



PUBLIC EXPOSE

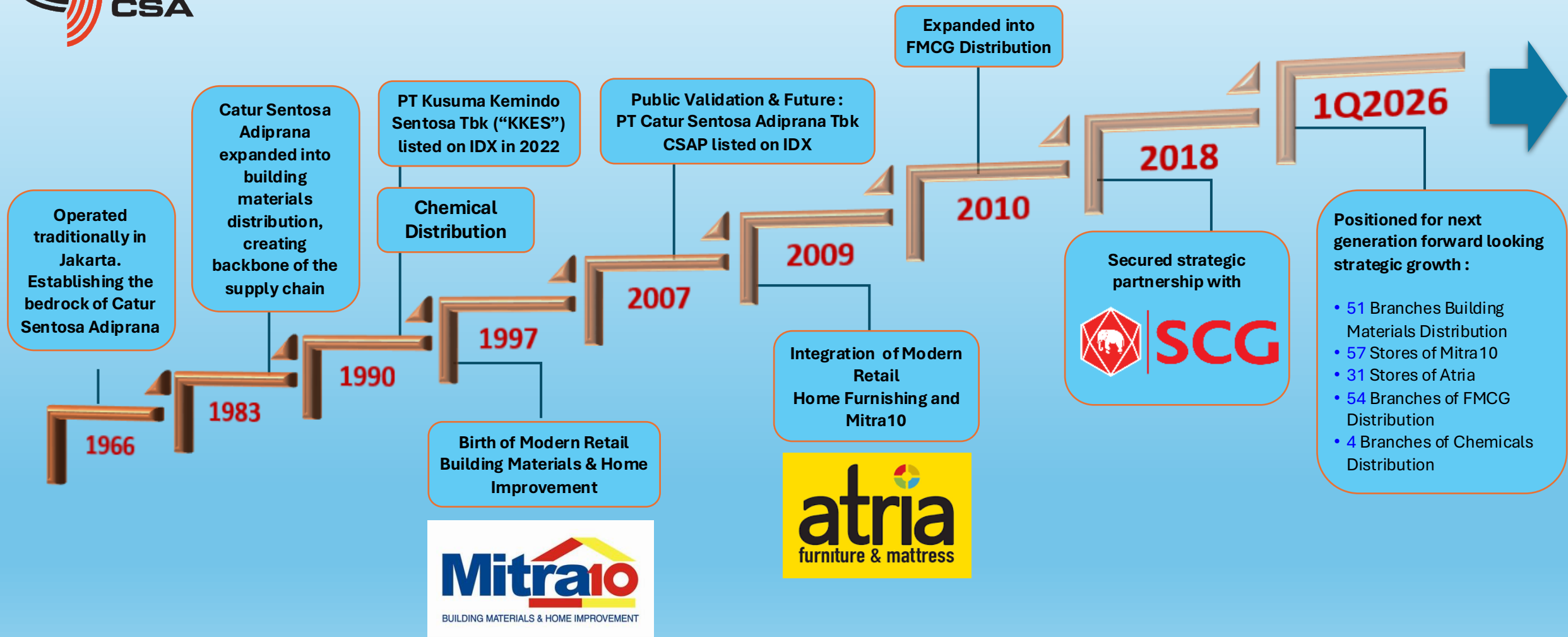
PT Catur Sentosa Adiprana Tbk (IDX: CSAP)
Indonesia's Largest Building Materials &
Home Improvement in Distribution & Retail
Jakarta, 25 Juni 2026



- Sales 2025 IDR 17.54T
- 51 Building Materials Branches
- 54 FMCG Branches
- 4 Chemical Branches
- 57 Mitra10 stores
- 31 Atria Stores

Company Milestones

60 Years of Compounding Growth
Consistent execution driving expansion from a localized operation to a fully integrated national powerhouse

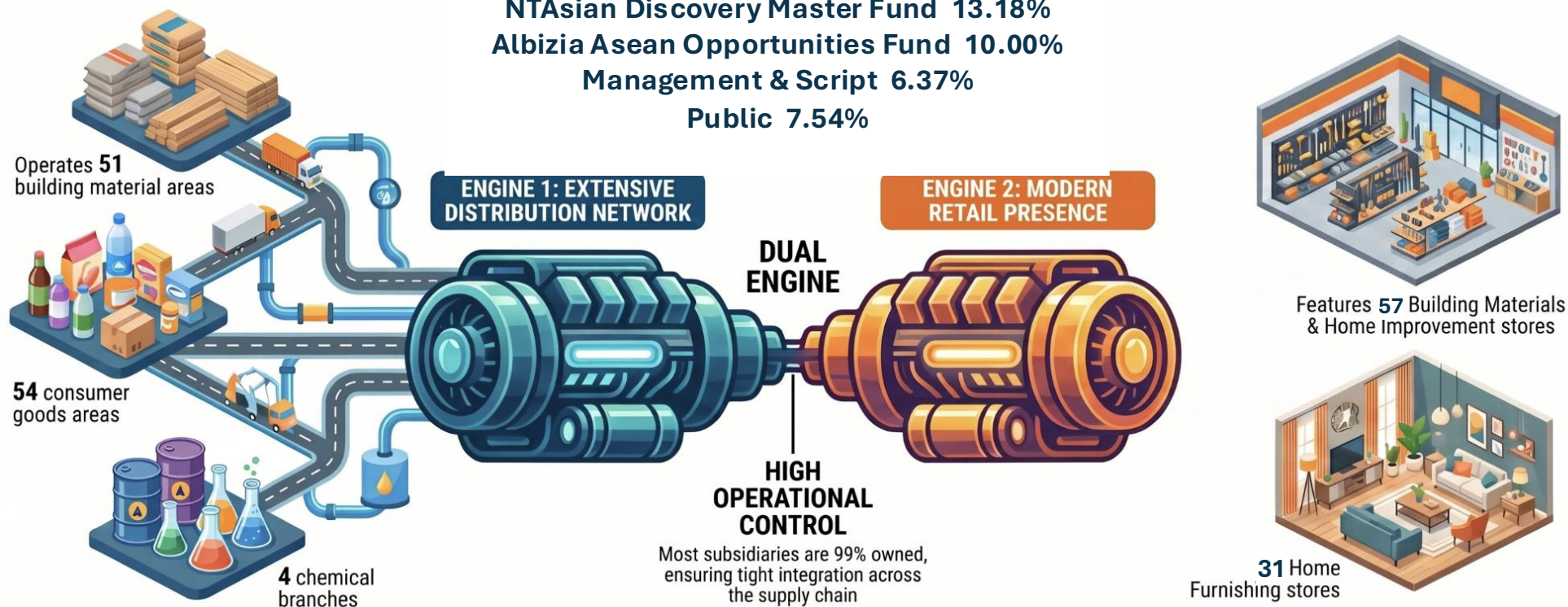


PT Catur Sentosa Adiprana Tbk: Indonesia's Dual Engine Business Model

A diversified business model with a massive distribution network and a growing modern retail footprint across Indonesia.

