



Interested Person Transactions Pursuant to Rule 905(2) of the Listing Manual

The Board of Directors of Sinarmas Land Limited (“SML” or the “Company” and together with its subsidiaries, the “Group”) wishes to announce that the Group increased its interests in the following existing subsidiaries through the acquisition of additional shares:

(1) PT Bhineka Karya Pratama (“BKP”)

SML’s effective interest in BKP increased from 81.32% to 95.13% following the acquisition by the Group of all the 675,000 shares of nominal value of IDR1,000 each fully paid in BKP, from PT Sinar Mas Tunggal (“SMTU”) (“BKP Shares Acquisition”).

The consideration of IDR1,852,000,000 (equivalent to SGD166,680), was arrived at on a willing buyer willing seller basis at a premium to the net tangible asset value of BKP of IDR5,290,613,654; financed by internal resources and fully settled in cash.

(2) PT Simas Tunggal Center (“STC”)

SML’s effective interest in STC increased slightly from 92.28% to 92.56% following the acquisition by the Group of all the 100,000 shares of nominal value of IDR1,000 each fully paid in STC, from SMTU (“STC Shares Acquisition”).

The consideration of IDR833,000,000 (equivalent to SGD74,970), was arrived at on a willing buyer willing seller basis at a premium to the net tangible asset value of STC of IDR46,183,660,522; financed by internal resources and fully settled in cash.

(3) PT Sinar Mas Teladan (“SMT”)

SML’s effective interest in SMT increased slightly from 68.59% to 69.65% following the acquisition by the Group of all the 555,000 shares of nominal value of IDR1,000 each fully paid in SMT, from SMTU (“SMT Shares Acquisition”).

The consideration of IDR8,039,000,000 (equivalent to SGD723,510), was arrived at on a willing buyer willing seller basis at a discount to the net tangible asset value of SMT of IDR2,105,750,985,395; financed by internal resources and fully settled in cash.

Rationale and Benefit

Following the acquisition of additional shares as stated above, the Company has increased its effective shareholding interests in the respective companies, thereby increasing contributions to the Group’s profitability.

Interested Person Transaction (“IPT”)

SMTU is regarded as an interested person (“IP”) for purpose of Chapter 9 (“Chapter 9”) of the Listing Manual of the Singapore Exchange Securities Trading Limited, by virtue of SMTU being an “associate” of Directors of the Company, Mr. Franky Oesman Widjaja and Mr. Muktar Widjaja.

Accordingly, each of the BKP Shares Acquisition, the STC Shares Acquisition and the SMT Shares Acquisition (together, the “Transactions”) is an IPT under Chapter 9.

The value or amount at risk of the Transactions to SML totalled IDR10,201,556,000 (equivalent to SGD918,140).

An announcement of the Transactions under Chapter 9 is required as the aggregate value of all non-Mandated IPTs for the financial year ended 31 December 2020 ("FY2020") exceeds 3% of the Group's latest audited net tangible assets as at 31 December 2019 of SGD4,536,456,000.

Statement from Audit Committee

The Audit Committee of the Company, having considered the terms, rationale and benefit of the Transactions to the Group, is of the view that the Transactions are on normal commercial terms, and is not prejudicial to the interests of the Company and its minority shareholders.

Aggregate of IPTs

In respect of FY2020, the value of all transactions between the Group with the same IP group (including the value of the Transactions) which are required to be aggregated under Chapter 9, amounted to SGD161,899,706.

In respect of FY2020, the total of all interested person transactions is SGD205,506,901 comprising of SGD43,607,195 being the aggregate value of transactions conducted under the shareholders' mandate for interested person transactions ("Shareholders' Mandate") and SGD161,899,706 being the aggregate value of transactions conducted outside the Shareholders' Mandate.

Interests of Directors and Controlling Shareholders

Save as disclosed above, none of the Directors or controlling shareholder(s) of the Company has any interest, direct or indirect, in the Transactions.

(Note: Amount in SGD equivalent derived using an exchange rate of IDR1 to SGD0.00009 as of 31 December 2020.)

By Order of the Board
SINARMAS LAND LIMITED

Robin Ng Cheng Jiet
Director
24 February 2021