

DISCLOSURE OF INFORMATION OR MATERIAL FACT

In order to comply with OJK Regulation No. 31/POJK.04/2015 dated 16 December 2015 regarding Disclosure of Material Information or Facts by the Issuers or Public Companies, as amended by OJK Regulation No. 45 of 2024 dated 27 December 2024 regarding the Development and Strengthening of Issuers and Publicly-Traded Companies, we, PT Agung Podomoro Land Tbk. (the “**Company**”) hereby intend to submit the Report on Material Information or Facts as follows:

1.	Date of event:	December 11, 2025
2.	Type of material information or fact:	Sale of all (100%) shares owned by the Company and PT Kencana Unggul Sukses (“ KUS ”), a subsidiary owned by the Company, in PT Karya Pratama Propertindo (“ Sale Shares ”).
3.	Description of material information or fact:	On Thursday, 11 December 2025, the Company and KUS, acting as the sellers, sale and transfer the asset in the form of Sale Shares to (i) PT Puri Dibya Property and (ii) PT Hartons Property Development as the purchasers, through the signing of the relevant transaction documents (“ Transaction ”).
4.	Impact of such event information or material facts towards Issuer or Public Company:	The Transaction has a positive impact on the Company’s operational activities and financial condition, as it will increase the Company’s cash position to support its operations and business development, while also reducing the Company’s debt burden.
5.	Other Information:	<p>This Transaction does not constitute a material transaction as defined in OJK Regulation No. 17/POJK.04/2020 on Material Transactions and Changes in Business Activities.</p> <p>This Transaction is not an affiliated transaction as defined in OJK Regulation No. 42/POJK.04/2020 on Affiliated Transactions and Conflicts of Interest Transactions.</p>

Jakarta, December 11, 2025

PT Agung Podomoro Land Tbk.

Board of Directors