



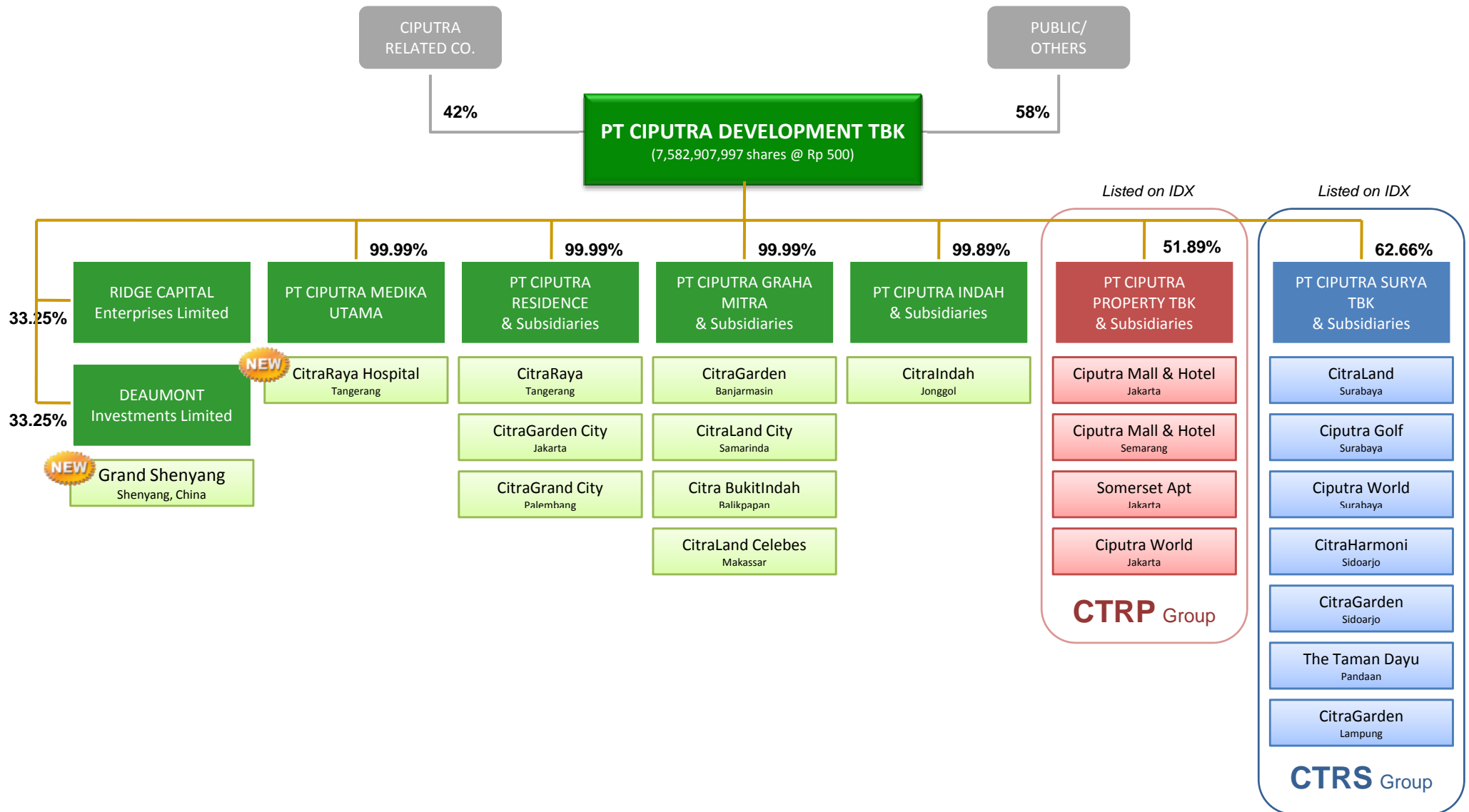
 **PT CIPUTRA DEVELOPMENT TBK**
BUSINESS PRESENTATION
May 2010



Corporate Overview



Corporate Structure



Corporate Milestone



Capital raising & corporate actions → STRENGTHEN OUR FINANCIAL POSITION & SUPPORT BUSINESS EXPANSION.....

1994 : IPO and listed on JSX

1995 : Issuance of Notes (USD 100 mio)

1996 :

- Rights issue I
- Listed on SSX
- Issuance of bond (Rp 150 billion)
- Issuance of TLCF (USD 25 million)
(*Transferrable loan certificate facility*)

1997 : Economic crisis in Indonesia.
Start of debts restructuring process

1999 : PT Ciputra Surya Tbk
(CTRS) listed on JSX

2000 : Bonus shares distribution

2006 :

- Issuance of 2.3 billion shares without pre-emptive rights in relation with debts settlement process
- Rights Issue II

2007 : IPO of PT Ciputra Property Tbk (CTRP)

1981
Starting

1984 – 1996
Growing

1997 – 2005
Restructuring

2006 – Present
Expanding



Established under the name of PT Citra Habitat Indonesia

Developed and launched:

1984 : The first project, CitraGarden City in West Jakarta

1993 :

- The first and largest township project in Surabaya, CitraLand
- The first commercial project, Ciputra Mall & Hotel Jakarta

1994 : The largest township development project, CitraRaya Tangerang, with more than 2,700 ha

2005 : The launching of CitraGarden Lampung in Sumatra and CitraGarden Banjarmasin in Kalimantan, which marked the beginning of business expansion to outer Java

Developed and launched:

2007 : Ciputra World Surabaya

2008 : Ciputra World Jakarta

2009 : CitraLand Celebes in Makassar, the first project in Sulawesi

Current profile:

With more than 20 projects, CTRA is now one of the largest and most diversified property companies in Indonesia

Project development → MORE THAN 25 YEARS EXPERIENCE



Core Business



Residential Development (Selling Income)

