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

OCT 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 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

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

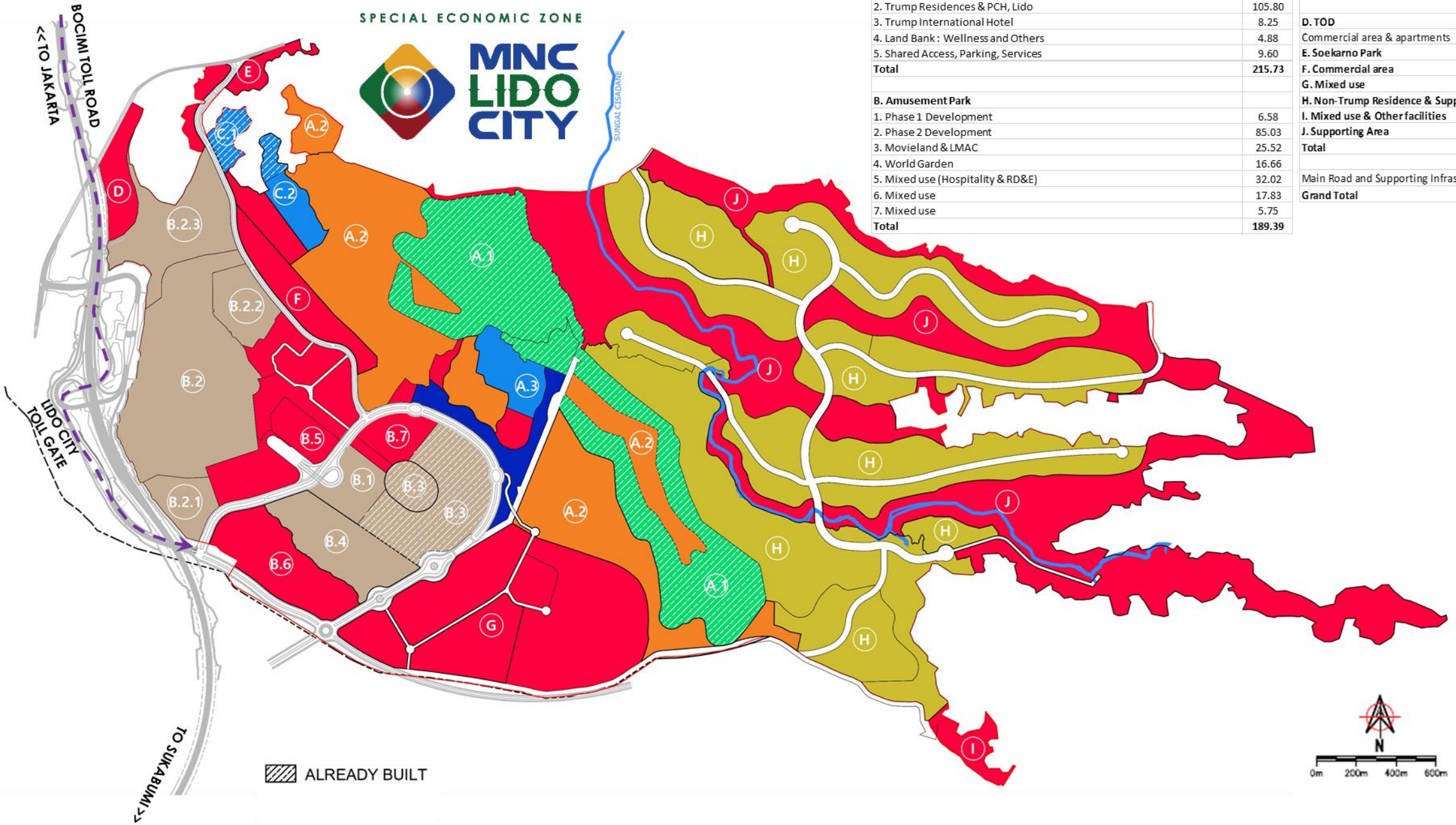
SPECIAL ECONOMIC ZONE
MNC LIDO CITY

1	**Corporate Income Tax** (applicable tax rate: 22%) *Designated industries: Tourism, Creative Industries, and related industries* **Notes:** - USD/IDR exchange rate: 15,000 - Investor in designated industries may also decide to choose/opt for Tax Allowance over Tax Holiday	**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	
		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

