

6M26 Marketing Sales Recorded IDR 1.23 Trillion

PT Jaya Real Property, Tbk. recorded a strong first-half performance in 2026, achieving total marketing sales of IDR 1.23 trillion in 6M26, representing an 11% year-on-year (YoY) increase compared to IDR 1.11 trillion in 6M25. The solid performance reflects sustained demand across the Company's residential and commercial portfolio, supported by successful product launches, and the continued strength of its integrated township developments.

Bintaro Jaya remained the primary contributor, generating IDR 711 billion, accounting for 58% of total marketing sales and delivering a steady 9% YoY growth. The strong performance was driven by healthy demand across landed residential and commercial products, as well as continued interest in premium residential developments within the township.

The Condominium segment recorded marketing sales of IDR 101 billion, increasing 32% YoY and contributing 8% of total marketing sales. The growth was primarily driven by Bintaro Plaza Residences & The Accent, which surged 78% YoY to IDR 63 billion, reflecting sustained demand supported by the successful completion of the Creativo Tower. However, Emerald recorded marketing sales of IDR 32 billion, declining 16% YoY as demand within the middle-income segment remained relatively soft.

The Non-Bintaro portfolio continued to provide stable growth, achieving IDR 419 billion in marketing sales, representing 34% of total sales and increasing 11% YoY. Puri Jaya remained the largest contributor within the segment, recording IDR 196 billion, up 6% YoY, supported by new product launches. Jaya Imperial Park continued its positive momentum with marketing sales of IDR 122 billion, growing 18% YoY on the back of healthy demand for premium landed housing. Puri Rajeg delivered another strong performance, rising 39% YoY to IDR 31 billion, reflecting continued demand in the affordable housing segment, while Serpong Jaya maintained stable performance with IDR 71 billion in marketing sales, increasing 4% YoY.

Overall, the 6M26 performance demonstrates the resilience of PT Jaya Real Property of the Company's diversified portfolio and the sustained strength of its integrated township strategy. Supported by a balanced contribution from both Bintaro and Non-Bintaro developments, improving demand across premium and affordable residential segments, and continued positive momentum in its condominium business, the Company remains well-positioned to achieve sustainable growth for the remainder of 2026.

Marketing Sales	6M25		6M26		YoY
	IDRbn	% of Total	IDRbn	% of Total	
Bintaro Jaya	654	59%	711	58%	9%
Condominiums	76	7%	101	8%	32%
<i>Bintaro Plaza Residences & The Accent</i>	35	3%	63	5%	78%
<i>Emerald</i>	38	3%	32	3%	-16%
<i>Silktown</i>	2	0%	6	0%	146%
Non-Bintaro	378	34%	419	34%	11%
<i>Puri Jaya (Grand Batavia)</i>	184	17%	196	16%	6%
<i>Puri Rajeg</i>	22	2%	31	3%	39%
<i>Jaya Imperial Park</i>	103	9%	122	10%	18%
<i>Serpong Jaya</i>	68	6%	71	6%	4%
Total	1,108		1,231		11%

New Launch in Q2, 2026

PT Jaya Real Property, Tbk. continued its product development initiatives in Q2 2026 through the launch of new residential and commercial offerings within Bintaro Jaya. These launches reflect the Company's strategy to address diverse market segments while reinforcing the township's position as an integrated urban development.

1. Alaia, Fortune Groove @ Graha Raya

Launched in June 2026, Alaia is a new landed residential development within the broader Fortune Groove cluster. The project has a total planned capacity of 13 units released during its launch phase.

Alaia and Alaia VAR are thoughtfully designed two-story residences, offering spacious two- and three-bedroom layouts. Each home is equipped with an integrated smart home system to enhance everyday convenience, while a two-car carport provides practicality for modern family living.

Designed to accommodate contemporary family lifestyles, Alaia benefits from its location within the Fortune Groove, which offers a selection of amenities that encourage an active and well-balanced lifestyle. Residents can enjoy recreational facilities such as a tennis court and jogging track, creating an ideal environment for healthy and connected living. Unit prices start from IDR 1.1 billion (hard cash, inclusive of tax).

The following contains the details of products being launched:



Alaia

Land/Building size: 60/56 sqm

Alaia VAR

Land/Building size: 60/64 sqm

2. Ruko Pinang Asri @ Graha Raya

Launched in June 2026, Ruko Pinang Asri introduces a modern collection of two-story shophouses designed to accommodate a wide range of business activities while offering long-term commercial value. The development spans a total area of 2,100 sqm and comprises 11 units.

Each unit is thoughtfully designed with two floors and an internal bathroom, providing flexible and efficient layouts to support diverse business operations. Strategically located along the main boulevard of Graha Raya, Ruko Pinang Asri offers excellent visibility and accessibility, making it an ideal destination for commercial enterprises. Unit prices start from IDR 3.2 billion (hard cash, inclusive of tax).

Ruko Pinang Asri presents an attractive opportunity by combining well-designed commercial spaces with a strategic location in one of Graha Raya's growing business corridors. Supported by the area's continued development and increasing commercial activity, the project is well-positioned to deliver sustainable value and long-term growth potential.



Ruko Pinang Asri

Land/Building size: 60/77 sqm

3. Hiromi, Grand Batavia II @ Puri Jaya

Launched in May 2026, Hiromi is a new landed residential development within the broader Grand Batavia II area, which spans approximately 19,421 sqm. The project has a total planned capacity of 348 units, with 172 units offered during the initial launch phase.

Inspired by Japanese architecture and Zen living, Hiromi offers three thoughtfully designed home types, comprising two-story residences with two- and three-bedroom layouts, as well as a single-story two-bedroom home with one bathroom. Each unit is equipped with a dedicated one-car carport, providing practicality for everyday living.

Designed to foster a peaceful and family-oriented community, Hiromi features a secure one-gate system, a children's playground, and a Zen Garden Park with a seating area. These amenities create a tranquil environment while making Hiromi an ideal choice for families, offering children a safe and enjoyable space to play and interact.

As part of the growing Grand Batavia II township, Hiromi presents an attractive opportunity for homebuyers seeking quality homes at an affordable price point. Unit prices start from IDR 485 million to 1.1 billion (hard cash, inclusive of tax).

The following contains the details of products being launched:



Hiromi 28

Land/Building size: 50/28 sqm



Hiromi 46/52

Land/Building size: 50/46 sqm

Land/Building size: 50/52 sqm

4. Batavia Walk Extension @ Puri Jaya

Launched in February 2026, Batavia Walk Extension is an additional collection of shophouses within the Grand Batavia Walk district, spanning approximately 1,425 sqm. The project has a total planned capacity of 36 units, with 21 units offered during the initial launch phase.

The development features modern two-story shophouses, each equipped with one bathroom and designed with efficient layouts to accommodate a wide range of commercial activities. Showcasing a contemporary architectural façade with full-height glass storefronts and clean, modern lines, the development offers an attractive and professional business environment. Strategically located within the vibrant Grand Batavia Walk district, Batavia Walk Extension offers excellent accessibility and strong business potential, making it well-suited for retail, dining, and service-oriented businesses.

Batavia Walk Extension presents an attractive opportunity for entrepreneurs and investors seeking functional commercial spaces in a growing business hub. Unit prices start from IDR 1.6 billion to IDR 2.1 billion (hard cash, inclusive of tax).

The following contains the details of products being launched:



Ruko Pinang Asri

Land/Building size: 106/65 sqm

For queries, please contact:

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