



PRESS RELEASE

PT AGUNG PODOMORO LAND TBK FIRST QUARTER 2016 RESULTS

Jakarta, April 28, 2016. PT Agung Podomoro Land Tbk (“APLN” or “the Company”) – (Ticker IDX: APLN) –announced its un-audited financial results for the period ended 31 March 2016.

APLN maintained its growth momentum from last year. The Company was able to book an increase of 19.0% in sales and revenues to IDR1,184.0 billion in 1Q-2016 from IDR995.2 billion in 1Q-2015. Most of the growth was driven by sales recognition on property developments which increased by 28.5%, from IDR611.0 billion in 1Q-2015 to IDR785.1 billion in 1Q-2016. Recurring revenues also increased by 3.8% to IDR398.9 billion in 1Q-2016 from IDR384.2 billion in 1Q-2015.

In line with other financial metrics, gross profit also increased by 15.3% to reach IDR622.0 billion in 1Q-2016 from IDR539.3 billion in 1Q-2015 with a slight decline in gross profit margin to 52.5% in 1Q-2016 from 54.2% in the same period of last year. Comprehensive income increased by 8.8% to IDR166.4 billion in 1Q-2016 from IDR152.9 billion in 1Q-2015 with margin of 14.1% while net profits attributable to owners increased by 4.5% to IDR108.2 billion in 1Q-2016 from IDR103.5 billion in 1Q-2015 with a margin of 9.1%.

Operation Highlights:

<u>In Rupiah (Billion)</u>	<u>1Q-2016</u>	<u>1Q-2015*</u>	<u>% change</u>
<u>Sales and Revenues</u>	1,184.0	995.2	19.0
Sales	785.1	611.0	28.5
Rental and others	398.9	384.2	3.8
<u>Costs of Sales and Direct Costs</u>	(562.0)	(455.9)	23.3
<u>Gross Profit</u>	622.0	539.3	15.3
<u>Gross Profit Margin (%)</u>	52.5	54.2	(3.1)
<u>Operating Expenses</u>	(273.4)	(341.3)	(19.9)
<u>Non Operating Income (Expenses)</u>	(118.8)	6.2	(2,016.1)
<u>Tax</u>	(61.8)	(52.9)	16.8
<u>Other Comprehensive Income</u>	(1.6)	1.6	(200.0)
<u>Comprehensive Income</u>	166.4	152.9	8.8
<u>Profit Attributable to Owners</u>	108.2	103.5	4.5
<u>Net Profit Margin Comprehensive (%)</u>	14.1	15.4	(8.4)
<u>Net Profit Margin Attributable (%)</u>	9.1	10.4	(12.5)

* Restatement

The Company recorded marketing sales of IDR1,016.6 billion in 1Q-2016, increased by 8.2% from IDR939.7 billion in the same period of last year.

About PT Agung Podomoro Land Tbk

PT Agung Podomoro Land Tbk. has 40 (fourty) subsidiaries, 10 (ten) 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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