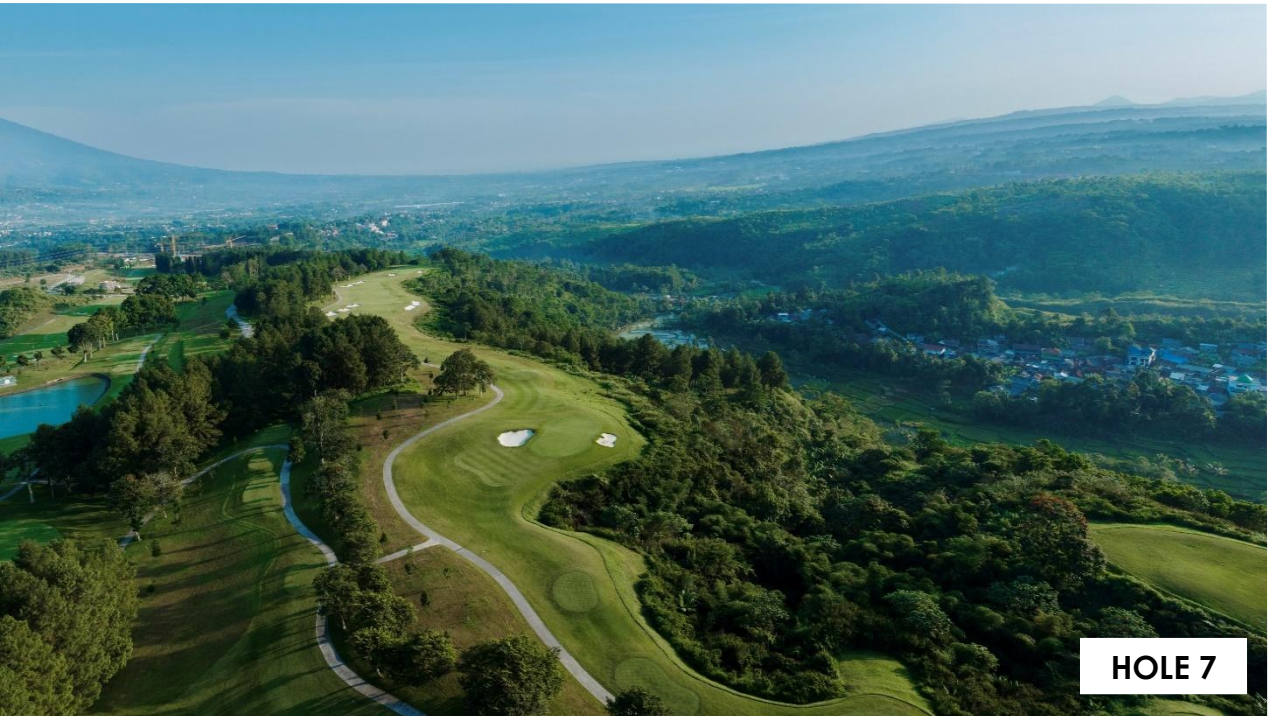

HOLE 2


HOLE 3


HOLE 4


HOLE 5

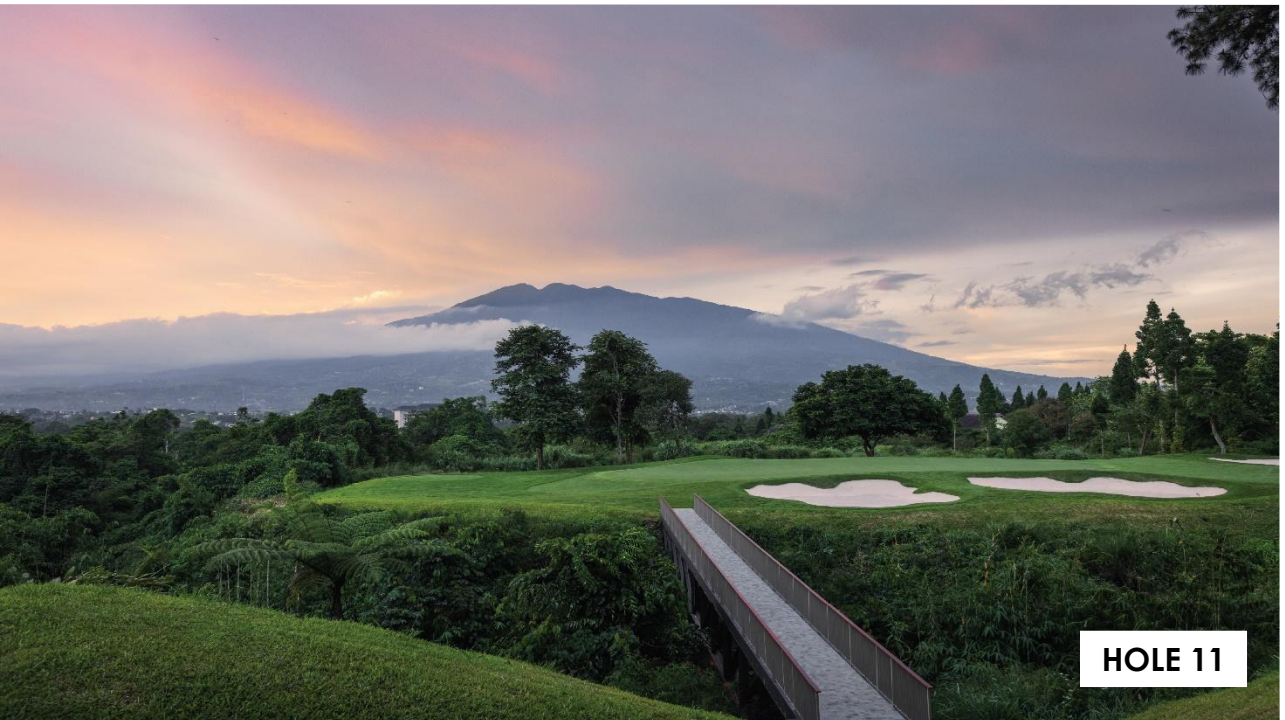

HOLE 6


HOLE 7


HOLE 8


HOLE 9


HOLE 10

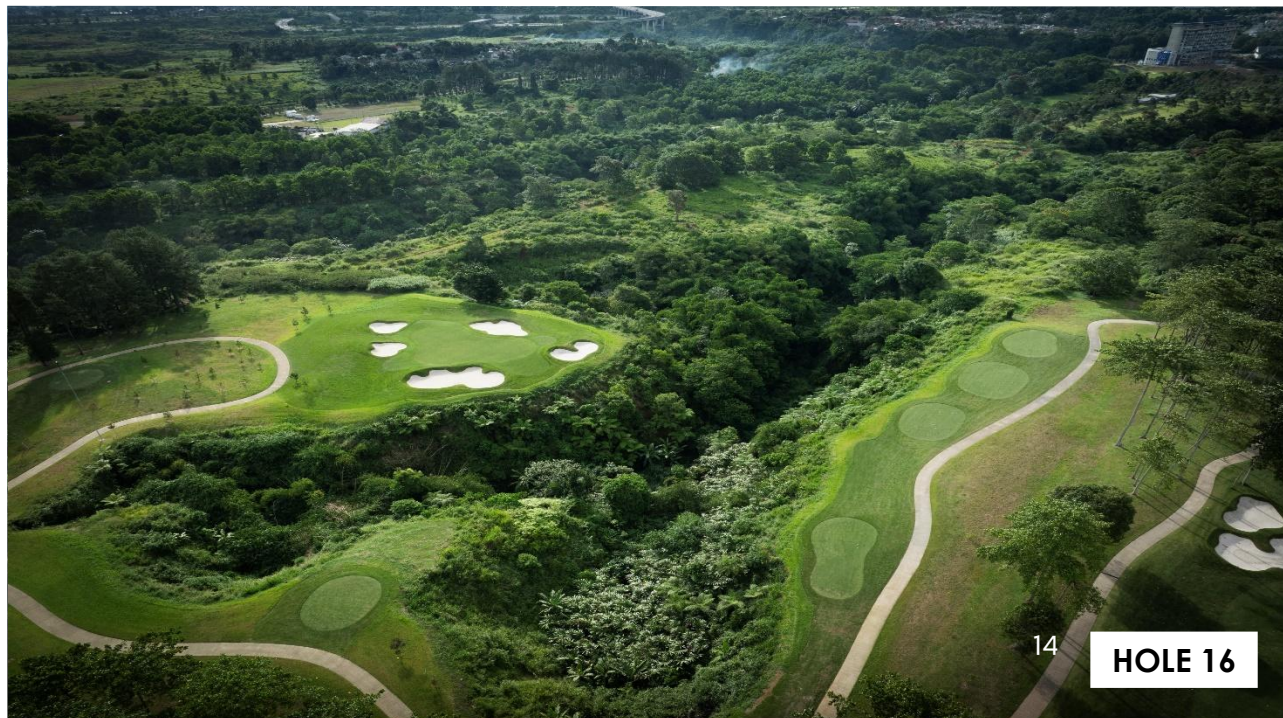

HOLE 11


HOLE 12


HOLE 13

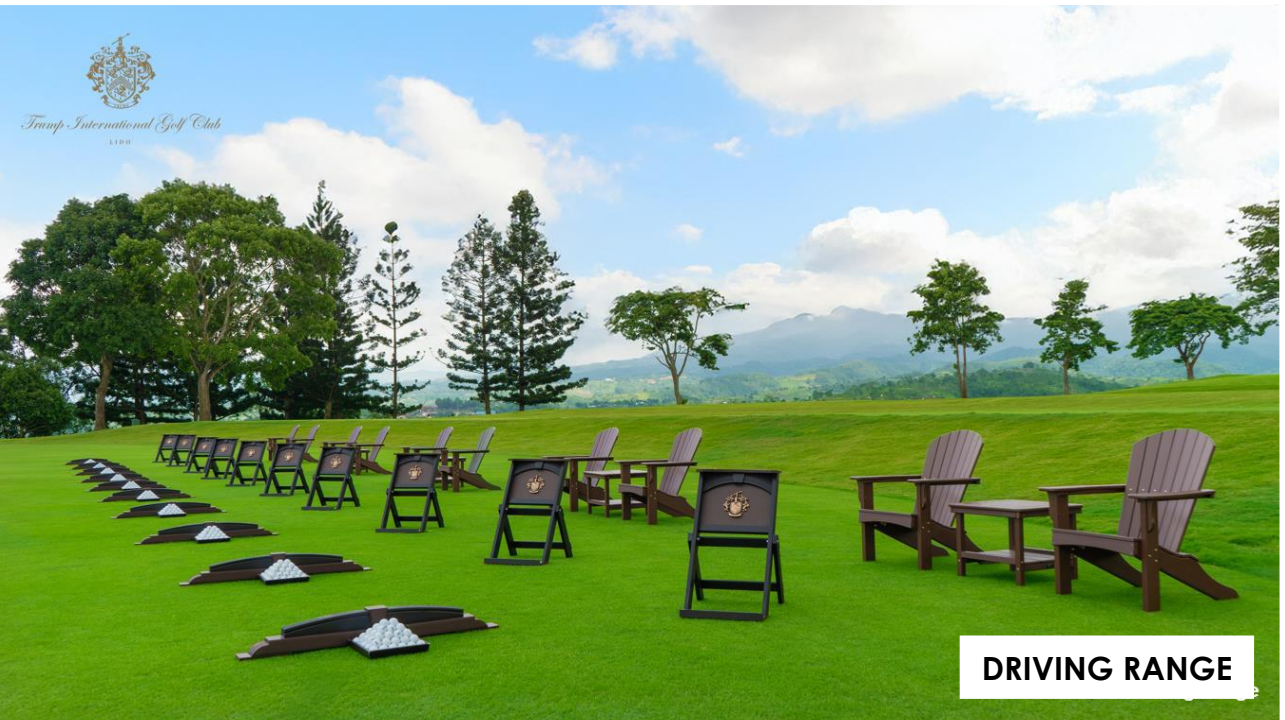

HOLE 14

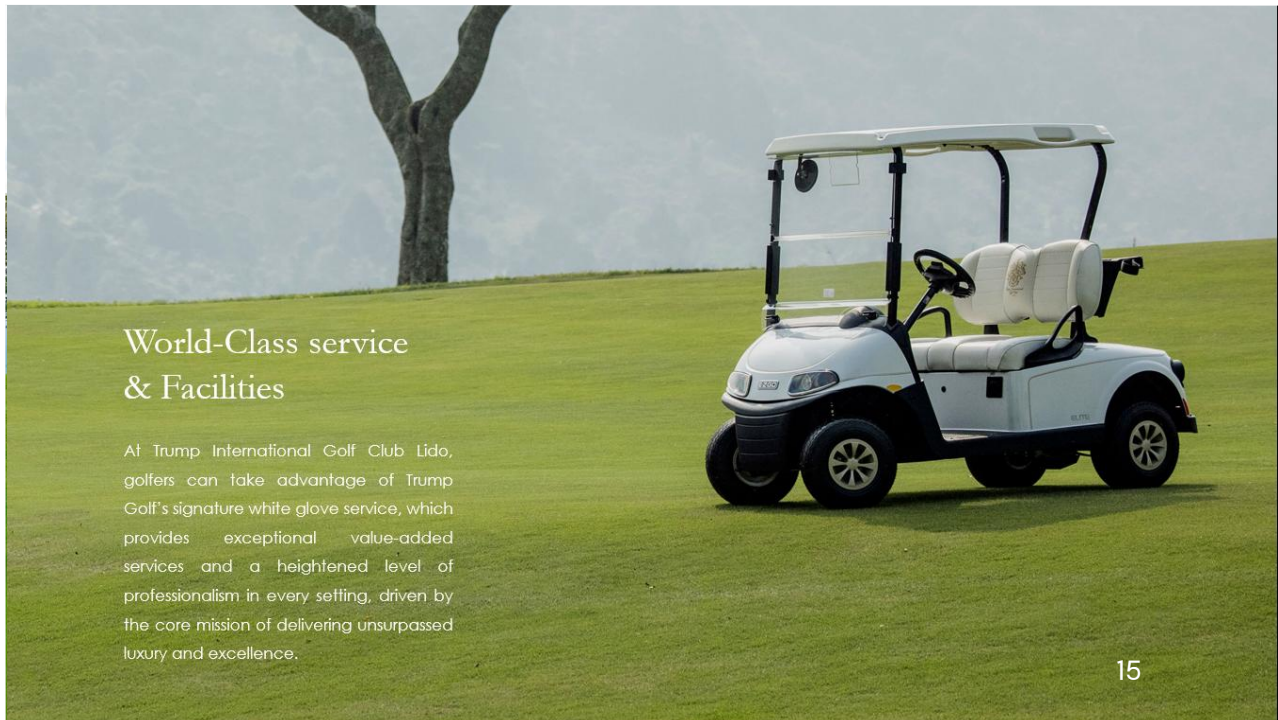

HOLE 15


HOLE 16









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

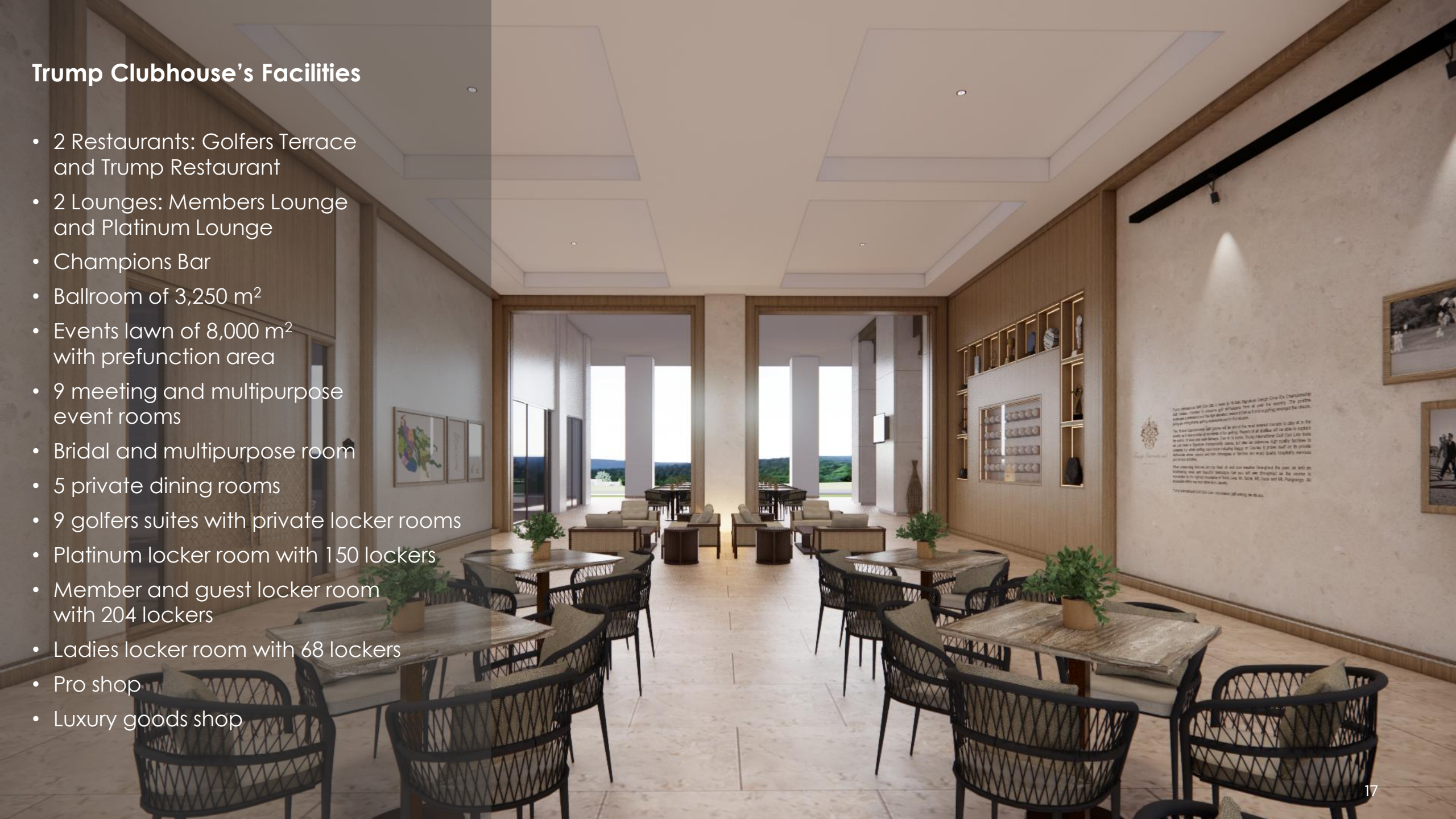
BY OPPENHEIM ARCHITECTURE

