



## INFORMATION DISCLOSURE

In the framework of complying with the provisions of the Financial Services Authority Regulation Number  
31/POJK.04/2015 dated 16 December 2015  
concerning the Disclosure of Information or Material Facts by a Listed or Public Company

Name of the Listed or Public Company	:	PT Indonesia Prima Property Tbk
Business Activities	:	Office Leasing, shopping centers (shopping area), apartments, hotel and housing construction, including any of its facilities.
Address	:	Wisma Sudirman 11 <sup>th</sup> Floor Jl. Jenderal Sudirman Kav.34 Jakarta 10220
Telephone	:	(021) 5734321
Facsimile	:	(021) 5700635
Website	:	<a href="http://www.ipp.co.id">www.ipp.co.id</a>
E-mail	:	<a href="mailto:corsec@ipp.co.id">corsec@ipp.co.id</a>
Date of Occurrence	:	18 <sup>th</sup> July 2016
<b>Type of Information or Material Fact</b>	:	Shares Sale and Purchase transaction of 16.249 shares in PT Panen Lestari Basuki ("PLB" ) which is a subsidiary of the Company where the Company holds 99.50% of PLB's shares, between the Company and PT Langgeng Ayomlestari ("LAL"), a subsidiary of the Company where the Company holds 99.99% of LAL's shares, .

### **Description of Information or Material Fact**

#### **Background**

PLB is a subsidiary of the Company which has Property Investment located at Jalan Sudirman Kav. 34-35 Jakarta 10220 with an area of 16.360 m<sup>2</sup> (sixteen thousand three hundred sixty square meters) (hereinafter referred to as "PLB Land"), based on the Fair Market Value Assessment conducted by KJPP Willson and Partners as stipulated in the Report No. 139/W&R-Laporan/2016 dated 13<sup>th</sup> June 2016, whereas the revaluation of PLB Land has been made pursuant to Regulation of the Ministry of Finance of the Republic of Indonesia No. 191/PMK.010/2015 concerning the Revaluation of Fixed Assets for Tax Purposes for the Applications Submitted in the Year 2015 and Year 2016.

On the 1<sup>st</sup> July 2016, PLB has obtained the decree from of the Director General for Taxes as stipulated in the Decision Letter of the Director General for Taxes No. KEP699/WJP.06/2016. The result of the revaluation of PLB Land shows a difference of an amount of Rp3.083.153.893.546 (three trillion eighty three billion one hundred fifty three million eight hundred ninety three thousand five hundred forty six Rupiah) in excess, which is recorded in the retained earnings account.

On the 18<sup>th</sup> July 2016, pursuant to the Deed of Minutes of the Meeting of PT Panen Lestari Basuki No. 06 drawn up by by Hilda Yulistiawati, SH, Notary in Jakarta, the shareholders of PLB has approved the increase of the Authorized Capital and the distribution of interim dividends in the form of Shares or Bonus Shares which derive from the difference in excess of the result of the revaluation of PLB Land in the amount of Rp. 2.958.000.000.000,- (two trillion nine hundred fifty-eight billion Rupiah) by issuing 2.958.000 (two million nine hundred and fifty eight thousand) shares with a nominal value of Rp. 1.000.000,- (one million Rupiah) per share. The increase of the Authorized Capital and the distribution of the interim dividends in the form of bonus shares has been approved by the Minister of Law and Human Rights of the Republic of Indonesia on 18<sup>th</sup> June 2016 as evident in its letter No. AHU-0012956.AHA.01.02.TAHUN 2016, and the receipt of the notification on the amendment to the articles of association has been received and recorded in the database of the Minister's Administration System of Legal Entities (SABH) as evidenced in its Letter No. AHU-AHA.01.03-0064941 dated 18<sup>th</sup> July 2016.

The capital structure of PLB before and after the distribution of share dividends is as follows:

DESCRIPTION	NUMBER OF SHARES	VALUE OF SHARES Rp. 1 million per share	%	NUMBER OF SHARES	VALUE OF SHARES RpRp. 1 million per share	%
<b>Authorized Capital</b>	<b>300.000</b>	300.000.000.000		5.000.000	5.000.000.000.000	
<b>Issued and Paid-Up Capital</b>						
1. PT Indonesia Prima Property Tbk (Company)	290.540	290.540.000.000	99,50	3.233.750	3.233.750.000.000	99,50
2. PT Langgeng Ayomlestari	1.460	1.460.000.000	0,50	16.250	16.250.000.000	0,50
Total Issued and Paid-Up Capital	292.000	292.000.000.000	100,00	3.250.000	3.250.000.000.000	100,00
Shares in Portfolio	<b>8.000</b>	<b>8.000.000.000</b>		<b>1.750.000</b>	<b>1.750.000.000.000</b>	-

## Description of the Transaction

### Object of Transaction

On 18<sup>th</sup> July 2016, there has been a transfer of ownership of 16.249 (sixteen thousand two hundred forty nine) shares in PLB owned by LAL to the Company, by executing Deed of Sale and Purchase of Shares No. 08 drawn up by Hilda Yulistiawati, SH, Notary in Jakarta.

