur (“SAM”)
- PT Ungasan Semesta Resort (“USR”)
- PT Surya Internusa Hotels (“SIH”)
- PT Horizon Internusa Persada (“Travelio”)

2.3

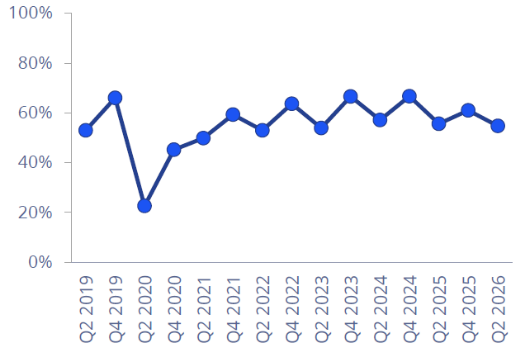
Jakarta Hotel Market Fundamentals

Annual Room Supply

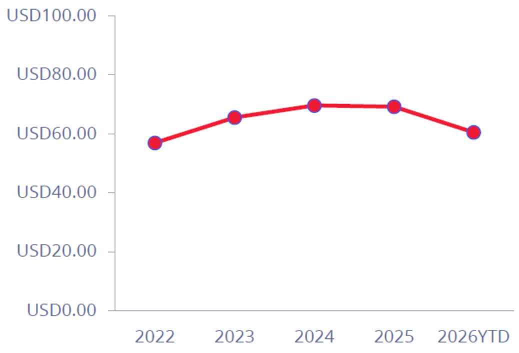


Annual ARR and AOR Trend

Average occupancy rate (AOR)

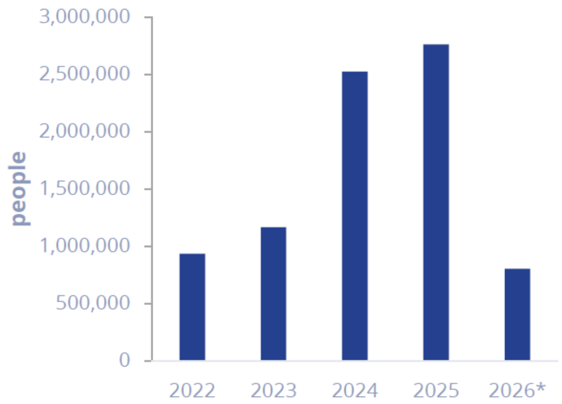


Average room rate (ARR)*

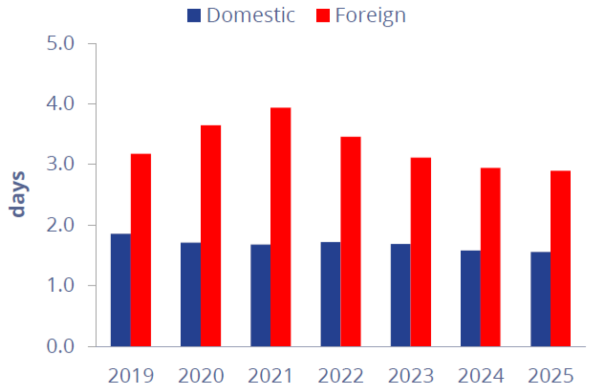


Tourism Metrix

Number of foreign tourist visits



Length of stay



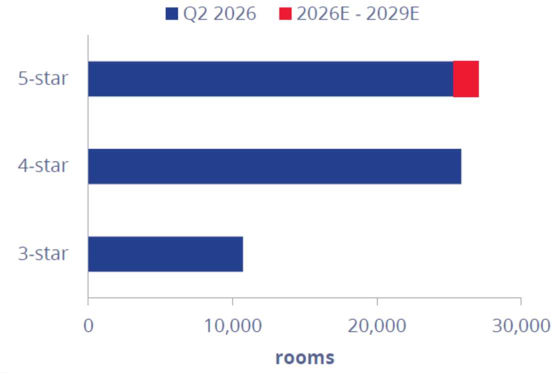
Source: Colliers 1H26 Research & STR Global

