

**PARADISI 23**  
**INDONESIA**



# PARADISE INDONESIA

PT INDONESIAIAN PARADISE PROPERTY Tbk

PARADI23  
INDONESIA

“

We develop iconic lifestyle  
destinations in Indonesia's  
greatest cities

”



PARADI23  
INDONESIA

# HOSPITALITY

8  
Hotel Brands

13  
Hotels

2,300  
Room Keys

GRAND | HYATT™  
JAKARTA

  
HYATT  
PLACE™

MAISON  
*Aurelia*  
SANUR, BALI



  
SHERATON  
Bali Kuta Resort

  
HOTELS

  
HOTEL  
Sangaji  
YOGYAKARTA



PARADI23  
INDONESIA

COMMERCIAL

6  
Properties

1 K+  
Retails Stores

240 K+  
Net Leasable Area

36,6 M+  
Annual Traffic



ThePlaza



PARADI23  
INDONESIA

RESIDENTIAL

6  
Residences

2,201  
Units

108K+  
Saleable Area



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QUICK FACTS  
• AND •  
DATA

PARADI23  
INDONESIA

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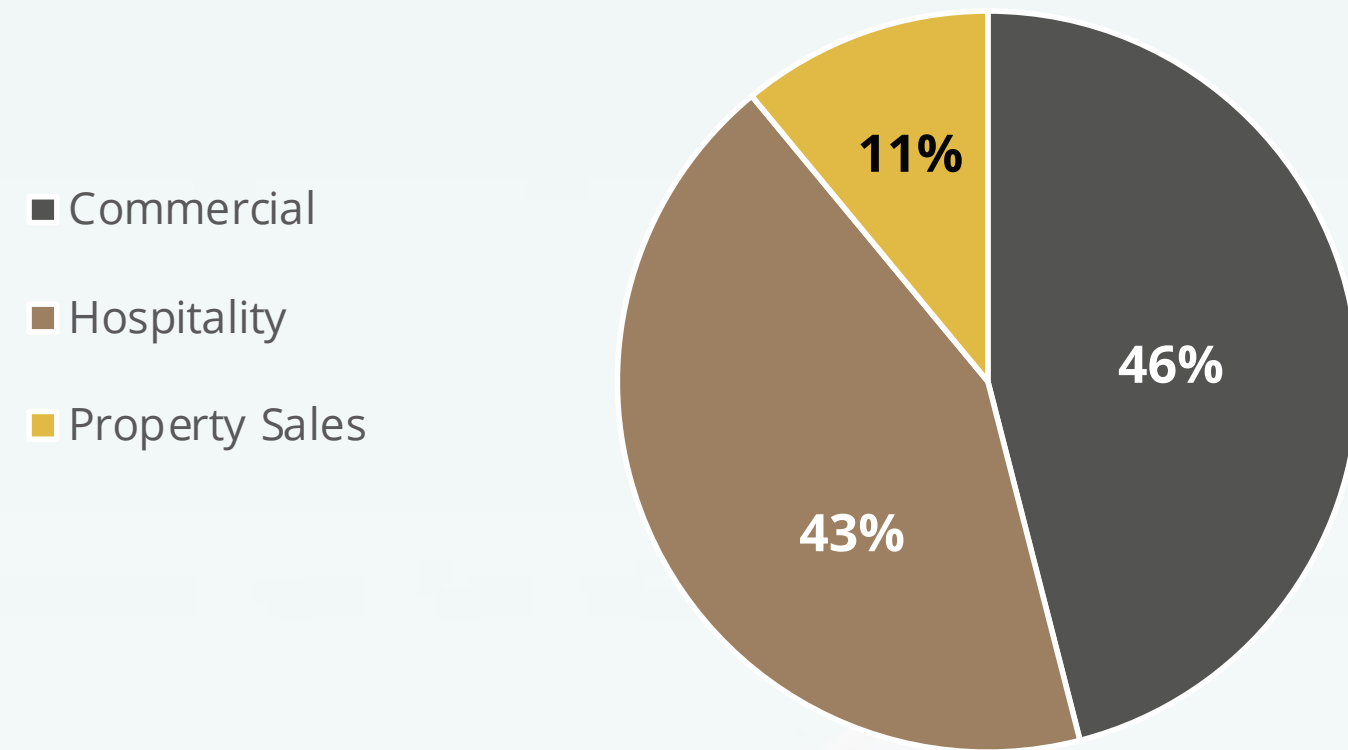
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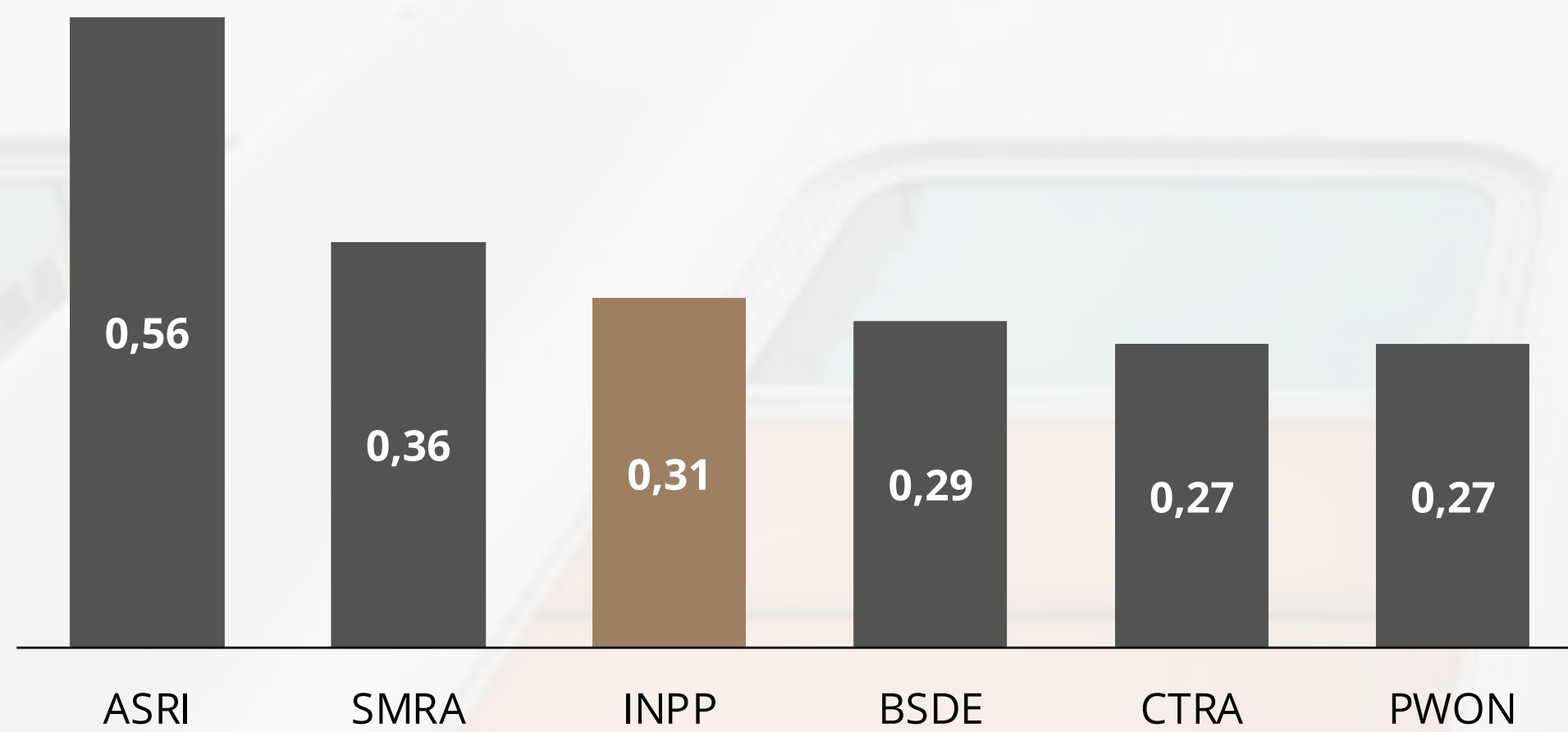
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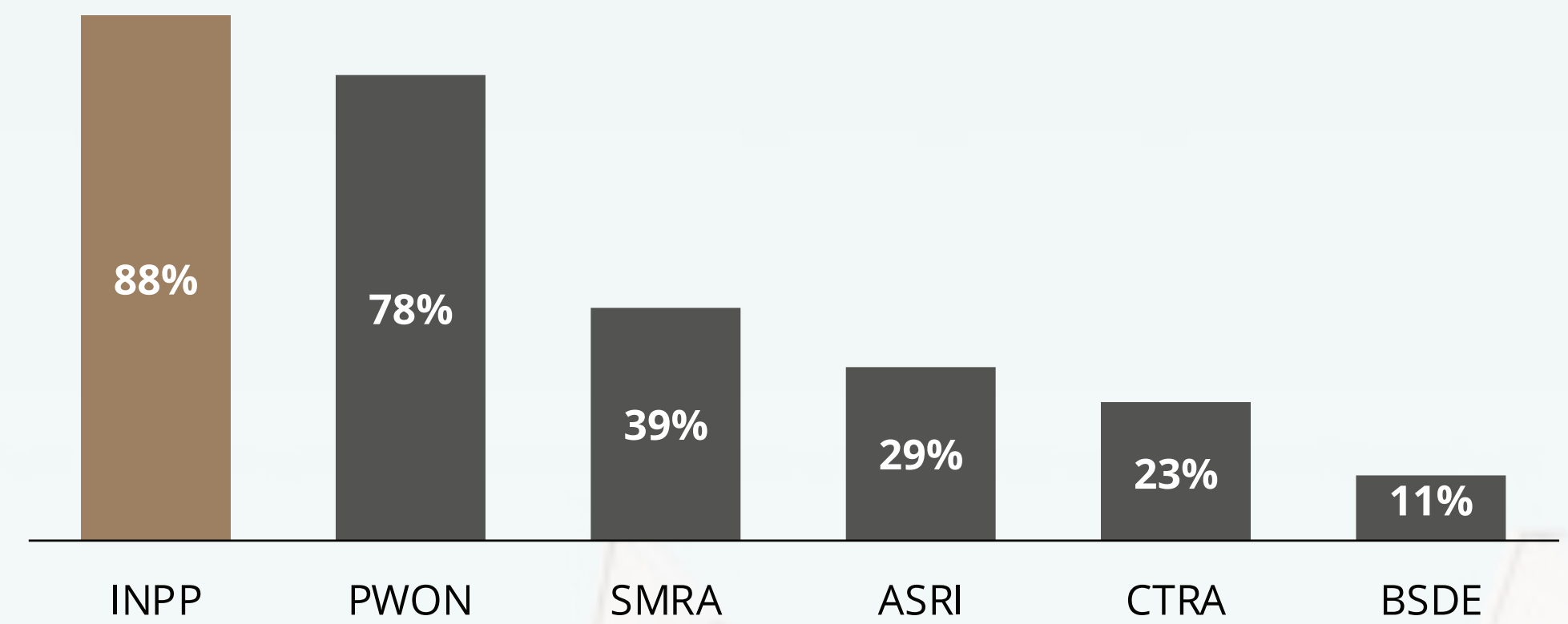




