

## DISCLOSURE OF INFORMATION OR MATERIAL FACTS

PT Agung Podomoro Land Tbk. ("**Company**") submits the following Information or Material Facts:

1.	Occurrence Date:	8 <sup>th</sup> December 2020 and 10 <sup>th</sup> December 2020
2.	Type of Information or Material Facts:	<p>The signing of the following deeds of sale and purchase:</p> <p>(a) Deeds of Sale and Purchase Agreement dated 8 December 2020, drawn up before Nilam Purnamawaty Januarso, Notary and Land Deed Officer in Jakarta ("<b>Central Park SPAs</b>"), by and between the Company as seller and PT CPM Assets Indonesia ("<b>CPM</b>") as buyer; and</p> <p>(b) Deed of Sale and Purchase Agreement No. 405 and Deed of Sale and Purchase Agreement No. 406, both dated 10 December 2020, drawn up before Khadijah Syabudi Saleh, S.H., Notary and Land Conveyer in Kabupaten Karawang ("<b>Karawang Land SPAs</b>"), each by and between PT Buana Makmur Indah, a subsidiary which is 55% owned by the Company ("<b>BMI</b>") as seller and PT Karawang Tatabina Industrial Estate ("<b>KTIE</b>") as purchaser.</p>
3.	Description of Information or Material Facts:	<p><b>Central Park SHMSRS Sale</b></p> <p>The Central Park SPAs were executed in connection with the sale of strata title units over small part of the commercial area of Central Park Mall owned by the Company (hereinafter referred to as the "<b>Central Park SHMSRS Sale</b>").</p> <p><b>Karawang Land Sale</b></p> <p>The Karawang Land SPAs were executed in connection with the sale of the land owned by BMI with a size of approximately 1,047,750 square metres (hereinafter shall be referred to as the "<b>Karawang Land Sale</b>").</p> <p>The Central Park SHMSRS Sale and the Karawang Land Sale as referred to above shall collectively be referred to as the "<b>Transactions</b>".</p> <p>The purpose of the Transactions for the Company is to support the Company's plan to obtain funding that can be used by the Company group for capital expenditure purposes and to expand the business of the Company and / or its subsidiaries in the future.</p>
4.	Impact of the occurrence, Information or Material Facts against operational activities, legal, financial condition or business continuity of the Issuers or Public Company:	<p>Transactions conducted by the Company will increase the Company's cash position and support the Company's business development.</p>



5.	Other information:	<p>The value of the overall Transactions is less than 20% (twenty per cent) of the equity of the Company based on the Company's latest financial report, thus the Transactions shall not constitute as material transaction as regulated in the Financial Services and Authority Regulation No. 17/POJK.04/2020 dated 20 April 2020 regarding Material Transactions and Changes of Business Activities.</p> <p>In addition, considering that each of CPM and KTIE is not an affiliated party of the Company and there is no conflict of economic interest between the Company and the personal economic interests of members of the board of directors, members of the board of commissioners, or shareholders of the Company which may harm the Company. Therefore, the Transactions carried out are not affiliated parties transactions nor conflict of interest transactions as referred to in the Financial Services and Authority Regulation Number 42/POJK.04/2020 dated 1 July 2020, on Affiliated Transaction and Conflict of Interest Transaction.</p>
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Jakarta, 10<sup>th</sup> December 2020

**PT Agung Podomoro Land Tbk.**

The Board of Directors