

THIS NOTICE IS IMPORTANT AND REQUIRES THE IMMEDIATE ATTENTION OF HOLDERS OF NOTES. IF HOLDERS ARE IN ANY DOUBT AS TO THE ACTION THEY SHOULD TAKE, THEY SHOULD SEEK THEIR OWN FINANCIAL AND LEGAL ADVICE IMMEDIATELY FROM THEIR STOCKBROKER, SOLICITOR, ACCOUNTANT OR OTHER INDEPENDENT FINANCIAL OR LEGAL ADVISER.

NOTICE OF REDEMPTION

PT ALAM SUTERA REALTY TBK
(the “Company”)

US\$171,397,000 Senior Secured Notes Due 2024 (the “Notes”)

Global Note Common Code: 223894658; ISIN: XS2238946581

Notice is hereby given to the holders of the Notes (the “**Holders**”).

Reference is made to the Indenture dated as of November 2, 2020 among the Company, the Subsidiary Guarantors (as defined in the Indenture), The Bank of New York Mellon, London Branch (the “Trustee”) and Madison Pacific Trust Limited, as the notes collateral agent and pari passu collateral agent (the “Collateral Agent”) (the “**Indenture**”). Capitalized terms not otherwise defined herein shall have the meaning given to such terms in the Indenture.

Pursuant to Section 3.02(a) of the Indenture, the Issuer has irrevocably elected to redeem and pay, and will redeem and pay, on December 10, 2022 (the “**Redemption Date**”), all of its outstanding Notes (the “**Redeemed Notes**”) at a redemption price (the “**Redemption Price**”) equal to 100% of the principal amount of all Redeemed Notes plus accrued and unpaid interest on the Redeemed Notes on the Redemption Date. On the Redemption Date, the Redemption Price will become due and payable on the Redeemed Notes. Unless the Issuer defaults in paying the Redemption Price on the Redemption Date, interest on the Redeemed Notes shall cease to accrue on and after the Redemption Date.

No representation is being made as to the correctness or accuracy the Common Code or ISIN numbers listed in this notice of redemption or printed on the Notes.

The notice details of the Paying Agent are as follows:

The Bank of New York Mellon, London Branch
160 Queen Victoria Street
London EC4V 4LA
United Kingdom
Facsimile No.: +44 20 7964 6369
Attention: Global Corporate Trust – PT Alam Sutera Realty Tbk.

with a copy to:
The Bank of New York Mellon, Singapore Branch
One Temasek Avenue
#02-01 Millenia Tower
Singapore 039192
Facsimile No.: +65 6883 0338
Attention: Corporate Trust – PT Alam Sutera Realty Tbk.

In order to collect the Redemption Price, Notes called for redemption must be surrendered for payment to the Paying Agent at the address set forth above. The Notes are issued in book-entry form and delivery shall occur through the facilities of Euroclear and Clearstream.

By: PT Alam Sutera Realty Tbk
as Issuer



Name: Lilia Setiprawarti Sukotjo
Title: Director

Date: November 10, 2022