



Bringing Indonesia to The World

Listed and traded on the Indonesia Stock Exchange (IDX)

Industry : Tourism & Recreation

Ticker Code: KPIG

www.mnctourismindonesia.com

PT MNC Tourism Indonesia Tbk

CORPORATE UPDATE

APRIL 2026

01 Company Overview





PT MNC Tourism Indonesia Tbk (KPIG), formerly known as PT MNC Land Tbk, has grown to become **the largest listed tourism company on the Indonesia Stock Exchange (IDX)**, focusing on the development of its flagship project, namely **MNC Lido City SEZ**, as well as various projects in **hospitality, amusement, and property management segments**.

MNC Tourism develops world-class, game-changer innovative projects that adopt global best practices to deliver exceptional experiences.

MNC Tourism has been included in the MSCI Global Equity Index - effective August 27, 2025.

MNC Lido City SEZ 02

3,000 ha Integrated resort
in West Java

Tol Sukabumi



World-class Tourism &
Hospitality facilities

Convenient direct toll access
1 hour from Jakarta (58 km:
Jakarta – Jagorawi toll road –
Bocimi toll road)

- Special Economic Zone MNC Lido City have the right to utilize various fiscal benefits in the form of tax exemptions from Value Added Tax (VAT), Luxury Goods Sales Tax (PPnBM), Corporate Income Tax and other supporting facilities.
- Located between the majestic Mount Salak, Mount Gede, and Mount Pangrango
- 700m above sea level, pleasant temperatures 18°C - 23°C

 Boundary SEZ MNC Lido City 1,040 ha

 Boundary MNC Lido City 3,000 ha

SPECIAL ECONOMIC ZONE



INDONESIA SPECIAL ECONOMIC ZONES

Designated areas endowed with geo-economic and geo-strategic advantages where special facilities and incentives are extended to attract investment.



MNC LIDO CITY SEZ IS THE CLOSEST TOURISM SPECIAL ECONOMIC ZONE FROM JAKARTA & THE FIRST IN GREATER JAKARTA

JAKARTA



SEZ BENEFITS



A. DURING INVESTMENT / CONSTRUCTION STAGE

<p>1</p> <p>Value Added Tax and Luxury Sales Tax VAT on Goods and/or Services (11%) Luxury Sales Tax (20%)</p>	<p>NOT COLLECTED for specified materials, consumables, and service items based on SEZ regulations, including capital goods, raw materials, and certain others</p>	
<p>2</p> <p>Import Income Tax (PPh 22) (API : 2.5%, Non-API : 7.5%)</p>	<p>NOT COLLECTED</p>	
<p>3</p> <p>Excise Tax</p>	<p>EXEMPTED on Raw Materials for non-excise taxable Finished Product</p>	
<p>4</p> <p>Import Duties</p>	<p>Capital Goods</p>	<p>Tax Holiday for 5 years + extension of 1 year (rates and savings are varied based on type and value of the imported goods)</p>
<p>5</p> <p>Non-Fiscal Benefits</p>	<ul style="list-style-type: none"> Foreign full ownership is allowed (negative list are not applied in SEZ) One stop service provided by SEZ Administrator for all services and business licenses Right to Use Land Title and Building Right Land Title of up to 80 years with special accelerated procedures 	

Notes:

API: Angka Pengenal Impor (Import Identification Number)

