

Tangerang, 25 April 2018
Nomor : 041/IR-CS/BS/IV/2018
Perihal : Keterbukaan Informasi atau
Fakta Material
PT Bumi Serpong Damai Tbk.

Tangerang, April 25th, 2018
Number : 041/IR-CS/BS/IV/2018
Re : Information Disclosure or Material Facts of
PT Bumi Serpong Damai Tbk.

Kepada Yth:
OTORITAS JASA KEUANGAN
Kepala Eksekutif Pengawas Pasar Modal
Gedung Sumitro Djojohadikusumo
Jl. Lapangan Banteng Timur No. 1-4
Jakarta 10710

Attn:
FINANCIAL SERVICE AUTHORITY
Executive Head of Capital Market Supervisor
Gedung Sumitro Djojohadikusumo
Jl. Lapangan Banteng Timur No. 1-4
Jakarta 10710

BURSA EFEK INDONESIA
Direktur Penilaian Perusahaan
Indonesia Stock Exchange Building, Tower I
Jl. Jend. Sudirman Kav. 52-53
Jakarta 12190

INDONESIA STOCK EXCHANGE
Director of Corporate Assessment
Indonesia Stock Exchange Building, Tower I
Jl. Jend. Sudirman Kav. 52-53
Jakarta 12190

Dengan hormat,

Dear Sir/Sirs,

Untuk memenuhi ketentuan (i) Peraturan Otoritas Jasa Keuangan No. 31/POJK.04/2015 tentang Keterbukaan Informasi atau Fakta Material oleh Emiten atau Perusahaan Publik ("POJK 31/2015"); dan (ii) Keputusan Direksi Bursa Efek No. Kep-306/BEJ/07-2004, Peraturan No. I-E tentang Kewajiban Penyampaian Informasi ("Peraturan BEI No. I-E"), dengan ini kami, PT Bumi Serpong Damai Tbk. ("Perseroan") menyampaikan laporan informasi atau fakta material sebagai berikut:

In compliance with (i) Otoritas Jasa Keuangan Regulation No. 31/POJK.04/2015 on the Disclosure on Material Information or Facts by Issuers or Public Companies ("POJK 31/2015"); and (ii) Decree of the Board of Directors of Indonesia Stock Exchange No. Kep-306/BEJ/07-2004, Regulation No. I-E on the Information Disclosure Requirement ("BEI Regulation No. I-E"), we, PT Bumi Serpong Damai Tbk. ("the Company"), hereby submit the report on the disclosure of material information and facts as follows:

Nama Emiten/Name of the Issuer: PT Bumi Serpong Damai Tbk.
Bidang Usaha/Business Activity: Real Estate
Telepon/Telephone: (021) 50 368 368
Faksimili/Facsimile: (021) 5058 8278
Alamat Email/Email Address: corporate.secretary@sinarmasland.com

Tanggal Kejadian 23 April 2018

Date of Occurrence April 23rd, 2018

<p>Jenis Informasi atau Fakta Material</p>	<p>Peluncuran (<i>launching</i>) atas rencana penerbitan obligasi senior (<i>Senior Notes</i>) berdenominasi Dolar Amerika Serikat (U.S Dollar) yang jatuh tempo pada tahun 2021 oleh Global Prime Capital Pte. Ltd. (“GPC”), anak perusahaan yang dimiliki seluruhnya oleh Perseroan yang didirikan berdasarkan hukum negara Republik Singapura.</p>	<p><i>Type of Information or Material Facts</i></p>	<p><i>Launching of the proposed issuance of Senior Notes denominated in U.S Dollar due on 2021, issued by Global Prime Capital Pte. Ltd. (“GPC”), a wholly owned subsidiary by the Company, incorporated under the Law of Republic of Singapore.</i></p>
<p>Uraian Informasi atau Fakta Material</p>	<p>Perseroan melalui Entitas Anak Perseroan, yaitu GPC merencanakan untuk menerbitkan obligasi senior (<i>Senior Notes</i>) berdenominasi Dolar Amerika Serikat (U.S. Dollar) dengan jumlah pokok sebesar sampai dengan US\$250.000.000 dengan bunga 7,25% dan jatuh tempo pada tahun 2021 (“<i>Surat Hutang</i>”). Surat Hutang rencananya akan dijamin oleh Perseroan dan beberapa anak perusahaannya dan akan ditawarkan di luar negeri dan di luar Amerika Serikat.</p>	<p><i>Description of Information or Material Facts</i></p>	<p><i>The Company through its subsidiary, GPC, proposes to issue a US Dollar denominated Senior Notes amounting up to US\$250,000,000 with interest coupon 7.25% due on 2021 (“Notes”). The Notes will be secured and guaranteed by the Company and some of its subsidiaries and will be offered outside of the Republic of Indonesia and outside the United States.</i></p>
	<p>Terkait dengan rencana penerbitan Surat Hutang tersebut di atas, Perseroan pada tanggal 23 April 2018 telah menandatangani <i>Purchase Agreement</i> dengan Citigroup Global Markets Singapore Pte. Ltd dan UBS AG, Cabang Singapura, BNP Paribas, Credit Suisse selaku Pembeli Awal</p>		<p><i>In connection with the plan of issuance of the Notes above, the Company, on April 23rd, 2018 has signed a Purchase Agreement with Citigroup Global Markets Singapore Pte. Ltd. and UBS AG, Singapore Branch, BNP Paribas, Credit Suisse as Initial Purchasers. In addition, the Purchase</i></p>

