

DISCLOSURE OF MATERIAL INFORMATION OR FACTS

PT Agung Podomoro Land Tbk. ("**Company**") submits the following Information or Material Facts:

1.	Date:	25 th March 2019
2.	Type of information or material facts:	<p>The signing of documents by the Company as follows:</p> <p>(i) Deed of Sale and Purchase of shares in PT Griya Pancaloka ("GPL") between Tuscan Palace Limited ("Tuscan") (as a buyer), St. Gallen Hotels Limited ("St. Gallen"), Santa Lucia Limited ("Santa Lucia") (together with St. Gallen both as members of the buyer group) and the Company (as a seller) ("Deed of Sale and Purchase");</p> <p>(ii) Other agreements relating to the implementation of CSPA of shares in GPL (Conditional Sale and Purchase Agreement of GPL or "CSPA") dated 6th March 2019 ("Transaction Documents").</p>
3.	Description of information or material facts:	<p>That this transaction is the implementation of a Conditional Sale and Purchase Agreement of Shares in PT Griya Pancaloka ("CSPA") dated 6th March 2019, which disclosure has been made and submitted by the Company on 11th March 2019 in the Company's letter No. 002/APLN-CM/III/2019 to the Financial Services Authority. The Company hereby notifies that on Monday, 25th March 2019, the Company has entered into Transaction Documents in connection with the sale of all Company's shares in GPL, a limited liability company which is a subsidiary of the Company, established under the laws of the Republic of Indonesia and having its office address in N.5 ITDC Nusa Dua, Benoa, South Kuta, Badung Regency, Bali Province, as many as 211,860 (two hundred eleven thousand eight hundred sixty) series A shares and 2,520,200 (two million five hundred twenty thousand two hundred) series B shares in GPL, which represents 99.92% (ninety nine point nine two percent) of all issued capital and paid-up capital in GPL to Tuscan ("Transaction"). Payment of the Transaction prices are made through and in the form of:</p> <p>(i) indirect payments to the Company paid by Tuscan to GPL as a loan;</p> <p>(ii) direct payments to the Company in the form of preferred shares in St. Gallen (the shareholder of Tuscan); and</p> <p>(iii) direct payment in cash from Tuscan to the Company.</p> <p>The purpose of the Transaction for the group of the Company is to support the Company's plan in obtaining funding that can be used by the group of the Company for capital expenditure purposes and to expand the Company's and/or its subsidiaries' business in the future.</p>
4.	The impact of the occurrence, information or material facts against operational activities,	<p>The results of the profits that will be obtained from the execution of the Transaction, will financially increase the Company's cash position to support the Company's business development, so that the Transaction has a positive impact on the Company's operational activities and financial condition.</p>

	law, financial condition, business continuity, issuers or public companies:	
5.	Other information:	<ul style="list-style-type: none"> ▪ The value of the overall Transaction is less than 20% (twenty percent) of the equity of the Company based on the Company's latest financial report as referred to in Bapepam and LK Regulation No. IX.E.2, attachment of the Decree of the Head of Bapepam and LK No. KEP-614/BL/2011, dated 28th November 2011, concerning the Material Transactions and Changes of Main Business Activities ("Regulation IX.E.2"). Thus the Transaction does not constitute as a material transaction as regulated in Regulation IX.E.2. ▪ The Transaction is also not an Affiliated Transactions as referred to in the Bapepam and LK Regulation No. IX.E.1, attachment of the Decree of the Head of Bapepam and LK No. Kep-412/BL/2009 dated 25th November 2009, concerning Affiliated Transactions and Conflicts of Interest for Certain Transactions. <p>That aside from the information we have stated above, there are currently no other material events, information or facts that we did not disclose in connection with the information above.</p>

Jakarta, 27th March 2019

PT Agung Podomoro Land Tbk.
The Board of Directors