Nusantara Infrastructure

2024 Public Expose

PT Nusantara Infrastructure Tbk

November 21, 2024

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Section 1: Latest Developments

VOLUNTARY TENDER OFFER (VTO), COMPANY STRUCTURE, AWARDS & SUSTAINABILITY INITIATIVES

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Timeline Overview of Voluntary Tender Offer (VTO)

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Year 2024

8 Jan 2024
Information Disclosure in the framework of the Voluntary Tender Offer (VTO)

January

March

- **15 Mar 2024**
Effective Statement of VTO from Financial Services Authority (OJK)
- **18 Mar 2024**
Additional Information Disclosure in the framework of VTO
- **19 Mar 2024**
VTO Period start

April

- **16 Apr 2024**
Announcement of the extension of the Phase 1 VTO period.
- **17 Apr 2024**
VTO Period end
- **18 Apr 2024**
VTO Extension Period 1 Start
- **22 Apr 2024**
VTO Implementation Result Report
- **24 Apr 2024**
Shares Crossing and Payment to participants

May

- **16 May 2024**
Announcement of VTO Extension Period 2
- **17 May 2024**
VTO Extension Period 1 End
- **20 May 2024**
VTO Extension Period 2 Start
- **21 May 2024**
VTO Implementation Result Report Extension Period 1
- **29 May 2024**
Shares Crossing and Payment to participants Period 1

June

- **14 Jun 2024**
End of VTO Extension Period 2
- **19 Jun 2024**
VTO Implementation Result Report Extension Period 2
- **25 Jun 2024**
Shares Crossing and Payment to Period 2 participants
and Request for Extension of Voluntary Tender Offer Period by MPTIS

September

- **30 Sep 2024**
The most recently reported number of META minority shareholders stands at 6,110 parties

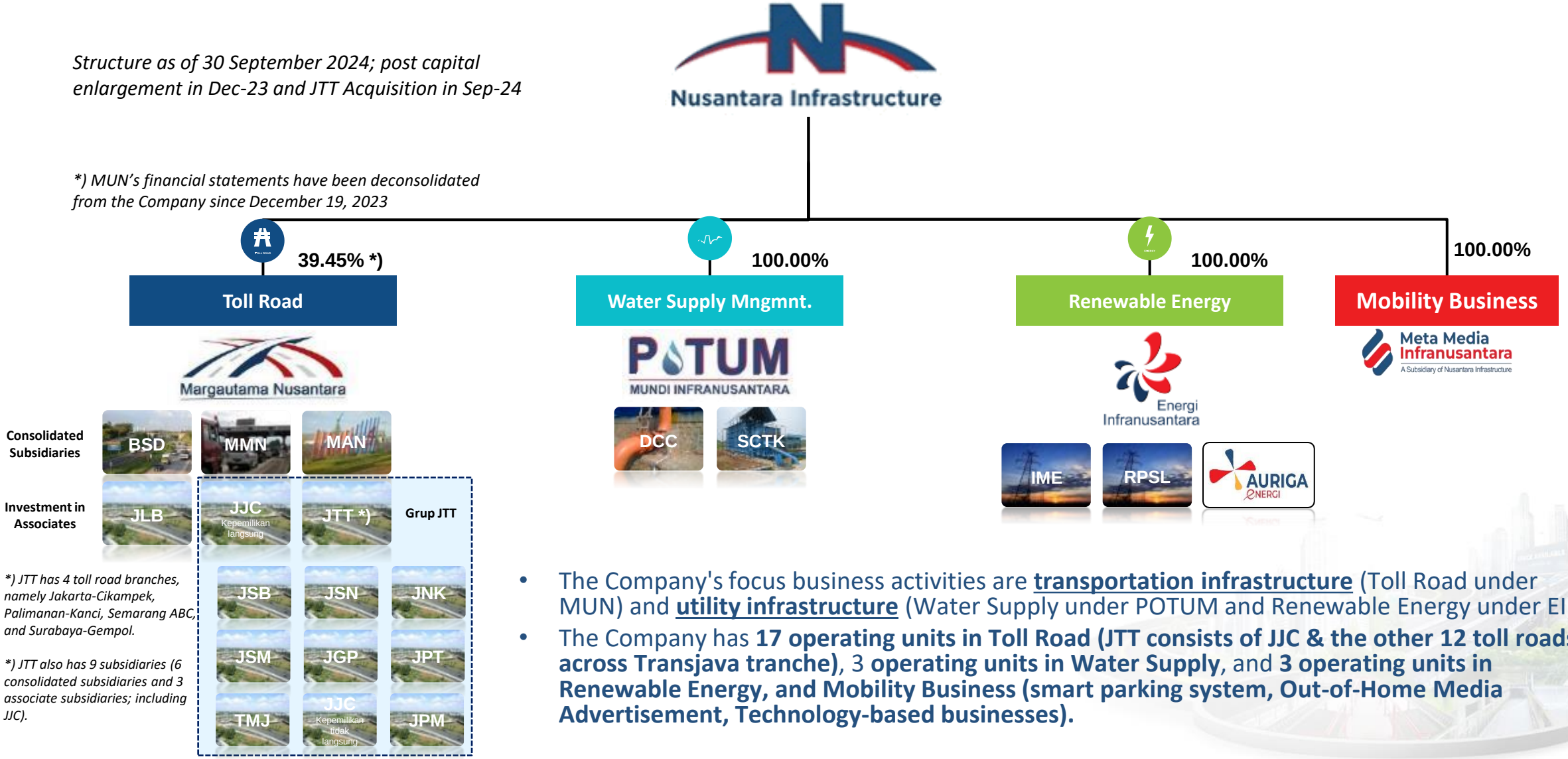
November

- **November**
The request for the extension of the next phase of VTO by MPTIS is currently under submission to the Financial Services Authority (OJK)

Overview of Nusantara Infrastructure

Structure as of 30 September 2024; post capital enlargement in Dec-23 and JTT Acquisition in Sep-24

**) MUN's financial statements have been deconsolidated from the Company since December 19, 2023*



**) JTT has 4 toll road branches, namely Jakarta-Cikampek, Palimanan-Kanci, Semarang ABC, and Surabaya-Gempol.*

**) JTT also has 9 subsidiaries (6 consolidated subsidiaries and 3 associate subsidiaries; including JJC).*

- The Company's focus business activities are **transportation infrastructure** (Toll Road under MUN) and **utility infrastructure** (Water Supply under POTUM and Renewable Energy under EI).
- The Company has **17 operating units in Toll Road (JTT consists of JJC & the other 12 toll roads across Transjava tranche)**, 3 **operating units in Water Supply**, and **3 operating units in Renewable Energy, and Mobility Business (smart parking system, Out-of-Home Media Advertisement, Technology-based businesses).**

Nusantara's focus is on developments of Toll Road, Water Supply, and Renewable Energy

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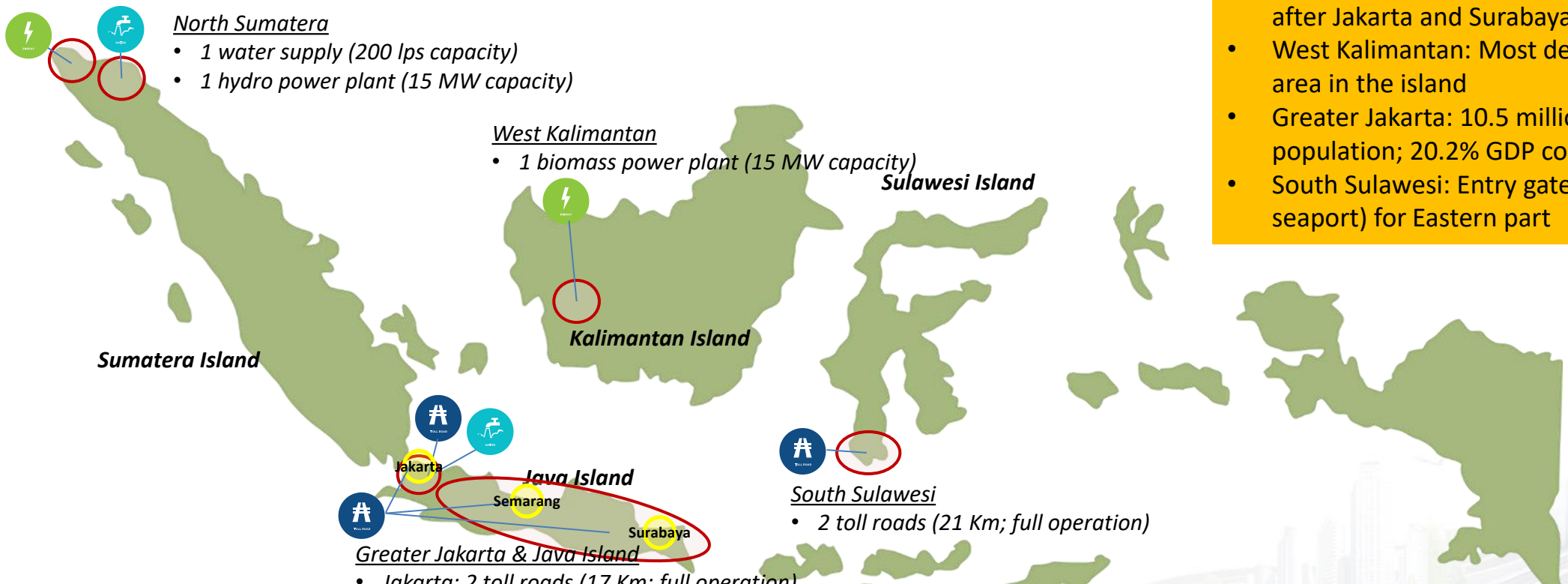
Map of Indonesia



North Sumatera
- *1 water supply (200 lps capacity)*
- *1 hydro power plant (15 MW capacity)*

West Kalimantan
- *1 biomass power plant (15 MW capacity)*

South Sulawesi
- *2 toll roads (21 Km; full operation)*

Greater Jakarta & Java Island
- *Jakarta: 2 toll roads (17 Km; full operation)*
- *Transjava: 676 Km; 655 in operation, 21 Km soon to be constructed (2025-2026 Kediri section)*
- *1 water supply (350 lps capacity)*

Facts:
- North Sumatera: 3rd largest city after Jakarta and Surabaya
- West Kalimantan: Most developed area in the island
- Greater Jakarta: 10.5 million population; 20.2% GDP contributor
- South Sulawesi: Entry gate (airport, seaport) for Eastern part

Note: The TransJava toll road route is a 1,065.5 Km road that connects the capital city of Jakarta, Semarang (Central Java), and Surabaya (East Java). All roads have been fully operational and were first connected from Jakarta to Surabaya in December 2019.

Social Responsibility Through Nusantara Care

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Nusantara Care

Nusantara Care is the Company's social responsibility program. Nusantara Care is the Company's commitment to provide benefits to the community through environmental conservation, economic development, and livelihood improvement in collaboration with various stakeholder groups. The Nusantara Care program aims to create community welfare and environmental sustainability throughout the Company's operational areas through three pillars which is **Education, Health and Safety, and Environment**.

Corporate Social Responsibility (CSR) 2024

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1 Komunitas Berdaya Nusantara

This program is a CSR program that focuses on empowering people with disabilities who are members of a community to create job opportunities through entrepreneurship. This program encourages the creation of inclusive spaces for the community, especially for people with disabilities.

2 Nusantara Peduli Stunting

A collaborative program by NI, MPTIS, MMN-MAN, Universitas Negeri Alauddin Makassar, RS Hermina Makassar, and the Makassar City Government to reduce stunting rates in Panampu, Tallo, Makassar. Contributions include providing nutritious supplementary food for at-risk children under two and pregnant women, as well as educational support to promote healthy lifestyles during pregnancy.

3 Kampung Bersih Nusantara (KBN)

This program was initially initiated to overcome cleanliness problems around the Makassar Toll Road, especially the disposal of illegal garbage in Panampu Village, Tallo District, Makassar. This program continues to be carried out by involving the surrounding community and local government to further strengthen the community development program through waste bank management activities, educational activities, provision of clean water facilities, and other community development activities.

4 Rumah Pintar Nusantara (RPN)

RPN is a CSR program focused on education, community, and health, aims to develop and shape children's character through learning and creative activities. The program emphasizes the concept of safe and comfortable shelters for orphans, underprivileged children and abandoned children.

Awards 2024

7 Most Popular Brand of The Year 2024	Indonesia DEI & ESG Awards (IDEAS) 2024	5th Indonesia PR Summit 2024	Top CEO in Excellent Asset Management	Public Relation INDONESIA Awards (PRIA) 2024
The Company won the "Jawa Post 7 Most Popular Brand of The Year 2024" for Infrastructure Development and Construction Services on September 3, 2024.	The Company received the INDONESIA DEI & ESG AWARDS (IDEAS) 2024 for its ESG-Based Public Relations Program on July 26, 2024,for the Social category - Relationship with the Community/Community through the Nusantara Smart House Program.	The Company was awarded at the "5th Indonesia PR Summit 2024" by The Iconomics Media on August 9, 2024, receiving the "Indonesia Popular Corporate Reputation Awards 2024."	Ramdani Basri, President Director of the Company, was named "Top CEO in Excellent Asset Management" at the Indonesia Best 50 CEO Awards 2024 by The Iconomics on March 21, 2024.	The Company won the "PR-Marketing PR Program" award at The 9th PR INDONESIA Awards (PRIA) 2024 for the "Toll Vaganza #LewatJalanTolLebihUntung" campaign on March 7, 2024.

Awards 2024

Zero Accident Award	Award from the Directorate General of Taxes	Occupational Health and Safety (K3) Award	Workplace Health Service Performance Award	Zero Accident Award
PT Bintaro Serpong Damai (BSD), the operator of the Pondok Aren-Serpong Toll Road, received the Zero Accident Award for the 2023 period from the Acting Governor of Banten on February 28, 2024.	PT Bintaro Serpong Damai (BSD) received an award from the Directorate General of Taxes of Indonesia on March 7, 2024, in recognition of the company's contribution to achieving the national tax revenue target for the 2023 fiscal year.	PT Bintaro Serpong Damai (BSD) received the National Occupational Health and Safety (K3) Award from the Ministry of Manpower in August 2024 for the Zero Accident category, recognizing its achievement in implementing an occupational health and safety program with zero workplace accidents during the 2019–2023 period.	PT Makassar Airport Network (MAN) successfully received an award for "Workplace Health Service Performance" on March 4, 2024, from the Provincial Government of South Sulawesi.	PT Makassar Airport Network (MAN) successfully received the “Zero Accident Award” on March 4, 2024, from the Provincial Government of South Sulawesi for its achievement in implementing occupational health and safety programs for the period of January 1, 2021, to December 31, 2023.

Penghargaan 2024

CSR Program Award	Zero Accident Award	Performance Award for the Occupational Health and Safety (P2K3) Committee	Environmental Social Safeguards (ESS) Award
PT Makassar Metro Network (MMN) meraih penghargaan Atas "Program *Corporate Social Responsibility* (CSR) terintegrasi-Kampung Bersih Nusantara dalam Program Kampung KB Nusa Indah Pannampu tahun 2024". Penghargaan diberikan oleh Pemerintah Kota Makassar pada 23 Agustus 2024.	PT Makassar Airport Network (MAN) berhasil meraih "Penghargaan Kecelakaan Nihil *(Zero Accident Award)* pada 6 Agustus 2024 atas prestasinya dalam melaksanakan program keselamatan dan kesehatan kerja (K3) periode 1 Januari 2019-30 April 2023.	PT Makassar Metro Network (MMN) berhasil meraih penghargaan atas "Kinerja Panitia Pembina Keselamatan dan Kesehatan Kerja (P2K3)" pada 4 Maret 2024 dari Pemerintah Provinsi Selawesi Selatan.	PT Inpola Meka Energi (IME) berhasil meraih penghargaan *Environmental Social Safeguards (ESS)* dari PT Sarana Multi Infrastruktur pada 25 September 2024 atas upaya pelaksanaan dan pemenuhan *Corrective Action Plan* (CAP) pengelolaan lingkungan dan sosial.

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Section 2: Business Unit Updates

TOLL ROAD SECTOR

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Toll Road Group Structure Post Capital Enlargement (December 2023)

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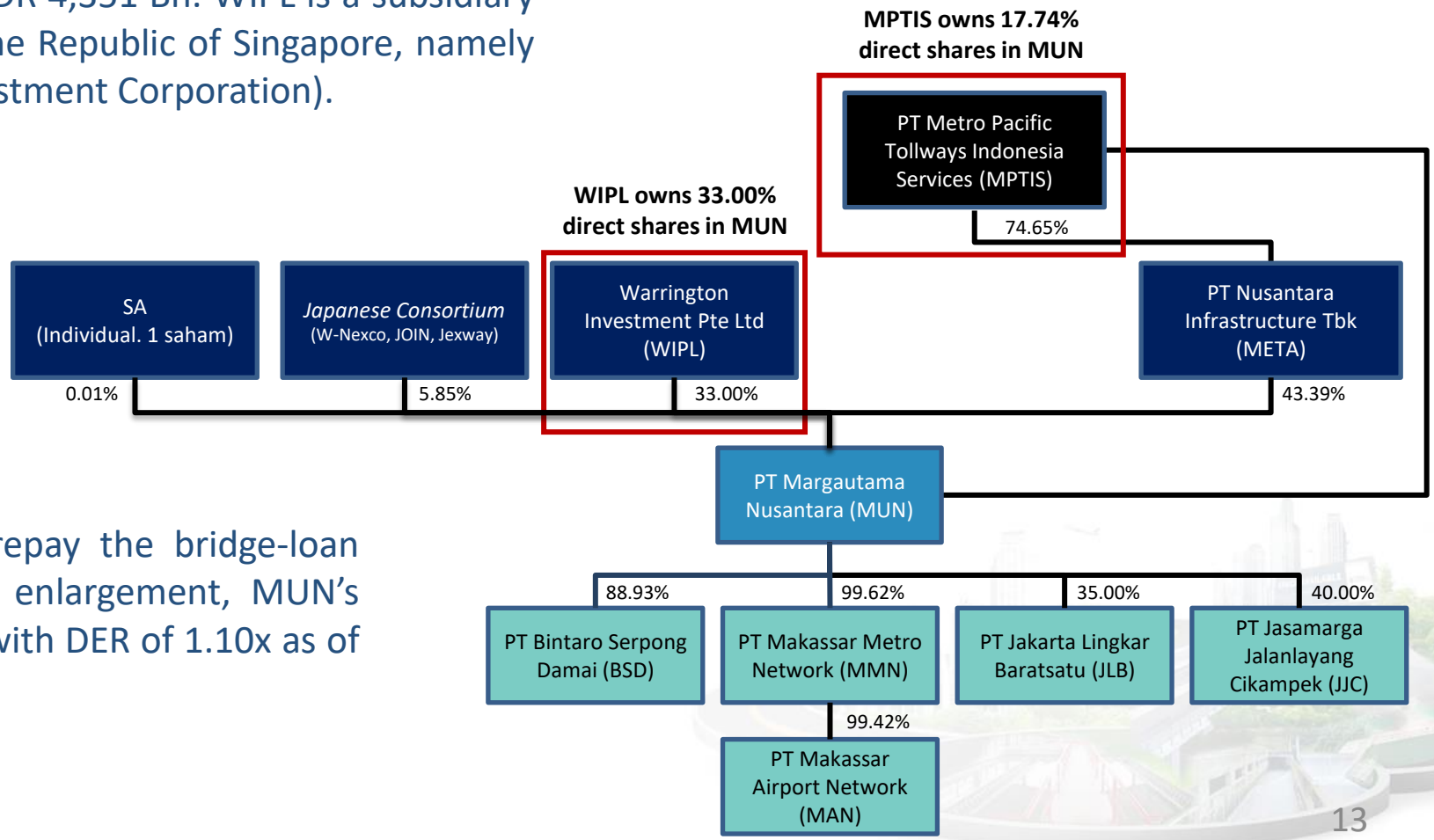
- Warrington Investment Pte Ltd (WIPL) and PT Metro Pacific Tollways Indonesia Services (MPTIS) subscribed MUN's new shares on the capital enlargement amounted to IDR 4,351 Bn. WIPL is a subsidiary of the Sovereign Wealth Fund of the Republic of Singapore, namely GIC (Government of Singapore Investment Corporation).