Township Development Residential Project Condominium

Successfully developed 2,500 ha with more than 59,000 units

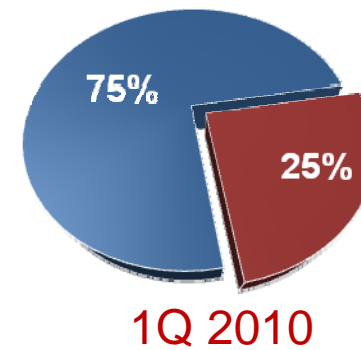
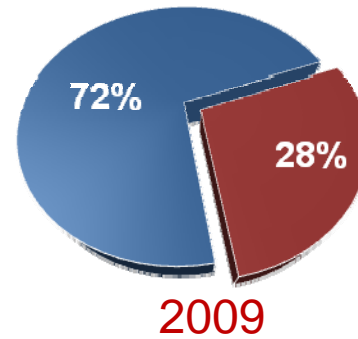
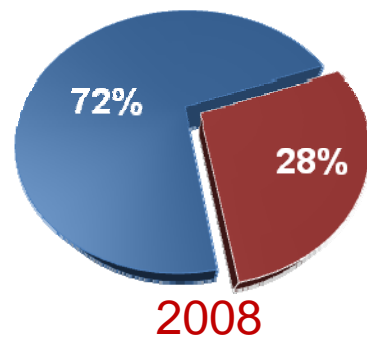
Commercial Property Development & Management (Recurring Income)

Shopping Mall Hotel Serviced Apartment Others*

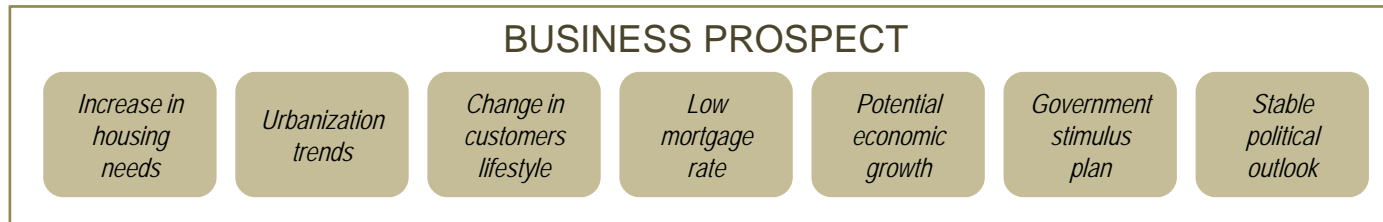
Successfully developed 2 integrated mall and hotel (63,000 sqm & 528 rooms); a serviced apartment (203 units) and a 27-hole golf course.

