PERUBAHAN DAN/ATAU TAMBAHAN INFORMASI ATAS KETERBUKAAN INFORMASI
PT BEKASI FAJAR INDUSTRIAL ESTATE Tbk.
SEHUBUNGAN DENGAN TRANSAKSI AFILIASI/

REVISION AND/OR ADDITIONAL INFORMATION TO THE DISCLOSURE OF INFORMATION
OF PT BEKASI FAJAR INDUSTRIAL ESTATE Tbk.
IN RELATION TO THE AFFILIATED TRANSACTION

Perubahan dan/atau Tambahan Informasi ini merupakan bagian yang tidak terpisahkan dari Keterbukaan Informasi PT Bekasi Fajar Industrial Estate Tbk. ("Perseroan") sehubungan dengan Transaksi Afiliasi yang telah disampaikan kepada masyarakat melalui situs web Bursa Efek Indonesia dan situs web Perseroan pada tanggal 4 Juni 2026. Tambahan Informasi ini disampaikan sebagai pelengkap atas Keterbukaan Informasi tersebut sehubungan dengan tanggapan yang diterima dari Otoritas Jasa Keuangan ("OJK").

Revision and/or Additional Information forms an integral and inseparable part of the Disclosure of Information of PT Bekasi Fajar Industrial Estate Tbk. (the "Company") in relation to the Affiliated Transaction, which was disclosed to the public through the Indonesia Stock Exchange website and the Company's website on 4 June 2026. This Additional Information is provided to supplement the Disclosure of Information in connection with the comments received from the Financial Services Authority (Otoritas Jasa Keuangan or "OJK").

PT Bekasi Fajar Industrial Estate Tbk.

Kegiatan Usaha / *Business Activities*:
Pembangunan dan pengelolaan kawasan industri dan properti berikut seluruh sarana dan prasarana pendukungnya / *Development and management of industrial estates and properties, including all supporting facilities and infrastructure*

Berkedudukan di Bekasi, Indonesia / *Domiciled in Bekasi, Indonesia*

DIREKSI DAN DEWAN KOMISARIS PERSEROAN, BERTANGGUNG JAWAB SEPENUHNYA ATAS KEBENARAN DAN KELENGKAPAN INFORMASI SEBAGAIMANA DIUNGKAPKAN DI DALAM KETERBUKAAN INFORMASI INI, DAN SETELAH MELAKUKAN PENELITIAN SECARA SEKSAMA, MENEGASKAN BAHWA SEPANJANG PENGETAHUAN DAN KEYAKINAN MEREKA TIDAK ADA FAKTA PENTING YANG TIDAK DIUNGKAPKAN ATAU DIHILANGKAN DALAM KETERBUKAAN INFORMASI INI SEHINGGA MENYEBABKAN INFORMASI YANG DIBERIKAN DALAM KETERBUKAAN INFORMASI INI MENJADI TIDAK BENAR DAN/ATAU MENYESATKAN. /

THE BOARD OF DIRECTORS AND THE BOARD OF COMMISSIONERS OF THE COMPANY, ARE FULLY RESPONSIBLE FOR THE TRUENESS AND COMPLETENESS OF THE INFORMATION AS SET OUT IN THIS DISCLOSURE, AND AFTER CAREFUL REVIEW, HEREBY CONFIRM THAT TO THE BEST OF THEIR KNOWLEDGE AND BELIEF, THERE IS NO MATERIAL INFORMATION THAT IS NOT DISCLOSED IN OR OMITTED FROM THIS DISCLOSURE WHICH MAY CAUSE THIS DISCLOSURE TO BE INCORRECT AND/OR MISLEADING.

