Bringing Indonesia to The World

PT MNC Tourism Indonesia Tbk

CORPORATE UPDATE

Listed and traded on the Indonesia Stock Exchange (IDX)
Industry : Tourism & Recreation

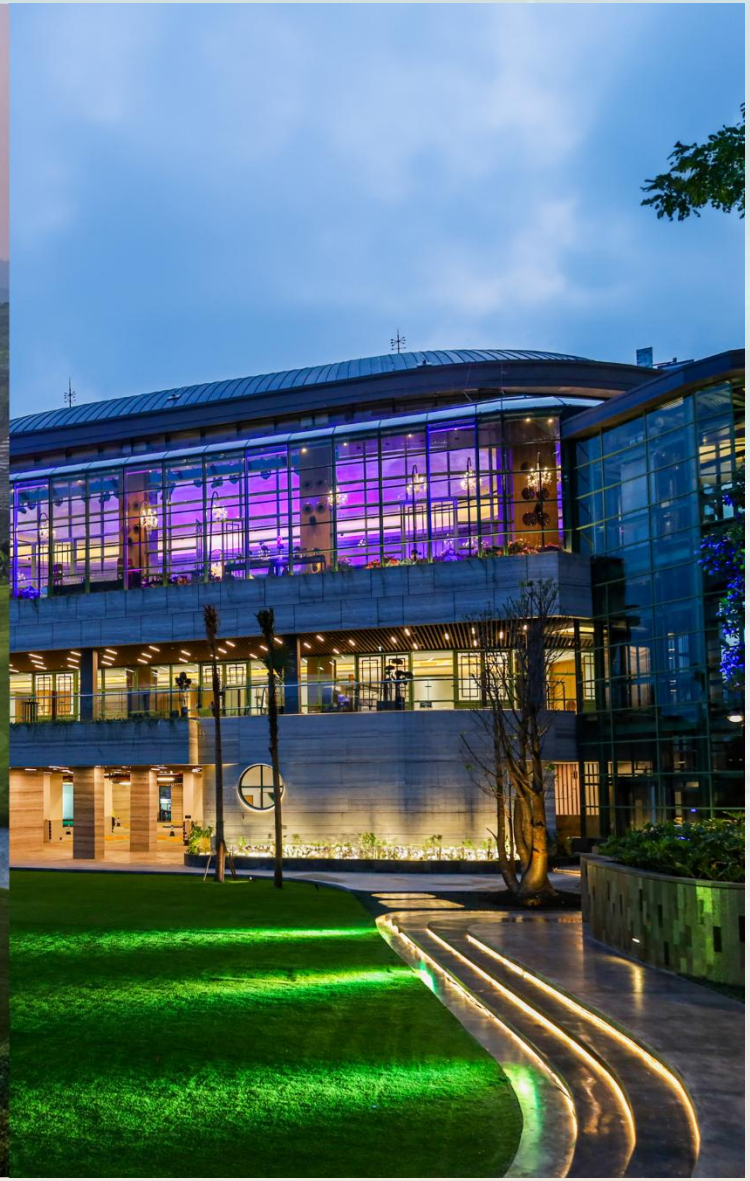
Ticker Code: KPIG

www.mnctourismindonesia.com

AUGUST 2026

01

Company Overview



MNC Tourism

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

- 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

SPECIAL ECONOMIC ZONE

MNC LIDO CITY

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

BATAM	TANJUNG KELAYANG	TANJUNG LESUNG	LIDO	SANUR	KURA KURA BALI	MANDALIKA	LIKUPANG
(880 Km)	(438 Km)	(188 Km)	(58 Km)	(980 Km)	(980 Km)	(1,336 Km)	(3,383 Km)
2hr Flight & Drive	2hr Flight & Drive	4hr 30min Drive	1hr Drive	2hr 30min Flight & Drive	2hr 30min Flight & Drive	2hr 30min Flight & Drive	5hr Flight & Drive

SEZ BENEFITS

SPECIAL ECONOMIC ZONE
MNC LIDO CITY

A. DURING INVESTMENT / CONSTRUCTION STAGE

1	**Value Added Tax and Luxury Sales Tax** VAT on Goods and/or Services (11%) Luxury Sales Tax (20%)	**NOT COLLECTED** for specified materials, consumables, and service items based on SEZ regulations, including capital goods, raw materials, and certain others	
2	**Import Income Tax** (PPh 22) (API : 2.5%, Non-API : 7.5%)	**NOT COLLECTED**	
3	**Excise Tax**	**EXEMPTED** on Raw Materials for non-excise taxable Finished Product	
4	**Import Duties**	**Capital Goods**	**Tax Holiday for 5 years + extension of 1 year** (rates and savings are varied based on type and value of the imported goods)
5	**Non-Fiscal Benefits**	▪ 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

SPECIAL ECONOMIC ZONE
MNC LIDO CITY

1	**Corporate Income Tax** (applicable tax rate: 22%) *Designated industries: Tourism, Creative Industries, and related industries*	**Tax Holiday** (designated industries)	Developer: Investment of **IDR 100 bio and above** (eq US$ 6.67 mio)	**10 Years**
			Investor: Investment of **IDR 100 bio to <IDR 500 bio** (eq US$ 6.67 mio to US$ 33.33 mio)	**10 Years**
			Investor: Investment of **IDR 500 bio s/d <IDR 1,000 bio** (eq US$ 33.33 mio to US$ 66.67 mio)	**15 Years**
			Investor: Investment of **IDR 1,000 bio and above** (eq US$ 66.67 mio)	**20 Years**
			Grace period of 2 years after facilities years; 50% Corporate Tax deducted	
	Notes: - USD/IDR exchange rate: 15,000 - Investor in designated industries may also decide to choose/opt for Tax Allowance over Tax Holiday	**Tax Allowance** (other than designated industries)	▪ 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	
2	**Luxury Income Tax & Luxury Sales Tax on Luxury Residential** Luxury Income Tax (1%); Luxury Sales Tax (20%)	**Luxury Residential:** • Homes (>IDR 30 bio or >400 m^2) • Condo (>IDR 30 bio or >150 m^2)	**EXEMPTED**	
3	**Non-Fiscal Benefits**	▪ 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%) – *only applies to Tourism SEZ*		

