

Jakarta, 22 March 2019

Nomor : 031/OGL-DIR/LGL/UJP/III/2019
Lampiran : -
Perihal : Material Information of Fact Report

To
Kepala Eksekutif Pengawas Pasar Modal
Otoritas Jasa Keuangan
di Jakarta

we hereby submit the Material Information or Fact Report with details being as follow:

Company : PT Urban Jakarta Propertindo Tbk (the
"Company")
Core of Business : Apartment and shopping property development.
Telephone : +62-21 8897 8888
Facsimile : +62-21 8897 8888
E-mail : corsec@ujp.co.id

1.	Date of event	20 March 2019
2.	Type of Material Information or Fact	Other material information and facts
3.	Description of Material Information or Fact	<p>The Company, together with Ibukota Development Ltd ("IDL") and PT Nusa Wijaya Propertindo ("NWP") has entered into the first supplemental agreement to the second convertible loan agreement dated 20 March 2019 ("First Supplemental of Second Convertible Loan Agreement").</p> <p>For the information, the Company, IDL and NWP previously have entered into the Second Convertible Loan Agreement dated 17 September 2018 with principal amount of USD 4,554,000 (four million five hundred fifty four thousand United States Dollar) with the agreed exchange rate of 1 USD (one United States Dollar) for Rp 14,500 (fourteen thousand five hundred Rupiah) or equal to Rp 66,033,000,000 (sixty six billion thirty three million Rupiah) ("Second Convertible Loan Agreement").</p> <p>Pursuant to the First Supplemental of Second Convertible Loan Agreement, the parties agree to make further change to <u>Security Documents</u> under the Second Loan Convertible Loan Agreement to be as follows:</p> <p>"(i) the A&R Share Pledge Documents, (ii) Pledge of Bank Account, (iii) Power of Attorney to Manage Bank Account, (iv) Corporate Guarantee of NWP, and (v) any other documents entered into between the Lender and</p>

		<p>any of the Security Parties for the time being or from time to time for the purposes of securing the due performance of the obligations of the Security Parties under the Second Convertible Loan Agreement, including but not limited to the payment of the Indebtedness, and "Security Document" means any one of them."</p> <p>The Company intends to convert the Second Convertible Loan Agreement to become new shares of the Company by way of non pre-emptive rights that must be approved by the shareholders of the Company through Extraordinary General Meeting of Shareholders that will be held on 5 April 2019.</p>
4.	Impact of such material information or fact to the Company's operational, law, financial condition or business.	Such material information or fact does not have material adverse effect to the Company's operational, law, financial condition or business.
5.	Other Information	-

Thank you.

Sincerely,
PT Urban Jakarta Propertindo Tbk.



Name : Tri Rachman Batara
Title : Independent Director