Shareholding & Ownership

PT Buanatata Adisentosa 32.01%
 SCG Retail Holding Co. Ltd. 30.90%
 NTAsian Discovery Master Fund 13.18%
 Albizia Asean Opportunities Fund 10.00%
 Management & Script 6.37%
 Public 7.54%



Board of Commissioners



Achmad Widjaja
President Commissioner



Wiroat Rattanachaisit
Commissioner



Kenneth Ng Shih Yek
Commissioner



Seow Han Yong, Justin
Commissioner



Justinus A. Sidharta
Independent Commissioner



Henny Ratnasari Dewi
Independent Commissioner

Key Management Team

Board of Directors

**Budyanto
Totong**

**Founder /
CEO &
President
Director**

*>50 years
experience
In Building
Materials*



Andy Totong
Strategic & Development
Director
*> 20 Years experience in
modern retail*



Antonius Tan
H R
Director
> 20 years experience in HR



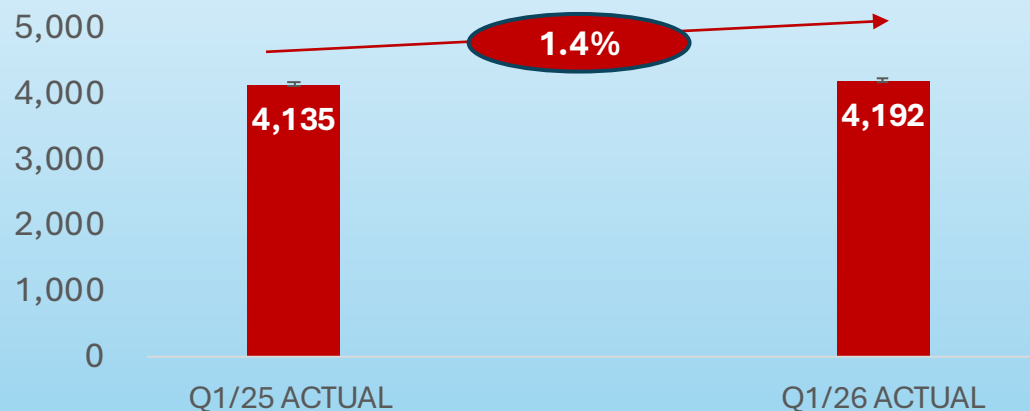
Puttipong Areerob
Operating Director
*>20 years in
building materials*



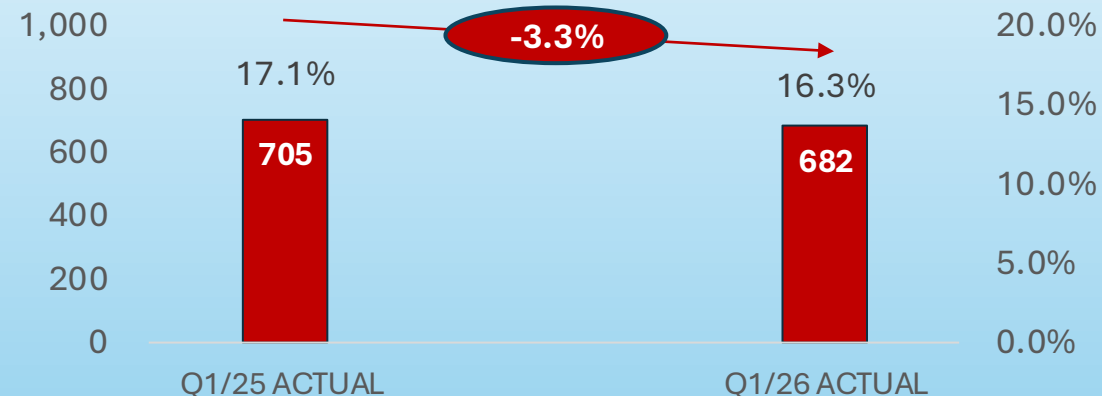
Surjati Tanril
CFO
*>20 years experience in
Accounting & Finance*

CSA Consolidated – 1Q2026

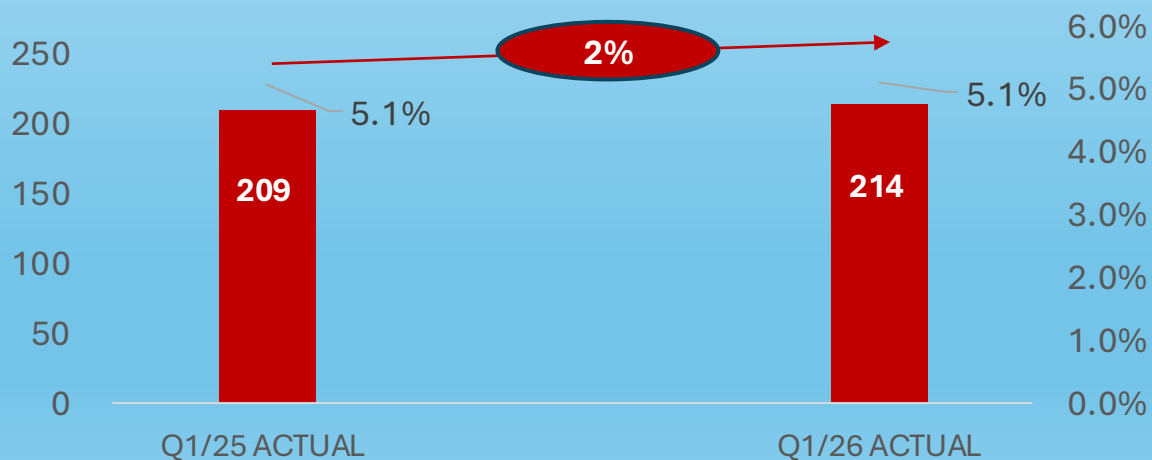
SALES (In IDR Billion)



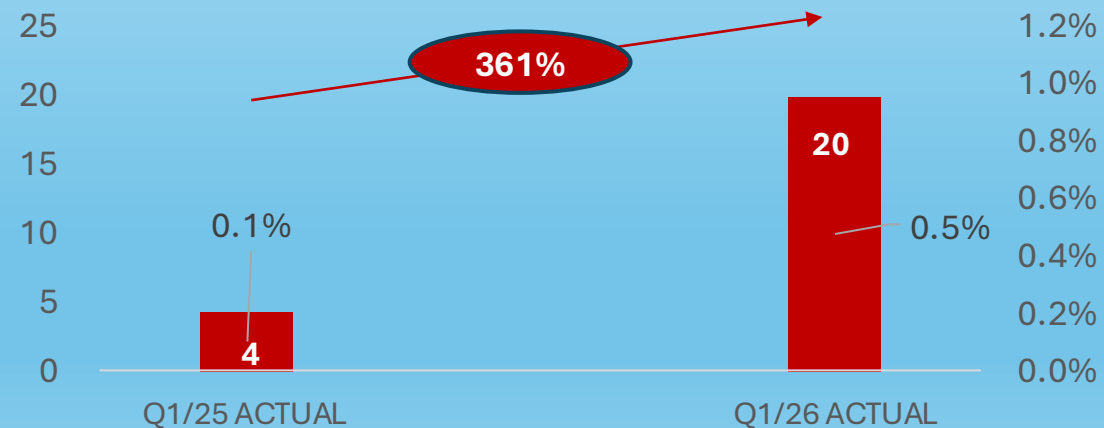
GROSS PROFIT (In IDR Billion)



EBITDA (In IDR Billion)



NET PROFIT (In IDR Billion)

