



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 Material Information or 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:	May 27, 2024
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, as amended by (i) Deed of Amendment of Credit Agreement No. 5 dated 4 October 2023 and (ii) Deed of Second Amendment of Credit Agreement No. 18 dated 17 May 2024, all of which 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 “Credit Agreement”), entered into by the Company (as the borrower) and PT Bank Danamon Indonesia Tbk (as the “Lender”), in connection with the granting of credit facility in the total amount of Rp2,950,000,000,000 (two trillion and nine hundred fifty billion Rupiah)(the “Loan”) (the “Loan Transaction”).</p> <p>Based on the provisions in the Credit Agreement, credit facility is given to the Company as bridging loan for the proposed sale of assets owned by the Company and its subsidiaries or for the repayment or settlement (whether directly or indirectly) of whole or part of the outstanding amount payable based on or in relation with the 5.95% Senior Notes Due 2024 issued by APL Realty Holdings Pte. Ltd., a company incorporated in the Republic of Singapore wholly owned by the Company, in accordance with the sole mechanisms, policies, and/or decisions determined by the Company.</p> <p>b. To secure the Company’s loan to the Lender under the Credit Agreement, the Company, its shareholder and its relevant subsidiaries have signed certain security documents, including among others:</p> <p>(i) First-Ranked Mortgage over Strata Title Certificates registered under the name of the Company in connection with the office building located in Tanjung Duren Selatan Sub-District, Grogol Petamburan District, Jakarta Barat, DKI Jakarta as evidenced by First-Ranked Mortgage Certificate No. 04222/2023 dated 17 July 2023;</p> <p>(ii) First-Ranked Mortgage over Right to Build Certificates registered under the name of PT Karya Pratama Propertindo in relation to the</p>

		<p>land plots located in Kedewatan Village, Ubud District, Gianyar Regency, Bali as evidenced by First-Ranked Mortgage Certificates No. 02320/2023 dated 31 July 2023; and</p> <p>(iii) Corporate Guarantee from PT Indofica,</p> <p>(the “Granting of Security”).</p> <p>Loan Transaction and Granting of Security shall collectively be referred to as the “Transactions”.</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>The Transaction does not have a negative impact on the operational activities, legal, financial conditions, or going-concern of the Company, instead, by obtaining the Loan Transaction, the Company will get financial benefits by successfully converting the loan from USD to IDR, considering that the Company generated income in IDR, therefore the Company expects to achieve more positive sustainability in the long run.</p>
5.	Other information:	<ul style="list-style-type: none"> - The Transactions shall constitute as material transaction as regulated under OJK Regulation No. 17/POJK.04/2020 regarding Material Transactions and Changes of Business Activities (“OJK Regulation No. 17/2020”), however, considering (i) the Loan pursuant to the Loan Transaction received directly by the Company from the bank and (ii) the Granting of Security is provided directly to the bank to secure such Loan Transaction, therefore based on the provision in Article 11 of OJK Regulation No. 17/2020, the Transactions are exempted from complying with the provisions stated in Article 6 paragraph (1) sub-paragraphs (a) and (d) of OJK Regulation No. 17/2020. - The Loan 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 (“OJK Regulation No. 42/2020”). - Granting of Security shall constitute affiliated transactions as referred to in OJK Regulation No. 42/2020, however, considering Granting of Security is provided to secure the loan pursuant to the Loan Transaction 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 of Security is exempted from complying with the provisions stated in Article 4 paragraph (1) of OJK Regulation No 42/2020.

Jakarta, May 29, 2024

PT Agung Podomoro Land Tbk.

The Board of Directors