Tambahan Informasi atas Keterbukaan Informasi ini diterbitkan di Jakarta pada tanggal 24 Juni 2026/
This Disclosure of Information is issued in Jakarta on 24 June 2026

I. TAMBAHAN INFORMASI MENGENAI NILAI WAJAR OBJEK TRANSAKSI / ADDITIONAL INFORMATION ON THE FAIR VALUE OF THE ASSETS SUBJECT TO THE TRANSACTION

Nilai wajar aset yang ditransaksikan sesuai pada Laporan Penilaian Properti DYR No. 00007/2.0041 00/PI/03/0431/1/I/2026 tanggal 29 Januari 2026, nilai wajar aset berupa kabel jaringan fiber optik beserta peralatan pendukung lainnya yang menjadi objek transaksi adalah sebesar Rp12.192.100.000,- (dua belas miliar seratus sembilan puluh dua juta seratus ribu Rupiah). Nilai tersebut merupakan hasil penilaian yang dilakukan oleh Penilai Independen sebagaimana tercantum dalam laporan penilaian dimaksud.

Based on DYR Property Valuation Report No. 00007/2.0041-00/PI/03/0431/1/I/2026 dated January 29, 2026, the fair value of the assets being transacted, consisting of fiber optic network cables and other supporting equipment that form the object of the transaction, is Rp12,192,100,000 (twelve billion one hundred ninety-two million one hundred thousand Rupiah). The aforementioned value represents the result of the valuation conducted by the Independent Appraiser as set forth in the relevant valuation report.

II. RINCIAN PROFORMA DAMPAK TRANSAKSI TERHADAP KONDISI KEUANGAN PERUSAHAAN TERBUKA, DALAM HAL TRANSAKSI BERPOTENSI MENGAKIBATKAN TERGANGGUNYA KELANGSUNGAN USAHA PERUSAHAAN TERBUKA / PRO FORMA INFORMATION ON THE IMPACT OF THE TRANSACTION ON THE FINANCIAL CONDITION OF THE PUBLIC COMPANY, IF THE TRANSACTION MAY POTENTIALLY AFFECT THE GOING CONCERN OF THE PUBLIC COMPANY

Asumsi dalam penyusunan proforma:

1. Rencana Transaksi diasumsikan terjadi per 31 Desember 2025;
2. Nilai Rencana Transaksi atas penjualan kabel jaringan fiber optik dan alat pendukung lainnya adalah sebesar Rp12.192.100.000;
3. Faktor-faktor lain di luar rencana transaksi dianggap konstan (ceteris paribus);

Berikut ini adalah Laporan Proforma per 31 Desember 2025 yang telah disusun oleh Manajemen BEFA.

Assumptions in the Preparation of the Proforma:

1. The Proposed Transaction is assumed to have occurred as of 31 December 2025;
2. The value of the Proposed Transaction in respect of the sale of fiber optic network cables and other supporting equipment amounts to Rp12,192,100,000;
3. All other factors outside of the Proposed Transaction are assumed to remain constant (ceteris paribus).

The following Proforma Financial Statements as of 31 December 2025 have been prepared by the Management of BEFA.

