



## 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:	August 2, 2023
2.	Type of Material Information or Facts:	<p>(a) the completion of the Consent Solicitation and Concurrent Consent Solicitation as well as the signing of the Supplemental Indenture; and</p> <p>(b) implementation of the payment for the Offer,</p> <p>each as described further herein.</p>
3.	Description of Material Information or Facts:	<p>This disclosure of information is made in reference to the Reporting of Material Information or Facts that was submitted earlier by the Company through Letter No. 015/APLN-CM/VII.2023 dated July 11, 2023 (the “<b>Preliminary Disclosure of Information</b>”). Furthermore, the Company submits the following information:</p> <ul style="list-style-type: none"> <li>- the Offer (as defined in the Preliminary Disclosure of Information) to purchase the 5.95% (five point nine five percent) Senior Notes Due 2024 (“<b>Notes</b>”) issued by APL Realty Holdings Pte. Ltd., a wholly-owned subsidiary of the Company established under the laws of Singapore (“<b>APL Realty</b>”) was completed on August 2, 2023 and the Company, through APL Realty, has paid for a total amount of USD100,824,000 to the Eligible Holders (as defined in the Preliminary Disclosure of Information), therefore after such payment has been made, the total outstanding principal amount of the Notes is USD131,960,000;</li> <li>- the Consent Solicitation (as defined in the Preliminary Disclosure of Information) was completed on August 2, 2023 and the Company, through APL Realty, has obtained the Requisite Consents (as defined in the offer to purchase and consent solicitation memorandum) from the Eligible Holders to amend certain provisions of indenture dated 2 June 2017 governing the Notes (“<b>Indenture</b>”), pursuant to an offer to purchase and consent solicitation memorandum;</li> <li>- the Concurrent Consent Solicitation (as defined in the Preliminary Disclosure of Information) was completed on August 2, 2023 and the Company, through APL Realty, has obtained the Requisite Consents (as defined in the consent solicitation statement) from the holders of the Notes to amend certain provisions of the Indenture pursuant to a consent solicitation statement; and</li> <li>- in connection with the obtainment of approvals as mentioned above, the Company, APL Realty, the Subsidiary Guarantors (as defined in the Indenture), The Bank of New York Mellon, London Branch as Trustee and</li> </ul>

		The Bank of New York Mellon, Singapore Branch as Collateral Agent have signed a Supplemental Indenture that amended some provisions in the Indenture (" <b>Supplemental Indenture</b> ") on August 2, 2023.
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 implementation and completion of the Offer, Consent Solicitation, Concurrent Consent Solicitation and signing of the Supplemental Indenture as part of the liability management do not have a negative impact on the operational activities, law and business continuity of the Company, and subsequently will cause positive impact to the financial condition of the Company.
5.	Other information:	Payment of the Offer was made from loan proceeds obtained by the Company on 20 July 2023 pursuant to the Deed of Credit Agreement No. 4 dated 7 July 2023, made before Mochamad Nova Faisal, S.H., M.Kn., entered into by the Company (as borrower) and PT Bank Danamon Indonesia Tbk (as lender).

Jakarta, August 3, 2023

**PT Agung Podomoro Land Tbk.**

The Board of Directors