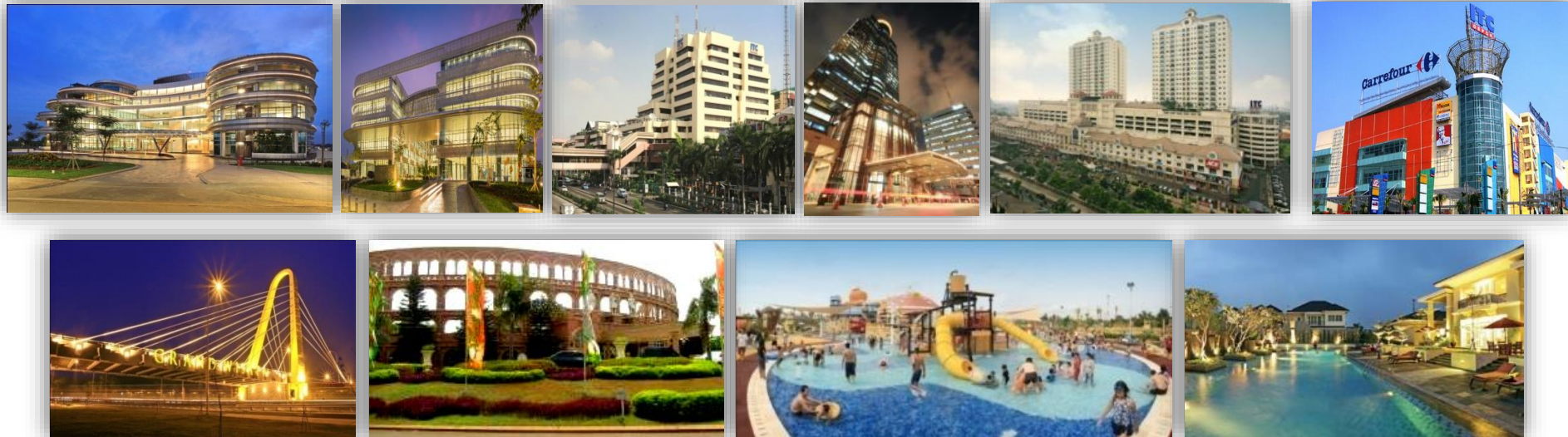


PAPARAN PUBLIK

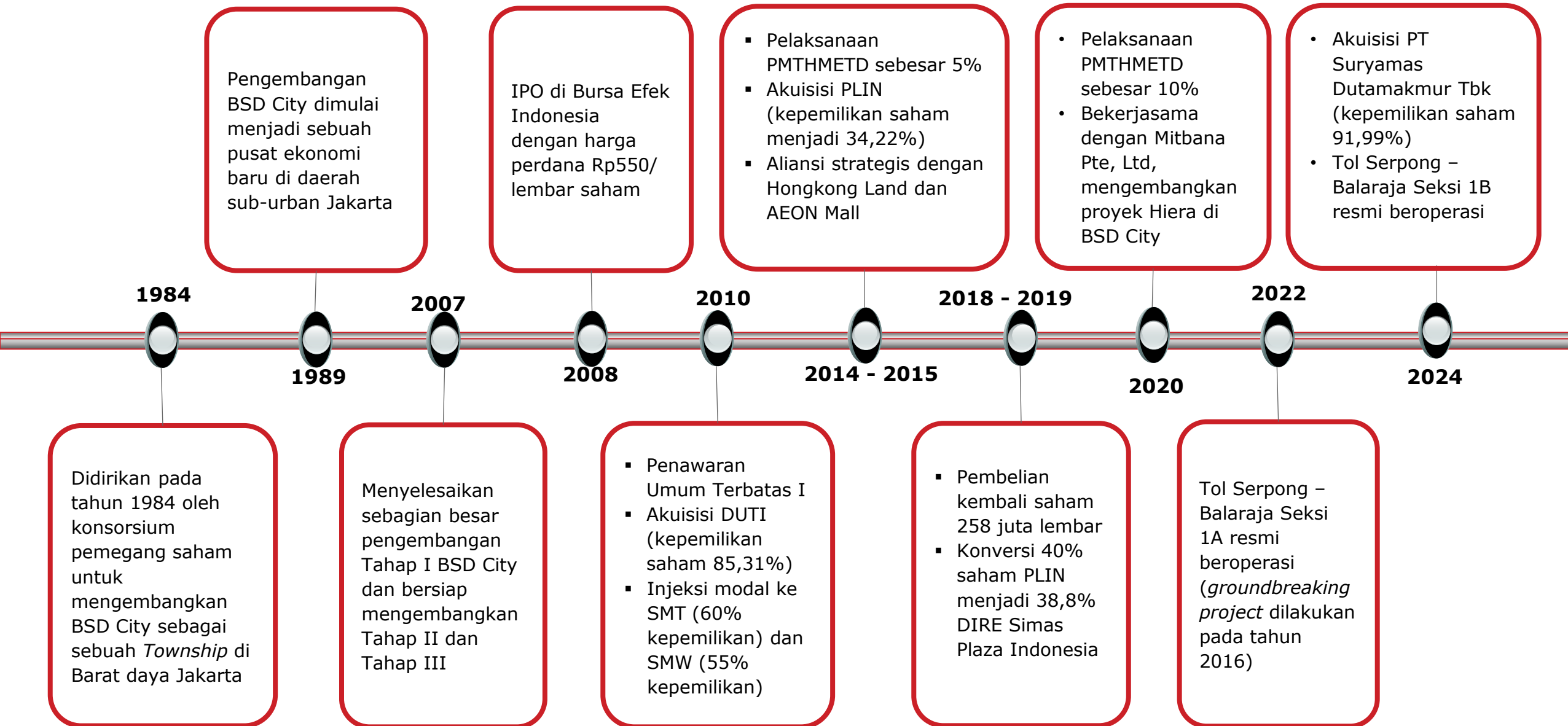
PT BUMI SERPONG DAMAI TBK



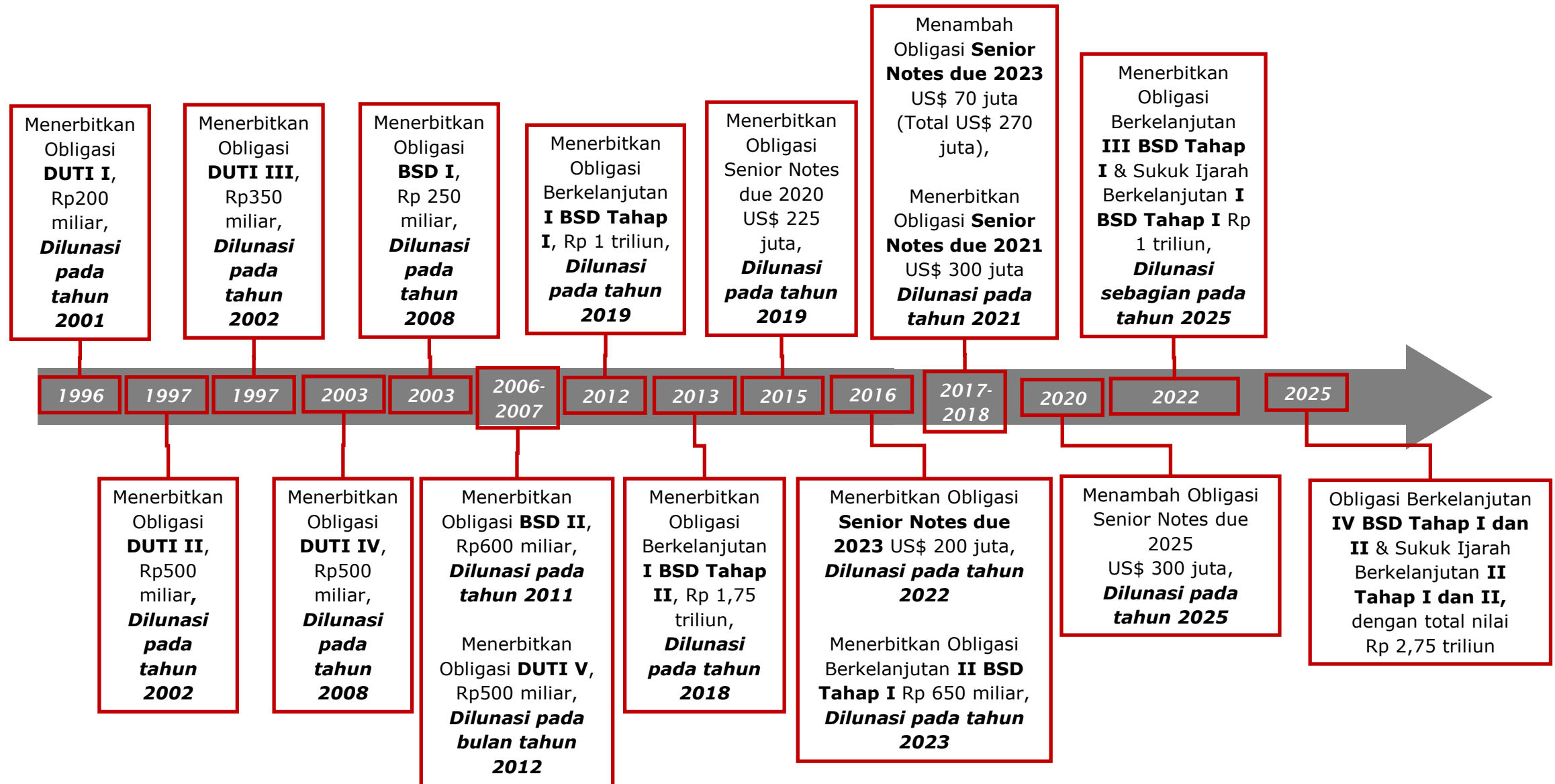
Public Expose 2026

PROFIL SINGKAT PERSEROAN

SEJARAH PERSEROAN



SEJARAH PENERBITAN OBLIGASI



KOMPOSISI PEMEGANG SAHAM

No	Nama Pemegang Saham	Jumlah Saham**	Nilai Kapitalisasi Pasar (Rp)*	%
1	PT Paraga Artamida	8.522.862.464	7.713.190.529.920	40,26%
2	PT Ekacentra Usahamaju	5.425.964.486	4.910.497.859.830	25,63%
3	Saham Treasuri	257.970.700	233.463.483.500	1,22%
4	Masyarakat dan lain-lain (masing-masing di bawah 5%)	6.964.568.162	6.302.934.186.610	32,90%
Jumlah		21.171.365.812	19.160.086.059.860	100,00%

*Nilai Kapitalisasi Pasar per 31 Desember 2025
** Daftar Pemegang Saham per 31 Desember 2025

DEWAN KOMISARIS DAN DIREKSI PERSEROAN

DEWAN KOMISARIS

- **Muktar Widjaja**, Presiden Komisaris
- **Teky Mailoa**, Wakil Presiden Komisaris
- **Yoseph Franciscus Bonang**, Komisaris (+)
- **Teddy Pawitra**, Komisaris Independen
- **Susiyati B. Hirawan**, Komisaris Independen

