



PT Bekasi Fajar Industrial Estate Tbk

Investors Highlight – 6M 2024

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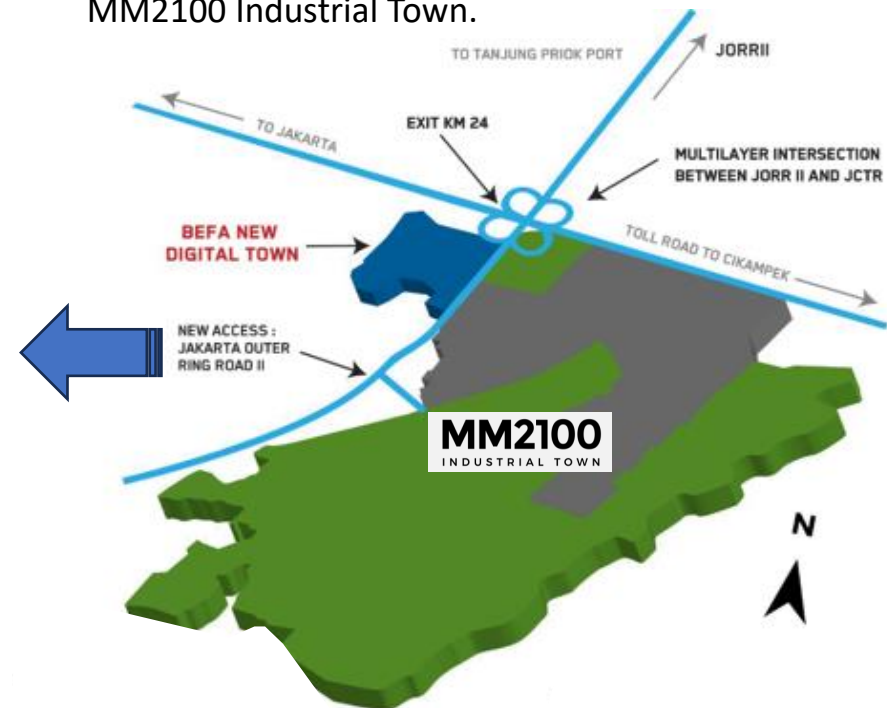
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Now Open JORR II Access - MM2100 Industrial Town

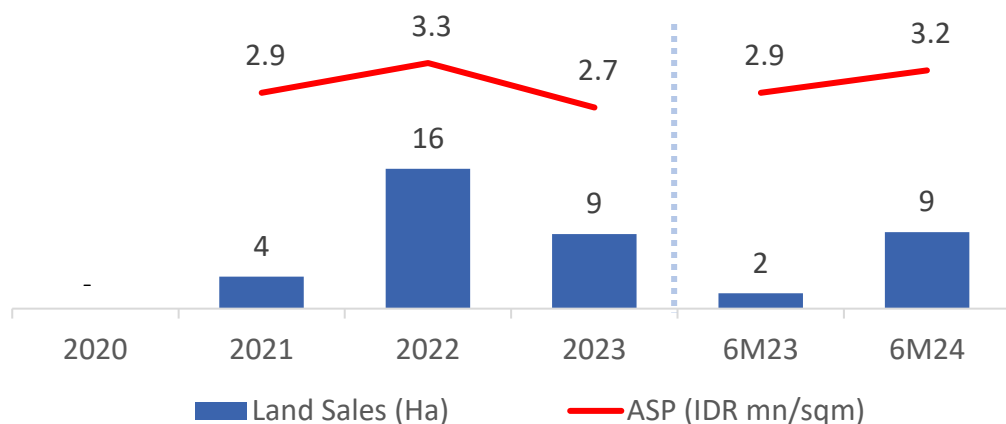


- As of 10 July 2024, toll access connecting MM2100 Industrial Town to the Jakarta Outer Ring Road II (JORR II) toll road was officially in operation. This signifies the completion of the entire JORR II toll road. JORR II is a 111 km toll road connecting Cengkareng, Serpong, Cimanggis, Bekasi, and Cilincing (to Tanjung Priok Port).
- This new direct toll access will greatly enhance time and logistics efficiency for the tenants of MM2100 Industrial Town.