*Golf course and water parks

REVENUES CONTRIBUTION



Competitive Strength



Focus on real estate business



Most diversified in market segment, revenues & location



Steady launch and develop pipeline projects



Reputable brand & experienced management team



Large land banks in prime location to support future growth



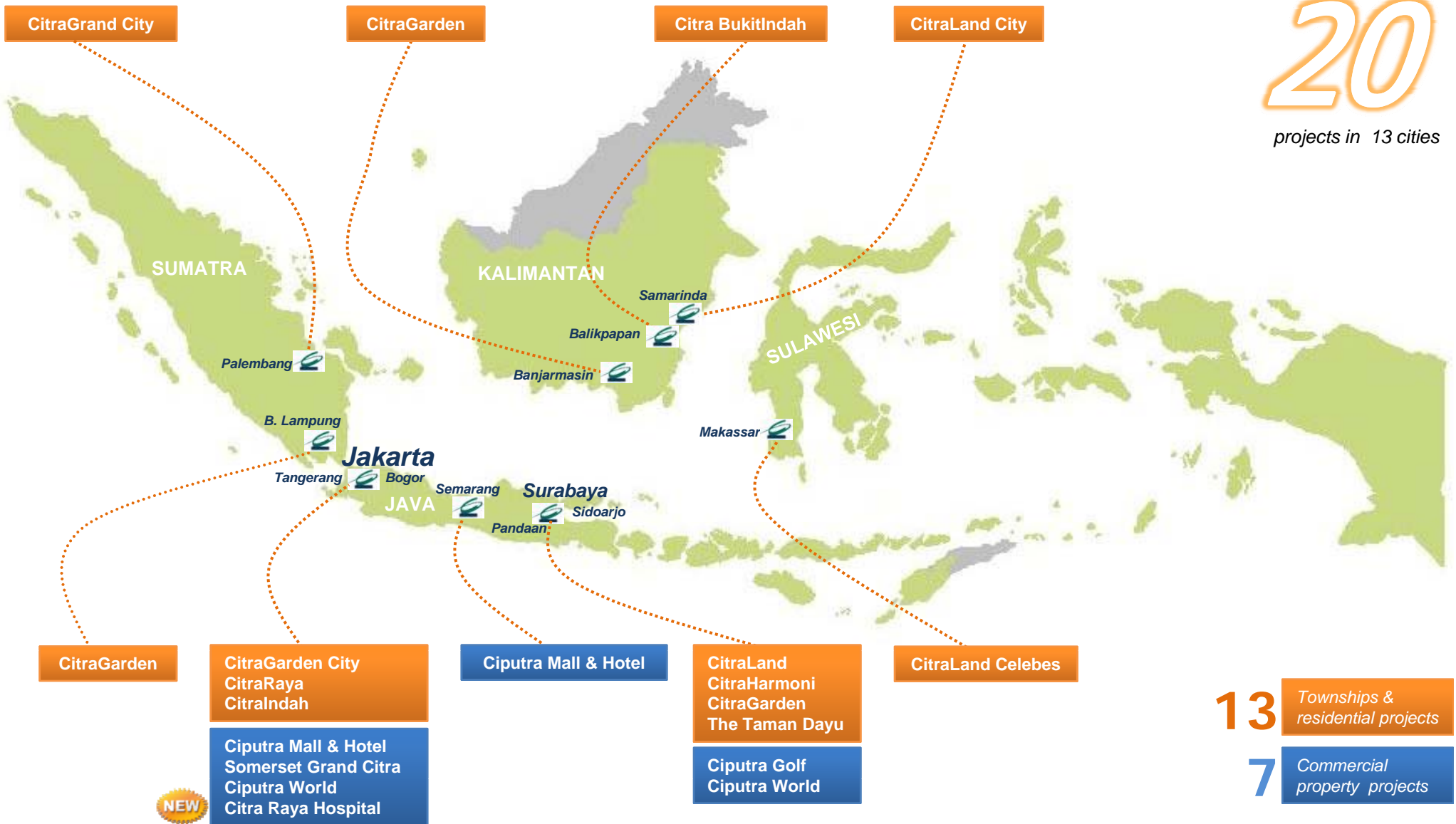


Project Portfolio



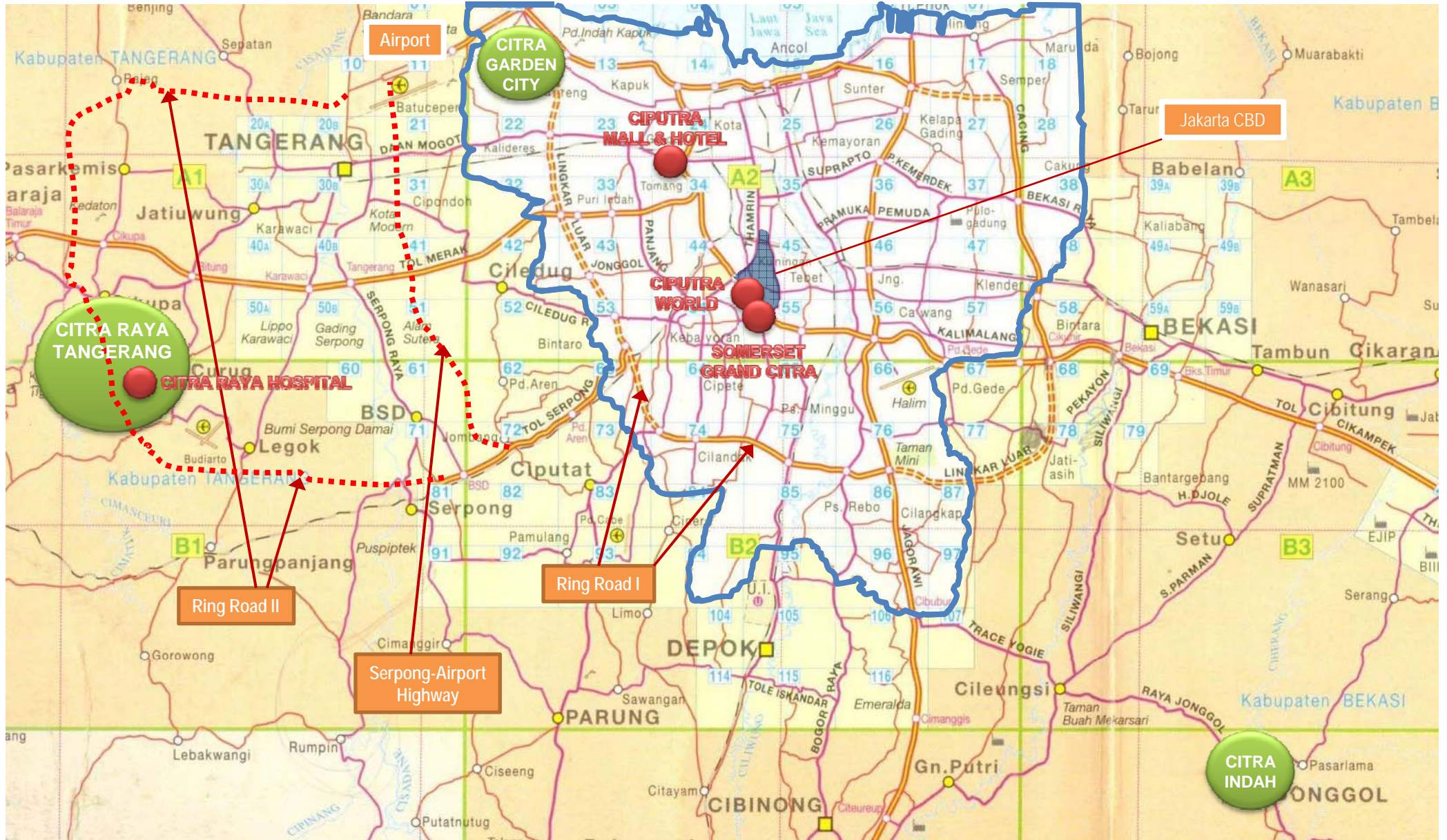
Geographic Reach

Indonesia



Project Site

Greater Jakarta





CitraGarden City

Jakarta

Location : Kalideres, West Jakarta
Launch : 1984
Development plan : 415 ha
Developed area : 341 ha
Market segment : Middle-up
Unit sold : 8,895 units
Others : The first and largest residential project in West Jakarta, near the airport



CTRA Projects



CitraRaya

Tangerang

Location : Tangerang, West of Jakarta

Launch : 1994

Development plan : 2,760 ha

Developed area : 724 ha

Market segment : Middle-low

Unit sold : 20,947 units

Others : Township development with the largest land bank within the Company



CitraIndah

Jonggol

Location : Jonggol, South of Jakarta

Launch : 1997

Development plan : 550 ha

Developed area : 322 ha

Market segment : Middle-low

Unit sold : 13,030 units

Others : City of Nature, that offers the beauty and freshness of its environment



CTRA Projects



CitraGarden

Banjarmasin



Location : Banjarmasin, South Kalimantan

Launch : September 2005

Development plan : 50 ha

Developed area : 19 ha

Market segment : Middle-up

Unit sold : 442 units

Others : The first project in Kalimantan.
A joint operation project.



CitraLand City

Samarinda

Location : Samarinda, East Kalimantan

Launch : June 2007

Development plan : 93 ha

Developed area : 27 ha

Market segment : Middle-up

Unit sold : 289 units

Others : A joint operation project



CTRA Projects



Citra Bukit Indah

Balikpapan



Location : Balikpapan, East Kalimantan

Launch : May 2008

Development plan : 21 ha

Developed area : 4 ha

Market segment : Middle-up

Unit sold : 104 units

Others : A joint operation project

CitraGrand City

Palembang

Location : Palembang, South Sumatra

Launch : August 2008

Development plan : 160 ha

Developed area : 10 ha

Market segment : Middle income

Unit sold : 347 units

Others : A joint venture project





CitraLand Celebes

Makassar



- Location* : Makassar, South Sulawesi
- Launch* : March 2009
- Development plan* : 30 ha
- Developed area* : 12 ha
- Market segment* : Middle-up
- Unit sold* : 257 units
- Others* : The first project in Sulawesi.
A joint operation project



Grand Shenyang Star Lake City

Shenyang



Location : Shenyang, Liaoning, China

Launch : 1H 2011 (estimated)

Development plan : 313 ha

Market segment : Middle-up

Others : First overseas project. A joint venture township project



CitraRaya Hospital

Tangerang

CTRA also plans to develop a general hospital in Tangerang, inside CitraRaya project. The hospital will have 120 rooms.

