



PT PURI SENTUL PERMAI Tbk

LAPORAN HASIL PAPARAN PUBLIK INSIDENTIL
PT Puri Sentul Permai Tbk
(Perseroan)

Paparan Publik Insidentil PT Puri Sentul Permai Tbk telah diselenggarakan pada:

Hari, Tanggal : Rabu, 19 November 2025
Waktu : Pkl. 13.00 – 13.45 WIB
Tempat : PT Puri Sentul Permai Tbk
Kawasan Industri Sentul, Jl.
Surya Raya, Kav.
Commercial Area 1,
Olympic CBD, Sentul-Bogor
16810
Manajemen : 1) **Xaverius Nursalim** –
Direktur Utama
2) **Irene Nursalim** – Direktur
3) **Aan Rohanah** –
Corporate Secretary
4) **Amanda A. Ningsih** –
Senior Manager
Total Peserta : 16 (enam belas) orang
Susunan : I. Pembukaan dan
Acara Perkenalan
II. Presentasi Paparan
Publik Insidentil
III. Sesi Tanya Jawab
IV. Penutup

I. Pembukaan dan Perkenalan

Corporate Secretary membuka acara dan memperkenalkan Direksi Perseroan, dan Senior Manager yang hadir pada acara Paparan Publik Insidentil.

II. Presentasi Paparan Publik Insidentil

Corporate Secretary melakukan presentasi Paparan Publik Insidentil yang meliputi hal-hal sebagai berikut:

1. Informasi terkait perkembangan kinerja dan operasional terkini Perseroan dan anak perusahaan
2. Summary Laporan Keuangan terakhir/terkini,

REPORT OF THE INCIDENTAL PUBLIC EXPOSURE
PT Puri Sentul Permai Tbk
(Company)

The Incidental Public Expose of PT Puri Sentul Permai Tbk was held on:

Day, Date : Wednesday, November 19th,
2025
Time : At 1.00 – 1.45 PM
Venue : PT Puri Sentul Permai Tbk
Kawasan Industri Sentul, Jl.
Surya Raya, Kav. Commercial
Area 1, Olympic CBD, Sentul-
Bogor 16810
Management : 1) **Xaverius Nursalim** –
President Director
2) **Irene Nursalim** – Director
3) **Aan Rohanah** – Corporate
Secretary
4) **Amanda Ayu N** – Senior
Manager
Participants : 16 (sixteen) persons
Agenda : I. Opening and Introduction
II. The Incidental Public
Expose Presentation
III. Question and Answer
IV. Closing

I. Opening and Introduction

The Corporate Secretary opened the event and introduced the Company's Board of Directors and Senior Managers who attended the Incidental Public Exposure.

II. The Incidental Public Expose presentation

The Corporate Secretary conducted an Incidental Public Expose presentation, which included the following matters:

1. Information related to the latest performance and operational developments of the Company and its subsidiaries
2. Summary of the latest/current Financial Report

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3. Rencana Usaha Perseroan dan anak perusahaan ke depannya,
4. Informasi material lainnya yang belum disampaikan kepada publik.

3. Future business plans of the Company and its subsidiaries
4. Other material information that has not been disclosed to the public.

III. Ringkasan Sesi Tanya Jawab

1. Pertanyaan dari Ghofur - Investor.id

Menjelang akhir tahun biasanya terdapat peningkatan jumlah okupansi, berapa peningkatan okupansi Kedaton khususnya hotel yang berada di rest area karena banyak perjalanan menggunakan tol? Bagaimana persiapan perseroan mengenai hal ini?

Jawaban Aan Rohanah - Corporate Secretary

Menjelang Nataru dan di saat Nataru okupansi bukan hanya melonjak di rest area namun Kedaton 8 Hotel - Sentul juga. Sejak dari bulan kemarin hingga sekarang, okupansi meningkat 20-30% dari biasanya dan untuk di rest area biasanya 200-300% okupansi menjelang nataru apabila berbanding dengan jumlah kamar. Persiapannya yaitu standar hotel yang disiapkan, pemetaan SDM, kesiapan dari pelayanan bagaimana konsumen mendapat pelayanan cepat dan praktis supaya ketika mereka beristirahat, semuanya dapat terlayani dengan baik dan istirahat mereka berkualitas sehingga dapat melanjutkan perjalanan dengan fresh

2. Pertanyaan dari Ghofur - Investor.id

Kira-kira modal kerja yang disiapkan untuk tahun 2026 berapa dan penggunaannya untuk apa saja?

Jawaban Amanda Ayu N - Senior Manager :

Di 2025 yaitu sebesar 20 Miliar kalau untuk 2026 kurang lebih sekitar 25 - 30 Miliar.

3. Pertanyaan dari Ghofur - Investor.id

Apakah ada aksi korporasi/right issue atau dan lain-alinnya yang akan dilakukan perseroan?