suryainternusa
BUILDING A BETTER INDONESIA

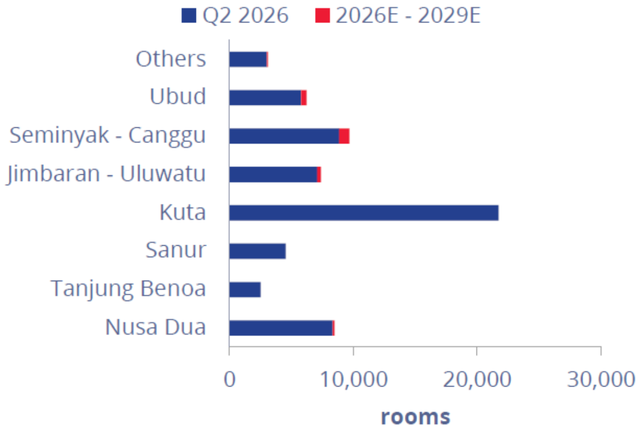
Bali Hotel Market Fundamentals

Annual Room Supply

by star-rated

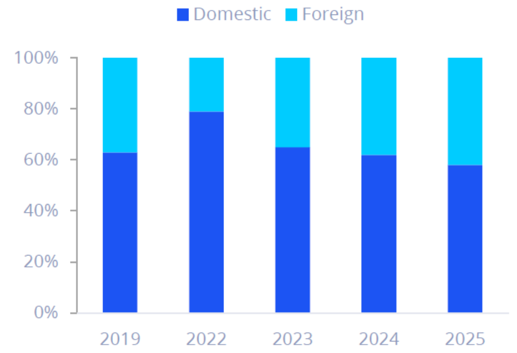


by area

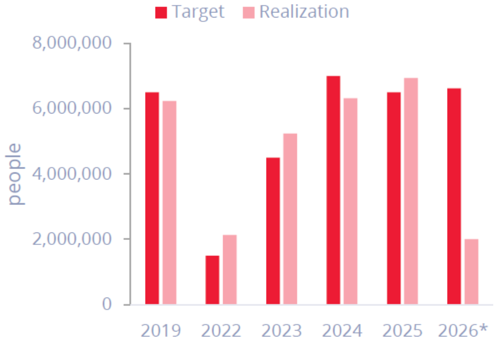


% Comparison of the Number of Tourist Visits

Domestic vs foreign visits

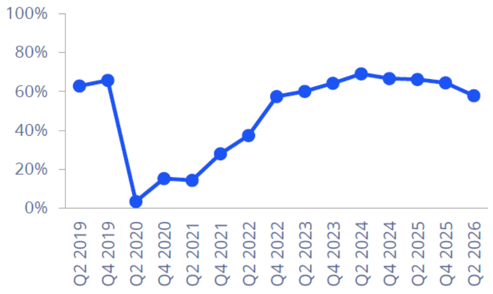


Number of foreign tourist arrivals

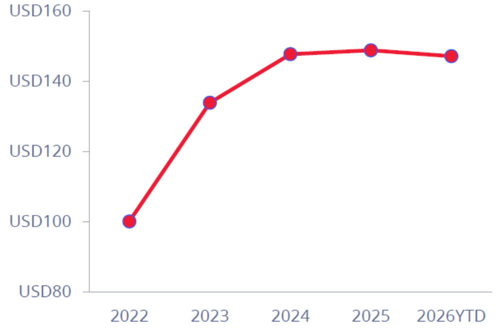


Annual Average Room Rate

Average occupancy rate (AOR)



Average room rate (ARR)*



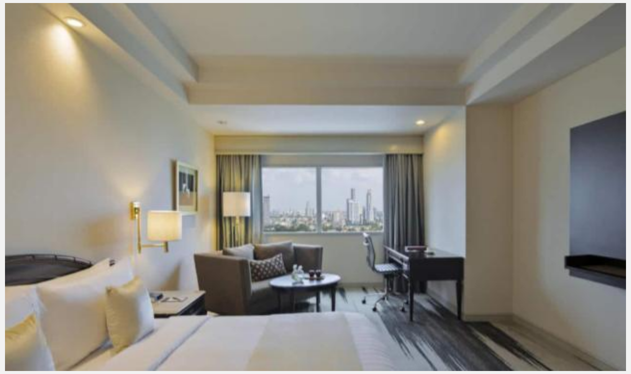
Source: Colliers 1H26 Research & STR Global

suryainternusa
BUILDING A BETTER INDONESIA

Hospitality

3 Hotels
5 Star
898 Rooms

Paradisus by Melia Bali *formerly Melia Bali Hotel (MBH)



