

DISCLOSURE OF INFORMATION OR MATERIAL FACTS

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

1.	Occurrence Date:	24 September 2020
2.	Type of Information or Material Facts:	<p>The signing of deeds of sale and purchase of plots of land, as follows:</p> <p>(a) Deed of Sale and Purchase Agreement ("Deed of SPA") No. 3 dated 24 September 2020, drawn up before Inessa Anjani, S.H., M.Kn., Land Deed Officer in Kabupaten Karawang ("PPAT Inessa");</p> <p>(b) Deed of SPA No. 4 dated 24 September 2020, drawn up before PPAT Inessa;</p> <p>(c) Deed of SPA No. 5 dated 24 September 2020, drawn up before PPAT Inessa, each by and between PT Buana Makmur Indah, a subsidiary which is 55% owned by the Company ("BMI") as seller and PT CFCity Tangerang Investment ("CFCity") as purchaser, in connection with the sale of the first tranche of land owned by BMI with a size of approximately 915,189 square metres (the "First Land Tranche") (hereinafter shall be referred to as the "Land Sale").</p> <p>The Deeds of SPA as referred to in points (a) until (b) above hereinafter shall be referred to as the "First Land Tranche SPAs".</p>
3.	Description of Information or Material Facts:	<p><u>Land Sale</u></p> <p>The First Land Tranche SPAs are executed as an implementation of the proposed First Land Tranche sale pursuant to the Deed of Conditional Sale and Purchase Agreement No. 01 dated 7 September 2020, drawn up before Inessa Anjani, S.H., M.Kn., Notary in Kabupaten Karawang, executed by and between BMI CFCity ("Land CSPA").</p>
4.	Impact of the occurrence, Information or Material Facts against operational activities, legal, financial condition or business continuity of the Issuers or Public Company:	The Land Sale will have a positive impact on the operational activities and financial condition, particularly the liquidity of the Company.
5.	Other information:	<ul style="list-style-type: none"> ▪ The value of the Land Sale is less than 20% (twenty per cent) of the equity of the Company based on the Company's latest financial report, thus the Land Sale shall not constitute as material transaction as regulated in 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 November 2011 regarding Material Transactions and Changes of Main Business Activities.



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| | <ul style="list-style-type: none">▪ Considering CFCity is not an affiliated party of the Company, thus the Land Sale shall not constitute as affiliated party transactions under 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 25th November 2009 regarding Affiliated Transaction and Conflict of Interest in Certain Transactions. |
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Jakarta, September 28, 2020

PT Agung Podomoro Land Tbk.

The Board of Directors