SEZ BENEFITS

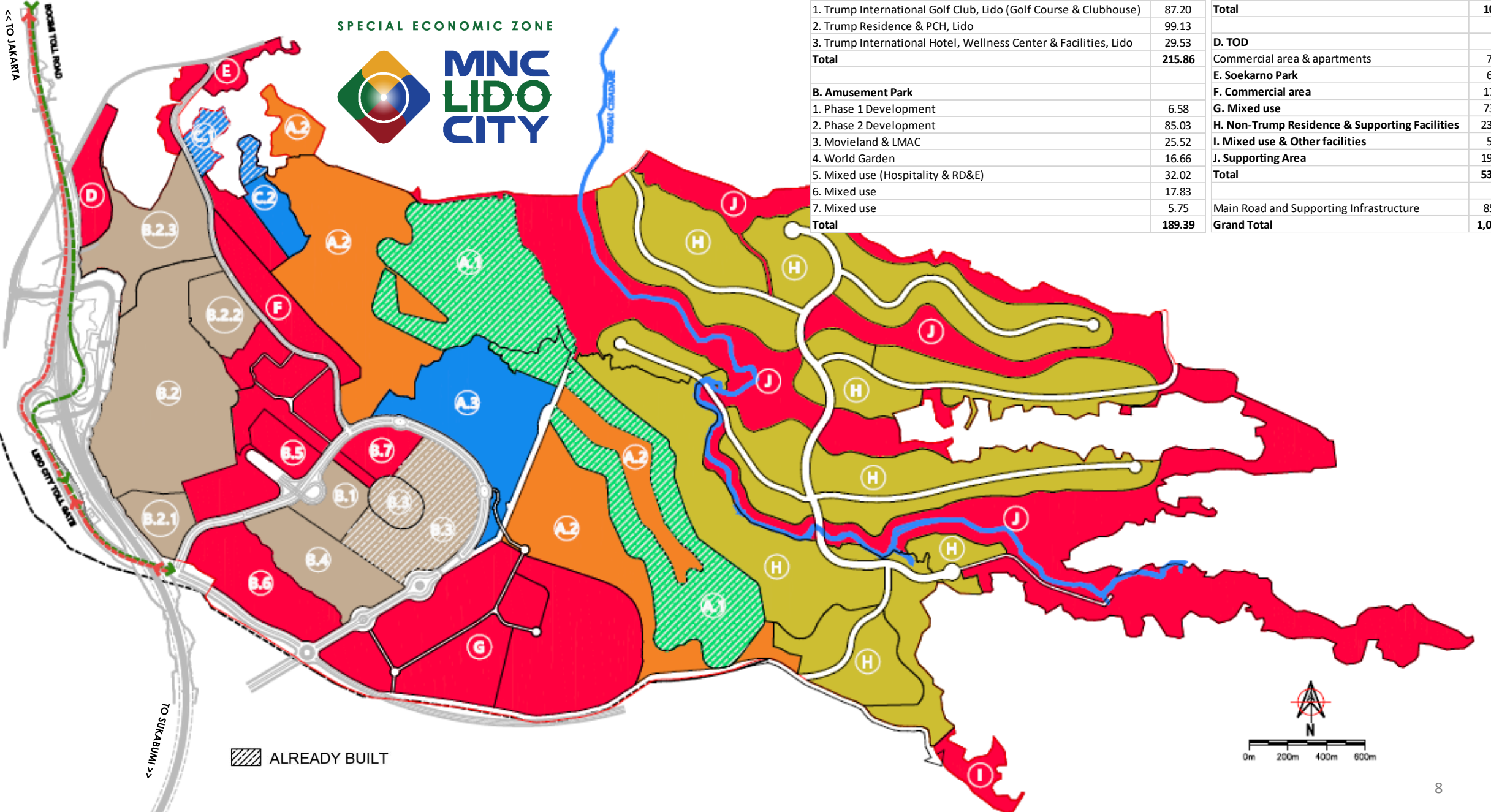


B. DURING OPERATION PERIOD

<p>1</p> <p>Corporate Income Tax (applicable tax rate: 22%)</p> <p><i>Designated industries: Tourism, Creative Industries, and related industries</i></p> <p>Notes:</p> <ul style="list-style-type: none"> - USD/IDR exchange rate: 15,000 - Investor in designated industries may also decide to choose/opt for Tax Allowance over Tax Holiday 	<p>Tax Holiday (designated industries)</p>	<p>Developer: Investment of IDR 100 bio and above (eq US\$ 6.67 mio)</p>	10 Years
		<p>Investor: Investment of IDR 100 bio to <IDR 500 bio (eq US\$ 6.67 mio to US\$ 33.33 mio)</p>	10 Years
		<p>Investor: Investment of IDR 500 bio s/d <IDR 1,000 bio (eq US\$ 33.33 mio to US\$ 66.67 mio)</p>	15 Years
		<p>Investor: Investment of IDR 1,000 bio and above (eq US\$ 66.67 mio)</p>	20 Years
		<p>Grace period of 2 years after facilities years; 50% Corporate Tax deducted</p>	
	<p>Tax Allowance (other than designated industries)</p>	<ul style="list-style-type: none"> ▪ Reduction in Net Income by 30% of the total Investment Value, which is prorated at 5% p.a for 6 years ▪ Accelerated depreciation and amortization for tangible and intangible assets ▪ Reduction of Tax on dividends paid to Foreign Shareholders to 10% or lower ▪ Loss compensation carried forward for 10 years 	
<p>2</p> <p>Luxury Income Tax & Luxury Sales Tax on Luxury Residential Luxury Income Tax (1%); Luxury Sales Tax (20%)</p>	<p>Luxury Residential:</p> <ul style="list-style-type: none"> • Homes (>IDR 30 bio or >400 m²) • Condo (>IDR 30 bio or >150 m²) 	EXEMPTED	
<p>3</p> <p>Non-Fiscal Benefits</p>	<ul style="list-style-type: none"> ▪ Special treatment for foreign individual (VOA extension up to 5 times, Temporary Resident status for foreign workers & family, Permanent Resident status for property holder & senior foreigner) ▪ Tax refund on Value Added Tax – Retail Sales to Foreign Passport Holder (10%) – <i>only applies to Tourism SEZ</i> 		

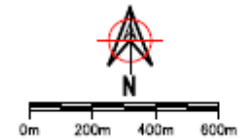
MASTERPLAN

SPECIAL ECONOMIC ZONE



LIDO SEZ		C. Hyatt Regency & Adventure Park	
A. Trump International Resort, Lido		1. Hyatt Regency	3.59
1. Trump International Golf Club, Lido (Golf Course & Clubhouse)	87.20	2. Adventure Park	7.12
2. Trump Residence & PCH, Lido	99.13	Total	10.71
3. Trump International Hotel, Wellness Center & Facilities, Lido	29.53	D. TOD	
Total	215.86	Commercial area & apartments	7.22
B. Amusement Park		E. Soekarno Park	6.26
1. Phase 1 Development	6.58	F. Commercial area	17.15
2. Phase 2 Development	85.03	G. Mixed use	73.32
3. Movieland & LMAC	25.52	H. Non-Trump Residence & Supporting Facilities	234.82
4. World Garden	16.66	I. Mixed use & Other facilities	5.51
5. Mixed use (Hospitality & RD&E)	32.02	J. Supporting Area	194.39
6. Mixed use	17.83	Total	538.67
7. Mixed use	5.75	Main Road and Supporting Infrastructure	85.37
Total	189.39	Grand Total	1,040.00

ALREADY BUILT





AGREEMENT SIGNED

WITH TRUMP GOLF AS THE MANAGEMENT COMPANY FOR
TRUMP INTERNATIONAL GOLF CLUB - LIDO





Indonesia's
Best Golf Course

TRUMP GOLF COURSE

83 ha

- Designed by Ernie Els, a former number 1 PGA champion and renowned golf course designer.
- 18-hole Championship Golf Course and the first Ernie Els Signature Design course in Indonesia.
- The sensation of playing golf among the clouds because it is located at an altitude of 700 meters above sea level and is surrounded by Mount Salak, Mount Gede, and Mount Pangrango.
- Buggy on Course: golf buggies are allowed on the fairway.
- World class facilities: Lifestyle Country Club and Private Clubhouses.
- **100% in operations.**

OFFICIAL PARTNERSHIP WITH:

OPPENHEIM
ARCHITECTURE

EDSA

HBA





HOLE 1



HOLE 2



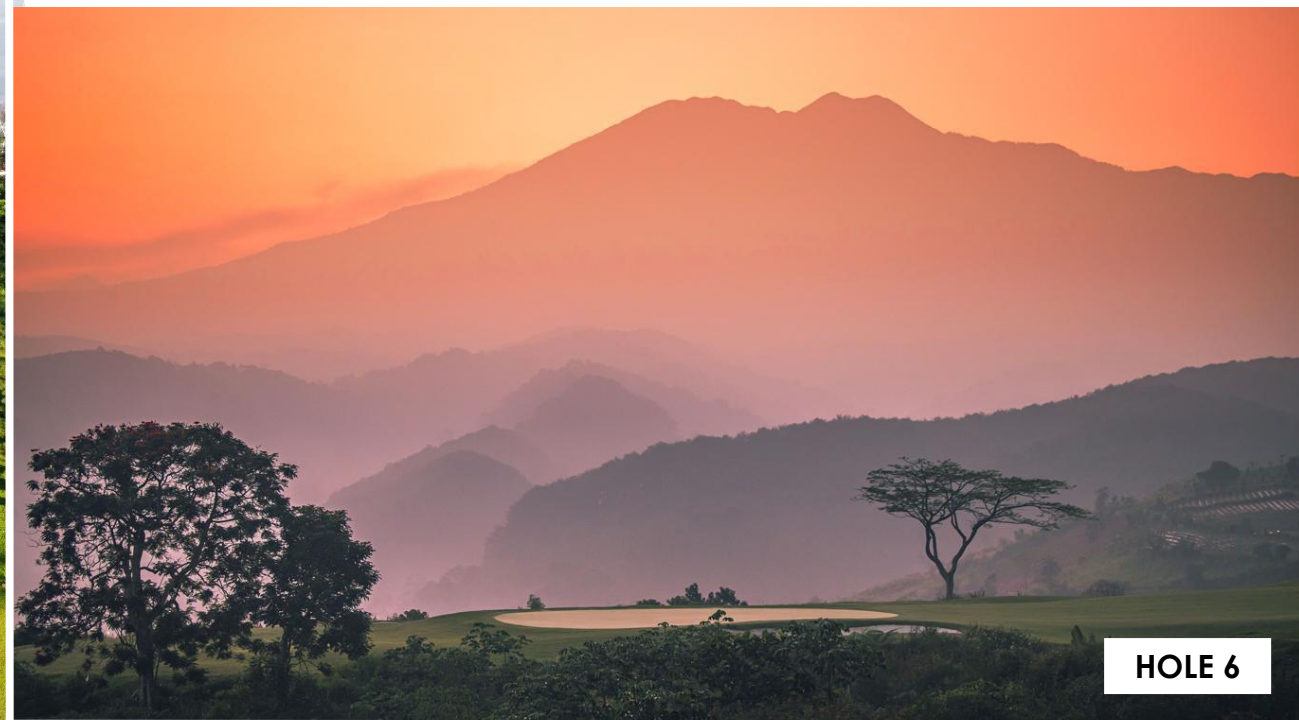
HOLE 3



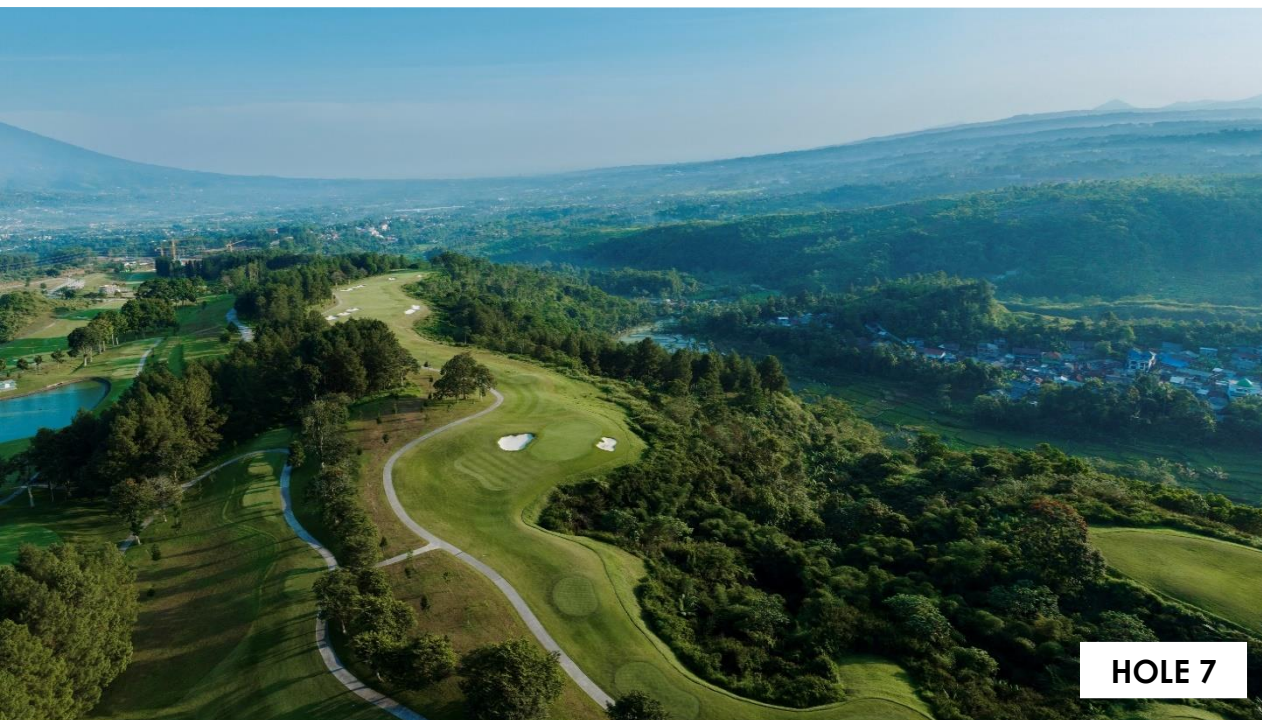
HOLE 4



HOLE 5



HOLE 6



HOLE 7



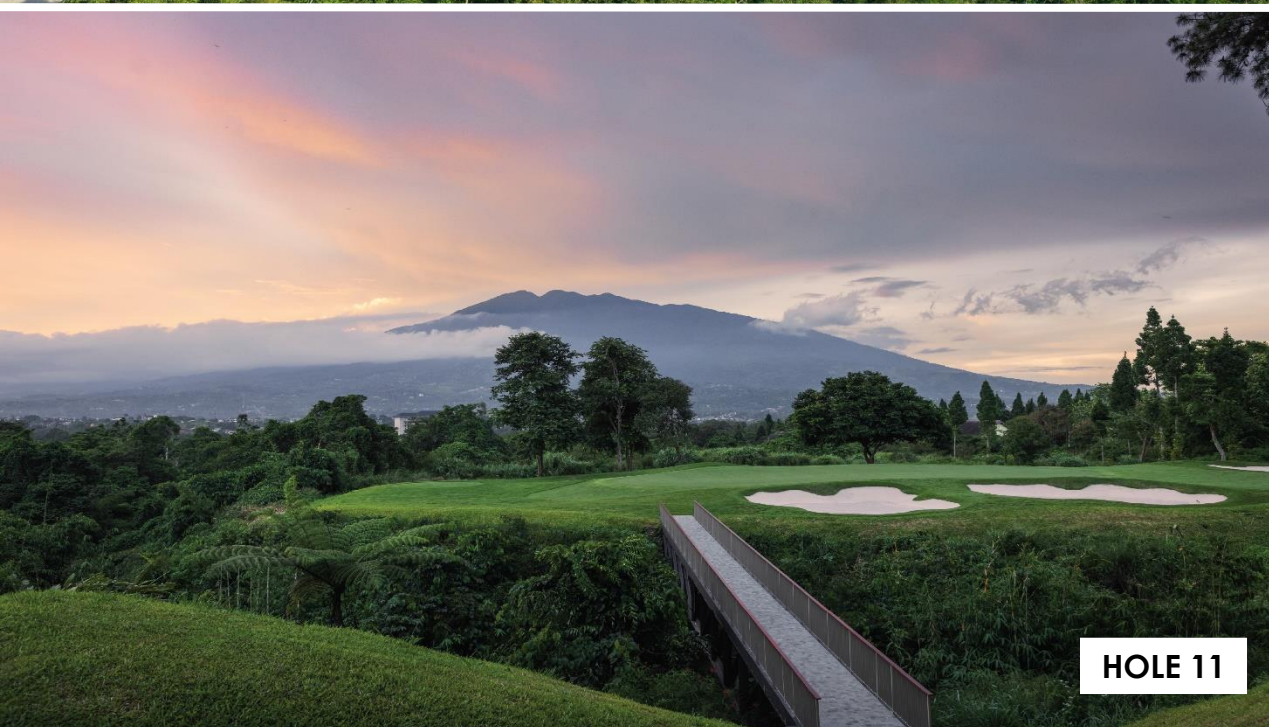
HOLE 8



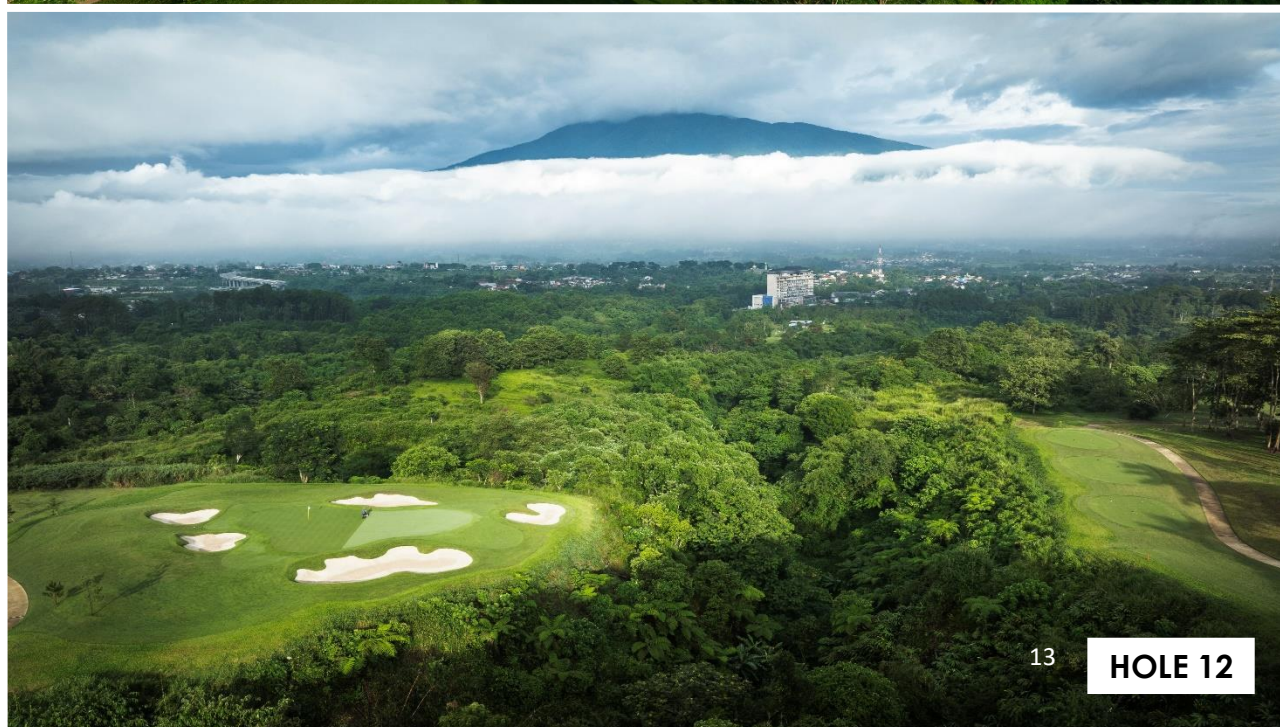
HOLE 9



HOLE 10



HOLE 11



HOLE 12



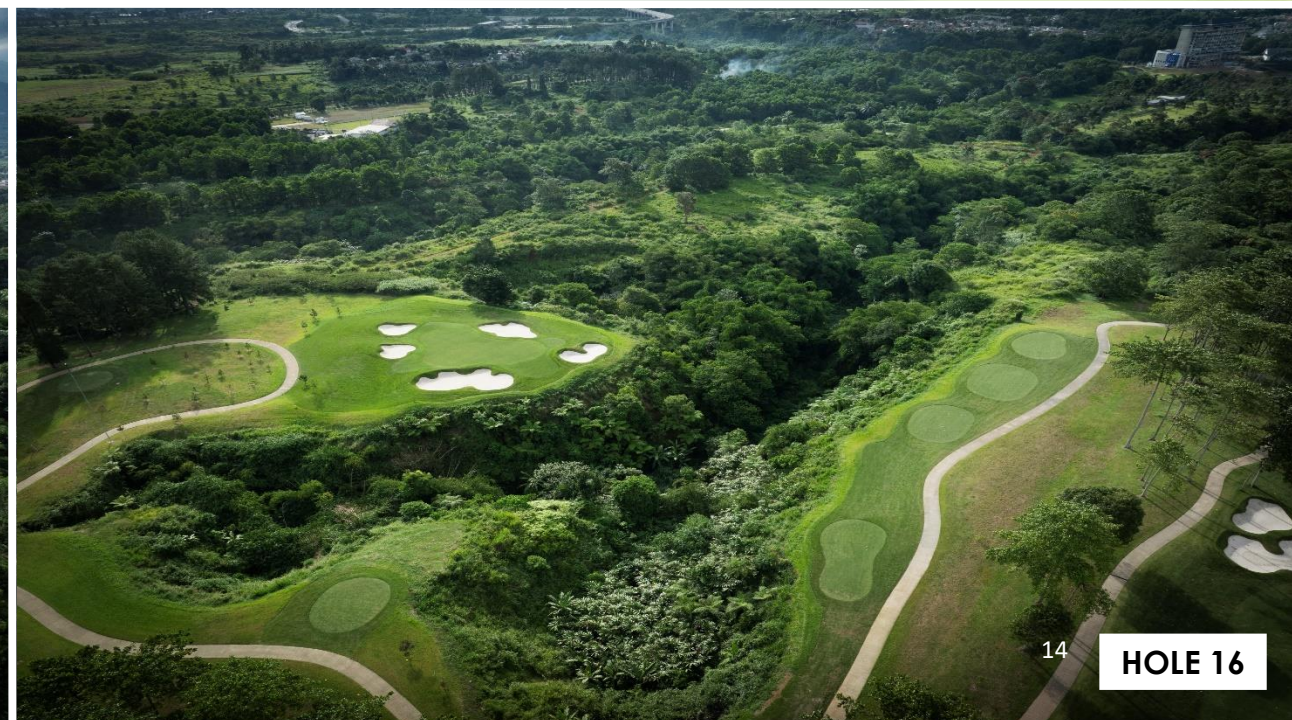
HOLE 13



HOLE 14



HOLE 15



HOLE 16



HOLE 17



HOLE 18



DRIVING RANGE



World-Class service & Facilities

At Trump International Golf Club Lido, golfers can take advantage of Trump Golf's signature white glove service, which provides exceptional value-added services and a heightened level of professionalism in every setting, driven by the core mission of delivering unsurpassed luxury and excellence.



TRUMP CLUBHOUSE

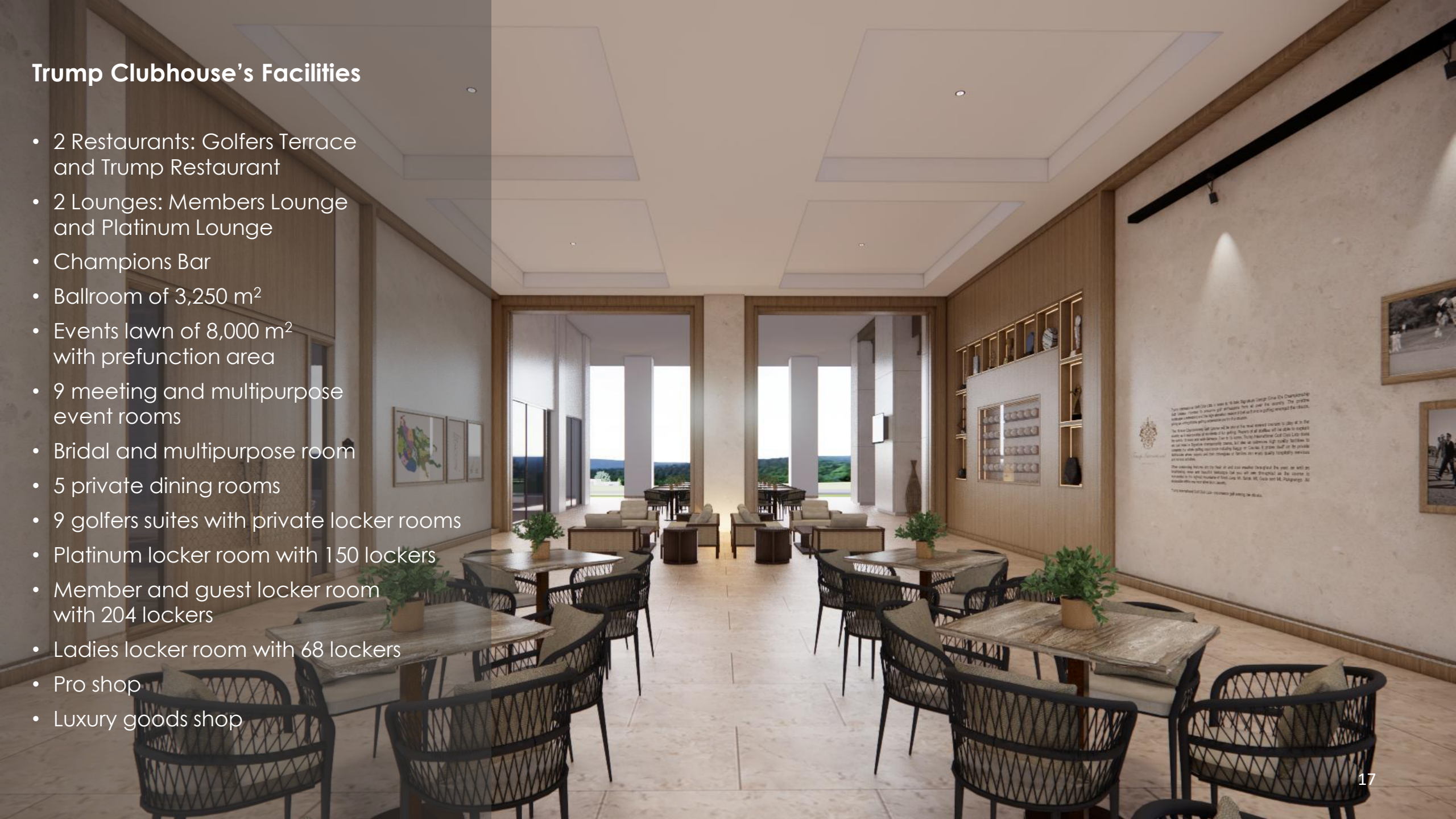
BY OPPENHEIM ARCHITECTURE

GFA 33,322 m²

- Designed by Oppenheim Architecture, a multi-award winning architecture and interiors firm with projects in over 25 countries.
- A grand clubhouse — among the world's largest.
- We've obtained the requisite liquor license, allowing us to offer a refined and enhanced experience to our valued members.
- **Topping off ceremony on Feb 7, 2026.**

Trump Clubhouse's Facilities

- 2 Restaurants: Golfers Terrace and Trump Restaurant
- 2 Lounges: Members Lounge and Platinum Lounge
- Champions Bar
- Ballroom of 3,250 m²
- Events lawn of 8,000 m² with prefunction area
- 9 meeting and multipurpose event rooms
- Bridal and multipurpose room
- 5 private dining rooms
- 9 golfers suites with private locker rooms
- Platinum locker room with 150 lockers
- Member and guest locker room with 204 lockers
- Ladies locker room with 68 lockers
- Pro shop
- Luxury goods shop





Trump Residences

LIDO

73.3 ha

- Residences : 758 units (including 216 units at Lido Hill).
- Condominium : 180 units.
- The first Trump branded residences in Indonesia. Located just steps away from the Trump International Golf Club Lido, an 18-hole championship golf course designed by Ernie Els.
- Trump Residences Lido is an exclusive collection of ultra luxurious residences with cutting edge innovative designs to showcase the highest level of luxury and indulgence. A symbol of status, excellence and green living.