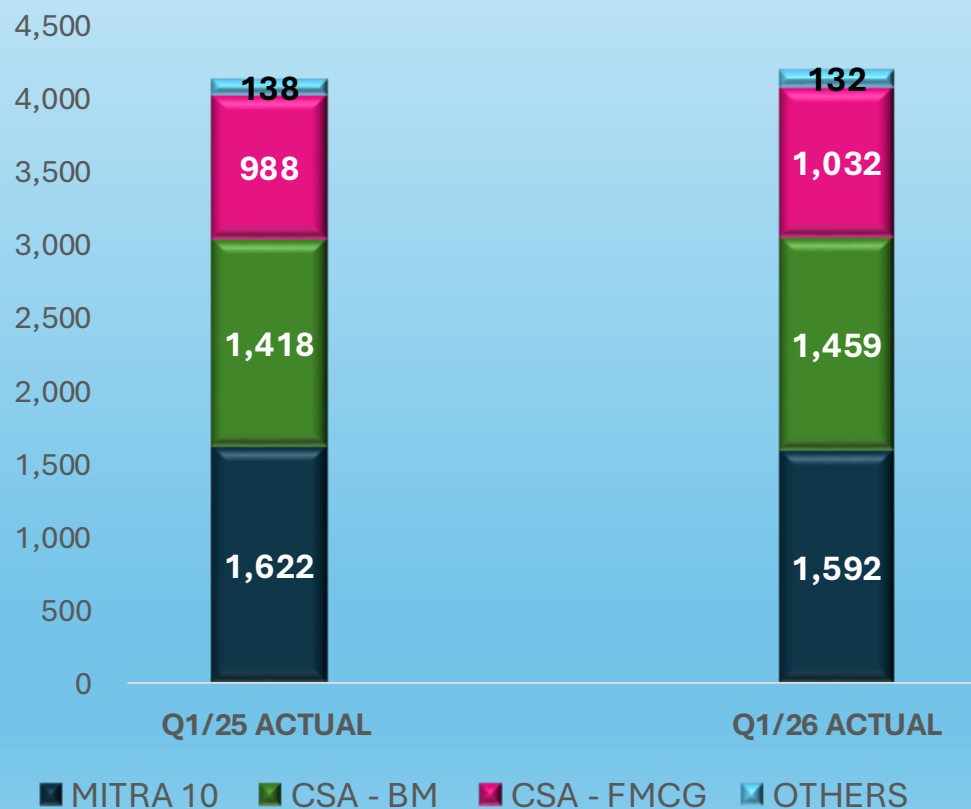


CSA Consolidated – Sales & Ebitda Contribution

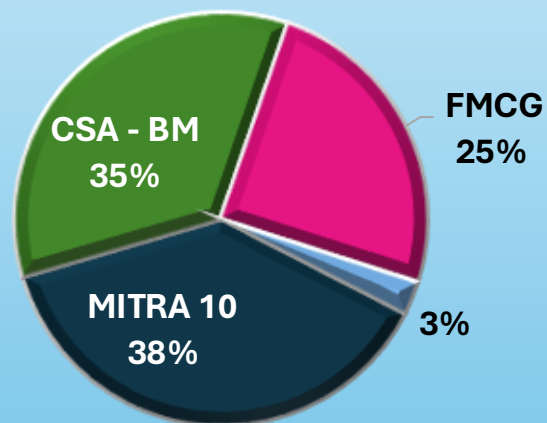
4,135 billion

4,192 billion

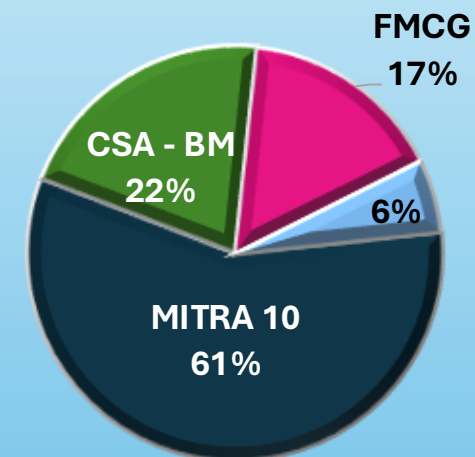
Sales by BU



Sales Q1/2026



EBITDA Q1/2026

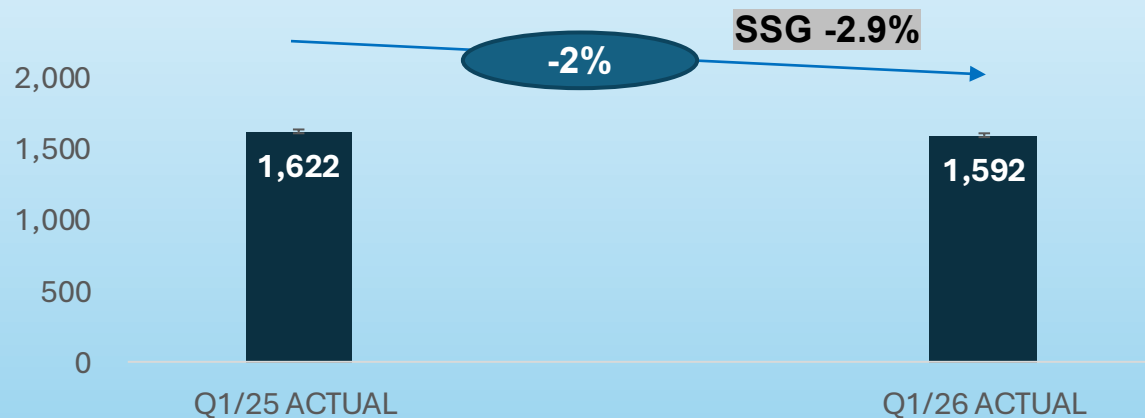


Modern Retail Mitra10

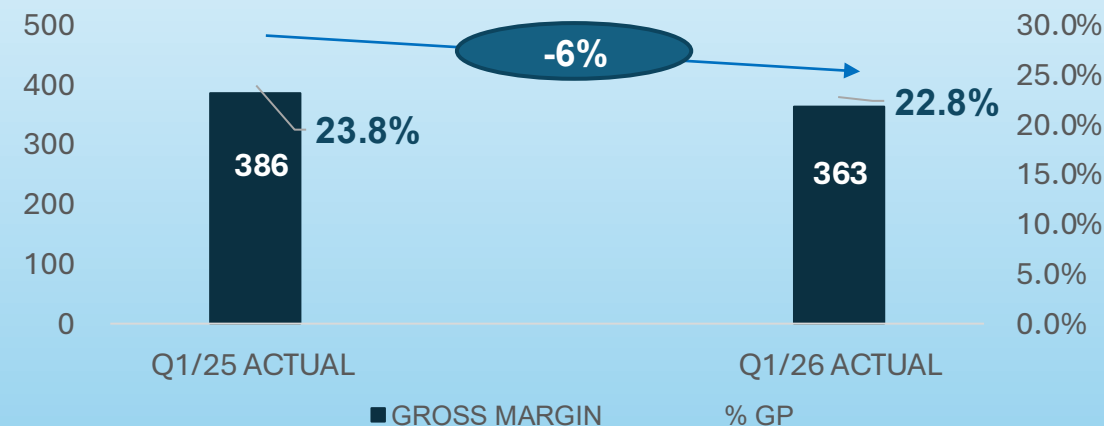


Mitra10 – 1Q2026

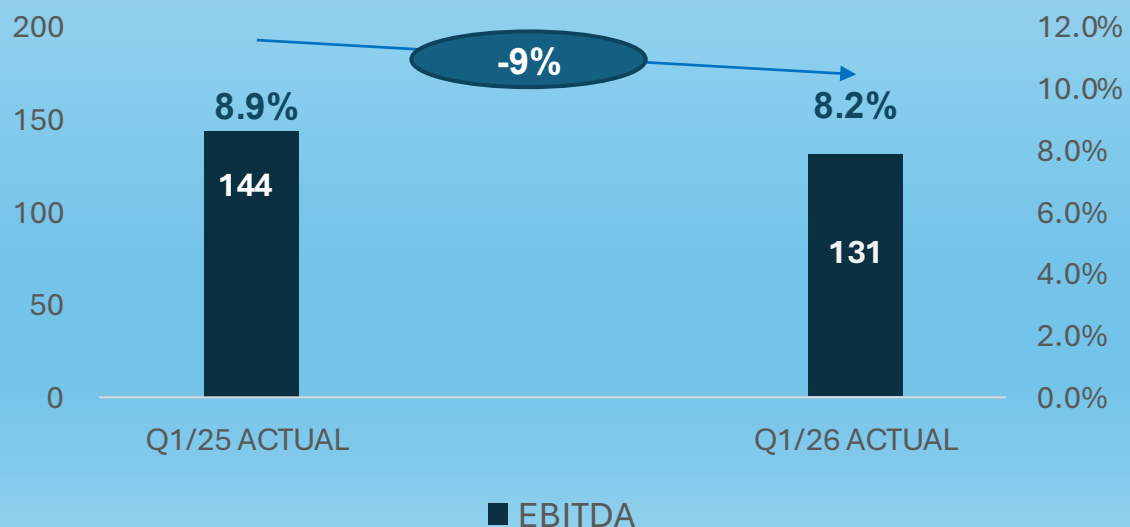
SALES (In IDR Billion)