Note: Structure as of 31 December 2023; prior to the VTO buyback program & JTT Acquisition



- The proceeds were primarily to repay the bridge-loan amounted to IDR 4,030 Bn. Post enlargement, MUN's total equity stood at IDR 6,688 Bn with DER of 1.10x as of 31 December 2023.

Completion of MNP Toll Road Access

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Makassar New Port (MNP) toll road access was completed in December 2023 and inaugurated by the 7th President of Indonesia in February 2024. The project was part of the bundling-package of BSD Business Development.

Brief Overview of MNP Project

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- Employer : PT Bintaro Serpong Damai
- Construction Type : Box Girder
- Land Acquisition : Land clearance activity by PT Pelindo
- Toll Road Status : In Operation

- **Total Length 3,215.8 m**
- Bored Pile Ø0.8m 157 pile
- Bored Pile Ø1.2m 90 pile
- Pile Cap 20 nos
- Pier Column 21 pier
- Pier Head 19 nos
- Extension Pile 157 pile
- Capping Beam 67 nos
- Precast Slab 254 segment
- Precast Box Girder 363 segments

PT Makassar Airport Network (MAN)
Regular Tariff Adjustment

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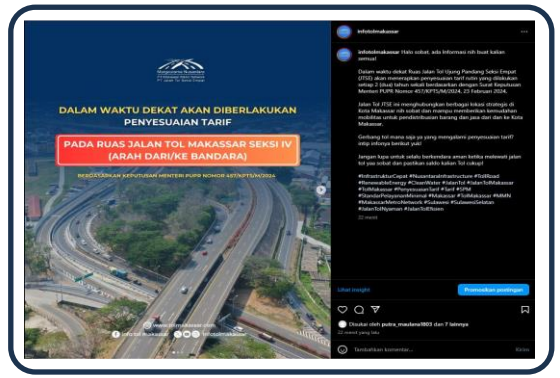
Starting from March 9, 2024, MAN, the concessionaire of Makassar Toll Road Section 4 has implemented new tariff based on a periodical adjustment.

Toll rate (IDR full amount)					
	Class I	Class II	Class III	Class IV	Class V
Previous Tariff	10,000	17,000	17,000	25,000	25,000
New Tariff	11,000	18,500	18,500	27,500	27,500

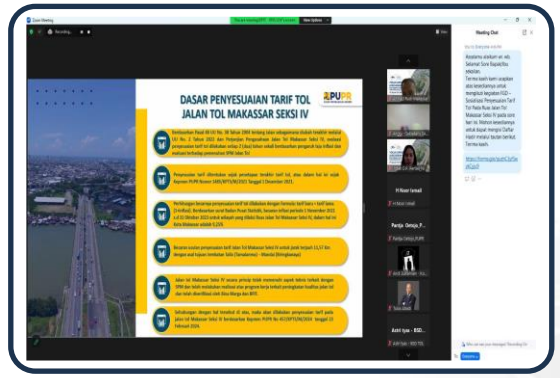
Note: The fare table displayed is the fare at the Main Gate (the fare with the farthest distance) for class 1 to 5 vehicle classes.

Highlights of tariff socialization

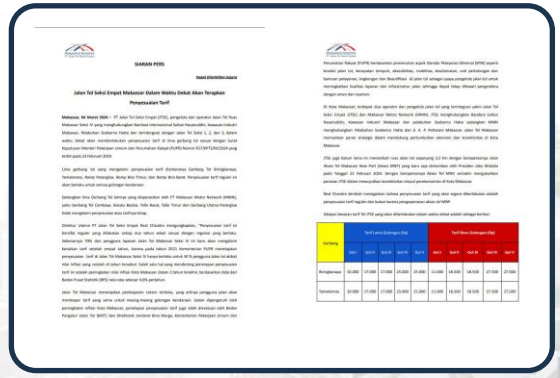


Social Media

Outdoor Banner



FGD



Press Release

PT Jasamarga Jalanlayang Cikampek (JJC)
Special Tariff Adjustment

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On March 9, 2024, the Jakarta-Cikampek toll road implemented new tariff schemes that applies to both concessionaires; the at-grade and the elevated toll road company (e.g. JJC).

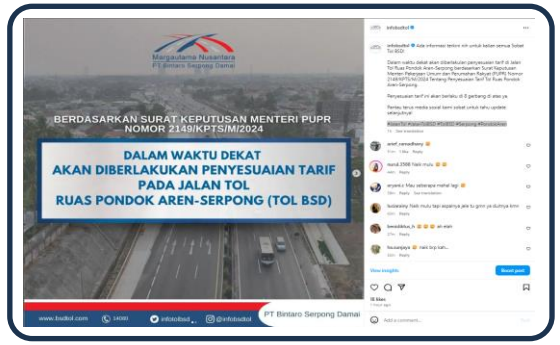
Toll rate (IDR full amount)					
	Class I	Class II	Class III	Class IV	Class V
Previous Tariff	20,000	30,000	30,000	40,000	40,000
New Tariff	27,000	40,500	40,500	54,000	54,000

Note: The fare table displayed is the fare for Zone 4 (the fare with the farthest distance from Jakarta to Cikampek) for class 1 to 5 vehicles.

In December 2022, MUN acquired 40% stakes in PT JJC and becomes a joint-shareholder with Jasamarga Transjawa Tol (40%). The remaining shareholder is PT Ranggi Sugiron Perkasa (20%). PT JJC is the concession holder of Jakarta-Cikampek Elevated (MBZ), the longest elevated toll road in Indonesia (38 Km); acting as the entry/exit gate from Greater Jakarta to Transjava tranche.

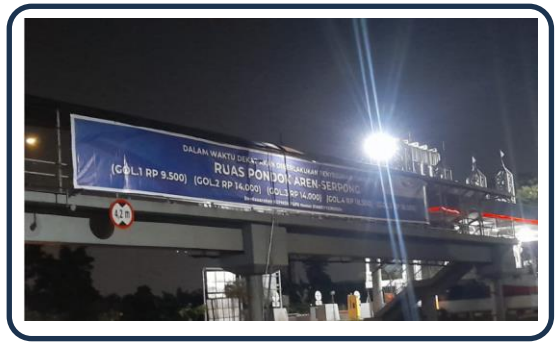
PT Bintaro Serpong Damai (BSD)
Special Tariff Adjustment

Upon the completion of 3 bundling-projects; **1).** Flood mitigation at KM 8 Pondok-Aren Serpong toll road, **2).** Weaving Area at KM 10 Pondok-Aren Serpong toll road, **3).** MNP toll road access, BSD was granted for special tariff adjustment. The tariff implementation started on September 15, 2024 (after conveying the tariff socialization).



Social Media

Outdoor VMS



Outdoor Banner

Toll rate (IDR full amount)					
	Class I	Class II	Class III	Class IV	Class V
Previous Tariff	7,000	13,500	13,500	16,000	16,000
New Tariff	9,500	14,000	14,000	18,500	18,500

Note: The displayed tariff table represents the open system toll rates applicable to all sections of the Pondok-Aren Serpong toll road (BSD Toll) for vehicle classes 1 to 5.

This tariff adjustment has resulted in changes to the toll rates at the Pondok-Ranji toll gate (the toll collection at this gate combines the open system BSD Toll rates with those of the Pondok Ranji-Ulujami toll section managed by the Jasamarga group).

Hearing Session with Gov't

FGD

Press Release

Shares Acquisition of PT Jasamarga Transjawa Tol (JTT)

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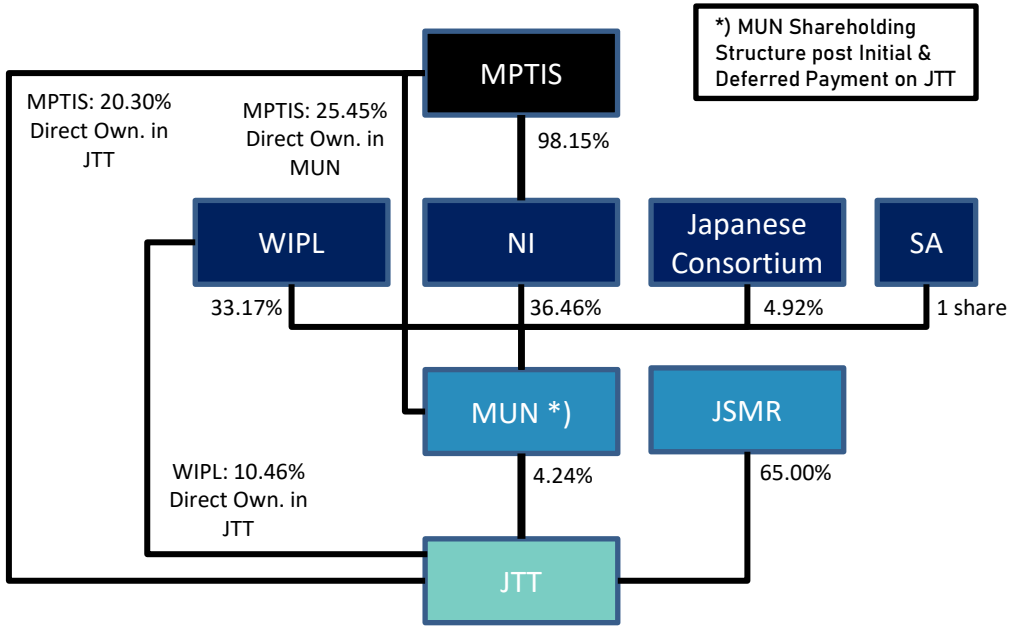
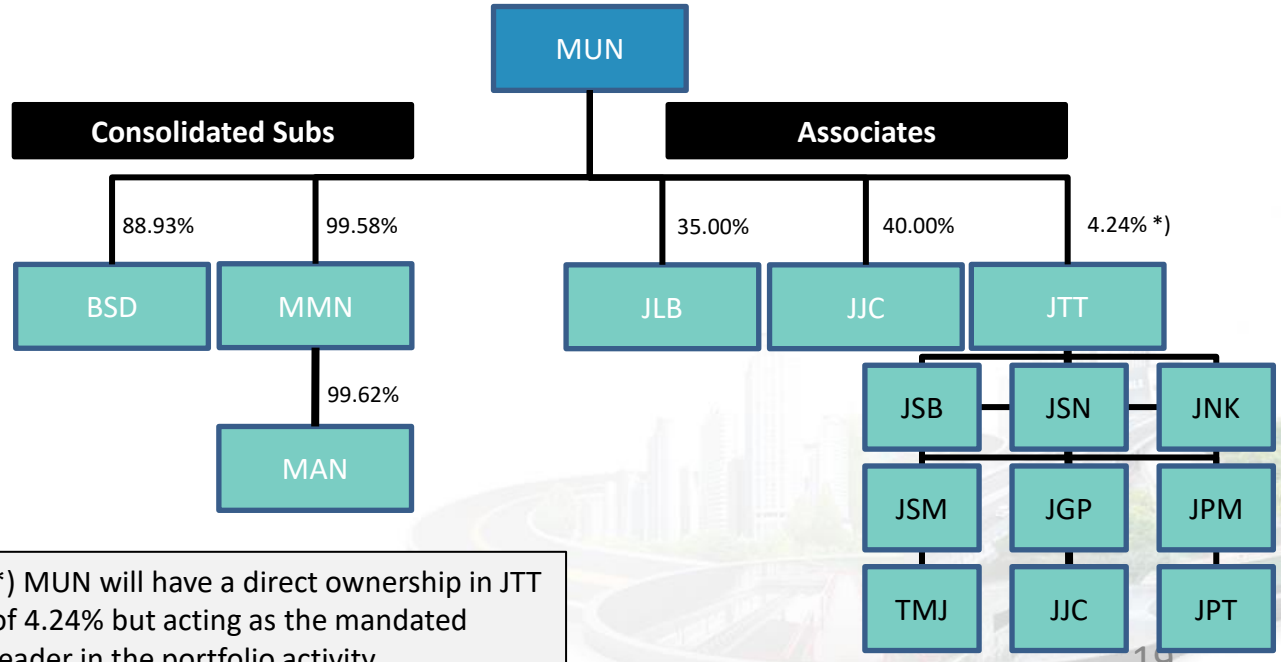
The largest toll road acquisition in Indonesia ever since (transaction closing on September 27, 2024): 35% strategic partnership with Jasamarga Group in Transjava tranche, the crown-jewel of the Java island toll roads with a deal value of IDR 15,750 Bn. A visionary investment decision backed up by profitable assets, dividend-track records, and long-term concession life.

JTT's Ownership Structure Post Closing



MUN's Ownership Structure Post JTT Acquisition



*) MUN will have a direct ownership in JTT of 4.24% but acting as the mandated leader in the portfolio activity.

JORR Elevated Project

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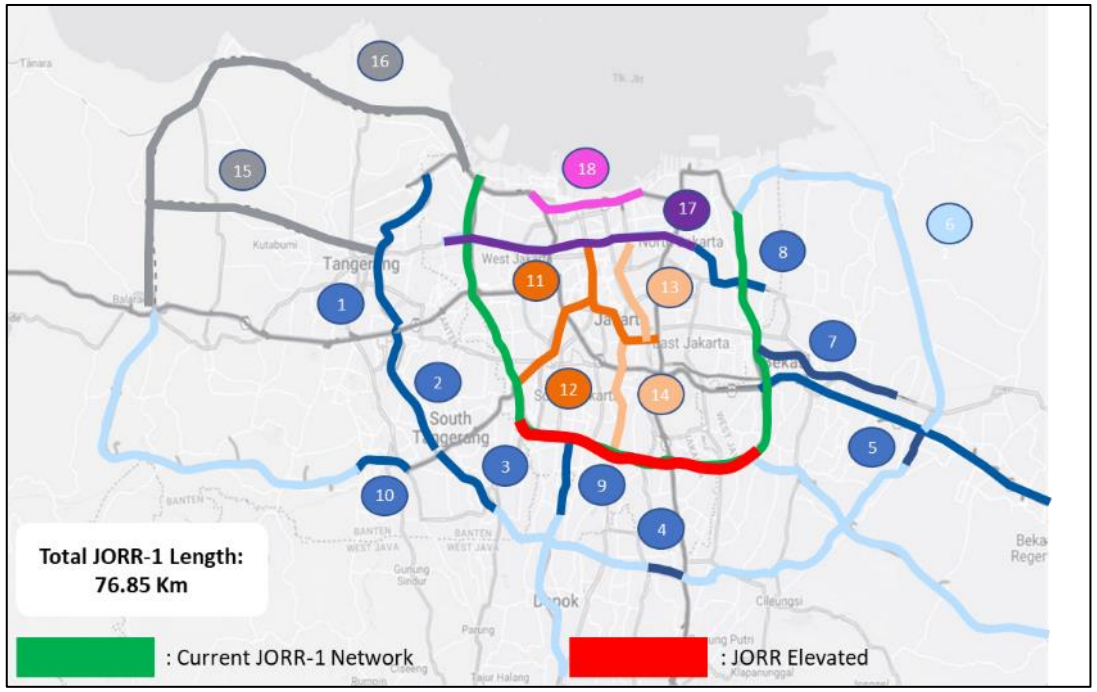
Game changer in the pipeline. Signed a 45-yr. concession project (October 2023) of a bypass elevated road in the inner ring (JORR-1) of Jakarta city. With a presence in JORR-1 best asset (JORR-W1/JLB), the new project will become a game-changer for the company's group in the future. Less demand risk backed up by an integrated toll revenue pooling system. *Currently, the concessionaire is in the process of design review and expected to complete the final design activity early next year.*

Backbone to Greater Jakarta's Mobility: Capacity Expansion (feeder to JORR-1)



	Est. COD
Newly established network (JORR-1, JORR-2)	2019 – 2024
Remaining sections to be completed (part of the existing concessionaires)	2023 – 2028
Inner Ring Road (JIUT) Expansion Plan 6 Jakarta Inner Ring Roads	2028 – 2030
Inner Ring Road (JIUT) Expansion Plan 6 Jakarta Inner Ring Roads	2031 – 2033
West Ring Road Development Balaraja-Semanan & Kamal-Teluk Naga-Rajeg	2028 – 2030
Inner Ring Road (JIUT) Expansion Plan Semanan – Sunter	2031 – 2033
Inner Ring Road (JIUT) Expansion Plan Harbour Road Elevated	2026 – 2028

*A total of **16 new sections** of toll roads in Greater Jakarta are expected to become fully operational **within the next 10 years (+230 Km)**, which will be directly connected to JORR-1, **and boost JORR-1 traffic.***

Digitalization: Nusantara Infrastructure Toll Application (NITA)

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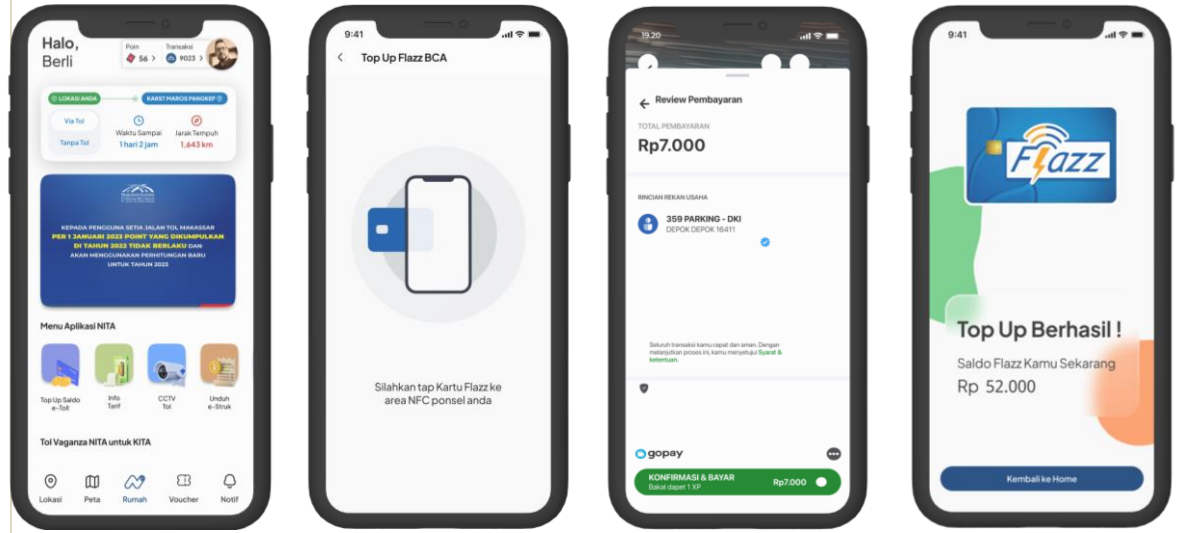
Overview

