

ANNOUNCEMENT PURSUANT TO RULE 706A OF THE LISTING MANUAL

Pursuant to Rule 706A of the Listing Manual of the Singapore Exchange Securities Trading Limited, Sinarmas Land Limited ("SML" or the "Company" and together with its subsidiaries, the "Group") wishes to announce the following for the financial period from 1 July 2024 to 31 December 2024 (the "Period"):

1. CHANGES IN SHAREHOLDING INTERESTS IN EXISTING SUBSIDIARIES

- (i) **PT Bumi Serpong Damai Tbk ("BSDE")**
- (ii) **PT Duta Pertiwi Tbk ("DUTI")**

During the Period, the Group acquired an aggregate of 15,319,000 quoted shares of BSDE for consideration totalling IDR14,706,060,000 (equivalent to approximately SGD1,238,000), which purchases were made based on the market price(s) of BSDE shares, financed by internal resources and fully settled in cash.

Following the Group's increased interest in BSDE as mentioned above, SML's effective interest in BSDE increased from 67.14% to 67.21%.

Consequent to the change in effective interest in BSDE, SML's effective interest in DUTI increased from 62.02% to 62.09%.

BSDE and DUTI are subsidiaries of SML listed on the Indonesia Stock Exchange ("IDX").

2. NEW SUBSIDIARIES**2.1 PT Suryamas Dutamakmur Tbk ("SMDM") and its subsidiaries**

Following the completion of the acquisition ("Acquisition") by BSDE of 4,390,121,595 ordinary shares representing 91.99% of the issued shares of SMDM for SGD195,190,017 on 23 October 2024, SMDM and its following subsidiaries have become subsidiaries of the Group:

PT Centranusa Majupermai
PT Inti Sarana Papan
PT Saptakreasi Indah
PT Multiraya Sinarindo
PT Tajur Surya Abadi
PT Puri Surya Abadi
PT Dwigunatama Rintisprima
PT Dwikarya Langgengsukses
PT Kharisma Buana Mandiri

SMDM is listed on IDX. Following the Acquisition, SML's effective interest in SMDM is 61.83%.

On 4 February 2025, following the completion of the mandatory tender offer conducted by BSDE, BSDE holds 4,723,134,988 shares in SMDM, representing 98.97% of SMDM's issued shares. Consequently, SML's effective interest in SMDM is 66.52%.

Please refer to (a) the Company's announcements of 1 August 2024, 24 October 2024, 17 December 2024; and 4 February 2025; and (b) the circular to Shareholders of the Company dated 2 October 2024.

2.2 PT Wira Perkasa Agung (“WPA”)

The Group acquired from an existing shareholder of WPA, 1,813,500 shares of WPA, representing 30% of the total issued share capital of WPA, for an aggregate consideration of IDR9,255,018,000 (equivalent to approximately SGD779,000), fully settled in cash from internal resources. The purchase consideration was agreed on a willing buyer willing seller basis, based on adjusted net book value as at 30 June 2024.

The adjusted net asset value of WPA as at 30 June 2024 amounted to IDR46,989,952,000 (equivalent to approximately SGD3,957,000).

Following the acquisition, WPA, previously regarded as an associated company, has become a subsidiary of the Group. The principal activity of WPA is that of investment holding.

2.3 Alpha Beta Water Pte. Ltd. (“ABW”)

Incorporation of ABW, a wholly-owned subsidiary of the Group incorporated in Singapore, with issued and paid-up share capital of SGD2.00 comprising 2 ordinary shares.

The principal activity of ABW is that of investment holding.

2.4 Alpha Beta Water (HK) Limited (“ABWHK”)

Incorporation of ABWHK, a wholly-owned subsidiary of the Group established in Hong Kong, with issued and paid-up share capital of HKD10.00 comprising 10 ordinary shares.

The principal activity of ABWHK is that of investment holding.

2.5 PT Alpha Water Indonesia (“AWI”)

The Group subscribed for 10,999 shares of nominal value of IDR1,000,000 each in AWI (“AWI Shares”), a newly incorporated company established in the Republic of Indonesia, representing 99.99% of the total initial issued shares of AWI, for a total consideration of IDR10,999,000,000 (equivalent to approximately SGD926,000), based on the nominal value of the AWI Shares, which was fully settled in cash and financed by internal resources.

The principal activity of AWI is that of investment holding.

2.6 PT Kurnia Sinergi Mas (“KSM”)

The Group subscribed for an aggregate of 10,000 shares of nominal value of IDR1,000,000 each in KSM (“KSM Shares”), a newly incorporated company established in the Republic of Indonesia, representing the entire initial issued shares of KSM, for a total consideration of IDR10,000,000,000 (equivalent to approximately SGD842,000), based on the nominal value of the KSM Shares, which was fully settled in cash and financed by internal resources.

The principal activity of KSM is that of real estate development.

2.7 PT Inter Trans Teman Futura (“ITTF”)

The Group acquired from an existing shareholder of ITTF, 8,750 shares of ITTF, representing 70% of the total issued share capital of ITTF, for an aggregate consideration of IDR6,842,500,000 (equivalent to approximately SGD576,000), fully settled in cash from internal resources. The purchase consideration was agreed on a willing buyer willing seller basis, based on net book value as at 30 November 2024.

The net asset value of ITTF as at 30 November 2024 amounted to IDR9,775,000,000 (equivalent to approximately SGD823,000).

Following the acquisition, ITTF, previously regarded as a joint venture company, has become a subsidiary of the Group. The principal activity of ITTF is that of property investment.

3. NEW ASSOCIATED COMPANY

PT Adhiluhur Cahaya Semesta ("ACS")

The Group subscribed for 60,000 shares of nominal value of IDR1,000,000 each in ACS ("ACS Shares"), a newly incorporated company established in the Republic of Indonesia, representing 30% of the total initial issued share capital of ACS, for a total consideration of IDR60,000,000,000 (equivalent to approximately SGD5,052,000), based on the nominal value of the ACS Shares, which was fully settled in cash and financed by internal resources.

4. CESSATION OF ASSOCIATED COMPANY

Taicang Rongguan Real Estate Development Co., Ltd ("Taicang")

The Group has disposed its entire 30% interest in Taicang, a company established in China, for an aggregate consideration of RMB90,000,000 (equivalent to approximately SGD16,740,000) (the "Disposal"). The consideration was arrived at on a willing-buyer willing-seller basis, based on adjusted net book value.

Following the Disposal, Taicang ceased to be an associated company of the Group.

Note: Approximate amounts in SGD equivalent derived using exchange rate as at 31 December 2024 of IDR1 = SGD0.0000842 and RMB1 = SGD0.1860.

By Order of the Board
SINARMAS LAND LIMITED

Robin Ng Cheng Jiet
Director
15 April 2025