



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 th Floor Jl. Jenderal Sudirman Kav.34 Jakarta 10220
Telephone	:	(021) 5734321
Facsimile	:	(021) 5700635
Website	:	www.ipp.co.id
E-mail	:	corsec@ipp.co.id
Date of Occurrence	:	18 August 2016
Type of Information or Material Fact	:	Sale of 3,249,000 (three million two hundred forty nine thousand) shares or 99.97% of all shares in PLB to Aurora Development Pte Ltd ("JVCo") which is an associated entity of the Company with indirect ownership amounting to 100%

Description of the Information or Material Fact

PT Panen Lestari Basuki ("PLB") which is a subsidiary of the Company with direct ownership amounting to 99.99997% (ninety nine point nine nine nine seven percent), has held an Extraordinary General Meeting of Shareholders on the 22nd of July 2016 as stipulated in the Minutes of Meeting Resolution of PT Panen Lestari Basuki No. 11 drawn before Hilda Yulistiawati, SH, Notary in Jakarta, wherein the shareholders of PLB has approved the proposed sale of 3,249,000 (three million two hundred forty nine thousand) shares held by the Company to Aurora Development Pte Ltd ("JVCo") which is an associated entity of the Company with indirect ownership amounting to 100% (hundred percent), which is domiciled and established pursuant to the laws of Singapore.

On the 22nd of July 2016, Company's group and Reco Olive Pte Ltd has signed a Share Subscription Agreement and a Joint Venture Agreement which disclosure of information has been published by the Company on the 26th of July 2016 through the website of the Indonesian Stock Exchange and Company's website at www.ipp.co.id, wherein it is stipulated that JVCo will become the joint venture company between the Company's Group and Reco Olive Pte Ltd, each with a shareholding of 50% (fifty percent) in the framework of the re-development of the property investment owned by

the Company through PLB which is located at Jalan Sudirman Kav. 34-35 Jakarta 10220 with an aggregate area of 16,360 m² (sixteen thousand three hundred sixty square meters) (hereinafter referred to as “**PLB’s Land**”).

As one of the requirements in said Agreement, the Company has obtained the approval from the Indonesian Capital Investment Coordinating Board (“**BKPM**”) for the transfer of PLB shares held by the Company to JVCo, and PLB has been approved to become a foreign investment company (PMA). On the 4th of August 2016, PLB has obtained BKPM approval as evident in its letter No. 2105/I/IP/PMA/2016.

In relation to the above, on the 18th of August 2016, the Company and JVCo have executed a deed of sale and purchase of shares as evident in the Deed of Sale and Purchase No. 26 dated 18 August 2016 drawn before Hilda Yulistiawati, SH, Notary in Jakarta, for the sale of 3,249,000 (three million two hundred forty nine thousand) shares at the price of IDR3,249,573,023,631.- (three trillion two hundred forty nine billion five hundred seventy three million twenty three thousand six hundred thirty one Indonesian Rupiah). For the settlement of payment of said PLB shares, JVCo has delivered a deposit amounting to USD 12,200,000 (twelve million two hundred thousand United States Dollar) and issued two (2) Notes in the United States Dollar currency, all aggregating to USD247,902,362.06 (two hundred forty seven million nine hundred two thousand three hundred sixty two United States Dollars and six cents), in which the Notes amounts to USD 111,751,181.03 (one hundred eleven million seven hundred fifty one thousand one hundred eighty one United States Dollar and three cents) having a time period of 30 (thirty) days which may be repaid in cash at any time by JVCo and USD 123,951,181.03 (one hundred twenty three million nine hundred fifty one thousand one hundred eighty one United States Dollar and three cents) which will become capital participation of the Company’s group through debt to equity conversion.

After the execution of the sale of shares to JVCo, one (1) PLB share held by PT Langgeng Ayomlestari is transferred to the Company pursuant to the Deed of Sale and Purchase No. 27 dated 18 August 2016 drawn before Hilda Yulistiawati, SH, Notary in Jakarta.