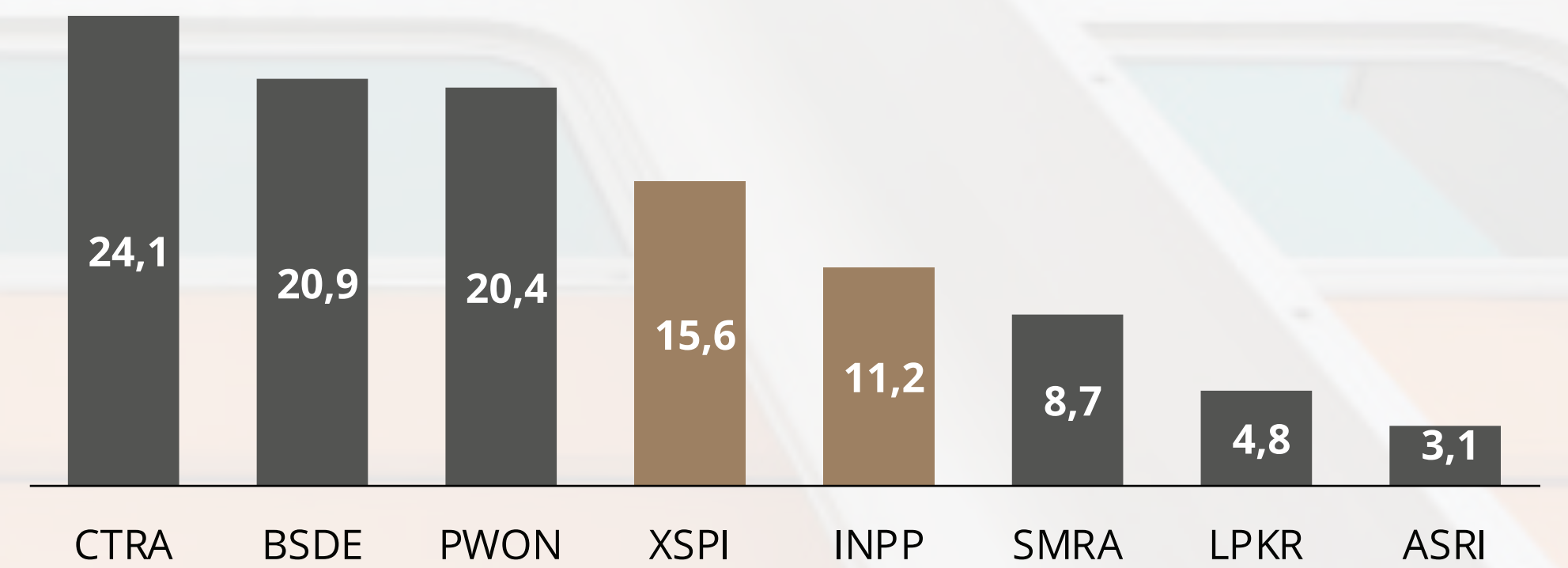
**Debt to Equity Ratio as of 1Q2024**



**Recurring Income Percentage 1Q2024**



**Top Listed Property Companies by Market Cap as of 1Q2024**



Legend: ASRI (PT Alam Sutera Realty Tbk), BSDE (PT Bumi Serpong Damai Tbk), CTRA (PT Ciputra Development Tbk), INPP (PT Indonesian Paradisa Property Tbk), LPKR (PT Lippo Karawaci Tbk), PWON (PT Pakuwon Jati Tbk), SMRA (PT Summarecon Agung Tbk), XSPI (DIRE Simas Plaza Indonesia)

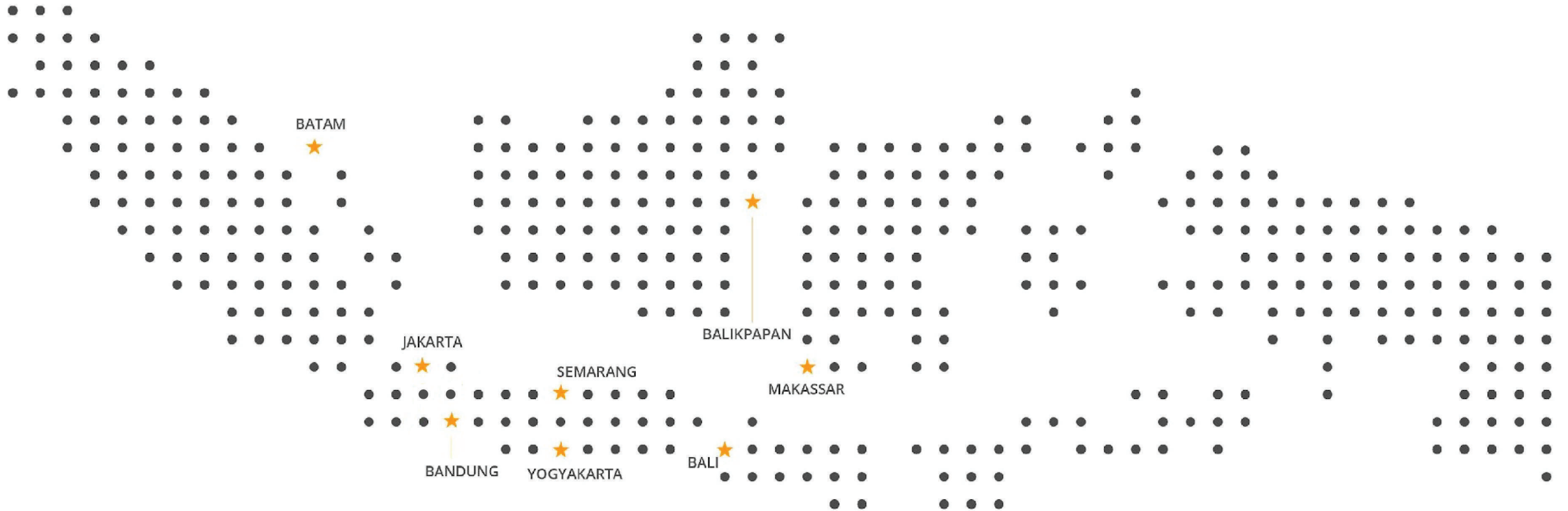


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# OPERATING ASSETS





## OPERATING ASSETS

### JAKARTA

- fX Sudirman Mall
- Plaza Indonesia
- The Plaza Office Tower
- ▲ Grand Hyatt Hotel
- ▲ Harris fX Suites Sudirman
- ▲ HARRIS Hotel Tebet
- fX Residence
- Keraton Private Residence

### BALI

- beachwalk Shopping Center
- Park23
- ▲ HARRIS Hotel Tuban
- ▲ Maison Aurelia
- ▲ Sheraton Bali Kuta Resort
- ▲ Aloft Hotel
- ▲ Yello Hotel
- beachwalk Residence