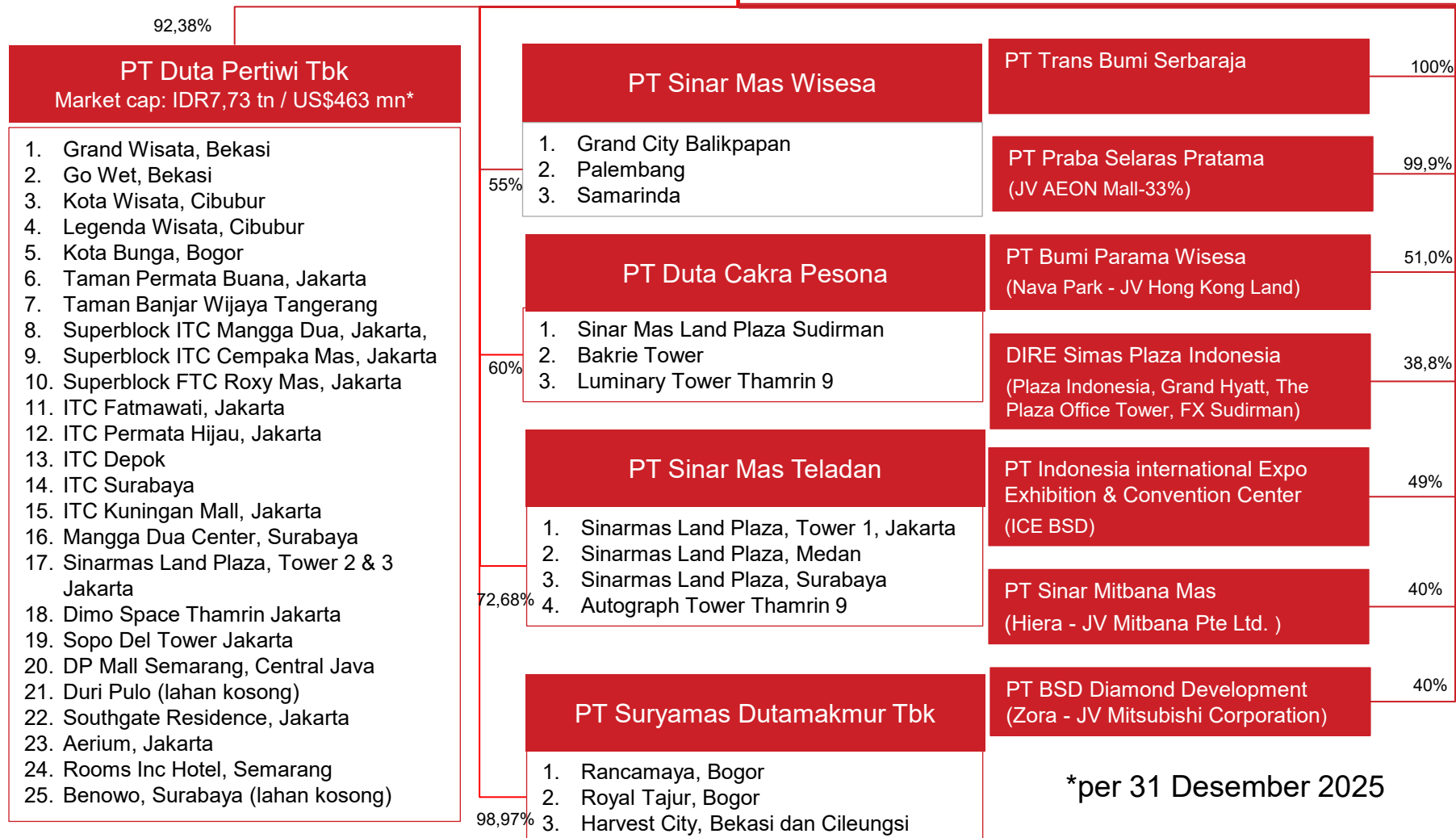
DIREKSI

- **Franciscus Xaverius Ridwan Darmali**, Presiden Direktur
- **Michael J.P. Widjaja**, Wakil Presiden Direktur
- **Syukur Lawigena**, Direktur
- **Monik William**, Direktur
- **Lie Jani Harjanto**, Direktur
- **Hermawan Wijaya**, Direktur
- **Liauw Herry Hendarta**, Direktur
- **Ir. Siswanto Adisaputro**, Direktur