After the execution of the Transaction, PLB’s shareholding will be as follows:

DESCRIPTION	NUMBER OF SHARES	TOTAL NOMINAL AMOUNT IDR1.- million per share	%	NUMBER OF SHARES	TOTAL NOMINAL AMOUNT IDR1.- 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)	3,249,999	3,249,999,000,000	99.99997	1,000	1,000,000,000	0.03
2. PT Langgeng Ayomlestari	1	1,000,000	0.00003	-	-	-
3. Aurora Development Pte Ltd				3,249,000	3,249,000,000,000	99.97
Total Issued and Paid-up Capital	3,250,000	3,250,000,000,000	100.00	3,250,000	3,250,000,000,000	100.00
Shares in Portofolio	1,750,000	1,750,000,000,000		1,750,000	1,750,000,000,000	-

Object and Value of the Transaction

- Sale of 3,249,000 (three million two hundred forty nine thousand) PLB shares hold by the Company to JVCo** which is an associated entity of the Company with indirect ownership amounting to 100% (hundred percent), at the price of IDR3,249,573,023,631.- (three trillion two hundred forty nine billion five hundred seventy three million twenty three thousand six hundred thirty one Indonesian Rupiah).

- The transaction is an affiliated transaction as referred to in Item 2 Letter b Number (5) of Bapepam and LK Regulation No. IX.E.1, Attachment of the Decision of the Chairman of Bapepam and LK No. KEP-412/BL/2009 dated 25 November 2009 concerning Affiliated Transactions and Conflicts of Interest in Certain Transactions (“**Regulation No. IX.E.1**”).
 - The transaction is a Material Transaction which is exempted as referred to in Item 3 Letter a Number (1) of Bapepam and LK Regulation No. IX.E.2, Attachment of the Decision of the Chairman of Bapepam and LK No. Kep-614/BL/2011, dated 28 November 2011 concerning Material Transactions and the Change of Core Business Activities (“**Regulation No. IX.E.2**”). The Company is obliged to report to the Indonesian Financial Services Authority at the latest on the 2nd (second) business day after execution of the transaction.
2. **Issuance of 2 (two) Notes by JVCo which is provided to the Company as payment of the purchase of PLB shares** with a value of USD111,751,181.03 (one hundred eleven million seven hundred fifty one thousand hundred eighty one United States Dollars and three cents) with a time period of 30 (thirty) days which may be repaid in cash at any time by JVCo, and USD123,951,181.03 (one hundred twenty three million nine hundred fifty one thousand one hundred eighty one United States Dollars and three cents) which will become capital participation of the Company’s group through debt to equity conversion. The Company also has received a deposit from JVCo which will be used as down payment in the amount of USD12,200,000 (twelve million two hundred thousand United States Dollars).
- The transaction is an affiliated transaction as referred to in Item 2 Letter b Number (5) of Regulation No. IX.E.1.
 - The transaction is a Material Transaction which is exempted as referred to in Item 3 Letter a Number (1) of Regulation No. IX.E.2.
3. **Purchase of 1 (one) PLB share hold by PT Langgeng Ayomlestari** which is a subsidiary of the Company with direct ownership amounting to 99.99% (ninety nine point ninety nine percent), by the Company at the price of IDR1,000,176.- (one million one hundred seventy six Indonesian Rupiah).
- The transaction is an affiliated transaction as referred to in Item 2 Letter b Numbers (3) and (5) of Regulation No. IX.E.1, in which the Company is obliged to report to the Indonesian Financial Services Authority at the latest on the 2nd (second) business day after execution of the transaction.
 - With due regard to the Financial Statements of the Company as of 30th April 2016 which is audited by the Public Accountant Office of Bing Satrio & Enny pursuant to report No. GA116 0765 IPP BH dated 16 June 2016, the Company’s equity as of 30th April 2016 is recorded to amount to IDR3,704,601,000,000.- (three trillion seven hundred four billion six hundred one million Indonesian Rupiah). Therefore the transaction value of said purchase of 1 PLB share, does not reach the materiality value as referred to in Regulation No. IX.E.2.