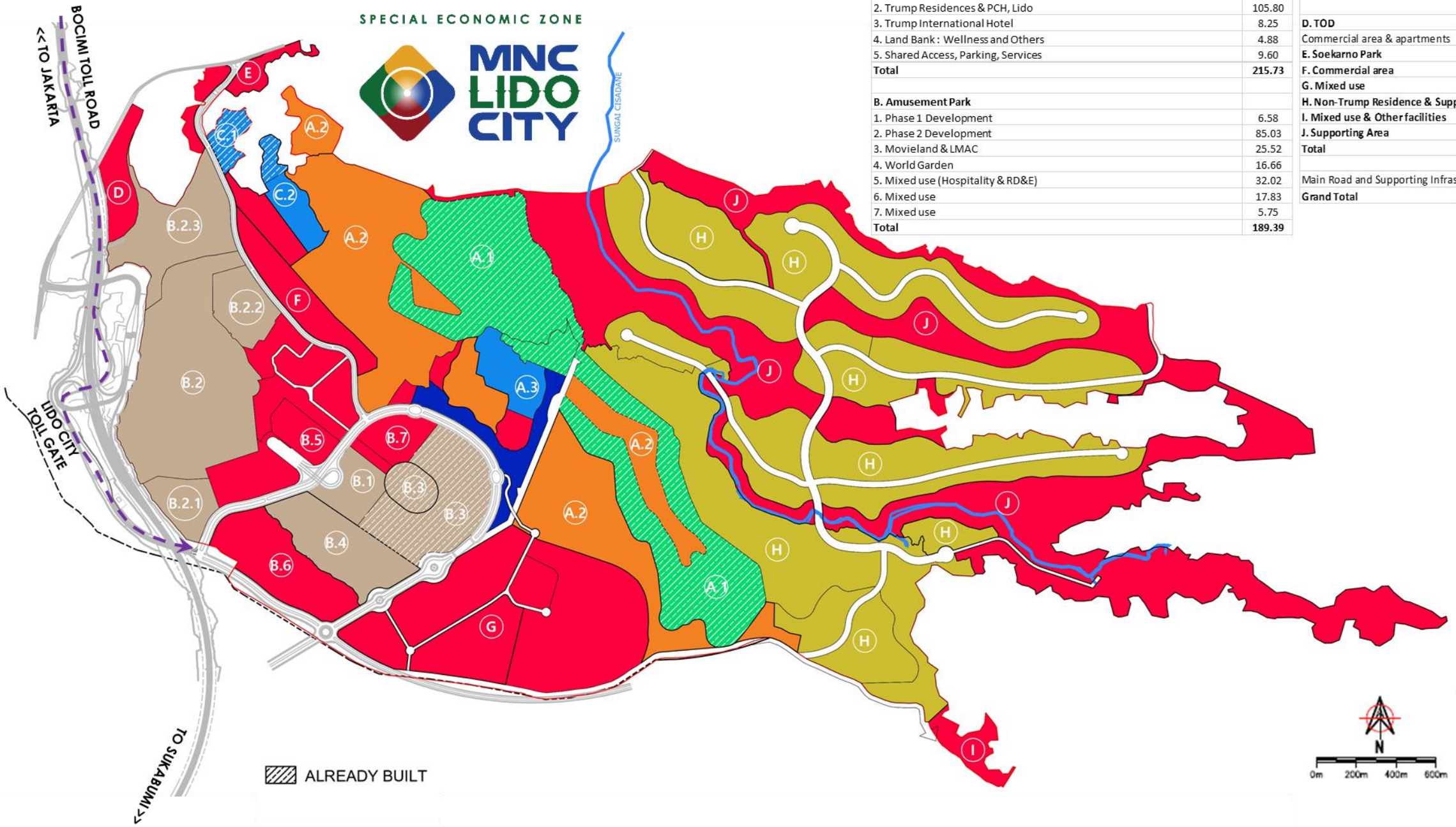
MASTERPLAN

SPECIAL ECONOMIC ZONE

MNC LIDO CITY

LIDO SEZ	
A. Trump International Resort, Lido	
1. Trump International Golf & Country Club, Lido (Golf Course & Clubhouse)	87.20
2. Trump Residences & PCH, Lido	105.80
3. Trump International Hotel	8.25
4. Land Bank : Wellness and Others	4.88
5. Shared Access, Parking, Services	9.60
Total	**215.73**
B. Amusement Park	
1. Phase 1 Development	6.58
2. Phase 2 Development	85.03
3. Movieland & LMAC	25.52
4. World Garden	16.66
5. Mixed use (Hospitality & RD&E)	32.02
6. Mixed use	17.83
7. Mixed use	5.75
Total	**189.39**

C. Hyatt Regency & Adventure Park	
1. Hyatt Regency	3.59
2. Adventure Park	7.12
Total	**10.71**
D. TOD	
Commercial area & apartments	7.22
E. Soekarno Park	6.26
F. Commercial area	17.15
G. Mixed use	73.32
H. Non-Trump Residence & Supporting Facility	234.82
I. Mixed use & Other facilities	5.51
J. Supporting Area	194.39
Total	**538.67**
Main Road and Supporting Infrastructure	85.50
Grand Total	**1,040.00**



AGREEMENT SIGNED

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

Trump International Golf Club

LIDO

83 ha

- Designed by Ernie Els, a former number 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.**