BISNIS dan PROYEK PERSEROAN

STRUKTUR PERSEROAN DAN PROYEK

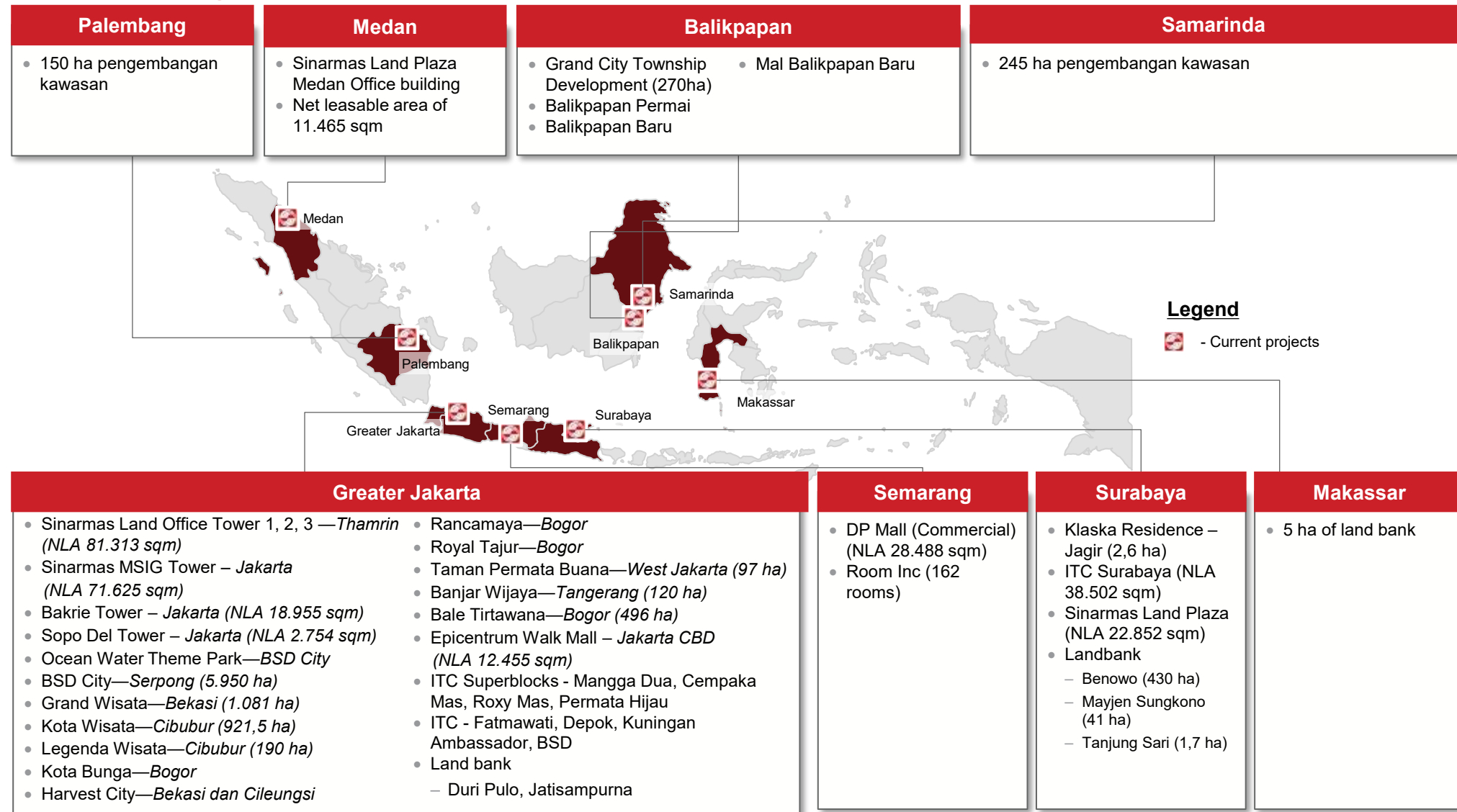
PT Bumi Serpong Damai Tbk (BSD City Serpong, Bale Tirtawana Bogor, The Elements, Epicentrum Walk)



*per 31 Desember 2025

DIVERSIFIKASI PORTOFOLIO

Presence in Large Indonesian Cities



PORTOFOLIO DI JABODETABEK



Properti dengan Konektivitas dan Diversifikasi yang Unggul

- Pengembangan property dengan konektivitas yang sangat baik dengan jalan-jalan tol, jalan utama, dan akses sarana transportasi umum
- Lebih dari 23 proyek yang terdiversifikasi di wilayah Jakarta / Jabodetabek termasuk BSD City, Grand Wisata, dan Kota Wisata

Legend:

- [Solid line] Jalan tol
- [Dotted line] Jalan tol dalam konstruksi
- Jalur kereta api

KAWASAN BSD CITY



Produk Terkini BSD City

Proyek	Armont Residences	Nava Park Business Suites	Asterra Business Park	The Exquis BSD	Alunara BSD Society Hub	Lynelle at Vireya
Jumlah Unit	22	45	17	61	36	210
Rentang harga (Rp miliar)	IDR 6,4 – 13,4	IDR 10 – 84	IDR 3,4-8,2	IDR 3,6 – 4,6	IDR 2,0 – 4,9	IDR 1,4 – 3,4
Tipe dalam m2	B 232 - 380 L 120 - 300	B 412 – 2158 L 114 - 364	B 138-315 L 45-78	B 133-188 L 54-68	B 58 – 185 L 36 - 60	B 52 – 111 L 60 - 140



BSD Green Office Park (25 Ha)



- **Marketing Office BSD City** beroperasi sejak 2011
- **Sinarmas Land Plaza** (kantor pusat Sinarmas Land), beroperasi sejak 2012
- **Breeze Lifestyle Mall**, beroperasi sejak 2013
- **MyRepublic Plaza**, beroperasi sejak 2015, disewakan (Tenant : Bank Mandiri, Bank Sinarmas, MyRepublic)
- **GOP 9**, beroperasi sejak 2017, disewakan (Tenant : NTT, Purwadhika, Apple Developer Academy, Monash University)

- **Kantor Pusat PT Unilever Indonesia Tbk**, beroperasi sejak 2017
- **GOP 1**, beroperasi sejak 2020, disewakan (Tenant : Traveloka, Bank CIMB Niaga, GoWork, Sirclo)
- Dianugerahi beberapa penghargaan, salah satunya The Best Green Development pada South East Asia Pasific Award 2012
- Sejak tahun 2019, Perseroan telah memulai pembangunan Digital Hub yang terletak di atas lahan seluas 26 hektar

Komunitas BSD Green Office Park



Kawasan Ekonomi Khusus (KEK)



- **KEK Edutek Medika Internasional Banten**
- **PT Surya Inter Wisesa**
- **Luas tanah: 59,68ha:**
 - 28,83ha di area GOP dan Digital Hub
 - 30,85ha di BSD City fase 3
- **Kegiatan Usaha Utama:** Pendidikan, Penelitian, Ekonomi Digital & Pengembangan Teknologi, dan Industri Kreatif
- **Tujuan:** mempercepat penciptaan lapangan pekerjaan dan pembangunan ekonomi



Fasilitas Baru di BSD City



Eastvara Mall



Jalan Tol Serbaraja



Digital Hub



The Barn

KAWASAN GRAND WISATA, BEKASI



Kawasan pengembangan kota mandiri seluas 1.100 hektar yang mulai dikembangkan pada tahun 2005, terletak di sebelah timur Jakarta, memiliki akses langsung tol di KM 21 dan tersambung dengan tol Cimanggis-Cibitung (CIMACI) yang berjarak 700 meter dari gerbang tol.