NITA is an application that functions as a medium of information and interaction between toll users and toll operator (in this case are MMN and JTSE). NITA was published in Play Store since May 2022 and App Store since July 2022

Below are some features inside NITA :

1. Information of user's transaction
2. Information of tariff, surveillance camera, emergency contact
3. Information of latest news, Estimate Time Arrival
4. Flazz Top Up (upcoming feature)
5. Point Redeem (upcoming feature)
6. Activation Push Notification (upcoming feature)
7. Annual Recap (upcoming feature)
8. Cashback (upcoming feature)



Available in Google Play Store and App Store

GET IT ON Google Play

Download on the App Store

Highlights of Operational Performance & Toll Road Traffic Volume

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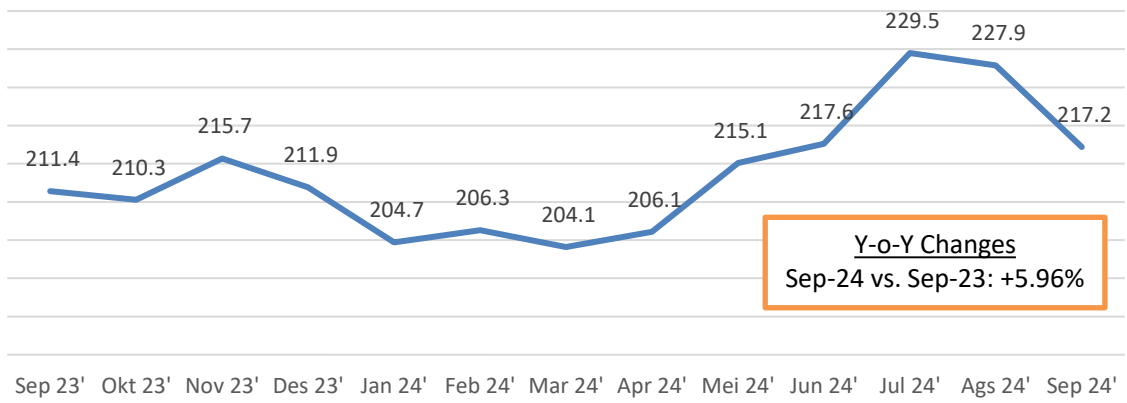
Operational Volume year-to-date	Avg. Daily Traffic (vpd)
3Q-24	469.59
3Q-23	466.52
year-on-year (yoy) changes (%)	0.66%

Revenue Recognition year-to-date(IDR Bn)	Toll Revenue *) (MUN)
3Q-24	1,730.88
3Q-23	1,521.40
Year-on-year (yoy) changes (%)	13.77%

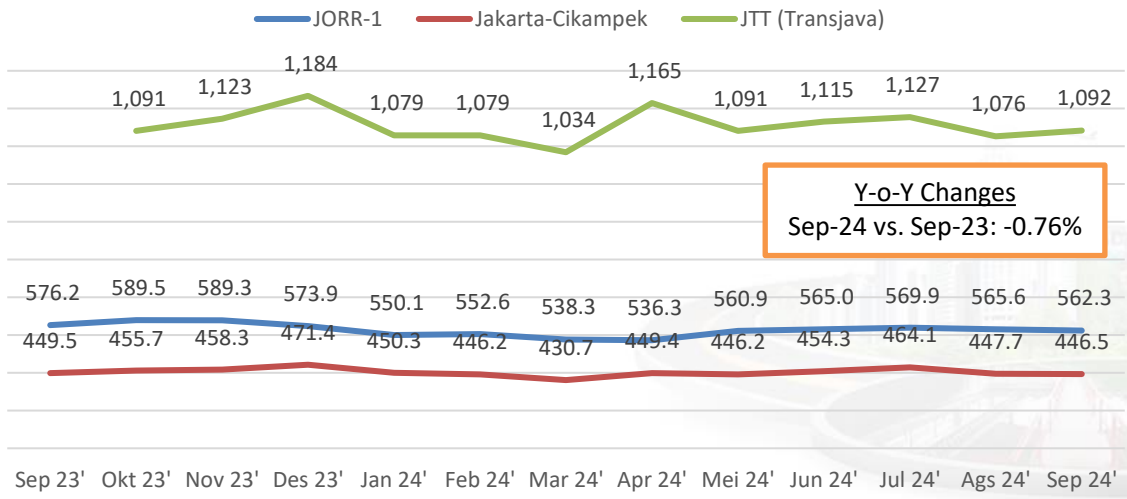
**) Toll revenue is calculated based on the consolidated entities and proportionate toll revenue in associate entities (excl. JTT portfolio).*

Monthly Traffic of MUN Consolidated Entities
In vpd '000



The volume as of September 2024 shows an annual growth of +2.74% compared to the previous year.

Monthly Traffic of MUN Associate Entities
In vpd '000



On JORR-1, Jakarta-Cikampek (Cikampek Integrated), and JTT (Trans-Java), the volume over the past 12 months has remained relatively stable.

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Section 2: Business Unit Updates

UTILITY SECTOR: CLEAN WATER & RENEWABLE ENERGY

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Highlights of Operational Performance & Water Sales Volume

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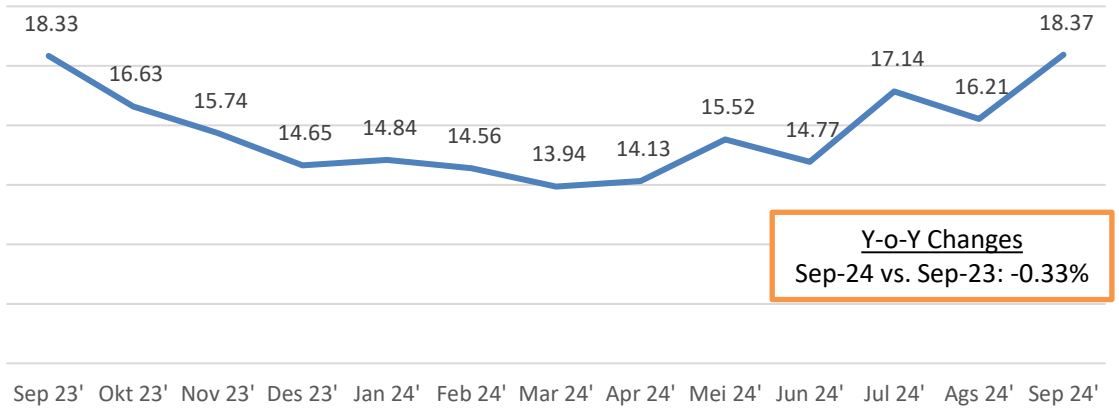
Operational Volume year-to-date	Water Sales Volume (Million m³)
3Q-24	7.85
3Q-23	6.69
year-on-year (yoy) changes (%)	17.20%

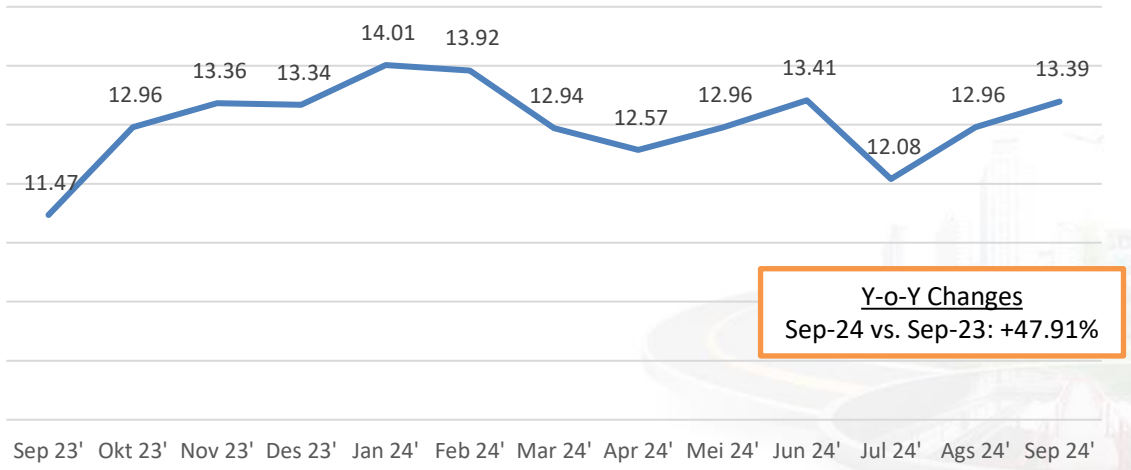
Revenue recognition year-to-date (IDR Bn)	Water Sales (POTUM)
3Q-24	78.59
3Q-23	49.77
year-on-year (yoy) changes (%)	57.91%

SCTK
InMLD (Million Liters per Day)



SCTK water sales remained stable but slightly lower compared to the previous year (-0.33%). Water production shows a cyclical trend, with levels expected to increase towards the end of the year.

DCC
In MLD (Million Liters per Day)



DCC volume increased significantly compared to the previous year as a result of new take-or-pay contract capacity reaching 400,000 m³ per month.

Highlights of Operational Performance & Renewable Energy Production Capacity

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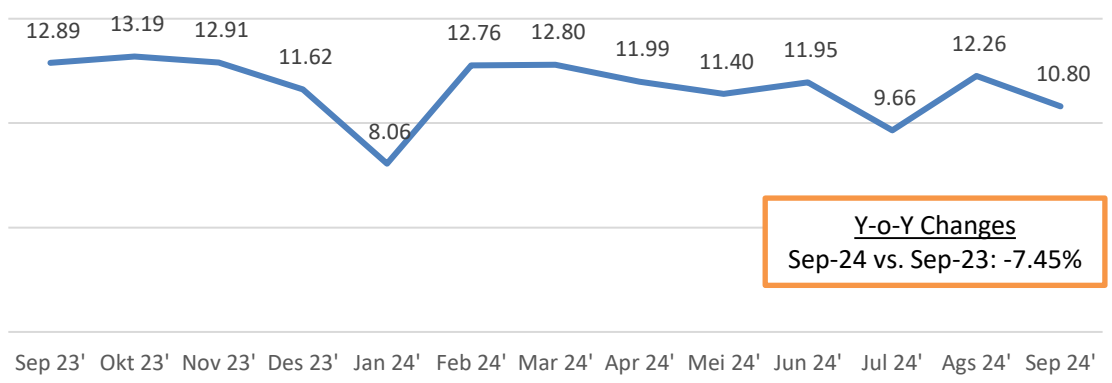
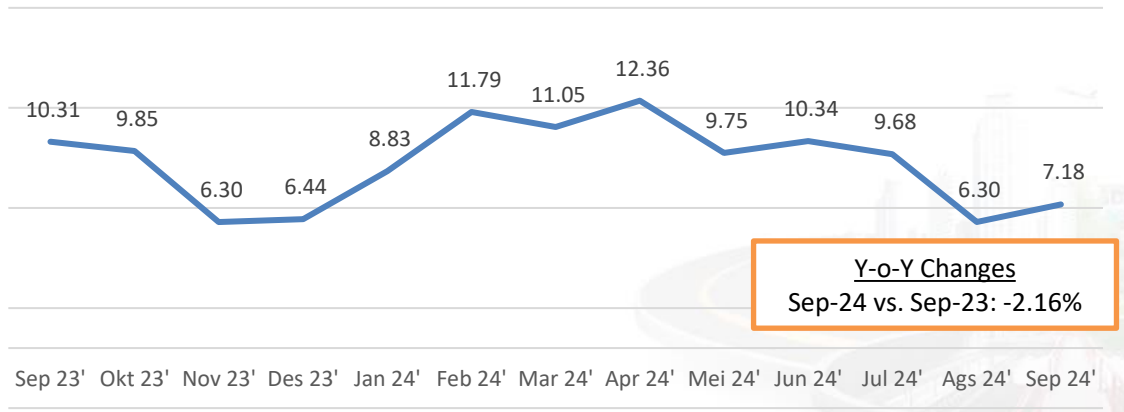
Operational Volume year-to-date	Energy Sold (MwH)
3Q-24	137.87
3Q-23	145.25
year-on-year (yoy) changes (%)	-5.08%

Revenue recognition year-to-date (IDR Bn)	Billed Revenue (EI)
3Q-24	156.44
3Q-23	164.78
year-on-year (yoy) changes (%)	-5.06%

RPSL
In AHMW (per Month)



IME
In AHMW (per Month)



Energy Production

RPSL recorded lower output compared to the previous year due to incidents on the PLN transmission system and improvement of the pre-heater, while IME recorded lower output due to the acceleration of its five-year maintenance schedule. However, both plants continued to generate energy above the PLN contract values. The decrease in output only affected sales for excess demand.

Digitalization: AquaDigi

Nusantara Infrastructure

Overview

AquaDigi is an application that functions as assets and operation activity information in Water Treatment Plant. Currently, the app has been implemented in SCTK since 2021 and will be offered to external parties.

Below are some features inside AquaDigi :

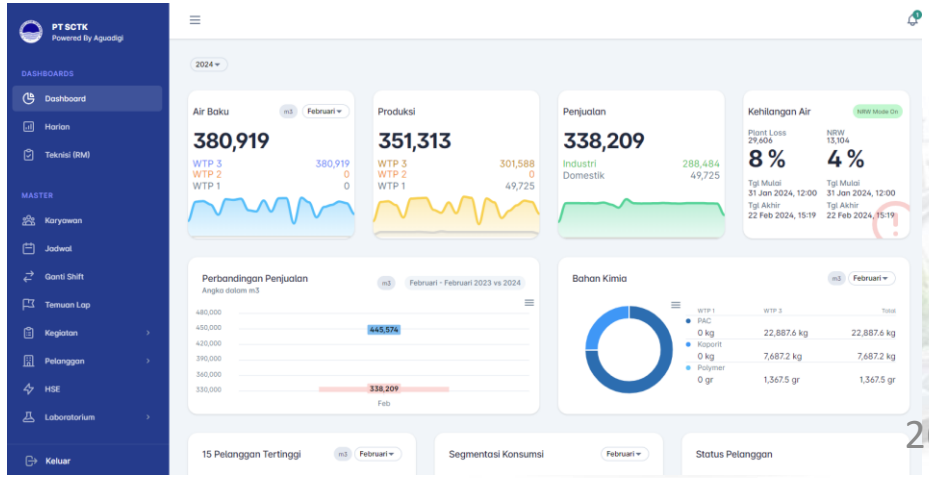
1. Operator App
2. Management App
3. Customer App

Upcoming Improvements

1. Reset meter correction
2. Adding more customer email for billing purposes
3. Customer App implementation
4. Integration with Accurate

Customer Mobile Application (CMA)

Customer Monitoring System (CMS)



Digitalization: Promis

Nusantara Infrastructure

Overview

PROMIS is an application that functions as assets and operation activity information in Power Plant. This app has implemented in Lau Gunung since 16 Feb 2024.

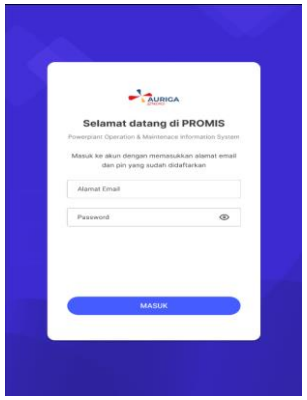
Below are some features inside PROMIS :

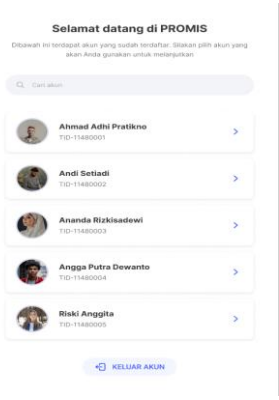
1. Operator App
2. Management Web App

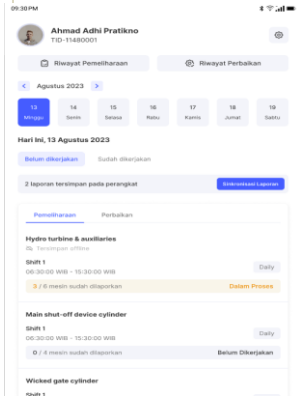
Action in 2024

1. Implementation Phase
2. Reviewing Phase
3. Improvement after implementation

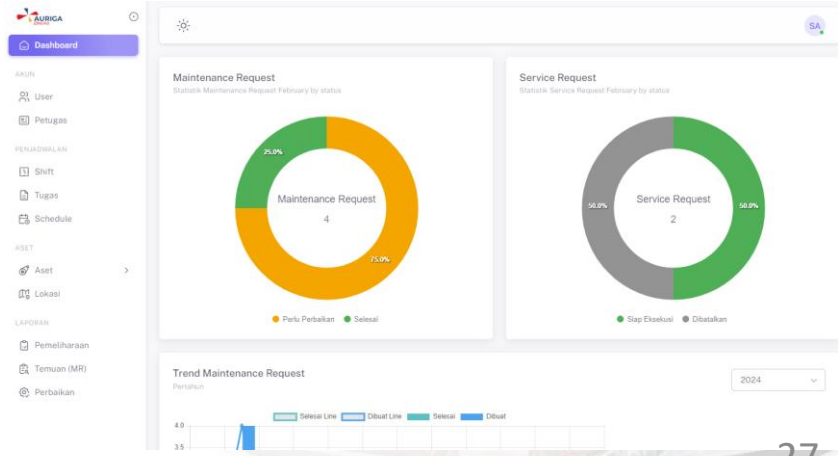
Operator Application







Web-based Admin Panel



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Section 2: Business Unit Updates

DIGITALIZATION SECTOR

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Mobility Business: Otto Parking

Nusantara Infrastructure

Overview

Otto Parking is a business unit managed directly by PT Meta Media Infranusantara (MMI) which operates in the field of integrated and professional parking management services with IT systems, equipment and human resources who have extensive experience and networks.