### BATAM

- ▲ HARRIS Batam Center
- ▲ HARRIS Resort Waterfront
- One Residence

### BANDUNG

- 23 Paskal Shopping Center

### YOGYAKARTA

- ▲ POP! Sangaji

### MAKASSAR

- 31 Sudirman Suites
- ▲ Hyatt Place

## CURRENT DEVELOPMENTS

### JAKARTA

- Antasari Place
- ### SEMARANG
- 23Semarang

### BANDUNG

- ▲ 23 Paskal Extension

## UPCOMING DEVELOPMENTS

### BALIKPAPAN

- Hotel, Convention & Lifestyle Center

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◆ HOSPITALITY ◆

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# Grand Hyatt Jakarta

Type : Hospitality

Location : Jakarta

NLA : 427 Room Keys



Situated in one of the city's most exclusive area in the center of Jakarta, Grand Hyatt Jakarta is an elegant 5-star hotel that offers best facilities and services in Jakarta. The hotel has 427 spacious guestrooms and suites that fitted with every modern convenience required for comfortable stay.



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# Sheraton Bali Kuta Resort

Type : Hospitality

Location : Kuta, Bali

Land Size : 3.2 HA

No of Rooms : 203 Room



Located in Bali's most popular spot and only steps away from the famous Kuta Beach, Sheraton Bali Kuta Resort has 203 rooms and supported with various facilities of five-star hotel standards. You can enjoy the view of Indian Ocean Kuta Beach from infinity pool, whose beauty has been known worldwide.



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## Aloft Bali Kuta at beachwalk

Type : Hospitality

Location : Bali

NLA : 175 Room Keys



With innovative design and cutting-edge technology, Aloft Bali Kuta offers a strategic location just steps away from the beauty of Kuta Beach as well as indulgent shopping centers with a variety of dining options and top entertainment. Experience the joy of swimming in our pool, engage in sports activities in our fitness center, or gather in our meeting spaces equipped with advanced and modern technology.





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# YELLO Kuta beachwalk Bali

Type : Hospitality

Location : Kuta, Bali

No of Rooms : 147 Room Keys



ELLO Hotel Kuta Beachwalk Bali designed for dynamic travellers seeking the hotels in Kuta Bali, with the best neighbours that you can find on the island. Featuring 147 street-art-inspired rooms with its unique aesthetic and also emphasize the technology trends to provide tech-savvy experiences while also interacting with the playful and sociable ambience.



