

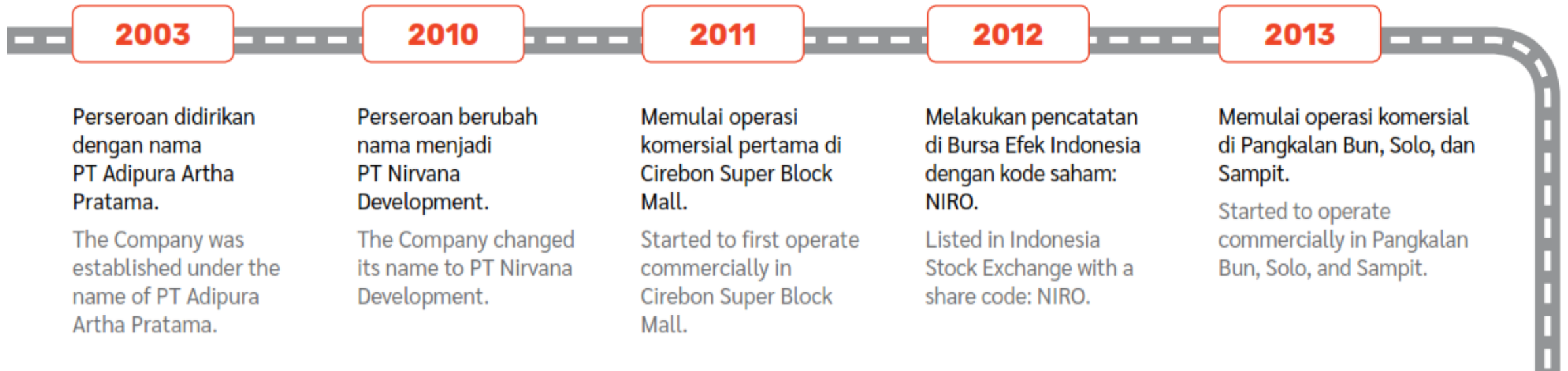
**PT CITY RETAIL DEVELOPMENTS,
Tbk**
Paparan Publik
Public Expose

