



DISCLOSURE OF MATERIAL INFORMATION OR MATERIAL FACTS

PT Agung Podomoro Land Tbk. ("**Company**") submits Report on Material Information or Material Facts ("**Information Disclosure**") in compliance with OJK Regulation Number 31/POJK.04/2015 regarding Disclosure of Information or Material Facts by Issuers or Public Companies, as follows:

1.	Occurrence Date:	November 30, 2020.
2.	Information Disclosed:	Early prepayment of the Company's loan to Credit Opportunities II Pte. Limited as Original Lender and Other Creditor pursuant to the Senior Secured Term Facility Agreement dated 24 September 2019, where the fund for such prepayment will be obtained from Guthrie Venture Pte. Ltd pursuant to the Facility Agreement (as defined below) (" Early Prepayment ").
3.	Description of Information or Material Facts:	<p>Such Early Prepayment is funded based on the Senior Secured Term Facility Agreement dated 20 November 2020 with a principal amount of SGD172,800,000 (one hundred seventy two million eight hundred thousand Singapore Dollars) ("Facility Agreement") made by and between (i) the Company as the borrower, (ii) Guthrie Venture Pte. Ltd. as original lender ("Original Lender"), (iii) PT Bank CIMB Niaga Tbk. ("CIMB Niaga") as agent, and (iv) CIMB Niaga as security agent. The Original Lender has agreed to provide a term loan in Singapore Dollars to the Company with a total principal amount of SGD172,800,000 (one hundred seventy two million eight hundred thousand Singapore Dollars) or other amount as stipulated in the Facility Agreement ("Facility").</p> <p>Such Facility will be secured with, among others:</p> <ol style="list-style-type: none"> Pledge over the Company's accounts, which execution of the Deed of Pledge over Account has been conducted on 24 November 2020 by and between (i) the Company as the pledgor, and (ii) CIMB Niaga as the pledgee; and First Rank Land Mortgage over Strata Title Units of Central Park Mall ("Central Park Mortgage"). The execution of the Central Park Mortgage will be carried out after the completion of the Early Prepayment process based on the Senior Secured Term Facility Agreement dated 24 September 2019.
4.	Impact of the occurrence, Information or Material Facts against operational activities, legal, financial condition or business continuity of the Issuers or Public Company:	As a concrete form of the Company's commitment and ability to pay its obligations to its creditors.
5.	Other information:	The Board of Directors and the Board of Commissioners of the Company, both jointly and severally, are fully responsible for the correctness and completeness of the information as disclosed in this Information Disclosure and after conducting careful research, confirm that the information contained in this Information Disclosure is true and there is no important material and relevant facts that are not disclosed or have been omitted, causing the information provided in this Information Disclosure to be untrue and/or misleading.

Jakarta, December 1, 2020

PT Agung Podomoro Land Tbk.

The Board of Directors