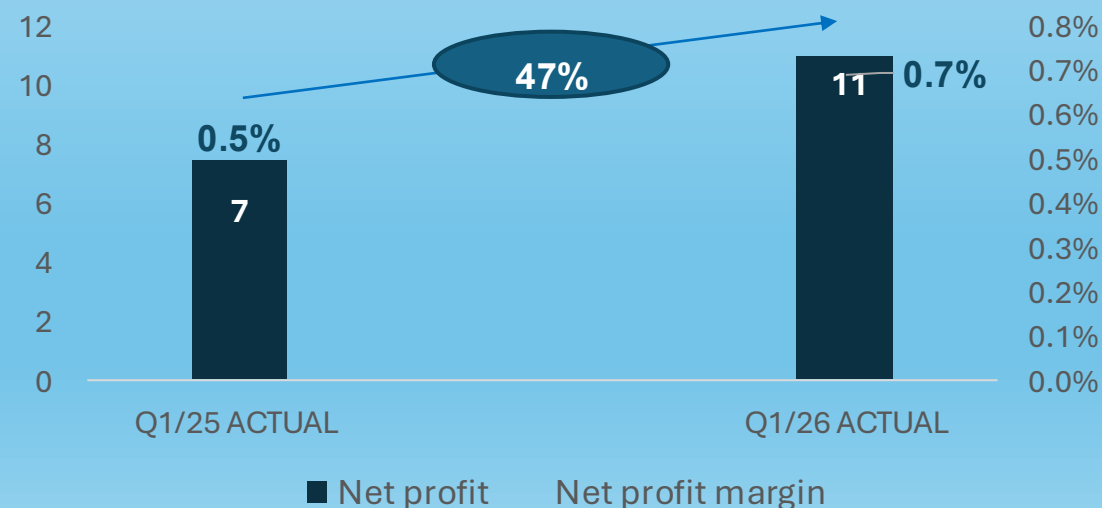
GROSS PROFIT (In IDR Billion)



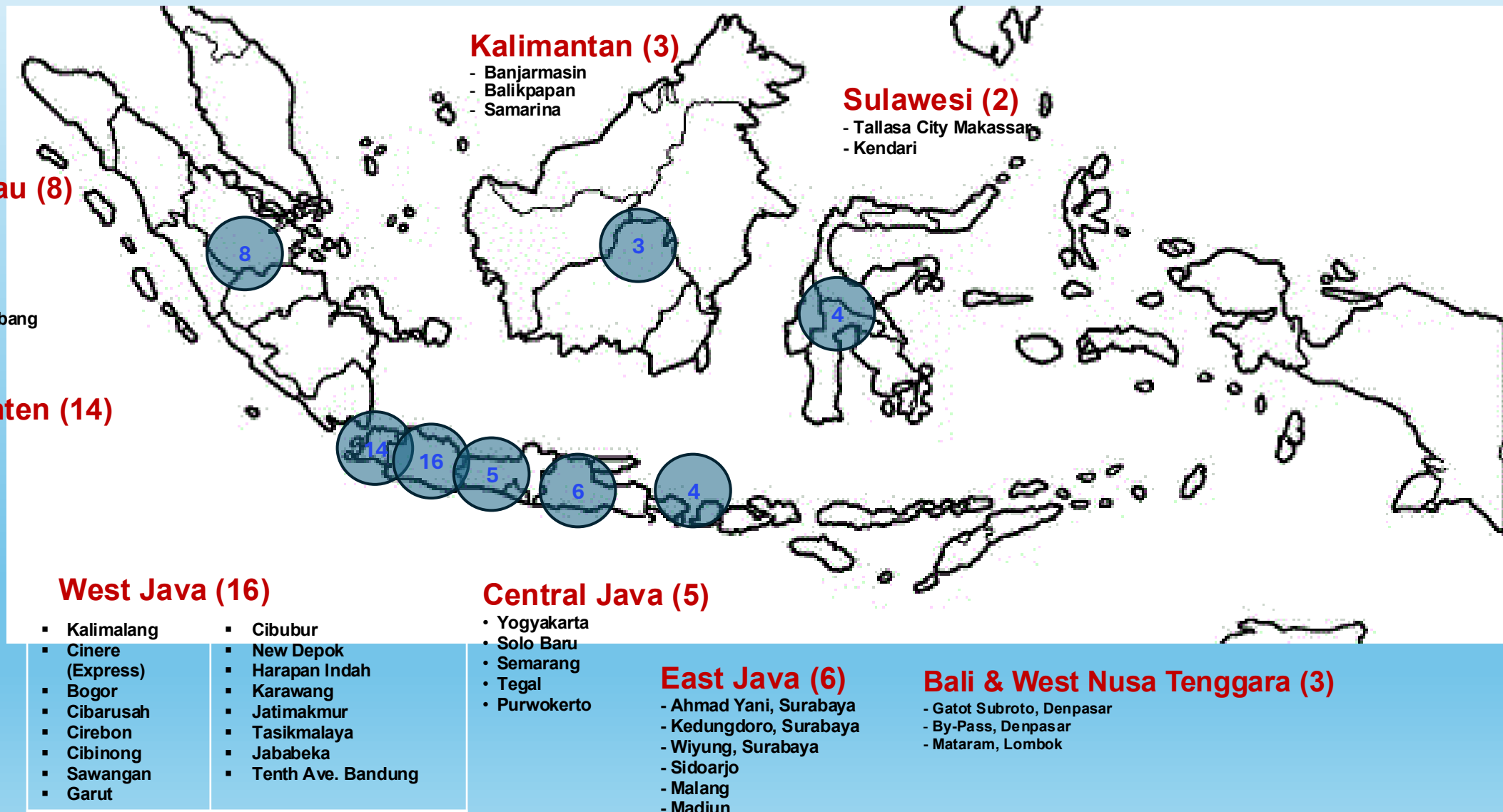
EBITDA (In IDR Billion)



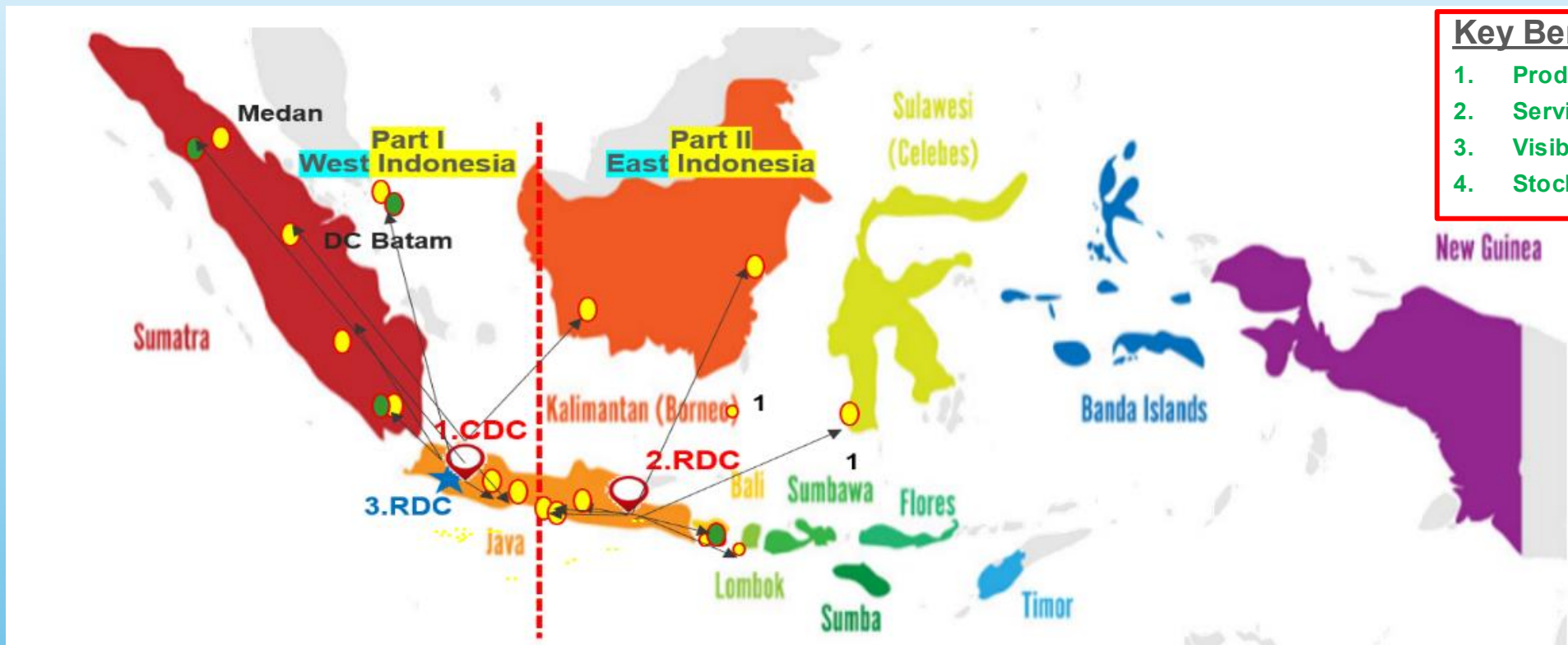
NET PROFIT (In IDR Billion)