PT Bekasi Fajar Industrial Estate Tbk dan Entitas Anak				
Proforma Posisi Keuangan Konsolidasian				
(Dinyatakan dalam Rupiah, kecuali dinyatakan lain)				
Keterangan	**2025 Audit**	**Penyesuaian**	**2025 Proforma**	**English Description**
ASET				**ASSETS**
ASET LANCAR				**CURRENT ASSETS**
Kas dan setara kas	349,884,005,974	13,533,231,000	363,417,236,974	Cash and cash equivalents
Piutang usaha				Trade receivables
Pihak berelasi	7,364,847,378		7,364,847,378	Related parties
Pihak ketiga	113,927,240,495		113,927,240,495	Third parties
Piutang lain-lain	2,318,201,953		2,318,201,953	Other receivables
Persediaan	1,551,346,257,986		1,551,346,257,986	Inventories
Pajak dibayar di muka	31,439,068,318		31,439,068,318	Prepaid taxes
Biaya dibayar di muka	1,010,930,916		1,010,930,916	Prepaid expenses
Uang muka	161,575,397,819		161,575,397,819	Advance payments
Aset yang dimiliki untuk dijual	10,374,032,215	(10,374,032,215)		Assets held for sale
Total Aset Lancar	**2,229,239,983,054**	**3,159,198,785**	**2,232,399,181,839**	**Total Current Assets**
ASET TIDAK LANCAR				**NON-CURRENT ASSETS**
Persediaan	3,248,101,539,474		3,248,101,539,474	Inventories
Investasi dalam Saham	96,072,298,860		96,072,298,860	Shares Investments
Properti Investasi – bersih	118,886,604,161		118,886,604,161	Investment Properties – net
Aset tetap – bersih	106,724,241,394		106,724,241,394	Fixed Assets – net
Aset pajak tangguhan	99,224,481		99,224,481	Deferred Tax Assets
Aset lain-lain	5,431,262,114		5,431,262,114	Other Assets
Total Aset Tidak Lancar	**3,575,315,170,484**		**3,575,315,170,484**	**Total Non-Current Assets**
TOTAL ASET	**5,804,555,153,538**	**3,159,198,785**	**5,807,714,352,323**	**TOTAL ASSETS**
LIABILITAS DAN EKUITAS				**LIABILITIES AND EQUITY**
LIABILITAS				**LIABILITIES**
LIABILITAS JANGKA PENDEK				**CURRENT LIABILITIES**

Utang usaha				Trade payables
Pihak berelasi	20,790,234,381		20,790,234,381	Related parties
Pihak ketiga	12,042,412,465		12,042,412,465	Third parties
Utang lain-lain	2,635,018,127		2,635,018,127	Other payables
Utang pajak	8,864,667,775	1,741,105,913	10,605,773,688	Taxes payable
Beban Akrual	16,812,106,070		16,812,106,070	Accrued Expenses
Uang muka yang diterima	100,067,915,620		100,067,915,620	Advances received
Utang bank jangka panjang – bagian jangka pendek	183,812,062,500		183,812,062,500	Long-term bank loans – current portion
Uang Jaminan	8,590,840,565		8,590,840,565	Security Deposits
Total Liabilitas Jangka Pendek	**353,615,257,503**	**1,741,105,913**	**355,356,363,416**	**Total Current Liabilities**
LIABILITAS JANGKA PANJANG				**NON-CURRENT LIABILITIES**
Utang Bank jangka panjang – setelah dikurangi bagian jangka pendek	979,281,452,161		979,281,452,161	Long-term bank loans – net of current portion
Liabilitas Imbalan kerja karyawan	15,747,408,495		15,747,408,495	Employee Benefits Liabilities
Total Liabilitas Jangka Panjang	**995,028,860,656**		**995,028,860,656**	**Total Non-Current Liabilities**
TOTAL LIABILITAS	**1,348,644,118,159**	**1,741,105,913**	**1,350,385,224,072**	**TOTAL LIABILITIES**
EKUITAS				**EQUITY**
Modal saham	964,731,115,000		964,731,115,000	Capital stock
Tambahan modal disetor	231,153,572,841		231,153,572,841	Additional paid-in capital
Saldo laba				**Retained earnings**
Dicadangkan	192,946,223,000		192,946,223,000	Appropriated
Belum dicadangkan	3,066,637,173,025	1,418,092,872	3,068,055,265,897	Unappropriated
Jumlah ekuitas yang dapat diatribusikan kepada pemilik entitas induk	**4,455,468,083,866**	**1,418,092,872**	**4,457,286,151,651**	**Total equity attributable to owners of the parent entity**
Kepentingan Nonpengendali	442,951,513		442,951,513	Non-controlling interests
TOTAL EKUITAS	**4,455,911,035,379**	**1,418,092,872**	**4,457,329,128,251**	**TOTAL EQUITY**
LIABILITAS DAN EKUITAS	**5,804,555,153,538**	**3,159,198,785**	**5,807,714,352,323**	**TOTAL LIABILITIES AND EQUITY**