18 September 2024
Hotel Mulia Jakarta

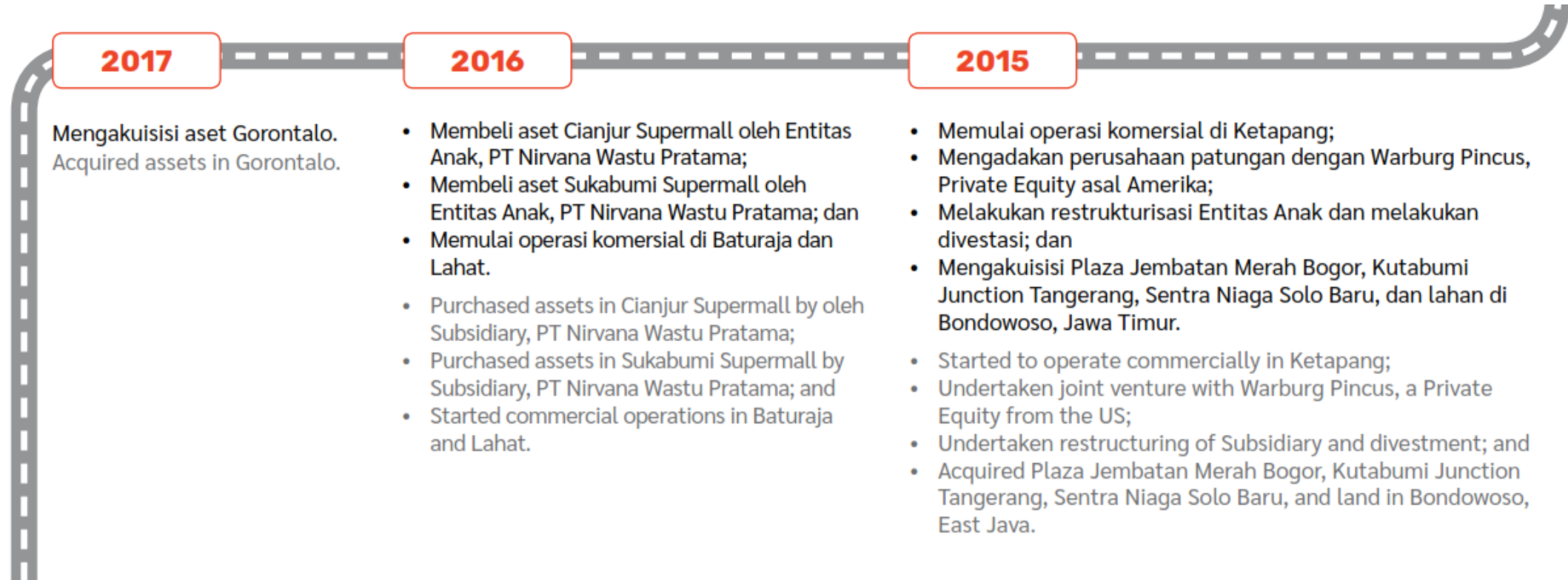


- A. PROFIL PERSEROAN** *Company Profile*
- B. PRODUK DAN JASA** *Product & Service*
- C. KINERJA KEUANGAN PERSEROAN**
Company's Financial Performance
- D. PROSPEK USAHA DI 2024** *Business Prospects
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Company's Development Strategy

A. PROFIL PERSEROAN *Company Profile*



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A. PROFIL PERSEROAN *Company Profile*

2018

- Perseroan berubah nama menjadi PT City Retail Developments Tbk;
- Mengakuisisi PT Palu Graha Sejahtera;
- Membeli aset Hermes Place Polonia oleh Entitas Anak, PT Polonia Anugerah Jaya; dan
- Memulai usaha komersial di Prabumulih.
- The Company changed its name to PT City Retail Developments Tbk;
- Acquiring PT Palu Graha Sejahtera;
- Purchased asset Hermes Place Polonia by Subsidiary, PT Polonia Anugerah Jaya; and
- Started Commercial operation in Prabumulih.

2019

Memulai operasi komersial atas beberapa pusat perbelanjaan di beberapa daerah Indonesia, seperti di Jawa Timur, Jawa Tengah, Jawa Barat, Kalimantan, Sumatera, Sulawesi, dan Papua.

Started commercial operations in several shopping centers in Indonesia such as in East Java, Central Java, West Java, Kalimantan, Sumatra, Sulawesi, and Papua.

2020

- Memulai operasi komersial atas beberapa pusat perbelanjaan Citiplaza Kutabumi dan The Park Sawangan;
- Mengakuisisi Central Plaza Lampung melalui Entitas Anak kepemilikan tidak langsung, yaitu PT Sekala Braha Semesta;
- Mengakuisisi Binjai Supermall melalui Entitas Anak kepemilikan tidak langsung, yaitu PT Binjai Hatua Makmur;
- Mengakuisisi Duta Plaza Bali melalui Entitas Anak kepemilikan tidak langsung, yaitu PT Dhanika Sejahtera Makmur;
- Mengakuisisi Pejaten Village Mall melalui Entitas Anak kepemilikan tidak langsung, yaitu PT Pejaten Semesta Raya; dan
- Mengakuisisi Cimanggis Depok Square melalui Entitas Anak kepemilikan tidak langsung, yaitu PT Adhiwangsa Satata Ekatra.

- Started commercial operations of several shopping centers such as Citiplaza Kutabumi and The Park Sawangan;
- Acquired Central Plaza Lampung through an indirect ownership Subsidiary, i.e. PT Sekala Braha Semesta;
- Acquired Binjai Supermall through an indirect ownership Subsidiary, i.e. PT Binjai Hatua Makmur;
- Acquired Duta Plaza Bali through an indirect ownership Subsidiary, i.e. PT Dhanika Sejahtera Makmur;
- Acquired Pejaten Village Mall through an indirect ownership Subsidiary, i.e. PT Pejaten Semesta Raya; and
- Acquired Cimanggis Depok Square through an indirect ownership Subsidiary, i.e. PT Adhiwangsa Satata Ekatra.