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

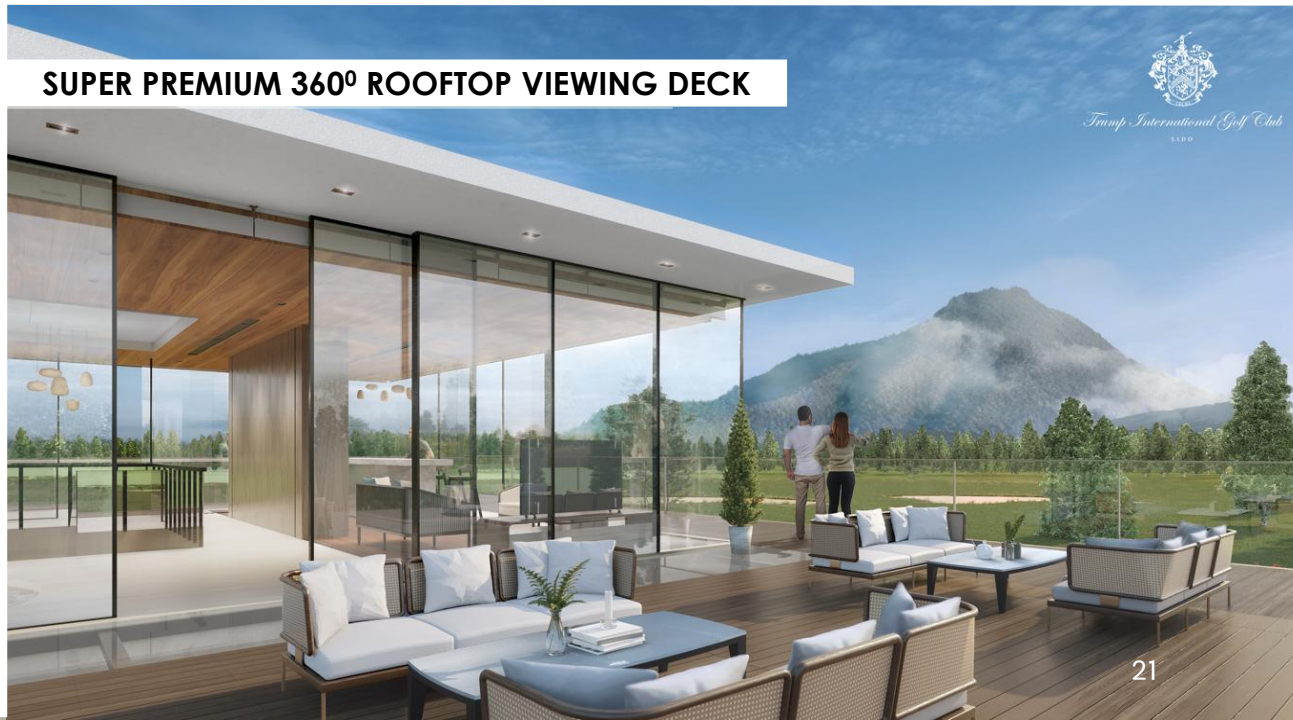
8.6 ha

- 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
- Interactive Experience
- Entertainment Events
- Immersive Experience
- Attractions, Rides and Shows



ENTRY PLAZA


AIR REALM – AEROPHILE


EMBER TRADERS
MYSTERY MINES
FIREFLY FINDS
LAVA BLOOM CAFÉ
CAFÉ
COFFEE
FRESH FRUIT
TREATS
FIRE REALM – MYSTERY CAVE


Welcome to the
EARTH REALM
Where Nature Comes to Life
BLOOM & BRANCH
MOSSGLEN VILLAGE
TREETOP TRAILS
STONE GARDENS
CRYSTAL CAVE
ROOTBOUND COASTER
EARTH REALM – CARROUSEL


WATER REALM
RIDE SAFETY
VOLCANO PLUNGE
TIDAL RIVER
CORAL COVE
RAINBOW FALLS
SPLASH ISLAND
RESTROOMS
WATER REALM – FLUME RIDE

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

85 ha

- Various Theme Lands
- Numerous IPs from Local and International Brand
- More than 18 Rides
- Shows & Attractions
- F&B Outlets
- Retail & Merchandise Shops