HOLE 1

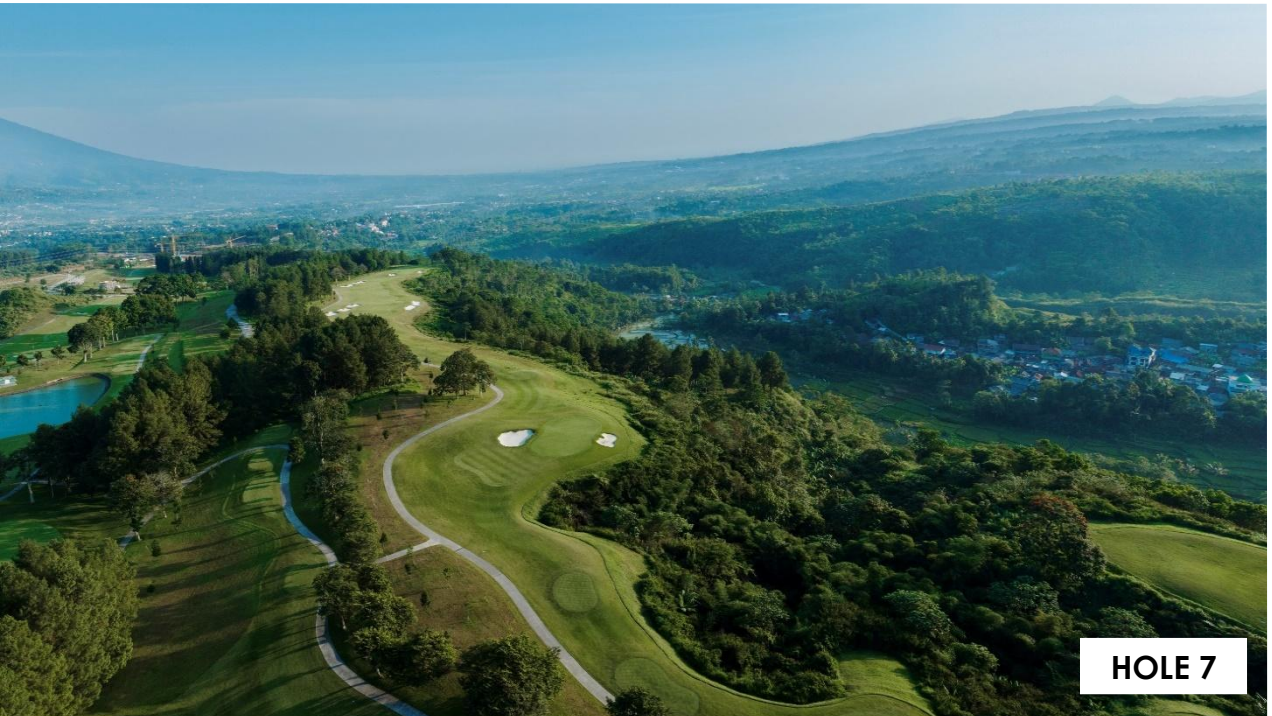
HOLE 2

HOLE 3

HOLE 4

HOLE 5

HOLE 6



HOLE 7

HOLE 8

HOLE 9

HOLE 10

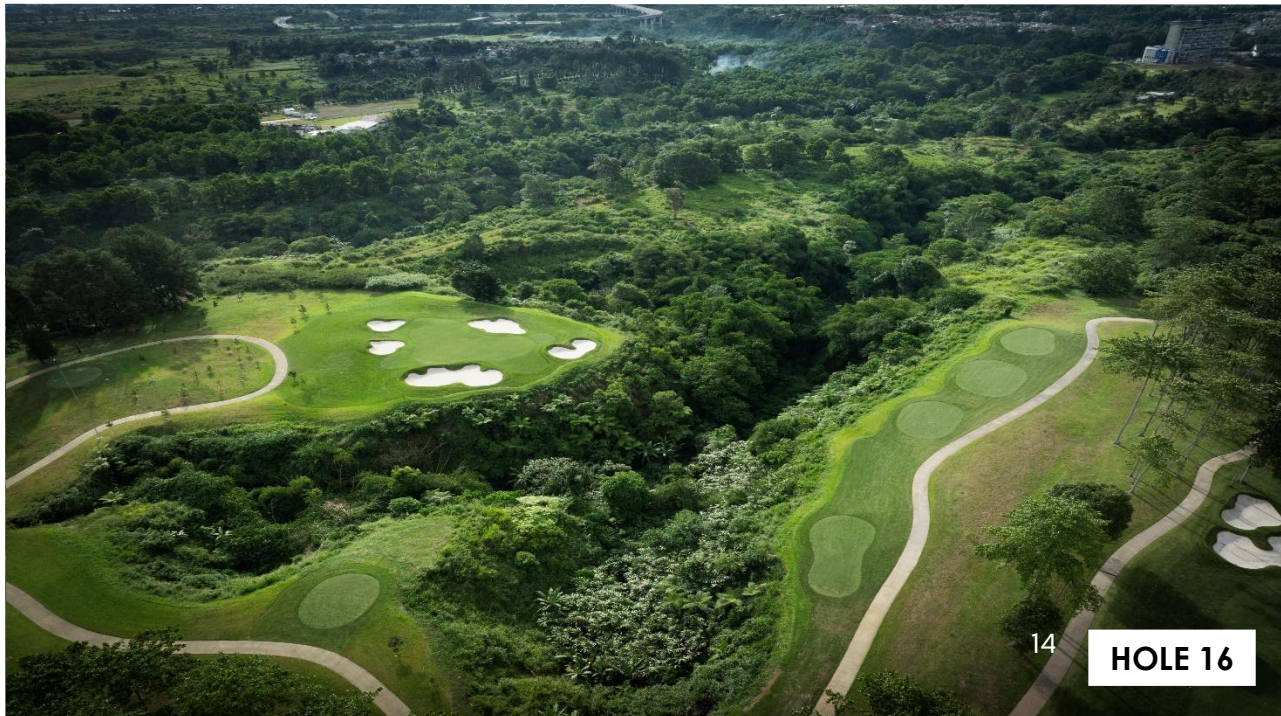
HOLE 11

HOLE 12

HOLE 13

HOLE 14

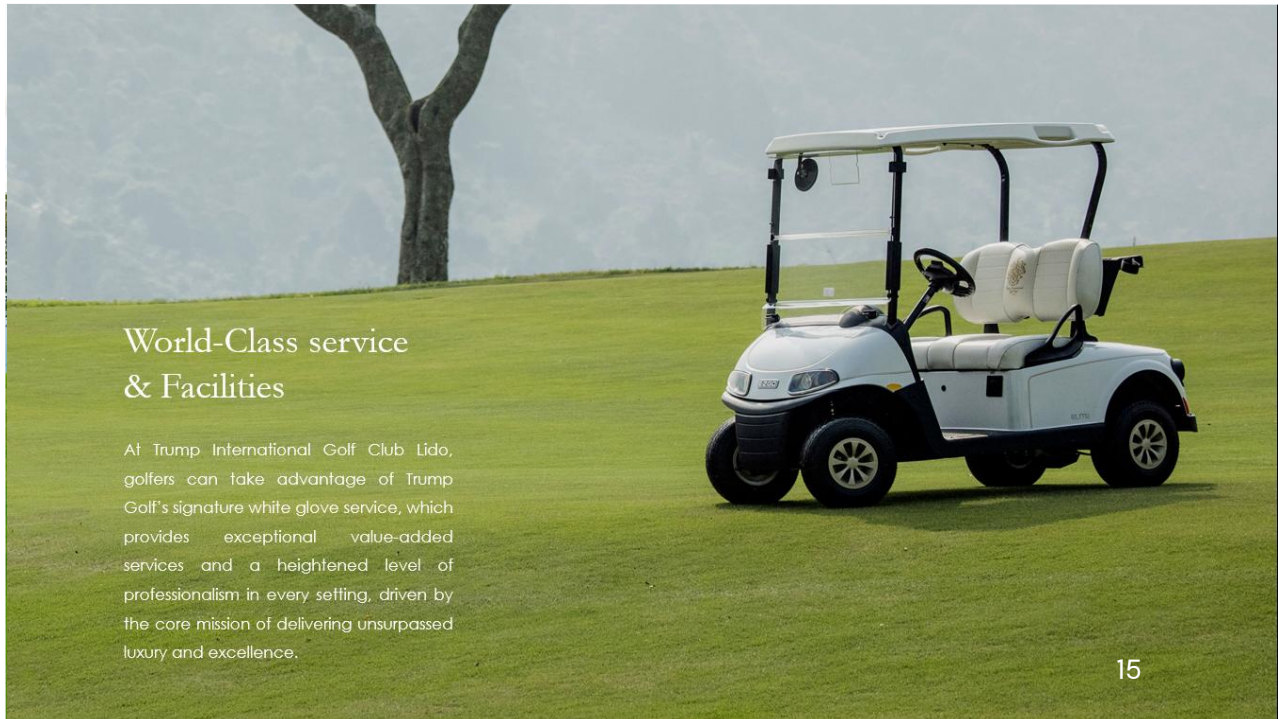
HOLE 15


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

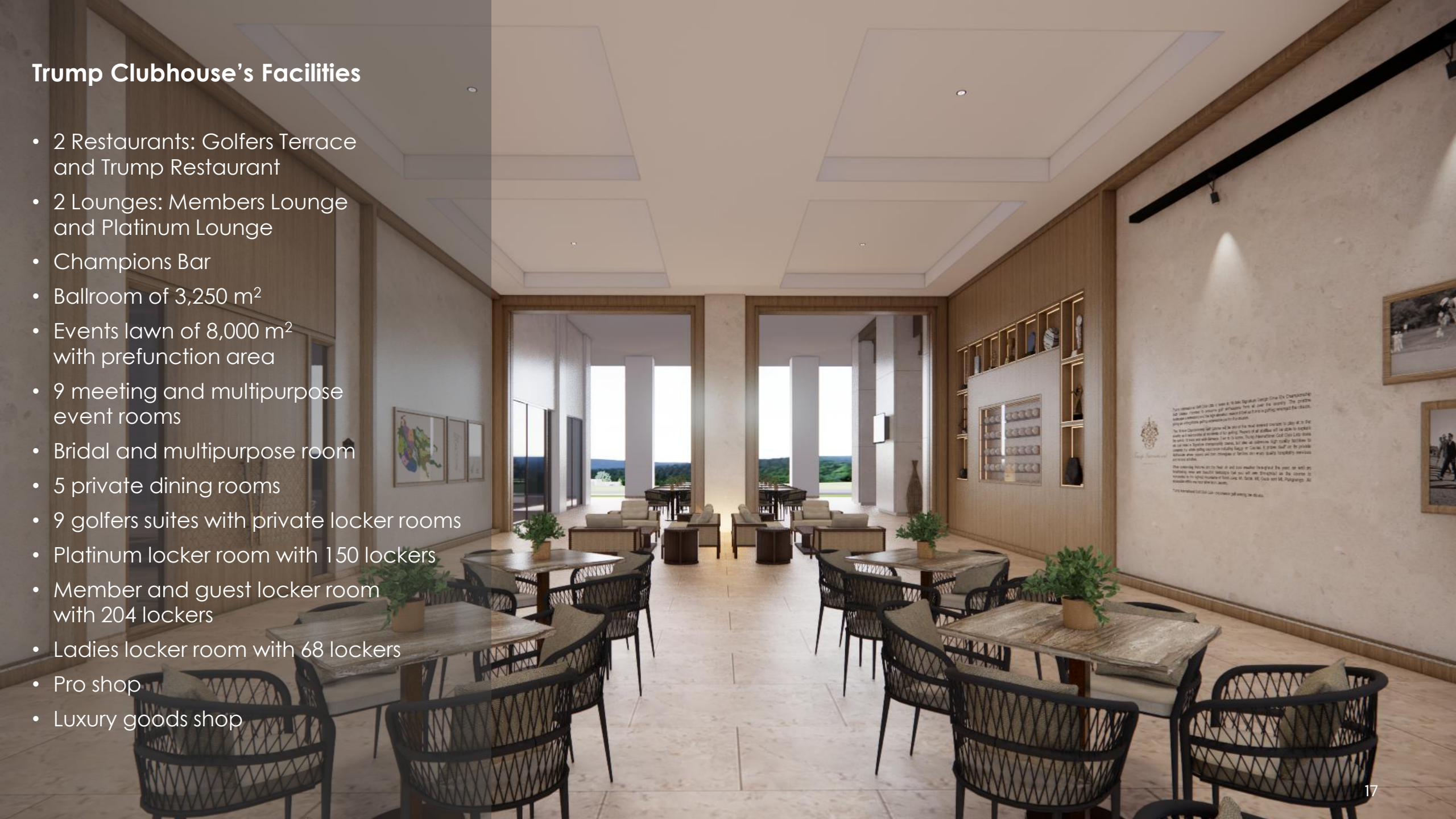
BY OPPENHEIM ARCHITECTURE

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 m^2
- Events lawn of 8,000 m^2 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