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# Hyatt Place Makassar

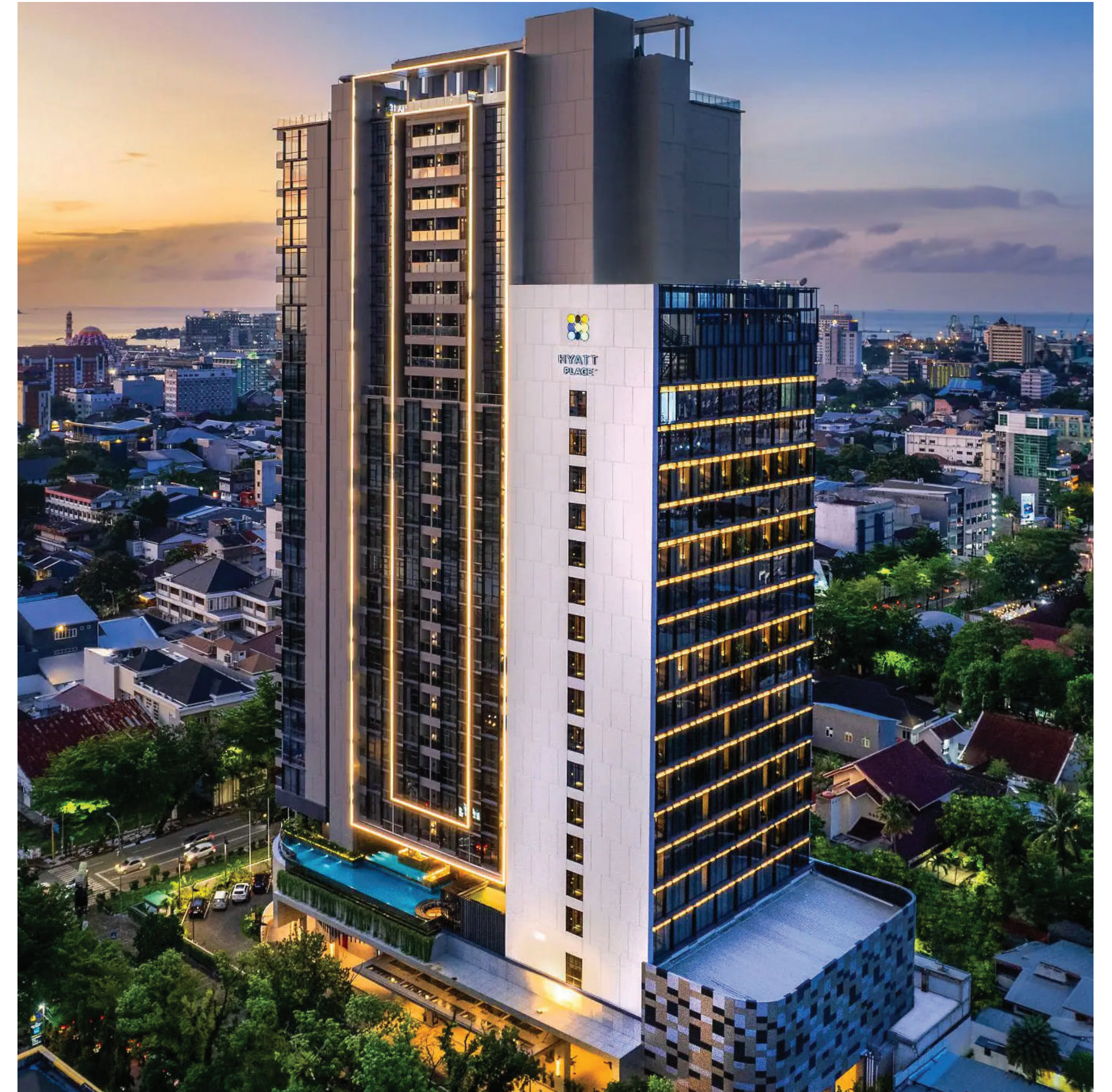
Type : Hospitality

Location : Makassar

NLA : 145 Room Keys



Enjoy a refreshing stay in the heart of the Central Business District, close to malls, eateries, heritage sites and tourist attractions. Offering stylish modern rooms, 24/7 conveniences and warm friendly service, Hyatt Place Makassar provides a seamless experience for business travelers and an ideal base to immerse in Makassar's vibrant mix of city and coastal vibes.



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## Maison Aurelia Sanur

Type : Hospitality

Location : Sanur, Bali

No of Rooms : 42 Room Keys



Maison Aurelia is a boutique hotel with a unique oasis of Balinese charms in the peaceful and romantic backdrop of Sanur. Starting its operation in September 2016, this hotel is the embodiment of passion, art and exquisite with a touch of colonial elegance.



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## **HARRIS Suites fX Sudirman**

Type : Hospitality

Location : Jakarta

No of Rooms : 145 Room Keys



This hotel provides supportive staff, the latest technology and well thought out amenities, all within a casual and comfortable environment, making it easy for guests to make the most of their travels and business.



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## HARRIS Hotel Tebet

Type : Hospitality

Location : Jakarta

No of Rooms : 180 Room Keys



As a four star hotel with 180 rooms located at Jalan Dr. Sahardjo No. 191, Jakarta, HARRIS Hotel Tebet has number of facilities such as Function Hall, Meeting Rooms, Business Center, Restaurant & Bar, Swimming Pool, Fitness Center and Spa.



# HARRIS Hotel Batam Center

Type : Hospitality  
Location : Batam  
No of Rooms : 166 Room Keys



HARRIS Hotel Batam Center has started its operations since November 2011. The four-star hotel is located in 9.221 m<sup>2</sup> area. Facing the sea, a minute away from Batam Center International Ferry terminal, walking distance to shopping mall and Government offices, this hotel is where to stay to enjoy business meetings and leisure.



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# HARRIS Resort Waterfront Batam

Type : Hospitality

Location : Batam

No of Rooms : 308 Room Keys



Located on a seaside facing Singapore straight inside Marina Waterfront City Complex in Batam, HARRIS Resort Waterfront is all about giving families time off from real life. In area of 68.141 m<sup>2</sup>, 308 rooms and suites equipped with giant pools, giant jacuzzi, cable ski, and other amenities.



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## HARRIS Hotel Tuban Kuta Bali

Type : Hospitality

Location : Tuban, Bali

No of Rooms : 146 Room Keys



HARRIS Hotel Tuban, Bali is built in 4.500 m<sup>2</sup> areas at the most strategic location in Bali. A minute away from Ngurah Rai International airport, its 147 modern minimalist rooms & suites and its charming swimming pool make this lovely hotel perfect for business travelers and families.





