PRESS RELEASE

APLN Performance Remains Positive in 3Q2025

Jakarta, November 26, 2025 - PT Agung Podomoro Land Tbk ("ticker: APLN" or "the Company") recorded solid performance in 9M2025. Amidst pressure on the domestic property market, property sales and the contribution from mall businesses remained the main pillars of the revenues.

In the 9M2025, APLN recorded sales and revenues of IDR2.64 trillion, a 4.7% decrease compared to IDR2.77 trillion in the same period of the previous year.

During the same period, sales recognitions rose to IDR1.65 trillion, a 1.2% increase compared to IDR1.63 trillion in the 9M2024. Meanwhile, recurring revenues from the hotel and mall businesses reached Rp988.8 billion, down 13.3% from Rp1.14 trillion. Comprehensive income for the 9M2025 was recorded at IDR28.21 billion.

The company's performance in this year experienced a slight contraction due to the sale of the Pullman Ciawi Vimala Hills hotel at the end of 2024. However, the sale of this high-value asset strengthened the business fundamentals of the company, particularly through accelerated debt repayment. Consequently, APLN's interest expense in the third quarter of 2025 decreased by almost 38% to Rp311.37 billion compared to Rp502.55 billion in the same period the previous year.

APLN Corporate Secretary Justini Omas explained that the company continues to implement adaptive strategies and promote efficiency across various business lines. Several key steps are being taken to maintain property sales growth amidst a slowing economy and declining purchasing power.

"Amidst pressures in the domestic property market, APLN's performance remains solid, with continued consumer interest in our residential products. Our mall and hotel businesses also generate positive recurring revenues," Justini explained in an official statement on Wednesday (November 26).

According to Justini, APLN's marketing sales reached IDR1.24 trillion by September 2025. The largest contribution continues to come from the landed housing segment, shows strong absorption through projects such as Podomoro Park Bandung, Bukit Podomoro Jakarta, and Podomoro Golf View. Demand for landed housing also continues to grow positively in line with the growing demand for more functional, comfortable, and long-term investment-grade living spaces.

"To adapt to weakening purchasing power, APLN is implementing a more adaptive sales strategy. One way is by offering more compact housing units, making them more affordable without compromising the quality and value," Justini said.

Entering the fourth quarter of 2025, the Company expressed optimism that sales and revenues would grow positively compared to the previous quarter. The Christmas and year-end holiday season will be a major source of recurring revenues, both from the hotel and mal businesses.

The various stimulus provided by the government to the real sector are expected to bolster consumer confidence in conducting transactions and investing in the property sector. Furthermore, the government is committed to and fully supports the revival of the property sector, which has proven to be a major contributor to Indonesia's economic growth over the years.

"We believe that with full government support, both in the form of tax incentives and low interest rates, property sales still have the potential to grow until the end of the year. We are also optimistic that the Christmas and year-end holiday season will have a positive impact on APLN's mall and hotel businesses in various cities across Indonesia," Justini concluded.

About PT Agung Podomoro Land Tbk

PT Agung Podomoro Land Tbk has 41 (forty one) subsidiaries, 12 (twelve) entities through indirect ownership by subsidiaries and 7 (seven) 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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