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PT ALAM SUTERA REALTY TBK.
(incorporated in the Republic of Indonesia with limited liability)

**Results of the Offer and Consent Solicitation and Concurrent Consent Solicitation
Relating to Senior Secured Notes Due 2024**

FOR IMMEDIATE RELEASE

JAKARTA, Indonesia, October 20, 2022 – Reference is made to the press release of PT Alam Sutera Realty Tbk. (the “**Company**”) dated October 10, 2022 (the “**Press Release**”) in relation to the Offer and Consent Solicitation and the Concurrent Consent Solicitation. Capitalized terms used but not defined in this press release shall have the same meanings given to them in the Press Release.

The Offer and Consent Solicitation and the Concurrent Consent Solicitation expired at 4:00 p.m., London time, on October 19, 2022 (the “**Expiration Time**”).

Results of Tenders of the Notes under the Offer and Consent Solicitation

As of the Expiration Time, a total of US\$139,069,000 in principal amount of the Notes, representing approximately 81.14% of the total outstanding principal amount of the Notes had been validly tendered (and not withdrawn) pursuant to the Offer and Consent Solicitation.

Acceptance Amount

Subject to the satisfaction of the conditions set forth in the Offer to Purchase and Consent Solicitation Memorandum, the Company has decided to accept for purchase the Notes validly tendered up to the Acceptance Amount, which shall be US\$138,594,000 in aggregate principal amount of the Notes validly tendered and not withdrawn, representing approximately 80.86% of the total principal amount outstanding of the Notes.

Settlement and Notes Remaining Outstanding

Subject to the satisfaction of the conditions set forth in the Offer to Purchase and Consent Solicitation Memorandum, the Settlement Date in respect of the Notes accepted for purchase pursuant to the Offer is expected to be October 25, 2022.

Following settlement of the Offer and Consent Solicitation, US\$32,803,000 in aggregate principal amount of the Notes will remain outstanding.

Results of Consents delivered under the Offer and Consent Solicitation and the Concurrent Consent Solicitation

Consents received pursuant to the Offer and Consent Solicitation and the Concurrent Consent Solicitation from Holders represented a total of US\$139,879,000 in aggregate principal amount, or approximately 81.61% of the outstanding Notes. Accordingly, the Company has received the Requisite Consents. As the Company has received the Requisite Consents, a supplemental indenture giving effect to the Proposed Amendments will be executed. The Proposed Amendments will not become effective until after the Company pays the Consent Fee (as defined below) to (i) the Eligible Holders who validly deliver Consents without tendering their Notes in accordance with the terms and conditions set forth in the Offer to Purchase and Consent Solicitation Memorandum and (ii) the Holders who delivered valid Consents in accordance with the terms and conditions set forth in the Consent Solicitation Statement. The Company offered to pay a cash payment of US\$2 for each US\$1,000 principal amount of Notes

(the “**Consent Fee**”) to such Holders and Eligible Holders. Payment of the Consent Fee to such Holders and Eligible Holders is currently expected to be made on or about October 25, 2022.

Further information

Questions about the terms of the Offer and Consent Solicitation and the Concurrent Consent Solicitation should be directed to the Dealer Manager at the address listed below.

All documentation relating to the Offer and Consent Solicitation, together with any updates, can be found on the Offer Website at <https://projects.morrowsodali.com/alamsuteratender>. All documentation relating to the Concurrent Consent Solicitation, together with any updates, can be found on the Consent Website at <https://projects.morrowsodali.com/alamsuteraconsent>. Any questions concerning the results of the Offer and Consent Solicitation and Concurrent Consent Solicitation may be directed to the Tabulation, Tender and Information Agent for the Offer and Consent Solicitation and the Information and Tabulation Agent for the Concurrent Consent Solicitation using the contact details below.

*Tabulation, Tender and Information Agent for the Offer and Consent Solicitation
Information and Tabulation Agent for the Concurrent Consent Solicitation*

Morrow Sodali Limited

Email: alamsutera@investor.morrowsodali.com

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DISCLAIMER

This press release must be read in conjunction with the Press Release as well as the Offer to Purchase and Consent Solicitation Memorandum and the Consent Solicitation Statement which have been prepared by the Company in relation to the Offer and Consent Solicitation and the Consent Solicitation respectively.

The distribution of this press release, the Offer to Purchase and Consent Solicitation Memorandum and the Consent Solicitation Statement may be restricted by law and persons into whose possession this press release and the Offer to Purchase and Consent Solicitation Memorandum and the Consent Solicitation Statement comes are required by the Dealer Manager, the Tabulation, Tender and Information Agent, the Information and Tabulation Agent and the Company inform themselves about, and to observe, any such restrictions.

No offer to purchase or solicitation of any offer to sell is being made pursuant to this press release. None of this press release, the Offer to Purchase and Consent Solicitation Memorandum or the Consent Solicitation Statement constitutes an offer to purchase or solicitation of any offer to sell in any jurisdiction in which, or to or from any person to or from whom, it is unlawful to make such invitation under applicable securities laws.

This press release does not constitute an offer to sell or the solicitation of an offer to buy any securities in the United States or any other jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such jurisdiction. The securities referred to herein will not be registered under the United States Securities Act of 1933, as amended (the "Securities Act"), and may not be offered or sold in the United States except pursuant to an exemption from, or a transaction not subject to, the registration requirements of the Securities Act. Any public offering of securities to be made in the United States will be made by means of a prospectus. Such prospectus will contain detailed information about the company making the offer and its management and financial statements. The Company does not intend to make any public offering of securities in the United States.

This press release does not constitute a public offering or private placement in Indonesia under Law Number 8 of 1995 regarding Capital Markets and its implementing regulations ("Indonesian Capital Market Law") and the Financial Services Authority (Otoritas Jasa Keuangan) Regulation No.30/POJK.04/2019 on Private Placement of Debt Securities and/or Sukuk Issuance ("OJK Rule No. 30/2019"). The Offer to Purchase and Consent Solicitation Memorandum may not be offered in Indonesia, to Indonesian citizens (whether domiciled in Indonesia or elsewhere) or to Indonesian residents, in a manner which constitutes a public offering or private placement under the Indonesian Capital Market Law, including OJK Rule No. 30/2019.