105.8 ha

- Residences : 1,170 units (including 216 units at Lido Hill).
- Condominium : 540 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.

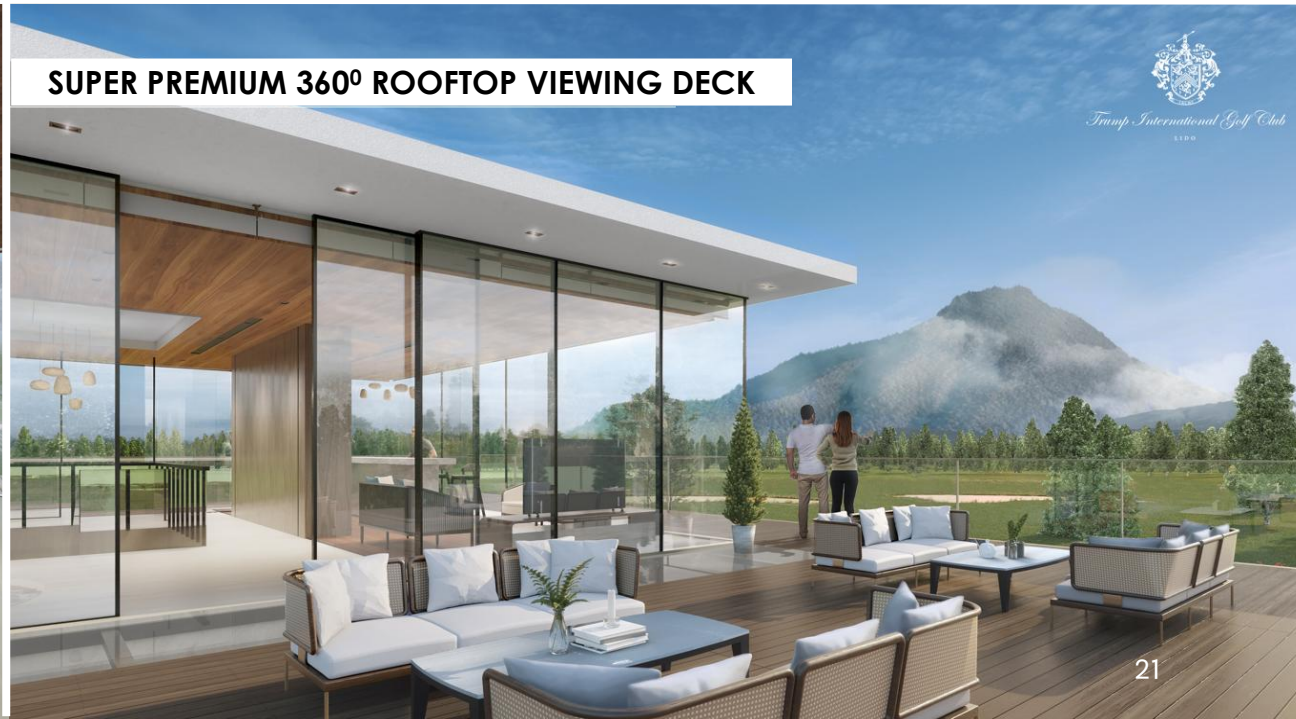
TRUMP PRIVATE CLUBHOUSES

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 m^2 / GFA: 1,029 m^2)
  - Premium (1,425 & 1,779 m^2 / GFA: 691 m^2)
  - Deluxe (750 - 1,040 m^2 / GFA: 403 m^2)
- Equipped with World Class Standard Services & Facilities: 360° Rooftop Viewing Deck, Putting Green, Private Locker & Shower Room, Private Lounge, and Open Terrace.

SUPER PREMIUM GOLF

SUPER PREMIUM LOUNGE



SUPER PREMIUM 360⁰ ROOFTOP VIEWING DECK

TRUMP INTERNATIONAL HOTEL

8.25 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

ENTRY PLAZA

AIR REALM – AEROPHILE

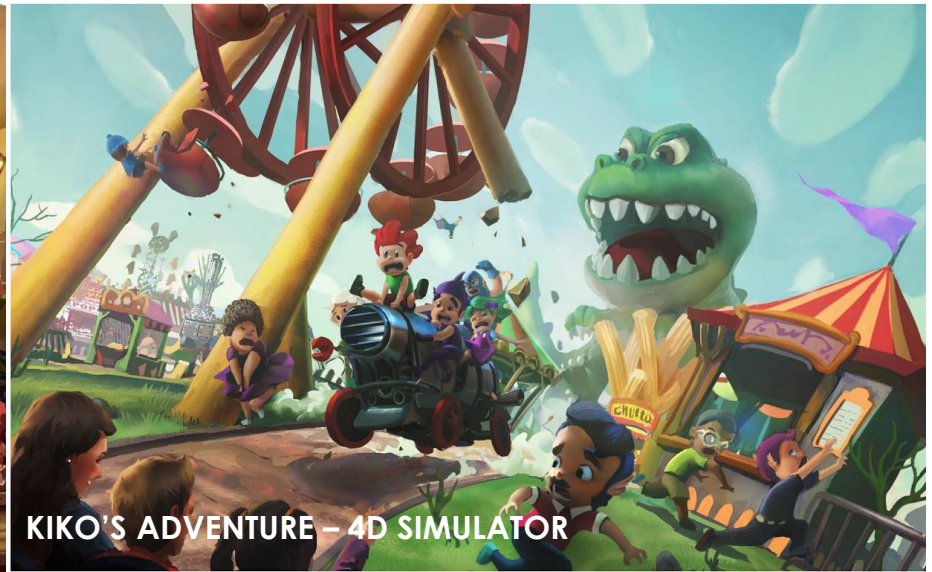
FIRE REALM – MYSTERY CAVE

EARTH REALM – CARROUSEL

WATER REALM – FLUME RIDE

ENTRY BAZAAR

MERCHANDISE STORE


KIKO'S ADVENTURE – 4D SIMULATOR

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.

ENTRANCE GATE

BIMA S THE RIDE – DARK RIDE

HEART OF MOUNTAIN - MINE TRAIN COASTER

SKY RACER – LAUNCH COASTER

MOVIELAND LIDO

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.

MOVIELAND CONSTRUCTION PROGRESS

LMAC MUSIC FORALL FEST, 8-9 SEPT 2023

TAEYANG

SECRET NUMBER

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**.

