

Laba Bersih BSDE 2022 Tumbuh 80,42% Menjadi Rp2,43 Triliun

Tangerang, 17 Maret 2023 - PT Bumi Serpong Damai Tbk (BEI: "BSDE") anggota kelompok properti Sinar Mas Land dan pengembang BSD City, kota mandiri terbesar di Indonesia mengumumkan kinerja tahunan 2022.

Per akhir Desember 2022 (*audited*), BSDE membukukan pertumbuhan Laba Tahun Berjalan yang Dapat Diatribusikan kepada Pemilik Induk (Laba Bersih) sebesar 80,42% atau sebesar Rp2,43 triliun. Angka pertumbuhan tersebut dibandingkan pencapaian pada periode yang sama tahun 2021 yakni Rp1,35 triliun.

Kinerja tersebut tidak lepas dari solidnya Pendapatan Usaha sepanjang 2022 yang mencapai Rp10,24 triliun atau setara pertumbuhan 33,71% secara *year on year (yoy)*.

Hermawan Wijaya, Direktur BSDE mengatakan, minat konsumen terhadap produk properti yang kami pasarkan cukup tinggi baik residensial maupun komersial.

Hal ini dapat dilihat dari pertumbuhan Pendapatan Usaha per segmen. Pendapatan dari segmen Tanah, Bangunan dan *Strata Title* tercatat tumbuh signifikan dan menjadi kontributor pendapatan utama dibandingkan segmen lainnya.

Sepanjang 2022, Segmen penjualan Tanah, Bangunan dan *Strata Title* berhasil membukukan pendapatan sebesar Rp7,90 triliun tumbuh 29,05% dibandingkan periode yang sama tahun 2021 sebesar Rp6,12 triliun. Segmen ini merupakan segmen dengan kontribusi terbesar bagi pendapatan konsolidasi BSDE dengan porsi 77,22%.

Hermawan menjelaskan, BSDE memiliki beberapa segmen utama dalam pendapatan yakni Segmen Penjualan Tanah, Bangunan dan *Strata Title*, Segmen Sewa, Segmen Hotel, Segmen Arena Rekreasi; Segmen Pengelolaan Gedung dan Segmen lain-lain.

Segmen sewa merupakan segmen pendapatan dengan kontribusi pendapatan terbesar kedua dengan pencapaian Rp925,48 miliar. Segmen ini tumbuh 29,28% dibandingkan pencapaian tahun lalu senilai Rp715,86 miliar.

Sedangkan segmen pendapatan terbesar ketiga dikontribusikan oleh Segmen Pengelolaan Gedung yang mencatatkan pendapatan sebesar Rp347,95 miliar, tumbuh

2022 BSDE's Net Profit Grows 80.42% to IDR2.43 trillion *)

Tangerang, March 17th, 2023 – PT Bumi Serpong Damai Tbk (IDX: "BSDE") a member of the Sinar Mas Land property group and Indonesia's largest satellite city developer, BSD City announced its 2022 annual performance.

As of the end of December 2022 (*audited*), BSDE recorded a significant growth in Profit for the year Attributable to Owners to the Company (Net Profit) of 80.42%, amounting to IDR2.43 trillion, compared to the last achievement in the same period in 2021 of IDR1.35 trillion.

This is due to the strong of Revenues performance throughout 2022, which reached IDR10.24 trillion, equivalent to a year-on-year (*yoy*) growth of 33.71%.

Hermawan Wijaya, the Director of BSDE said that this performance reveals the consumer interest in the Company's property products, including residential and commercial properties.

This can be viewed from the growth in Revenues per segment. The Revenues of the Land, Building and *Strata Title* segments logged substantial growth and became the major revenue contributor compared to the other segments.

The Land, Building and *Strata Title* sales segment recorded revenues of IDR7.90 trillion throughout 2022, marking a 29.05% increase compared to the same period in 2021 amounting to IDR6.12 trillion. This segment contributed the most to BSDE's consolidated revenue of 77,22%.

Hermawan described, BSDE has several main segments in revenue, namely Land, Building and *Strata Title* Sales Segment, Rental Segment, Hotel Segment, Recreation arena segment, Building Management Segment and Other segments.

The rental segment is the second-largest revenues contribution which arrive at IDR925.48 billion or growth 29.28% compared to last year's achievement of IDR715.86 billion.

