



PRESS RELEASE

PT AGUNG PODOMORO LAND TBK FIRST QUARTER 2019 RESULTS

Jakarta, April 30, 2019. PT Agung Podomoro Land Tbk (“APLN” or “the Company”) – (Ticker IDX: APLN) – announced its unaudited financial results for the period ended March 31, 2019.

The Company recorded sales and revenues of IDR754.0 billion in 1Q-2019, declined by 44.6% compared to IDR1,361.2 billion in 1Q-2018. Recognized sales on property development decreased by 59.5% from IDR1,029.4 billion in 1Q-2018 to IDR416.5 billion in 1Q-2019, while recurring revenues increased by 1.7% from IDR331.8 billion in 1Q-2018 to IDR337.5 billion in 1Q-2019.

The Company recorded gross profit of IDR343.8 billion in 1Q-2019, decreased by 43.7% compared to IDR610.2 billion in 1Q-2018. Comprehensive income increased from IDR53.7 billion in 1Q-2018 to IDR223.7 billion in 1Q-2019 while comprehensive income attributable to owners of the Company increased from (IDR7.3 billion) in 1Q-2018 to IDR203.2 billion in 1Q-2019, included net gain from sale of investment on PT Griya Pancaloka of IDR366.4 billion.

Operation Highlights:

In Rupiah (Billion)	1Q-2019	1Q-2018	% change
<u>Sales and Revenues</u>	754.0	1,361.2	(44.6)
Sales	416.5	1,029.4	(59.5)
Rental and others	337.5	331.8	1.7
<u>Costs of Sales and Direct Costs</u>	(410.2)	(751.0)	(45.4)
<u>Gross Profit</u>	343.8	610.2	(43.7)
<u>Gross Profit Margin (%)</u>	45.6	44.8	1.8
<u>Operating Expenses</u>	(257.7)	(277.4)	(7.1)
<u>Non Operating Income (Expenses)</u>	128.9	(196.0)	(165.8)
<u>Tax</u>	(31.9)	(55.9)	(42.9)
<u>Other Comprehensive Income</u>	40.6	(27.2)	(249.3)
<u>Comprehensive Income</u>	223.7	53.7	316.6
<u>Comprehensive Income Attributable to Owners</u>	203.2	(7.3)	(2,883.6)
<u>Net Profit Margin Comprehensive (%)</u>	29.7	3.9	661.5
<u>Net Profit Margin Attributable (%)</u>	26.9	(0.5)	(5,480.0)

The Company recorded marketing sales of IDR405.7 billion, decreased 29.1% from IDR572.2 billion in 1Q-2018.

About PT Agung Podomoro Land Tbk

PT Agung Podomoro Land Tbk. has 40 (forty) subsidiaries, 12 (twelve) entities through indirect ownership by subsidiaries and 2 (two) associates in property sector in Jakarta, Bogor, Karawang, Bandung, Bali, Balikpapan,

Batam, Makassar and Medan. With 40 years of experience as part of the Agung Podomoro Group, Agung Podomoro Land has a solid foundation to become the leading developers in developing property business in Indonesia.

Within 10 (ten) years, the Agung Podomoro has completed more than 50 property projects, with majority addressed to middle class segments of society, with projects ranging from low cost apartments to high end apartments in South Jakarta, high end and the neighborhood mall, shop houses, hotels and office towers. With a motto to be part of future stakeholders, and provide a harmonious lifestyle, Agung Podomoro Land believes to continuously growing rapidly in Indonesia, where local knowledge meets international standards.

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