Total investment : ± IDR 100 billion

Total area : 1.2 ha

Start construction : 2H 2010 (plan)

Start operation : 2H 2011 (estimated)

Others : First healthcare project



CTRS Projects



CitraLand Surabaya



- Location* : West Surabaya
- Launch* : 1993
- Development plan* : 1,700 ha
- Developed area* : 645 ha
- Market segment* : Middle-up
- Unit sold* : 11,344 units
- Others* : The largest township development in Surabaya





CitraHarmoni

Sidoarjo



Location : Sidoarjo, South of Surabaya
Launch : 1997
Development plan : 332.5 ha
Developed area : 42 ha
Market segment : Middle income
Unit sold : 1,279 units
Others : -

CitraGarden

Sidoarjo

Location : Sidoarjo, South of Surabaya
Launch : August 2005
Development plan : 26 ha
Developed area : 26 ha
Market segment : Middle income
Unit sold : 598 units
Others : A joint venture project





The Taman Dayu

Pandaan

Location : Pandaan, South of Surabaya

Launch : August 2005 (relaunched)

Development plan : 600 ha

Developed area : 201 ha

Market segment : Middle income

Unit sold : 540 units

Others : Residential & resort development. A joint operation project



CitraGarden

Lampung



Location : Bandar Lampung, South of Sumatra

Launch : February 2005

Development plan : 57 ha

Developed area : 45 ha

Market segment : Middle to middle-up

Unit sold : 655 units

Others : First project developed in Sumatra



Ciputra Golf

Surabaya



Located in CitraLand Surabaya, Ciputra Golf and Family Club is a 100 ha complex, which consists of a 27-hole golf course, club house, restaurant, meeting hall, hotel, fitness and sport center.

Ciputra Golf is one of the biggest and most popular golf courses in Surabaya. It often becomes host for many local and international golf tournaments.

Currently, it has around 1,800 members.





Under construction



Ciputra World
Surabaya

CTRS is undertaking a super block development on an area of 7.7 ha located in West Surabaya. The development will comprise shopping mall, apartment, office building and hotel, with total building area of more than 300,000 sqm.

For the first stage, CTRS will develop the shopping mall and 2 towers of apartment. The construction started in July 2007.

Up to Mar 2010, 253 units apartment (64%) have been sold.

First Phase Information

Total investment cost : ± IDR 1 trillion

Shopping mall

Gross/ Net : 89,000 sqm/ 55,000 sqm

Exp. rental rate : IDR 120,000/ sqm / month

Start operation : 1Q 2011

Apartment (2 towers)

Total unit : 397 units (60-170 sqm)

Selling price : IDR 13 mio/sqm

Completion : 1H 2011





Ciputra Mall & Hotel

Jakarta

Location : Grogol, West Jakarta

Total area : 4.1 ha

Shopping mall

- *Start operation* : 1993
- *Gross/ net area* : 76,000 sqm/ 42,600 sqm
- *Occupancy rate/ ARR* : 94%/ USD 22.2 (IDR 156,000)

Hotel

- *Start operation* : 1993
- *Grade star* : 4-star
- *Operator* : Swiss-Belhotel International
- *Total room/ unit* : 328
- *Occupancy rate/ ARR* : 71%/ IDR 530,000





Ciputra Mall & Hotel

Semarang

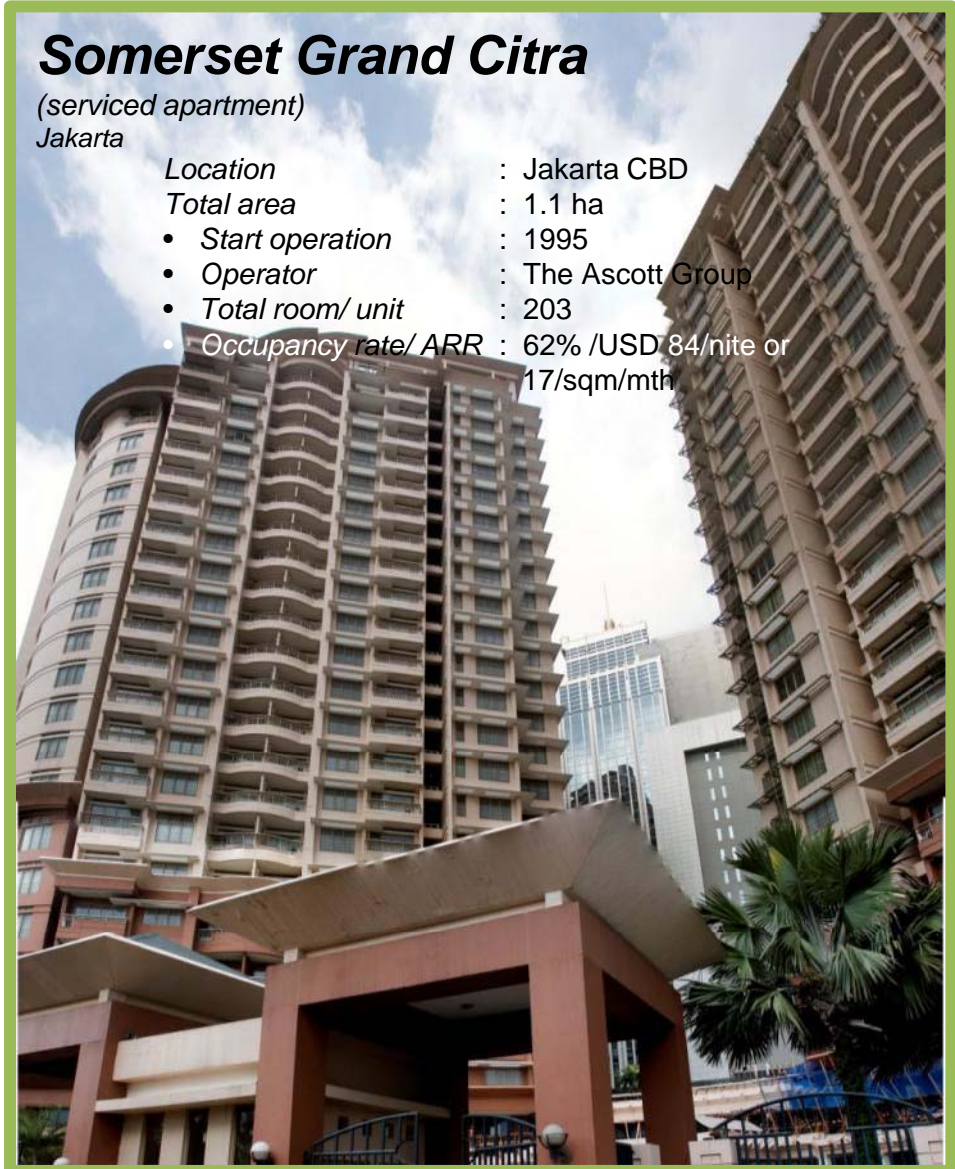
Location : Simpang Lima, Semarang
Total area : 1.7 ha