(Initial Purchasers). Di samping itu, *Purchase Agreement* tersebut ditandatangani pula oleh GPC selaku penerbit, Global Prime Treasury Pte. Ltd., perusahaan yang didirikan berdasarkan hukum yang berlaku di Singapura dan dimiliki sepenuhnya oleh Penerbit ("GPT"), serta PT Sinar Mas Wisesa ("SMW"), PT Sinar Mas Teladan ("SMT"), PT Sinar Usaha Marga ("SUM"), PT Mustika Candraguna ("MCG"), PT Garwita Sentra Utama ("GSU"), PT Pastika Candra Pertiwi ("PCP"), PT Sentra Talenta Utama ("STU"), PT Sinar Usaha Mahitala ("SUMT"), PT Praba Selaras Pratama ("PSP"), PT Sentra Selaras Lestari ("SSL"), PT Bumi Sentra Selaras ("BSS"), PT Bumi Pramudita Mas ("BPM"), dan PT Duta Cakra Pesona ("DCP"). Perseroan bersama-sama dengan SMW, SMT, SUM, MCG, GSU, PCP, STU, SUMT, PSP, SSL, BSS, BPM, dan DCP akan bertindak selaku para pemberi jaminan perusahaan dalam rencana penerbitan Surat Hutang.

Dana yang diperoleh GPC dari penerbitan Surat Hutang, setelah dikurangi biaya-biaya terkait dengan penerbitan Surat Hutang akan disalurkan ke dalam GPT, melalui pengambil-bagian modal saham tambahan GPT dan efek bersifat ekuitas berkelanjutan (*perpetual capital securities*) yang akan dikeluarkan oleh GPT.

Agreement has also been signed by GPC as the issuer, Global Prime Treasury Pte. Ltd. ("GPT"), a wholly owned subsidiary by GPC, incorporated under the Law of Republic of Singapore and PT Sinar Mas Wisesa ("SMW"), PT Sinar Mas Teladan ("SMT"), PT Sinar Usaha Marga ("SUM"), PT Mustika Candraguna ("MCG"), PT Garwita Sentra Utama ("GSU"), PT Pastika Candra Pertiwi ("PCP"), PT Sentra Talenta Utama ("STU"), PT Sinar Usaha Mahitala ("SUMT"), PT Praba Selaras Pratama ("PSP"), PT Sentra Selaras Lestari ("SSL"), PT Bumi Sentra Selaras ("BSS"), PT Bumi Pramudita Mas ("BPM") and PT Duta Cakra Pesona ("DCP"). The Company, together with SMW, SMT, SUM, MCG, GSU, PCP, STU, SUMT, PSP, SSL, BSS, BPM, and DCP shall act as the corporate guarantors in the proposed issuance of the Notes.

The net proceeds obtained by GPC from the issuance of the Notes, after deducting the estimated transaction expenses related to the issuance of the Notes, will be contributed to GPT, by way of a subscription of additional ordinary shares in the capital of GPT and perpetual capital securities to be issued by

Selanjutnya, GPT akan menyalurkan dana tersebut melalui pinjaman kepada Perseroan berdasarkan perjanjian antar-perusahaan (intercompany loan), dan akan digunakan Perseroan untuk pembiayaan kembali atas hutang yang ada, sedangkan sisanya digunakan untuk belanja modal Perseroan (capital expenditure), modal kerja dan keperluan korporasi umum.