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

Lido World Garden

17 ha

BEYOND A FAMILY EDUTAINMENT PARADISE

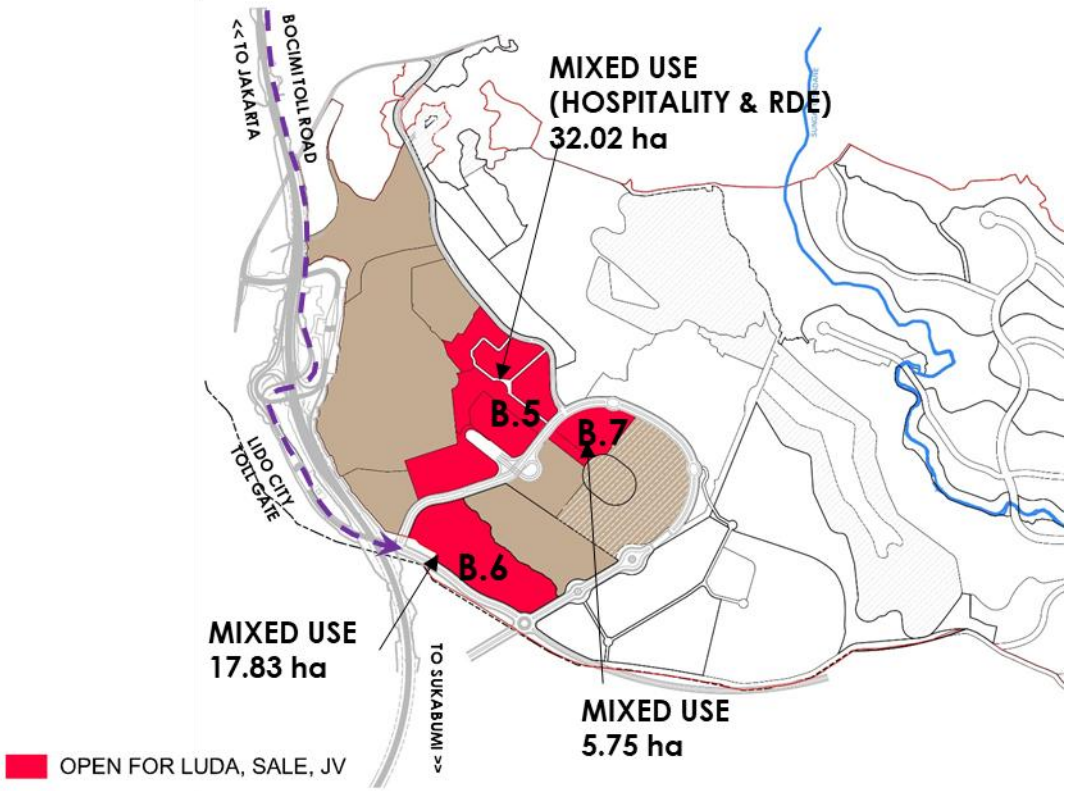
- Family educational tourism destination.
- Presenting a variety of flora in Indonesia.
- Also serves as a native plants nursery.
- Historic architectural building.
- Iconic landmarks from around the world.
- 6 theme zone.

NOAH GARDEN

MAGNIFICENT INDONESIA

VIVARIUM

WORLD OF WONDERS



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

HYATT REGENCY™
LIDO RESORT

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 (111.5 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 m^2

- 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 m^2)
  - Lido Suite (95 m^2)
  - Family Suite (78 m^2)
  - Executive Suite (66 m^2)
  - Junior Suite (52 m^2)
  - Deluxe Pool (32 m^2)
  - Deluxe Room (32 m^2)
- 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.

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

LIDO Adventure Park

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.

03

Bali Tourism

MNC Tourism

MNC BALI RESORT

>100 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 VILLAS

WEDDING VENUE

BEACH CLUB

BALLROOM

INTERNATIONAL CLUBHOUSE

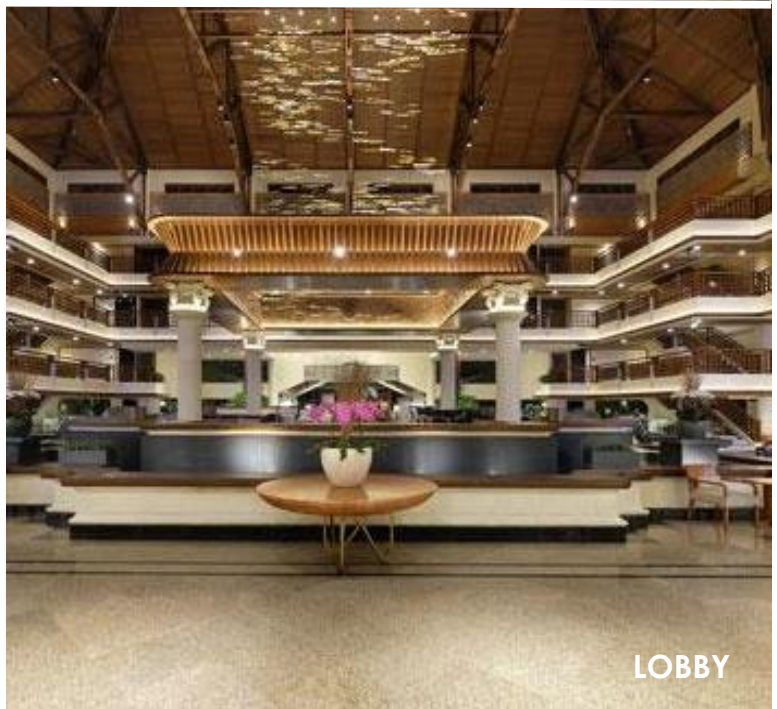
PRIVATE CLUBHOUSE GOLF VIEW

5 BEDROOM LUXURY RESIDENCES

MODERN & TRADITIONAL WELLNESS

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 m^2 to 171 m^2.
- **Latest awards**: #1 Best Family Resort among the Best 5-Star Resorts in Indonesia by Holiday with Kids Australia; 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 m^2**, largest convention hall: 2,394 m^2 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 CONVENTION CENTRE

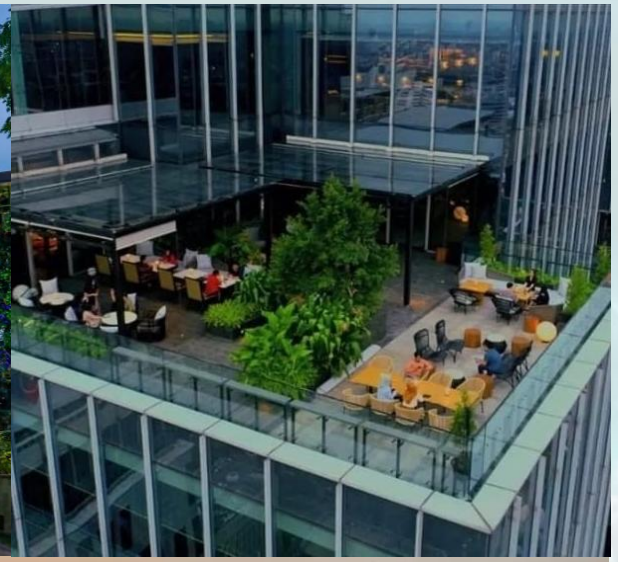
BALI INTERNATIONAL THEME PARK, WATER PARK, AND RESORT

