



INFORMATION IN REGARD WITH THE RATING OF USD SENIOR NOTES OF APL REALTY HOLDINGS PTE. LTD.

We intend to inform regarding the rating action taken by Fitch Ratings (“**Fitch**”), and Moody’s Investors Service (“**Moody’s**”).

Firstly, let us explain as follows:

- APL Realty Holdings Pte. Ltd. (“**APL Realty**”) is a limited liability company incorporated in the Republic of Singapore, and is a subsidiary of the Company whose shares are wholly owned by the Company.
- On June 2, 2017, APL Realty issued a Senior Notes with principal amount of USD 300,000,000 (three hundred million US Dollar), with 7 years tenor, and coupon of 5.95% (five point nine five percent) per annum (“**Senior Notes**”) based on the indenture dated June 2, 2017 (“**Indenture**”), which are listed and traded on the Singapore Stock Exchange (“**SGX**”).
- On July 11, 2023, APL Realty made an announcement at SGX regarding the commencement of tender offer of Senior Notes issued by APL Realty (“**Tender Offer**”) and soliciting consents for an amendment of certain provisions of the Indenture (“**Consent Solicitation**”).
[Please also refer to PT Agung Podomoro Land Tbk (the “Company”)’s letter No. 015/APLN-CM/VII.2023 dated July 11, 2023 regarding: Report on Material Information or Facts, and No. 017/APLN-CM/VII.2023 dated July 17, 2023 regarding: Response to IDX Request for Explanation, submitted by the Company through SPE-IDXnet with letter number: 035/APLN/VII/2023 dated July 11, 2023, and 037/APLN/VII/2023 dated July 17, 2023.]

The rating actions by Fitch and Moody’s were taken in conjunction with the Tender Offer and Consent Solicitation undertaken by APL Realty commencing July 11, 2023 and ending on July 24, 2023 at 16:00 London Time.

1. Rating Action by Fitch:

- Announced in Fitch’s press release on July 26, 2023.
- Fitch has downgraded the Company’s long-term Issuer Default Rating (IDR) to ‘C’ from ‘CCC-’, and downgraded the rating on Senior Notes to ‘C’, from ‘CCC-’, with a Recovery Rating of ‘RR4’.
- The downgrade is driven by Fitch’s opinion that the Tender Offer constitutes a ‘distressed debt exchange’ (DDE) as the transaction will lead to a material reduction in terms and, in Fitch’s view, is being conducted to avoid a default.
- Fitch will downgrade the Company’s IDR to ‘Restricted Default’ (RD) on completion of the DDE, and re-assess the ratings in line with the post-restructuring capital structure.

2. Rating Action by Moody’s:

- Announced in Moody’s’ press release on July 26, 2023.



- › Moody's has affirmed the corporate family rating (CFR) of the Company at Caa2, and at the same time has downgraded the Senior Notes to Caa3 from Caa2. The outlook on all ratings remains negative.
- › Rachel Chua, a Moody's Vice President and Senior Analyst, said in the press release that Moody's view the transaction as a distressed exchange, which is a form of default under their definition, and that the transaction is intended to partly help the company avoid a default. The ratings on the remaining Senior Notes have been notched to Caa3 to reflect legal subordination risk for the Senior Notes' holders. The Company's post-tender capital structure will shift to incorporate a majority of secured borrowings.

Jakarta, July 28, 2023

PT Agung Podomoro Land Tbk.
Board of Directors