ENCHANTED FOREST


AVIATOR'S LANDING


SEA VILLAGE

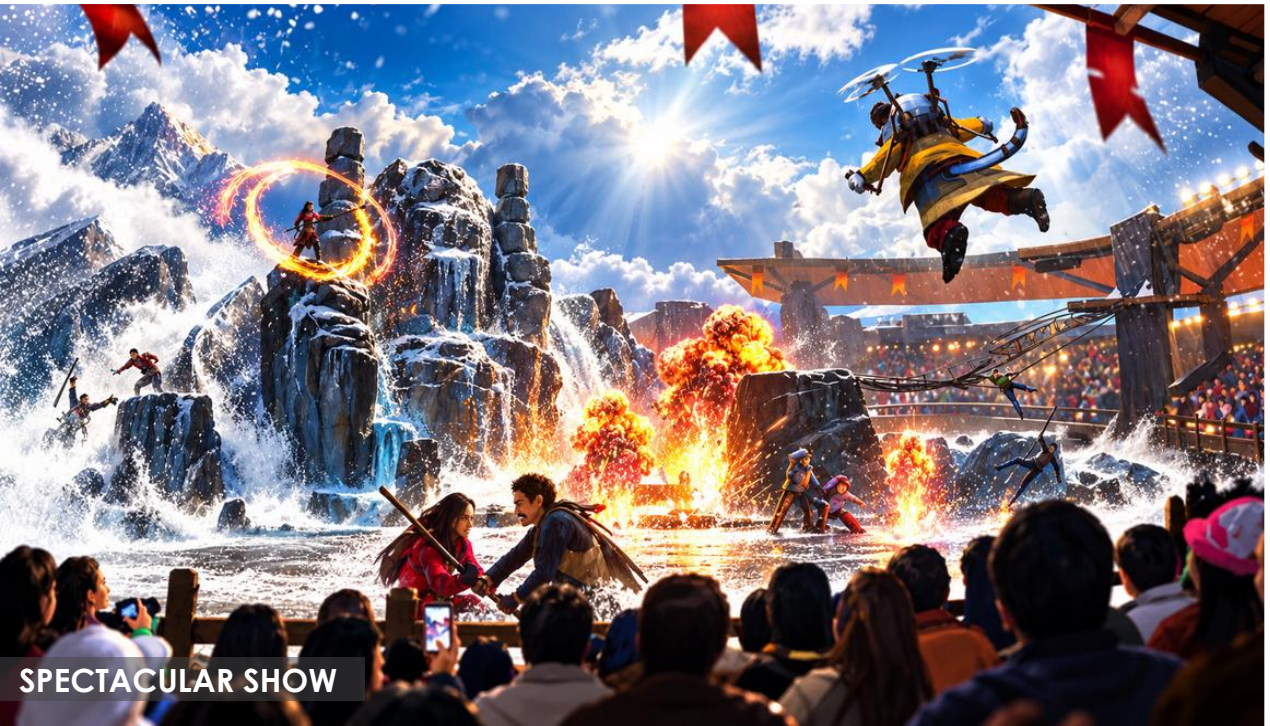

IMMERSIVE TRAIN COSTER



ADVENTURE SIMULATOR



CAFÉ & BAKERY



SPECTACULAR SHOW



GRAND AUCTION MERCHANDISE STORE



FULLY OPERATIONAL PRODUCTION COMPLEX





LUXURY HOUSE BACKLOT

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

Family Edutainment Paradise

17 ha

- Family educational tourism destination.
- Presenting a variety of flora in Indonesia.
- Endemic Plants Nursery.
- Historic Architectural Buildings.
- Iconic Landmark from around the world.
- Various theme zone.



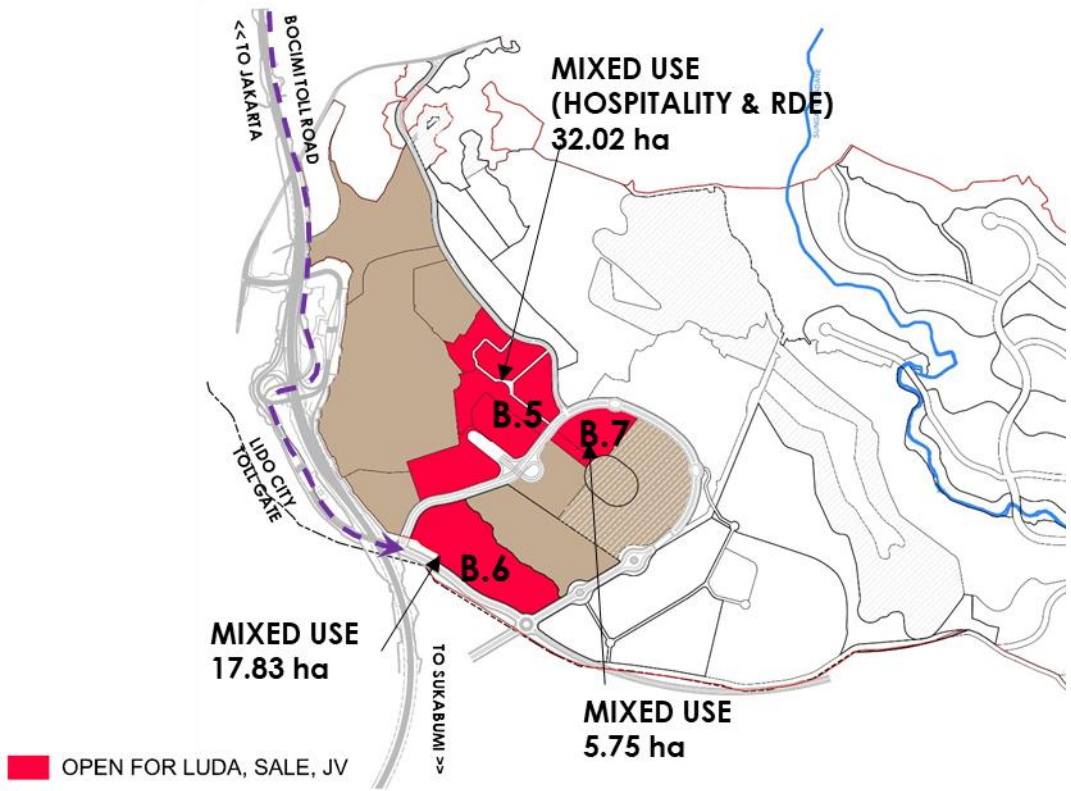
WELCOME CENTER


MAGNIFICIENT OF 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)
- Dinoventure
- Kids Playground
- 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 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



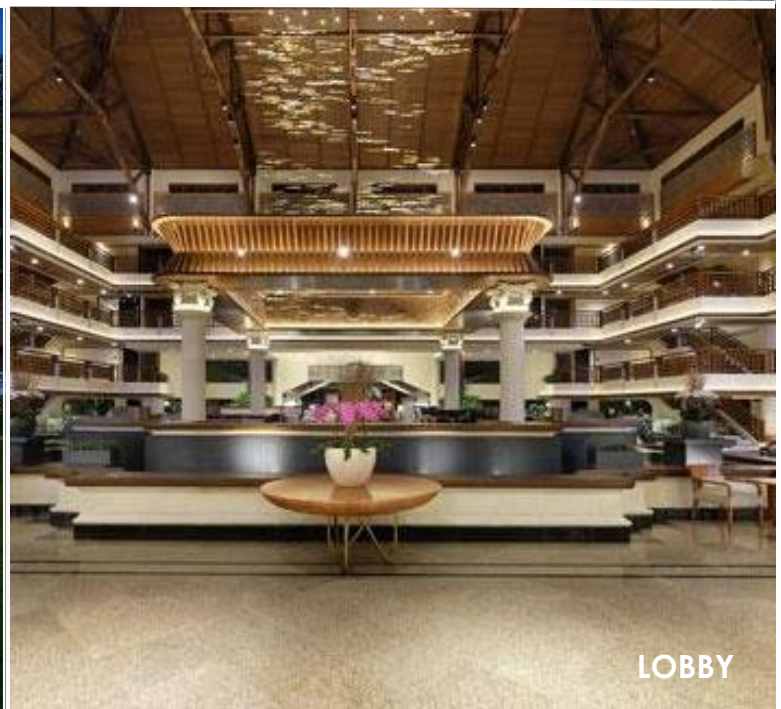
5 BEDROOM LUXURY RESIDENCES



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**: The 30th Indonesia Rendezvous 2026; Indonesian In-House Counsel Summit & Awards (IHCSA) 2026; BATIC 2026 (Bali Annual Telkom International Conference); 2026 Bali & Beyond Travel Fair (BBTF); Celebrate Wellness 2026; Celebrate Women 2026; The 21st Indonesian Palm Oil Conference (IPOC) and 2026 Price Outlook; The 29th Indonesia Rendezvous 2025.