6M-2024 Performance

Marketing Land Sales



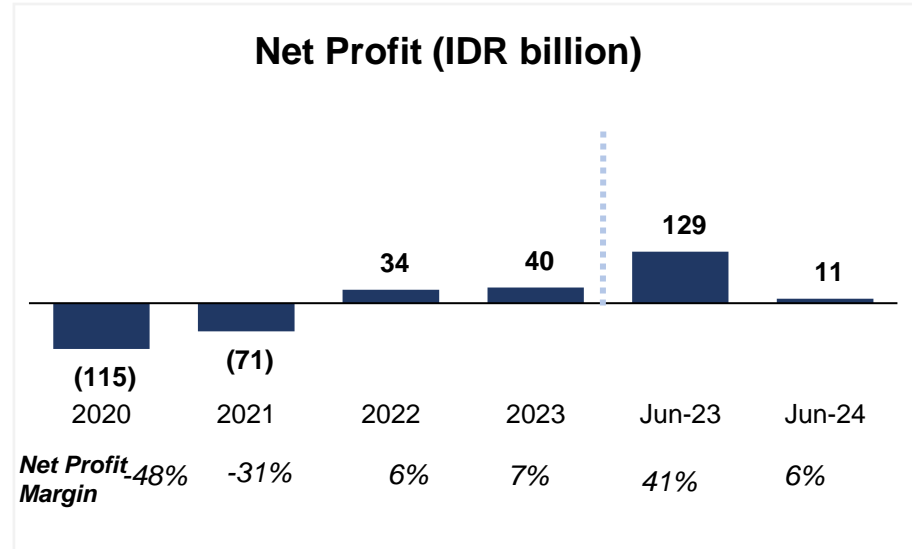
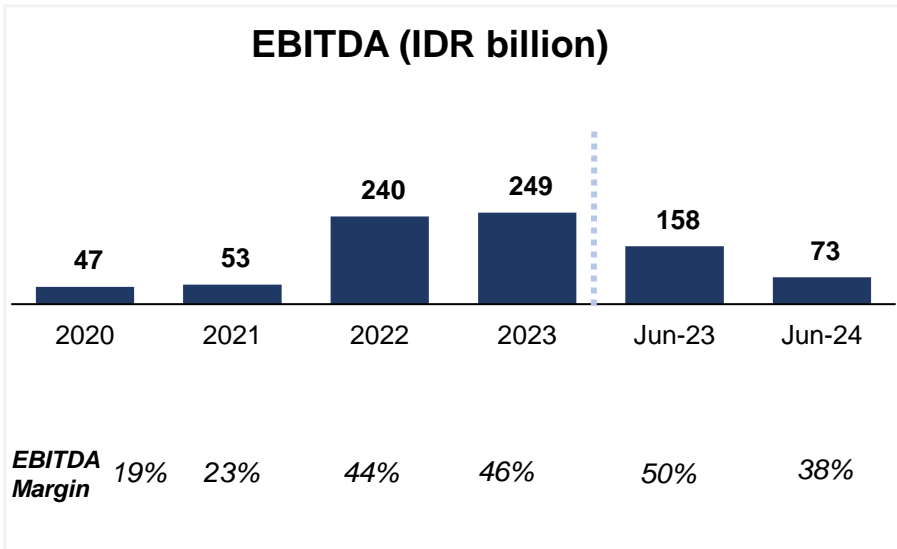