III. Summary Question and Answer

1. Question from Ghofur - Investor.id

As the year-end approaches, there is usually an increase in occupancy rates. What is the increase in occupancy at Kedaton, particularly the hotel located at the rest area, due to the high volume of travel using toll roads? How is the Company preparing for this?

Answer by Aan Rohanah - Corporate Secretary:

Ahead of and during the Christmas and New Year holidays, occupancy rates surge not only at rest areas but also at Kedaton 8 Hotel - Sentul. From last month until now, occupancy has increased by 20-30% from normal levels, and at rest areas, occupancy rates are usually 200-300% ahead of the Christmas and New Year holidays, when compared to the number of rooms. The preparations include standard hotel preparations, human resource mapping, and ensuring that services are ready to provide customers with quick and practical service, so that when they rest, everything is well taken care of and their rest is of high quality, allowing them to continue their journey feeling refreshed.

2. Question from Ghofur - Investor.id

Approximately how much working capital has been prepared for 2026, and what will it be used for?

Answer by Amanda Ayu N - Senior Manager:

In 2025, it will be 20 billion, while in 2026 it will be around 25-30 billion.

3. Question from Ghofur - Investor.id

Are there any corporate actions/rights issues or other matters that the company will undertake?

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Jawaban Aan Rohanah – Corporate Secretary

Terkait corporate action/right issue, sesuai apa yg sudah kita sampaikan ke publik sejauh ini belum ada. Kalaupun ada akan disampaikan melalui keterbukaan informasi.

4. Pertanyaan dari Ghofur – Investor.id

Mengenai outlook 2026, bagaimana dengan target serta kontribusinya? Dan berapa kontribusi okupansi di 2025 menjelang nataru untuk tahun ini?

Jawaban Amanda Ayu N – Senior Manager

Untuk outlook 2026, perseroan optimis pertumbuhan pendapatan diprediksi meningkat dengan beroperasinya fasilitas tambahan, kenaikan okupansi, serta optimalisasi di Kedaton 8 atau hotel di rest area (Swiss-Belexpress Rest Area). Target kontribusinya yaitu dari unit usaha rest area, padel, dan lounge. Kenaikannya kami proyeksikan 30-50%. Untuk tahun 2025 menjelang nataru, okupansi naik sekitar 100%.

5. Pertanyaan dari Tommy - TopBussiness

Terdapat peningkatan harga saham sehingga mengalami suspensi, apakah ada tanggapan dari management mengenai hal ini?

Jawaban Aan Rohanah – Corporate Secretary

Terkait suspensi saham KDTN kami melihat itu adalah kewenangan bursa dan kami menyikapi hal tersebut dengan bijak karena yang terjadi kepada saham KDTN itu merupakan dinamika pasar.

6. Pertanyaan dari Tommy - TopBussiness

Apakah ada yang perlu diketahui oleh investor mengenai informasi material perseroan terkait suspensi?

Jawaban Aan Rohanah – Corporate Secretary

Perseroan juga tidak mengetahui material lainnya yang menyebabkan lonjakan saham tersebut selain informasi apapun yang telah kami sampaikan, suspensi yang dilakukan bursa itu wajar saja dan banyak terjadi bukan

Answer by Aan Rohanah – Corporate Secretary

Regarding corporate actions/rights issues, we have not disclosed any such matters to the public thus far. Should there be any, they will be disclosed through information disclosure.

4. Question from Ghofur – Investor.id

Regarding the outlook for 2026, what are the targets and contributions? And what is the occupancy contribution in 2025 ahead of the Christmas and New Year holidays for this year?

Answer by Amanda Ayu N – Senior Manager

For the 2026 outlook, the company is optimistic that revenue growth will increase with the operation of additional facilities, higher occupancy rates, and optimization at Kedaton 8 or the hotel in the rest area (Swiss-Belexpress Rest Area). The target contribution is from the rest area, padel, and lounge business units. We project an increase of 30-50%. For 2025, ahead of the Christmas and New Year holidays, occupancy is expected to increase by around 100%.

5. Question from Tommy - TopBussiness

There has been an increase in stock prices, resulting in a suspension. Is there any response from management regarding this matter?

Answer by Aan Rohanah – Corporate Secretary

Regarding the suspension of KDTN shares, we recognize that it falls under the authority of the stock exchange, and we handle the matter wisely because what happened to KDTN shares is part of market dynamics.

6. Question from Tommy - TopBussiness

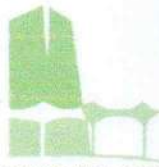
What steps will the Company take to realize capital expenditure (CapEx) in 2025, and what funding sources will be used?

