

BSDE Bukukan Pendapatan Usaha Rp4,75 Triliun pada Semester I – 2026

Tangerang, 31 Juli 2026 - PT Bumi Serpong Damai Tbk (BEI: BSDE), anggota kelompok usaha Sinar Mas Land, membukukan Pendapatan Usaha sebesar Rp4,75 triliun pada Semester I – 2026. Kontribusi terbesar masih berasal dari pendapatan penjualan (*development revenue*) yang mencapai sekitar 79% dari total Pendapatan Usaha, sementara 21% lainnya berasal dari pendapatan berulang (*recurring revenue*) yang terus menunjukkan pertumbuhan positif. Di tengah normalisasi pengakuan pendapatan penjualan, BSDE tetap berhasil menjaga kualitas Pendapatan Usaha melalui diversifikasi sumber pendapatan dan peningkatan profitabilitas.

Sepanjang enam bulan pertama tahun 2026, BSDE membukukan Laba Kotor sebesar Rp3,16 triliun dengan margin laba kotor meningkat menjadi 67%, dibandingkan 64% pada periode yang sama tahun sebelumnya. Peningkatan margin tersebut menunjukkan keberhasilan BSDE dalam mengoptimalkan komposisi Pendapatan Usaha, didukung oleh pertumbuhan kontribusi dari segmen pendapatan berulang. Di sisi lain, margin laba kotor juga meningkat pada seluruh segmen, baik pendapatan penjualan maupun pendapatan berulang, mencerminkan efektivitas strategi BSDE dalam menjaga efisiensi operasional dan kualitas pengembangan proyek.

Hermawan Wijaya selaku Direktur BSDE mengatakan bahwa "Semester I–2026 menunjukkan semakin kuatnya kualitas Pendapatan Usaha BSDE melalui diversifikasi sumber pendapatan. Pertumbuhan pendapatan berulang yang konsisten, disertai peningkatan profitabilitas, mencerminkan fundamental operasional BSDE tetap solid meskipun pengakuan pendapatan penjualan mengalami normalisasi dibandingkan tahun sebelumnya."

Kontributor utama Pendapatan Usaha masih berasal dari pendapatan penjualan (*development revenue*) sebesar Rp3,75 triliun, yang didukung oleh penjualan produk residensial, lahan dan komersial. Segmen komersial mencatatkan pendapatan sebesar Rp1,59 triliun, relatif stabil dibandingkan periode yang sama tahun sebelumnya, terutama berasal dari pengakuan penjualan ruko West Village, Northridge Ultimate dan Delrey Business Townhouse di BSD City. Stabilitasnya kontribusi segmen komersial menunjukkan permintaan terhadap produk komersial di kawasan *township* BSDE yang tetap terjaga.

Sementara itu, pendapatan berulang (*recurring revenue*) tumbuh 19% secara tahunan menjadi Rp1,00 triliun, didukung oleh peningkatan pendapatan sewa, pengelolaan gedung, telekomunikasi, hotel, arena rekreasi serta jalan tol. Pertumbuhan ini semakin memperkuat kualitas Pendapatan Usaha BSDE yang berasal dari properti investasi dan kawasan terpadu yang telah berkembang, sekaligus memberikan stabilitas terhadap kinerja BSDE di tengah dinamika siklus industri properti.

Pendapatan sewa sendiri meningkat 19% menjadi Rp592 miliar, didukung oleh pertumbuhan penyewaan ruang kantor maupun pusat perbelanjaan. Portofolio properti investasi BSDE yang terus berkembang dan dikelola dengan baik menjadi fondasi pertumbuhan *recurring revenue* secara berkelanjutan.

BSDE Recorded IDR 4.75 Trillion in Revenues in the First Half of 2026

Tangerang, July 31st, 2026 – PT Bumi Serpong Damai Tbk (IDX: "BSDE"), a member of the Sinar Mas Land Group, recorded Revenues of IDR4.75 trillion in the First Half of 2026. Development revenue remained the largest contributor, accounting for approximately 79% of total Revenues, while the remaining 21% was generated from recurring revenue, which continued to record positive growth. Amid the normalization of development revenue recognition, BSDE continued to maintain the quality of its Revenues through a diversified revenues base and improved profitability.

During the first six months of 2026, BSDE recorded Gross Profit of IDR3.16 trillion, with its gross profit margin increasing to 67%, compared to 64% in the corresponding period last year. The improvement in margin reflects BSDE's ability to optimize its revenue composition, supported by the growing contribution from recurring revenue. On the other hand, gross profit margins also improved across all segments, including development and recurring revenue, demonstrating the effectiveness of BSDE's strategy in maintaining operational efficiency and the quality of its project developments.