Amusement & Mixed Use (**92.08 ha**)

in Jembrana, West Bali

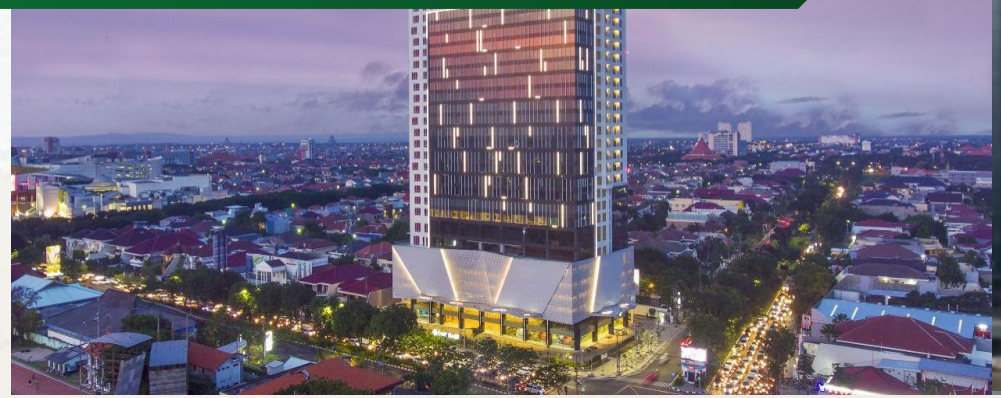
Amusement & Mixed Use

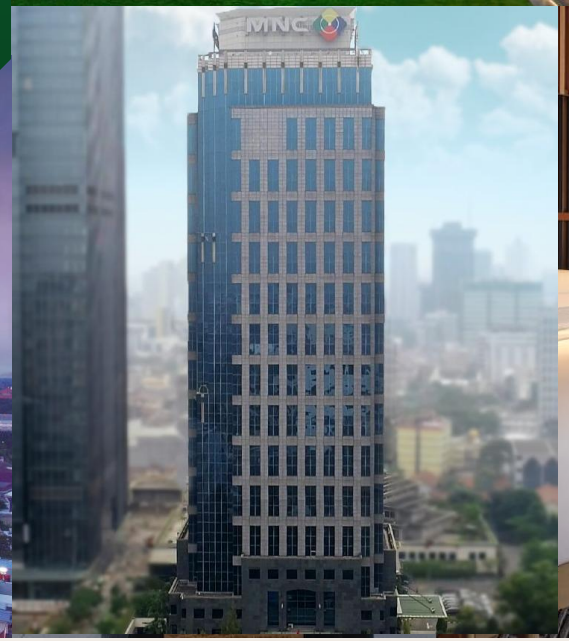
92.08 ha

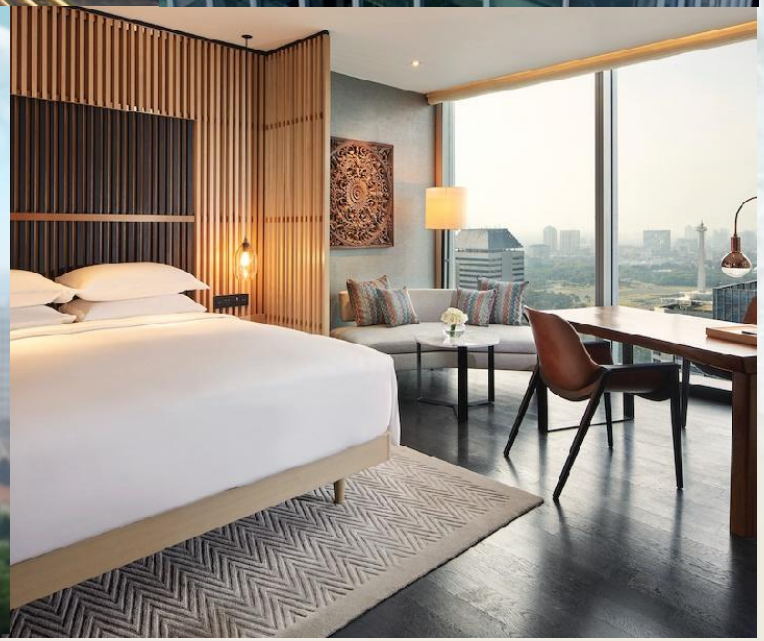


04

Hospitality & Others



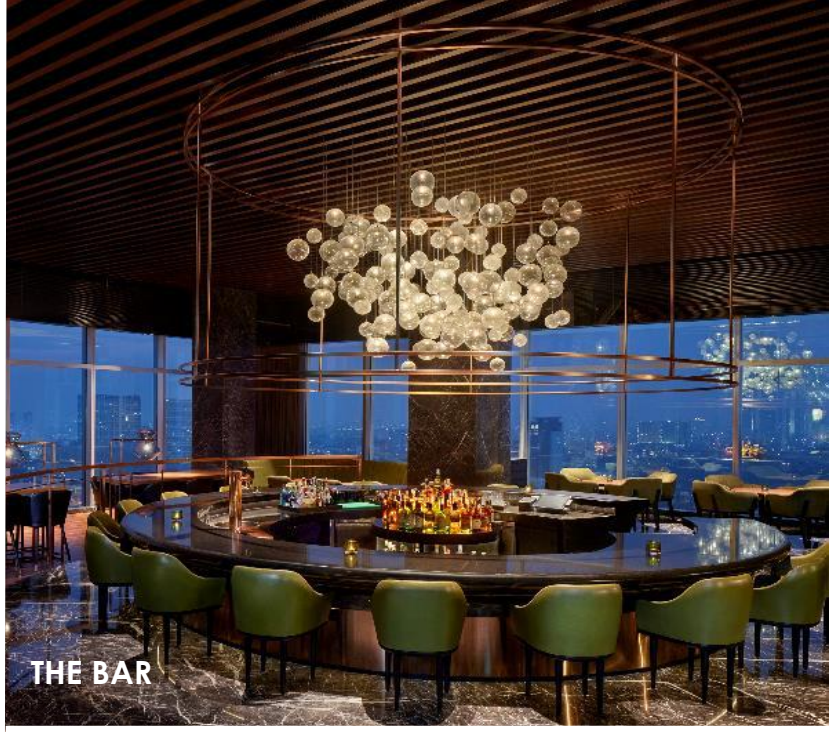




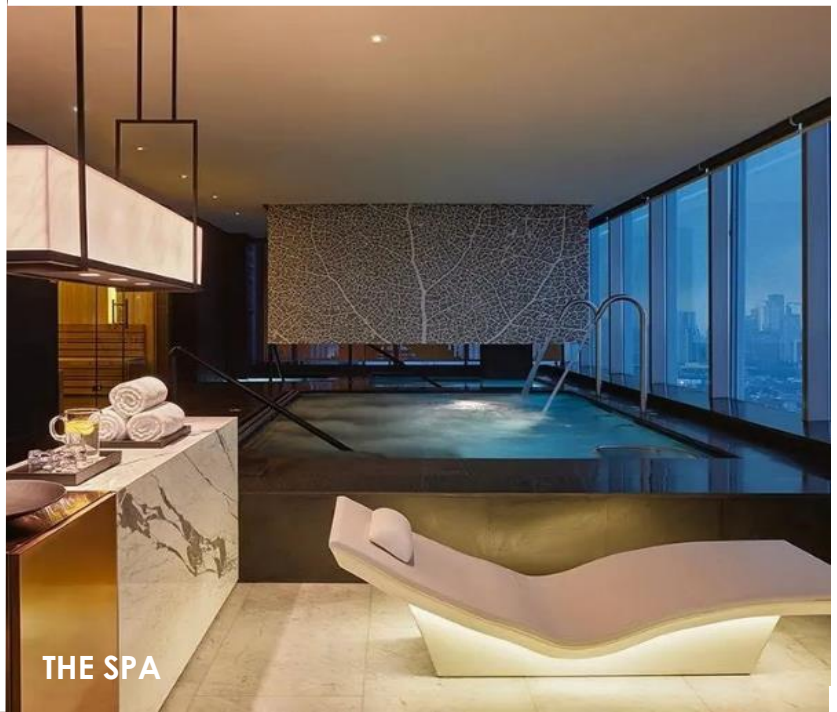
PARK HYATT JAKARTA

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).

