

Tangerang, 30 April 2026 | April 30th, 2026
*) unofficial translations

Nomor/No. : 043/IR-CS/BS/IV/2026

Perihal/Re. : **Keterbukaan Informasi PT Bumi Serpong Damai Tbk ("Perseroan")**
Disclosure of Information of PT Bumi Serpong Damai Tbk (the "Company")

Kepada Yth:

**OTORITAS JASA KEUANGAN
REPUBLIK INDONESIA**
Kepala Eksekutif Pengawas Pasar Modal,
Keuangan Derivatif dan Bursa Karbon
Gedung Soemitro Djojohadikusumo
Jl. Lapangan Banteng Timur No. 2-4
Jakarta 10710

To:

**FINANCIAL SERVICES AUTHORITY OF THE
REPUBLIC OF INDONESIA**
Chief Executive functioning as Capital Markets,
Financial Derivatives and Carbon Exchange
Supervisor
Gedung Soemitro Djojohadikusumo
Jl. Lapangan Banteng Timur No. 2-4, Jakarta 10710

BURSA EFEK INDONESIA (BEI)

Direktur Penilaian Perusahaan
IDX Building, Tower 1
Jl. Jend. Sudirman Kav. 52-53
Jakarta 12190

INDONESIA STOCK EXCHANGE (IDX)

Director of Listing
IDX Building, Tower 1
Jl. Jend. Sudirman Kav. 52-53
Jakarta 12190

Dengan hormat,
Merujuk kepada:

1. Lampiran Keputusan Direksi PT Bursa Efek Indonesia No.Kep-00087/BEI/12-2025 tentang Peraturan Nomor I-E tentang Kewajiban Penyampaian Informasi;
2. Peraturan Otoritas Jasa Keuangan No.42/POJK.04/2020 ("POJK 42") tentang Transaksi Afiliasi dan Transaksi Benturan Kepentingan; dan
3. Peraturan Otoritas Jasa Keuangan No.17/POJK.04/2020 ("POJK 17") tentang Transaksi Material dan Perubahan Kegiatan Usaha.

Dear Sir/Madam,
Referring to:

1. Attachment to the Decree of the Board of Directors of the Indonesia Stock Exchange No.Kep-00087/BEI/12-2025, regarding Rule No.I-E concerning Information Disclosure Requirements; and
2. Financial Service Authority No.42/POJK.04/2020 ("POJK 42") regarding Affiliated and Conflict of Interest Transaction; and
3. Financial Service Authority No.17/POJK.04/2020 ("POJK 17") regarding Material Transaction and Changes of Business Activity.

Dengan ini kami untuk dan atas nama Perseroan menyampaikan Laporan Informasi sebagai berikut:

We hereby, for and behalf of the Company submit the following information as follows:

Nama Emiten/Name of Issuer : PT Bumi Serpong Damai Tbk
Bidang Usaha/Scope of Business : Real Estate
Telepon/Telephone : (021) 50368368
Faksimili/Facsimile : (021) 50588278
Alamat Email/Email Address : corporate.secretary@sinarmasland.com

Informasi yang disampaikan meliputi hal-hal berikut ini:

The information presented includes the following:

Tanggal Kejadian

29 April 2026

Date of Event

April 29th, 2026

Jenis Informasi

Pengalihan saham PT DUTI Diamond Development ("DDD"), Entitas Anak Perseroan melalui PT Duta Pertiwi Tbk ("DUTI") - yang dimiliki oleh PT MC Urban Development Indonesia ("MUDI") selaku Penjual, masing-masing kepada DUTI dan PT Saranapapan Ekasejati ("SPE") selaku

Type of information

The transfer of shares of PT DUTI Diamond Development ("DDD"), a Subsidiary through PT Duta Pertiwi Tbk ("DUTI") - owned by the PT MC Urban Development Indonesia ("MUDI") as the Seller, respectively to DUTI and PT Saranapapan Ekasejati ("SPE") as the Buyer (hereinafter referred

Pembeli (selanjutnya disebut "Transaksi"). Selanjutnya DUTI, MUDI dan SPE disebut "Para Pihak".

to as the "Transaction). DUTI, MUDI and SPE hereinafter referred to as the "Parties".

Uraian Informasi

DDD adalah suatu perseroan terbatas yang didirikan berdasarkan hukum negara Indonesia dan berkedudukan di kota Jakarta Selatan

Description of Information

DDD is a limited liability company established under the laws of the Republic of Indonesia and domiciled in South Jakarta city.