Gran Melia Jakarta

UMANA Bali

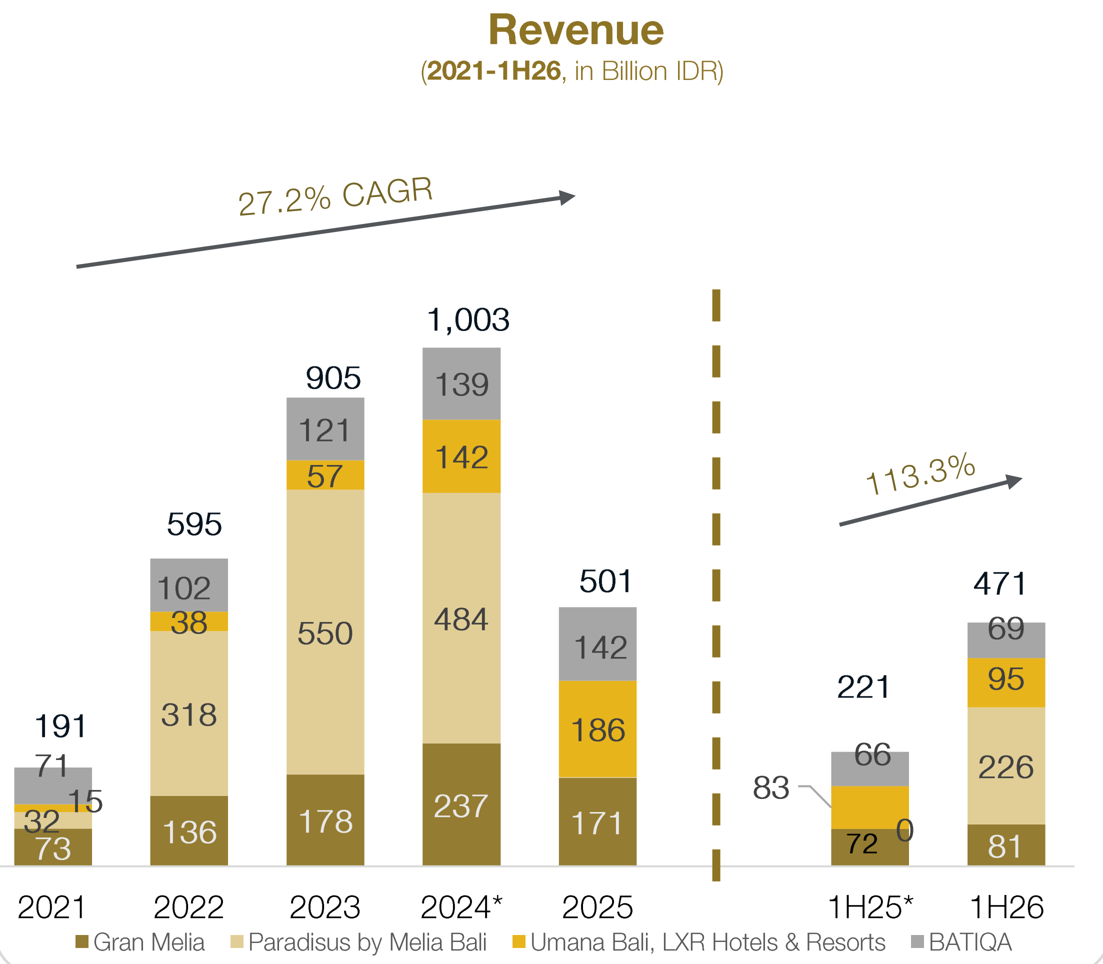
7 Hotels
3 Star
859 Rooms

BATIQA Hotel

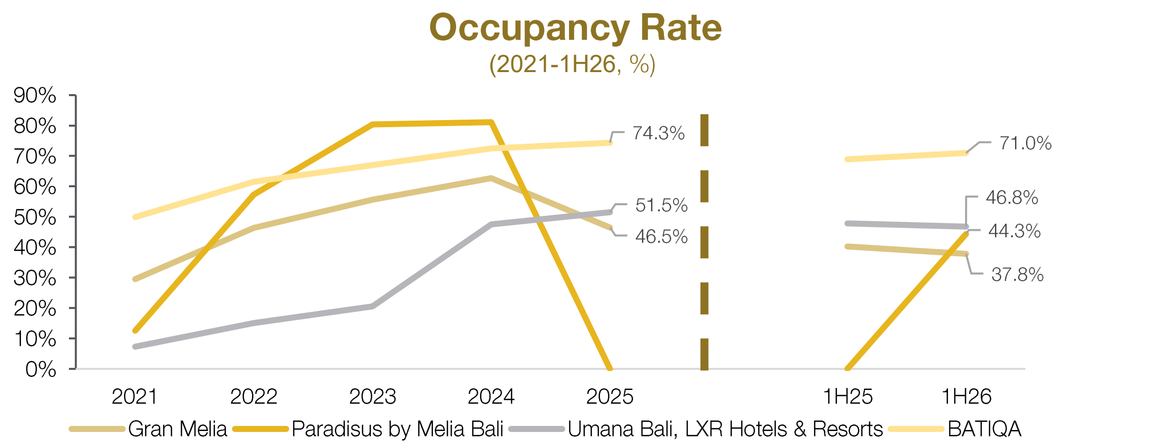
TOTAL
1,757 Rooms

suryainternusa