KAWASAN KOTA WISATA, CIBUBUR



Kota Wisata, dibangun sebagai perpaduan keselarasan antara aktivitas hunian, rekreasi, pendidikan, dan fisik dalam lingkungan pemandangan hijau, untuk meningkatkan kualitas hidup, Terhubung langsung dengan tol Cimanggis-Cibitung dengan gerbang tol Nagrak di Kota Wisata, memberikan akses termudah dari Jabodetabek

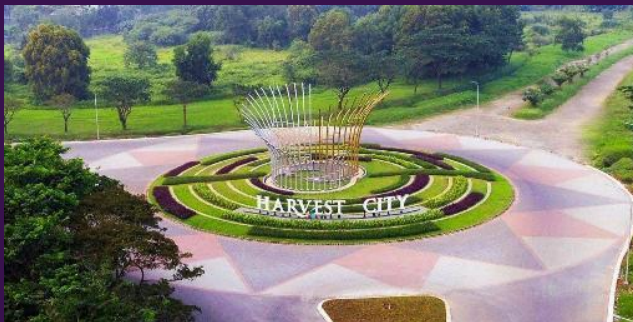
RANCAMAYA GOLF ESTATE



HARVEST CITY



Harvest City, sebuah kawasan hunian seluas 1.400 hektar yang berlokasi strategis di timur-selatan Jakarta. Dirancang untuk menciptakan harmoni antara kehidupan modern dan gaya hidup hijau, Harvest City dilengkapi dengan berbagai fasilitas, termasuk pusat perbelanjaan, area rekreasi, lembaga pendidikan, dan fasilitas olahraga.



PROYEK APARTEMEN



- Perseroan mengembangkan beberapa produk apartemen di BSDCity (Akasa dan Upperwest), Jakarta (Elements, Southgate, dan Aerium), dan Surabaya (Klaska).
- Salah satunya, apartemen Southgate berlokasi di Tanjung Barat, Jakarta Selatan, Luas area 5,4 ha. Terdapat 3 tower apartemen yang dipasarkan, yaitu Elegance, Prime dan Altuera dengan segmen pasar menengah ke atas.



