

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:	December 22, 2025
2.	Type of material information or fact:	The proposed sale of the Shopping Center (Mall) “ Deli Park ”, located at Jl. Putri Hijau / Jl. Guru Patimpus No. 1 OPQ, Kesawan Village, West Medan District, Medan City, North Sumatra (“ Mall ”) owned by PT Sinar Menara Deli (“ SMD ”), a controlled subsidiary of the Company, to PT DPM Assets Indonesia (“ DPMAI ”) as buyer (the “ Proposed Transaction ”).
3.	Description of material information or fact:	<p>With reference to POJK No. 31/2015 and IDX Regulation No. I-E, the Company hereby notifies that in connection with the Proposed Transaction, SMD (as controlled subsidiary of the Company) has entered into a Conditional Sale and Purchase Agreement on Deli Park Mall dated December 22, 2025.</p> <p>The funds received by SMD from DPMAI in connection with the Proposed Transaction will be distributed to the Company through the distribution of dividends mechanism.</p>
4.	Impact of such event information or material facts towards Issuer or Public Company:	The Proposed Transaction does 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 Proposed Transaction, whereby most of the funds obtained by SMD in the Proposed Transaction will be distributed by SMD to the Company as dividend.
5.	Other Information:	<p>The Proposed 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.</p> <p>The Proposed Transaction shall not constitute as affiliated party transaction as regulated under OJK Regulation No. 42/POJK.04/2020 regarding Affiliated Transaction and Conflict of Interest Transactions.</p>

Jakarta, December 22, 2025

PT Agung Podomoro Land Tbk.

Board of Directors