Below are some application that supported Otto Parking business :

1. Otto Desktop
2. Otto Admin
3. Otto Parking (e-Vallet app)

Upcoming Features

1. Otto Desktop Improvement
2. Otto Admin Improvement
3. Otto Operator

OttoAdmin is available in Google Play Store

GET IT ON Google Play

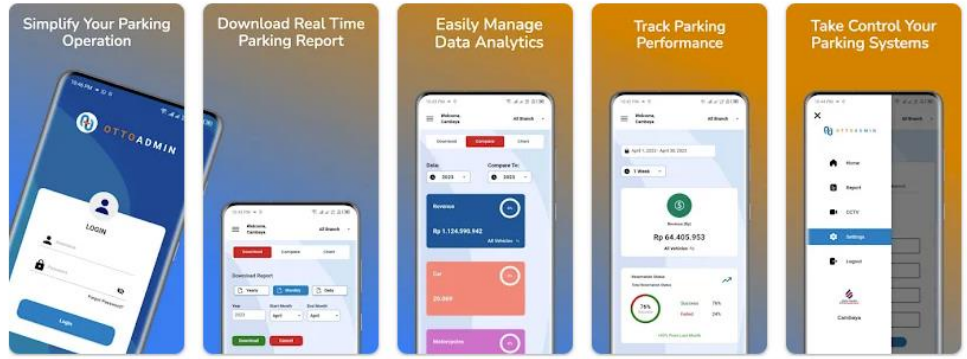
OttoParking is available in Google Play Store

GET IT ON Google Play

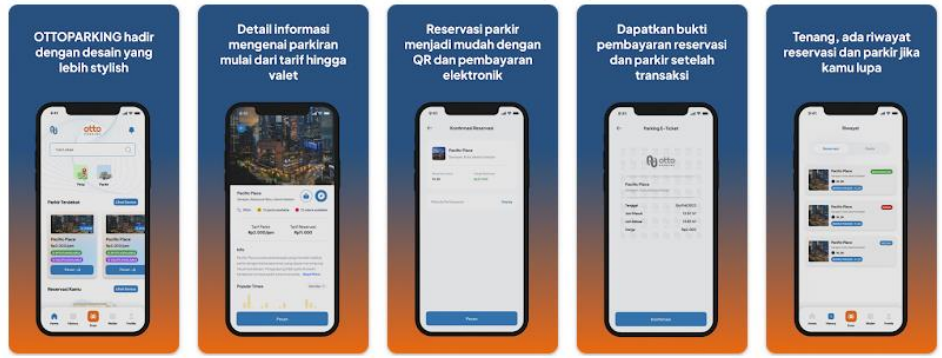
Our Customer in 2024

1. Mitra 10 & Bandar Raya Apartment at Tallasa City, Makassar. Operating since 1 Jan 2024

OttoAdmin Mobile



OttoParking Mobile



Updates on Standard Operating Procedures (SOPs) and Group Policies

Nusantara Infrastructure

Certifications that have been owned and implemented

ISO 9001 (Quality Management System): Ensuring the quality of products and services according to international standards.

ISO 14001 (Environmental Management): Helps companies manage environmental impacts effectively.

ISO 45001 (Occupational Health & Safety): Focuses on protecting workers from health and safety risks.

Certification in the implementation process

ISO 37001 (Anti-Bribery): Controlling the risk of bribery in an organization.

ISO 39001 (Traffic Safety): Improving safety on the highway through risk management.

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Section 3: Financial Performance

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Revenue and EBITDA

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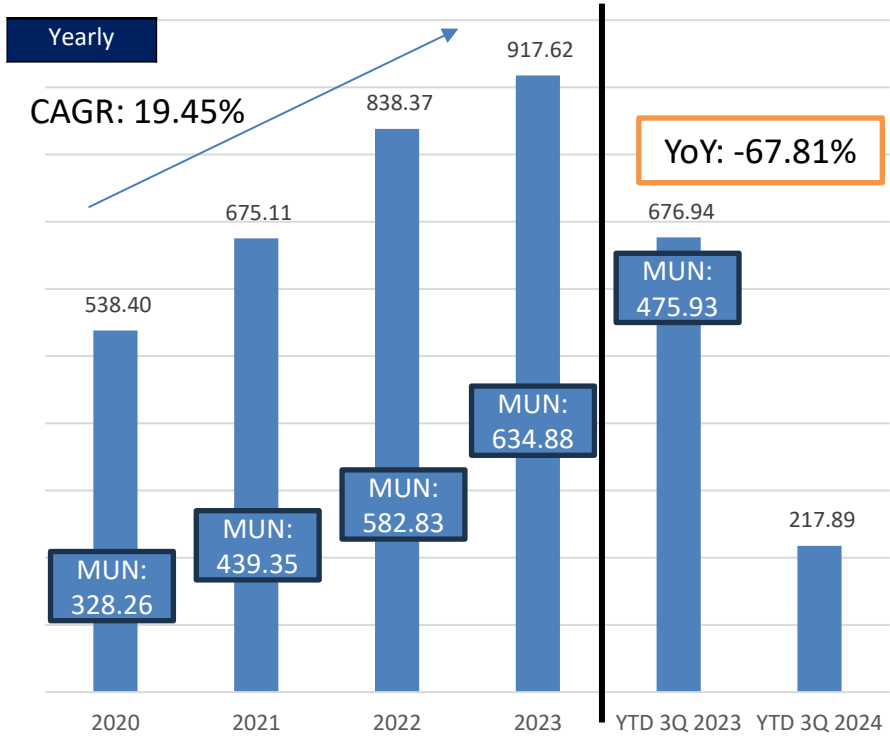
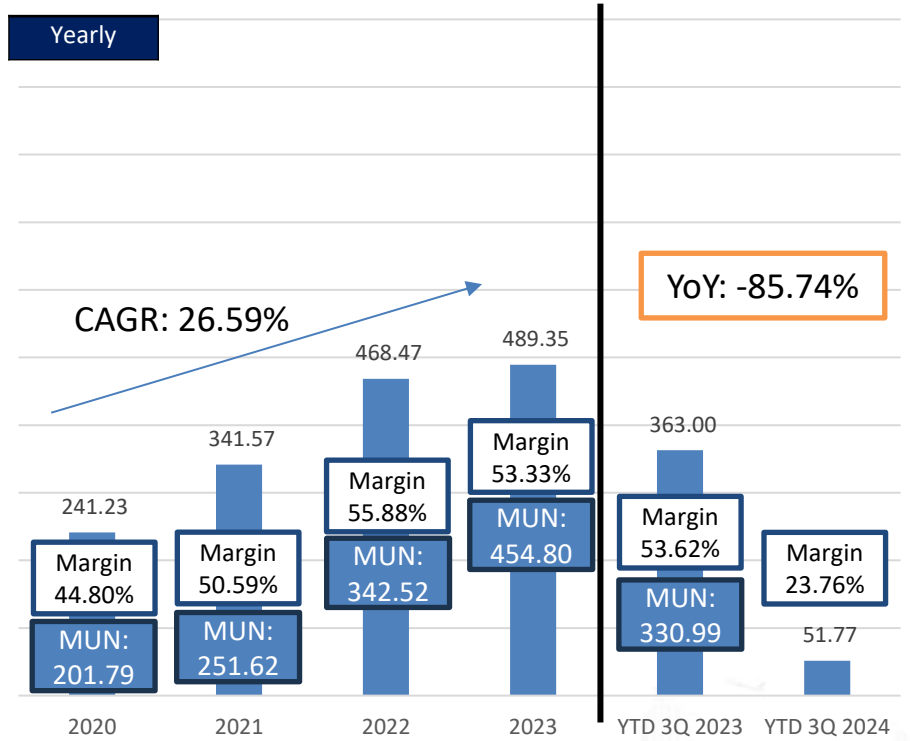
Revenue & Sales 2020 – YTD 3Q-2024
Includes other operating income, excluding construction revenue (such as advertising revenue and land lease)



Between 2020 and 2023, the revenue & sales showed a CAGR of +19.45%. Post deconsolidation of MUN (effective starting December 19, 2024), the company recorded a lower consolidated revenue.

EBITDA 2020 – YTD 3Q-2024
As reported in the audited financial statements & excludes non-recurring expenses

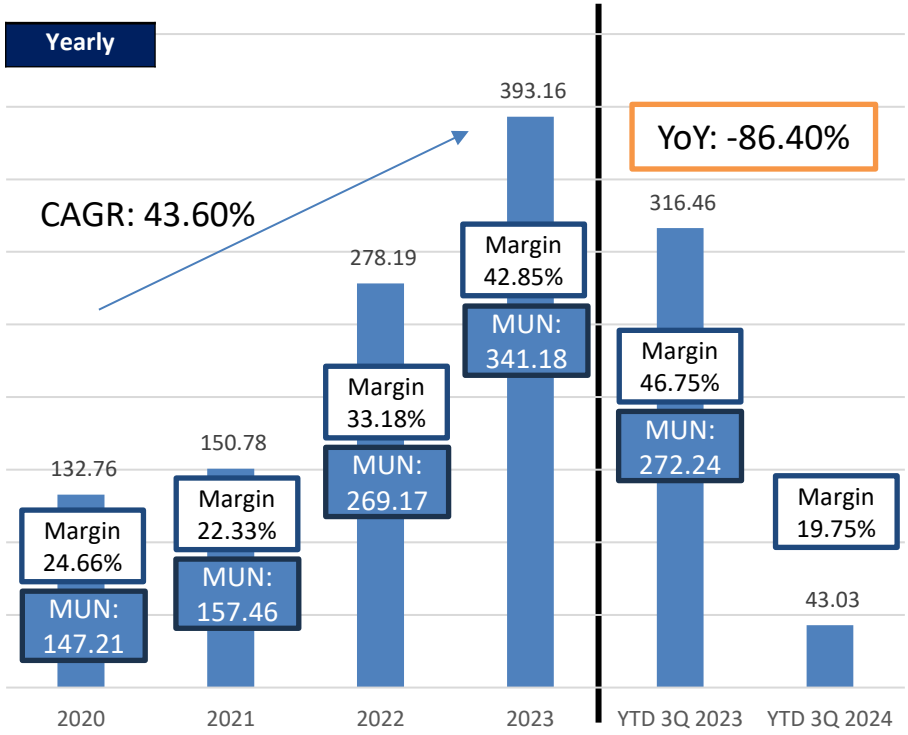


Due to the deconsolidation of MUN (toll road sub holding), the company experiences a drop in the consolidated financial performance. Nevertheless, the company still recorded positive EBITDA as of YTD 3Q-24.

Operating Profit and Net Profit/(Loss)

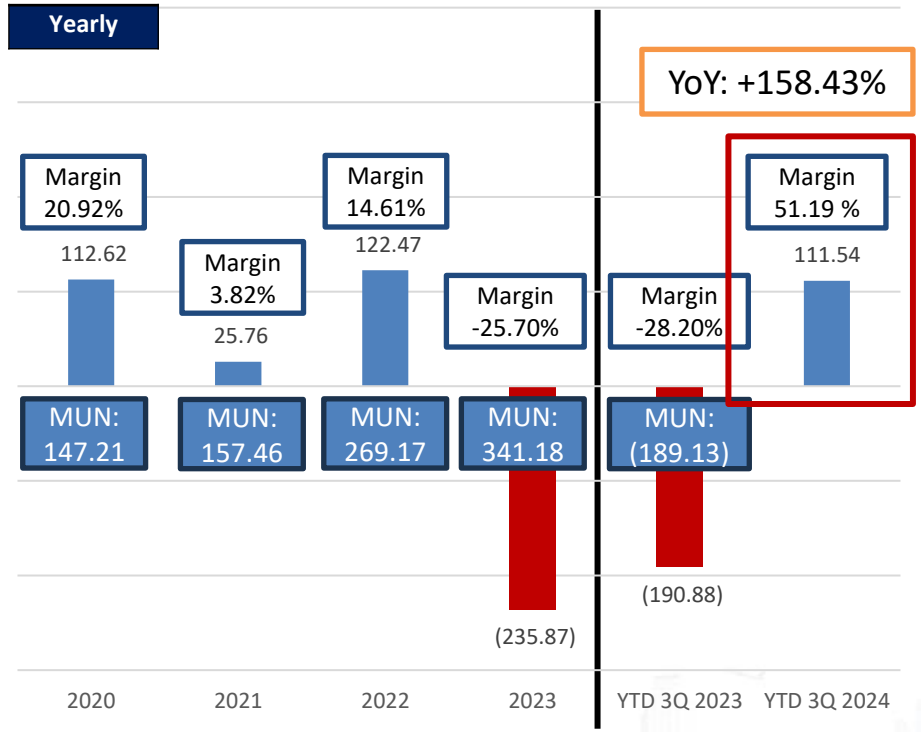
Nusantara Infrastructure

Operating Profit 2020 – YTD 3Q-2024



The Operating Profit is adjusted down post deconsolidation effect. Nevertheless, the numbers were positive with a margin of 19.75%.

Net Profit/(Loss) 2020 – YTD 3Q-2024



The company managed to record profits of IDR 111.54 Bn, a turn around from net loss of IDR (190.88) Bn last year. Besides the negative impact from MUN's deconsolidation, the company records net equity earnings from MUN of IDR 109.76 Bn (for 43.49% attributable absorption).

Company Financial Position

Nusantara Infrastructure

IDR Bn	FY 2020	FY 2021	FY 2022	FY 2023	YTD 3Q 2024
Total Cash	590.39	986.02	523.37	577.89	227.25
Total Current Assets	643.80	1,264.94	946.74	442.65	466.90
Total Assets	5,846.68	6,587.33	11,153.50	4,319.24	4,405.14
Total Current Liabilities	500.00	599.50	1,933.17	4,273.39	92.16
Total Debt (interest-bearing debt)	2,019.03	2,873.82	6,652.56	7,055.28	486.17
Total Liabilities	2,491.58	3,225.87	7,670.96	7,574.88	595.23
Total Equity	3,355.11	3,361.46	3,482.55	7,524.88	3,809.90
Financial Ratios:					
Current Ratio	1.29x	2.11x	0.49x	0.06x	5.07x
Total Debt to Equity Ratio	0.60x	0.85x	1.91x	0.94x	0.13x
Total Liabilities to Equity Ratio	0.74x	0.96x	2.20x	1.01x	0.16x
Debt to Assets Ratio	0.35x	0.44x	0.60x	1.63x	0.11x
ICR	3.91x	2.37x	2.41x	0.98x *)	1.52x

**) ICR is below 1.00x due to the bridge-loan for JJC's shares acquisition. The bridge-loan was fully repaid on January 2, 2024.*

- Post MUN's deconsolidation, the total consolidated assets were equal to IDR 4,405.14 Bn (as of YTD 3Q-24).
- The company's financial position stood at a healthy position with a gearing ratio of 0.13x (Debt to Equity Ratio) and ICR of 1.52x.

Nusantara Infrastructure

Thank You

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Abbreviations

Abbreviations	Definition
AHM	Average Hourly Megawatt
Bn	Billion
BSD	PT Bintaro Serpong Damai
CAGR	Compound Annual Growth Rate
CAPEX	Capital Expenditure
CEO	Chief Executive Officer
CSR	Corporate Social Responsibility
DCC	Dain Celicani Cemerlang
EBITDA	Earnings before Interest, Taxes, Depreciation and Amortization
EI	Energi Infranusantara
FY	Full Year/Financial Year
IDR	Rupiah
ICR	Interest Coverage Ratio
IME	Inpola Meka Energi
Japex	Jakarta-Cikampek
JGP	PT Jasamarga Gempol Pasuruan
JJC	PT Jasamarga Jalanlayang Cikampek (MBZ)
JLB	PT Jakarta Lingkar Baratsatu
JNK	PT Jasamarga Ngawi Kertosono
JORR	Jakarta Outer Ring Road
JPM	PT Jasamarga Pandaan Malang
JPT	PT Jasamarga Pandaan Tol
JSM	PT Jasamarga Surabaya Mojokerto
JSB	PT Jasamarga Semarang Batang
JSN	PT jasamarga Solo Ngawi
JTT	PT Jasamarga Transjawa Tol

Abbreviations	Definition
KBN	Komunitas Berdaya Nusantara
Lps	Liter per Second
MAN	PT Makassar Airport Network
MBZ	Jalan layang Mohamed Bin Zayed
META	Kode saham PT Nusantara Infrastructure Tbk
MMN	PT Makassar Metro Network
MNP	Makassar New Port
MPTC	Metro Pacific Tollways Corporation
MPTIS	PT Metro Pacific Tollways Indonesia Services
MUN	PT Margautama Nusantara
MW	Megawatt
MwH	Megawatt per Hour
NI	PT Nusantara Infrastructure Tbk
PHBS	Perilaku Hidup Bersih dan Sehat
PLN	Perusahaan Listrik Negara
PPA	Power Purchase Agreement
RPN	Rumah Pintar Nusantara
RPSL	PT Rezeki Perkasa Sejahtera Lestari
SCTK	PT Sarana Catur Tata Kelola
TMJ	Transmarga Jateng
VPD	Vehicle per Day
VTO	Voluntary Tender Offer / Penawaran Tender Sukarela
WIPL	Warrington Investment Pte Ltd
YoY	Year on Year
YTD	Year to Date

Nusantara Infrastructure

Paparan Publik 2024

PT Nusantara Infrastructure Tbk

21 November 2024

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Bagian 1: Perkembangan Terkini

PENAWARAN TENDER SUKARELA (PTS), STRUKTUR PERUSAHAA, PENGHARGAAN & INISIATIF KEBERLANJUTAN

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Gambaran Umum *Timeline* dari Penawaran Tender Sukarela (PTS)

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Tahunan 2024

Januari

8 Jan 2024
Keterbukaan Informasi Perseroan Tentang Penawaran Tender Sukarela (PTS)

Maret

- **15 Mar 2024**
Pernyataan Efektif Penawaran Tender Sukarela (PTS) dari OJK.
- **18 Mar 2024**
Tambahan Keterbukaan Informasi terkait PTS
- **19 Mar 2024**
Mulainya periode PTS

April

- **16 Apr 2024**
Pengumuman Perpanjangan periode PTS ke 1
- **17 April 2024**
Selesainya periode PTS
- **18 Apr 2024**
Mulainya perpanjangan PTS tahap 1
- **22 Apr 2024**
Laporan implementasi PTS
- **24 Apr 2024**
Shares Crossing dan pembayaran kepada peserta

Mei

- **16 Mei 2024**
Pengumuman perpanjangan PTS tahap 2
- **17 Mei 2024**
Berakhirnya perpanjangan PTS tahap 1
- **20 Mei 2024**
Mulainya perpanjangan PTS tahap 2
- **21 Mei 2024**
Laporan implementasi Perpanjangan PTS tahap 1
- **29 Mei 2024**
Shares Crossing and pembayaran kepada peserta perpanjangan PTS tahap 1

Juni

- **14 Jun 2024**
Berakhirnya perpanjangan PTS tahap 2
- **19 Jun 2024**
Laporan implementasi Perpanjangan PTS tahap 2
- **25 Jun 2024**
Shares Crossing dan Pembayaran kepada peserta Perpanjangan PTS tahap 2 serta Permohonan Perpanjangan Jangka Waktu Penawaran Tender Sukarela oleh MPTIS

September

- **30 Sep 2024**
Pemegang saham minoritas META yang terakhir dilaporkan berjumlah 6,110 pihak

November

- **November 2024**
Permohonan perpanjangan PTS tahap selanjutnya oleh MPTIS, saat ini sedang dalam proses pengajuan ke OJK

Gambaran Umum Nusantara Infrastructure

Struktur per 30 September 2024; setelah penambahan modal pada Des-23 dan akuisisi JTT pada Sep-24

*) Laporan keuangan MUN telah dikeluarkan dari konsolidasi perseroan sejak 19 Desember 2023.