A. PROFIL PERSEROAN *Company Profile*

2021

- Mengakuisisi Kalibata City Square melalui Entitas Anak kepemilikan tidak langsung, yaitu PT Prawara Ranajaya Catra;
- Mendirikan PT Dwimegah Miri Sentosa dan PT Lintang Buwana Ekatra melalui Entitas Anak kepemilikan tidak langsung, yaitu PT Nirvana Wastu Pratama dan PT Nirvana Wastu Kencana;
- Mendirikan BNWP Cella Holding Pte Ltd melalui Entitas Anak kepemilikan tidak langsung, yaitu PT Nirvana Wastu Pratama;
- Mendirikan Cella Management Pte Ltd melalui Entitas Anak kepemilikan tidak langsung, yaitu BNWP Cella Holding Pte Ltd;
- Mendirikan Master Holding Cella Pte Ltd melalui Entitas Anak kepemilikan tidak langsung, yaitu Cella Management Pte Ltd;
- Mendirikan Alpha Holding Cella Pte Ltd melalui Entitas Anak kepemilikan tidak langsung, yaitu Master Holding Cella Pte Ltd;
- Mendirikan PT Cella Argya Logistik melalui Entitas Anak kepemilikan tidak langsung, yaitu Alpha Holding Cella Pte Ltd;
- Pembukaan pusat perbelanjaan baru di beberapa wilayah, seperti The Park Sawangan Depok, Citiplaza Kutabumi, dan Citimall II Cianjur; dan
- Menerbitkan *Medium Term Notes* (MTN) City Retail Developments I Tahun 2021 dengan jumlah pokok penerbitan sebesar Rp750.000.000.000,-.
- Acquired Kalibata City Square through an indirect ownership Subsidiary, i.e. PT Prawara Ranajaya Catra;
- Established PT Dwimegah Miri Sentosa and PT Lintang Buwana Ekatra through indirect ownership Subsidiaries, i.e. PT Nirvana Wastu Pratama and PT Nirvana Wastu Kencana;
- Established BNWP Cella Holding Pte Ltd through an indirect ownership Subsidiary, i.e. PT Nirvana Wastu Pratama;
- Established Cella Management Pte Ltd through an indirect ownership Subsidiary, i.e. BNWP Cella Holding Pte Ltd;
- Established Master Holding Cella Pte Ltd through an indirect ownership Subsidiary, i.e. Cella Management Pte Ltd;
- Established Alpha Holding Cella Pte Ltd through an indirect ownership Subsidiary, i.e. Master Holding Cella Pte Ltd;
- Established PT Cella Argya Logistik through an indirect ownership Subsidiary, i.e. Alpha Holding Cella Pte Ltd;
- Opening of new shopping malls in several areas, such as The Park Sawangan Depok, Citiplaza Kutabumi, and Citimall II Cianjur; and
- Issued Medium-Term Notes (MTN) City Retail Developments I Year 2021 with a principal amount of Rp750,000,000,000.

A. PROFIL PERSEROAN *Company Profile*

2022

- Membentuk usaha patungan dengan nama BNWP Cella Holding Pte Ltd dan Cella Management Pte Ltd dengan kegiatan usaha penyediaan real estat modern;
- Mendirikan Two Master Holding melalui Entitas Anak kepemilikan tidak langsung, yaitu Cella Management Pte Ltd;
- Mendirikan Beta Holding Cella Pte Ltd dan Charlie Holding Cella Pte Ltd melalui Entitas Anak kepemilikan tidak langsung, yaitu Master Holding Cella Pte Ltd;
- Mendirikan PT Bukit Inti Lestari melalui Entitas Anak kepemilikan tidak langsung, yaitu Beta Holding Cella Pte Ltd;
- Mendirikan PT CRE Bil Indonesia melalui Entitas Anak kepemilikan tidak langsung, yaitu Charlie Holding Cella Pte Ltd;
- Mendirikan Caesar Holding Cella Pte Ltd, Epsilon Holding Cella Pte Ltd, dan Dynasty Holding Cella Pte Ltd melalui Entitas Anak kepemilikan tidak langsung, yaitu Two Master Holding Cella Pte Ltd;
- Mendirikan PT Cella Cakra Logistik melalui Entitas Anak kepemilikan tidak langsung, yaitu Caesar Holding Cella Pte Ltd;
- Membuka pusat perbelanjaan baru di beberapa wilayah, yaitu Citimall Bondowoso, The Park Kendari, dan Citimall Bontang;
- Mengakuisisi pusat perbelanjaan dan hotel yang berlokasi strategis, seperti D'Mall Depok dan Hotel Santika Depok;
- Melakukan divestasi terhadap PT Narendra Amerta kepada PT Griya Medika Internusa, pihak ketiga; dan
- Beberapa Entitas Anak Perseroan, yaitu PT Nirvana Wastu Pradana, PT Nirvana Wastu Utama, PT Prabangkara Sangkara, PT Tirta Anugrah Buana, dan PT Anggaraksa Lokeswara melakukan penambahan modal ditempatkan dan disetor penuh.
- Established a joint venture under the names of BNWP Cella Holding Pte Ltd and Cella Management Pte Ltd with business activities providing modern real estate;
- Established Two Master Holding and through indirect Subsidiaries, i.e. Cella Management Pte Ltd;
- Established Beta Holding Cella Pte Ltd and Charlie Holding Cella Pte Ltd through indirect Subsidiaries, i.e. Master Holding Cella Pte Ltd;
- Established PT Bukit Inti Lestari through an indirect Subsidiary, i.e. Beta Holding Cella Pte Ltd;
- Established PT CRE Bil Indonesia through an indirect Subsidiary, i.e. Charlie Holding Cella Pte Ltd;
- Established Caesar Holding Cella Pte Ltd, Epsilon Holding Cella Pte Ltd, and Dynasty Holding Cella Pte Ltd through a Subsidiary with indirect ownership, i.e. Two Master Holding Cella Pte Ltd;
- Established PT Cella Cakra Logistik through an indirect Subsidiary, i.e. Caesar Holding Cella Pte Ltd;
- Opened new shopping malls in several areas, i.e. Citimall Bondowoso, The Park Kendari, and Citimall Bontang;
- Acquired strategically located shopping malls and hotels, such as D'Mall Depok and Hotel Santika Depok;
- Divested PT Narendra Amerta to PT Griya Medika Internusa, a third party; and
- Several of the Company's Subsidiaries, i.e. PT Nirvana Wastu Pradana, PT Nirvana Wastu Utama, PT Prabangkara Sangkara, PT Tirta Anugrah Buana, and PT Anggaraksa Lokeswara made addition to their issued and fully paid capital.

