

DISCLOSURE OF MATERIAL INFORMATION OR FACTS

Pursuant to the Regulation of the OJK No. 31/POJK.04/2015 regarding Disclosure of Material Information or Facts by the Issuers or Public Companies, we, PT Agung Podomoro Land Tbk ("**Company**") convey report on Material Information or Facts as follows:

1.	Date of occurrence:	September 22, 2022
2.	Type of Material Information or Facts:	<p>a. The sale of Strata Titles Certificates (SHMSRS) over the Shopping Center (Mall) "Central Park" owned by the Company, located at Podomoro City, Jl. Letjen S. Parman Kav. 28, South Tanjung Duren, Grogol Petamburan, West Jakarta, to PT CPM Assets Indonesia as the buyer ("CPM Indonesia").</p> <p>b. The subscription of new shares by the Company as issued by CPM Indonesia.</p>
3.	Description of Material Information or Facts:	<p>The Company has conducted the following transactions ("Transaction"):</p> <p>a. The Company has completed the sale of 149 (one hundred and forty-nine) Strata Titles Certificates over the flat units owned by the Company in Central Park, located at Podomoro City, Letjen S. Parman Kav. 28, South Tanjung Duren, Grogol Petamburan, West Jakarta, to CPM Indonesia through the execution of deed of sale and purchase by the Company and CPM before the Land Deed Officer on September 22, 2022 (hereinafter referred to as "Land SPA").</p> <p>The Transaction value of the sales of the Strata Titles Certificates as mentioned above is IDR IDR4,531.575,000,000 (four trillion five hundred thirty one billion five hundred seventy five million Rupiah), including Value Added Tax (VAT).</p> <p>b. On September 23, 2022, the Company has completed the subscription of new shares issued by CPM Indonesia representing 28.58% of all shares issued in CPM ("New Shares").</p> <p>The Transaction was carried out based on the Deed of Outside of Shareholders Meeting Shareholders Resolution No. 43 dated September 23, 2022, drawn up before Mochamad Nova Faisal, S.H., M.Kn., Notary in South Jakarta, which has been approved by the Ministry of Law and Human Rights of the Republic of Indonesia based on Decree No. AHU-0068757.AH.01.02.Tahun 2022 dated September 23, 2022 and notified to the Ministry of Law and Human Rights of the Republic of Indonesia with the Receipt of Notification No. AHU-AH.01.09.0058152 dated September 23, 2022.</p>
4.	Impact of the occurrence, Material Information or Facts against operational activities, legal,	The Transaction has a positive impact on the operational activities and financial condition of the Company, particularly the liquidity of the Company, whereby the Company has managed to fully pay and settle the loan of the Company to Guthrie Venture Pte. Ltd., as contemplated under Senior Secured Term Facility Agreement dated November 20, 2020. Aside

	financial condition or business continuity of the Issuer or Public Company:	from that, the Transaction is hoped to give a positive impact to the financial condition of the Company in the future considering the Company still has minority ownership (indirectly through CPM Indonesia) over the Central Park Shopping Center (Mall).
5.	Other information:	<p>This Transaction is a business activity of the Company which is carried out in order to generate operating income and is carried out routinely, repeatedly, and/or continuously. Therefore, in accordance with Article 13 paragraph (1) of OJK Regulation No. 17/POJK.04/2020 concerning Material Transactions and Changes in Business Activities (“POJK 17/2020”), although this Transaction is categorized as a material transaction according to Article 3 paragraph (1) of POJK 17/2020, due to its value is above 20% of the Company's equity as of June 30, 2022, however this Transaction is exempt from the obligation to fulfill the provisions of Article 6 paragraph (1) of POJK 17/2020 namely: a) using an Appraiser to determine the fair value of the object of a material transaction and/or fairness transaction; b) announce the disclosure of information on material transactions to the public; c) submit information disclosure as referred to in letter b) and supporting documents to OJK.</p> <p>Furthermore, pursuant to Article 13 paragraph (2) of POJK 17/2020, the Company is only required to disclose this Transaction in the annual report or annual financial report of the Company. Information Disclosure regarding this Transaction is carried out by the Company in the context of implementing good corporate governance.</p> <p>This Transaction does not constitute an affiliated party transaction as regulated under OJK Regulation No. 42/POJK.04/2020 regarding Affiliated Transaction and Conflict of Interest Transactions.</p> <p>Considering that post Transaction was followed with a series of transactions for the interest of the Buyer and its creditor, thus we convey this report after the procedure of mortgage was completely taken in place.</p>

Jakarta, October 18, 2022

PT Agung Podomoro Land Tbk.

The Board of Directors