BUILDING A BETTER INDONESIA

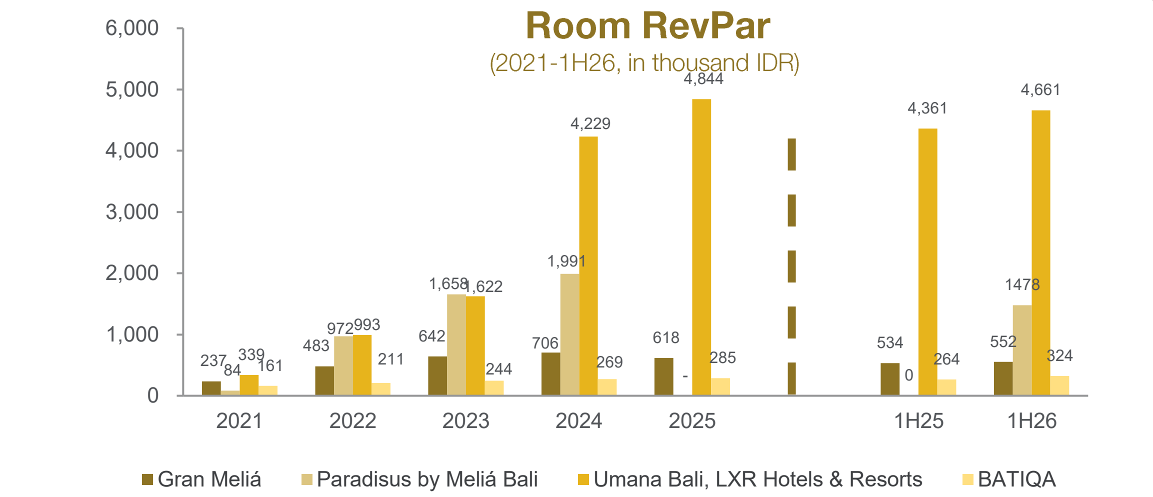
Hospitality Business



Note : *9M24 onwards BATIQA excludes Jayapura; * Revenue and expenses have been restated to include Service Charge*



