



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

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

1.	Date:	8 th December 2017
2.	Type of information or material facts:	<p>The signing of the following agreements:</p> <ul style="list-style-type: none"> (i) <i>Conditional Sale and Purchase Agreement for Strata Title Units of Hotel Pullman Jakarta Central Park ("Strata Titles CSPA")</i> between the Company and PT SHR Pullman Indonesia; (ii) <i>Conditional Sale and Purchase Agreement of Shares in PT Central Pesona Palace ("CPP Shares CSPA")</i> between Strategic Hospitality Services Ltd and Strategic Hospitality Services Pte Ltd (as the buyer) with PT Agung Podomoro Land Tbk and PT Kencana Unggul Sukses (as the seller) here is the <i>Disclosure Letter</i> in connection to CPP Shares CSPA; (iii) <i>Binding Interlocking Agreement ("BA Agreement")</i> between Strategic Property Investors Co. Ltd. ("REIT Manager"), PT SHR Pullman Indonesia, SHR Indonesia Pte. Ltd., Strategic Hospitality Services Ltd., Strategic Hospitality Services Pte. Ltd., PT Central Pesona Palace, PT Kencana Unggul Sukses and the Company; and (iv) <i>Subscription Agreement ("Subscription Agreement")</i> between Strategic Property Investors Ltd. (as Settlor) along with its affiliated parties and The Siam Commercial Bank Public Company Ltd. (as <i>Underwriter</i>) with Company (as <i>Investor</i>). <p>The documents as listed in point (i) to (iv) hereinafter referred to as "Transaction Documents"; and the Company, PT Kencana Unggul Sukses ("KUS"), and PT Central Pesona Palace ("CPP") are together further referred to as the "Company Group".</p>

3.	Description of information or material facts:	<p>The Company hereby notifies that on Friday 8th December 2017, the Company and KUS has executed the Transaction Documents with respect to the plans of the Company Group, among others, to do the following actions:</p> <ul style="list-style-type: none"> (i) The sale of the Property Rights over Apartment Units ("HMSRS") over the Hotel Pullman Jakarta Central Park which is owned by the Company; (ii) The sale of all the shares of the Company and KUS in CPP which represents 100% (one hundred percent) of the total issued and paid up capital of CPP; (iii) As part of the implementation of sales as referred in point (i) and (ii) above, CPP will also sell to PT SHR Pullman Indonesia, furniture, equipment and supplies related to the Jakarta Central Park Hotel Pullman, where in connection with the CPP case (as the seller) and PT SHR Pullman Indonesia (as the buyer) will sign an Asset Sale and Purchase Agreement ("FF&E Agreement") and the conduct of sale as set forth in the FF&E Agreement on the same date with the date of the execution of the previous HMSRS and the sale of all shares of the Company and KUS and Strata Titles based on the CSPA and CPP Shares CSPA; (iv) The purchase of 63,928,100 units of Strategic Hospitality Extendable Freehold and Leasehold Real Estate Invest Trust ("Trust") by the Company from the total number of units to be issued and offered by the Trust in the amount of a maximum of 352,836,700 units; <p>Provide a guarantee that would later be replaced by a Bank Guarantee in the amount of USD 2,500,000 (two million five hundred thousand American Dollars) to REIT Managers to ensure a net operating income of Hotel Pullman Jakarta Central Park for a period of 3 years beginning one month since the date of execution of transactions as set forth in the Strata Titles CSPA and CPP Shares CSPA;</p> <p>(further collectively is called "Proposed Transaction").</p> <p>KUS and CPP are subsidiaries of the Company which are wholly owned by the Company either directly or indirectly.</p> <p>As for the purpose of the Proposed Transaction for Company Group is to support the plan of the Company in obtaining the funding that can be used by Company Group for the purposes of capital expenditures and expanding the Company's business and/or the business of the Subsidiaries of the Company in the future.</p>
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4.	The impact of the occurrence, information or material facts against operational activities, law, financial condition, business continuity, issuers or public companies:	The proceeds from the sale. Including the sale of shares in CPP, will increase the Company's cash position and support the Company's business development.
5.	Other information:	<ul style="list-style-type: none"> - Implementation of the Proposed Transaction will be conducted after the fulfillment of requirements as mutually agreed by the Company and the parties involved in the Transaction Documents. - REIT Manager, Strategic Hospitality Services Ltd, Strategic Hospitality Services Pte Ltd., PT SHR Pullman Indonesia, SHR Indonesia Pte. Ltd., Strategic Property Investors Ltd., and Siam Commercial Bank Public Company Ltd., which will implement the Proposed Transaction with the Company Group, are not an affiliated party of the Company. Thus the Proposed Transaction is not an affiliated transaction as referred to the Bapepam and LK Regulation No. IX. E. 1, attachment of the the Decree of the Head of Bapepam and LK No. KEP-412/BL/2009, dated 25th November 2009, regarding Affiliated Transactions and Conflicts of Interest of Certain Transactions. - The value of the overall Proposed Transaction is less than 20% (twenty per cent) of the equity of the Company based on the Company's latest financial report as referred to in Bapepam and LK Regulation No. IX. E. 1, attachment of the the Decree of the Head of Bapepam and LK No. KEP-614/BL/2011, dated 28th November 2011, Regarding the Material Transactions and Changes of Main Business Activities ("Regulation IX.E.2"). Thus the Proposed Transaction does not constitute as a material transaction as regulated in Regulation IX. E. 2.

Jakarta, 12th December 2017

PT Agung Podomoro Land Tbk.

The Board of Directors