Mitra10: Our 57 Stores Network



Mitra10 DC: Supply Chain Management – Distribution Center



- Key Benefits**
1. Productivity Improvement
 2. Service Quality Improvement
 3. Visibility Improvement
 4. Stock Availability improvement

Type	No.	Name	Area Cover	Store Cover
CDC	1	CDC Cipeucang	East Jakarta, Central Java & West Indo	29
RDC	2	RDC Balong Bendo	East Indo & Central Java	14
	3	RDC Cikupa	West Jakarta, Banten, Lampung	17

- STORE
- CDC
- ★ New RDC
- LS : logistic store

Mitra10: 1 Store Relocation + 5 New Stores Expansion in 2026

15 Jan 2026



Mitra10
Pamulang
Relocation
South Tangerang
Banten

13 May 2026



Mitra10
Imam Bonjol
Denpasar
Bali

13 May 2026



Mitra10
Perintis
Makassar
South Sulawesi

11 June 2026



Mitra10
Pengayoman
Makassar
South Sulawesi

3Q2026



New Location

4Q2026



New Location

Mitra10: Omnichannel

Chat Center
0878 002 1010

Lighter, Faster with Member
Data Based Integrated

B2B Feature on Website
and PWA

Chat
Contact

B2B

PWA

Marketplace

Mitra10 Official
on Marketplace

Website
Desktop
Version

Social
Media

- Instagram
- YouTube
- TikTok
- Facebook
- Twitter

- Store Shopping
- Kiosk
- E-Catalogue
- Click & Collect
- Drive Through
- WA Store

Store
Shopping

Delivery

Same Day, Next Day
with in 3 Days from
Internal Logistic

- Shop via store location
- Stock , Price , Promotion by store based
- Exclusive promotion on website only
- Earn Point & Redeem Point on Website