BICC

BALI INTERNATIONAL CONVENTION CENTRE







BALI INTERNATIONAL THEME PARK, WATER PARK, AND RESORT

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

in Jembrana, West Bali

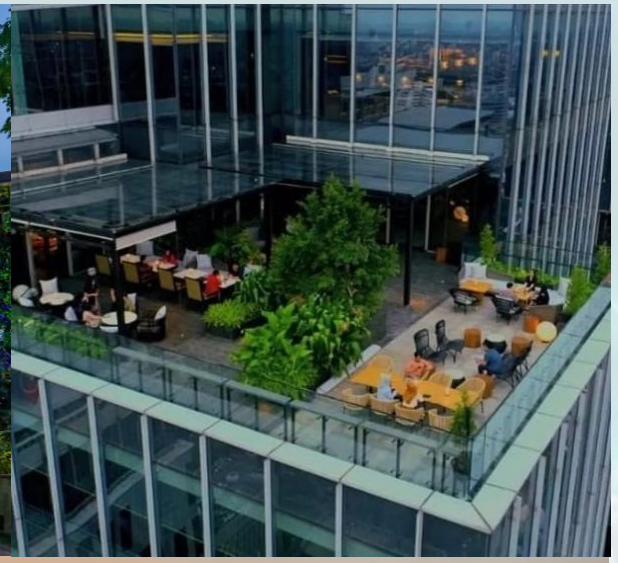




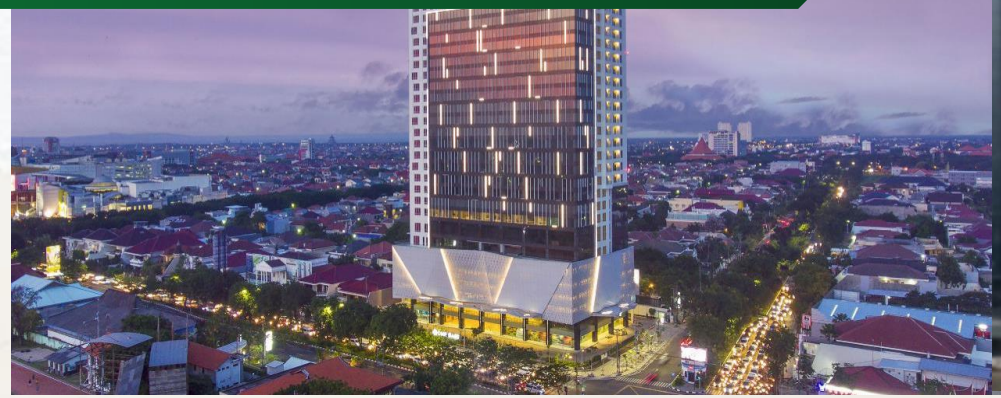
Amusement & Mixed Use
92.08 ha

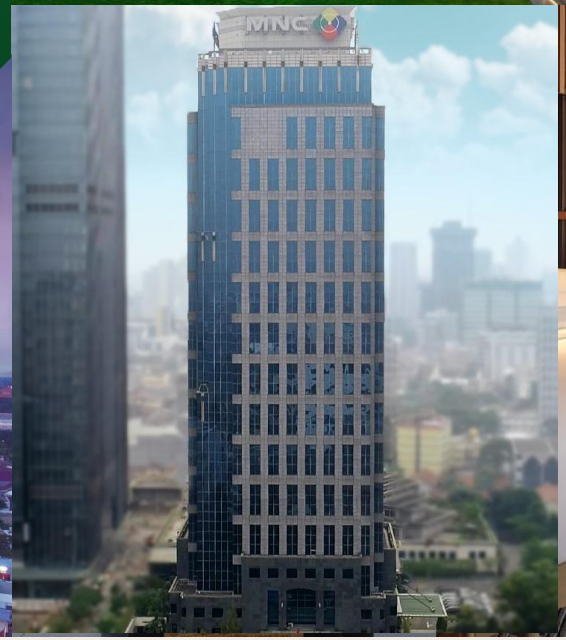


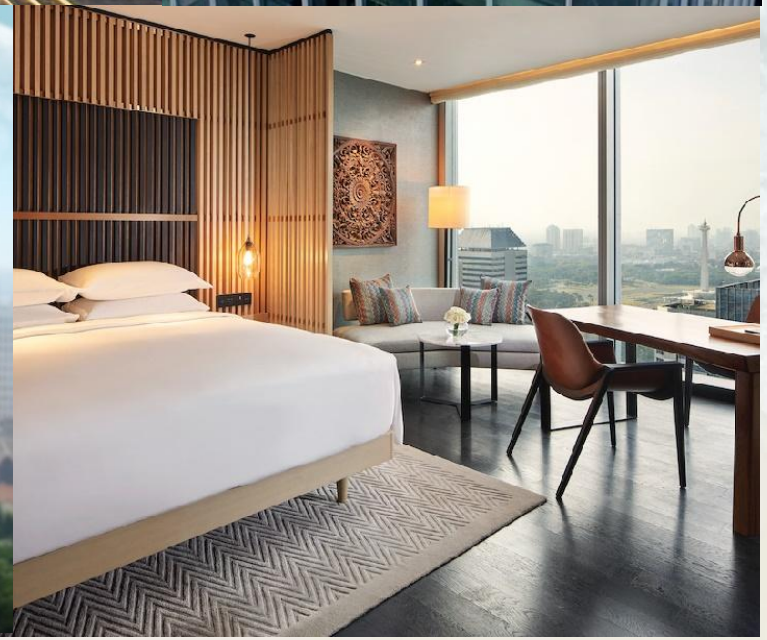




04 Hospitality & Others



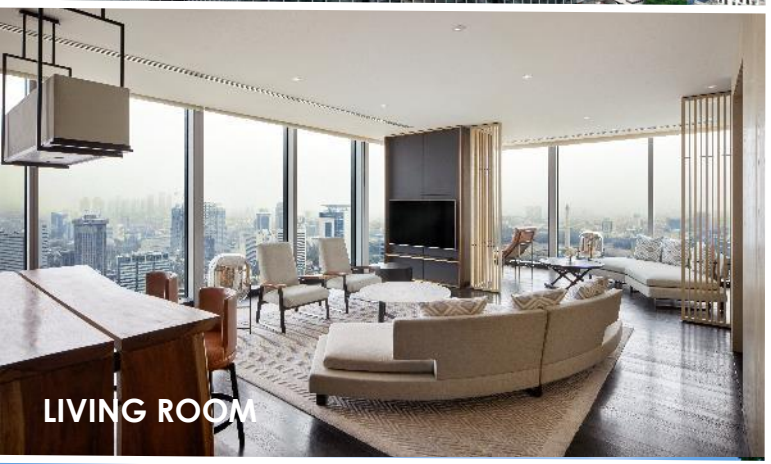




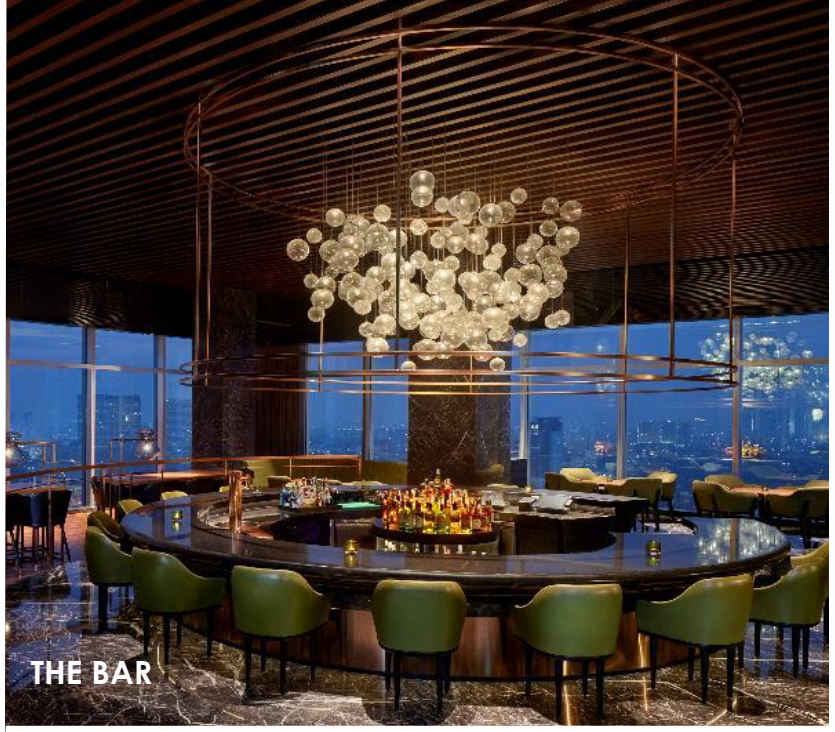
MNC Tourism

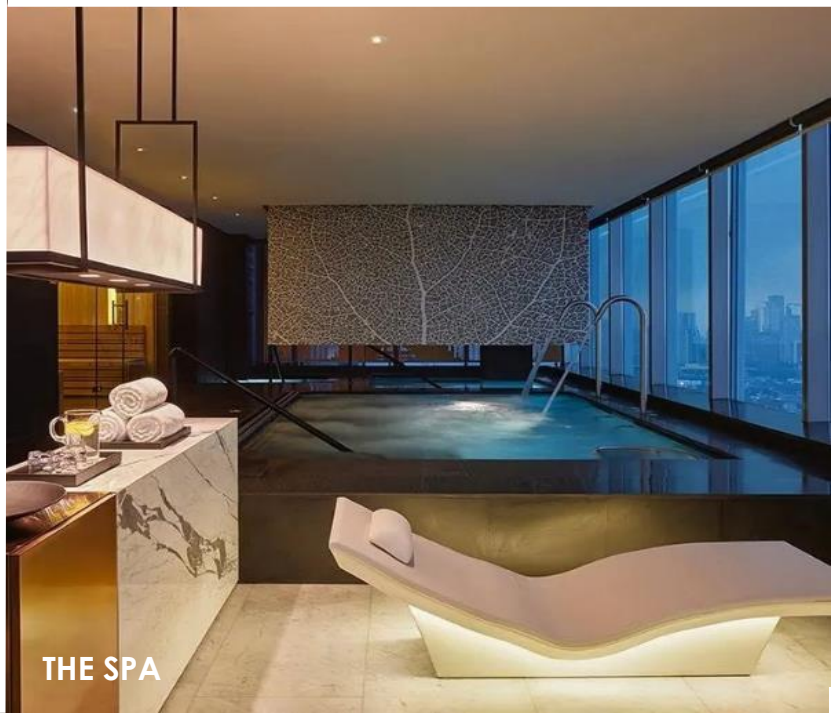


PARK HYATT JAKARTA


LIVING ROOM


THE ROYAL GLASSHOUSE


THE BAR


THE SPA

PARK HYATT JAKARTA™

