



**DISCLOSURE OF THE INFORMATION OR MATERIAL FACT
IN REGARD TO
ACQUISITION OF SIGNIFICANT CONTRACT**

Referring to:

- (i) Financial Services Authority ("**OJK**") Regulation No. 31/POJK.04/2015, dated December 16, 2015 concerning Disclosure of Information or Material Facts by Issuer or Listed Company; and
- (ii) Provisions of Regulation I-E Appendix on Resolutions of the Board of Directors of Indonesian Stock Exchange No.: Kep-306/BEJ/07-2004, dated July 19, 2004 concerning Obligation of Disclosure Information;

PT Agung Podomoro Land Tbk. ("**the Company**") herewith inform the Information or Material Fact as follow:

1.	Date of occurrence:	August 16, 2016
2.	Type of Information or Material Facts:	the execution of <i>Binding Investment Agreement</i> (" Investment Agreement ") on Tuesday, August 16, 2016 between the Company and Strategic Property Investors Company Limited (" REIT Manager ").
3.	Description of Information or Material Facts:	<p>The Company hereby notifies that on Tuesday, August 16, 2016, the Company has signed an <i>Investment Agreement</i> with REIT Manager in regard to the proposed transaction between the Company and the REIT Manager of the following matters:</p> <ul style="list-style-type: none"> (i) the sell of strata title ownership rights ("SHMSRS") (including all assets, furniture, equipment and supplies within) of Pullman Jakarta Central Park which owned by the Company; (ii) the sale of all shares owned by the Company in PT Central Pesona Palace, a subsidiary of the Company which is wholly owned directly or indirectly by the Company (hereinafter referred to as "CPP") representing 100% of the total issued and paid-up capital in CPP; (iii) the sale of all the Class A and Class B shares owned by the Company in PT Griya Pancaloka, a subsidiary of the Company which is wholly owned directly or indirectly by the Company, which owns the Sofitel Bali Nusa Dua (hereinafter referred to as "GPL") representing 99.8% of the issued and paid-up capital in GPL; and (iv) subscription of the Company and/or its subsidiaries over the units owned by Strategic Hospitality Real Estate Investment Trust ("Trust") which will be established by the REIT Manager with a value equivalent to 18% of the sales price of the shares and assets owned by the Company to the REIT Manager as stated in points (i), (ii), and (iii) above; <p>(hereinafter collectively referred to as the "Proposed Transaction").</p>



		<p>The purpose of the Company in conducting the Proposed Transaction is for capital expenditure.</p> <p>For information, the Investment Agreement is an initial agreement between the parties to implement the Proposed Transaction, and therefore more detailed arrangements on the Proposed Transaction (including the terms and conditions precedent) shall be further stipulated and agreed upon by the parties in the transaction documents which will be signed by the parties at a later date, among others, the CSPA on the land, the CSPA on the shares and the Underwriting Agreement.</p> <p>More detailed information related to the transaction documents above and the Proposed Transaction will be disclosed by the Company in accordance with applicable capital markets regulations, including as referred to in Rule of Bapepam-LK No. IX.E.2, Appendix on Resolutions of the Chairman of Bapepam-LK No. KEP-614/BL/2011, dated November 28, 2011 concerning Material Transactions and Change of Main Business Activities.</p>
4.	Impact of occurrence, information or material facts towards the operational activities, legal, financial condition, or business viability of the Issuer or Public Company:	<p>Considering that currently the Company has only signed the Investment Agreement and the Proposed Transaction has not yet been occurred, therefore there has been no impact on the operational activities, legal, financial condition or viability of the Company.</p>
5.	Other informations:	<p>That the Company and the REIT Manager are not affiliated parties. Thus the transaction referred to in point 3 above is not an affiliated party transaction as defined in Rule of Bapepam-LK No. IX.E.1, Appendix on Resolutions of the Chairman of Bapepam-LK No. Kep-412/BL/2009, dated November 25, 2009 concerning Affiliated Transactions and Conflicts of Interest on Certain Transactions.</p> <p>Other than the information provided above, presently there are no events, information or other material facts which we have not disclosed in regard to the information above.</p>

Jakarta, August 19, 2016

PT Agung Podomoro Land Tbk.

The Board of Directors