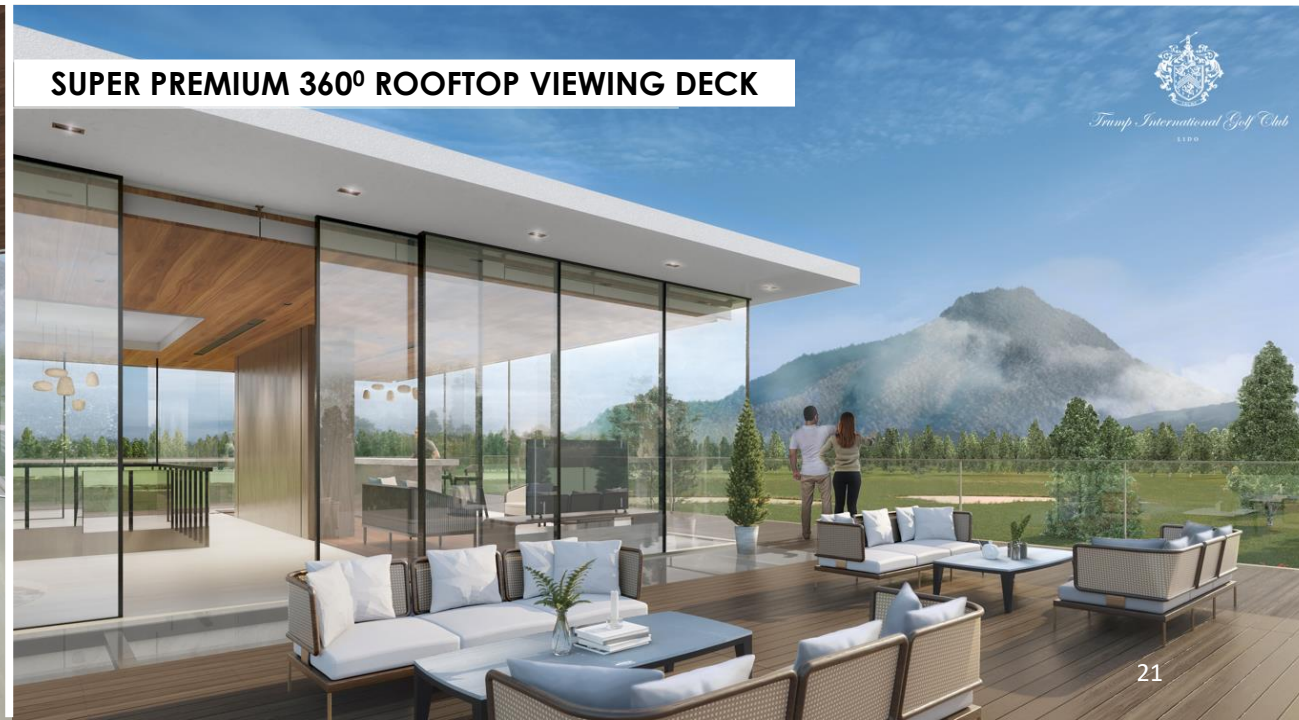


TRUMP PRIVATE CLUBHOUSES

8.6 ha

- Exclusive Luxury Private Clubhouses: Phase 1 (21 units – 4.4 ha) & Phase 2 (23 units – 4.2 ha).
- Located on the Fairways side of the 18-hole Championship Golf Course with Mountain View and Garden View options.
- There are 3 types: **Land / Building**
 - Super Premium (2,365 & 2,823 m² / GFA: 1,029 m²)
 - Premium (1,425 & 1,779 m² / GFA: 691 m²)
 - Deluxe (750 - 1,040 m² / GFA: 403 m²)
- Equipped with World Class Standard Services & Facilities: 360° Rooftop Viewing Deck, Putting Green, Private Locker & Shower Room, Private Lounge, and Open Terrace.





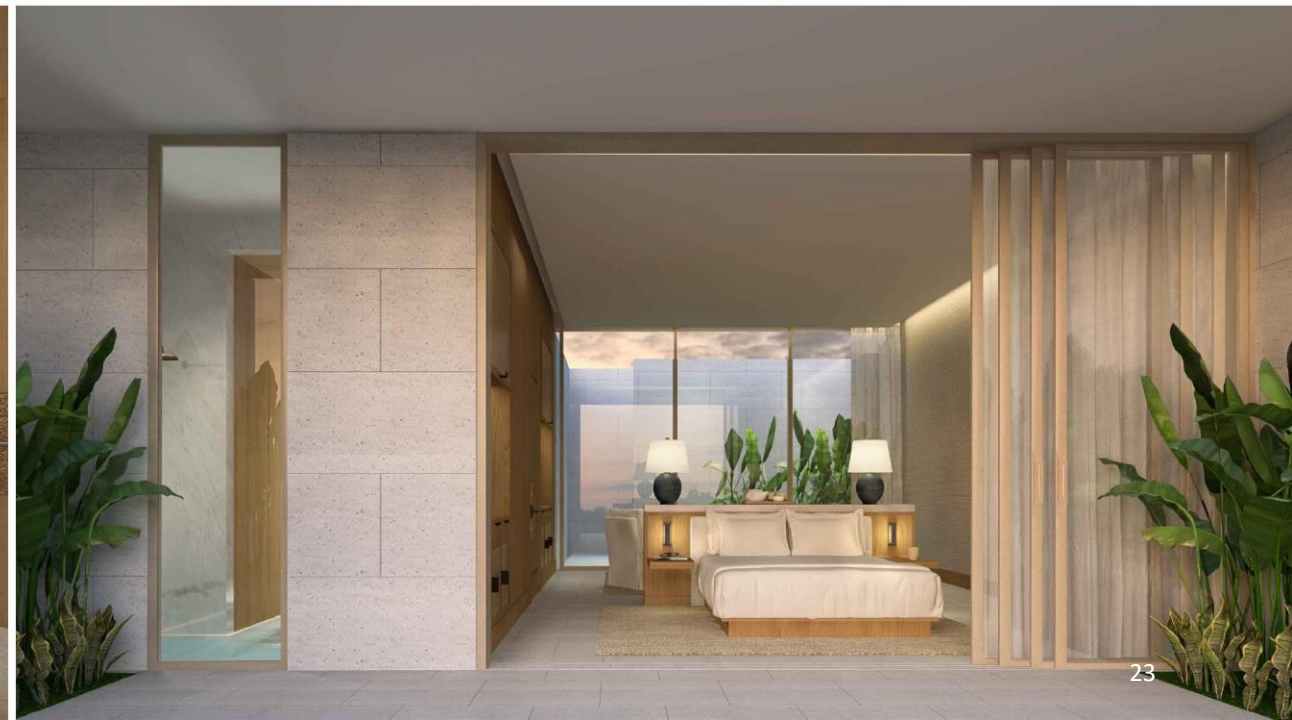


TRUMP INTERNATIONAL HOTEL, WELLNESS CENTER & FACILITIES

29.5 ha



- 144 luxurious rooms and world class facilities.
- 24/7 lifestyle concierge and personalized service.
- Signature restaurant & bar, fully equipped fitness center, five star meeting & conference facilities.
- Beautiful views of the 1.5 ha lake and panoramic views of the mountains of West Java.





AMUSEMENT with RD&E (Phase 1)

6.6 ha

- Nature-Inspired
- 4 different zones
- Retails and Dining Space
- Immersive and Interactive Experience
- Entertainment Events
- Rides and Attractions
- Shows and Parade



WATER FEATURE - FLUME RIDE



FIRE FEATURE



RETAIL AND DINING



INDONESIA'S FIRST WORLD-CLASS THEME PARK (Phase 2)

76 ha

- 6 Theme Lands.
- 18 Rides.
- 15 Shows & Attractions.
- 18 F&B Outlets.
- 21 Retail Outlets.

OVERVIEW



MERCHANDISE STORE



KIKO'S ADVENTURE – 4D SIMULATOR



ENTRANCE GATE



BIMA S THE RIDE – DARK RIDE



HEART OF MOUNTAIN - MINE TRAIN COASTER



SKY RACER – LAUNCH COASTER



FULLY OPERATIONAL PRODUCTION COMPLEX



21 ha

- The first independent film production complex in Indonesia.
- Movie-themed family entertainment destination.
- Movie tour with a film production background.
- Boast the growth of national film industry & creative economy.
- Equipped with the largest end-to-end production facilities in Southeast Asia, including:
 - Outdoor and indoor backlot locations,
 - Indoor giant big-screen.
 - Modern & advanced post-production facilities.
- Faster and cheaper production with better quality.



