



DISCLOSURE OF THE MATERIAL FACTS OR INFORMATION

**REGARDING  
SIGNING THE CONDITIONAL SALE AND PURCHASE AGREEMENT  
ASSOCIATED TO THE LAND OF PT ALAM MAKMUR INDAH**

Referring to:

- (i) the FSA Regulation No. 31/POJK.04/2015, dated December 16, 2015 on Disclosure of Information on Material Facts by the Issuer or Public Company; and
- (ii) Provisions of Rule I-E Appendix Decision of the Board of Directors of PT Bursa Efek Indonesia (Indonesia Stock Exchange) No.: Kep-306/BEJ/07-2004, dated July 19, 2004, regarding Obligation of Information Submission;

herewith we inform that PT Agung Podomoro Land Tbk. ("**the Company**") disclosed Material Facts or Information as follows:

1.	Event date:	December 22, 2016
2.	Type of Material Facts or Information:	<p>Signing Agreement:</p> <p>(i) <i>Conditional Sale and Purchase Agreement ("CSPA")</i> and</p> <p>(ii) <i>Conditional Sale and Purchase Agreement relating to 11,2 percent of the issued share capital of PT Trans Heksa Karawang ("CSPA Share of THK")</i>,</p> <p>on Thursday, December 22, 2016, between PT Alam Makmur Indah ("<b>AMI</b>"), a subsidiary of the Company which most of its shares are owned directly by the Company and PT CFCity Karawang Real Estate Development ("<b>Candidate Buyer</b>").</p> <p>Candidate buyer is not an affiliated party of the Company and therefore, this transaction is not an affiliated transaction referred to Regulation of Bapepam-LK No. IX.E.1 Appendix Resolution of Chairman of Bapepam-LK No. Kep-412/BL/2009, dated November 25, 2009, regarding Affiliated Transactions and Conflicts of Interest on Certain Transactions ("<b>Regulation No. IX.E.1</b>").</p>
3.	Description of Material Facts or Information:	<p>The Company hereby announces that on Thursday, December 22, 2016, AMI, a 70% owned subsidiary of the Company, have signed CSPA and CSPA Share of THK with Candidate Buyer related to the transaction as follows:</p> <p>(i) the sale of lands owned by AMI located in the Wanajaya village, West Telukjambe District, Karawang, West Java, as proven by ownership of Building Rights Certificate on those lands, are divided into 2 (two) parts of land area of approximately 1,053,161 m<sup>2</sup> ("<b>Land 1</b>") and an area of approximately 1,109,724 m<sup>2</sup> ("<b>Land 2</b>") which will be transferred to the Candidate Buyer with the terms and conditions as stipulated further in CSPA; and</p> <p>(ii) the sale of all shares of AMI in PT Trans Heksa Karawang ("<b>THK</b>"), a company incorporated under the laws of the Republic of Indonesia, or total as much as 12,176,080 (twelve million one hundred and seventy six thousand and eighty) shares representing 11.2% (eleven point two</p>

		<p>percent) of the shares of the total issued and paid-in THK which will be transferred to the Candidate Buyer with the terms and conditions as further stipulated in CSPA share of THK.</p> <p>(hereinafter collectively referred to as the "<b>Proposed Transaction</b>").</p> <p>The Proposed Transaction will be conducted after the fulfillment of the entire preliminary terms as set forth in the CSPA and the CSPA Share of THK including approval from government authorities in connection with the Proposed Transaction.</p> <p>AMI is a company engaged in the development and services including business development that includes real estate and developer, hence the plan of selling the Land 1 and Land 2 owned by AMI to the Candidate Buyer as mentioned above is the main business activity of AMI.</p>
4.	The effect of events, material facts or information to the operational activities, legal, financial conditions or business sustainability of the Issuer or Public Company:	<p>Considering the Proposed Transaction conducted by AMI, which is a subsidiary of the Company, therefore there is no direct impact from the Proposed Transaction to the Company's operations, legal, nor business sustainability. However, in the case of AMI to distribute dividend to the Company, the profits from the sale of Land 1 and Land 2 including the sale of shares of AMI in THK, will indirectly provide financial benefits (profits) to the Company.</p>
5.	Other information:	<p>In addition to the information that we have mentioned above, at present, there are no events, other material facts or information that we do not disclose related to the above information.</p>

Jakarta, December 22, 2016

**PT Agung Podomoro Land Tbk.**

Board of Directors