220

ROOM KEYS

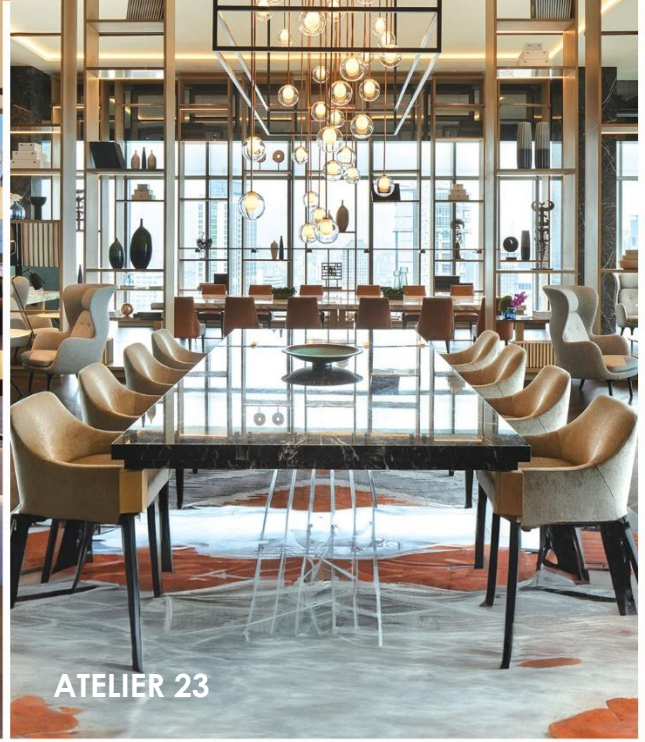
- **Location**: MNC Center, Central Jakarta, close to shopping district, the city's cultural landmarks (Monas-National Monument, Presidential Palace, Cathedral Church, and Istiqlal Mosque).

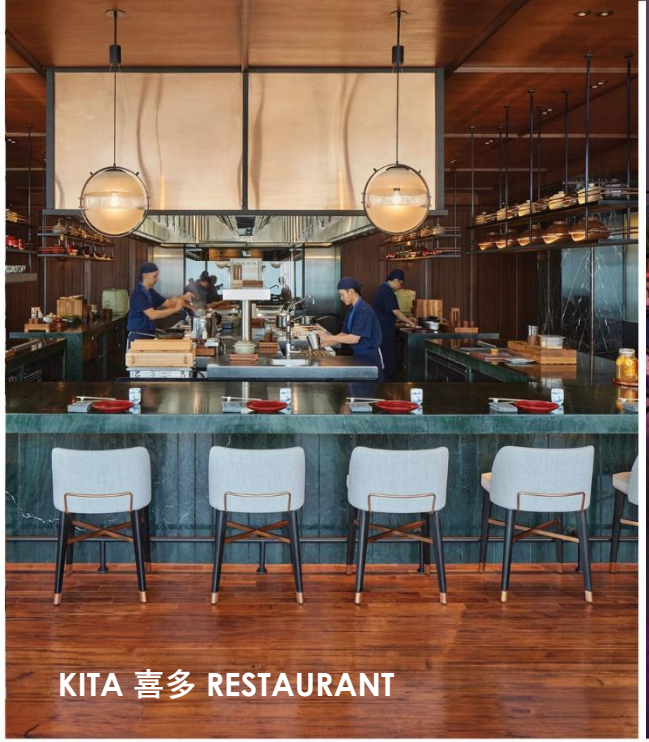
- **Latest awards:** 2026 One MICHELIN Key by MICHELIN Guide; 2026 100 Best Hotels in the World by Travel + Leisure; 2026 T+L Luxury Awards Asia Pacific – #3 Best City Hotel in Indonesia; 2026 Best 20 Hotels in Indonesia by Tatler Best; 2026 Condé Nast Traveller – The Best Hotels in Jakarta, Indonesia; 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.

