

UN-OFFICIAL TRANSLATION



PT TOTAL BANGUN PERSADA Tbk

Jakarta, 28 November 2017

Number : 614/IR.82/XI/2017
Attachment : Statement Letter of the Board of Directors and Board of Commissioners
Re : The Disclosure of Information or Material Facts
Related to Affiliated Transaction for Land Purchase

To:

Directors of PT Bursa Efek Indonesia
Indonesia Stock Exchange Building, Tower 1
4th Floor, Jl. Jend. Sudirman Kav. 52-53,
Jakarta 12190
Attn.: Listing Division Services Sector

In compliance with regulation number IX.E.1. regarding Transaction with Affiliated Parties and Conflict of Interest on Certain Transaction, Attachment to the Decree of Capital Market and Financial Institutions Supervisory Agency Chairman No: Kep-412/BU2009 dated November 25, 2009 and The Indonesian Financial Services Authority regulation number 31/POJK.04/2015 regarding Disclosure on Material Information or Facts by Issuers or Public Companies. We hereby, for and on behalf of the Company submit information or material facts as follows:

Emiten Name / Public Company: PT TOTAL BANGUN PERSADA Tbk

Business fields : Construction Services

Phone : (021) 5666 999

Faximile : (021) 566 3069

Email : totalbp@totalbp.com

1	Date of event	November 24, 2017 based upon the Commitment of Sale and Purchase Agreement (PPJB)
2	Type of Material Information or Fact	Other Material Information or Facts: The disclosure of information related to affiliated transaction
3	Description on the Material Information or Fact	<p>1. Description of Affiliated Transaction:</p> <p>a) Object of Transaction 5 (five) plots of land with a total area of 22,605 m2 and located on Jl. Mercedes Benz No. 200, Desa Cicadas, District of Gunung Putri, Regency of Bogor, Province of West Java, respectively as follows:</p> <ol style="list-style-type: none"> 1) 1,120 m2 - SHM No. 209 2) 6,500 m2 - SHM No. 151 3) 9,500 m2 - SHM No. 152 4) 5,000 m2 - SHM No. 134 5) 485 m2 – SHM No. 189 <p>b) Transaction Value Transaction value for the whole object of transaction is Rp 56,512,500,000,- (fifty-six billion, five hundred twelve million, five hundred thousand rupiahs)</p> <p>c) Parties conducting the transaction <u>Purchaser:</u> PT TOTAL BANGUN PERSADA Tbk</p> <p><u>Seller:</u></p> <ol style="list-style-type: none"> 1) Mr. Pinaro Sutanto, including other heirs of Mr. Soetanto. 2) Mr. Wibowo, including other heirs of Mr. Widodo. <p>d) The nature of the Affiliated relationship of the Parties conducting transactions with the Company;</p> <p>Mr. Pinaro Sutanto and Mr. Wibowo are members of the Board of Commissioners of PT TOTAL BANGUN PERSADA Tbk.</p> <p>2. Summary Appraisal Report from Office of Public Appraisal Service (Kantor Jasa Penilai Publik - KJPP) RUKY, SAFRUDIN & REKAN</p> <p>a) Identities of Parties:</p> <ol style="list-style-type: none"> i. <u>Purchaser:</u> PT TOTAL BANGUN PERSADA Tbk ii. <u>Seller:</u> <ol style="list-style-type: none"> 1) Mr. Pinaro Sutanto, including other heirs of Mr. Soetanto. 2) Mr. Wibowo, including other heirs of Mr. Widodo.

		<p>b) Object of Assessment; 5 (five) plots of land with a total area of 22,605 m² and located on Jl. Mercedes Benz No. 200, Cicadas, District of Gunung Putri, Regency of Bogor, Province of West Java, respectively as follows:</p> <ol style="list-style-type: none"> 1) 1,120 m² - SHM No. 209 2) 6,500 m² - SHM No. 151 3) 9,500 m² - SHM No. 152 4) 5,000 m² - SHM No. 134 5) 485 m² – SHM No. 189 <p>c) Objectives of Assessment; Sale and Purchase of Land</p> <p>d) Assumption; In the assessment process, the Appraiser does not take into account costs and taxes that occurred because of Sale and Purchase, in accordance to SPI Edition VI-2015.</p> <p>e) Approaches and Methods of Research The assessment is compiled using the Market Approach Methodology, in accordance to Indonesia Standard Appraisal (SPI - Standar Penilaian Indonesia) Edition VI year 2015 and Code of Conduct of Indonesian Appraiser (KEPI-Kode Etik Penilai Indonesia) along with Bapepam regulation LK Number VII.C.4.</p> <p>f) Value Conclusion Market Value: Rp 58,321,000,000,-</p> <p>g) Fairness Opinion in Transaction After conducting field inspections and collecting property-related data, analyzing, comparing and adjusting all relevant factors that influence the value of the valuation date of September 11, 2017, the Assessor affirms that the Market Value is Rp. 58,321,000,000,-</p> <p>3. Explanations, considerations and reasons for such Transactions, as compared to other similar Transactions that are not performed with an Affiliated Party:</p> <p>The Company's equipment and building are already located within the Object of Transaction. Due to consideration of time and expense if needed to be transferred elsewhere, therefor the Company has considered to purchase the Object of Transaction (land).</p>
4	Impact of the material event, information or fact to the Issuer's operational activity, legal, financial condition or business continuity	None

5	Other information	This transaction does not relate to any conflict of interests in connection to the Company as referred to in Bapepam LK Regulation Number IX.E.1 and is not a Material Transaction as stipulated in Bapepam LK Regulation Number IX.E.2.
---	-------------------	--

PT Total Bangun Persada Tbk

(Seal and signed)

Ir. Mahmilan Sugiyo Warsana, MM.,MH.

Corporate Secretary

CC:

1. Indonesia Central Securities Depository (PT Kustodian Sentral Efek Indonesia)
2. Indonesian Capital Market Electronic Library (ICAMEL)
3. Archives