Answer by Aan Rohanah – Corporate Secretary

The company is also unaware of any other material factors that caused the surge in share prices other than the information we have

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hanya kepada KDTN tetapi terjadi kepada saham lainnya juga dan apabila memang pergerakan sahamnya sangat fluktuatif dan volatilitasnya terlalu tinggi, Biasanya kalau sudah UMA pasti terkena suspensi. Hal tersebut wajar dan hanya dinamika pasar saja.

7. Pertanyaan dari Tommy - TopBusiness

Mengenai target 30 – 50 % pendapat naik apakah hal tersebut juga berlaku untuk target laba bersih di tahun 2026?

Jawaban Amanda Ayu N - Senior Manager

Perseroan masih melihat namun target tetap sama. Perseroan optimis dengan hal tersebut.

8. Pertanyaan dari Tommy - TopBusiness

Penjajakan kerjasama dengan mitra strategis di tahun depan?

Jawaban IAan Rohanah - Corporate Secretary

Perseroan terbuka untuk kolaborasi dengan siapa saja, komunikasi terbuka dengan semua investor. Dan apapun yang terjadi terhadap perseroan akan kami sampaikan kepada publik.

9. Pertanyaan dari Arianto - BISKOM

Berdasarkan summary laporan keuangan terkini, pendapatan naik namun labanya turun. Bagaimana penjelasan manajemen? Serta terkait capex, berapa persen capex yang terserap?

Jawaban Amanda Ayu N – Senior Manager

Untuk awal tahun memang terkendala dengan adanya efisiensi pemerintah dan terimbas pengetatan anggaran sampai di 6-7 bulan baru bisa menanjak kembali di dua bulan akhir ini. Perseroan tetap optimis.

Terkait untuk Capex yang sudah terserap yang sudah kami sampaikan di RUPS sebelumnya yaitu 20 miliar dan hingga saat ini sudah terserap sebesar 15miliar digunakan untuk perluasan fasilitas xpress hotel dan untuk pembangunan padel ini.

disclosed. The suspension imposed by the exchange seems normal and occurs frequently, not only to KDTN but also to other stocks. If the stock price is highly volatile, it will usually be suspended once it reaches the upper price limit. This is normal and is simply market dynamics.

7. Question from Tommy - TopBusiness

Regarding the target of a 30-50% increase in revenue, does this also apply to the net profit target for 2026?

Answer from Amanda Ayu N - Senior Manager

The company is still reviewing this, but the target remains the same. The company is optimistic about this.

8. Question from Tommy - TopBusiness

Any plans to explore partnerships with strategic partners next year?

Answer from Aan Rphanah - Corporate Secretary

The company is open to collaboration with anyone and maintains open communication with all investors. And we will disclose any developments affecting the company to the public.

9. Question from Arianto – BISKOM

Based on the summary of the latest financial report, revenue has increased but profits have declined. How does management explain this? Also, regarding capex, what percentage of capex has been absorbed?

Answer from Amanda Ayu N - Senior Manager

At the beginning of the year, we were constrained by government efficiency measures and budget tightening, but in the last two months, we have been able to recover. The company remains optimistic.

Regarding the capex that has been absorbed, as previously reported at the AGM, it amounts to 20 billion, and to date, 15 billion has been absorbed for the expansion of the Xpress Hotel facilities and the construction of the padel court.

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10. Pertanyaan dari Irdiya - Media Asuransi

Xpress Hotel di rest area, apakah ada kolaborasi dengan perusahaan asuransi?

Jawaban Aan Rohanah - Corporate Secretary

Perseroan terbuka dengan segala kolaborasi termasuk perusahaan asuransi. Untuk asuransi saat ini belum ada, biasanya para pengendara sudah memiliki asuransi tersendiri.

11. Pertanyaan dari Dia Ihsa- Economix Buzz

Outlook 2026 terkait peningkatan pendapatan dari unit usaha 6 hotel, apakah ada peningkatan dari hotel-hotel tersebut? Mengenai hal tersebut berapa pendanaan capex untuk unit usaha baru?

Perseroan saat ini belum membentuk anak perusahaan meskipun memiliki beberapa unit bisnis. Mengenai hal tersebut kenapa?

Jawaban Xaverius Nursalim - Direktur Utama:

Untuk 2026, perseroan akan menambah satu unit usaha baru seperti perseroan tuangan di dalam bussiness plan menjelang IPO, perseroan akan aktif meng-operate dan perusahaan-perusahaan yang membutuhkan KDTN yang berpengalaman dalam meng-operate bagaimana meningkatkan okupansi hotel hingga 200 - 300%, banyak sekali hotel yg menawarkan kepada perseroan untuk operate hotel, sangat menarik bisa mejadi suatu bidang usaha. Salah satunya melihat KM 19, perseroan mulai operate sendiri dan hasilnya lebih baik dibandingkan dengan perusahaan lainnya; satu - dua perusahaan mengoperate hotel mereka. Banyak hotel yg berguguran dan bisa menghidupkan kembali hotel-hotel yg lain sehingga dapat menjaga tenaga kerja

Bisnis operate yang dibicarakan tidak menggunakan dana investasi sehingga hal tersebut dapat menambah income.