Note: Paradisus by Melia Bali 2024 : 9M24 only



Note: Paradisus by Melia Bali 2024 : 9M24 only

Hospitality Business

ARR (thousand Rp)	2021	2022	2023	2024	2025	1H25	1H26
GMJ	803	1,041	1,156	1,125	1,329	1,331	1,462
Paradisus*	671	1,696	2,061	2,456	-	-	3,338
LXR	4,672	6,572	7,888	8,903	9,410	9,120	9,965
BATIQA	322	344	364	371	384	384	456
Room RevPAR (thousand IDR)							
GMJ	237	483	642	706	618	535	552
Paradisus*	84	972	1,658	1,991	-	-	1,478
LXR	339	993	1,622	4,229	4,844	4,361	4,662
BATIQA	161	211	244	269	285	265	324
Total RevPAR (thousand IDR)							
GMJ	600	1,116	1,456	1,550	1,405	1,188	1,340
Paradisus*	175	1,764	3,042	3,504	-	-	2,534
LXR	594	1,453	2,160	5,373	7,078	6,353	7,322
BATIQA	219	310	357	385	398	370	463

Note: GMJ : Gran Melia Jakarta; Paradisus : Paradisus by Melia Bali (Formerly Melia Bali Hotel); LXR: Umana Bali, LXR Hotels & Resorts
9M24 onwards BATIQA excludes Jayapura,
*) Paradisus by Melia Bali performance only Feb-March'26 during the soft opening

Business Segment

Hospitality : Operating Result

In Billion IDR	2021	2022	2023	2024*	2025	1H25*	1H26
Revenue	191	595	905	1,003	501	221	471
Revenue Growth	***-13%***	***211%***	***52%***	***11%***	***-50%***	***-57%***	***113%***
Gross Profit	80	371	583	629	262	111	279
Gross Margin	***42%***	***62%***	***64%***	***63%***	***52%***	***50%***	***59%***
EBITDA	-79	122	241	223	-80	-54	46
EBITDA Margin	***-41%***	***21%***	***27%***	***22%***	***-16%***	***-25%***	***10%***
Operating Profit	-175	0	135	106	-188	-98	-34
Operating Profit Margin	***-91%***	***-0%***	***15%***	***11%***	***-38%***	***-44%***	***-7%***
Net Profit	-180	-41	72	40	-163	-105	-84
Net Profit Margin	***-94%***	***-7%***	***8%***	***4%***	***-33%***	***-48%***	***-18%***

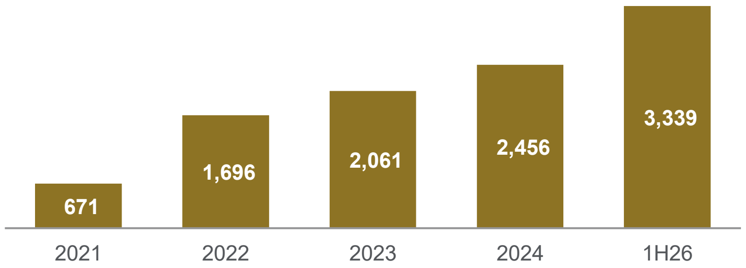
Note : ** Revenue and expenses have been restated to include Service Charge*

suryainternusa
BUILDING A BETTER INDONESIA

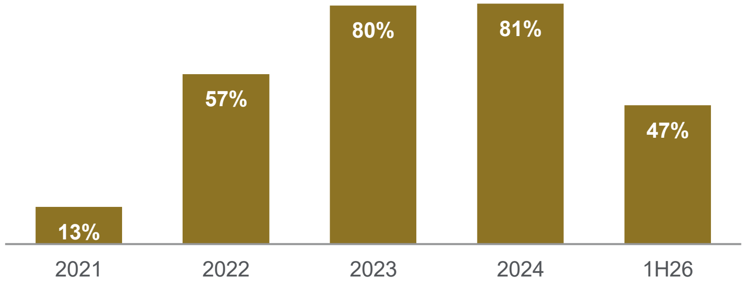
Hospitality 1H26

Paradisus by Melia Bali *formerly Melia Bali Hotel (MBH)

Average Room Rate
(in million IDR)