LUXURY HOUSE BACKLOT

MOVIELAND CONSTRUCTION PROGRESS





LMAC MUSIC FORALL FEST, 8-9 SEPT 2023



LIDO
MUSIC & ARTS
CENTER

5 ha

- The largest & first world-class outdoor venue in Indonesia.
- Supporting international & local music, arts, and culture industry.
- Bringing local musicians and artists to the international scale stage.
- Capacity **up to 50,000 people**.



TAEYANG



SECRET NUMBER



MUSIC FOR ALL FEST CONCERT 2023
emerged as one of the year's
biggest concert events with 80,000
tickets sold over 2 days.



NOAH ARK



MAGNIFICENT INDONESIA



WORLD OF WONDERS



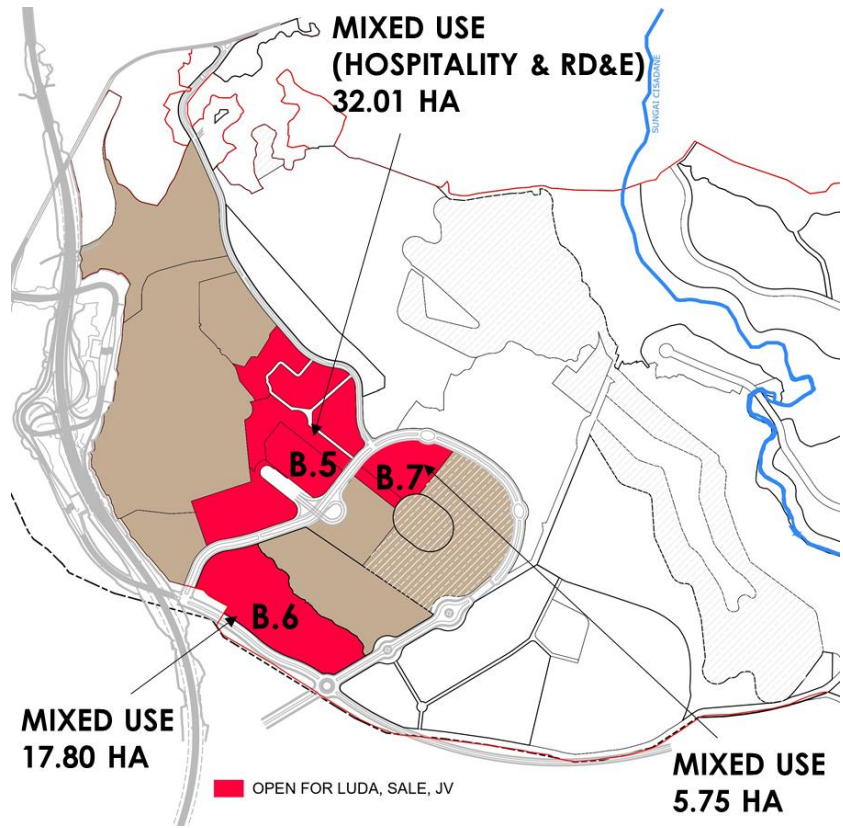
Lido World Garden

17 ha

BEYOND A FAMILY EDUTAINMENT PARADISE

- Family educational tourism destination.
- Presenting a variety of flora in Indonesia.
- Also serves as a native plants nursery.
- Historic architectural building.
- Iconic landmarks from around the world.
- 6 theme zone.





OTHER DEVELOPMENTS WITHIN THE AMUSEMENT PARK

56 ha

- Mixed Use (Hospitality & RD&E - 32 ha)
- Mixed Use (6 ha) - next to Movieland
- Mixed Use (18 ha) - next to Lido World Garden



19,674 m²

TOWER WING

- 5-star hotel with panoramic views of Lido Lake, Mount Salak, Mount Gede, and Mount Pangrango.
- 124 Rooms & Suites, with 7 types:
 - President Suite Family (366.2 m²)
 - President Suite Business (341.1 m²)
 - Suite Connecting (1111.5 m²)
 - Suite (80.4 m²)
 - Deluxe Connecting (70.5 m²)
 - Deluxe Twin (37.5 m²)
 - Deluxe (37.5 m²)
- Direct access to Lido Adventure Park.

* Opening Soon





LIDO LAKE RESORT

by MNC HOTEL

*Soon to be

HYATT REGENCY LAKE WING

12,075 m²

- 5-star hotel with panoramic views of Lido Lake, Mount Salak, Mount Gede, and Mount Pangrango.
- 101 Rooms & Suites, with 7 types:
 - President Suite (180 m²)
 - Lido Suite (95 m²)
 - Family Suite (78 m²)
 - Executive Suite (66 m²)
 - Junior Suite (52 m²)
 - Deluxe Pool (32 m²)
 - Deluxe Room (32 m²)
- Direct access to Lido Adventure Park.
- **Latest awards:** Booking.com Traveller Review Awards 2025 with an excellence 8.3 score; Traveloka Certified Hotel Partner 2024 & Agoda Customer Review Award 2024.





7.1 ha

- A landmark outdoor adventure destination located within MNC Lido City SEZ, Bogor, offering an exceptional blend of nature, recreation, education and innovation.
- Envisioned as one of Southeast Asia's largest integrated outbound adventure parks.
- Curated nature-based experiences await, with panoramic views of the serene Lake Lido and the majestic landscapes of Mount Salak, Mount Gede, and Mount Pangrango.
- Purpose-built for family, education, corporate gatherings, team-building programs, and large-scale outdoor events, the park features premium facilities and customizable experiential.

ATTRACTIONS

- Flying Fox
- High Rope
- Sky Bike
- Archery
- Paintball
- Shooting Target
- Kayaking
- Raft Building
- Paddle Bike
- Fun Off-Road – ATV (All-Terrain Vehicle)
- Tree House
- Mini Zoo
- Sensory Garden
- Kids Adventure & Playground
- Butterfly Garden
- Fireflies Conservation
- Much more

Bali Tourism

03





Trump International

RESORT, GOLF CLUB & RESIDENCES

105 ha

located next to Tanah Lot Temple, Tabanan, Bali.



