



PRESS RELEASE

**PT AGUNG PODOMORO LAND TBK FIRST QUARTER 2013 RESULTS
Sales and Revenues Reaching IDR1,142.4 billion**

Jakarta, April 30, 2013. PT Agung Podomoro Land Tbk (“APLN” or “the Company”) – (Ticker IDX: APLN) – today announced its un-audited financial results for the quarter ended 31 March 2013 which were in line with its target to grow sales and revenues as well as net profit attributable to owners by 10-15% in 2013.

APLN recorded sales and revenues of IDR1,142.4 billion in 1Q-2013 compared to IDR1,138.2 billion in 1Q-2012. Recurring revenues continue to rise with mall revenues increasing by 60% while hotel revenues increasing by 30%. There was a slight slowdown in sales recognition of strata sales from IDR988.7 billion in 1Q-2012 to IDR914.7 billion in 1Q-2013 as there has not been recognition from new projects which started marketing in 2012. Recurring revenues portion increased to 19.9% in 1Q-2013, from only 13.1% in 1Q-2012.

Gross profit continues to increase by double digit to reach IDR 595.6 billion in 1Q-2013 from IDR509.7 billion in 1Q-2012, a 16.9% growth year on year. Gross profit margin continues to improve to 52.1% in 1Q-2013 from 44.8% in the same period of last year. Profit attributable to owners grew by 10.3% from IDR222.3 billion in 1Q-2012 to IDR245.2 billion in 1Q-2013.

Operation Highlights:

In Rupiah (Billion)	1Q 2013	1Q 2012	% change
<u>Sales and Revenues</u>	1,142.4	1,138.2	0.4
Sales	914.7	988.7	(7.5)
Rental and others	227.7	149.4	52.4
<u>Costs of Sales and Direct Costs</u>	(546.8)	(628.5)	(13.0)
<u>Gross Profit</u>	595.6	509.7	16.9
<u>Gross Profit Margin (%)</u>	52.1	44.8	16.4
<u>Operating Expenses</u>	(211.8)	(161.8)	30.9
<u>Non Operating Income (Expenses)</u>	(50.8)	(23.3)	117.9
<u>Tax</u>	(60.6)	(60.5)	0.3
<u>Comprehensive Income</u>	272.4	264.1	3.2
<u>Profit Attributable to Owners</u>	245.2	222.3	10.3

Trihatma Kusuma Haliman, the President Director of APLN stated: “We are on track to increase our recurring revenues to support APLN’s business sustainability. Currently, recurring revenues contribute close to 20% of our sales and revenues. With several mall and hotel developments in the pipeline, we are confident to reach our target of 25% contribution from recurring revenues by 2015”.

About PT Agung Podomoro Land Tbk

PT Agung Podomoro Land Tbk. has 28 (twenty eight) subsidiaries, 8 (eight) entities through indirect ownership by subsidiaries and 2 (two) associates in property sector in Jakarta, Karawang, Bandung, Bali, Makassar, Batam and Balikpapan. 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.

For further information, please contact:

Wibisono

Investor Relations

Tel: 62-21-290 34562

Mobile: 628551000535

Fax : 62-21-290 34556

Email : wibisono@agungpodomoroland.com

Website: www.agungpodomoroland.com

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