Shopping mall

- *Start operation* : 1993
- *Gross/ net area* : 44,200 sqm/ 20,200 sqm
- *Occupancy rate/ ARR* : 98%/ USD 21 (IDR 147,000)

Hotel

- *Start operation* : 1995
- *Grade star* : 5-star
- *Operator* : Swiss-Belhotel International
- *Total room/ unit* : 200
- *Occupancy rate/ ARR* : 70%/ IDR 420,000



Somerset Grand Citra

(serviced apartment)
Jakarta

- Location* : Jakarta CBD
- Total area* : 1.1 ha
- *Start operation* : 1995
- *Operator* : The Ascott Group
- *Total room/ unit* : 203
- *Occupancy rate/ ARR* : 62% /USD 84/nite or 17/sqm/mth

CTRP Projects



Ciputra World Jakarta

CTRP plans to develop several super block and mixed-use development in Jakarta CBD. The development will take place at Jl. Satrio Lot 3-5, Lot 6 and Lot 11. Total development area is around 10 ha.

Currently, CTRP is undertaking the construction of Lot 3-5.



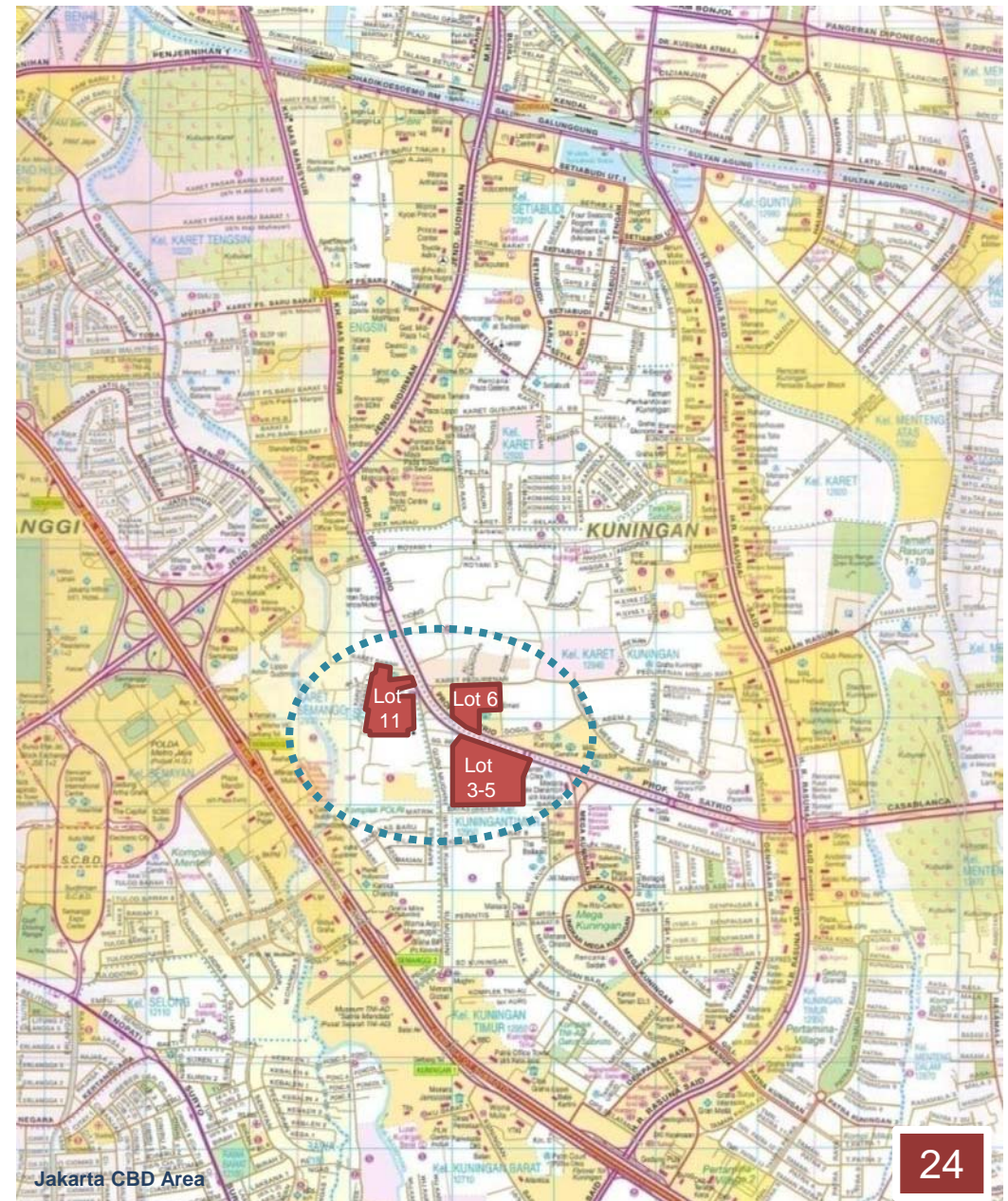
A super block development that will comprise world class shopping mall, condominium, serviced apartment (managed by The Ascott Group), hotel and premium residence (both managed by Raffles Singapore), office and an art museum.



A mixed-use development that will comprise condominium, serviced apartment (managed by Frasers Hospitality) and office.



A mixed-use development that will comprise condominium and office.