A. PROFIL PERSEROAN *Company Profile*

2023

6 Januari / January 2023

Pelaksanaan RUPS Luar Biasa di Jakarta.
Implementation of Extraordinary GMS in Jakarta.

16 Maret / March 2023

Pembangunan The Park Semarang telah diselesaikan dan mulai beroperasi secara komersial.
The Park Semarang construction was completed and commercial operations have begun.

30 Maret / March 2023

Perseroan mendirikan Entitas Anak, yaitu PT Cella Emerald Logistik melalui Epsilon Holding Cella Pte Ltd.
The Company established a Subsidiary, PT Cella Emerald Logistik via Epsilon Holding Cella Pte Ltd.

30 Juni / June 2023

Pelaksanaan RUPS Tahunan, RUPS Luar Biasa, dan paparan publik di Hotel Mulia Jakarta.
Implementation of Annual GMS, Extraordinary GMS, and public expose at Hotel Mulia Jakarta.

A. PROFIL PERSEROAN 2023

11 September 2023

Perseroan mendirikan Entitas Anak, yaitu PT Mahitala Wilis Amerta melalui PT Nirvana Wastu Pratama.

The Company established a Subsidiary, PT Mahitala Wilis Amerta via PT Nirvana Wastu Pratama.

14 September 2023

Perseroan mendirikan Entitas Anak, yaitu Gamma Holding Cella Pte Ltd melalui Two Master Holding Cella Pte Ltd.

The Company established a Subsidiary, Gamma Holding Cella Pte Ltd via Two Master Holding Cella Pte Ltd.

27 September 2023

Perseroan mendirikan Entitas Anak, yaitu PT Cella Gemilang Logistik melalui Gamma Holding Cella Pte Ltd.

The Company established a Subsidiary, PT Cella Gemilang Logistik via Gamma Holding Cella Pte Ltd.

A. PROFIL PERSEROAN *Company Profile*



VISI | VISION

Menjadi Perusahaan pengembang platform infrastruktur konsumen terkemuka dan terpesat di Indonesia dengan eksposur terhadap pusat perbelanjaan komersial retail dan infrastruktur logistik modern.

To become a leading and the fastest-growing consumer infrastructure platform in Indonesia with exposure to community retail and modern logistics infrastructure.