Meanwhile, the Building Management Segment is the third-largest revenues contribution, which recorded revenues of IDR347.95 billion, growth 23.24% *yoy*. While last year, it was recorded at IDR282.34 billion.

<p>23,24% yoy. Sedangkan tahun lalu tercatat sebesar Rp282,34 miliar.</p> <p>Hermawan menambahkan, selain berhasil membukukan pertumbuhan penjualan yang positif. BSDE juga menjaga pertumbuhan beban biaya. Hal ini dilakukan untuk menjaga margin guna pertumbuhan usaha yang berkelanjutan.</p> <p>Sepanjang 2022, pertumbuhan Beban Pokok Penjualan berhasil dijaga di kisaran 16.97% yang sebesar Rp3,41 triliun, dibandingkan beban tahun lalu sebesar Rp2,91 triliun.</p> <p>Pertumbuhan Beban Pokok Penjualan yang lebih rendah ketimbang pertumbuhan Pendapatan Usaha membuat Laba Kotor tumbuh 44,01% menjadi Rp6,83 triliun yoy. Sedang tahun 2021 lalu tercatat sebesar Rp4,74 triliun.</p> <p>Kinerja positif dari kegiatan usaha juga terlihat pada kinerja Laba Usaha yang tumbuh 54,88% yoy. BSDE pada akhir tahun 2022 membukukan Laba Usaha sebesar Rp3,71 triliun dibandingkan periode yang sama tahun lalu sebesar Rp2,39 triliun.</p> <p>Labanya Sebelum Pajak pun tercatat tumbuh meyakinkan 72,05% menjadi Rp2,66 triliun. Adapun tahun lalu tercatat sebesar Rp1,55 triliun.</p> <p>Perolehan positif tersebut berlanjut kepada kinerja <i>bottom line</i>, BSDE pada akhir tahun 2022 berhasil membukukan Laba Tahun Berjalan yang Dapat Diatribusikan Kepada Pemilik Entitas Induk sebesar Rp2,43 triliun, tumbuh signifikan 80,42% dibandingkan pencapaian tahun 2021 sebesar Rp1,35 triliun.</p> <p>Aset Kian Solid</p> <p>Positifnya kinerja operasional tersebut juga berdampak pada fundamental BSDE. Posisi Kas dan Setara Kas tumbuh 25,33% menjadi Rp9,73 triliun, dibandingkan tahun lalu sebesar Rp7,77 triliun.</p> <p>Hermawan menambahkan, Total Aset sepanjang 2022 tumbuh 5,74% menjadi Rp64,99 triliun, dibandingkan pencapaian tahun sebelumnya Rp61,47 triliun. Terlebih sepanjang 2022 pertumbuhan Total Liabilitas terjaga di kisaran 5,39%.</p> <p>Hal tersebut akan memperkuat rasio keuangan BSDE dan memberikan ruang yang cukup untuk mencari sumber pendanaan eksternal apabila dibutuhkan.</p> <p>BSDE berdasarkan laporan keuangan tahun 2022 memiliki <i>land bank</i> seluas 3.854 ha. <i>Land bank</i> terbesar berlokasi di BSD City. Total <i>land bank</i> BSD City tercatat sebesar 2.194</p>	<p><i>Hermawan added that on top of the positive sales growth, BSDE has also positively maintained the growth of cost expenses. This is to sustain margins and achieve long-term business growth.</i></p> <p><i>Throughout 2022, the growth of Cost of Revenues was successfully retained in the range of 16.97% or amounting to IDR3.41 trillion, compared to last year's figures of IDR2.91 trillion.</i></p> <p><i>Due to the lower growth of Cost of Revenues compared to Revenues growth, followed by the growth of Gross Profit amounting to 44.01% or IDR6.83 trillion yoy, compared to IDR4.74 trillion in 2021.</i></p> <p><i>The positive performance of business activities is also marked in the growth of Operating Profit, which increased by 54.88% yoy. BSDE recorded an Operating Profit of IDR3.71 trillion at the end of 2022, compared to IDR2.39 trillion in the same period last year.</i></p> <p><i>Profit Before Tax grew convincingly by 72.05% to IDR2.66 trillion, compared to IDR1.55 trillion in the previous year.</i></p> <p><i>The positive trend in the Company's financial performance followed by the result in the bottom line. As it was able to record a Profit for the Year Attributable to Owners of the Company amounting to IDR2.43 trillion at the end of 2022. This marks a significant growth of 80.42% compared to the achievement in 2021, which was IDR1.35 trillion.</i></p> <p>Assets Become More Solid</p> <p><i>The positive operational performance also had a positive impact on the Company's fundamentals. The position of Cash and Cash Equivalents grew by 25.33% to IDR9.73 trillion, compared to last year of IDR7.77 trillion.</i></p> <p><i>Hermawan added that Total Assets grew by 5.74% to IDR64.99 trillion throughout 2022, compared to the previous year of IDR61.47 trillion. Furthermore, the growth of Total Liabilities was maintained in the range of 5.39% throughout 2022.</i></p> <p><i>These positive financial ratios will strengthen the Company's financial position and provide adequate opportunity to get the external sources of funding if needed.</i></p> <p><i>Based on the 2022 financial statements, BSDE has a land bank covering an area of 3,854 hectares, with the largest land bank located in BSD City, which is recorded at 2,194 hectares, compared to the BSDE's other projects.</i></p>
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ha terbesar jika dibandingkan proyek-proyek lain yang dimiliki BSDE.

