

Tangerang, 26 November 2025 | November 26th, 2025

*) unofficial translations

Nomor/No. : 145/IR-CS/BS/XI/2025
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

BURSA EFEK INDONESIA (BEI)
Direktur Penilaian Perusahaan
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-00066/BEI/09-2022 tentang Perubahan Peraturan No.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.

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

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:

Tanggal Kejadian
24 November 2025

Tenis Informasi

Pengalihan seluruh saham PT Duta Mitra Mas ("DMM") yang dimiliki oleh Perseroan dan PT Bumi

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

INDONESIA STOCK EXCHANGE (IDX)
Director of Listing
IDX Building, Tower 1
Jl. Jend. Sudirman Kav. 52-53
Jakarta 12190

Dear Sir/Madam,
Referring to:

1. Attachment to the Decree of the Board of Directors of Stock Exchange No.Kep-00066/BEI/09-2022, on the Amendment to Rule No.I-E on Information Disclosure Requirement;
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.

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

The information presented include the following:

Date of Event
November 24th, 2025

Type of information

The transfer of all shares of PT Duta Mitra Mas ("DMM") owned by the Company and PT Bumi

Member of

Paramudita Mas ("BPM") selaku Penjual, Entitas Anak Perseroan, masing-masing kepada kepada Bambang Setiawan ("BS") dan Aswin Anggara ("AA") selaku Pembeli (selanjutnya disebut "Transaksi"). Selanjutnya Perseroan, BPM, BS dan AA disebut Para Pihak.

BPM merupakan Entitas Anak Perseroan dengan kepemilikan sebanyak 99,99%.

Uraian Informasi

DMM adalah suatu perseroan terbatas yang didirikan berdasarkan hukum negara Indonesia dan berkedudukan di Kabupaten Tangerang.

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

Paramudita Mas ("BPM"), a Subsidiary of the Company as the Seller, to Bambang Setiawan ("BS") and Aswin Anggara ("AA") as the Buyer respectively (hereinafter referred to as the "Transaction"). The Company, BPM, BS and AA hereinafter referred to as the Parties.

BPM is a Subsidiary of the Company with the ownership of 99,99%.

Description of Information

DMM is a limited liability company established under the laws of the Republic of Indonesia and domiciled in Tangerang Regency.

Prior to the Transaction, the structure of the DMM's shareholders are as follows:

Keterangan Description	Nilai nominal Rp1.000,- per saham Nominal Value IDR1,000 per share		
	Jumlah saham No. of Shares	Jumlah nilai nominal (Rp) Nominal Value (IDR)	Persentase (%) Percentage
Modal Dasar Authorized Capital	350.000	350.000.000	-
Modal Ditempatkan dan Disetor Penuh <i>Issued and Paid-up Capital</i>			
Pemegang saham <i>Shareholders</i> :			
1. Perseroan	192.499	192.499.000	99,99
2. PT Bumi Paramudita Mas	1	1.000	0,01
Jumlah Modal Ditempatkan dan Disetor Penuh Total Issued and Paid-up Capital	192.500	192.500.000	100

Pada tanggal 24 November 2025, Perseroan dan BPM selaku Penjual telah mengalihkan sahamnya di DMM, total sebanyak 192.500 (seratus sembilan puluh dua ribu lima ratus) saham kepada BS dan AA, dengan total nilai pembelian sebesar Rp192.500.000,- (seratus sembilan puluh dua juta lima ratus ribu Rupiah) (selanjutnya disebut "Nilai Transaksi").

Sehingga sejak tanggal 25 November 2025, susunan pemegang saham DMM menjadi:

On November 24th, 2025, the Company and BPM as the Seller has transferred its shares in DMM, total amounting to 192,500 (one hundred ninety-two thousand and five hundred) shares to BS and AA, with a total nominal value of IDR192,500,000 (one hundred and ninety-two million five hundred thousand Rupiah) (hereinafter referred to as the "Value of the Transaction").

As of November 25th, 2025, the shareholder composition of DMM is as follows:

Keterangan Description	Nilai nominal Rp1.000,- per saham Nominal Value IDR1,000 per share		
	Jumlah saham No. of Shares	Jumlah nilai nominal (Rp) Nominal Value (IDR)	Persentase (%) Percentage
Modal Dasar Authorized Capital	350.000	350.000.000	-
Modal Ditempatkan dan Disetor Penuh <i>Issued and Paid-up Capital</i>			

1. Bambang Setiawan	134.750	134.750.000	70,00
2. Aswin Anggara	57.750	57.750.000	30,00
Jumlah Modal Ditempatkan dan Disetor Penuh	192.500	192.500.000	100
Total Issued and Paid-up Capital			

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

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

Pertimbangan dan Alasan dilakukannya Transaksi

DMM merupakan Entitas Anak yang tidak aktif dalam menjalankan kegiatan operasionalnya. Sehingga Transaksi ini sejalan dengan dengan upaya Perseroan dalam menyederhanakan portofolio anak usaha, guna mendukung efisiensi struktur perusahaan dan alokasi sumber daya yang lebih efektif.

Consideration and Reason for Conducting the Transaction.

DMM is a Subsidiary that inactive in carrying out its operational activities. Therefore, this Transaction is in line with the Company's efforts to streamline its subsidiary portfolio in order to support a more efficient corporate structure and allocation of resources.

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, mengingat Entitas Anak tidak aktif beroperasi.

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, considering that the Subsidiary is unactive in its operations.

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 2024

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, 2024.

Hormat Kami/Yours Sincerely,
PT Bumi Serpong Damai Tbk



Hermawan Wijaya
Direktur/Director

Tembusan/Cc:

- Dewan Komisaris dan Direksi Perseroan/The Company's Board of Commissioners and Directors
- Wali Amanat PT Bank KB Bank Bukopin Tbk

Member of