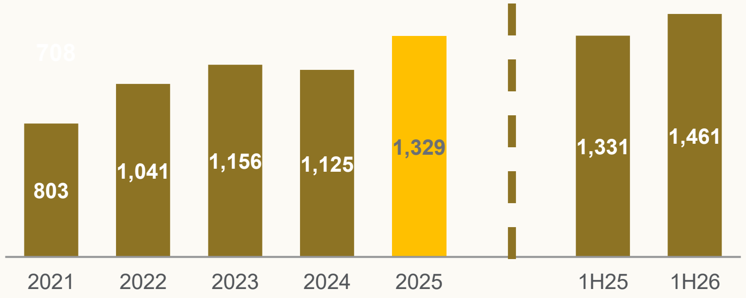
Room Occupancy
(%)



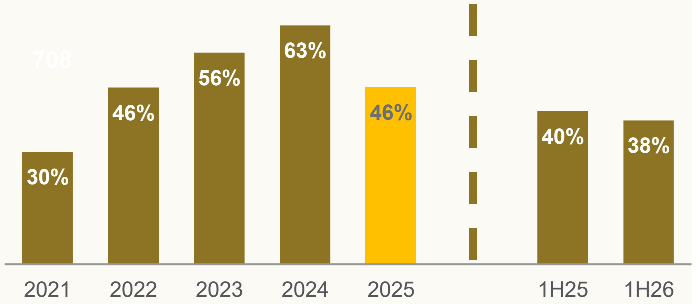
Note: Paradisus by Melia Bali performance only Feb-March'26 during the soft opening

Gran Melia Jakarta

Average Room Rate
(in million IDR)



Room Occupancy
(%)

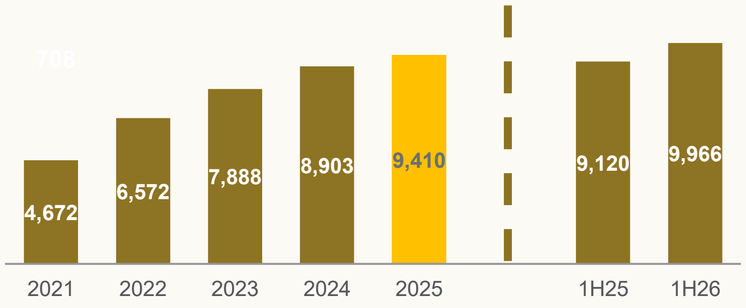


suryainternusa
BUILDING A BETTER INDONESIA

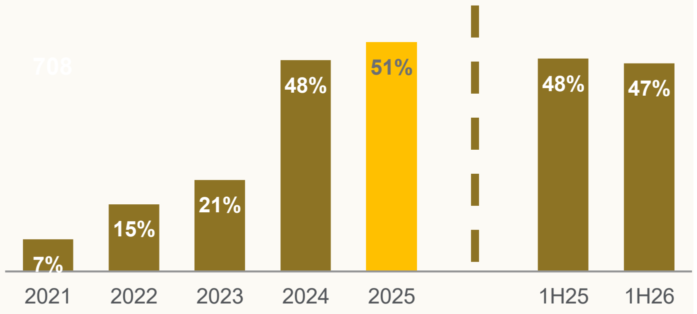
Hospitality 1H26

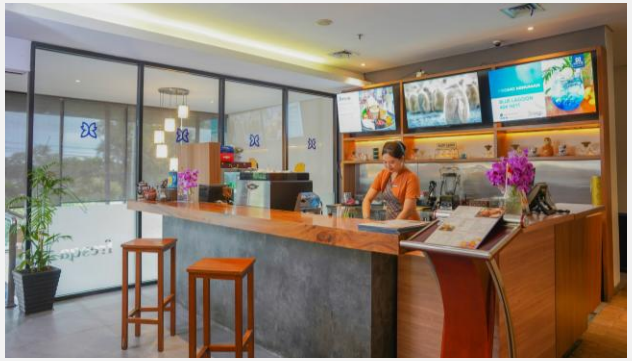
UMANA Bali

Average Room Rate
(in million IDR)