Hermawan Wijaya, Director of BSDE, said "The First Half of 2026 demonstrated the continued improvement in the quality of BSDE's Revenues through a diversified revenue base. Consistent growth in recurring revenue, accompanied by improved profitability across various business segments, reflects BSDE's solid operational fundamentals, despite the normalization of development revenue recognition compared to the previous year," said Hermawan.

Development revenue remained the main contributor to Revenues, amounting to IDR3.75 trillion, supported by sales of residential products, land and commercial properties. The commercial segment recorded revenue of IDR1.59 trillion, remaining relatively stable compared to the corresponding period last year. This was mainly contributed by the recognition of shophouse sales at West Village, Northridge Ultimate and Delrey Business Townhouse in BSD City. The stable contribution from the commercial segment reflects sustained demand for commercial products within BSDE's integrated township developments.

Meanwhile, recurring revenue grew by 19% year-on-year to IDR1.00 trillion, supported by increased contributions from rental, building management, telecommunications, hotels, recreation areas and toll road. This growth further strengthened the quality of BSDE's Revenues which is supported by investment properties and established integrated townships, while providing greater stability amid the cyclical nature of the property industry.

Rental revenue increased by 19% to IDR592 billion, supported by stronger office and retail leasing activities. BSDE's continuously expanding and well-managed investment property portfolio provides a strong foundation for the sustainable growth of recurring revenue.

Sepanjang Kuartal II – 2026, Jumlah Aset meningkat menjadi Rp81,94 triliun, naik sekitar 3% dibandingkan posisi akhir tahun 2025 yang sebesar Rp79,27 triliun, dengan posisi Kas dan setara kas mencapai Rp8,46 triliun. BSDE juga mencatat Persediaan sebesar Rp19,56 triliun, serta didukung oleh Tanah yang belum dikembangkan sebesar Rp18,64 triliun. BSDE terus memperkuat *land bank* sebagai strategi menjaga keberlanjutan *pipeline* proyek dalam jangka panjang.

Struktur permodalan juga tetap berada pada level yang sehat dengan Gross Debt-to-Equity sebesar 35% dan Net Debt-to-Equity Ratio (DER) sebesar 16,4%. Struktur permodalan yang sehat memberikan fleksibilitas bagi BSDE untuk mendukung ekspansi, pengembangan kawasan terpadu, serta menangkap peluang investasi di masa mendatang.

Selain itu, BSDE mengalokasikan belanja modal (*capital expenditure*) sebesar Rp3,25 triliun, yang sebagian besar digunakan untuk akuisisi lahan senilai Rp2,51 triliun sebagai bagian dari strategi memperkuat *pipeline* pengembangan proyek-proyek masa depan.

Memasuki Semester II – 2026, BSDE tetap optimistis terhadap prospek industri properti nasional yang didukung oleh kebutuhan hunian yang masih tinggi, pengembangan kawasan terpadu, serta semakin bertumbuhnya kontribusi pendapatan berulang. BSDE akan terus berfokus pada pengembangan proyek-proyek unggulan, memperkuat monetisasi properti investasi, menjaga disiplin pengelolaan biaya, serta meningkatkan nilai tambah ekosistem *township* yang telah menjadi keunggulan kompetitif BSDE.

“Kami meyakini bahwa fundamental BSDE yang kuat, didukung oleh cadangan lahan strategis, portofolio proyek yang berkualitas, serta kontribusi pendapatan berulang yang terus bertumbuh, akan menjadi fondasi penting dalam menjaga pertumbuhan usaha secara berkelanjutan. Ke depan, BSDE akan terus mengedepankan inovasi, efisiensi operasional, serta pengembangan kawasan terpadu yang memberikan nilai tambah bagi pelanggan dan seluruh pemangku kepentingan,” tutup Hermawan.

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Sekilas mengenai PT Bumi Serpong Damai Tbk

BSDE merupakan pengembang BSD City, salah satu kota mandiri terbesar di Indonesia dan flagship project Sinar Mas Land seluas 5.950 ha yang terdiri atas kawasan perumahan dan kawasan niaga terpadu. Pada awal tahun 2011, BSDE telah merampungkan proses akuisisi perusahaan terafiliasi yakni PT Duta Pertiwi Tbk, PT Sinar Mas Teladan dan PT Sinar Mas Wisesa. Teranyar, BSDE juga telah merampungkan proses akuisisi PT Suryamas Dutamakmur Tbk di tahun 2024. Dengan langkah strategis ini, BSDE berupaya memperluas diversifikasi portofolionya dan memperkuat posisinya sebagai salah satu pengembang properti terdepan di Indonesia.