PROPERTI INVESTASI



The Breeze BSD



Q-big BSD



DP Mall Semarang



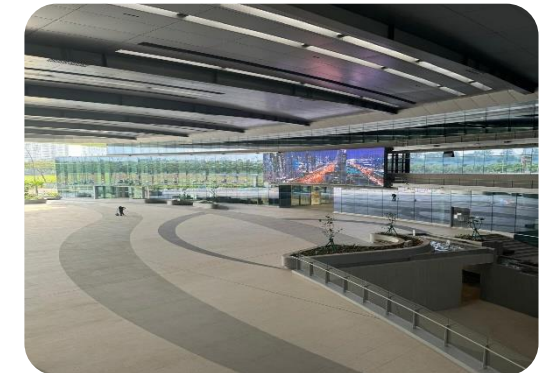
Green Office Park1
BSD



Green Office Park 9
BSD



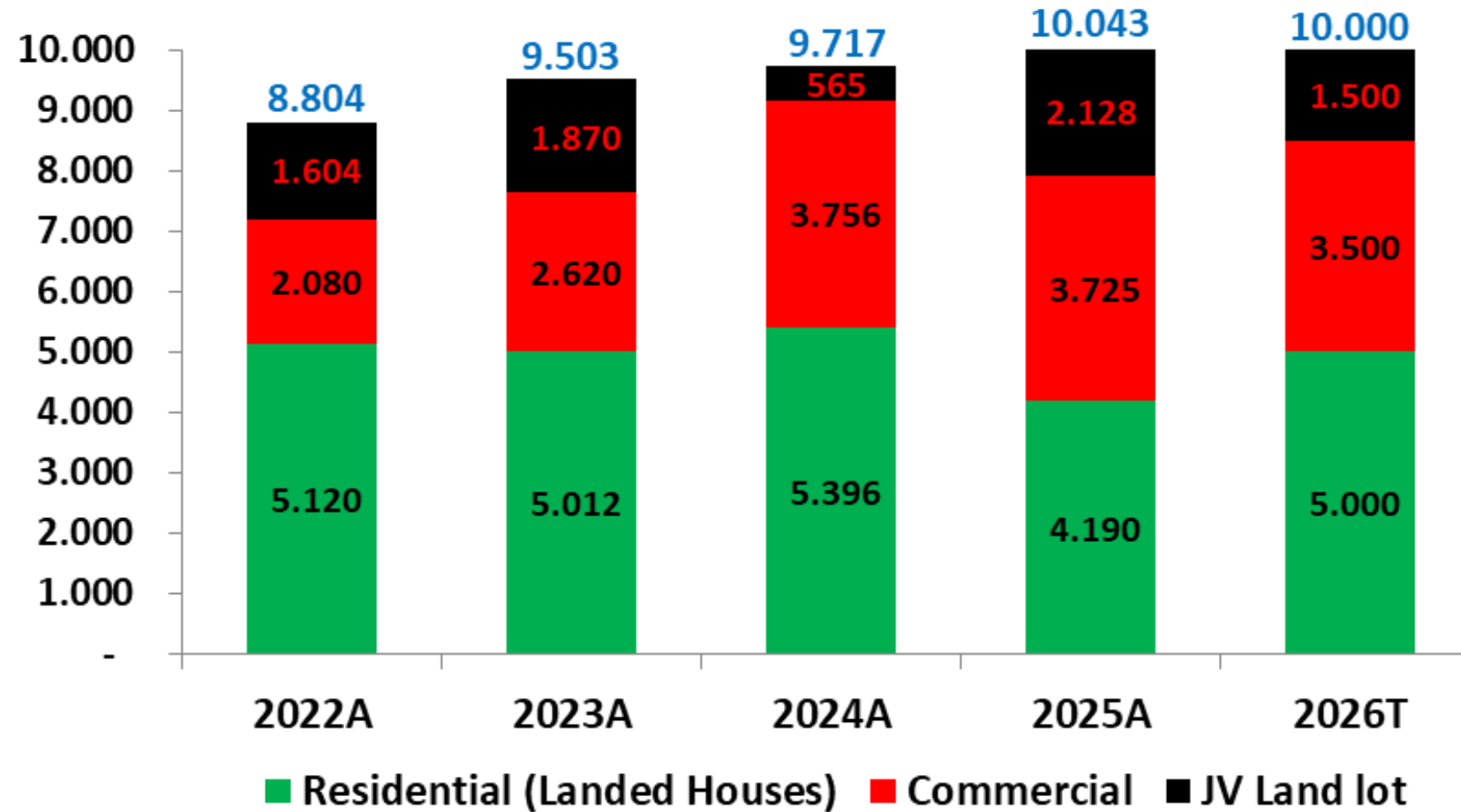
Sinarmas Land
Plaza Thamrin