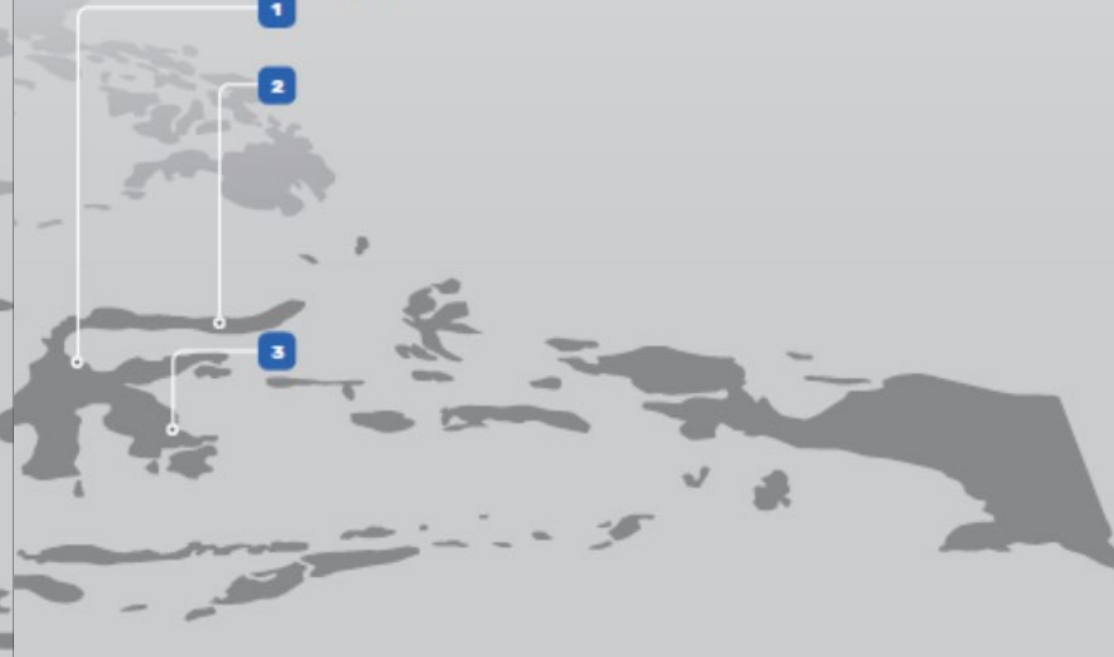
MISI | MISSION

- a. Mengembangkan, menumbuhkan, mengoperasikan, dan mengelola aset dengan cara paling menguntungkan dan berkesinambungan bagi Pemegang Saham;
- b. Mendukung perekonomian lokal dan menciptakan pengalaman berbelanja yang unik bagi konsumen; serta
- c. Menjadi mitra pilihan utama bagi para peritel dan operator logistik.
 - a) *To develop, foster, operate, and manage assets in the most profitable and sustainable manner for the Shareholders;*
 - b) *To support the local economy and create unique shopping experience for the customers; and*
 - c) *To become the major partner of choice for retailers and logistic operators*

Wilayah Operasional Perusahaan *Company Operational Areas*



SUMATERA	JAWA / JAVA	BALI	KALIMANTAN	SULAWESI
1 Binjai 2 Medan 3 Dumai 4 Lahat 5 Prabumulih 6 Betunja 7 Bender Lampung	1 Cilegon 2 Kutabumi 3 Bogor 4 Depok 5 Jakarta 6 Sukabumi 7 Cikarang 8 Cianjur 9 Cirebon 10 Semarang 11 Sukoharjo 12 Bondowoso 13 Gerut	1 Denpasar	1 Ketapang 2 Pangkajene 3 Sempit 4 Kpuas 5 Bontang	1 Palu 2 Gorontalo 3 Kendari



Buka dan Beroperasi - Total Net Leasable Area (NLA) ~569.000 m2

Open and In Operation

- | | | |
|---------------------------|---------------------------|--------------------------------------|
| 1. Cirebon Superblock | 12.Citimall Gorontalo | 23.Central Plaza Lampung |
| 2. Citimall Pangkalan Bun | 13.Citimall Prabumulih | 24.Duta Plaza Bali |
| 3. The Park Solo | 14.Palu Grand Mall | 25.Kalibata City Square |
| 4. Citimall Sampit | 15.Hermes Place Polonia | 26.Citimall Cianjur II |
| 5. Citimall Ketapang | 16.Citimall Cilegon | 27.D'mall Depok |
| 6. Citiplaza Bogor | 17.Citimall Dumai | 28.Citimall Bondowoso |
| 7. Citimall Kuala Kapuas | 18.Citiplaza Kutabumi | 29.The Park Kendari |
| 8. Citimall Cianjur I | 19.The Park Sawangan | 30.Citimall Bontang |
| 9. Citimall Sukabumi | 20.The Park Pejaten | 31.The Park Semarang |
| 10. Citimall Baturaja | 21.Binjai Supermall | 32.Citimall Garut (Sejak Maret/since |
| 11. Citimall Lahat | 22.Cimanggis Square Depok | March 2024) |