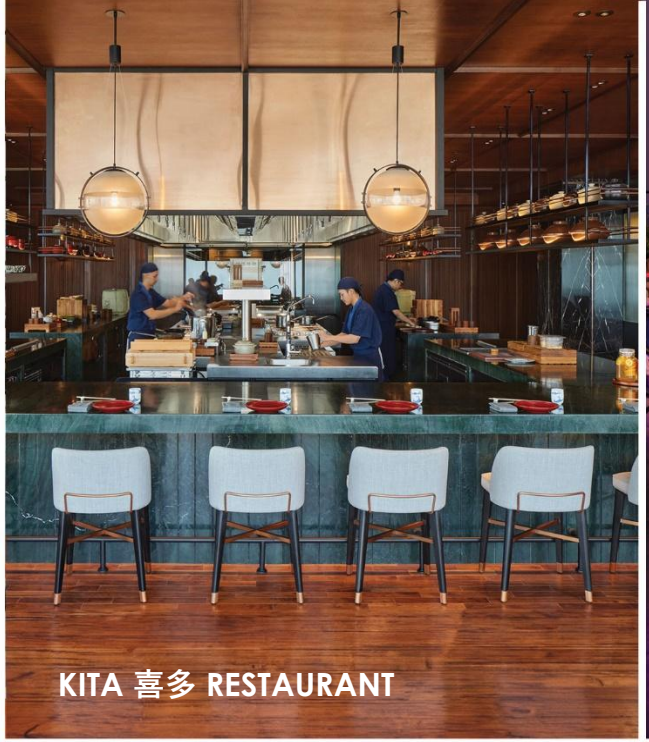
- **Latest awards:** 2026 100 Best Hotels in the World by Travel + Leisure; 2026 T+L Luxury Awards Asia Pacific – #3 Best City Hotel in Indonesia; 2026 Best 20 Hotels in Indonesia by Tatler Best; 2026 Condé Nast Traveller – The Best Hotels in Jakarta, Indonesia; 2026 Best Eats by FoodieS – Li Lian 丽莲: Best New Opening & Top 10 Best Restaurants; 2025 Best Luxury Spa Experience by HighEnd Editor's.

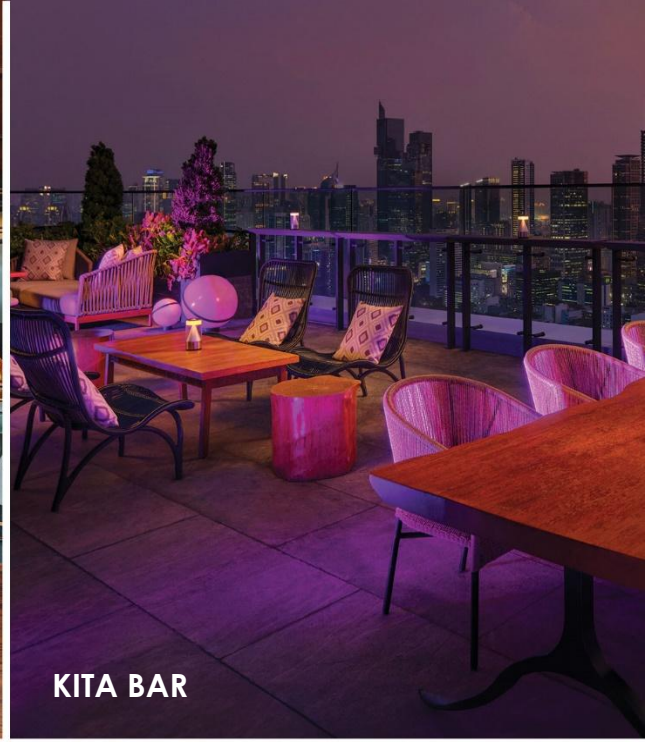
- **Park Hyatt Jakarta** is the first and the only Park Hyatt brand hotel in Indonesia. A **Luxury Hotel** with total of **220 room keys**, ranging from 57 m^2 to 300 m^2. Facilities including ballroom, meeting rooms, spa and fitness center as well as dining outlets.

- 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 m^2, capable accommodating 1,400 people.