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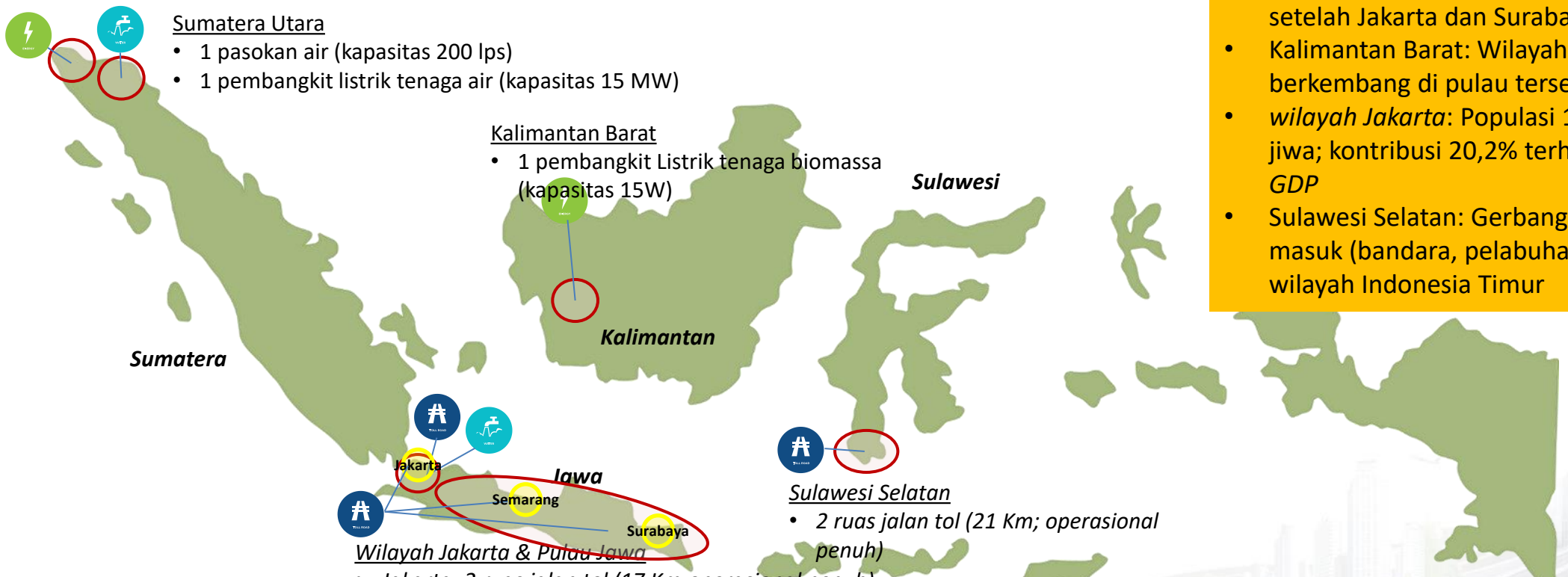
- **Jalan Tol** — 39.45% *)
  - Margautama Nusantara
  - Entitas Anak Konsolidasian: BSD, MMN, MAN
  - Investasi di Entitas Asosiasi: JLB, JJC (Kepemilikan langsung), JTT *)
  - Grup JTT: JSB, JSN, JNK, JSM, JGP, JPT, TMJ, JJC (Kepemilikan tidak langsung), JPM
- **Manajemen Penyediaan Air** — 100.00%
  - POTUM MUNDI INFRANUSANTARA
  - DCC, SCTK
- **Energi Terbarukan** — 100.00%
  - Energi Infranusantara
  - IME, RPSL, AURIGA ENERGI
- **Bisnis Mobilitas** — 100.00%
  - Meta Media Infranusantara (A Subsidiary of Nusantara Infrastructure)

- **) JTT memiliki 4 cabang ruas tol, yakni Jakarta-Cikampek, Palimanan-Kanci, Semarang ABC, dan Surabaya-Gempol.*
- **) JTT juga memiliki 9 entitas anak (6 entitas anak konsolidasian dan 3 entitas anak asosiasi; termasuk JJC).*

- Aktivitas bisnis utama perseroan difokuskan pada **infrastruktur transportasi** (Jalan Tol di bawah MUN) dan **infrastruktur utilitas** (Penyediaan Air Bersih di bawah POTUM dan Energi Terbarukan di bawah EI).
- Perseroan memiliki **17 unit operasional di bidang Jalan Tol (JTT terdiri dari JJC & 12 jalan tol lainnya di ruas Trans Jawa), 2 unit operasional di bidang Penyediaan Air Bersih, 3 unit operasional di bidang Energi Terbarukan,** dan **Bisnis Mobilitas (sistem parkir pintar, Iklan Media Luar Ruang, bisnis berbasis teknologi).**

Tujuan Nusantara Infrastructure Pengembangan Jalan Tol, Pasokan Air, & Energi Terbarukan

Peta Wilayah Indonesia



Sumatera Utara
- 1 pasokan air (kapasitas 200 lps)
- 1 pembangkit listrik tenaga air (kapasitas 15 MW)

Kalimantan Barat
- 1 pembangkit Listrik tenaga biomassa (kapasitas 15W)

Sulawesi Selatan
- *2 ruas jalan tol (21 Km; operasional penuh)*

Wilayah Jakarta & Pulau Jawa
- *Jakarta: 2 ruas jalan tol (17 Km;operasional penuh)*
- JTT Transjawa Tol: 676 Km; 655 Km operasional, 21 Km segera dibangun (seksi Kediri 2025-2026)
- *1 pasokan air (kapasitas 350 lps)*

Fakta:
- Sumatera Utara: Kota terbesar ke-3 setelah Jakarta dan Surabaya
- Kalimantan Barat: Wilayah paling berkembang di pulau tersebut
- *wilayah Jakarta*: Populasi 10,5 juta jiwa; kontribusi 20,2% terhadap *GDP*
- Sulawesi Selatan: Gerbang masuk (bandara, pelabuhan) ke wilayah Indonesia Timur

Catatan: Rute jalan tol Transjawa merupakan ruas jalan sepanjang 1.065,5 Km yang menghubungkan ibu kota Jakarta, Semarang (Jawa Tengah), dan Surabaya (Jawa Timur). Seluruh ruas jalan tersebut telah beroperasi penuh dan pertama kali tersambung dari Jakarta hingga Surabaya pada Desember 2019.

Tanggung Jawab Sosial Melalui Nusantara Care

Nusantara Infrastructure

Nusantara Care

Nusantara Care merupakan program tanggung jawab sosial Perseroan. Nusantara Care menjadi komitmen Perseroan untuk memberikan manfaat bagi masyarakat melalui pelestarian lingkungan, pengembangan ekonomi, dan peningkatan mata pencaharian yang bekerja sama dengan berbagai kelompok pemangku kepentingan. Program Nusantara Care bertujuan untuk menciptakan kesejahteraan masyarakat dan kelestarian lingkungan di seluruh wilayah operasi Perseroan melalui tiga pilar yaitu, **Pendidikan, Kesehatan dan Keselamatan, serta Lingkungan**.

Program Tanggung Jawab Sosial (CSR) Perusahaan 2024

Nusantara Infrastructure

1 Komunitas Berdaya Nusantara

Merupakan program CSR yang fokus pada pemberdayaan masyarakat penyandang disabilitas untuk menciptakan peluang kerja serta mendorong terciptanya ruang inklusif bagi para disabilitas.

2 Nusantara Peduli Stunting

Program kolaborasi NI group bersama Universitas Negeri Alauddin Makassar, RS Hermina Makassar dan Pemerintah Kota Makassar untuk menurunkan angka stunting di Wilayah Makassar melalui kegiatan pemberian makanan bergizi untuk anak balita dan ibu hamil serta kegiatan edukasi pola hidup sehat.

3 Kampung Bersih Nusantara (KBN)

Program berbasis *community development* dalam pilar lingkungan untuk mengatasi masalah kebersihan di area Tol Makassar dengan melibatkan masyarakat sekitar dan pemerintah daerah melalui kegiatan pengelolaan bank sampah, kegiatan edukasi, pemberian fasilitas air bersih dan kegiatan pengembangan masyarakat lainnya.

4 Rumah Pintar Nusantara (RPN)

Program yang berfokus pada pendidikan, komunitas dan kesehatan yang bertujuan untuk mengembangkan dan membentuk karakter anak melalui sistem pembelajaran dan kegiatan kreatif untuk anak-anak yatim, kurang mampu dan anak terlantar.

Penghargaan 2024

7 Most Popular Brand of The Year 2024	Indonesia DEI & ESG Awards (IDEAS) 2024	5th Indonesia PR Summit 2024	Top CEO in Excellent Asset Management	Public Relation INDONESIA Awards (PRIA) 2024
PT Nusantara Infrastructure berhasil meraih penghargaan di ajang "Jawa Post 7 Most Popular Brand of The Year 2024" dengan kategori Pengembangan Infrastruktur dan Jasa Konstruksi pada 3 September 2024.	PT Nusantara Infrastructure Tbk meraih penghargaan di kompetisi INDONESIA DEI & ESG AWARDS (IDEAS) 2024 dalam Program Kehumasan Berbasis ESG pada 26 Juli 2024 untuk katagori Sosial (Social) - Hubungan dengan Masyarakat/Komunitas melalui Program Rumah Pintar Nusantara.	PT Nusantara Infrastructure Tbk memperoleh penghargaan dalam acara "5th Indonesia PR Summit 2024" yang diselenggarakan oleh The Iconomics Media pada 9 Agustus 2024. Penghargaan diberikan kepada NI sebagai "Indonesia Popular Corporate Reputation Awards 2024".	Direktur Utama perseroan, Bapak Ramdani Basri meraih penghargaan sebagai "Top CEO in Excellent Asset Management" dalam acara 5th Anniversary Indonesia Best 50 CEO Awards 2024 yang diselenggarakan oleh Media The Iconomics pada 21 Maret 2024.	PT Nusantara Infrastructure Tbk berhasil meraih penghargaan dalam ajang The 9th PR INDONESIA Awards (PRIA) 2024 untuk kategori "Program PR-Marketing PR dalam Kampanye Toll Vaganza "#LewatJalanTolLebihUntung" yang diselenggarakan oleh PR Indonesia pada 7 Maret 2024.

Penghargaan 2024

Zero Accident Award	Penghargaan dari Direktorat Jenderal Pajak	Penghargaan Keselamatan dan Kesehatan Kerja (K3)	Penghargaan Kinerja Pelayanan Kesehatan Di Tempat Kerja	Zero Accident Award
PT Bintaro Serpong Damai (BSD) sebagai pengelola Jalan Tol Pondok Aren-Serpong mendapatkan penghargaan *Zero Accident* periode tahun 2023 dari Pj. Gubernur Banten pada 28 Februari 2024.	PT Bintaro Serong Damai (BSD) mendapatkan penghargaan dari Direktorat Jenderal Perpajakan Indonesia pada 7 Maret 2024 untuk kontribusi Perusahaan terhadap pencapaian target penerimaan pajak periode tahun 2023.	PT Bintaro Serpong Damai (BSD) mendapatkan Penghargaan Keselamatan dan Kesehatan Kerja (K3) tingkat Nasional dari Kementerian Ketenagakerjaan pada Agustus 2024 untuk kategori *Zero Accident* atas prestasinya dalam melaksanakan program K3 nihil kecelakaan kerja pada periode tahun 2019-2023.	PT Makassar Airport Network (MAN) berhasil meraih penghargaan atas “Kinerja Pelayanan Kesehatan Di Tempat Kerja” pada 4 Maret 2024 dari Pemerintah Provinsi Sulawesi Selatan.	PT Makassar Airport Network (MAN) berhasil meraih “Penghargaan Kecelakaan Nihil (*Zero Accident Award*) pada 4 Maret 2024 dari Pemerintah Provinsi Sulawesi Selatan atas prestasinya dalam melaksanakan program keselamatan dan kesehatan kerja untuk periode 1 Januari 2021-31 Desember 2023.

Penghargaan 2024

Pengharagaan Program CSR	Zero Accident Award	Penghargaan Kinerja Panitia Pembina Keselamatan dan Kesehatan Kerja (P2K3)	Environmental Social Safeguards (ESS) Award
PT Makassar Metro Network (MMN) meraih penghargaan Atas "Program *Corporate Social Responsibility* (CSR) terintegrasi-Kampung Bersih Nusantara dalam Program Kampung KB Nusa Indah Pannampu tahun 2024". Penghargaan diberikan oleh Pemerintah Kota Makassar pada 23 Agustus 2024.	PT Makassar Airport Network (MAN) berhasil meraih "Penghargaan Kecelakaan Nihil *(Zero Accident Award)* pada 6 Agustus 2024 atas prestasinya dalam melaksanakan program keselamatan dan kesehatan kerja (K3) periode 1 Januari 2019-30 April 2023.	PT Makassar Metro Network (MMN) berhasil meraih penghargaan atas "Kinerja Panitia Pembina Keselamatan dan Kesehatan Kerja (P2K3)" pada 4 Maret 2024 dari Pemerintah Provinsi Selawesi Selatan.	PT Inpola Meka Energi (IME) berhasil meraih penghargaan *Environmental Social Safeguards (ESS)* dari PT Sarana Multi Infrastruktur pada 25 September 2024 atas upaya pelaksanaan dan pemenuhan *Corrective Action Plan* (CAP) pengelolaan lingkungan dan sosial.

Nusantara Infrastructure

Bagian 2: Perkembangan Terkini Unit Bisnis

SEKTOR JALAN TOL

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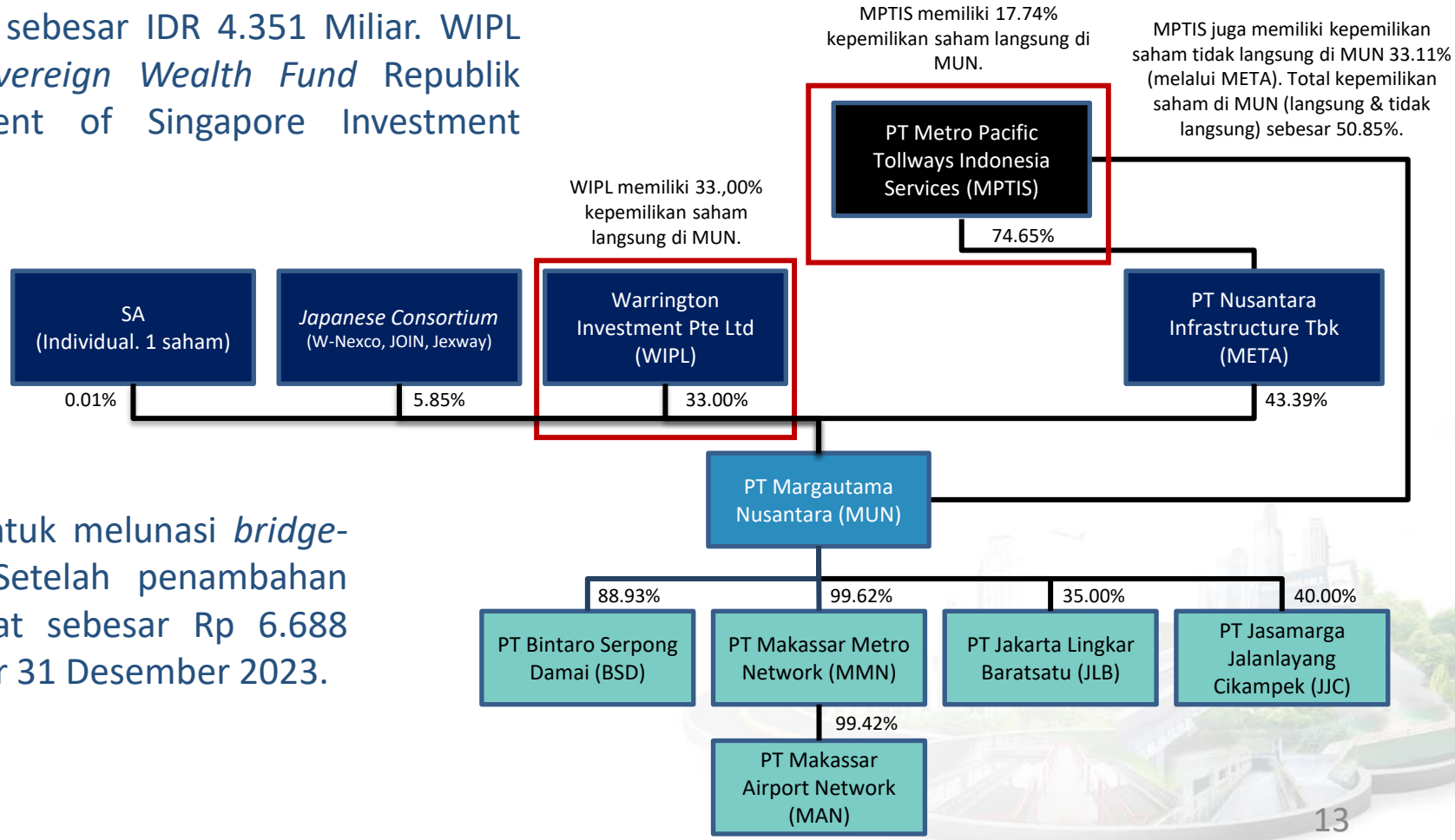
Struktur Grup Jalan Tol Pasca Penambahan Modal (Desember 2023)

Nusantara Infrastructure

- Warrington Investment Pte Ltd (WIPL) dan PT Metro Pacific Tollways Indonesia Services (MPTIS) mengambil bagian atas saham baru MUN dalam rangka penambahan modal sebesar IDR 4.351 Miliar. WIPL merupakan entitas anak dari *Sovereign Wealth Fund* Republik Singapura, yaitu GIC (Government of Singapore Investment Corporation).

- Dana yang diperoleh digunakan untuk melunasi *bridge-loan* sebesar IDR 4.030 Miliar. Setelah penambahan modal, total ekuitas MUN tercatat sebesar Rp 6.688 Miliar dengan DER sebesar 1,10x per 31 Desember 2023.

Catatan: Struktur per 31 Desember 2023; sebelum program pembelian kembali PTS & Akuisisi JTT.



Penyelesaian Akses Jalan Tol MNP

Nusantara Infrastructure

Akses jalan tol ke Makassar New Port (MNP) telah selesai pada Desember 2023 dan diresmikan oleh Presiden ke-7 Indonesia pada Februari 2024. Proyek ini merupakan bagian dari paket *bundling* Pengembangan Bisnis BSD.