Under construction



Ciputra World Lot 3-5 Jakarta

Total area : 5.5 ha
Investment cost : IDR 3.1 trillion (USD 332 mio)
Construction : 2008 - 2012

Shopping mall

- *Gross/ net area* : 130,000 sqm/ 79,000 sqm
- *Expected ARR* : USD 28/sqm/month
- *Start operation* : 2H 2011

Condominium

- : 136 units* (115-170 sqm)
- *Gross/ net area* : 53,000 sqm/ 39,000 sqm**
- *Exp. selling price* : Start from USD 1,900/ sqm
- *Completion* : 2H 2011

Serviced apartment

- : 170 units
- *Gross/ net area* : -
- *Exp. ARR* : USD 26/ sqm/ month
- *Start operation* : 2H 2011

Office building

- *Gross area* : 64,000 sqm
- *Exp. ARR* : USD 16/ sqm/ month
- *Start operation* : 2H 2012

Hotel

- : 180 rooms
- Premium residence* : 80 units
- *Exp. selling price* : Start from USD 3,200/ sqm
- *Start operation* : End of 2012

*Up to now, 65 units (48%) have been sold

**include the area of serviced apartment



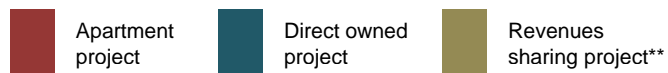
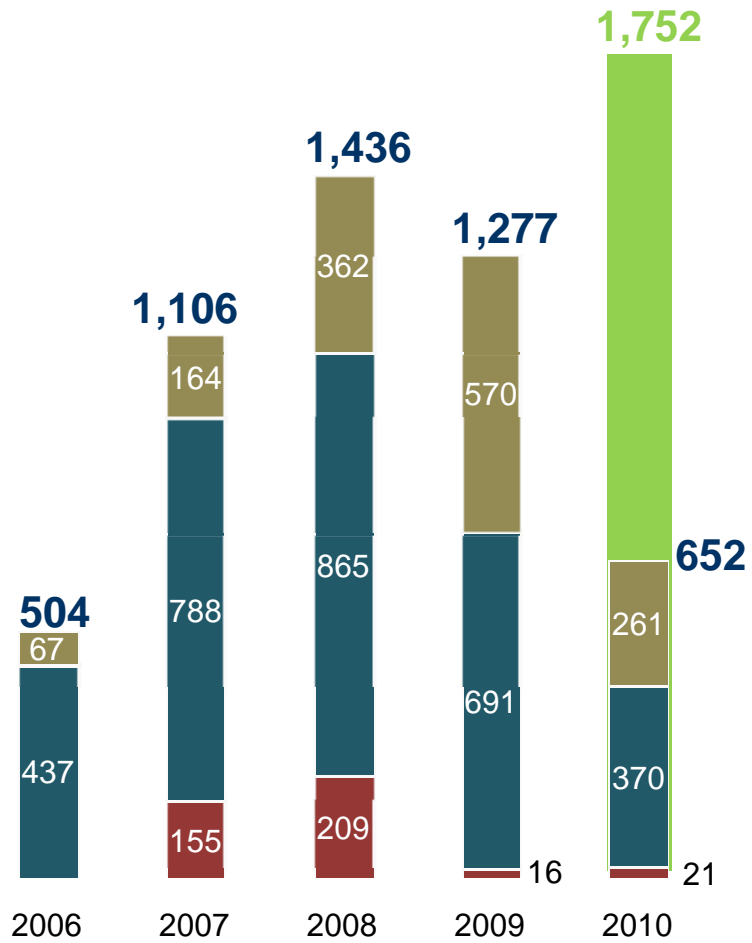
Figures & Financial