Berdasarkan proforma posisi keuangan di atas terdapat penyesuaian pada:

1. Kas dan setara kas terdapat penyesuaian sebesar Rp13.533.231.000,- yang terdiri dari nilai rencana transaksi dan pajak
2. Aset tetap yang dimiliki untuk dijual terdapat penyesuaian sebesar Rp 10.374.032.215,- yang diperoleh dari penjualan aset sehingga aset tetap yang dimiliki untuk dijual menjadi Rp 0,.
3. Utang pajak terdapat penyesuaian sebesar Rp1.741.105.913 yang timbul akibat penjualan aset sehingga menjadi 10.605.773.688
4. Saldo laba terdapat penyesuaian sebesar Rp1.418.092.872 yang timbul akibat penjualan aset sehingga menjadi Rp3.068.055.265.897

Based on the proforma financial position presented above, the following adjustments have been made:

1. Cash and cash equivalents reflects an adjustment of Rp13,533,231,000, comprising the proceeds from the Proposed Transaction net of applicable taxes.
2. Assets held for sale were adjusted by Rp10,374,032,215, arising from the completion of the asset disposal, resulting in the balance of assets held for sale being reduced to IDR 0.
3. Taxes payable reflects an adjustment of Rp1,741,105,913, arising from the completion of the asset disposal, resulting in the balance of assets held for sale being reduced to Rp0.
4. Retained earnings reflects an adjustment of Rp1,418,092,872, arising from the disposal of the assets, resulting the balance to Rp3,068,055,265,897.

PT Bekasi Fajar Industrial Estate Tbk dan Entitas Anak				
Proforma Laba Rugi dan Penghasilan Komprehensif Lain Konsolidasian				
(Dinyatakan dalam Rupiah, kecuali dinyatakan lain)				
Keterangan	**2025 Audit**	**Penyesuaian**	**2025 Proforma**	**English Description**
PENDAPATAN	**427,125,502,526**		**427,125,502,526**	**REVENUES**
BEBAN POKOK PENDAPATAN	**(177,005,074,164)**		**(177,005,074,164)**	**COST OF REVENUES**
LABA BRUTO	**250,120,428,362**		**250,120,428,362**	**GROSS PROFIT**
Beban penjualan	(5,163,604,415)		(5,163,604,415)	Selling expenses
Beban umum dan administratif	(111,245,015,351)		(111,245,015,351)	General and administrative expenses
Beban Keuangan	(99,545,184,102)		(99,545,184,102)	Finance costs
Pendapatan (beban) lain-lain bersih	9,649,415,409	1,818,067,785	11,467,483,194	Other income – net
Beban Pajak Final	(9,489,641,173)		(9,489,641,173)	Final Tax Expenses

LABA (RUGI) SEBELUM BEBAN PAJAK	**34,326,398,730**	**1,818,067,785**	**36,144,466,515**	**PROFIT (LOSS) BEFORE TAX EXPENSES**
BEBAN PAJAK				**TAX EXPENSES**
Pajak kini	(4,314,802,247)	(399,974,913)	(4,714,777,160)	Current tax
Pajak tangguhan	70,512,132		70,512,132	Deferred tax
Total Manfaat (Beban) Pajak Penghasilan – Bersih	**(4,244,290,115)**		**(4,644,265,028)**	**Total tax expenses**
LABA (RUGI) BERSIH PERIODE BERJALAN	**30,082,108,615**	**1,418,092,872**	**31,500,201,487**	**NET PROFIT (LOSS) FOR THE PERIOD**

Berdasarkan proforma posisi keuangan di atas dapat terdapat penyesuaian pada:

1. Beban pajak kini terdapat penyesuaian sebesar Rp399.974.913,- sehingga menjadi Rp 4.714.777.160,-
2. Pendapatan (Beban) lain-lain bersih dari keuntungan penjualan terdapat penyesuaian sebesar Rp1.818.067.785,- sehingga menjadi Rp 11.467.483.194,-.