➤ **PUSAT PERBELANJAAN** Dalam Pengembangan *Under Development*

1. Citimall Tuban*
2. The Park Medan**
3. Citimall Cilacap***
4. The Park Bengkulu****

Note: * Target mulai konstruksi Q4 2024
 ** Target mulai konstruksi Semester I, 2025
 *** Target mulai konstruksi Semester II, 2025
 **** Target mulai konstruksi Semester I, 2026

➤ **HOTEL** Beroperasi – Total ~567 Kamar *In Operation – Total ~567 Rooms*

1. Fox Gorontalo, Gorontalo
2. Swiss-BelHotel Cirebon, Jawa Barat
3. Favehotel Prabumulih, Sumatera Selatan
4. Favehotel Ketapang, Kalimantan Barat
5. Hotel Santika Depok, Jawa Barat

➤ **LOGISTIK**
Dalam Konstruksi
Under Construction

1. Gudang Logistik Modern - Cikarang
2. Gudang Logistik Modern - Cakung
3. Gudang Logistik Modern - Narogong

➤ **PRODUK** *PRODUCTS*



BINJAI SUPERMALL



THE PARK MALL SOLO



CITIMALL SUKABUMI



THE PARK SAWANGAN



CITIMALL PANGKALAN BUN



CITIMALL SAMPIT

➤ PRODUK *PRODUCTS*



CIREBON SUPERBLOCK



CITY PLAZA BOGOR



CITIMALL BATURAJA



CITIMALL LAHAT



PALU GRANDMALL



CITIMALL GORONTALO

➤ PRODUK *PRODUCTS*