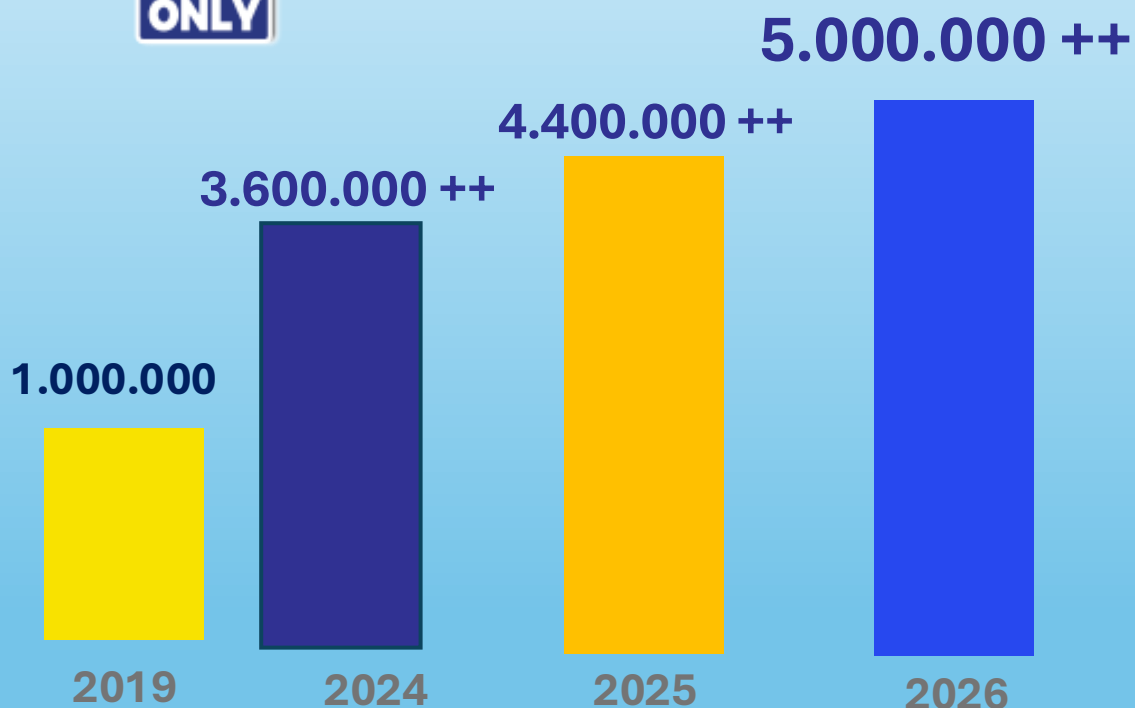


Mitra10: Member & Omnichannel

Membership & Loyalty Program



Number of Member*



*member will be valid for 1 year after registration

Omnichannel Development



Connected 57 stores to online



Pick up at Store & Home Delivery

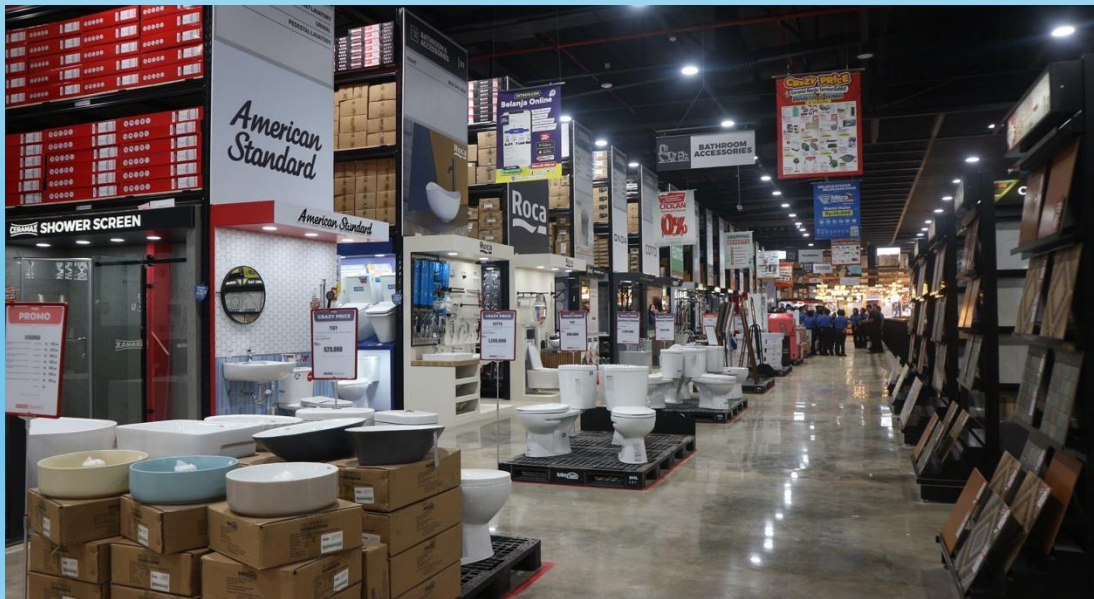


Collect & Redeem Member point online

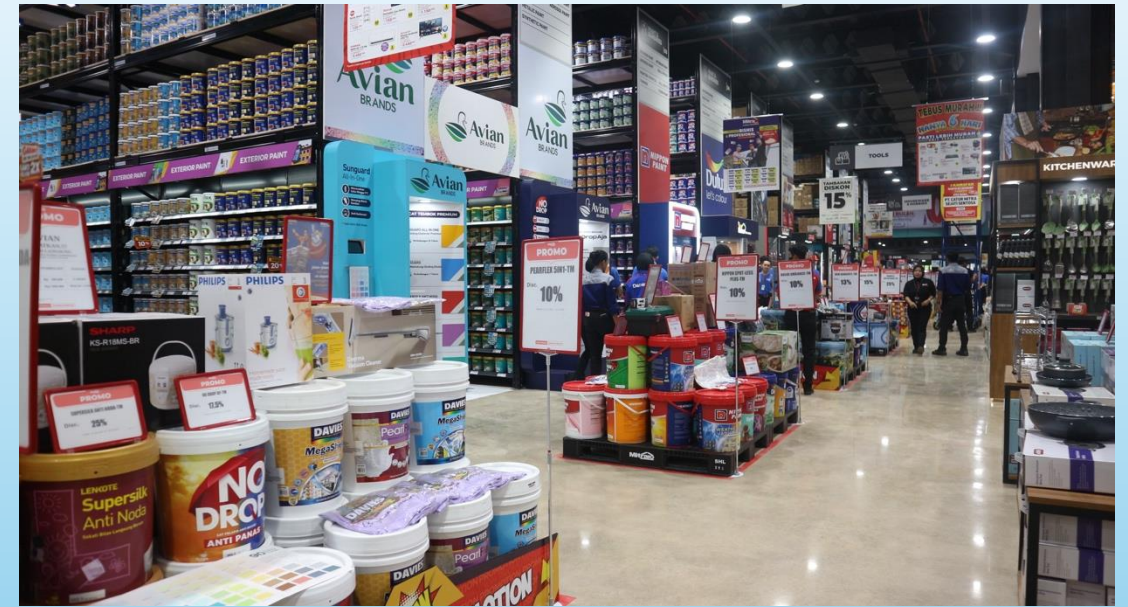


Available on marketplaces

Mitra10: Product Categories



Mitra10: Product Categories

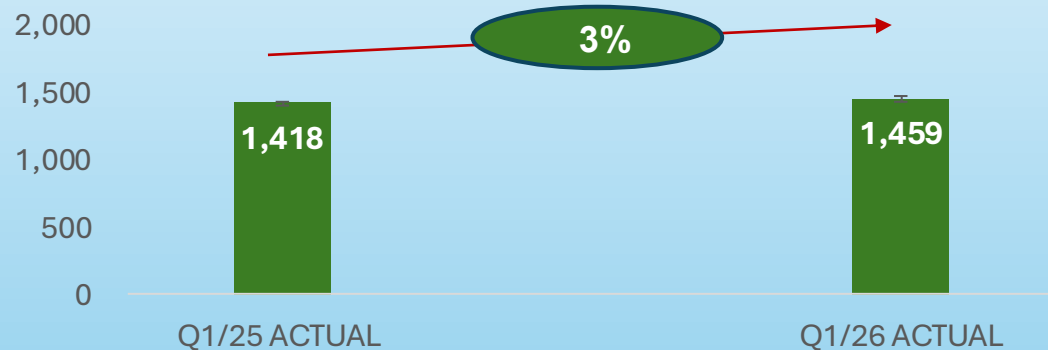




Building Materials Distribution

Building Materials Distribution – 1Q2026

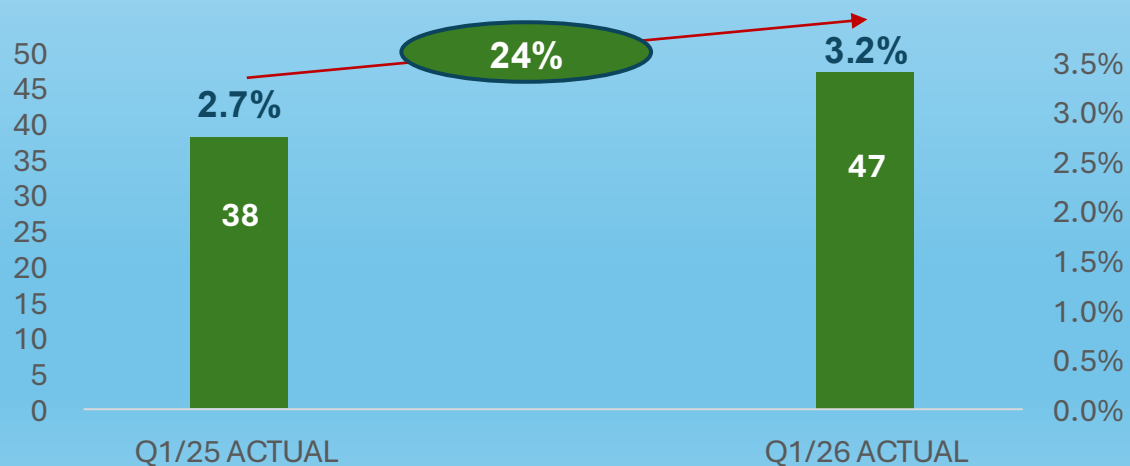
SALES (In IDR Billion)



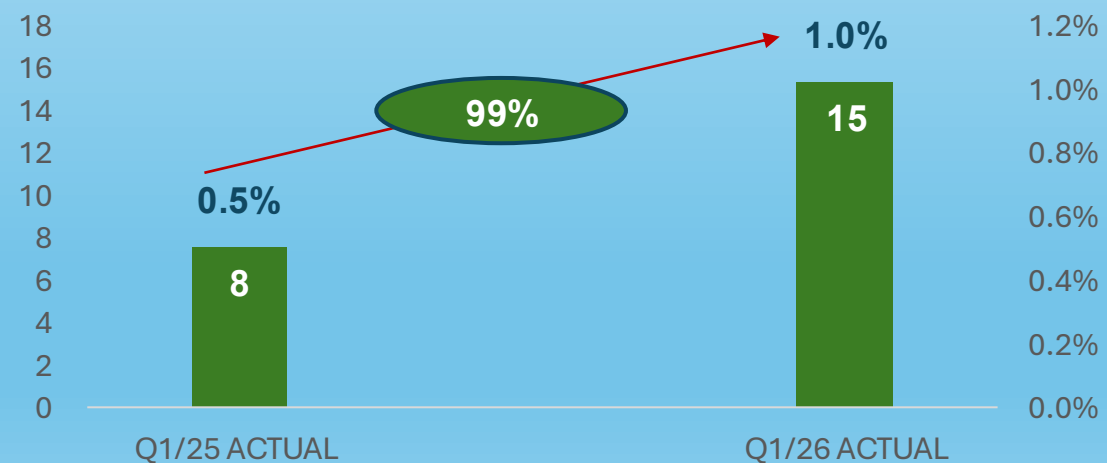
GROSS PROFIT (In IDR Billion)



EBITDA (In IDR Billion)



NET PROFIT (In IDR Billion)



Building Materials : Our 51 Branches Distribution Network

Sumatera & Riau (13)