Based on the proforma financial position presented above, the following adjustments have been made:

1. Current tax expense reflects an adjustment of Rp399,974,913, resulting to Rp4,714,777,160.
2. Other income (expenses) – net, arising from gain on disposal, reflects an adjustment of Rp1,818,067,785, resulting to Rp11,467,483,194.

III. PENJELASAN, PERTIMBANGAN, DAN ALASAN DILAKUKANNYA TRANSAKSI AFILIASI, DIBANDINGKAN DENGAN APABILA DILAKUKAN TRANSAKSI LAIN YANG SEJENIS YANG TIDAK DILAKUKAN DENGAN PIHAK AFILIASI / EXPLANATION, CONSIDERATIONS, AND REASONS FOR ENTERING INTO THE AFFILIATED TRANSACTION, AS COMPARED TO ENTERING INTO A SIMILAR TRANSACTION WITH A NON-AFFILIATED PARTY

Penjelasan, pertimbangan, dan alasan dilakukannya Transaksi Afiliasi ini adalah bahwa transaksi dilakukan dalam rangka optimalisasi pengelolaan aset jaringan fiber optik dan pengembangan infrastruktur digital di kawasan industri MM2100.

The explanation, considerations, and rationale for entering into this Affiliated Transaction are that the transaction is undertaken in connection with the optimization of the management of fiber optic network assets and the development of digital infrastructure within the MM2100 Industrial Town.

Perseroan telah melakukan analisa internal secara seksama terhadap

The Company has conducted a thorough internal analysis of potential transaction alternatif calon mitra transaksi, baik dengan pihak afiliasi maupun non-afiliasi. Berdasarkan hasil analisa tersebut, Perseroan menilai bahwa pengelolaan dan pengembangan aset jaringan fiber optik di kawasan industri MM2100 akan lebih optimal apabila dilakukan secara terintegrasi melalui entitas yang memiliki fokus usaha pada pengelolaan dan pengembangan infrastruktur digital.

Meskipun transaksi dilakukan dengan pihak afiliasi, Perseroan memastikan bahwa transaksi dilaksanakan berdasarkan prinsip kewajaran dan praktik bisnis yang berlaku umum (arm's length principle). Nilai transaksi telah mengacu pada hasil penilaian independen yang dilakukan oleh Kantor Jasa Penilai Publik Dasa'at, Yudistira dan Rekan serta telah memperoleh Pendapat Kewajaran (Fairness Opinion) dari Penilai Independen.

Perseroan meyakini bahwa pelaksanaan Transaksi Afiliasi ini dilakukan secara wajar, tidak merugikan Perseroan maupun pemegang saham publik, serta sejalan dengan kepentingan usaha Perseroan dan pengembangan kawasan industri MM2100.

partners, considering both affiliated and non-affiliated parties. Based on the results of this assessment, the Company concluded that the management and development of fiber optic network assets within the MM2100 industrial estate would be more optimally executed in an integrated manner through an entity whose core business is focused on the management and development of digital infrastructure.

Although the transaction is conducted with an affiliated party, the Company has ensured that the transaction is carried out based on the principle of fairness and prevailing business practices (arm's length principle). The transaction value is based on the results of an independent valuation conducted by Dasa'at, Yudistira dan Rekan Public Appraisal Firm and has also obtained a Fairness Opinion from the Independent Appraiser.

The Company believes that the execution of this Affiliated Transaction has been carried out fairly, does not lead to any material impact to the Company or public shareholders, and is consistent with the Company’s business interests as well as the ongoing development of the MM2100 industrial estate.

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Up. Corporate Secretary

Hormat kami/
Sincerely yours,

Direksi Perseroan/
Board of Directors of the Company