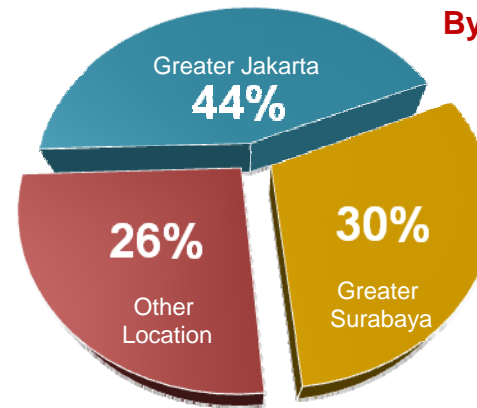
Pre-Sales Residential Projects



In billion IDR

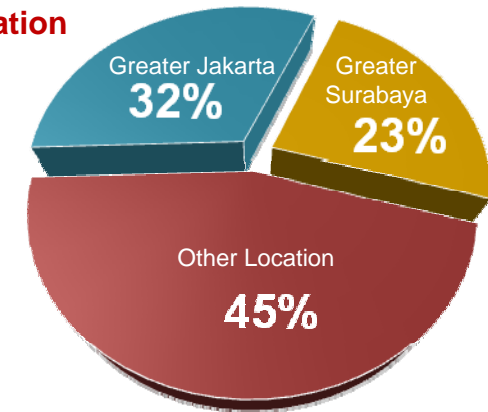


** CTRA portion is around 70%

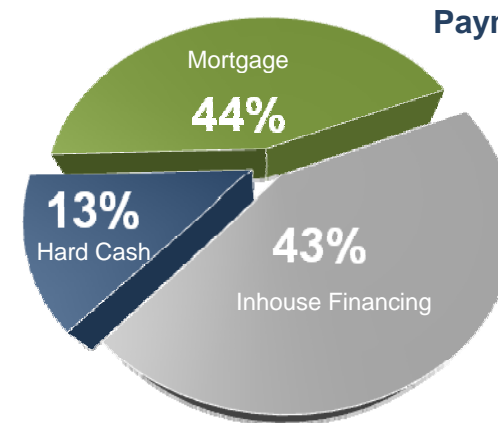


2008

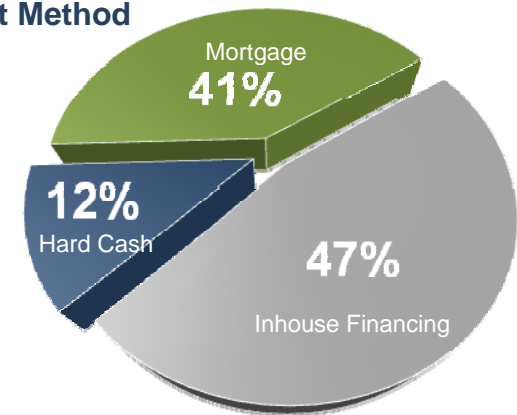
By Location



2009



Payment Method



Financial Highlights



In billion IDR

unaudited

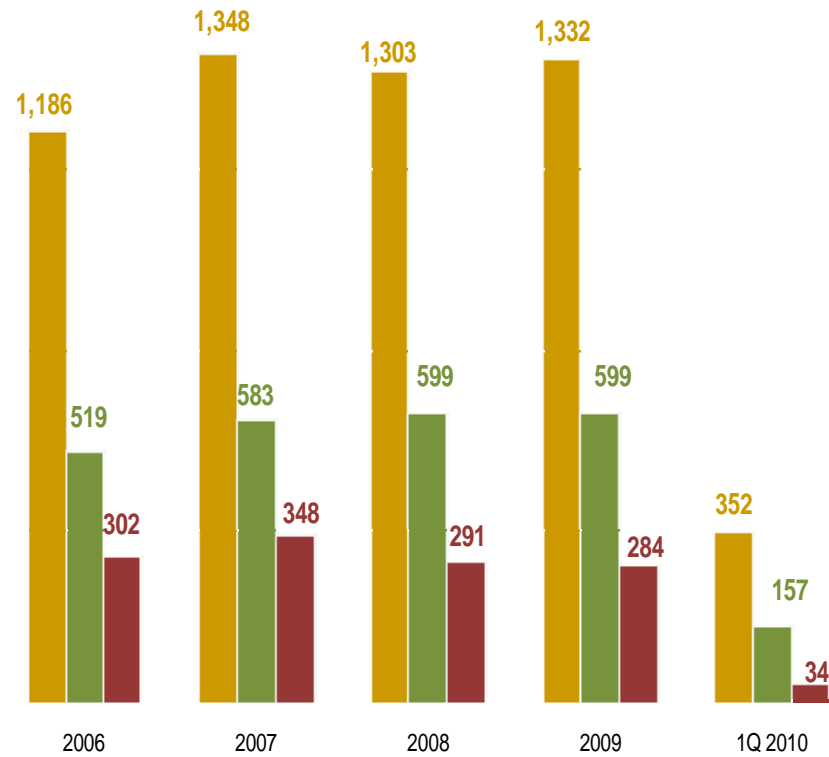
BALANCE SHEET	1Q 2010	2009	2008	2007	2006
Assets	8,634.9	8,553.9	8,108.4	7,484.1	5,156.6
Cash & cash equivalents	2,073.3	2,009.2	2,464.3	2,289.2	759.9
Land	3,321.6	3,319.0	3,138.4	3,444.2	2,817.6
Others	3,240.0	3,225.7	2,505.7	1,750.7	1,579.1
Liabilities	1,606.0	1,592.9	1,507.5	1,276.7	1,306.8
Debts	143.7	125.0	175.8	171.7	215.2
Advances from customers	1,113.3	1,064.4	986.1	704.7	849.8
Others	349.0	403.5	345.6	400.3	241.8
Minority interests	2,347.9	2,313.8	2,603.1	2,419.9	1,005.0
Equity – net	4,681.0	4,647.2	3,997.8	3,787.5	2,844.8

PROFIT & LOSS	1Q 2010	2009	2008	2007	2006
Revenues	352.5	1,332.4	1,303.2	1,347.5	1,185.7
Net sales	263.0	956.5	932.5	990.3	869.4
Business revenues	89.5	375.9	370.7	357.2	316.3
Gross profit	156.7	599.3	599.0	583.1	519.4
Operating profit	62.5	283.8	291.0	348.2	302.0
Extraordinary gain	-	-	-	-	477.7
Net profit	33.7	136.3	202.2	168.0	572.1

Profit & Loss Highlights

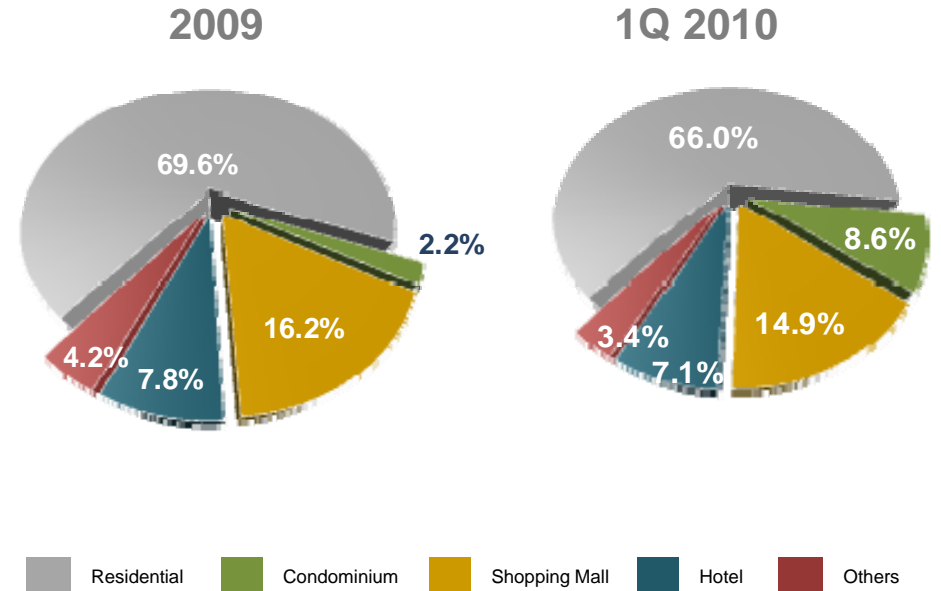


In billion IDR

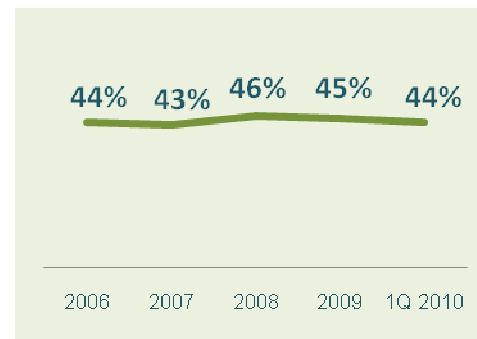


■ Revenues
 ■ Gross Profit
 ■ Operating Profit

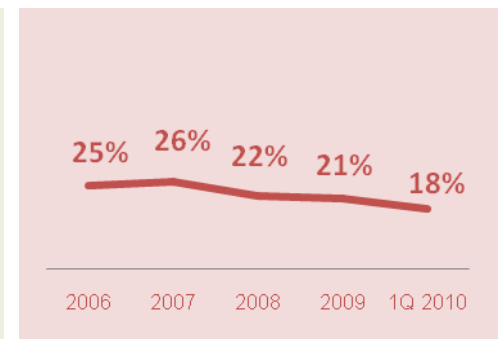
Revenues Breakdown



Gross Profit Margin



Operating Profit Margin



Land Bank Residential Projects



As of 31 March 2010, the Company and subsidiaries had 521.2 ha developed land and 1,105 ha undeveloped land, which totally amounted to IDR 2.7 trillion.