The transaction is considered as an Affiliated Transaction as referred to number 2 letter b item (5) of Regulation No. IX.E.1, Attachment to the Decision of the Chairman of Bapepam-LK No. KEP-412/BL/2009 dated 25 November 2009 concerning Affiliated Transactions and Conflicts of Interest of Certain Transaction, which requires the Company to report to the Financial Services Authority no later than 2 (two) business days after execution of the transaction.

The capital structure of PLB after the execution of transaction is as follows:

DESCRIPTION	NUMBER OF SHARES	VALUE OF SHARES Rp. 1 million per share	%	NUMBER OF SHARES	VALUE OF SHARES Rp. 1 million per share	%
Authorized capital	5.000.000	5.000.000.000.000		5.000.000	5.000.000.000.000	-
Issued and Paid-Up Capital						
1. PT Indonesia Prima Property Tbk (Company)	3.233.750	3.233.750.000.000	99,50	3.249.999	3.249.999.000.000	99,9999
2. PT Langgeng Ayomlestari	16.250	16.250.000.000	0,50	1	1.000.000	0,0001
Total Issued and Paid-Up Capital	3.250.000	3.250.000.000.000	100,00	3.250.000	3.250.000.000.000	100,0000
Shares in Portfolio	<b>1.750.000</b>	<b>1.750.000.000.000</b>		<b>1.750.000</b>	<b>1.750.000.000.000</b>	-

### Value of the Transaction

The execution of the sale and purchase of 16.249 (sixteen thousand two hundred forty nine) PLB shares between LAL and the Company is executed at the price of Rp.16.251.865.824,- (sixteen billion two hundred fifty one million eight hundred sixty five thousand eight hundred twenty four Rupiah).

Referring to the Financial Statements of the Company as of 30<sup>th</sup> April 2016, which was audited by Public Accounting Firm Bing Satrio & Enny pursuant to the report No. GA116 0765 IPP BH dated 16<sup>th</sup> June 2016, Company's equity per 30<sup>th</sup> April 2016 is recorded at an amount of Rp. 3.704.601.442.000,- (three trillion seven hundred four billion six hundred one million four hundred forty two thousand Rupiah). As such, the value of the transaction is not considered as a material transaction as referred to in Regulation No.IX.E.2, Attachment to the Decision of the Chairman of Bapepam-LK No. KEP-614/BL/2011 dated 28 November 2011 concerning Material Transactions and the Change of Core Business Activities.

### The Parties Involved in the Transaction

1. PT Indonesia Prima Property Tbk (Company)
2. PT Langgeng Ayomlestari  
Main Office Address : Mal Blok M, Jl. Sultan Hasanudin, Kebayoran baru, Jakarta 12160  
Telephone Number (021) 7200688  
Fax Number (021) 7209600  
Website [www.malblokm.com](http://www.malblokm.com)

### Nature of the Affiliation

#### *In terms of ownership*

LAL is a subsidiary of the Company, where the Company holds 99.99 % (ninety nine point ninety nine percent) of LAL shares.

***In terms of management***

<b>Name of the Board member</b>	<b>Position in Company</b>	<b>Position in PT</b>
<b>Langgeng Ayomlestari</b>		
Sriyanto Muntasram	Vice President Director	Commissioner
Njudarsono Yusetijo	Director	Director
Lutfi Dahlan	Vice President Commissioner	President Commissioner

**Explanation, consideration and reason of the Transaction**

PLB Land is located in a very strategic location and has a land area that has good potential to be re-developed, therefore the Company has prepared a plan for the future and is in search for a strategic investor who is able to cooperate to develop PLB Land for offices, retail and apartments including its facilities.

With the restructuring of the ownership in PLB, the Company is enabled to enter into transaction(s) with strategic investor(s), with the terms and conditions that are focused on the Company, on the other hand, would the the Transaction not be implemented or in such case where LAL's shares in PLB are sold to another party that is not affiliated, then the objects and plans of the Company for PLB, may have certain constraints in the implementation. Therefore, the implementation of the Transaction would be best for the development of the Company's future plans.

**The impact of events, information or material facts to the operational activities, legal, financial condition or business continuity of the Public Company**

**Impact on the Operational Activities**

The transfer of shares in PLB from LAL to the Company does not have any impact on the Business Activities of both the Company and LAL.

**The impact on the Company's Financial Statements**

There is no significant effect of the Transaction on the Company's Financial Statements considering that the direct and indirect share ownership by the Company in PLB remains the same, either before or after the implementation of the Transaction.

Hereby, this report is made, in the framework of complying with the provisions of the Financial Services Authority Regulation Number 31/POJK.04/2015 dated 16 December 2015 concerning the Disclosure of Information or Material Facts by a Listed or Public Company, and as such, similar information has been published in the Company's website in the Indonesian language and English, as well as in the website of the Indonesian Stock.

Jakarta, 20 July 2016  
**PT Indonesia Prima Property Tbk**  
**Board of Directors**