One of the most luxurious resort in Asia
views to the spectacular Indian ocean

showcasing iconic green design

true world-standards hospitality

integrated resort complex as one-stop destination



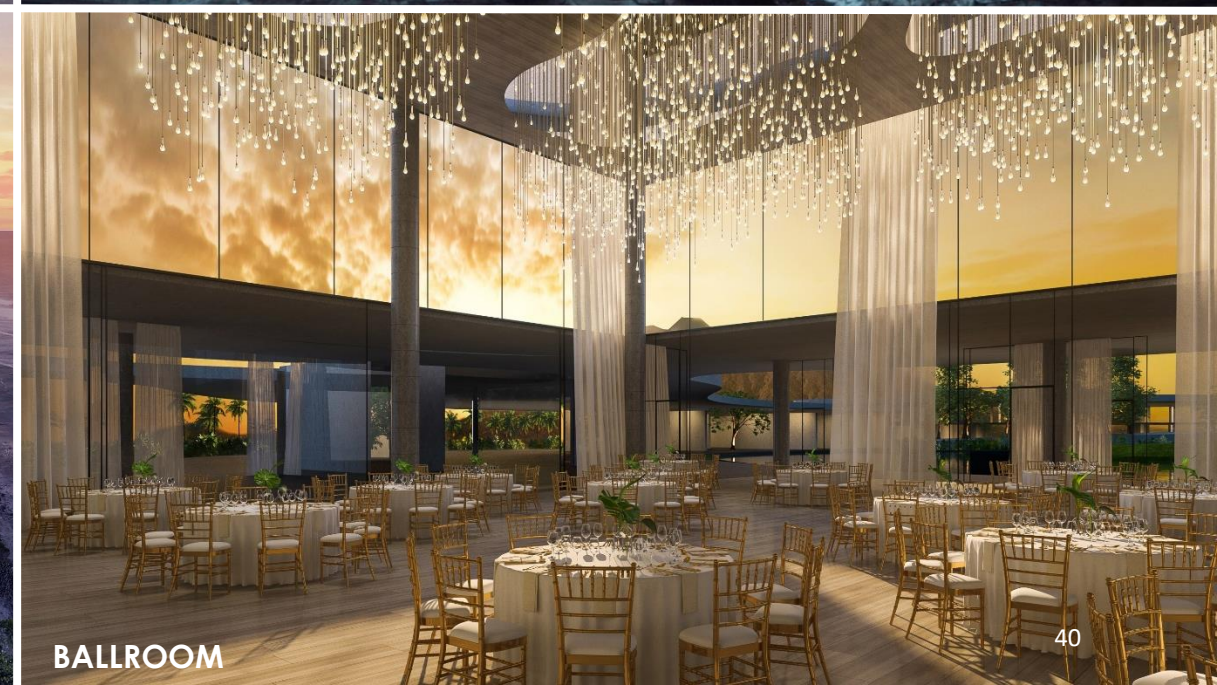
HOTEL VILLA



WEDDING VENUE



BEACH CLUB



BALLROOM



GOLF CLUBHOUSE



PRIVATE CLUBHOUSE | GOLF VIEW



5 BEDROOM LUXURY RESIDENCES



WELLNESS CENTER



HEART OF THE RESORT



BEACHFRONT VENUE



LOBBY

THE WESTIN

RESORT
NUSA DUA
BALI

- **Location:** ITDC complex in Nusa Dua area and approx. 13 km or 30 minutes away from Ngurah Rai International Airport.
- **5-star Hotel Resort** with total room keys of **433 rooms** with sizes ranging from 38 m² to 171 m².
- **Latest awards:** Achieved Green Globe Certification for 2025; #7 Best Sustainable Hotel in Asia from Smart Travel Asia 2025 Reader Poll; Best Upscale Wedding Venue at the Exquisite Awards 2025; and Best Family Hotel in Indonesia from Little Steps Annual Travel Awards 2025/2026.
- **MICE facilities with a total area of ~15,700 m²**, largest convention hall: 2,394 m² with capacity of up to 2,500 pax, featuring a beachfront wedding venue.
- **Hosted Events:** Celebrate Women 2025; Annual Event Celebrate Wellness 2025; The 29th Indonesia Rendezvous 2025; The 21st Indonesian Palm Oil Conference (IPOC) and 2026 Price Outlook; 2024 World Water Forum; The 2nd UN Tourism Conference on Women Empowerment in Tourism in Asia Pacific in 2024; 2023 AIS Summit; The 19th Indonesian Palm Oil Conference in 2023; G20 Bali Summit in 2022; Indonesia Masters And Indonesia Open in 2021; and BWF World Tour Finals in 2021.



BICC



BALI INTERNATIONAL THEME PARK, WATER PARK, AND RESORT

Amusement & Mixed Use (92.08 ha)

in Jembrana, West Bali





Amusement & Mixed Use

92.08 ha 45



04 Hospitality & Others





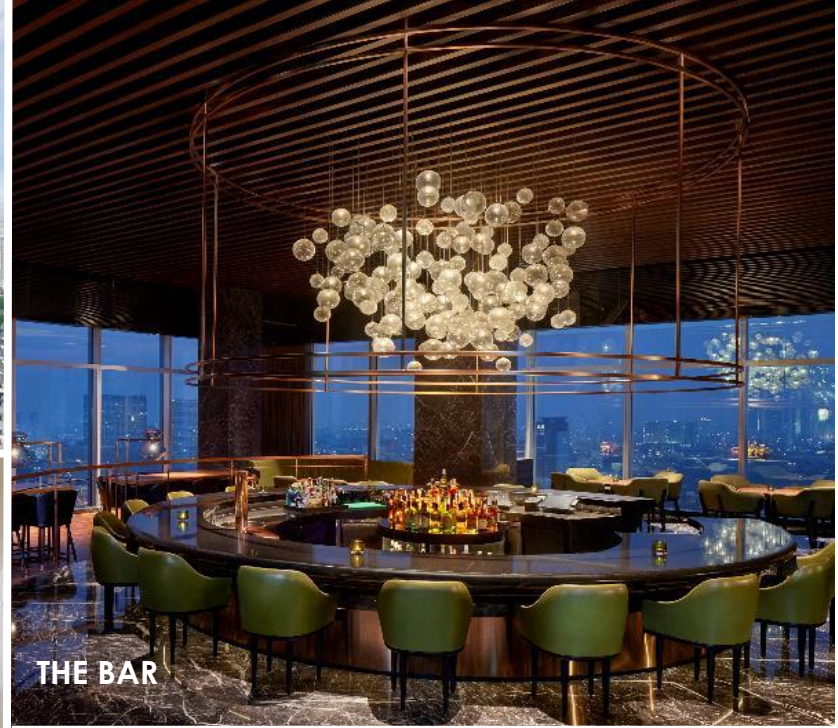
PARK HYATT JAKARTA



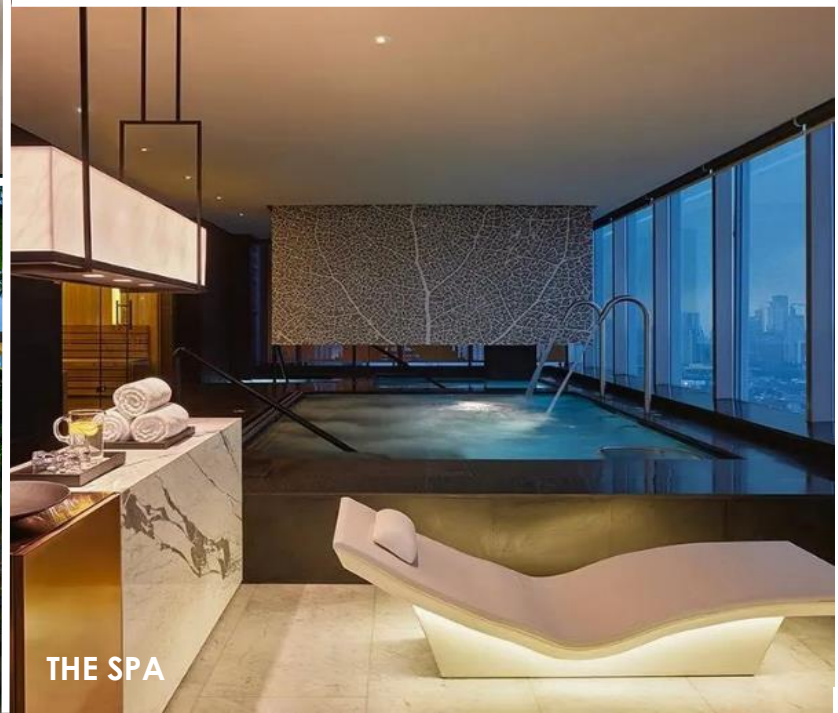
LIVING ROOM



THE ROYAL GLASSHOUSE



THE BAR



THE SPA

PARK HYATT JAKARTA™

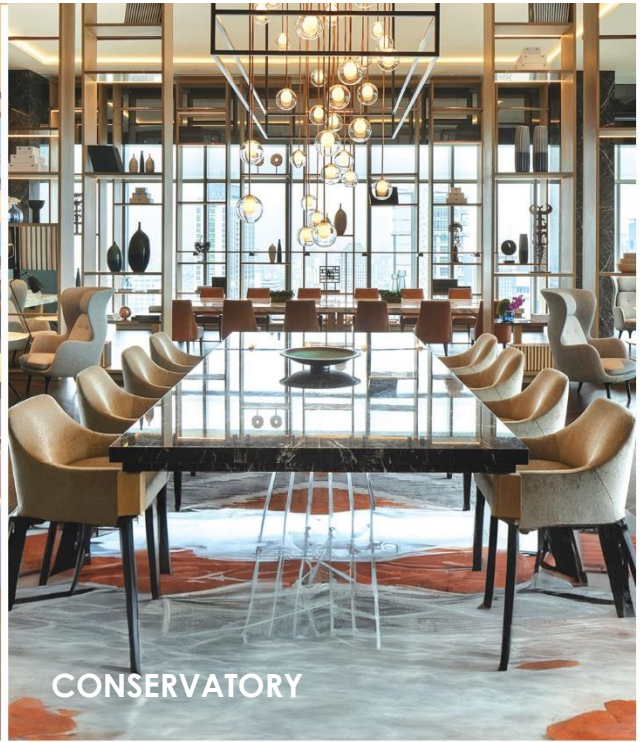
220

ROOM KEYS

- **Location:** MNC Center, Central Jakarta, close to shopping district, the city's cultural landmarks (Monas-National Monument, Presidential Palace, Cathedral Church, and Istiqlal Mosque).
- **Latest awards:** Best Hotel Jakarta at the 2025 TTG Travel Awards; #1 Best City Hotel in Indonesia for the second year in a row in the Travel + Leisure Luxury Awards Asia Pacific 2025; The Spa at Park Hyatt Jakarta "Best Luxury Spa Experience of the Year" from the HighEnd Editor's Pick Awards 2025.
- **Park Hyatt Jakarta** is the first and the only Park Hyatt brand hotel in Indonesia. A **Luxury Hotel** with total of **220 room keys**, ranging from 57 m² to 300 m². Facilities including ballroom, meeting rooms, spa and fitness center as well as dining outlets.
- Park Hyatt Jakarta presented **The Royal Glasshouse** in 2023. The Royal Glasshouse is a unique and grand MICE venue with a spacious area of 1,200 m², capable accommodating 1,400 people.