Nilai penawaran Surat Hutang diperkirakan tidak akan melebihi 20% dari ekuitas Perseroan sehingga bukan merupakan transaksi material sebagaimana dimaksud di dalam Peraturan Bapepam-LK No. IX.E.2, Lampiran Keputusan Ketua Bapepam-LK No. 614/BL/2011 tertanggal 28 November 2011 tentang Transaksi Material dan Perubahan Kegiatan Usaha Utama.

Berikut ini adalah indikasi tanggal-tanggal penting, sehubungan dengan rencana penerbitan Surat Hutang:

Tanggal *Pricing* Surat Hutang:
23 April 2018.

Tanggal Rencana Penyelesaian Surat Hutang:
26 April 2018.

GPT, which will then on-lend such funds to the Company by way of an intercompany loan and will be used by the Company to refinance existing indebtedness, with remaining funds to be used for capital expenditure, working capital and general corporate purposes.

The value of the Notes would not exceed 20% of the Company's net equity, as such it will not be construed as a material transaction as referred in Bapepam-LK Regulation no. IX.E.2, Attachment of Decision of Chairman of Bapepam-LK no. 614/BL/2011 dated November 28, 2011 concerning Material Transactions and Changes in Main Business Activities.

The following is an indication of important dates, relating to the proposed issuance of the Notes:

*Pricing Date of the Notes:
April 23rd, 2018.*

*Settlement Date of the Notes:
April 26th, 2018.*

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

Rencana penerbitan Surat Hutang akan memberikan dampak positif terhadap kegiatan ekspansi Perseroan maupun Entitas Anak, dan tidak akan memberikan dampak negatif terhadap kegiatan operasional, hukum, kondisi keuangan atau kelangsungan usaha Perseroan dan Entitas Anak.

The impact of such event, information or material facts towards operational activities, legal, financial condition, or business continuity of the Issuer or Public Company

The proposed issuance of Notes will give a positive impact on the Company's and its Subsidiaries' expansion activities and will not create any adversely affect the Company's and its Subsidiaries' operational activities, legal, financial conditions or the Company's business continuity.

Keterangan Lain-lain

Sehubungan dengan rencana penerbitan Surat Hutang, Perseroan akan melaksanakan kewajiban untuk mengumumkan penyelesaian Surat Hutang pada waktunya sesuai dengan ketentuan peraturan yang berlaku, termasuk POJK 31/2015, Peraturan BEI No. I-E, dan Peraturan Bapepam-LK No. IX.E.1, Lampiran Keputusan Ketua Bapepam-LK No. KEP-412/BL/2009, tertanggal 25 Nopember 2009 tentang Transaksi Afiliasi dan Benturan Kepentingan Transaksi Tertentu, setelah rencana penerbitan Surat Hutang selesai dilaksanakan dan setelah masing-masing perjanjian terkait dengan rencana penerbitan Surat Hutang ditandatangani oleh Perseroan.

Other Information

In connection with the proposed issuance of the Notes, the Company will perform the obligation to announce the settlement of the Notes in time pursuant to the prevailing regulations, including POJK 31/2015, BEI Regulation No. I-E, and Bapepam-LK Regulation no. IX.E.1, Attachment of Decision of Chairman of Bapepam-LK No. KEP-412/BL/2009, dated November 25, 2009 concerning Affiliated Transactions and Conflict of Interest on Certain Transactions, after the proposed issuance of the Notes is completed and after the agreements relating to the proposed issuance of the Notes is signed by the Company.

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

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

**) unofficial translation*

Hormat kami/*Best Regards*,
PT BUMI SERPONG DAMAI TBK



Hermawan Wijaya
Direktur

Tembusan/Cc:

- *Direktur Penilaian Keuangan Perusahaan Sektor Jasa Otoritas Jasa Keuangan/
Director of Financial Assessment of Services Sector Companies of Otoritas Jasa Keuangan*
- *Direksi dan Dewan Komisaris Perseroan/The Company's Directors and the Board of Commissioners*
- *Ibu Naniwati Tanuwidjaja – PT Bank Permata Tbk.*