Dengan aksi korporasi tersebut, BSDE secara konsisten dan berkesinambungan memperkuat portofolio pendapatannya dengan tumbuh secara organik maupun anorganik. Selain aktif dalam melakukan akuisisi tanah sebagai kunci penting bagi pengembangan bisnis properti, BSDE juga membuka peluang berkolaborasi dengan berbagai kemitraan strategis baik mitra nasional maupun internasional yang dapat memberikan nilai tambah bagi para pemangku kepentingan.

Ke depannya, BSDE juga akan aktif dalam memperkuat cadangan kas BSDE untuk mengembangkan dan meraih peluang-peluang bisnis yang potensial guna menjamin pertumbuhan bisnis yang berkelanjutan di masa mendatang. BSDE telah mengembangkan visi keberlanjutannya sejak tahun 2017 dan dalam perjalanannya menjadi elemen integral bagi setiap operasional bisnis. Saat ini, BSDE tercatat di Bursa Efek Indonesia (BEI), dengan kapitalisasi pasar sebesar Rp11,54 triliun per 30 Juni 2026 serta rating ESG 23,41 (sumber <https://sustainability.idx.co.id/sustainalytics>).

Untuk informasi lebih lanjut, silakan menghubungi:
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As of Second Quarter of 2026, Total Assets increased to IDR81.94 trillion, approximately 3% higher than the IDR79.27 trillion recorded at the end of 2025, with Cash and cash equivalents amounting to IDR8.46 trillion. BSDE also recorded Inventories of IDR19.56 trillion and land for development of IDR18.64 trillion. BSDE continues to strengthen its land bank as part of its strategy to maintain a sustainable long-term project pipeline.

The capital structure remained healthy, with Gross Debt-to-Equity of 35% and a Net Debt-to-Equity Ratio of 16.4%. This healthy capital structure provides BSDE with financial flexibility to support business expansion, develop integrated townships and capture future investment opportunities.

In addition, BSDE allocated capital expenditure of IDR3.25 trillion, the majority of which was used for land acquisitions amounting to IDR2.51 trillion, as part of the Company's strategy to strengthen its future project development pipeline.

Looking ahead to the Second Half of 2026, BSDE remains optimistic about the prospects of Indonesia's property industry, supported by resilient housing demand, the continued development of integrated townships and the growing contribution of recurring revenue. BSDE will continue to focus on developing high-quality projects, strengthening the monetization of its investment properties, maintaining disciplined cost management and enhancing the value of its township ecosystem, which has become one of BSDE's key competitive advantages.

"We believe that BSDE's strong fundamentals, supported by a strategic land bank, a high-quality project portfolio and the continued growth of recurring revenue, will provide an important foundation for maintaining sustainable business growth. Going forward, BSDE will continue to prioritize innovation, operational efficiency and the development of integrated townships that create added value for our customers and all stakeholders", Hermawan concluded.

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Overview of PT Bumi Serpong Damai Tbk

BSDE is the developer of BSD City, one of Indonesia's largest integrated townships and Sinar Mas Land's flagship development, spanning approximately 5,950 hectares and comprising integrated residential and commercial areas. In early 2011, BSDE completed the acquisition of several affiliated companies, namely PT Duta Pertiwi Tbk, PT Sinar Mas Teladan and PT Sinar Mas Wisesa. Most recently, BSDE completed the acquisition of PT Suryamas Dutamakmur Tbk in 2024. This strategic step has expanded BSDE's portfolio diversification and strengthened its position as one of Indonesia's leading property developers.

Through these corporate actions, BSDE has consistently strengthened its revenue portfolio through both organic and inorganic growth. In addition to acquiring land as a key foundation of its property development business, BSDE continues to pursue collaborations with strategic partners at both national and international levels to create added value for stakeholders.

Moving forward, BSDE will continue to strengthen its cash reserves to develop and capture potential business opportunities that support sustainable long-term growth. BSDE has been developing and implementing its sustainability vision since 2017 and sustainability has become an integral part of its business operations. BSDE is currently listed on the Indonesia Stock Exchange (IDX), with a market capitalization of IDR11.54 trillion as of June 30th, 2026, as well as ESG risk rating of 23.41 (source <https://sustainability.idx.co.id/sustainalytics>).

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