# POP! Hotel Sangaji Yogyakarta

Type : Hospitality  
Location : Yogyakarta  
No of Rooms : 151 Room Keys



POP! Hotel Sangaji Yogyakarta is a modern stylish budget hotel for smart and eco-friendly travelers. Since its operation in 2012, this hotel has 151 rooms and supported with facilities of two-stars hotel standards. Its location is walking distance to the most popular landmark Tugu Jogja near the iconic street Malioboro.



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◆ COMMERCIAL ◆

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# Plaza Indonesia

Type : Retail  
Location : Jakarta  
NLA : 72,000 m<sup>2</sup>

Since its opening in 1990, Plaza Indonesia Shopping Center has maintained its position as the country's first-class shopping and lifestyle destinations. It has earned domestic and international recognition as Indonesia's center of



# The Plaza Office Tower

Type : Commercial  
Location : Jakarta  
NLA : 54,200 m<sup>2</sup>

The Plaza Indonesia complex is revered in Jakarta because of its iconic central location and outstanding quality of design and build, making this one of the most prestigious and strategic places for business and entertainment in the city. In 2015, PT Indonesian Paradise Property Tbk bought PT Plaza Indonesia Realty Tbk shares as part of its business entity.



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# beachwalk Shopping Center

Type : Retail  
Location : Kuta, Bali  
Land Size : 3.2 HA  
NLA : 28,000 m<sup>2</sup>

Inspired by the terrace paddy field in Bali, Sahid Kuta Lifestyle Resort offer a striking complex with its attractive shopping center and hotels. In the area of 3.2 hectares, the development revamps and embellishes the streetscape and encourages positive interaction with pedestrians. Its open design concept allows guests to enjoy sunset and sea view openly.