DINING ROOM

ATELIER 23


KITA 喜多 RESTAURANT


KITA BAR

LI LIAN 丽莲 RESTAURANT

CUT

BY WOLFGANG PUCK

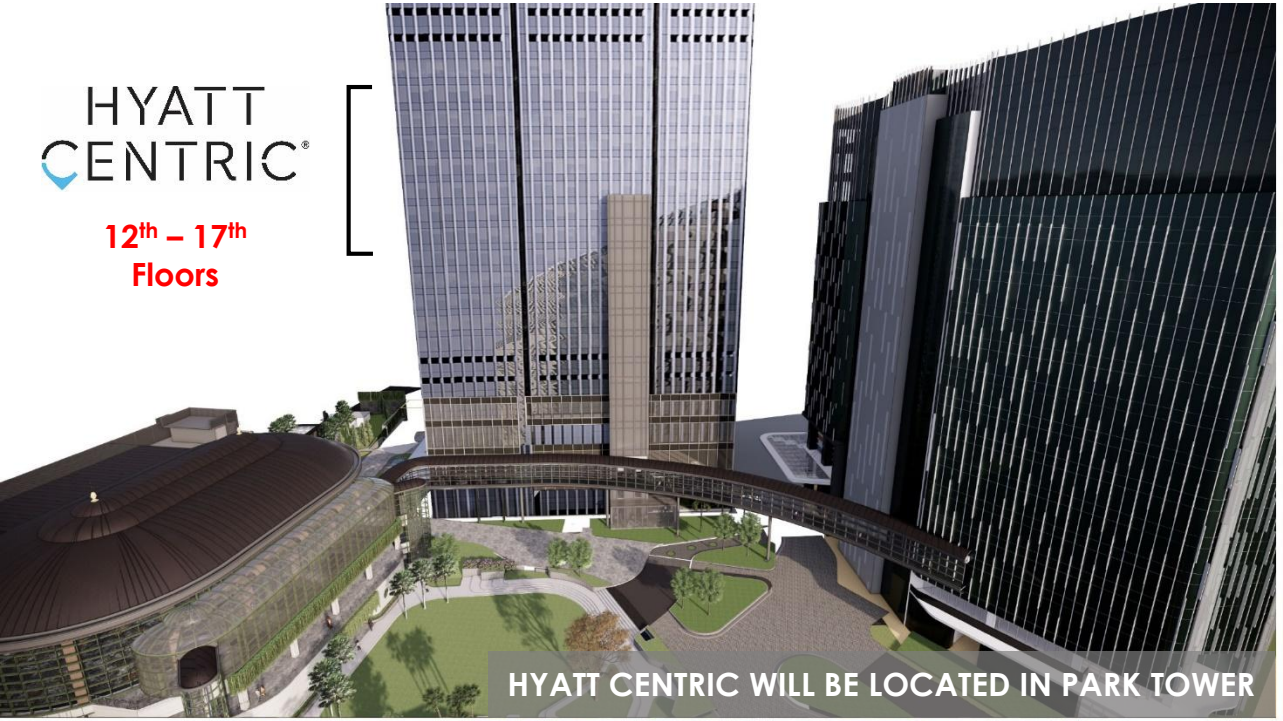
Spago

BY WOLFGANG PUCK

*Cut & Spago : opening in 2026

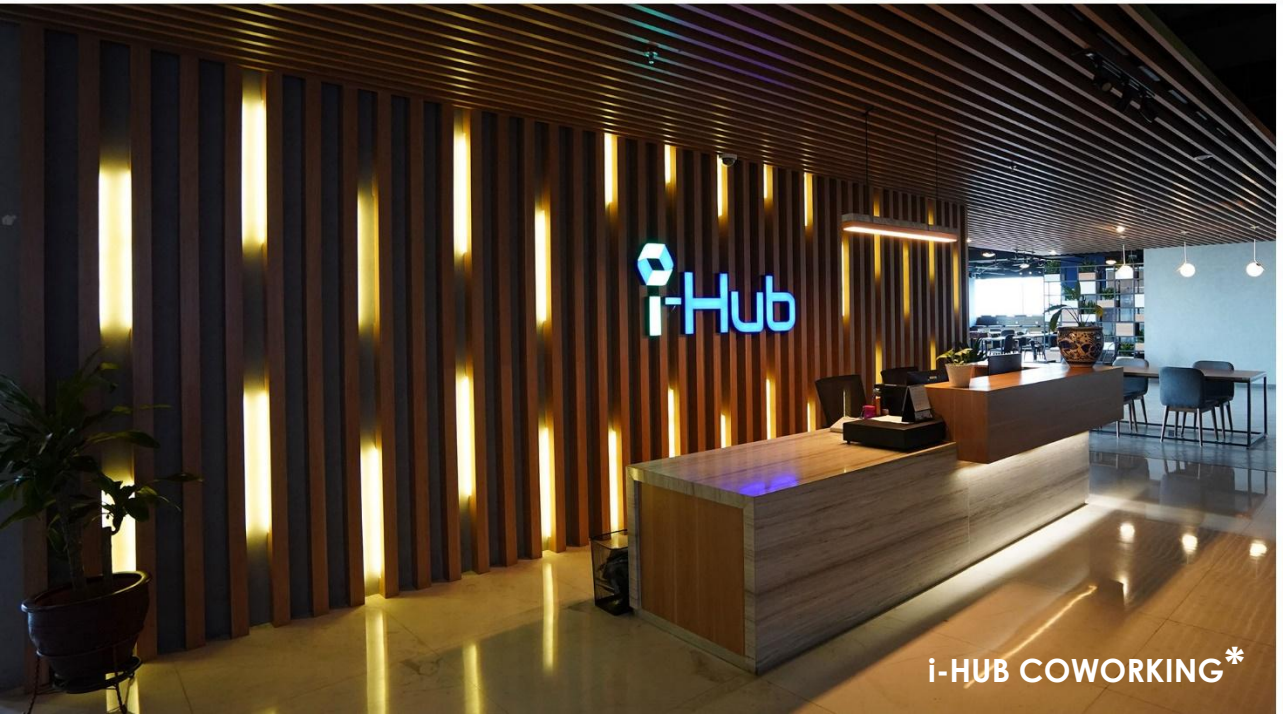
HYATT CENTRIC

12th – 17th Floors



HYATT CENTRIC WILL BE LOCATED IN PARK TOWER

JAKARTA CONCERT HALL*



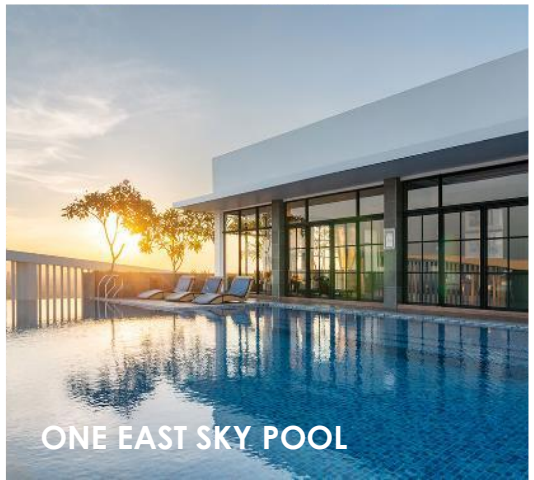
i-HUB COWORKING*

MNC CONFERENCE HALL*

*MANAGED BY HYATT CENTRIC

OAKWOOD HOTEL & RESIDENCE

ONE EAST LOBBY


ONE EAST SKY POOL

OAKWOOD LIVING ROOM

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 m^2 for 1 bedroom to 272 m^2 penthouse unit.
- **5-star Hotel** with total room keys of **144 rooms** with sizes ranging from 44 m^2 to 110 m^2.
- 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.

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	NLA
430,000 m²	**346,600** m²

Note:

Owned

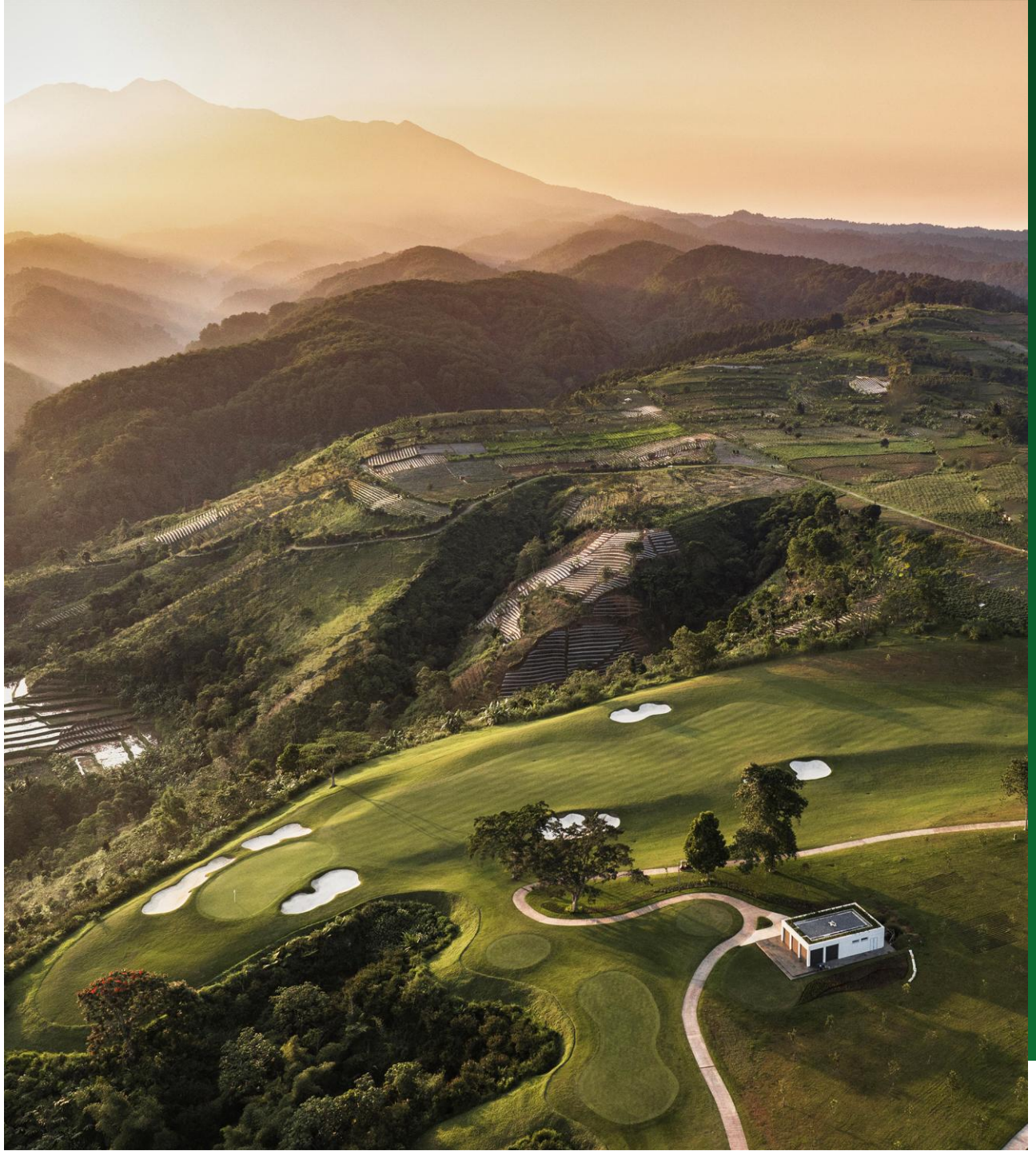
Gross: 197,000 m²

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:
INVESTOR RELATIONS DIVISION
ir.kpig@mncgroup.com

PT MNC Tourism Indonesia Tbk
MNC Tower, 17/F, MNC Center
Jl. Kebon Sirih Kav. 17-19
Central Jakarta 10340, Indonesia
Phone: +62 21 3927471
www.mnctourismindonesia.com