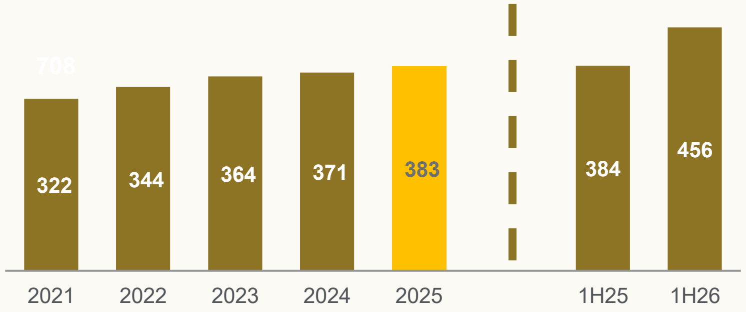
Room Occupancy
(%)



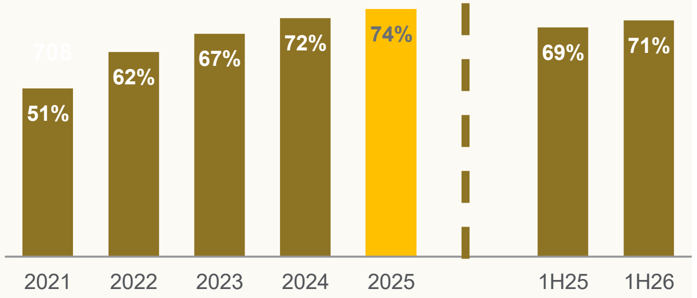


BATIQA Hotel

Average Room Rate
(in thousand IDR)



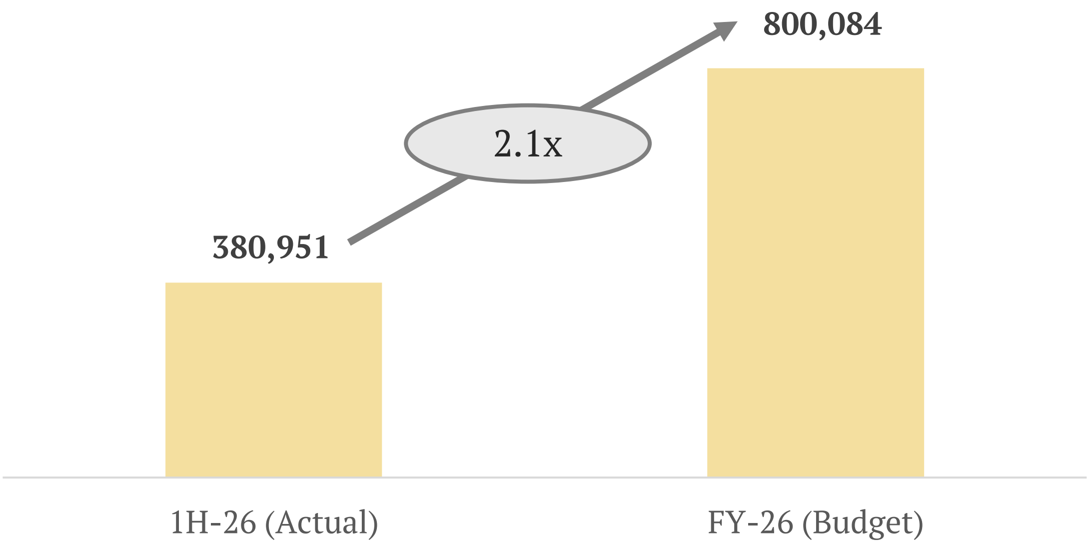
Room Occupancy
(%)



Travelio's 1H-26 Achievements & FY-26 Targets

Company GMV

(In IDR Mio)



Net Live Units Growth within the Next 6 Months

1H-26
16,241
Apartments

FY-26
16,852
Apartments

1H-26 Highlights:

+10% YoY
1H-26 Company GMV

+833
Additional Apartment Net Live Units YoY

27,788
Apartment Mid-Long-Term Bookings

1,710,225
Apartment Mid-Long-Term Room Nights Sold

Photos of Gran Melia Jakarta

Café Gran Via

Red Level Lounge

President Suite - Bedroom

Reception

suryainternusa
BUILDING A BETTER INDONESIA

Photos of Paradisus by Melia Bali

Suite Duplex

The Reserve – Adult Only

Family Concierge Junior Lagoon Room

Swimming Pool

suryainternusa
BUILDING A BETTER INDONESIA

Photos of UMANA BALI, LXR Hotels & Resorts


Resort Aerial (Day)