(In billion IDR, except for Average Land Selling Price)

Project	Developed Land (Salable Land)		Undeveloped Land (Raw Land)		Sales Information 2009		Average Land Selling Price*	
	ha	IDR	ha	IDR	ha	Unit	2008	2009
CitraGarden City	19.4	229.3	70.0	199.0	2.9	173	2,715,000	3,247,000
CitraRaya Tangerang	167.5	441.0	524.9	378.1	7.8	778	566,000	640,000
CitraIndah Jonggol	121.4	164.2	101.8	81.0	11.8	1,142	485,000	500,000
CitraLand Surabaya	187.6	685.6	329.5	330.2	4.0	347	1,713,000	2,099,000
CitraHarmoni Sidoarjo	4.1	17.8	68.1	36.0	1.9	141	729,000	862,000
CitraGarden Sidoarjo	7.0	27.2	1.6	2.0	1.8	127	1,018,000	1,233,000
CitraGarden Lampung	14.2	18.9	9.1	4.1	2.6	132	874,000	913,000
The Taman Dayu Pandaan	-	7.6	-	-	1.7	103	725,000	765,000
CitraGarden Banjarmasin	-	16.4	-	-	1.6	111	1,750,000	1,540,000
CitraLand City Samarinda	-	30.0	-	-	0.9	50	1,559,000	1,656,000
Citra BukitIndah Balikpapan	-	16.9	-	-	0.4	20	1,650,000	1,650,000
CitraGrand City Palembang	-	-	-	-	1.8	131	961,000	1,256,000
CitraLand Celebes Makassar	-	18.1	-	-	3.6	211	-	2.215.000
Total	521.2	1,673.0	1,105.0	1,030.4	42.8	3,466		

* For the land which have been sold







Appendices





ECONOMIC INDICATORS	2006	2007	2008	2009	1Q 2010
Economic growth	5.50%	6.32%	6.10%	4.50%	5.70%
Inflation rate	6.60%	6.59%	11.06%	2.78%	3.43%
BI rate	9.75%	8.00%	9.25%	6.50%	6.50%
Exchange rate (USD/IDR)	9,020	9,419	10,950	9,400	9,115
International reserves (in bio USD)	42.59	56.92	51.64	66.10	71.80

Source: BPS & BI

IDX INDICATORS	2006	2007	2008	2009	1Q 2010
IDX composite index	1,806	2,746	1,355	2,534	2,777
Market cap (in bio IDR)	1,249,074	1,988,326	1,076,491	2,019,375	2,263,074

Source: IDX

Property Market Outlook (Greater Jakarta Only)



2H 2009...

	Office	
	CBD	Outside CBD
Supply (mio sqm)	4.17	1.66
AOR (%)	86.48	88.10
Rental rate		
- Rp	92,988	62,718
- USD	16.49	11.94
Service charge		
- Rp	49,523	34,508
- USD	5.99	4.66

	Retail	
	Jakarta	BoDeTaBek
Supply (mio sqm)	3.61	1.76
AOR (%)	82.83	83.30
Pegged rate	7,176	6,938
Rental - Rp	341,313	253,666
SC - Rp	61,849	52,378

Note:

AOR = Average Occupancy Rate

	Apartment	
	Strata Title	Lease
Supply (unit)	74,920	7,835
Take up rate/AOR (%)	71.20	69.20
Pricing (mio Rp/ sqm)	11.50	Average
- CBD	15.80	-
- South Jakarta	11.45	-
- Others	8.90	-
Rental rate (USD/sqm)		13.20
- CBD	-	17.50
- South Jakarta	-	12.10
- Others	-	8.30
Leased apartment composition		
- Serviced	-	52.0%
- Non serviced	-	48.0%

	Hotel		
	★★★	★★★★	★★★★★
Supply (room)	6,734	7,765	9,639
AOR (%)	74.84	72.27	52.02
ARR (Rp)	328,025	454,742	739,236

Source: Knight Frank / Colliers

Share Price (updated May 2010)



Source: Yahoo Finance



The Management



Board of Commissioners



DR. Ir. Ciputra
Chairman



Dian Sumeler



Bayan Akochi



DR. Cosmas Batubara
Independent member



Henk Wangitan
Independent member



DR. Widigdo Sukarman
Independent member

Board of Directors



Candra Ciputra
President



Budiarsa Sastrawinata



Rina Ciputra S.



Harun Hajadi



Junita Ciputra



Cakra Ciputra



Tulus Santoso B.
Unaffiliated member
Corporate Secretary



Antonius Tanan
Unaffiliated member



Veimeirawaty Kusnadi
Unaffiliated member



Awarded as Indonesia Most Admired Companies (IMAC) in Developer category for 3 consecutive years...



IMAC Award 2009:
Best Developer



IMAC Special Award 2008:
The Most Sustainable
Corporate Image
2008 - 2009



IMAC Award 2008:
Best Developer



IMAC Award 2007:
Best Developer



Corporate Secretary

PT CIPUTRA DEVELOPMENT TBK

Jl. Prof. DR. Satrio Kav. 6

Jakarta 12940 - INDONESIA

Phone : +62 21 5225858

Fax : +62 21 5205262

Email : investor@ciputra.com

Website : www.ciputradevelopment.com

Disclaimer Clause:

This presentation may contain forward-looking statements and assumptions that involve risks and uncertainties. Therefore, actual performance, outcomes and results may differ materially from those expressed in the statements. You are advised and cautioned not to place undue reliance on these statements, which are based on current view of management on future events.