Sebelum dilakukan Transaksi, susunan pemegang saham DDD adalah sebagai berikut:

Prior to the Transaction, the structure of DDD's shareholders is as follows:

Keterangan Description	Nilai nominal Rp1.000.000,- per saham Nominal Value IDR1,000,000 per share		
	Jumlah saham No. of Shares	Jumlah nilai nominal (Rp) Nominal Value (IDR)	Persentase (%) Percentage
Modal Dasar Authorized Capital	440.000	440.000.000.000	-
Modal Ditempatkan dan Disetor Penuh Issued and Paid-up Capital			
Pemegang saham Shareholders:			
1. PT MC Urban Development Indonesia	267.575	267.575.000.000	70
2. PT Duta Pertiwi Tbk	114.675	114.675.000.000	30
Jumlah Modal Ditempatkan dan Disetor Penuh Total Issued and Paid-up Capital	382.250	382.250.000.000	100

Pada tanggal 29 April 2026, MUDI selaku Penjual telah mengalihkan sahamnya di DDD, kepada DUTI dan SPE dengan total nilai nominal sebesar Rp382.250.000.000,- (tiga ratus delapan puluh dua miliar dua ratus lima puluh juta Rupiah) (selanjutnya disebut "Nilai Transaksi").

On April 29th, 2026, MUDI as the Seller has transferred its shares in DDD, to DUTI and SPE, with a total nominal value of IDR382,250,000,000 (three hundred and eighty-two billion two hundred and fifty million Rupiah) (hereinafter referred to as the "Value of the Transaction").

Sehingga sejak tanggal 29 April 2026, susunan pemegang saham DDD menjadi:

As of April 29th, 2026, the shareholder composition of DDD will be as follows:

Keterangan Description	Nilai nominal Rp1.000.000,- per saham Nominal Value IDR1,000,000 per share		
	Jumlah saham No. of Shares	Jumlah nilai nominal (Rp) Nominal Value (IDR)	Persentase (%) Percentage
Modal Dasar Authorized Capital	440.000	440.000.000.000	-
Modal Ditempatkan dan Disetor Penuh Issued and Paid-up Capital			
Pemegang saham Shareholders:			
1. PT Duta Pertiwi Tbk	382.249	382.249.000.000	99,9997
2. PT Saranapapan Ekasejati	1	1.000.000	0,0003
Jumlah Modal Ditempatkan dan Disetor Penuh Total Issued and Paid-up Capital	382.250	382.250.000.000	100

Hubungan Para Pihak yang bertransaksi:
Para Pihak tidak memiliki hubungan afiliasi
sebagaimana dimaksud dalam POJK 42.

Pertimbangan dan Alasan dilakukannya Transaksi

Transaksi ini dilakukan dalam rangka penyederhanaan struktur kepemilikan serta optimalisasi portofolio investasi Perseroan, guna mendukung fokus pengembangan bisnis dan meningkatkan efisiensi pengelolaan Entitas Anak ke depan.

Dampak kejadian, informasi atau fakta material tersebut terhadap kegiatan operasional, hukum, kondisi keuangan atau kelangsungan usaha Perseroan

Transaksi ini tidak memberikan dampak material terhadap kondisi keuangan, kegiatan operasional, maupun kelangsungan usaha Perseroan secara keseluruhan.

Keterangan lain-lain

Direksi dan Dewan Komisaris Perseroan juga menyatakan bahwa Nilai Transaksi bukan merupakan transaksi material sebagaimana dimaksud dalam POJK 17, karena nilai Transaksi tidak lebih dari 20% (dua puluh persen) dari nilai Ekuitas Perseroan berdasarkan Audit Laporan Keuangan Konsolidasian per 31 Desember 2025.

Demikian laporan keterbukaan informasi atau fakta material ini kami sampaikan. Atas perhatian dan kerjasama Bapak/Ibu, kami ucapkan terima kasih.

Hormat Kami/Yours Sincerely,
PT Bumi Serpong Damai Tbk



Hermawan Wijaya
Direktur/Director

*Relationship with the Parties to the transaction:
The Parties do not have any affiliated relationship
as referred within POJK 42.*

Consideration and Reason for Conducting the Transaction.

This Transaction is carried out as part of the simplification of the Company's ownership structure and optimization of its investment portfolio, to support the Company's business focus and enhance the efficiency of its Subsidiary management going forward.

The impact of the event, information or material fact on the operational activities, legal, financial condition or business continuity of the Company

This Transaction does not have any material impact on the Company's financial condition, operational activities or overall business sustain.

Other information

The Company's Directors and Board of Commissioners have affirmed that the Value of the Transaction does not constitute a material transaction as defined in POJK 17, since the Value of the Transaction does not exceed 20% (twenty percent) of the Company's equity, as reflected in the Audited Consolidated Financial Statements December 31st, 2025.

We hereby conclude the report on disclosure of material information or facts. Thank you for your attention and cooperation.

Tembusan/Cc:
Dewan Komisaris dan Direksi Perseroan/The Company's Board of Commissioners and Directors
Wali Amanat PT Bank KB Indonesia Tbk