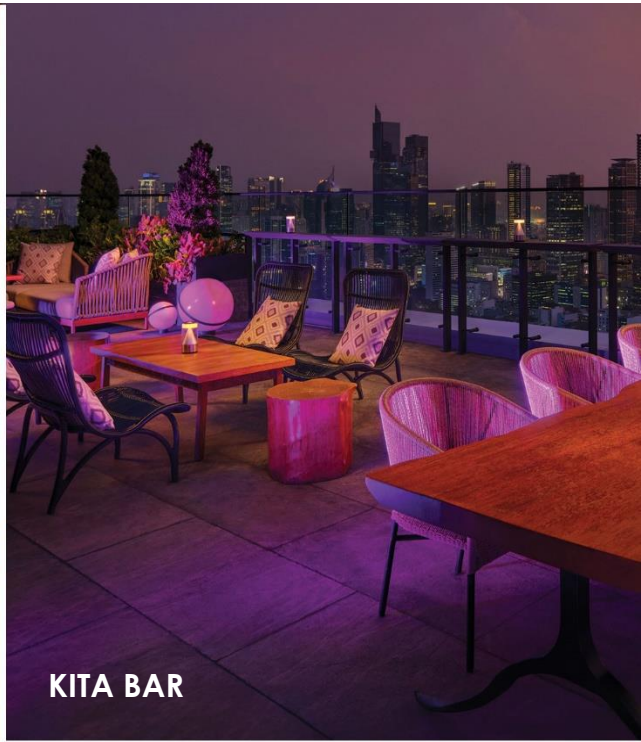
DINING ROOM



CONSERVATORY



KITA 喜多 RESTAURANT



KITA BAR



LI LIAN 丽莲 RESTAURANT



BY WOLFGANG PUCK



*Cut & Spago : opening in 2026

HYATT
CENTRIC®

12th – 17th
Floors

HYATT CENTRIC WILL BE LOCATED IN PARK TOWER



JAKARTA CONCERT HALL*



i-HUB COWORKING*



MNC CONFERENCE HALL*

* MANAGED BY HYATT CENTRIC



OAKWOOD HOTEL & RESIDENCE



Oakwood
HOTEL & RESIDENCE
SURABAYA

ONE EAST
PENTHOUSE & RESIDENCES

144 room keys

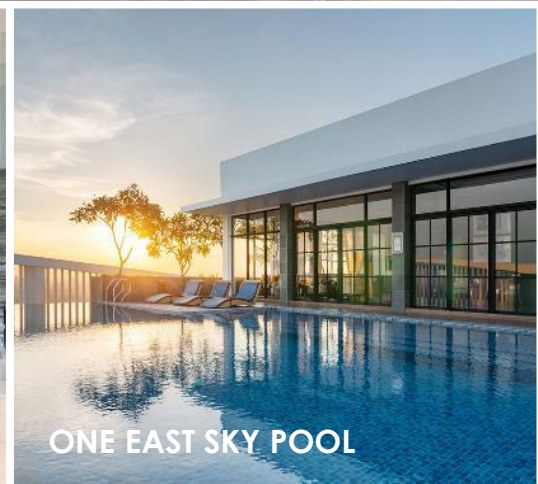
262 units

*** Soon to be HYATT HOUSE**

- **Location:** Kertajaya Indah, Surabaya, East Java.
- **262 units** of luxury apartment, ranging from 78 m² for 1 bedroom to 272 m² penthouse unit.
- **5-star Hotel** with total room keys of **144 rooms** with sizes ranging from 44 m² to 110 m².
- Managed by **Oakwood**, an award-winning and the largest serviced apartment operator in the world.
- **Latest awards:** Best Creation Festival Rujak Uleg Surabaya 2025; Grand Champion Ascott East Java Move and Arts 2025; Surabaya Tourism Award 2022 for The Best Tourism Information Provider.
- **Supporting facilities:** sky lounge, kids room, skypool, private cinema and fitness center.
- **Event Space: Grand Ballroom** with total capacity of up to 500 pax.



ONE EAST LOBBY



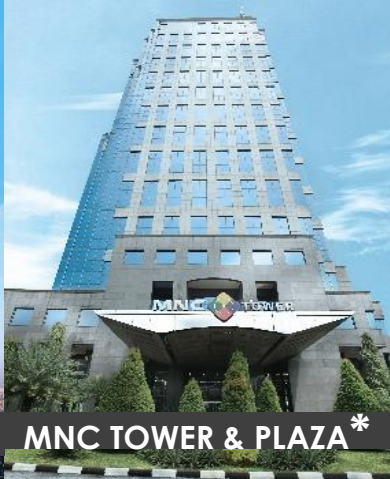
ONE EAST SKY POOL



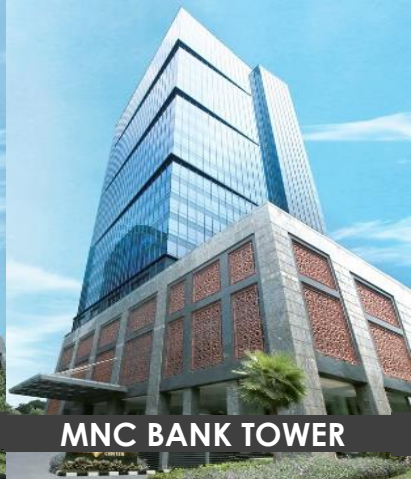
OAKWOOD LIVING ROOM



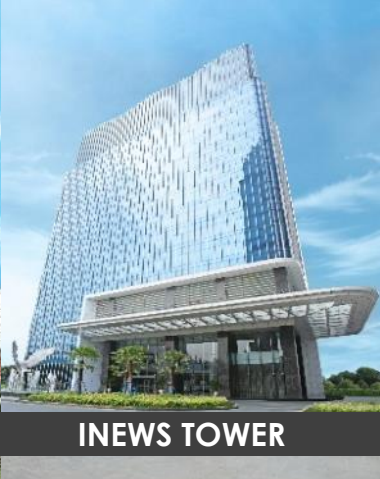
PARK TOWER*



MNC TOWER & PLAZA*



MNC BANK TOWER



INEWS TOWER



I-HUB TOWER*



HIGHEND BUILDING*



MNC STUDIOS



MNC UNIVERSITY*



MNC VISION TOWER



MNC TOWER SURABAYA*



GEDUNG INDOVISION BALI*

PROPERTY MANAGEMENT

Total Gross
430,000 m²

NLA
346,600 m²

Note:
Owned
Gross: 197,000 m²
MICE: 24,000 m²

- Hospitality and others segment includes hotel resorts, office buildings and co-working space. Development is intended to **maximize the utility of landbanks** that are all located in the prime area in both Jakarta and Surabaya. Thus, in the past 5 years MNC Tourism has developed **MNC Bank Tower, MNC Tower Surabaya, Oakwood/One East and Park Tower & Park Hyatt Jakarta.**

- The portfolio has generated sizable recurring income, high occupancy and competitive rent supported by the **captive market from MNC Group** as well as external customers.

* Owned by MNC Tourism



THANK YOU

For further information, please contact:
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