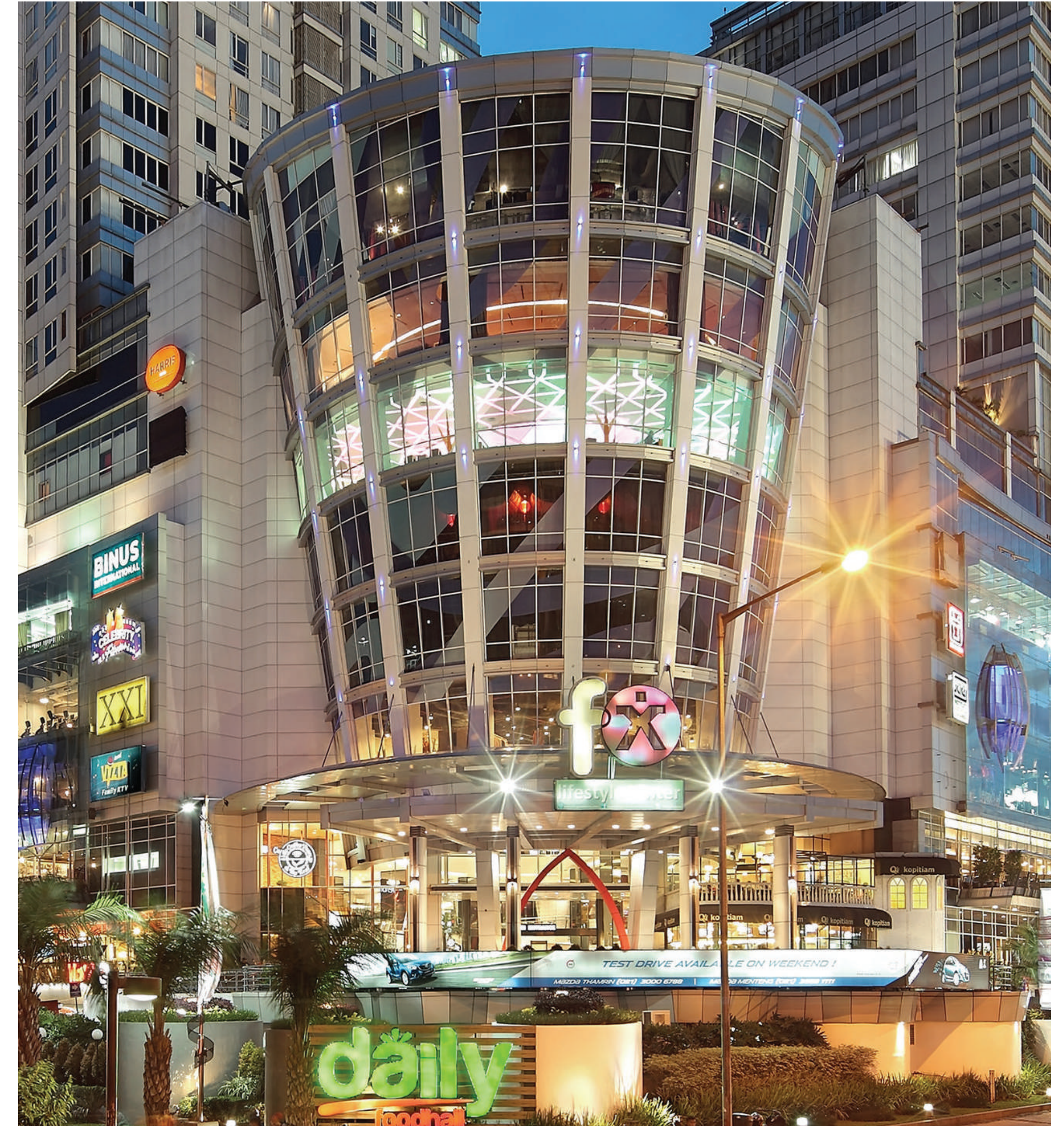


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# fX Sudirman

Type : Retail  
Location : Jakarta  
NLA : 32,400 m<sup>2</sup>

fX Sudirman is a new concept of shopping center, it's a lifestyle center, provide an exciting mixture of business center and entertainment center.



## 23 Paskal Shopping Center

Type : Retail                      23Paskal Shopping Center is the biggest and the latest premium shopping and lifestyle center in Bandung inside Paskal Hypersquare area. It has more than 275 retail outlets from Supermarket, Specialty Store, F&B, Fashion, Electronic, Kids and Entertainment.

Location : Bandung

NLA : 41,500 m<sup>2</sup>



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## Park23 Entertainment Center

Type : Retail  
Location : Bali  
NLA : 11,500 m<sup>2</sup>

Park23 Entertainment Center is the latest shopping mall with fun concept. It has started its operation since September 2015. This mall offers a place as the youngster meeting point where ideas are exchanged in the comfort and ambience of trendy retail stores, eateries and amusement outlets.





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◆ RESIDENTIAL ◆

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# **Keraton at The Plaza** **a Luxury Collection Hotel Jakarta**

Type : Residential  
Location : Jakarta  
Unit : 54 Units

An an exclusive residence with 54 units boasting international standard facilities. The apartment building's facilities include designated parking, private lifts for each resident, Lobby Lounge Bar, Business Center, multifunction room, indoor and outdoor swimming pool, fitness center, restaurant, spa and access to Plaza Indonesia Shopping Center and Grand Hyatt Jakarta Hotel.



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# One Residence Batam

Type : Residential      Premium residence with a touch of the  
Location : Batam      sky and a taste of the ocean. Batam's most  
Unit : 300 Units      valuable investment set on an unparalleled  