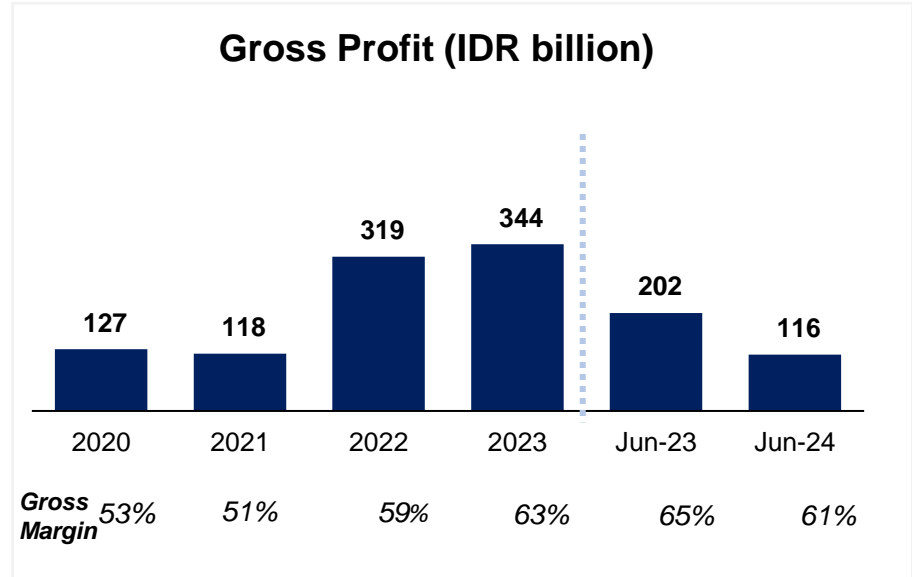
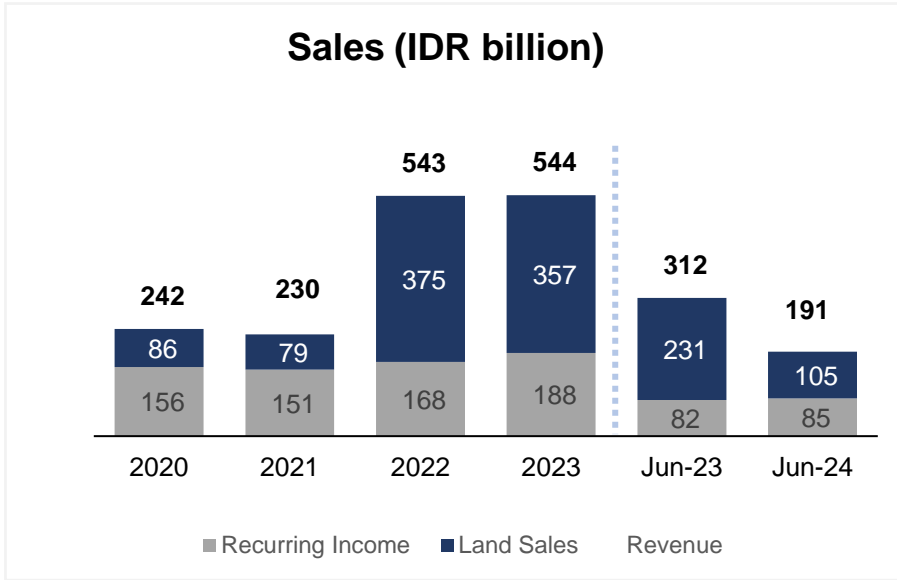
In IDR bn	2020	2021	2022	2023	6M23	6M24
	-	107	526	231	51	277