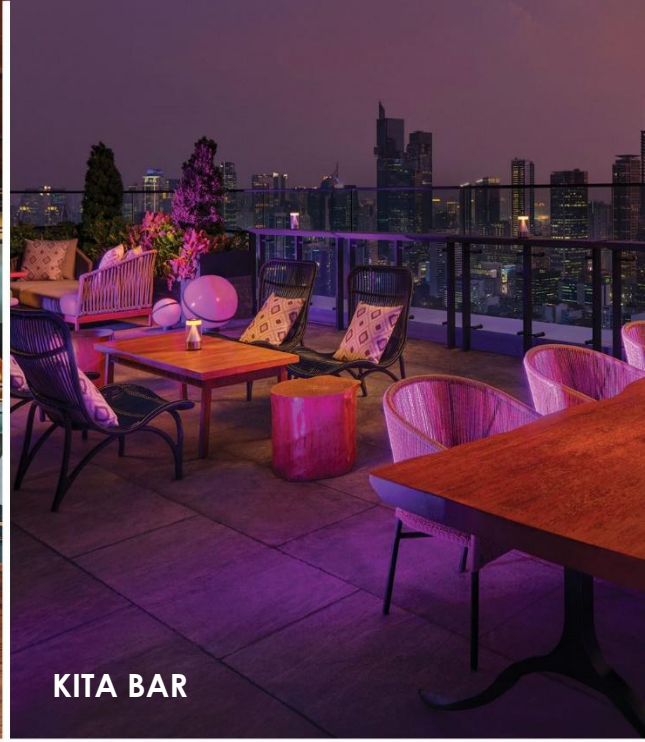
- **Park Hyatt Jakarta** is the first and the only Park Hyatt brand hotel in Indonesia. A **Luxury Hotel** with total of **220 room keys**, ranging from 57 m^2 to 300 m^2. Facilities including ballroom, meeting rooms, spa and fitness center as well as dining outlets.

- 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 2027

HYATT CENTRIC

12th – 17th Floors



HYATT CENTRIC WILL BE LOCATED IN PARK TOWER



JAKARTA CONCERT HALL*



i-HUB COWORKING*

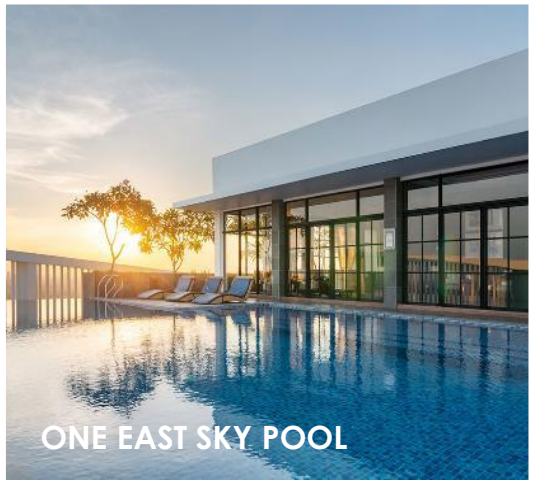


MNC CONFERENCE HALL*

*MANAGED BY HYATT CENTRIC









Oakwood
HOTEL & RESIDENCE
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 m^2	346,600 m^2

Note:

Owned

Gross: 197,000 m^2

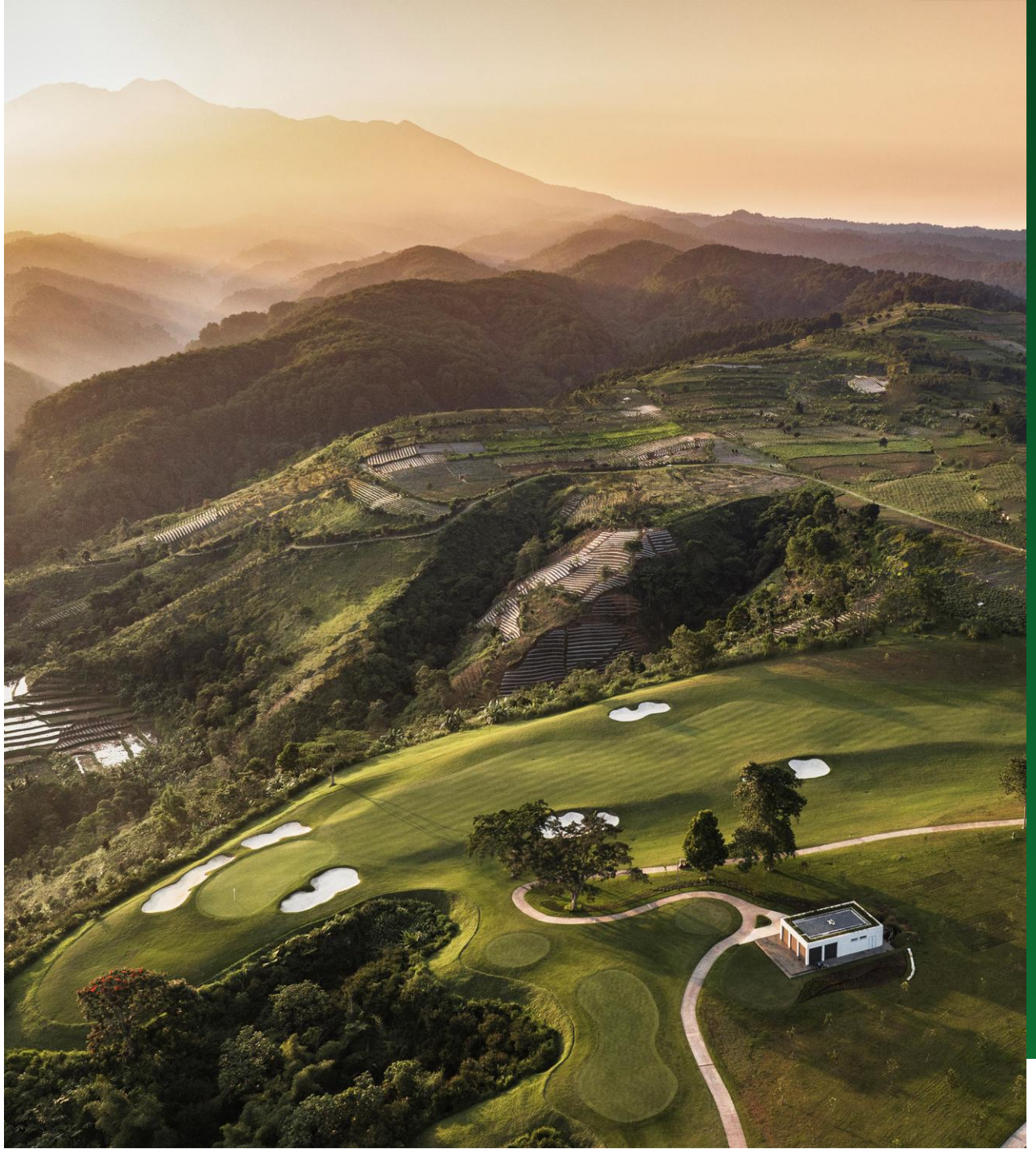
MICE: 24,000 m^2

- 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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