

## DISCLOSURE OF INFORMATION OR MATERIAL FACTS

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

1.	Occurrence Date:	24 <sup>th</sup> September 2019
2.	Type of Information or Material Facts:	The signing of a facility agreement dated 24 <sup>th</sup> September 2019 by and between (i) the Company as the borrower, (ii) Credit Opportunities II Pte. Limited as original lender (" <b>Lender</b> "), (iii) Madison Pacific Trust Limited as agent of the other finance parties, and (iv) Madison Pacific Trust Limited as security agent (" <b>Facility Agreement</b> ").
3.	Description of Information or Material Facts:	<p>Pursuant to the Facility Agreement, the Lender has agreed to provide loan facility to the Company in the maximum principal amount of USD127,000,000 (one hundred twenty seven million United States Dollars) ("<b>Facility</b>"), whereby the proceed thereof shall be used by the Company for purposes of, among others:</p> <ol style="list-style-type: none"> <li>Accelerated prepayment of IDR451,000,000,000 Bonds;</li> <li>Accelerated prepayment of IDR99,000,000,000 Bonds;</li> <li>Prepayment of the IDR1,300,000,000,000 syndicated loan facility pursuant to a Facility Agreement dated 5<sup>th</sup> June 2018 among the Company as the borrower and several financial institutions (PT Bank BNP Paribas Indonesia and others) as the lenders (for part or for the amount of IDR800,000,000,000 from capital advances/injection by PT Indofica and Trihatma Kusuma Haliman);</li> <li>Accelerated prepayment of the IDR750,000,000,000 syndicated loan facility pursuant to a Facility Agreement dated 24<sup>th</sup> May 2019 among the Company as the borrower and several financial institutions (including PT Bank Maybank Indonesia Tbk.) as the lenders.</li> </ol> <p>Such Facility is being secured by the Company's assets including among others:</p> <ol style="list-style-type: none"> <li>a first rank deed of mortgage (<i>hak tanggungan</i>) in relation to Central Park Mall Strata Title Certificates;</li> <li>fiducia security over receivables in respect of Central Park Mall;</li> <li>fiducia security over insurance proceeds in respect of Central Park Mall; and</li> <li>pledge over bank accounts;</li> </ol> <p>which will be given or registered after all of the following Company's outstanding loan to the following has been fully repaid:</p> <ol style="list-style-type: none"> <li>Bondholders of IDR451,000,000,000; and</li> <li>Bondholders of IDR99,000,000,000.</li> <li>Loans from PT Bank Maybank Indonesia Tbk.</li> </ol>
4.	Impact of the occurrence, Information or Material Facts against operational activities,	As the Company's commitments and capabilities to pay liabilities to creditors and with the capital injection from shareholder will strengthen the Company's capital structure.

	<p>legal, financial condition or business continuity of the Issuers or Public Company:</p>	
<p>5.</p>	<p>Other information:</p>	<p>The granting of the loan to the Company pursuant to the Facility Agreement is not:</p> <ul style="list-style-type: none"> <li>a. a Material Transaction pursuant to Bapepam and LK Regulation No. IX. E. 2, attachment of the Decree of the Head of Bapepam and LK No. KEP-614/BL/2011, dated 28<sup>th</sup> November 2011, concerning Material Transactions and Changes of Main Business Activities, since the principal amount of the loan is less than 20% (twenty percent) of the equity of the Company based on the Company's Annual Financial Statement (audited) as of 31<sup>st</sup> December 2018.</li> <li>b. an Affiliated Party Transaction pursuant to Bapepam and LK Regulation No. IX. E. 1, attachment of the the Decree of the Head of Bapepam and LK No. KEP-412/BL/2009, dated 25<sup>th</sup> November 2009 concerning Affiliated Transaction and Conflict of Interest in Certain Transactions, as the Creditors are not affiliated parties to the Company.</li> </ul> <p>Further, the value of the Company's assets which are provided as collateral to the Company's loans pursuant to the Facility Agreement does not exceed 50% of the total net assets of the Company as stated under Article 102 of the Company Law No. 40 Year 2007, therefore such collateral of those assets do not require approval from General Meeting of Shareholders.</p>

Jakarta, 26<sup>th</sup> September 2019

**PT Agung Podomoro Land Tbk.**

The Board of Directors