Tropical Garden Pool Villa


Panoramic Ocean Pool Villa

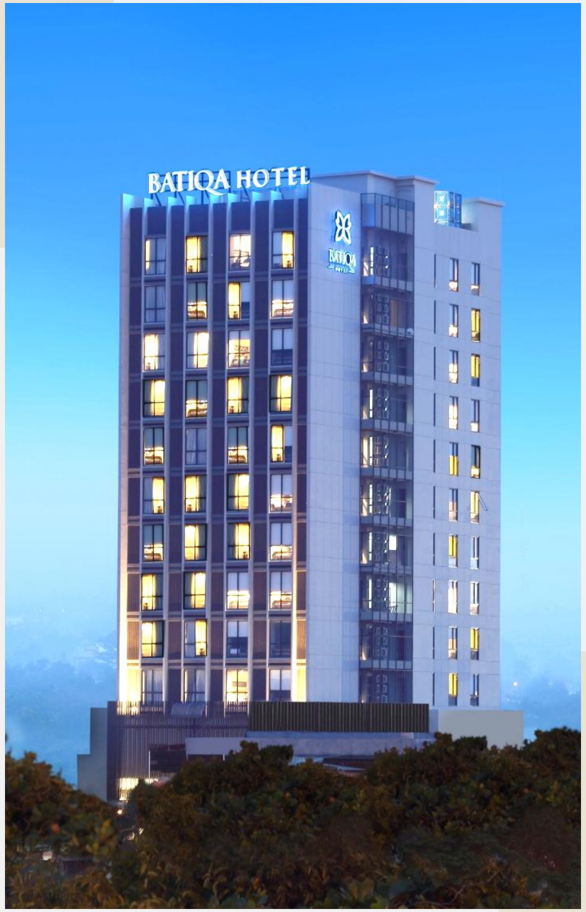

Commune (Outdoor – Day)


Pad (Indoor – Night)


Main Pool (Day)

suryainternusa
BUILDING A BETTER INDONESIA

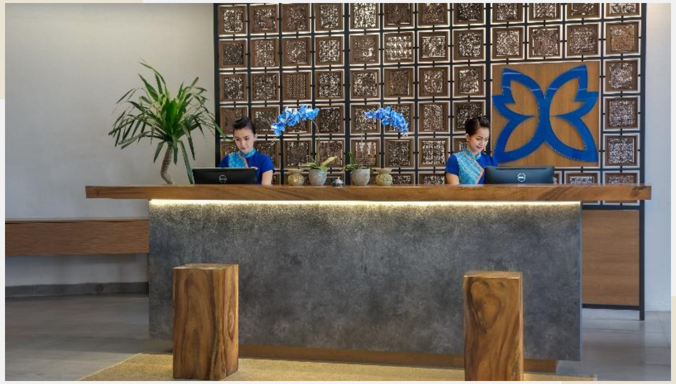
Photos of BATIQA Hotels



Exterior view of BATIQA Hotel Lampung

FRESQA Bistro

Suite Room



Lobby

Meeting Room

suryainternusa
BUILDING A BETTER INDONESIA

Summary

Subang is SSIA's main catalyst

EV : catalyst of future SS

Subang will stimulate Indonesia Economic Growth in 2030

Township

NRCA will leverage its expertise in industrial & residential *township* & infrastructure

SSIA to generate higher growth in hospitality post rebranding and renovation for strengthening its recurring income

In the long run - Jump in recurring income through Subang Infrastructure and ancillary services

suryainternusa
BUILDING A BETTER INDONESIA

Thank You

Investor Relations & Sustainability

PT Surya Semesta Internusa Tbk
Contact: ir@suryainternusa.com

Surya Internusa:

PT SURYA SEMESTA INTERNUSA TBK
TEMPO SCAN TOWER 20TH FLOOR
JL. HR. RASUNA SAID KAV. 3-4
KUNINGAN, JAKARTA 12950, INDONESIA
PH. +62 21 526 2121 / +62 21 527 2121
FX. +62 21 527 7878
WWW.SURYAINTERNUSA.COM

suryainternusa

BUILDING A BETTER INDONESIA