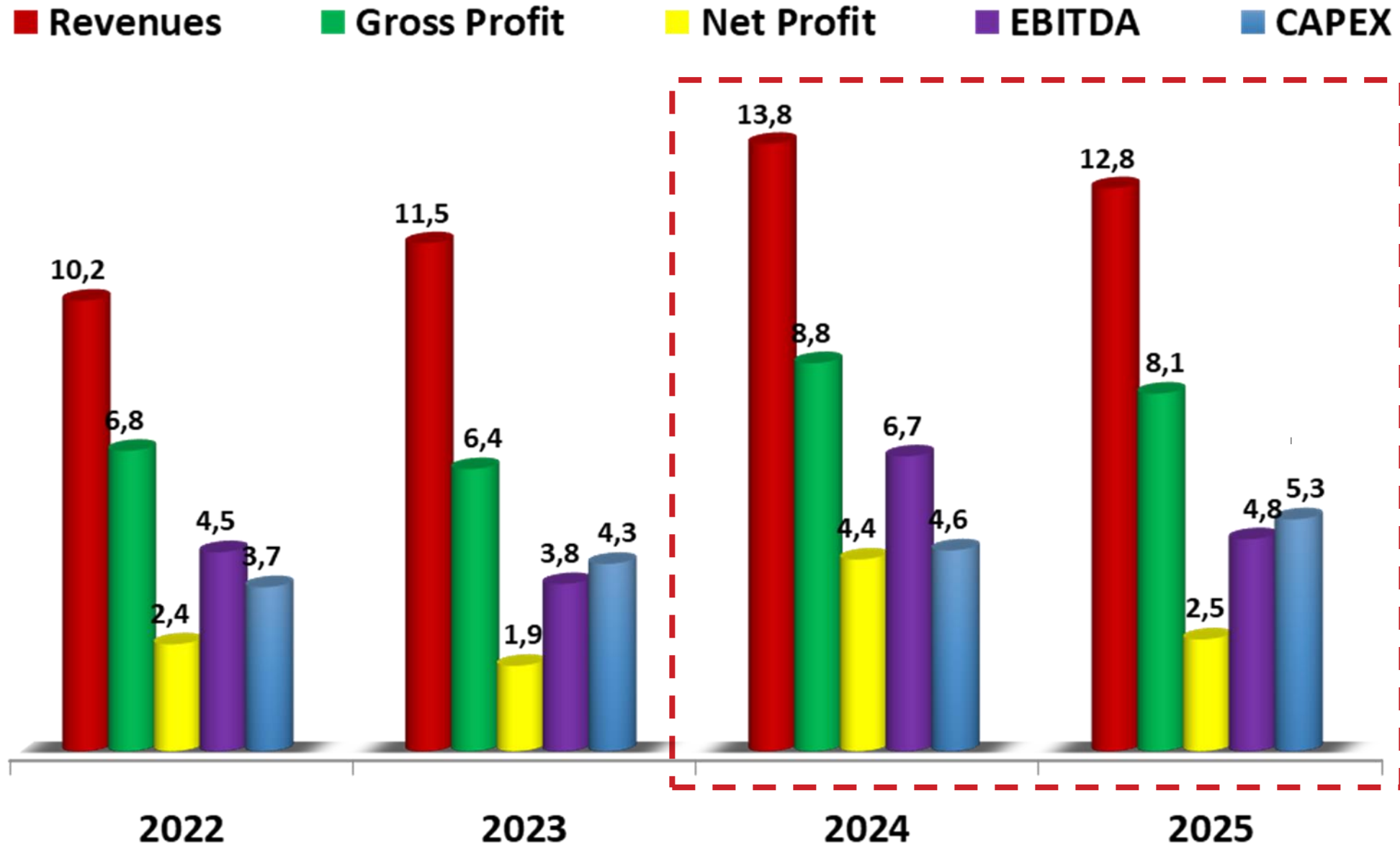
Biomedical Campus
/ Digital Hub

KINERJA KEUANGAN PERSEROAN

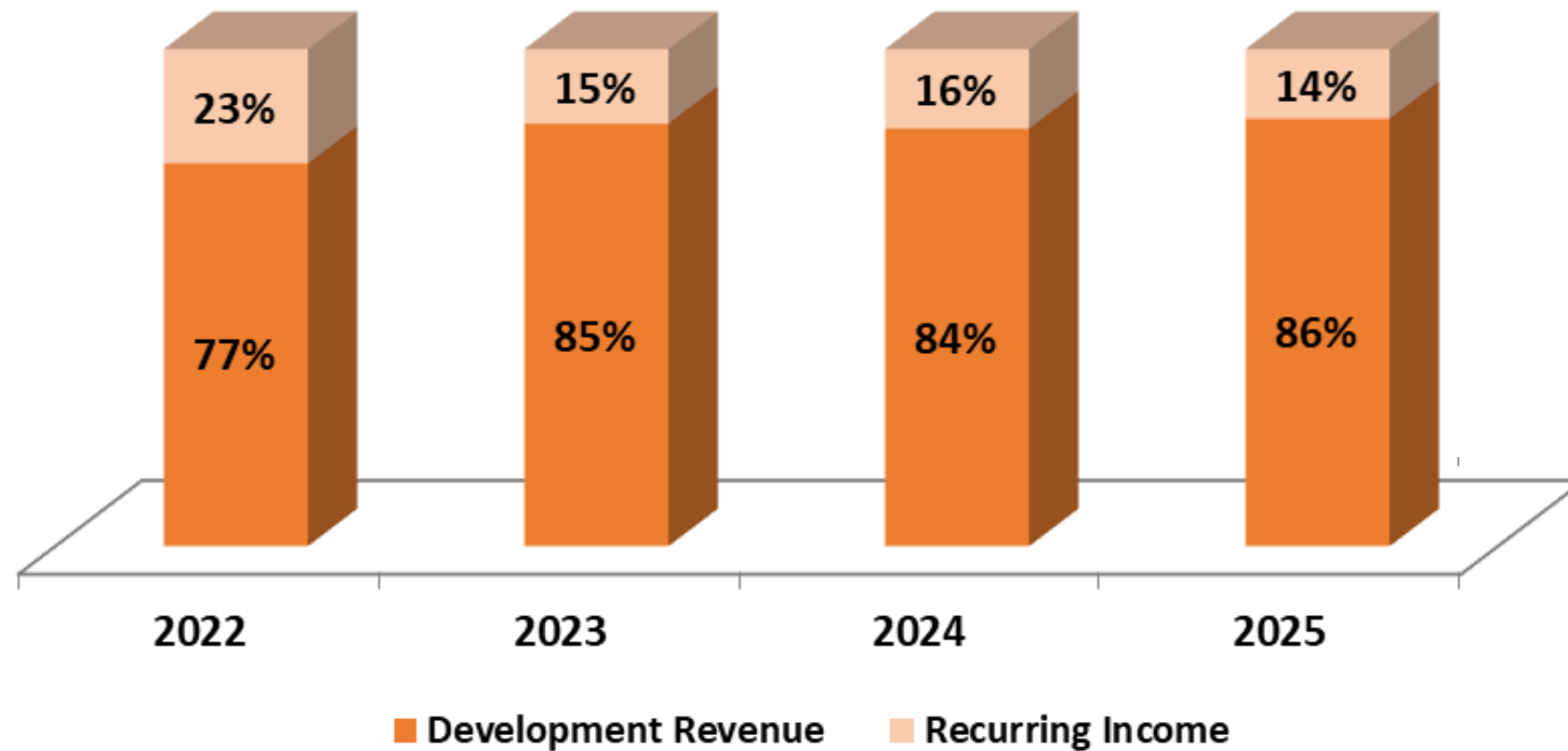
Pra Penjualan (dalam Rp miliar)



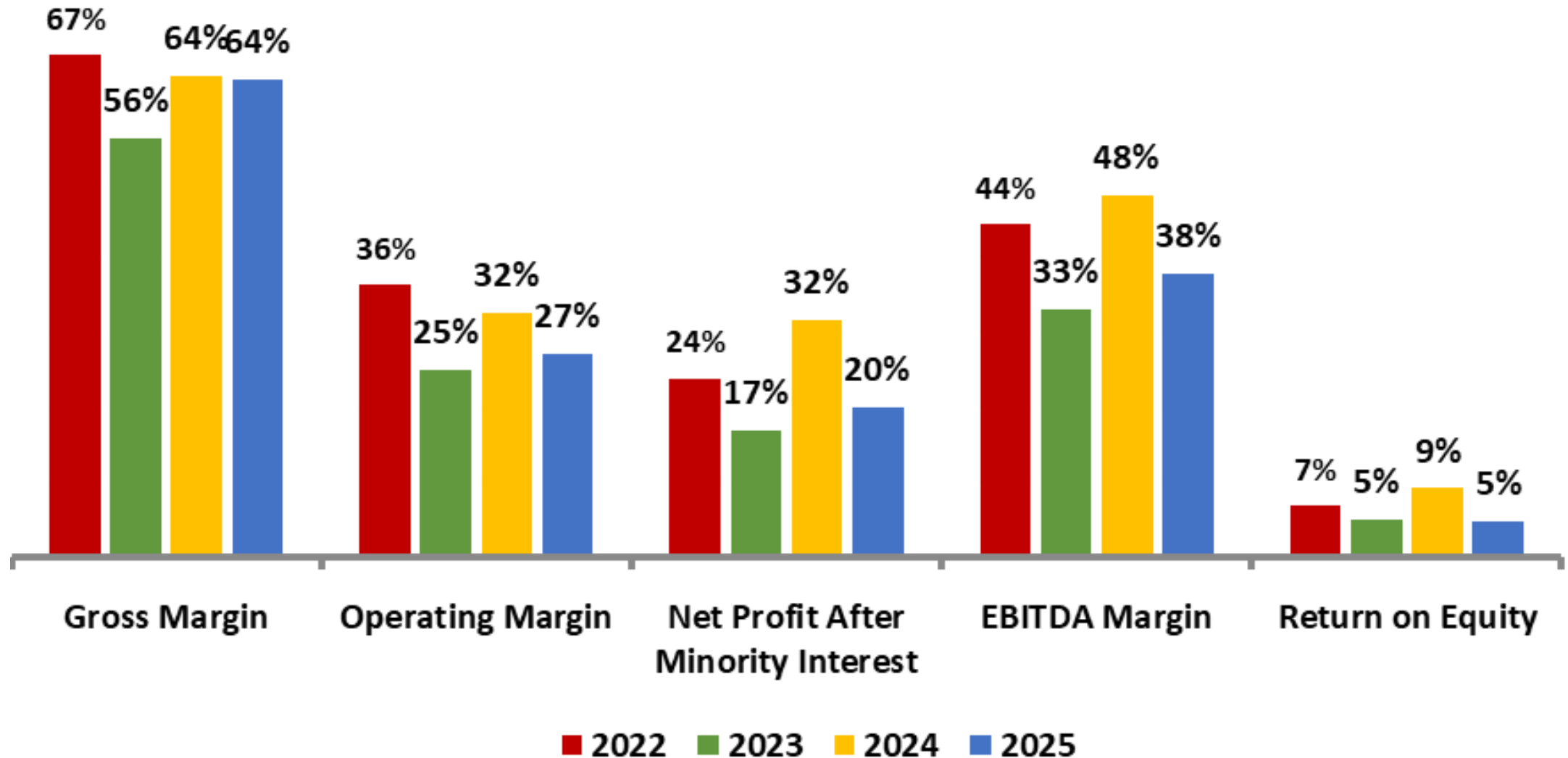
Laba Rugi Perseroan (dalam Rp triliun)