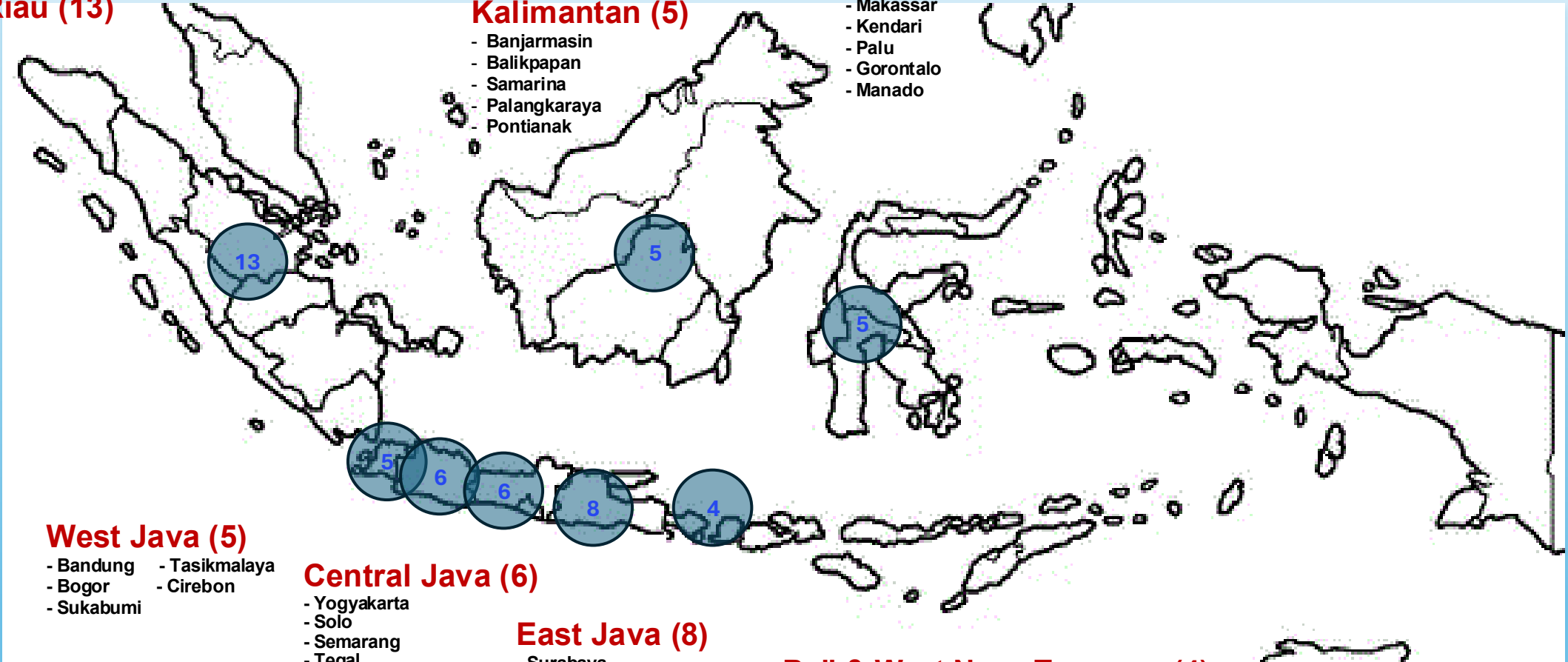
- Medan
- Rantau Prapat
- Bukit Tinggi
- Padang
- Pekanbaru
- Jambi
- Palembang
- Pangkal Pinang
- Belitung
- Lubuk Linggau
- Bengkulu
- Lampung
- Baturaja

Kalimantan (5)

- Banjarmasin
- Balikpapan
- Samarinda
- Palangkaraya
- Pontianak

Sulawesi (5)

- Makassar
- Kendari
- Palu
- Gorontalo
- Manado



Greater Jakarta & Banten (4)

- Jakarta (2)
- Bogor
- Tangerang
- Bekasi
- Karawang

West Java (5)

- Bandung
- Tasikmalaya
- Bogor
- Cirebon
- Sukabumi

Central Java (6)

- Yogyakarta
- Solo
- Semarang
- Tegal
- Purwokerto
- Wonogiri

East Java (8)

- Surabaya
- Banyuwang
- Jember
- Malang
- Kediri
- Madiun
- Bojonegoro
- Probolinggo

Bali & West Nusa Tenggara (4)

- Denpasar
- Mataram
- Kupang
- Singaraja

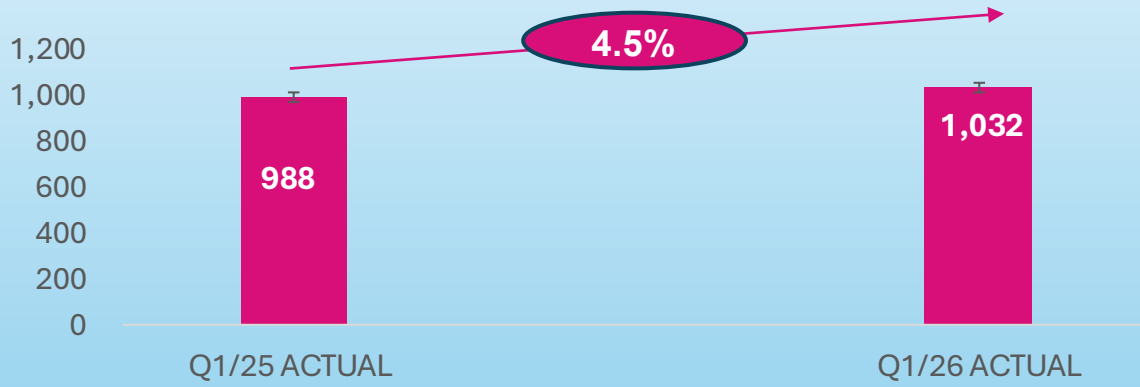


FMCG Distribution

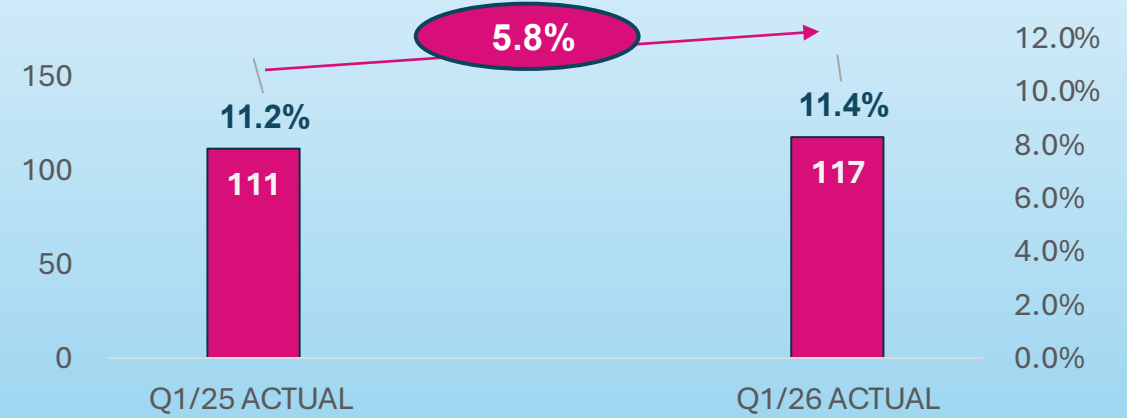


FMCG Distribution – 1Q2026

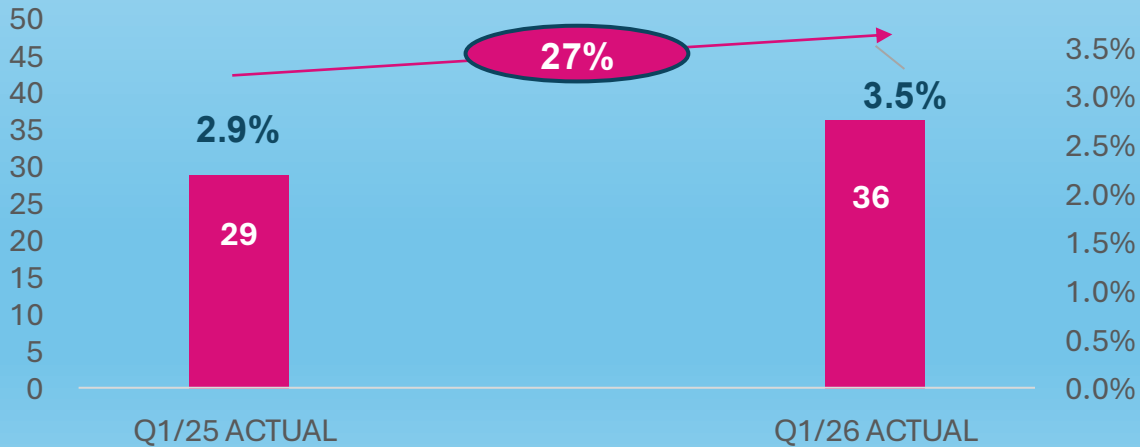
SALES (In IDR Billion)



