



## DISCLOSURE OF MATERIAL INFORMATION OR FACTS

In order to comply with OJK Regulation No. 31/POJK.04/2015 dated 16 December 2015 regarding Disclosure of Information or Material Facts by the Issuers or Public Companies (“**POJK 31**”) and Directors Decree of Indonesia Stock Exchange No. KEP-00066/BEI/09-2022 dated 30 September 2022 regarding the Amendment to Regulation No. I-E on the Obligation to Submit Information (“**IDX Regulation No. I-E**”), we, PT Agung Podomoro Land Tbk. (the “**Company**”) hereby intend to submit the Report on Material Information or Facts as follows:

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| 1. | Date of occurrence:                           | July 20, 2023  |
| 2. | Type of Material Information or Facts:        | Drawdown of credit facility based on the Credit Agreement (as defined below).  |
| 3. | Description of Material Information or Facts: | <p>With reference to POJK 31 and IDX Regulation No. I-E, the Company hereby notifies that:</p> <p>a. The Company has drawn down the full amount of the credit facility based on the Deed of Credit Agreement No.4 dated 7 July 2023, made before Mochamad Nova Faisal, S.H., M.Kn., (as may be amended, supplemented, further upsized, refinanced, novated, assigned and/or extended from time to time, the “<b>Credit Agreement</b>”), entered into by the Company (as the borrower) and PT Bank Danamon Indonesia Tbk (as the “<b>Lender</b>”), in connection with the granting of credit facility in the amount of IDR1,800,000,000,000 (one trillion and eight hundred billion Rupiah) (the “<b>Loan Transaction</b>”).</p> <p>Based on the provision in Credit Agreement, credit facility is given to the Company as bridging loan in relation with the exercise of the offer to purchase by cash 5.95% Senior Notes Due 2024 issued by APL Realty Holdings Pte. Ltd., a company incorporated in the Republic of Singapore with limited liability and wholly owned by the Company (the “<b>Issuer</b>”) up to an aggregate principal amount to be determined in the sole discretion of the Company, that will be funded from the proceeds that will be received by the Company and/or its relevant subsidiaries from the sale of some of their assets.</p> <p>b. To secure the Company’s loan to the Lender under the Credit Agreement, the Company’s and its relevant subsidiaries have signed a securities document, including among others:</p> <p>(i) power of attorney to mortgage (surat kuasa membebaskan hak tanggungan or the “<b>POA to Mortgage</b>”) from PT Tiara Metropolitan Indah (“<b>TMI</b>”) to the Lender in relation to the strata title certificates under the name of TMI over the Neo Soho Mall located in Tanjung Duren Selatan Sub-District, Grogol Petamburan District, Jakarta Barat, DKI Jakarta (the “<b>TMI’s POA to Mortgage</b>”);</p> <p>(ii) POA to Mortgage from the Company to the Lender in relation to the strata title certificates under the name of the Company over the office building located in Tanjung Duren Selatan Sub-District, Grogol</p> |

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|    |  | <p>Petamburan District, Jakarta Barat, DKI Jakarta (the “<b>Company’s POA to Mortgage</b>”); and</p> <p>(iii) POA to Mortgage from PT Karya Pratama Propertindo to the Lender in relation to the right to build certificates under the name of PT Karya Pratama Propertindo over the land plots located in Kedewatan Village, Ubud District, Gianyar Regency, Bali (the “<b>KPP’s POA to Mortgage</b>”),</p> <p>(the “<b>Granting of Security</b>”).</p> <p>Loan Transaction and Granting of Security shall collectively be referred to as the “<b>Transaction</b>”.</p>   |
| 4. | Impact of the occurrence, Material Information or Facts against operational activities, legal, financial condition or business continuity of the Issuer or Public Company: | The Loan 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 Loan Transaction.   |
| 5. | Other information:   | <ul style="list-style-type: none"> <li>- The 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.</li> <li>- The 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 (“<b>OJK Regulation No. 42/2020</b>”).</li> <li>- Granting of Security shall constitute Affiliated Transactions as referred to in OJK Regulation No. 42/2020, but considering Granting of Security is provided to secure the loan received directly by the Company from the bank, therefore based on the provisions in Article 6 paragraph (1) of OJK Regulation No. 42/2020, Granting Security is exempted from complying with the provisions stated in Article 4 paragraph (1) of OJK Regulation No 42/2020.</li> </ul> |

Jakarta, July 24, 2023

**PT Agung Podomoro Land Tbk.**

The Board of Directors