CIMANGGIS SQUARE



DUTA PLAZA BALI



CITIMALL PRABUMULIH



CENTRAL PLAZA LAMPUNG



CITIMALL DUMAI

➤ **PRODUK** *PRODUCTS*



**FOX GORONTALO REBRANDING DARI
HOTEL MAGNA GORONTALO (FEB 2024)**



SWISS-BEL HOTEL CIREBON



FAVE HOTEL PRABUMULIH



**CITIMALL KETAPANG
&
FAVEHOTEL KETAPANG**



CITIPLAZA KUTABUMI



CITIMALL CILEGON

➤ **PRODUK** *PRODUCTS*



CITIMALL KAPUAS



KALIBATA CITY SQUARE



CITIMALL BONDOWOSO



HERMES POLONIA



CITIMALL CIANJUR I



CITIMALL CIANJUR II

➤ **PRODUK** *PRODUCTS*



THE PARK SEMARANG



THE PARK KENDARI



D'MALL DEPOK



CITIMALL BONTANG

➤ **PRODUK** *PRODUCTS*



CITIMALL GARUT

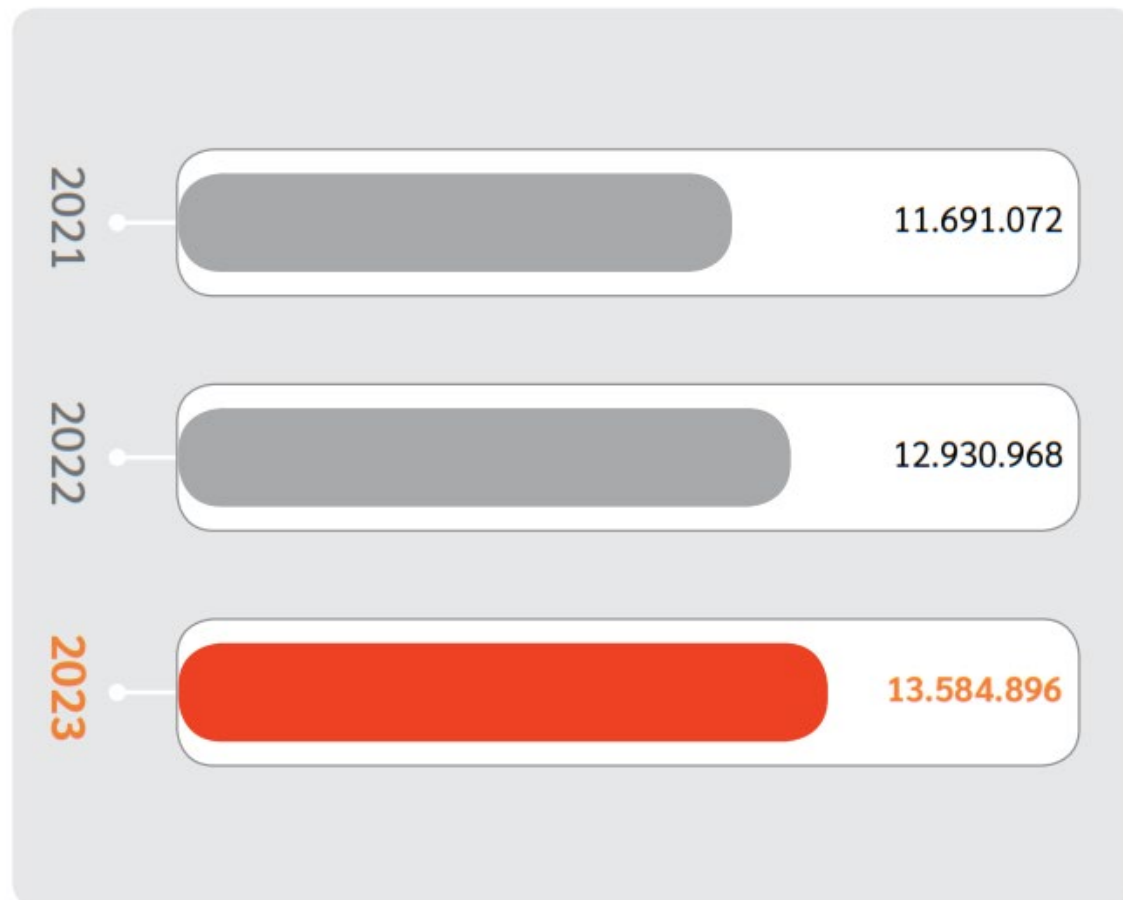


**THE PARK PEJATEN (RENOVASI
DAN REBRANDING DARI PEJATEN
VILLAGE MALL)**

➤ THE COMPANY'S FINANCIAL PERFORMANCE

Total Aset
Total Assets

(dalam jutaan Rupiah)
(in million Rupiah)



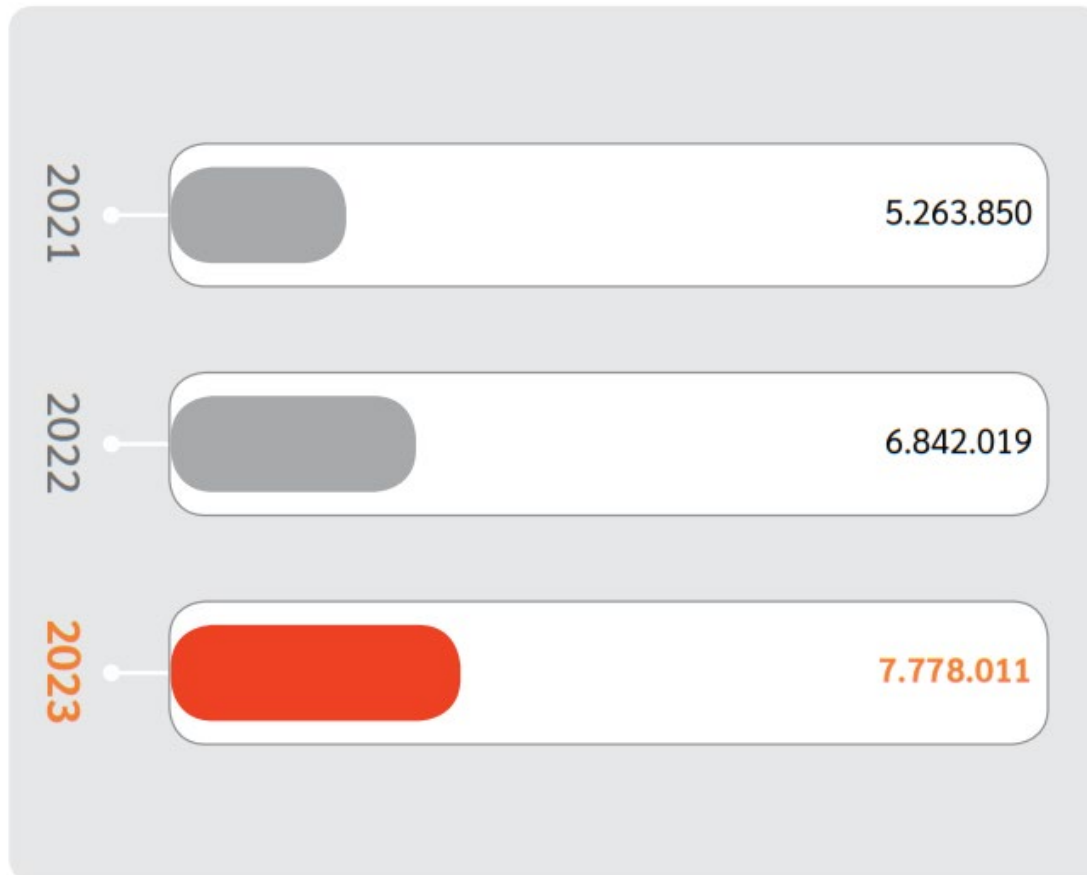
Total Aset Perseroan meningkat sebesar 5.06% dibandingkan tahun lalu. Peningkatan aset ini disebabkan karena adanya peningkatan properti investasi sebesar Rp 653,92 miliar