location, offering you the ultimate  
opportunity of a lifetime.



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# beachwalk Residence Bali

Type : Residential      Placed in the heart of modern  
Location : Bali              Bali, beachwalk Residence, is  
Unit : 36 Units              your home, away from home.



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## **fX Residence**

Type : Residential

Location : Jakarta

Unit : 82 Units

Conveniently located near Jakarta's prime business district and consisted of restaurants, entertainment and premium brands, the property lets you relax and revitalize amidst the vivacious culture of this dynamic city.



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## 31 Sudirman Suites Makassar

Type : Residential Premium residence with luxury concept located in  
Location : Makassar the core of Makassar. Build on 3,949 m<sup>2</sup> land, this  
NLA : 3,949 m<sup>2</sup> condominium gives you 2 bedroom suites, North  
Private Suites with 3 bedrooms, South Private suites  
with 3 bedrooms, Premier Suites with 3 bedroom.



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CURRENT  
DEVELOPMENTS



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**Antasari Place - Jakarta**

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**23 Paskal Extension - Bandung**

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**Mixed Use - Semarang**

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◆ THANK YOU ◆

# PARADI23 INDONESIA

PT INDONESIA PARADISE PROPERTY Tbk

[www.paradiseindonesia.com](http://www.paradiseindonesia.com)

Plaza  
INDONESIA

beachwalk  
SHOPPING CENTER

23  
PASKAL  
SHOPPING CENTER

Park23  
entertainment  
center

fx

The Plaza

KERATON  
AT THE PLAZA

GRAND | HYATT  
JAKARTA

SHERATON  
Bali Kuta Resort

MAISON  
Anselia  
SANGKUR, BALI

Aloft  
HOTELS

YELLO  
HOTELS.COM

HARRIS  
HOTEL

pop!  
HOTELS

HYATT  
PLACE

1  
ONE RESIDENCE

RESIDENCE  
beachwalk

31  
SUDIRMAN  
HOTEL

CORNERSTONE

Centennial Tower  
Jl. Gatot Subroto Kav. 24-25  
Jakarta 12930