



PRESS RELEASE

**PT AGUNG PODOMORO LAND TBK RECORDED
SALES AND REVENUES OF IDR3.5 TRILLION IN NINE MONTHS 2013**

Jakarta, October 31, 2013. PT Agung Podomoro Land Tbk (“APLN” or “the Company”) – (Ticker IDX: APLN) – today announced its un-audited financial results for the period ended 30 September 2013.

APLN recorded sales and revenues of IDR3,481.1 billion in 9M-2013 mostly similar with last year achievement of IDR3,515.7.8 billion. Contribution from recurring revenues continues to increase to 21.9% of total sales and revenues with improved performance of our malls namely Central Park, Kuningan City, Emporium Pluit as well as Pullman Jakarta Central Park Hotel. There was also a contribution from the newly opened BnB Hotel in Kelapa Gading.

Gross profit increased by 5.1%, year on year, to reach IDR1,687.3 billion in 9M-2013 from IDR1,605.9 billion in 9M-2012. In line, gross profit margin continued to improve to 48.5% in 9M-2013 from 45.7% in the same period of last year. Profit attributable to owners of the Company reached IDR597.5 billion in 9M-2013 which declined from IDR 682.7 billion in 9M-2012 as a result of the interest paid on Phase I Shelf Registered APLN Bond I in September 2013 and the marketing and operational expenses of subsidiaries which have not yet recorded sales and revenues. Furthermore, the minority interests have a bigger stake on the projects that recognized sales in 3Q-2013.

Operation Highlights:

| <u>In Rupiah (Billion)</u> | <u>9M 2013</u> | <u>9M 2012</u> | <u>% change</u> |
|--|----------------|----------------|-----------------|
| Sales and Revenues | 3,481.1 | 3,515.7 | (1.0) |
| Sales | 2,718.5 | 2,916.8 | (6.8) |
| Rental and others | 762.6 | 598.9 | 27.3 |
| Costs of Sales and Direct Costs | (1,793.8) | (1,909.8) | (6.1) |
| Gross Profit | 1,687.3 | 1,605.9 | 5.1 |
| Gross Profit Margin (%) | 48.5 | 45.7 | 6.1 |
| Operating Expenses | (739.7) | (578.4) | 27.9 |
| Non Operating Income (Expenses) | (83.8) | (119.9) | (30.1) |
| Tax | (185.2) | (190.1) | (2.6) |
| Comprehensive Income | 678.6 | 717.6 | (5.4) |
| Profit Attributable to Owners | 597.5 | 682.7 | (12.5) |

About PT Agung Podomoro Land Tbk

PT Agung Podomoro Land Tbk. has 33 (thirty three) subsidiaries, 10 (ten) entities through indirect ownership by subsidiaries and 2 (two) associates in property sector in Jakarta, 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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