Gambaran Umum Proyek MNP

Nusantara Infrastructure

- Penyedia Pekerjaan : PT Bintaro Serpong Damai
- Jenis Konstruksi : Box Girder
- Akuisisi Tanah : Aktivitas pembebasan lahan oleh PT Pelindo
- Status Jalan Tol : Beroperasi

- **Total Panjang 3,215.8 m**
- *Bored Pile Ø0.8m 157 pile*
- *Bored Pile Ø1.2m 90 pile*
- *Pile Cap 20 nos*
- *Pier Column 21 pier*
- *Pier Head 19 nos*
- *Extension Pile 157 pile*
- *Capping Beam 67 nos*
- *Precast Slab 254 segment*
- *Precast Box Girder 363 segments*

PT Makassar Airport Network (MAN)
Penyesuaian Tarif Reguler

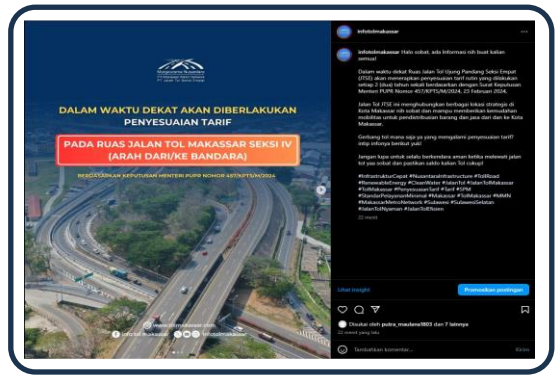
Nusantara Infrastructure

Mulai pada 9 Maret 2024, MAN, pemegang konsesi Jalan Tol Makassar Seksi 4, telah menerapkan tarif baru berdasarkan penyesuaian periodik.

Toll rate (IDR full amount)					
	Gol I	Gol II	Gol III	Gol IV	Gol V
Tarif lama	10,000	17,000	17,000	25,000	25,000
Tarif baru	11,000	18,500	18,500	27,500	27,500

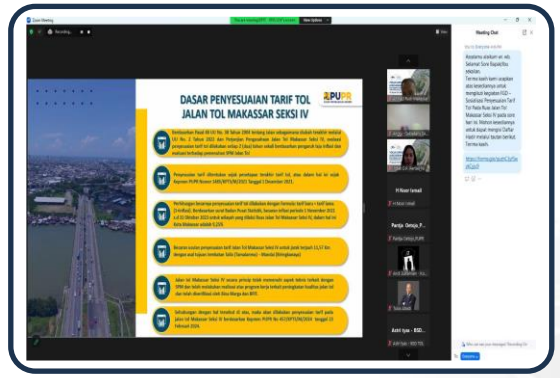
Catatan: Tabel Tarif yang ditampilkan merupakan tarif di Gerbang Utama (tarif dengan jarak terjauh) untuk golongan kendaraan kelas 1 s.d. 5.

Highlights of tariff socialization

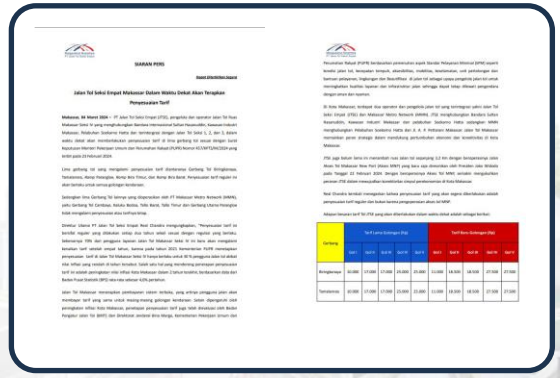


Media Sosial

Banner Luar Ruangan



FGD



Siaran Pers

PT Jasamarga Jalanlayang Cikampek (JJC)
Penyesuaian Tarif Khusus

Nusantara Infrastructure

Pada 9 Maret 2024, jalan tol Jakarta-Cikampek menerapkan skema tarif baru yang berlaku untuk kedua pemegang konsesi; perseroan jalan tol di tingkat jalan (at-grade) dan jalan tol elevated (misalnya JJC).

Toll rate (IDR full amount)					
	Gol I	Gol II	Gol III	Gol IV	Gol V
Tarif lama	20,000	30,000	30,000	40,000	40,000
Tarif baru	27,000	40,500	40,500	54,000	54,000

Catatan: Tabel tarif yang ditampilkan merupakan tarif untuk Zona 4 (tarif dengan jarak terjauh dari arah Jakarta ke Cikampek) untuk golongan kendaraan kelas 1 s.d. 5.

Pada Desember 2022, MUN mengakuisisi 40% saham di PT JJC dan menjadi pemegang saham bersama dengan Jasamarga Transjawa Tol (40%). Pemegang saham sisanya adalah PT Ranggi Sugiron Perkasa (20%). PT JJC adalah pemegang konsesi Jakarta-Cikampek Elevated (MBZ), jalan tol elevated terpanjang di Indonesia (38 km), yang berfungsi sebagai gerbang masuk/keluar dari wilayah Jakarta ke ruas Transjava.

PT Bintaro Serpong Damai (BSD)
Penyesuaian Tarif Khusus

Nusantara Infrastructure

Setelah penyelesaian 3 proyek bundling; **1)**. Mitigasi banjir di KM 8 Jalan Tol Pondok Aren-Serpong **2)**. Pembangunan Weaving Area di KM 10 Jalan Tol Pondok Aren-Serpong, **3)**. Akses Jalan Tol MNP, BSD diberikan persetujuan untuk penyesuaian tarif khusus. Implementasi tarif ini mulai berlaku pada 15 September 2024 (setelah dilakukan sosialisasi tarif).

Media Sosial

VMS Luar Ruangan

Banner Luar Ruangan

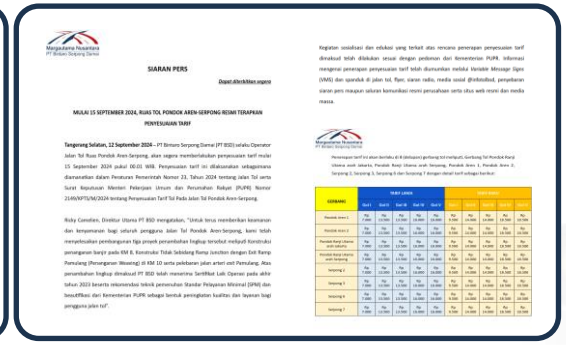
Toll rate (IDR full amount)					
	Gol I	Gol II	Gol III	Gol IV	Gol V
Tarif lama	7,000	13,500	13,500	16,000	16,000
Tarif baru	9,500	14,000	14,000	18,500	18,500

Catatan: Tabel Tarif yang ditampilkan merupakan tarif tol sistem terbuka yang berlaku di seluruh ruas tol Pondok-Aren Serpong (BSD Tol) untuk golongan kendaraan kelas 1 s.d. 5.

Penyesuaian tarif ini menyebabkan perubahan tarif di gerbang tol Pondok-Ranji (pengumpulan tarif tol di gerbang tersebut merupakan gabungan dari tarif system terbuka BSD Tol dengan pengelola ruas tol Pondok Ranji-Ulujami (grup Jasamarga)).

Sesi Dengar Pendapat dengan Pemerintah

FGD



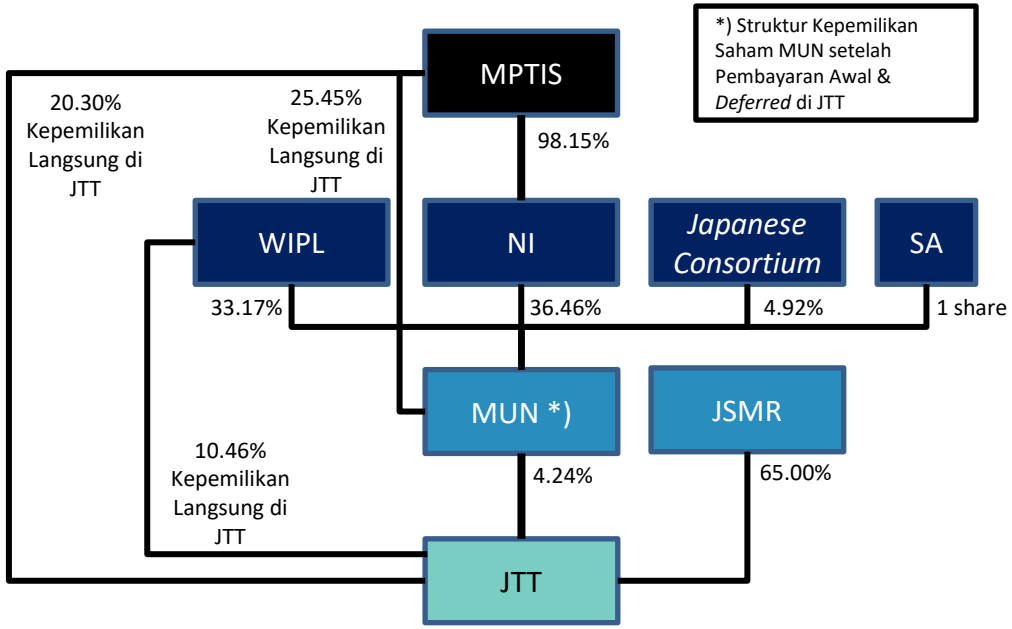
Siaran Pers

Akuisisi Saham PT Jasamarga Transjawa Tol (JTT)

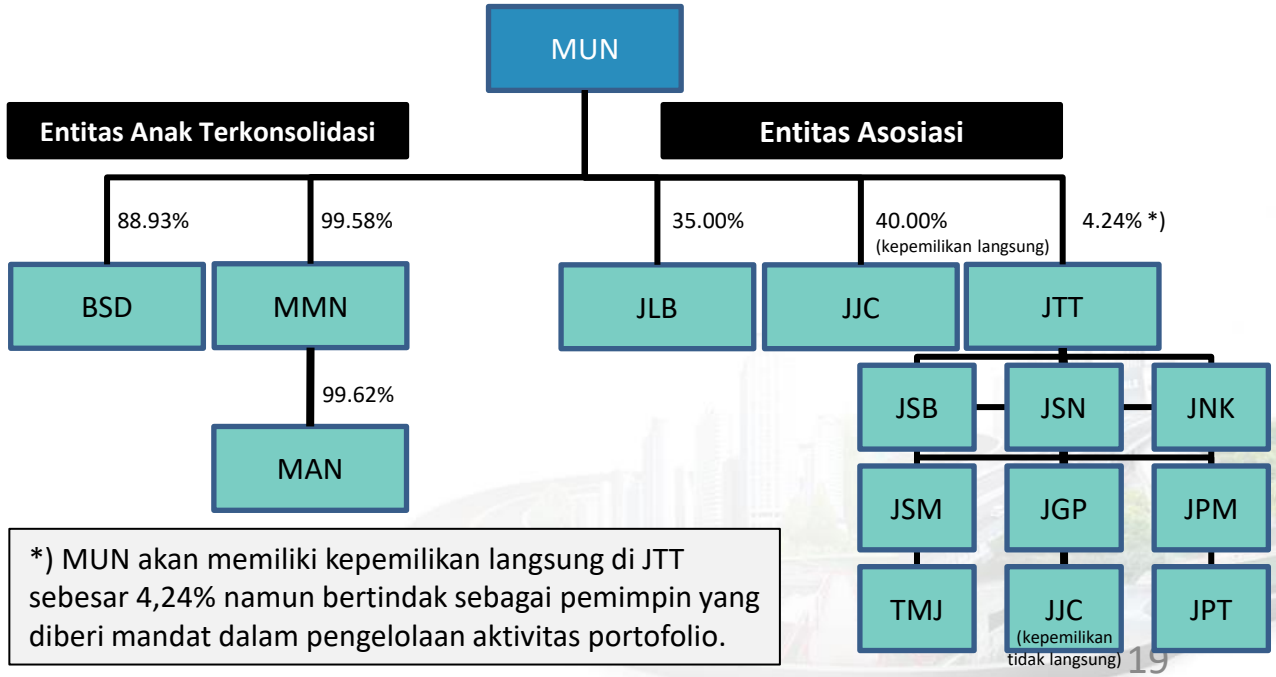
Nusantara Infrastructure

Akuisisi jalan tol terbesar di Indonesia hingga saat ini (penutupan transaksi pada 27 September 2024): Kemitraan strategis sebesar 35% dengan Jasamarga Group di jalur Transjava, mahkota jalan tol di Pulau Jawa, dengan nilai transaksi sebesar IDR 15.750 Miliar. Sebuah keputusan investasi visioner yang didukung oleh aset yang menguntungkan, rekam jejak dividen, dan masa konsesi jangka panjang.

Struktur Kepemilikan JTT Pasca Akuisisi



Struktur Kepemilikan MUN Setelah Akuisisi JTT

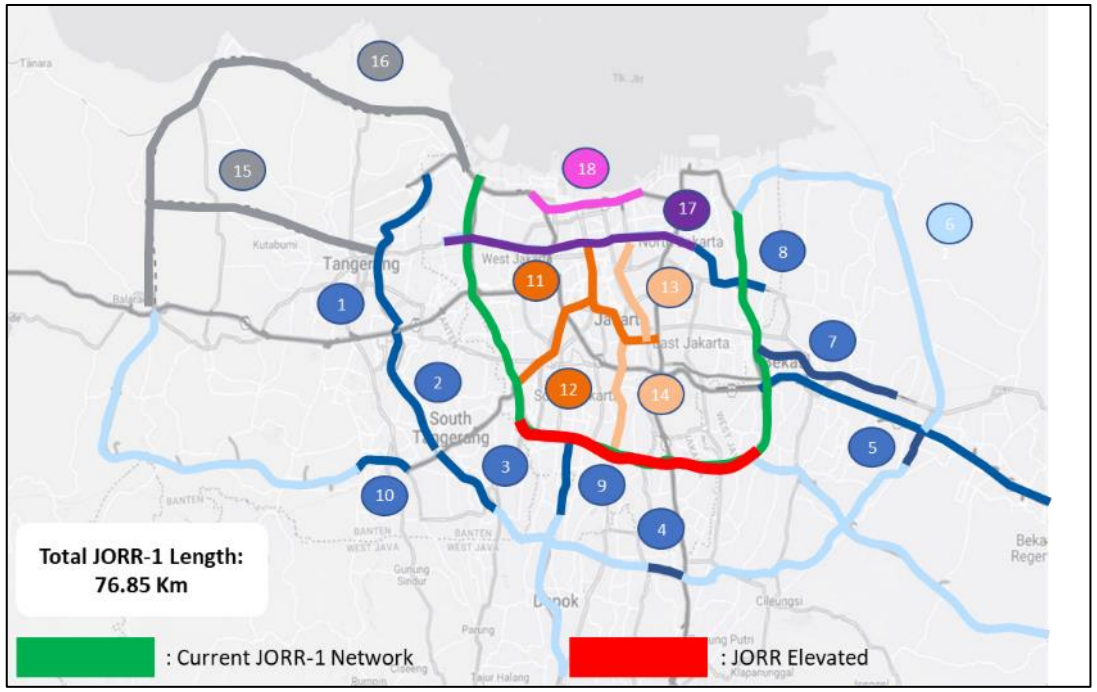


*) MUN akan memiliki kepemilikan langsung di JTT sebesar 4,24% namun bertindak sebagai pemimpin yang diberi mandat dalam pengelolaan aktivitas portofolio.

Proyek JORR Elevated

Perubahan besar dalam perencanaan. Nusantara Infrastructure telah menandatangani proyek konsesi selama 45 tahun (Oktober 2023) untuk jalan *bypass elevated* di ring dalam (JORR-1) kota Jakarta. Dengan keberadaan di aset terbaik JORR-1 (JORR-W1/JLB), proyek baru ini akan menjadi Langkah strategis bagi grup perseroan di masa depan. Risiko permintaan yang lebih rendah didukung oleh sistem *pooling* pendapatan tol yang terintegrasi. Saat ini, pemegang konsesi sedang dalam proses tinjauan desain dan diharapkan dapat menyelesaikan aktivitas desain akhir pada awal tahun depan.

Backbone untuk Mobilitas Jabodetabek: Perluasan Kapasitas (pengumpan ke JORR-1)



	Est. COD
Jaringan baru yang dibangun (JORR-1, JORR-2)	2019 – 2024
Bagian yang tersisa untuk diselesaikan (sebagian dari konsesi yang ada)	2023 – 2028
Rencana Perluasan Inner Ring Road (JIUT) 6 Jakarta Inner Ring Roads	2028 – 2030
Inner Ring Road (JIUT) Expansion Plan 6 Jakarta Inner Ring Roads	2031 – 2033
Perkembangan West Ring Road Balaraja-Semanan & Kamal-Teluk Naga-Rajeg	2028 – 2030
Rencana Perluasan Inner Ring Road (JIUT) Semanan – Sunter	2031 – 2033
Rencana Perluasan Inner Ring Road (JIUT) Harbour Road Elevated	2026 – 2028

*Sebanyak **16 seksi jalan tol** baru di wilayah Jakarta diperkirakan akan beroperasi penuh **dalam 10 tahun mendatang (+230 km)**, yang akan terhubung langsung ke JORR-1 **dan meningkatkan volume lalu lintas di JORR-1**.*

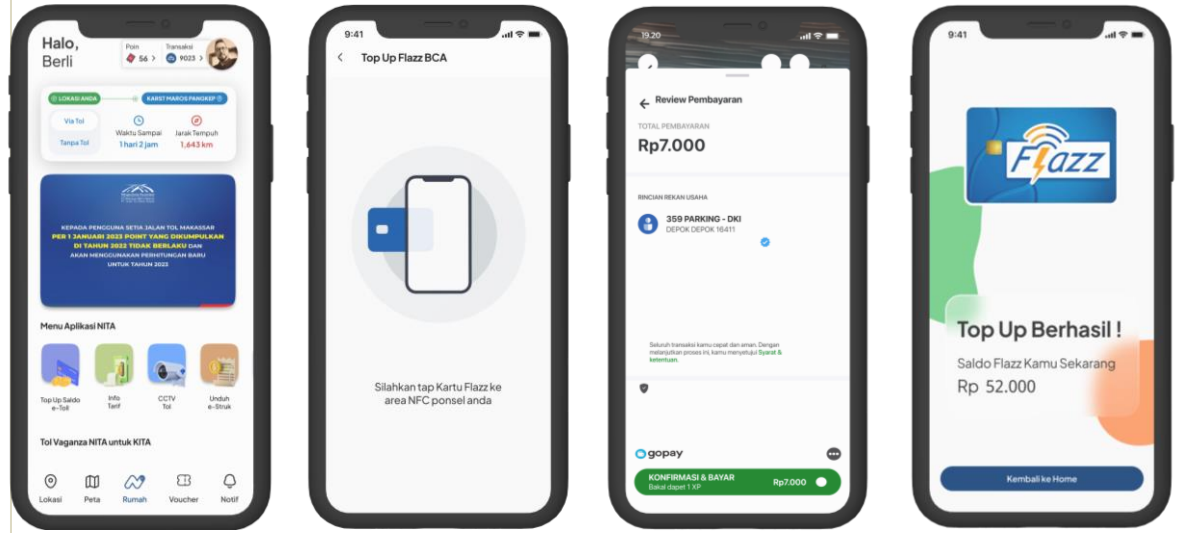
Digitalisasi: Aplikasi Jalan Tol Nusantara Infrastructure (NITA)

Gambaran Umum

NITA adalah aplikasi yang berfungsi sebagai media informasi dan interaksi antara pengguna jalan tol dan operator jalan tol (dalam hal ini MMN dan MAN). NITA telah tersedia di Play Store sejak Mei 2022 dan di App Store sejak Juli 2022.

