PRESS RELEASE

APLN Booked Sales and Revenues of IDR3.66 Trillion in the First Half of 2026

Jakarta, July 30, 2026 – PT Agung Podomoro Land Tbk ("ticker: APLN" or the "Company") recorded solid performance throughout the first half of 2026, posting sales and revenues of IDR3.66 trillion increased by 117% compared to the IDR1.69 trillion recorded in the same period of the previous year. In line with this growth, the Company also reversed the comprehensive loss incurred in the first half of the prior year, recording a comprehensive income of IDR523.5 billion for the period.

The improved performance of the Company aligns with increased revenue recognition from flagship projects, asset portfolio optimization, and more efficient in operational management. As of June 2026, marketing sales was booked at IDR603 billion, against a full-year target of Rp1.4 trillion. This achievement was driven by sustained strong demand for the Company's residential products, particularly landed houses and its mixed-use projects.

APLN Corporate Secretary Justini Omas stated that this achievement demonstrates that the Company's strategy to maintain solid business fundamentals, amidst various global and domestic economic dynamics, is proceeding according to our plan. "The performance in the first half of this year shows that the implementation of our business strategy is moving in the projected direction. The business growth achievements gives us confidence that we can sustain this growth momentum until the end of the year," Justini said in an official statement in Jakarta on Thursday (July 30).

Justini explained that the Company's revenue recognition for the first semester was driven by the sale of Deli Park Mall in Medan, valued at IDR 2.2 trillion to PT DPM Assets Indonesia (DPMAI) through an APLN subsidiary, PT Sinar Menara Deli (SMD). This sale is part of the Company's strategy to optimize and rebalance its asset portfolio, enabling it to focus on developing and managing assets that make significant contributions to long-term performance.

"Monetizing high-value assets demonstrates APLN's ability to generate significant value on its assets. As a property company, APLN will certainly continue to build and develop new projects that deliver value and generate a sustainable and positive economic to the Company," explained Justini.

APLN's sales recognition was nearly tripled to IDR3.11 trillion, up from IDR1.06 trillion in the first half of 2025. Meanwhile, recurring revenues contributed IDp549.9 billion, thereby supporting the Company's more sustainable performance. Driven by the surge in sales, the Company's gross profit rose by approximately 91% to IDR1.24 trillion, while interest expenses and financial costs were successfully contained at IDR206.1 billion.

The APLN's improving performance is also reflected in the Company's steadily declining of its total liabilities. In the first half of 2026, APLN's liabilities or debt obligations was recorded at IDR 10.37 trillion, down from IDR 11.28 trillion at the end of 2025. Over the past two and a half years, APLN has aggressively reduced its debt. The Company's total liabilities was recorded at IDR 14.87 trillion at the end of 2023, this means that within that two-and-a-half-year period, APLN successfully paid down debt amounting to IDR 4.50 trillion.

"We continue to focus on developing high-demand projects, accelerating project completion, and optimally managing assets to create added value while maintaining the Company's profitability and financial health," added Justini.

The Company's financial fundamentals have also strengthened. As of the end of June 2026, the cash and cash equivalents position rose to IDR 1.13 trillion, while cash flow from operating activities reached IDR 1.51 trillion. The Company also successfully reduced total liabilities to IDR 10.37 trillion, thereby further strengthening its capital structure.

Justini also emphasized that the property industry will continue to face numerous challenges until the end of the year. Factors such as rising bank interest rates, weak consumer confidence in the economy, and declining purchasing power among the middle class could influence consumer decisions regarding property purchases. Nevertheless, drawing on over 56 years of experience in the national property industry, APLN remains optimistic about its ability to capitalize on every opportunity.

“We have been through various phases of past economic and financial crises. With our commitment to excellent service, high product quality standards, and continuously growing asset values, we are confident that APLN will remain the consumer's top choice,” asserted Justini.

About PT Agung Podomoro Land Tbk

PT Agung Podomoro Land Tbk has 41 (forty) subsidiaries, 13 (thirteen) entities through indirect ownership by subsidiaries and 8 (eight) associates in the property sector in Jakarta, Bogor, Karawang, Bandung, Bali, Balikpapan, Batam, Makassar, and Medan. With more than 50 years of experience as part of the Agung Podomoro Group, Agung Podomoro Land has a solid foundation to become the leading developer in developing property business in Indonesia.

Within 10 (ten) years, Agung Podomoro Land has completed more than 50 property projects, with the majority targeting the middle-class segment, with projects ranging from low-cost apartments to high-end apartments in South Jakarta, upscale neighborhood malls, shophouses. hotels and office towers.

With a motto to be part of its stakeholders' futures and providing a harmonious lifestyle, Agung Podomoro Land believes to continuously growing rapidly in Indonesia, where local knowledge meets international standards.

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