Parties Who Are Conducting the Transaction

1. PT Indonesia Prima Property Tbk (Company)
2. PT Langgeng Ayomlestari (LAL)

A limited liability company domiciled in Jakarta, which is a subsidiary of the Company with direct ownership amounting to 99.99% (ninety nine point ninety nine percent).

Head Office Address : Mal Blok M, Jl. Sultan Hasanudin, Kebayoran baru, Jakarta 12160

Tel. No. : (021) 7200688

Fax No. : (021) 7209600

Website : www.malblokm.com

Management : Board of Commissioners

President Commissioner : Lutfi Dahlan

Commissioner : Sriyanto Mutasram

Board of Directors

President Director : Ng Haker Larson

Director : Njudarsono Yusetijo

Director : Tan Tania Nandhita Sundoro

3. Aurora Development Pte Ltd (JVCo)

Established pursuant to the laws of Singapore with Company Registration No. 201614697G, with with direct ownership amounting to 100% (hundred percent) by Aurora Properties Pte. Ltd which is an associated entity of the Company, which is indirectly owned for 100% (hundred percent).

Head Office Address : 9 Oxley Rise, #02-01 The Oxley, Singapore 238697

Tel. No. : +65 67380866

Fax No. : +65 68354680

Website : n/a

Management : Director : Ong Beng Kheong

Director : Husni Ali

Director : Chiu Man Sing

Nature of Affiliation

Affiliation in Terms of Ownership

- LAL is a subsidiary of the Company with direct ownership amounting to 99.99% (ninety nine point ninety nine percent).
- JVCo is an associated entity of the Company with indirect ownership amounting to 100% (hundred percent) through Aurora Properties Pte Ltd which is an associated entity of the Company and Aurora Equity Pte Ltd which is a subsidiary of the Company.

Affiliation in Terms of Management

Name	Company	LAL	JVCo
Husni Ali	President Commissioner	-	Director
Lutfi Dahlan	Vice President Commissioner	President Commissioner	-
Ong Beng Kheong	President Director	-	Director
Sriyanto Muntasram	Vice President Director	Commissioner	-
Njudarsono Yusetijo	Director	Director	-

Explanation, Consideration and Reason of Conducting the Transaction, in Comparison to Other Similar Transactions That Are Not Conducted with Affiliated Parties.

The location of PLB's Land has an aggregate area which has good potential to be re-developed and therefore, the Company has prepared a plan for the future and has entered into an agreement with

Reco Olive Pte Ltd which is a strategic investor whom will be cooperating to develop PLB's Land for offices, apartments including its facilities and retail. JVCo has been established by the Company as the joint venture company between the Company and Reco Olive Pte Ltd, to develop said PLB's Land, and therefore 99.97% (ninety nine point ninety seven percent) ownership in PLB is transferred to JVCo as part of the proposed PLB's Land re-development and as fulfillment to the requirement for entry of Reco Olive Pte Ltd's participation, who will develop PLB's Land.

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 1 (one) PLB share hold by LAL to the Company and 3,249,000 (three million two hundred forty nine thousand) PLB shares hold by the Company to JVCo does not have any impact on the business activities of the Company.

Impact on the Financial Statements

There is no effect of the transaction on the Company's Financial Statements considering that prior and post of the transaction, the financial statement of the Company, LAL and JVCo remain being consolidated in Company's Financial Statements.

Hereby, this report is made, in the framework of complying with the provisions of Clause 4 paragraph 1 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 item 2 letter b of Regulation No. IX.E.1, 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, 22 August 2016
PT Indonesia Prima Property Tbk
Board of Directors