

## DISCLOSURE OF INFORMATION OR MATERIAL FACT

We hereby for and on behalf of PT Agung Podomoro Land Tbk. (the “**Company**”) submit Report on Material Information or Facts (“**Information Disclosure**”), pursuant to the OJK Regulation No. 31/POJK.04/2015 dated December 16, 2015 regarding Information Disclosure or Material Facts by Issuers or Public Companies as partially amended by OJK Regulation No. 45 of 2024 on the Development and Strengthening of Issuers and Public Companies (“**POJK No. 31/2015**”) and Directors Decree of Indonesia Stock Exchange No. Kep-00087/BEI/12-2025 dated December 12, 2025 regarding the Regulation No. I-E on the Obligation to Submit Information (“**IDX Regulation No. I-E**”), we hereby intend to submit the Information Disclosure as follows:

1.	Date of event:	January 8, 2026
2.	Type of material information or fact:	The sale of the Shopping Center (Mall) “ <b>Deli Park</b> ”, located at Jl. Putri Hijau / Jl. Guru Patimpus No. 1 OPQ, Kesawan Village, West Medan District, Medan City, North Sumatra (“ <b>Mall</b> ”) owned by PT Sinar Menara Deli (“ <b>SMD</b> ”), a controlled subsidiary of the Company, to PT DPM Assets Indonesia as buyer (“ <b>DPMAI</b> ”).
3.	Description of material information or fact:	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>Transactions</b> ”):  a. SMD (as controlled subsidiary of the Company) has completed the sale of the Mall owned by SMD to DPMAI through the execution of deeds of sale and purchase by SMD and DPMAI before Dr. Shandi Izhandri, S.H., M.Kn., Notary in Medan on January 8, 2026 (the “ <b>Land Sale Transaction</b> ”); and  b. most of the funds received by SMD from DPMAI, will be given to the Company through the distribution of dividends mechanism.
4.	Impact of such event information or material facts towards Issuer or Public Company:	The Transactions do not have a negative impact on the operational activities, legal, financial conditions or going-concern of the Company bearing in mind that the Company obtains benefits and profits from the Transactions, whereby most of the funds obtained by SMD in this Mall Sale Transaction will be distributed by SMD to the Company as dividend, whereas the Company shall use such dividend to partially repay the Company’s loan to the Lender based on the Credit Agreement.
5.	Other Information:	Transaksi bukan merupakan transaksi material sebagaimana dimaksud dalam Peraturan OJK No. 17/POJK.04/2020 tentang Transaksi Material dan Perubahan Kegiatan Usaha.  Transaksi bukan merupakan transaksi afiliasi sebagaimana dimaksud dalam Peraturan OJK No. 42/POJK.04/2020 tentang Transaksi Afiliasi dan Transaksi Benturan Kepentingan.

Jakarta, January 8, 2026

**PT Agung Podomoro Land Tbk.**

Board of Directors