Saat ini perusahaan mendapatkan hasil baik pastinya akan membentuk anak perusahaan

10. Question from Irdiya - Media Asuransi

Xpress Hotel at the rest area, is there any collaboration with insurance companies?

Answer from Aan Rohanah - Corporate Secretary

The company is open to all collaborations, including with insurance companies. Currently, there is no insurance, as drivers usually have their own insurance.

11. Question from Dia Ihsa- Economix Buzz

Outlook for 2026 regarding revenue growth from the 6 hotel business units, is there an increase from these hotels? Regarding this, what is the capex funding for the new business units?

The company has not yet formed a subsidiary despite having several business units. Why is that?

Answer Xaverius Nursalim - President Director

For 2026, the company will add a new business unit as outlined in the business plan prior to the IPO. The company will actively operate and partner with companies that require KDTN's expertise in operating hotels to increase occupancy rates by 200-300%. Many hotels have offered the company the opportunity to operate their hotels, which is a very attractive business opportunity. One example is KM 19, where the company began operating the hotel itself and achieved better results than other companies; one or two companies operate their hotels. Many hotels have gone out of business, but the company can revive other hotels, thereby preserving jobs.

The operating business discussed does not require investment funds, which can increase income.

Currently, the company is achieving good results and will certainly form a subsidiary.

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12. Pertanyaan dari Issa - Pasar Dana

Darimana sumber pendanaan untuk Capex di tahun 2026? Dan bagaimana porsinya?

Jawaban Amanda Ayu N – Senior Manager

Untuk pendanaan, perseroan menggunakan dana internal dan fasilitas pinjaman bank

13. Pertanyaan dari Issa - Pasar Dana

Apakah perseroan akan berencana membagikan dividen untuk tahun depan?

Jawaban Amanda Ayu N – Senior Manager:

Perseroan berkomitmen untuk membagikan dividen kepada pemegang saham sesuai dengan Perseroan yang dapat diberikan. Dividen akan diberikan sesuai dengan tahun lalu jika memungkinkan.

12. Question from Issa - PasarDana

Where will the funding for Capex in 2026 come from? And what will be the proportion?

Answer from Amanda Ayu N – Senior Manager

For funding, the company will use internal funds and bank loans.

13. Question from Issa - PasarDana

Does the company plan to distribute dividends for next year?

Answer from Amanda Ayu N – Senior Manager

The Company is committed to distributing dividends to shareholders in accordance with the Company's distributable profits. Dividends will be paid in accordance with the previous year if possible.

IV. Penutup

Demikian laporan Paparan Publik kami sampaikan, terima kasih.

IV. Closing

That concludes our Public Presentation report. Thank you.

Hormat kami,
PT Puri Sentul Permai Tbk

Aan Rahanah
Corporate Secretary

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Liputan Media/ Media Coverage

<https://www.topbusiness.id/118738/lonjakan-harga-dan-ekspansi-proyek-pacu-pertumbuhan-investor-saham-kdtn-ini-kata-manajemen.html>

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<https://investasi.kontan.co.id/news/incar-pertumbuhan-kinerja-puri-sentul-kdtn-siapkan-capex-rp-30-miliar-pada-2026>

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<https://www.biskom.id/berita/951926576/kuartal-iii-2025-puri-sentul-permai-cetak-laba-rp6354-juta?page=all>

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<https://market.bisnis.com/read/20251119/192/1930093/targetkan-laba-naik-kdtn-komitmen-bagi-dividen>

<https://investor.id/market/418037/kdtn-ungkap-strategi-bisnis-jelang-libur-nataru>

<https://www.dutanasantaramerdeka.com/2025/11/19-DNM-11725-puri-sentul-permai-cetak-pendapatan-rp2376-m-kuartal-iii-2025.html>

<https://www.biskom.web.id/2025/11/19/puri-sentul-permai-ungkap-kinerja-keuangan-melonjak-di-bisnis-hotel-tol.bwi>

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<https://jejakprofil.com/2025/11/19/pt-puri-sentul-permai-tbk-kdtn-adakan-public-expose-2025/>

<https://www.idxchannel.com/market-news/puri-sentul-kdtn-anggarkan-belanja-modal-hingga-rp30-miliar-di-2026>

<https://mediaasuransinews.co.id/market/pasar-modal/okupansi-hotel-kedaton-8-naik-200/>

https://shoesmart.co.id/incar-pertumbuhan-kinerja-puri-sentul-kdtn-siapkan-capex-rp-30-miliar-pada-2026#google_vignette

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