The Company's Total Assets increased by 5.06% compared to last year. This increase in assets was due to an increase in investment properties amounting to IDR 653,92 billion.

➤ KINERJA KEUANGAN PERSEROAN

Total Liabilitas Total Liabilities

(dalam jutaan Rupiah)
(in million Rupiah)



Total liabilitas Perseroan mengalami peningkatan sebesar 13,68% dibandingkan tahun sebelumnya. Hal ini disebabkan adanya peningkatan utang bank dan lembaga pembiayaan yang meningkat sebesar Rp 935,99 miliar.

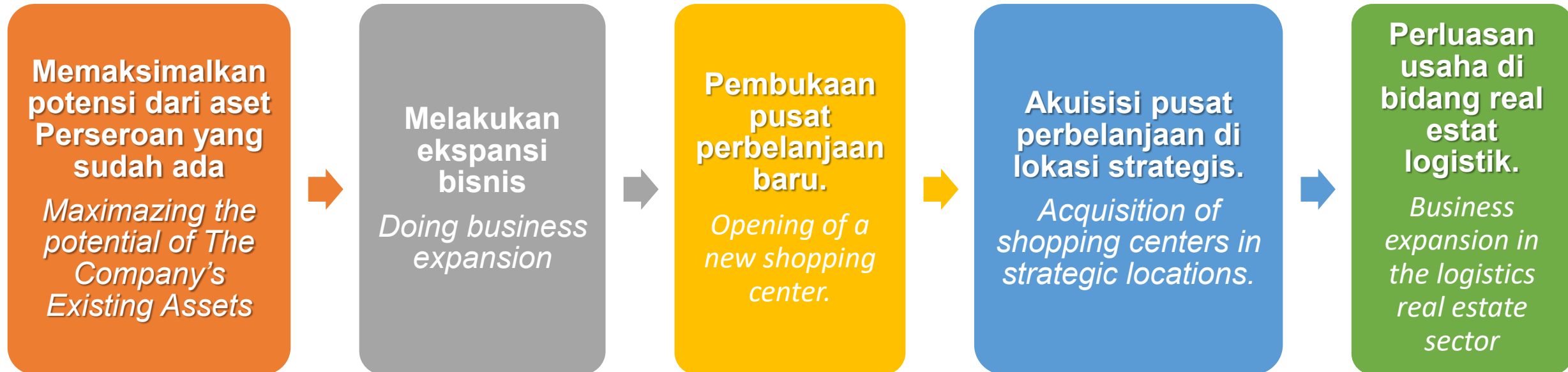
The Company's total liabilities increased by 13.68% compared to the previous year. This was due to an increase in bank and financing institution debt which increased by IDR 935.99 billion.

➤ **Rencana Perseroan K3-K4 Company's Plan Q3-Q4 2024**

❖ **Pembangunan Warehouse Warehouse Construction**

1. Gudang Cikarang fase II- *Cikarang Warehouse phase II* (Progress 95%)
2. Gudang Narogong fase I – *Narogong Warehouse phase I* (Progress 63%)
3. Gudang Cakung fase I – *Cakung Warehouse phase I* (Progress 42%)
4. Pembangunan Mall Tuban

➤ **STRATEGI PENGEMBANGAN PERSEROAN** *COMPANY DEVELOPMENT STRATEGY*



Thank You!