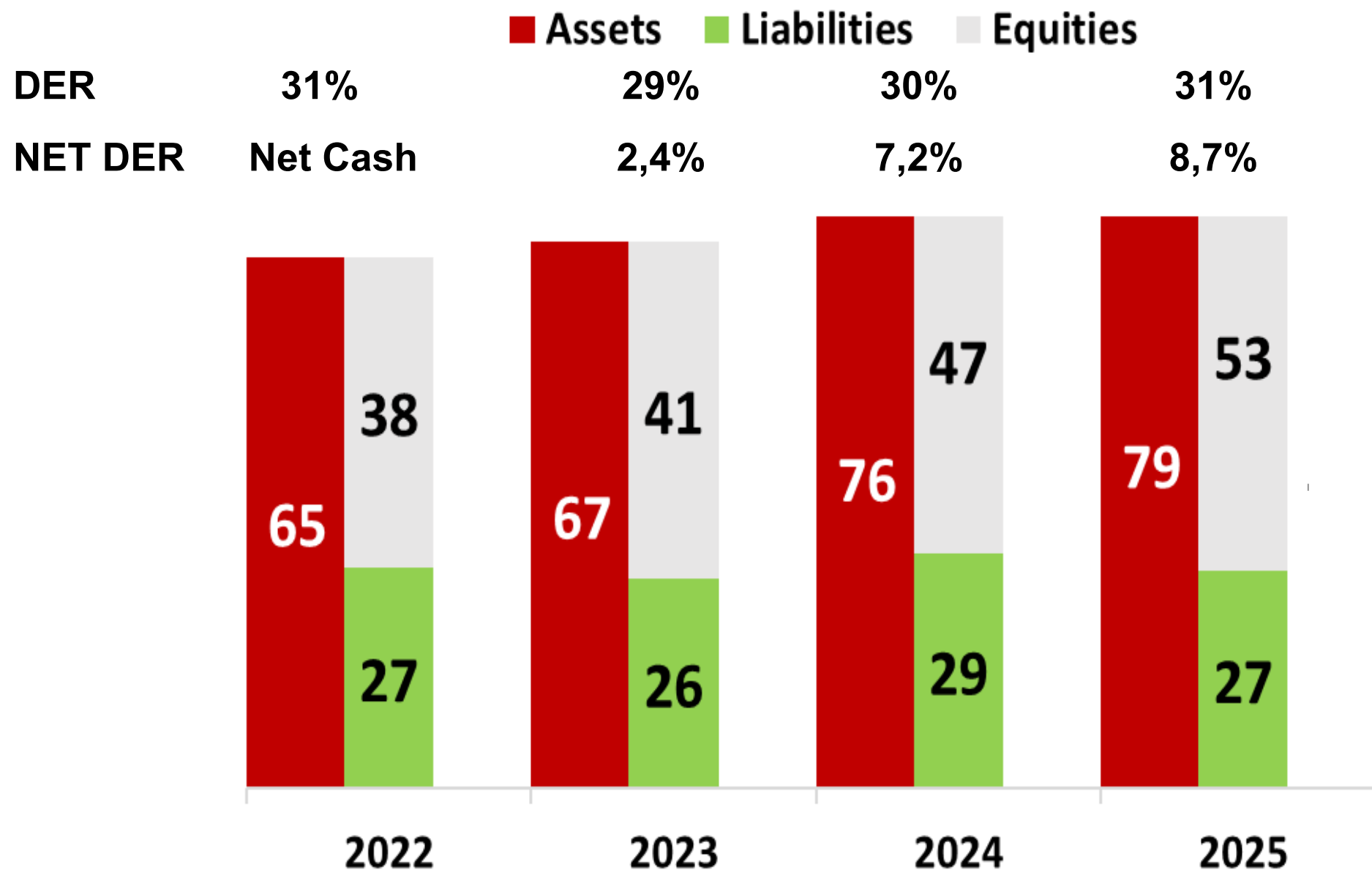
Kontribusi Pendapatan



Tinjauan Profitabilitas



Neraca Keuangan (dalam Rp triliun)



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Terima Kasih

