

## DISCLOSURE OF MATERIAL INFORMATION OR FACTS

We, PT Agung Podomoro Land Tbk. (the “**Company**”), hereby submit Report on Material Information or Facts (“**Information Disclosure**”), pursuant to the OJK Regulation No. 31/POJK.04/2015 dated December 16, 2015 regarding Disclosure of Material Information or Facts by Issuers or Public Companies (“**POJK No. 31/2015**”) and Board of Directors Decree of Indonesia Stock Exchange No. KEP-00066/BEI/09-2022 dated September 30, 2022 regarding the Amendment to Regulation No. I-E on the Obligation to Submit Information (“**IDX Regulation No. I-E**”), as follows:

1.	Date of occurrence:	September 26, 2023
2.	Type of Material Information or Facts:	The sale of Strata Titles Certificates (“ <b>SHMSRS</b> ”) over the Shopping Center (Mall) “ <b>Neo Soho</b> ”, located at Podomoro City, Jl. Letjen S. Parman Kav. 28, Tanjung Duren Selatan, Grogol Petamburan, West Jakarta (“ <b>Mall</b> ”) owned by PT Tiara Metropolitan Indah (“ <b>TMI</b> ”), a controlled subsidiary of the Company, to PT NSM Assets Indonesia as buyer (“ <b>NSMAI</b> ”).
3.	Description of Material Information or Facts:	<p>With reference to POJK No. 31/2015 and IDX Regulation No. I-E, the Company hereby notifies that the Company has conducted the following transactions (“<b>Transaction</b>”):</p> <ol style="list-style-type: none"> <li>TMI (controlled company of the Company) has completed the sale of 152 (one hundred fifty-two) SHMSRS over the flat units of the Mall owned by TMI to NSMAI at a price of Rp1,443,000,000,000 (one trillion four hundred forty three billion Rupiah) (including VAT) which is fair market value through the execution of deed of sale and purchase by TMI and NSMAI before Nilam Purnamawaty Januarso, S.H., PPAT (the Land Title Registrar) in West Jakarta on September 26, 2023 (“<b>Land SPA</b>”);</li> <li>in connection with the funds received by TMI from NSMAI from the implementation of the Transaction, TMI will use part of the funds to subscribe for 4,335,577 (four million three hundred thirty five thousand five hundred seventy seven) of new series B shares to be issued by NSMAI representing 28.58% (twenty eight point five eight percent) from the total issued and paid-up capital of NSMAI (“<b>Subscription of New Shares</b>”); and</li> <li>after TMI carries out the Subscription of New Shares and pays the relevant fees and taxes, all of the remaining funds will be distributed to the Company, among others, as dividends, following which, the Company will use such dividends amount to partially repay its debt to PT Bank Danamon Indonesia Tbk. (“<b>Lender</b>”) in the amount of Rp850,000,000,000 (eight hundred fifty billion Rupiah) pursuant to the Credit Agreement Deed No. 4 dated July 7, 2023, made before Mochamad Nova Faisal, S.H., M.Kn., (as may be amended, supplemented, increased in value, refinanced, renewed, transferred and/or extended from time to time, “<b>Credit Agreement</b>”) (“<b>Loan Transaction</b>”).</li> </ol>
4.	Impact of the occurrence, Material Information or Facts against operational	The Transaction does not have a negative impact on the operational activities, legal, financial conditions or going-concern of the Company considering that the Company will obtain benefits from the Transaction, whereby most of the funds received by TMI from the Transaction will be distributed by TMI to the



	activities, legal, financial condition or business continuity of the Issuer or Public Company:	Company as dividend, following which the Company shall use such dividend amount to partially repay its debt to the Lender pursuant to the Credit Agreement.
5.	Other information:	The Transaction shall not constitute as material transaction as regulated under OJK Regulation No. 17/POJK.04/2020 regarding Material Transactions and Changes of Business Activities.

Jakarta, September 27, 2023

**PT Agung Podomoro Land Tbk.**

The Board of Directors