Berikut adalah beberapa fitur yang tersedia dalam NITA:

1. Informasi transaksi pengguna
2. Informasi tarif, kamera pengawas, kontak darurat Informasi tarif, kamera pengawas, kontak darurat
3. Informasi berita terbaru, Perkiraan Waktu Tiba (ETA)
4. Isi Ulang Flazz (fitur yang akan datang)
5. Penukaran Poin (fitur yang akan datang)
6. Aktivitas Pemberitahuan Push (fitur yang akan datang)
7. Rekap Tahunan (fitur yang akan datang)
8. *Cashback* (fitur yang akan datang)



Tersedia di *Google Play Store* dan *App Store*

GET IT ON Google Play

Download on the App Store

Sorotan Kinerja Operasional & Volume Lalu Lintas Jalan Tol

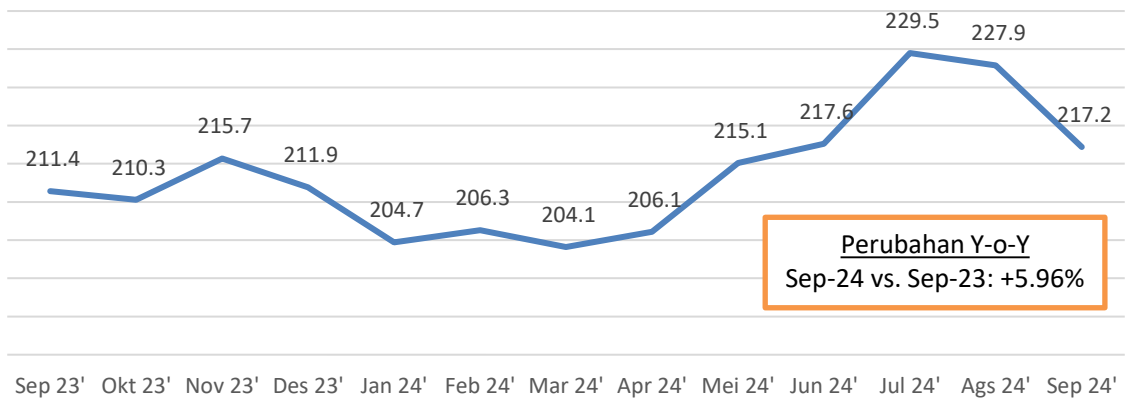
Nusantara Infrastructure

Volume Operasional tahun berjalan	Rata-rata Lalu Lintas Harian (LHR)
3Q-24	469.59
3Q-23	466.52
Perubahan tahun ke tahun (yoy) (%)	0.66%

Pencatatan Pendapatan tahun berjalan (IDR Miliar)	Pendapatan Tol *) (MUN)
3Q-24	1,730.88
3Q-23	1,521.40
Perubahan tahun ke tahun (yoy) (%)	13.77%

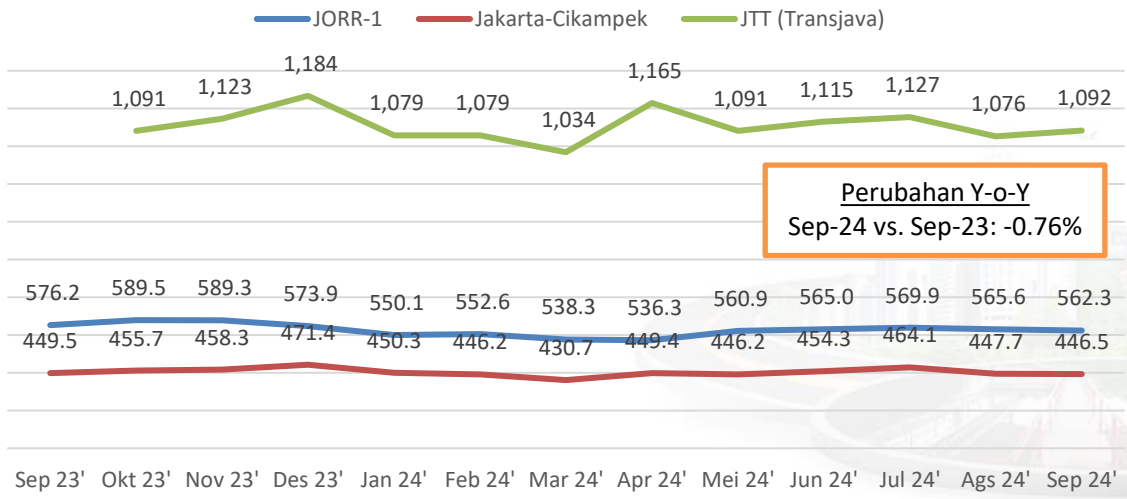
**) Pendapatan tol gabungan dihitung berdasarkan entitas konsolidasi dan pendapatan tol proporsional pada entitas asosiasi (tidak termasuk portofolio JTT).*

Lalu Lintas Bulanan pada Entitas Konsolidasi MUN
Dalam vpd '000



Volume hingga September 2024 menunjukkan pertumbuhan tahunan sebesar +2,74% dibandingkan tahun sebelumnya.

Lalu Lintas Bulanan pada Entitas Asosiasi MUN
Dalam vpd '000



Pada JORR-1, Jakarta-Cikampek (Cikampek Integrated), dan JTT (Transjava), volume selama 12 bulan terakhir relatif stabil.

Nusantara Infrastructure

Bagian 2: Perkembangan Terkini Unit Bisnis

SEKTOR UTILITAS: AIR BERSIH & ENERGI TERBARUKAN

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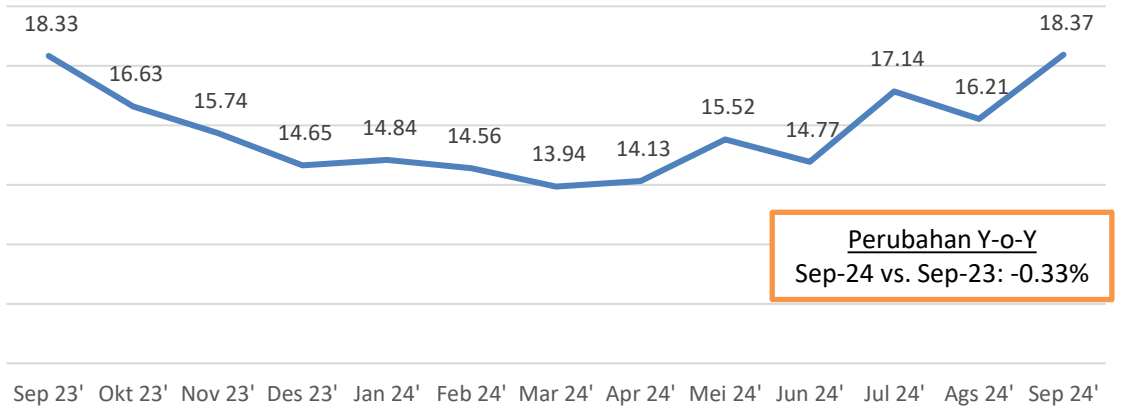
Sorotan Kinerja Operasional & Volume Penjualan Air

Nusantara Infrastructure

Volume Operasional tahun berjalan	Volume Penjualan Air (juta m^3)
3Q-24	7.85
3Q-23	6.69
Perubahan tahun ke tahun (yoy) (%)	17.20%

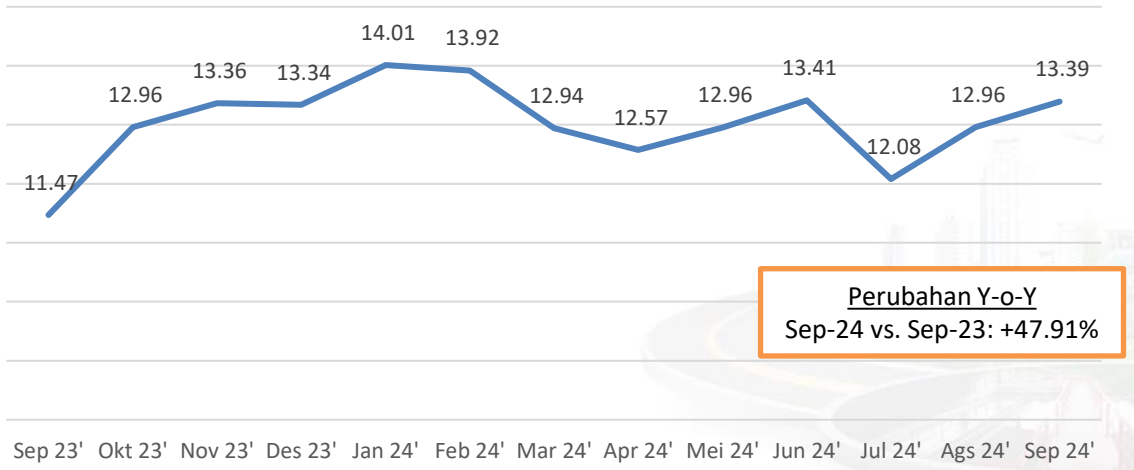
Pencatatan Pendapatan tahun berjalan (IDR Miliar)	Penjualan Air (POTUM)
3Q-24	78.59
3Q-23	49.77
Perubahan tahun ke tahun (yoy) (%)	57.91%

SCTK
Dalam *Million Liters per Day* (Juta Liter per Hari)



Penjualan air SCTK terlihat stabil namun sedikit lebih rendah dibandingkan tahun lalu (-0,33%). Produksi air memiliki tren siklus di mana posisinya akan meningkat menjelang akhir tahun.

DCC
Dalam *Million Liters per Day* (Juta Liter per Hari)



Volume DCC meningkat secara signifikan dibandingkan tahun sebelumnya sebagai hasil dari kapasitas *take-or-pay* kontrak baru yang mencapai 400.000 m^3 per bulan.

Sorotan Kinerja Operasional & Kapasitas Produksi Energi Terbarukan

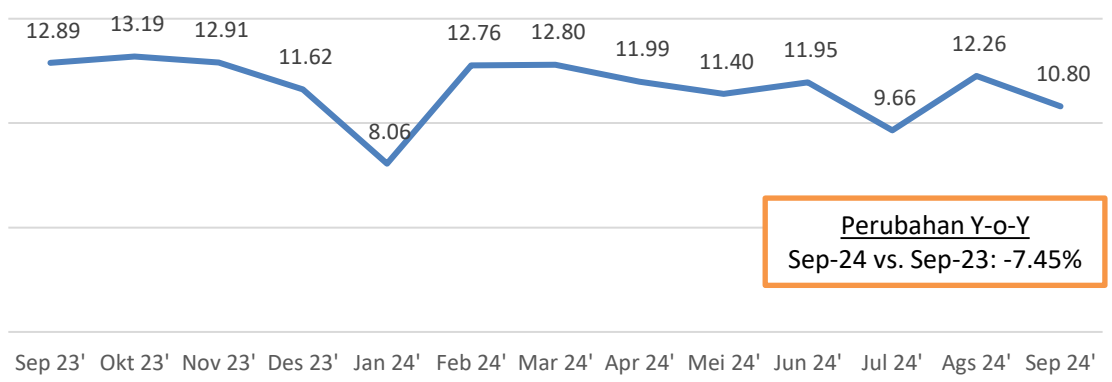
Nusantara Infrastructure

Volume Operasional tahun berjalan	Energi Terjual (MwH)
3Q-24	137.87
3Q-23	145.25
Perubahan tahun ke tahun (yoy) (%)	-5.08%

Pencatatan Pendapatan tahun berjalan (IDR Miliar)	Pendapatan Tertagih (EI)
3Q-24	156.44
3Q-23	164.78
Perubahan tahun ke tahun (yoy) (%)	-5.06%

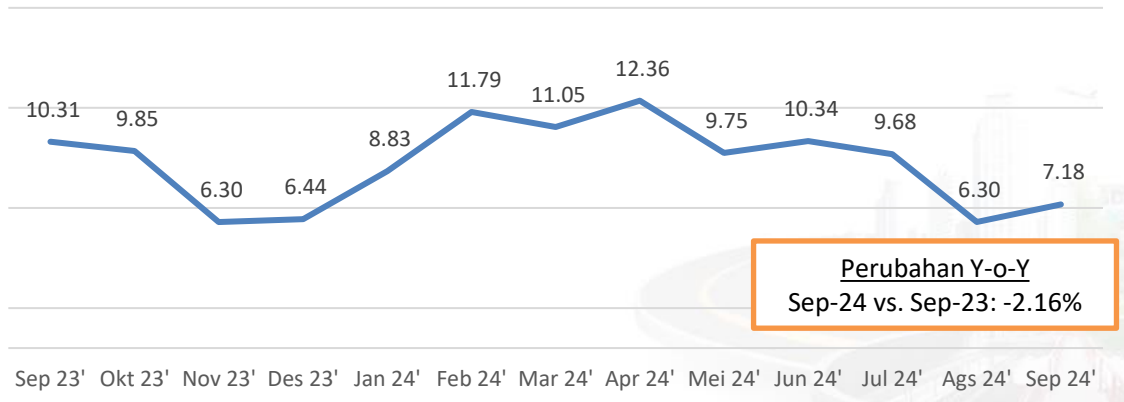
RPSL

Dalam *Average Hourly Mega-Watt* (AHMW) (per Bulan)



IME

Dalam *Average Hourly Mega-Watt* (AHMW) (per Bulan)



Produksi Energi

RPSL mencatat output yang lebih rendah dibandingkan tahun lalu akibat insiden pada transmisi PLN dan perbaikan *pre-heater*, sementara IME mencatat output yang lebih rendah karena percepatan pemeliharaan 5 tahunan. Namun, kedua pembangkit tetap menghasilkan energi di atas nilai kontrak dengan PLN. Penurunan output hanya berdampak pada penjualan untuk permintaan berlebih.

Digitalisasi: AquaDigi

Nusantara Infrastructure

Gambaran Umum

AquaDigi merupakan aplikasi yang berfungsi sebagai informasi aset dan kegiatan operasional di Instalasi Pengolahan Air. Saat ini, aplikasi ini telah diimplementasikan di SCTK sejak tahun 2021 dan akan ditawarkan kepada pihak eksternal:

Di bawah ini adalah beberapa fitur di dalam AquaDigi :

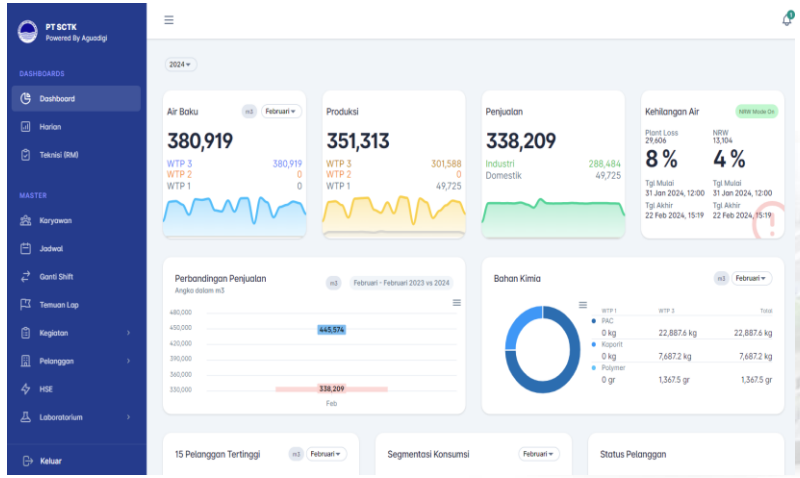
1. Aplikasi Operator
2. Aplikasi Manajemen
3. Aplikasi Pelanggan

Perbaikan yang Akan Datang

1. Atur ulang koreksi meteran
2. Menambahkan email pelanggan dengan tujuan penagihan
3. Implementasi Aplikasi Pelanggan
4. Integrasi dengan *Accurate*

Aplikasi *Mobile* Pelanggan (CMA)

Sistem Pemantauan Pelanggan (CMS)



Digitalisasi: Promis

Nusantara Infrastructure

Gambaran Umum

PROMIS adalah aplikasi yang berfungsi sebagai informasi aset dan kegiatan operasi di Pembangkit Listrik. Aplikasi ini telah diimplementasikan di Lau Gunung sejak 16 Februari 2024.

