

## 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:

1.	Date of occurrence:	July 11, 2023
2.	Type of Material Information or Facts:	<p>The Company, through APL Realty Holdings Pte. Ltd., a wholly-owned subsidiary of the Company established under the laws of Singapore ("<b>APL Realty</b>"), intends to submit:</p> <ul style="list-style-type: none"> <li>(i) an offer ("<b>Offer</b>") to purchase for cash up to an aggregate principal amount to be determined in the sole discretion of the Company of 5.95% (five point nine five percent) Senior Notes Due 2024 ("<b>Notes</b>") issued by APL Realty from the holders of Notes who are or are acting for the account or benefit of persons that are addressees outside of the United States with a beneficial interest in the Notes ("<b>Eligible Holders</b>");</li> <li>(ii) solicit consent ("<b>Consent Solicitation</b>") from the Eligible Holders to waive certain provisions of indenture dated 2 June 2017 governing the Notes ("<b>Indenture</b>") as well as to amend certain terms and conditions of the Notes, pursuant to an offer to purchase and consent solicitation memorandum; and</li> <li>(iii) concurrently solicit consents from all holders of the Notes ("<b>Concurrent Consent Solicitation</b>") to waive certain provisions of the Indenture as well as to amend certain terms and conditions of the Notes, pursuant to a consent solicitation statement.</li> </ul> <p>The Offer, Consent Solicitation and Concurrent Consent Solicitation shall hereinafter collectively be referred to as the "<b>Proposed Transaction</b>"</p>
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> <ul style="list-style-type: none"> <li>a. In relation to the Proposed Transaction, the Company, APL Realty and subsidiaries of the Company who provided corporate guarantees over the Notes at the time of the issuance of the Notes, namely PT Agung Kencana Sukses, PT Graha Tunas Selaras, PT Karya Pratama Propertindo, PT Agung Pesona Unggul, PT Pesona Agung Lestari, PT Griya Agung Sukses, PT Central Tata Makmur, PT Podomoro Bangun Abadi, PT Podomoro Central Sejahtera, PT Podomoro Sukses Lestari, PT Buana Surya Makmur, PT Tiara Metropolitan Indah, PT Karya Gemilang Perkasa dan PT Jaladri Kartika Pakci ("<b>Subsidiary Guarantors</b>"), together with Standard Chartered Bank (Singapore) Limited and MUFG Securities Asia Limited, have executed the Dealer Manager Agreement dated July 11, 2023 for the Notes.</li> </ul>

		<p>b. The Proposed Transaction is planned to be completed on July 31, 2023 (unless extended or completed earlier).</p> <p>The announcement in the SGX-ST dated July 11, 2023 can be accessed through the following link:</p> <p><a href="https://links.sgx.com/1.0.0/corporate-announcements/A018ZKI5DK3WK8R3/11e2cda00718853155a86421f5850c024083d82d99a654715b689e7d9f8867f0">https://links.sgx.com/1.0.0/corporate-announcements/A018ZKI5DK3WK8R3/11e2cda00718853155a86421f5850c024083d82d99a654715b689e7d9f8867f0</a></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:	<p>Given the current market volatility and the rising interest rates in the USD market, the Company is seeking to conduct this liability management exercise to achieve a healthier and more sustainable cash flow, optimize its capital structure and secure IDR funding, whilst extending the debt maturity of the Company as well as to generally align the terms and conditions of the Notes.</p> <p>The Proposed Transaction does not have a negative impact on the operational activities, law, financial condition or going-concern of the Company.</p>
5.	Other information:	After obtaining approval from the holders of the Notes, the Company, APL Realty and related parties will sign a supplement or amendment of the Indenture.

Jakarta, July 11, 2023

**PT Agung Podomoro Land Tbk.**

The Board of Directors