		6M24	6M23
Marketing Land Sales	Area (ha)	9	2
	ASP (IDR mn/sqm)	3.2	2.9
Accounting Land Sales	Area (ha)	3	8
	ASP (IDR mn/sqm)	3.1	3.0
Land bank	Gross (ha)	1,031	1,034
	Net (ha)	680	685
	Addition (ha)	-	-

6M-2024 Update

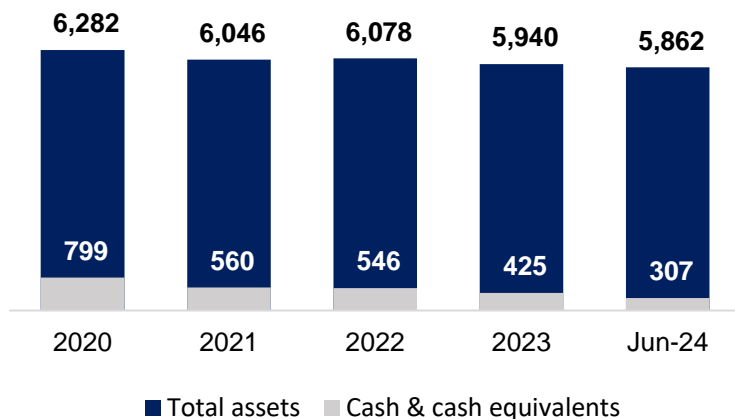
- By June 2024, the Company has surpassed the 2023 full year marketing sales by closing IDR 277bn industrial land sales to data center, auto, cold storage, and other companies.
- Supported by the improved connectivity of MM2100 Industrial Town, with new access to JORR II, the company's strategies maintains continuing the preparation and improvement to the estate to meet demand from high-tech sectors, as well as demand from resilient industries and existing tenants.
- The Company will also launch new Standard Factory Building in 3Q-2024 to support the demand for smaller multi purpose industrial building.
- As of 30 June 2024, the Company's pipeline was 70 hectares.

Financial Performance 6M-2024

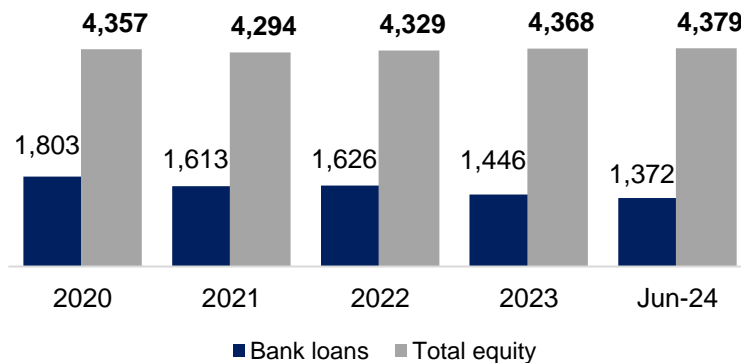


Financial Position 30 June 2024

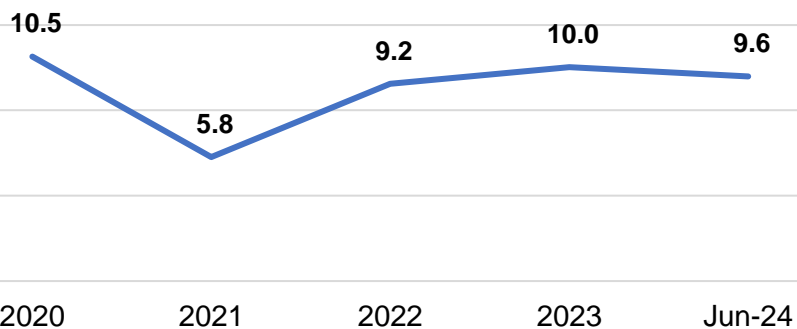
Cash and Total Assets (IDR billion)



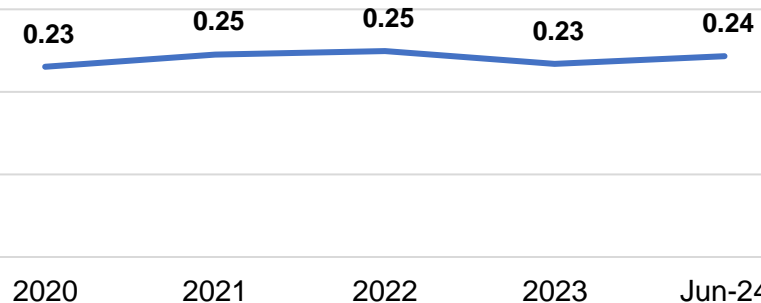
Bank Loans and Total Equity (IDR Billion)



Current Ratio



Net Debt (cash) to Equity





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