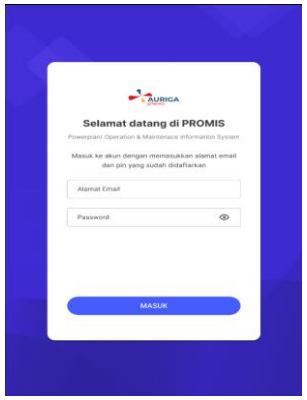
Di bawah ini adalah beberapa fitur di dalam PROMIS:

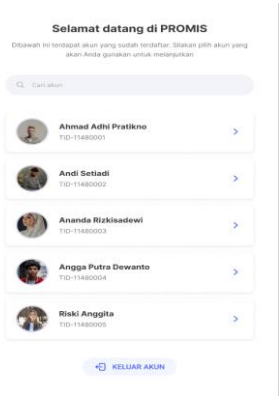
1. Aplikasi Operator
2. Aplikasi Web Manajemen

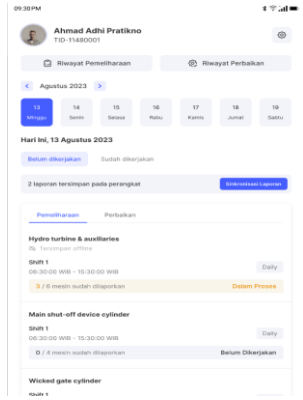
Aksi pada tahun 2024

1. Fase Implementasi
2. Fase Peninjauan
3. Perbaikan setelah implementasi

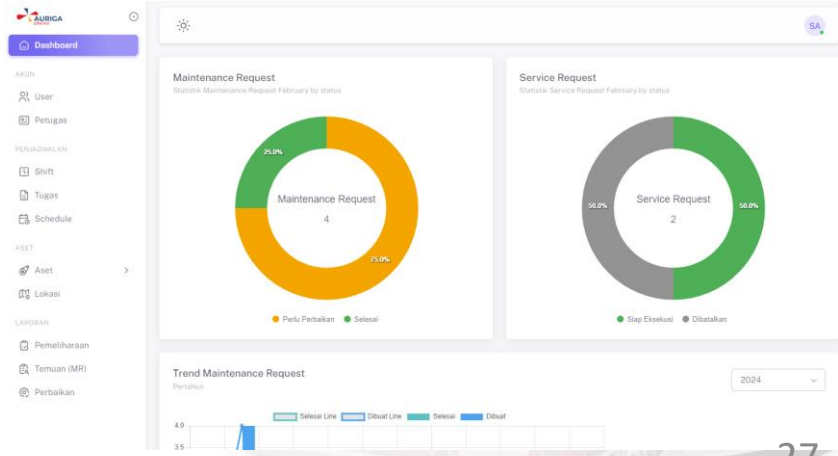
Aplikasi Operator







Panel Admin berbasis web



Nusantara Infrastructure

Bagian 2: Perkembangan Terkini Unit Bisnis

SEKTOR DIGITALISASI

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Bisnis Mobilitas: Otto Parking

Nusantara Infrastructure

Gambaran Umum

Otto Parking merupakan unit bisnis yang dikelola langsung oleh PT Meta Media Infranusantara (MMI) yang bergerak di bidang jasa pengelolaan parkir terpadu dan profesional dengan sistem IT, peralatan, dan sumber daya manusia yang memiliki pengalaman dan jaringan luas

Berikut ini adalah beberapa aplikasi yang mendukung bisnis Otto Parking:

1. Otto Desktop
2. Otto Admin
3. Otto Parking (aplikasi e-Valet)

Fitur yang Akan Datang

1. Otto Desktop *Improvement*
2. Otto Admin *Improvement*
3. Operator Otto

OttoAdmin tersedia di *Google Play Store*

GET IT ON Google Play

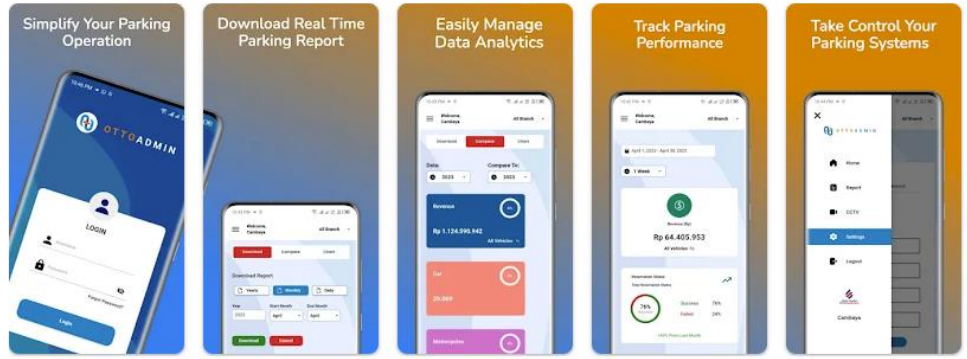
OttoParking tersedia di *Google Play Store*

GET IT ON Google Play

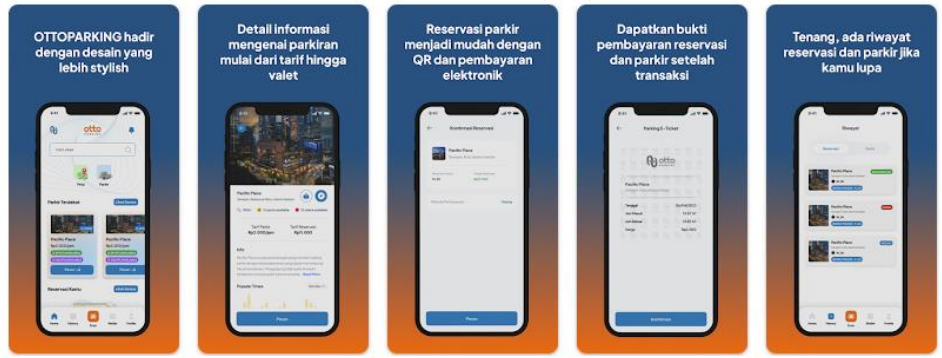
Pelanggan Kami di Tahun 2024

1. Mitra 10 & Bandar Raya Apartment di Tallasa City, Makassar. Beroperasi sejak 1 Januari 2024

OttoAdmin *Mobile*



OttoParking *Mobile*



Pembaruan tentang *Standard Operating Procedures* (SOP) dan Kebijakan Grup

Nusantara Infrastructure

Sertifikasi yang telah dimiliki & di-implementasikan

ISO 9001 (Sistem Manajemen Mutu): Memastikan kualitas produk dan layanan sesuai standar internasional.

ISO 14001 (Manajemen Lingkungan): Membantu perseroan mengelola dampak lingkungan secara efektif.

ISO 45001 (Kesehatan & Keselamatan Kerja): Fokus pada perlindungan pekerja dari risiko kesehatan dan keselamatan.

Sertifikasi Dalam Proses Implementasi

ISO 37001 (Anti Penyuapan): Mengontrol risiko penyuapan dalam organisasi.

ISO 39001 (Keselamatan Lalu Lintas): Meningkatkan keselamatan di jalan raya melalui pengelolaan risiko.

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Bagian 3: Kinerja Keuangan

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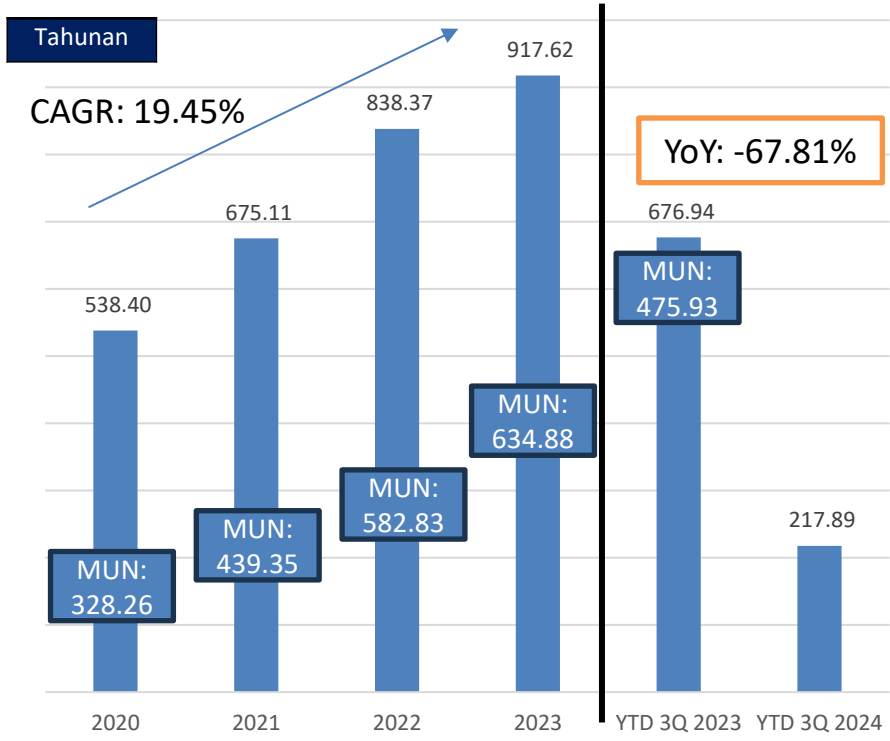
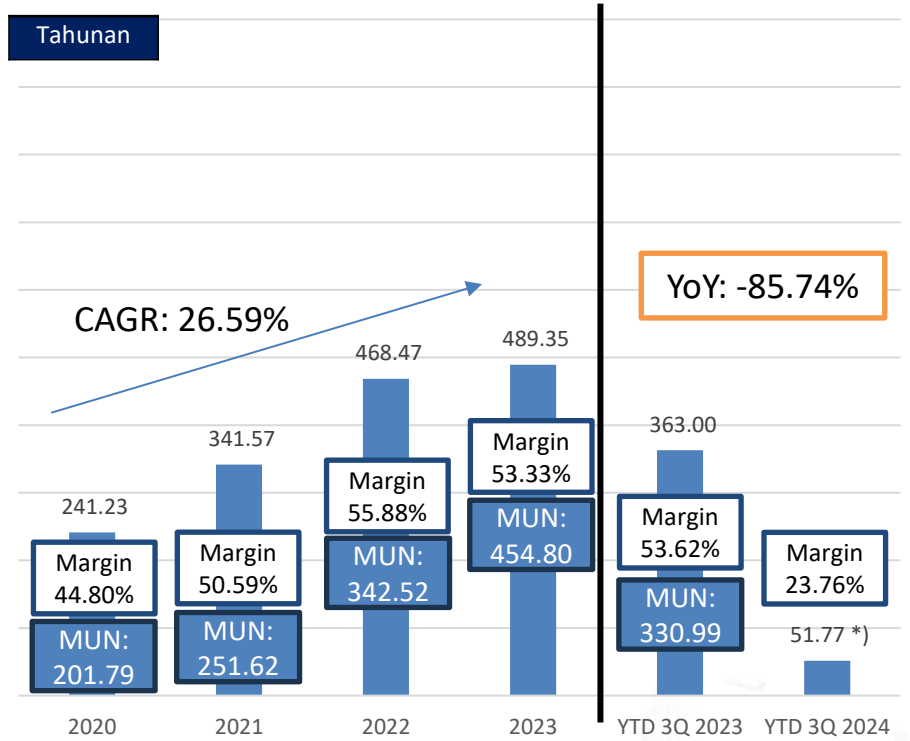
Pendapatan and EBITDA

Pendapatan dan Penjualan 2020 – YTD 3Q-2024
Termasuk pendapatan operasional lainnya, tidak termasuk pendapatan konstruksi (seperti pendapatan iklan dan sewa lahan)



Antara tahun 2020 dan 2023, pendapatan & penjualan menunjukkan CAGR sebesar +19,45%. Pasca dekonsolidasi MUN (efektif mulai 19 Desember 2024), Perseroan mencatatkan pendapatan konsolidasi yang lebih rendah.

EBITDA 2020 – YTD 3Q-2024
Sebagaimana tercatat dalam laporan keuangan teraudit dan tidak termasuk bebang tidak berulang



**) Tidak termasuk MUN (dekonsolidasi).*

EBITDA MUN per YTD 3Q 2024 sebesar Rp 381.7 Miliar (100%).

Asumsi Perusahaan efektif mencatatkan EBITDA MUN secara proporsional adalah setara dengan Rp 202.35 Miliar (Rp 51.77 Miliar + 39.45% x Rp 381.70 Miliar).

Dikarenakan dekonsolidasi MUN (*sub-holding* jalan tol), Perseroan mengalami penurunan dalam laporan keuangan konsolidasian. Namun, Perseroan tetap mencatatkan EBITDA yang positif per YTD 3Q-24.

Laba Usaha dan Laba (Rugi) Bersih

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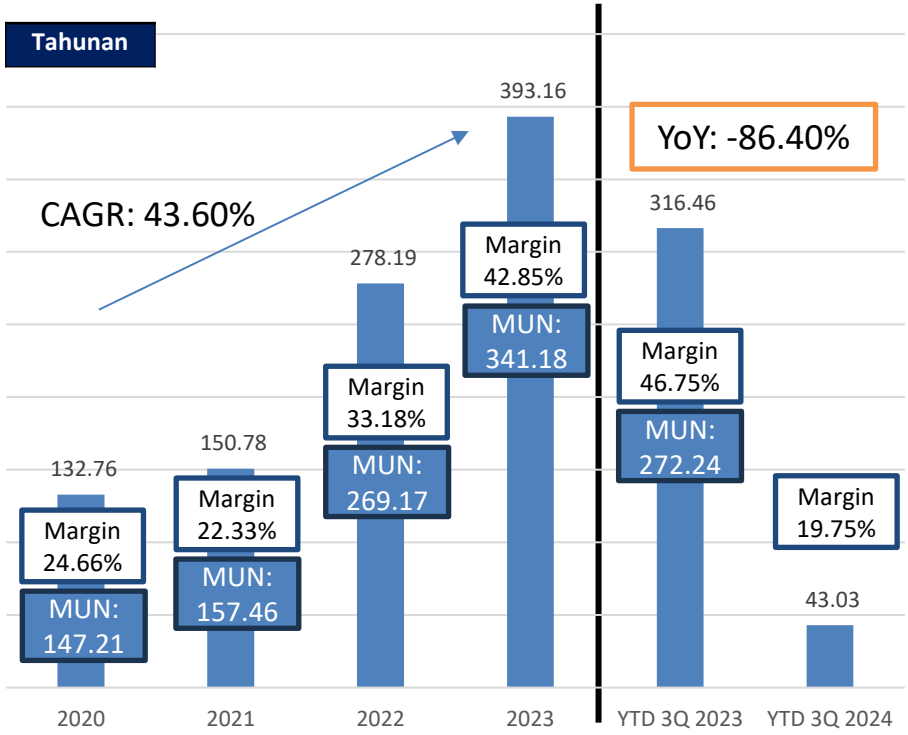
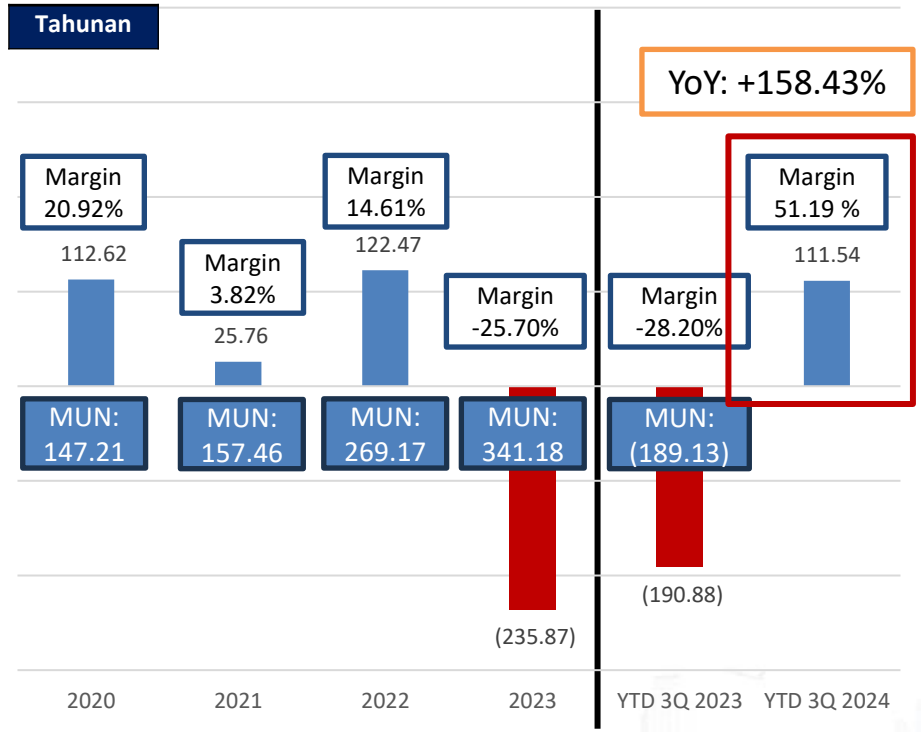
Laba Operasional 2020 – YTD 3Q-2024



Laba Usaha disesuaikan turun setelah efek dekonsolidasi. Namun demikian, angkanya tetap positif dengan margin 19,75%.

Laba (Rugi) Bersih 2020 – YTD 3Q-2024



Perseroan berhasil mencatatkan laba sebesar Rp111,54 Miliar, membalikan rugi bersih sebesar Rp190,88 Miliar pada tahun lalu. Kendati setelah dekonsolidasi MUN, perseroan mencatatkan laba ekuitas bersih dari MUN sebesar Rp109,76 Miliar (untuk 43,39% porsi penyerapan laba yang diatribusikan).

Posisi Keuangan Perseroan

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IDR Bn	FY 2020	FY 2021	FY 2022	FY 2023	YTD 3Q 2024
Total Kas	590.39	986.02	523.37	577.89	227.25
Total Aset Lancar	643.80	1,264.94	946.74	442.65	466.90
Total Aset	5,846.68	6,587.33	11,153.50	4,319.24	4,405.14
Total Kewajiban Lancar	500.00	599.50	1,933.17	4,273.39	92.16
Total Utang (Utang bunga)	2,019.03	2,873.82	6,652.56	7,055.28	486.17
Total Kewajiban	2,491.58	3,225.87	7,670.96	7,574.88	595.23
Total Ekuitas	3,355.11	3,361.46	3,482.55	7,524.88	3,809.90
Rasio Keuangan:					
Rasio Lancar	1.29x	2.11x	0.49x	0.06x	5.07x
Total *Debt to Equity Ratio*	0.60x	0.85x	1.91x	0.94x	0.13x
Total *Liabilities to Equity Ratio*	0.74x	0.96x	2.20x	1.01x	0.16x
Debt to Assets Ratio	0.35x	0.44x	0.60x	1.63x	0.11x
ICR	3.91x	2.37x	2.41x	0.98x *)	1.52x

- Setelah dekonsolidasi MUN, total aset konsolidasi menjadi sebesar Rp4.404,14 Miliar (per YTD 3Q-24).
- Posisi keuangan perseroan berada pada posisi yang sehat dengan *gearing ratio* sebesar 0,13x (*Debt to Equity Ratio/DER*) dan ICR sebesar 1,52x.

**) ICR di bawah 1,00x karena adanya bridge-loan untuk akuisisi saham JJC. Pinjaman tersebut telah dilunasi pada tanggal 2 Januari 2024.*

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Terima Kasih

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Definisi dan Singkatan

Singkatan	Definisi
AHM	*Average Hourly Megawatt*
Bn	*Billion*
BSD	PT Bintaro Serpong Damai
CAGR	*Compound Annual Growth Rate*
CAPEX	*Capital Expenditure*
CEO	*Chief Executive Officer*
CSR	*Corporate Social Responsibility*
DCC	Dain Celicani Cemerlang
EBITDA	*Earnings before Interest, Taxes, Depreciation and Amortization*
EI	Energi Infranusantara
FY	*Full Year/Financial Year*
IDR	Rupiah
ICR	*Interest Coverage Ratio*
IME	Inpola Meka Energi
Japex	Jakarta-Cikampek
JGP	PT Jasamarga Gempol Pasuruan
JJC	PT Jasamarga Jalanlayang Cikampek (MBZ)
JLB	PT Jakarta Lingkar Baratsatu
JNK	PT Jasamarga Ngawi Kertosono
JORR	*Jakarta Outer Ring Road*
JPM	PT Jasamarga Pandaan Malang
JPT	PT Jasamarga Pandaan Tol
JSM	PT Jasamarga Surabaya Mojokerto
JSB	PT Jasamarga Semarang Batang
JSN	PT jasamarga Solo Ngawi
JTT	PT Jasamarga Transjawa Tol

Singkatan	Definisi
KBN	Komunitas Berdaya Nusantara
Lps	*Liter per Second*
MAN	PT Makassar Airport Network
MBZ	Jalan layang Mohamed Bin Zayed
META	Kode saham PT Nusantara Infrastructure Tbk
MMN	PT Makassar Metro Network
MNP	Makassar New Port
MPTC	Metro Pacific Tollways Corporation
MPTIS	PT Metro Pacific Tollways Indonesia Services
MUN	PT Margautama Nusantara
MW	Megawatt
MwH	*Megawatt per Hour*
NI	PT Nusantara Infrastructure Tbk
PHBS	Perilaku Hidup Bersih dan Sehat
PLN	Perusahaan Listrik Negara
PPA	*Power Purchase Agreement*
RPN	Rumah Pintar Nusantara
RPSL	PT Rezeki Perkasa Sejahtera Lestari
SCTK	PT Sarana Catur Tata Kelola
TMJ	Transmarga Jateng
VPD	*Vehicle per Day*
VTO	*Voluntary Tender Offer* / Penawaran Tender Sukarela
WIPL	Warrington Investment Pte Ltd
YoY	*Year on Year*
YTD	*Year to Date*