Sedangkan Persediaan Real Estat yang siap dijual maupun dikonstruksi dan dikembangkan tercatat sebesar Rp12,61 triliun

Posisi fundamental yang solid, besarnya persediaan *land bank* dan real estat memberikan keyakinan kepada manajemen BSDE untuk terus memberikan nilai tambah kepada pemangku kepentingan terutama pemegang saham.

(end)

Sekilas mengenai PT Bumi Serpong Damai Tbk

PT Bumi Serpong Damai Tbk (“BSDE”) merupakan pengembang BSD City, kota mandiri terbesar di Indonesia dan merupakan proyek unggulan Sinar Mas Land seluas 5.950ha, 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. Akuisisi ini diharapkan dapat meningkatkan kinerja BSDE terutama portofolio pendapatan dan diversifikasi usaha BSDE.

Paska aksi korporasi tersebut, BSDE secara konsisten dan berkesinambungan memperkuat portofolio pendapatannya dengan tumbuh secara organik maupun anorganik. Selain aktif dalam melakukan akuisisi tanah sebagai backbone perusahaan properti, berbagai kemitraan strategis dengan mitra nasional maupun internasional telah dilakukan guna memberikan nilai tambah bagi proyek-proyek yang berada di bawah BSDE maupun melalui Entitas Anak, Entitas Asosiasi dan Entitas Ventura Bersama.

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 saat ini tercatat sebagai salah satu emiten properti terbesar di Bursa Efek Indonesia (BEI), dengan kapitalisasi pasar sebesar Rp20,96 triliun per 28 Februari 2023.

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Furthermore, the Inventories of the Real Estate ready for sale or develop is recorded at IDR12.61 trillion.

The Company's solid fundamental position, substantial land bank and real estate inventories provide a confidence to the BSDE management to remain providing added value to stakeholders, particularly shareholders.

(end)

Overview of PT Bumi Serpong Damai Tbk

PT Bumi Serpong Damai Tbk (“BSDE”) is the developer of BSD City, the largest satellite city in Indonesia and the flagship project of Sinar Mas Land measuring to 5,950ha, consisting of residential areas and the integrated commercial area. In early 2011, BSDE finalized the acquisition of affiliated companies, namely PT Duta Pertiwi Tbk, PT Sinar Mas Teladan and PT Sinar Mas Wisesa. This acquisition is expected to improve BSDE’s performance particularly in revenues portfolio and business diversification.

Post corporate action, BSDE consistently and continuously strengthened its revenue’s portfolio by growing both organically and inorganically. Apart from being active in land acquisition as a property company backbone, various strategic partnerships with national and international partners have been carried out to provide added value to projects under BSDE as well as through Subsidiaries, Associates and Joint Ventures.

Moving forward, BSDE will also actively improve its cash reserves to develop and seize potential business opportunities to ensure upcoming sustainable business growth. BSDE is currently listed as one of the largest property issuers on the Indonesia Stock Exchange (IDX), with a market capitalization of IDR20.96 trillion as of February 28th, 2023.

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