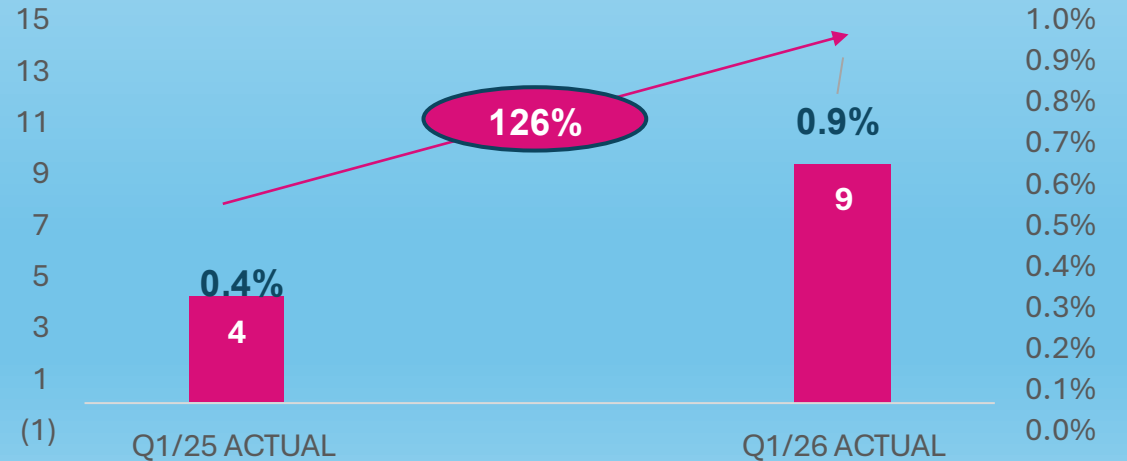
GROSS PROFIT (In IDR Billion)



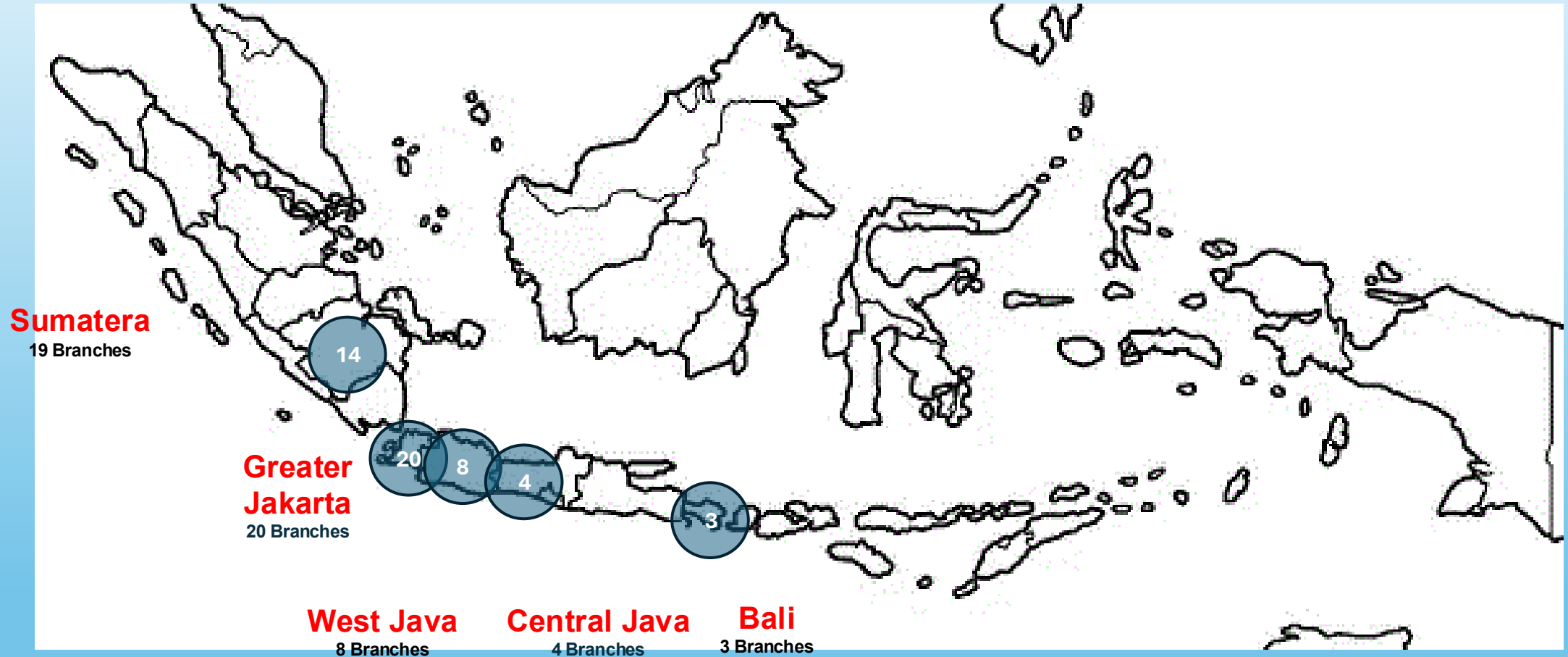
EBITDA (In IDR Billion)



NET PROFIT (In IDR Billion)

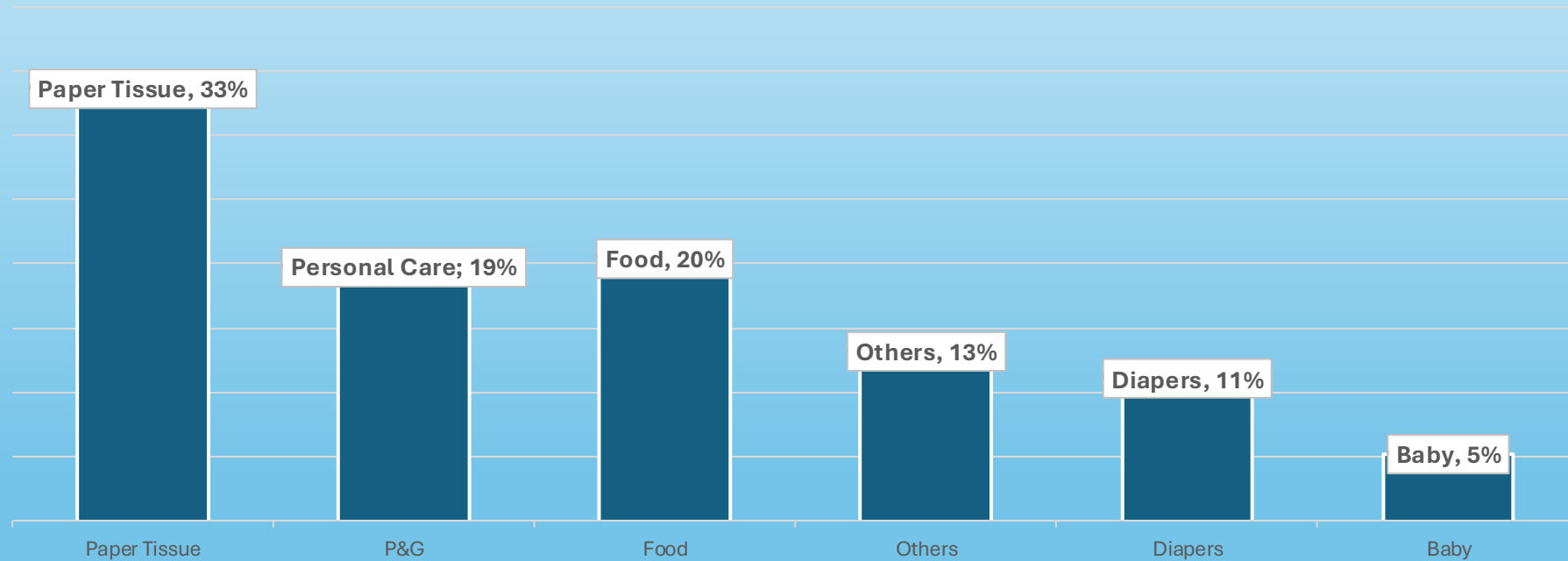


FMCG: Our 54 Distribution Network



Distribution of FMCG : Revenue Contribution & Structure

Sales By Category





Thank you