

DISCLOSURE

Name of the Company : PT Saraswanti Indoland Development Tbk
Sector : Property & Real Estate
Telephone : (0274) 883866
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1.	Date of Material Transaction	October 22 nd , 2026
2.	Type of Material Information of Facts	1. Pursuant to the Financial Services Authority Regulation (“FSAR”) No. 17/POJK.04/2020 concerning Material Transactions and Changes in Business Activities, as explained in Article 2, the type of material transaction includes borrowing and lending of funds, including their transfer, as well as providing corporate guarantees. 2. Pursuant to FSAR No. 31/POJK.04/2015 concerning Disclosure of Information or Material Facts by Issuers or Public Companies, as stated in Article 6, the type of material transaction refers to an event that may result in an increase in financial obligations or a material decrease in revenue of the Issuer or Public Company.
3.	Explanation, Consideration, and Reason for Conducting the Material Transaction and the Impact of Such Transaction on the Financial Condition of the Public Company	This loan transaction is part of the Company’s strategic initiatives to support the financing of the operational activities of The Royal Alana Yogyakarta Hotel & Convention Center, a five-star hotel, with the aim of ensuring operational optimization and the development of its revenue potential. Through optimal operational management, the hotel is expected to increase its contribution to recurring income and strengthen the Company’s overall performance and growth.
4.	Parties Involved in the Transaction	1. PT Saraswanti Indoland Development Tbk (the “Company”) as the debtor. 2. PT Bank Raya Indonesia Tbk (“Bank Raya”), a banking institution, as the creditor.
5.	Credit Limit	Rp70,000,000,000 (Seventy Billion Rupiah).
6.	Interest Rate	7,16% p.a. (per annum) effective.
7.	Term	12 (Twelve) months from the signing of Credit Agreement.
8.	Guarantee	Digital Savings under the name of Noegroho Hari Hardono with a nominal amount of Rp70,000,000,000 (Seventy Billion Rupiah)
9.	Loan Terms and Conditions	a. The credit facility must be used for the purposes agreed upon in accordance with the terms and conditions of this Credit Facility.

		b. Interest obligations must be paid regularly every month, and the funds must be available in the account no later than 1 (one) day before the interest payment due date. c. If the loan interest payment date falls on a public holiday, the payment must be received by Bank Raya Indonesia before such public holiday. d. The <i>Reciprocal Account</i> feature must be established on the Borrower's Current Account facility, with a minimum balance requirement of 0% (zero percent) of the Current Account facility limit. e. Bank Raya Indonesia may, at any time before the facility maturity date, require the Borrower to repay the entire credit facility in a lump sum if the Borrower fails to comply with the requirements stipulated in the Credit Agreement. f. The Borrower is required to submit reports and/or other information as may be required by the Bank from time to time. g. The Bank shall liquidate the collateral no later than 1 (one) business day after the Borrower is declared in default to settle the Borrower's outstanding loan, without prior notification. The Borrower shall be deemed to be in default if: - There are arrears in principal and/or interest and/or other charges for 30 (thirty) calendar days. - Payment of principal and/or interest and/or other charges is not received when the collateral matures; or - Other requirements, apart from the payment of principal and/or interest, are not fulfilled, which may result in a default. h. Collateral requirements: - The collateral in the form of a Digital Saving account under the name of Noegroho Hari Hardono with a nominal amount of Rp70,000,000,000 (seventy billion rupiah) shall be blocked and pledged for the duration of the credit facility or until the credit facility has been fully repaid. - Cash collateral in the form of a Digital Saving account denominated in Indonesian Rupiah (IDR) shall be automatically renewed in accordance with the term of the credit facility. i. The collateral for this credit facility must be legally encumbered in accordance with applicable regulations so as to grant Bank Raya Indonesia preferential rights. j. The Borrower is required to pay all applicable taxes, fees, and expenses related to the granting of this credit facility. k. The collectibility classification of the credit facility granted to the Borrower shall follow the lowest collectibility classification among all credit facilities obtained by the Borrower. l. Notification The Borrower must notify Bank Raya Indonesia of the following matters and their resolution: - Borrowings from other banks, except for existing borrowings. - Disputes with the government and/or other parties. - Claims or damages suffered. - Legal claims against the Borrower or Guarantor.
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		m. Inspection The Borrower must be willing, at any time, to undergo an inspection of its administrative records, books, and corporate condition by Bank Raya Indonesia or a third party appointed by Bank Raya Indonesia. n. Bankruptcy The Borrower must notify Bank Raya Indonesia of any bankruptcy petition filed by its creditor or another party with the Commercial Court seeking a declaration of bankruptcy against the Borrower, no later than 3 (three) days after the Borrower becomes aware of such bankruptcy petition or 3 (three) days after the Borrower receives a hearing summons from the Commercial Court in connection with such bankruptcy petition.
10.	Prohibited Acts by the Debtor	Without obtaining the Creditor's prior approval, the Debtor shall not be permitted to undertake, among other things, but not limited to, the following actions: a. Act as a guarantor for another bank or pledge the Debtor's assets to any other party. b. Repay and/or settle other debts before the debt owed to Bank Raya Indonesia has been fully repaid. c. File a bankruptcy petition with the Commercial Court to declare the Debtor itself bankrupt.
11.	Other Information	In compliance with the FSAR No. 17/POJK.04/2020, it is hereby stated that: a. The Board of Directors declares that this borrowing and lending transaction does not constitute an affiliated transaction as referred to in FSAR No. 42/POJK.04/2020 concerning Affiliated Transactions and Conflict of Interest Transactions. b. The Board of Directors and the Board of Commissioners declare that this borrowing and lending transaction does not contain any conflict of interest as referred to in FSAR No. 42/POJK.04/2020 concerning Affiliated Transactions and Conflict of Interest Transactions. c. The Board of Directors and the Board of Commissioners declare that all material information has been disclosed in this information disclosure and that such information is not misleading.

PT Saraswanti Indoland Development Tbk
Jl. Palagan Tentara Pelajar KM. 7, Sleman, Yogyakarta

Main Business Activities:

Star Hotel, Owned, Leased or for Sale Real Estate Developer, and Rental of Venues for Organizing MICE Activities and Special Events

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