

We, for and on behalf of PT Bekasi Fajar Industrial Estate Tbk. (the “**Company**”), hereby convey the Information Report or Material Fact as follows:

Name of Issuer or Public Company : PT Bekasi Fajar Industrial Estate Tbk.
 Business Classification : Development, construction and management of industrial estate and its facilities
 Phone : +62 21 2525334
 Fax : +62 21 2520087
 Electronic mail : corsec@befa.id

1	Date of event	23 January 2020
2	Information type or material fact	The signing of land mortgages by the subsidiaries of the Company (following up our previous letter No. 093/C/H/BEFA/XII/2019 date 9 December 2019).
3	Description of Information or Material Fact*)	<p>1. Description regarding Affiliate Transaction</p> <p>(a) Affiliate Transaction Object</p> <p>Affiliate Transaction Object is the granting of the land mortgages by the subsidiaries of PT Bekasi Fajar Industrial Estate Tbk (the “Company”) in order to secure the repayment of the Company’s indebtedness pursuant to the JPY Credit Facility Agreement (as further defined below) with the following information:</p> <ul style="list-style-type: none"> - Deed of Land Mortgage Number 2 dated 23 January 2020 made before Didik Budi Prasetyo SH Mkn, Land Deed Official of Bekasi regency, entered between PT Bekasi Matra Industrial Estate (“BMIE”) and Madison Pacific Trust Limited as the security agent (“APHT BMIE”) - Deed of Land Mortgage Number 3 dated 23 January 2020 made before Didik Budi Prasetyo SH Mkn, Land Deed Official of Bekasi regency, entered between PT Bekasi Surya Pratama (“BSP”) and Madison Pacific Trust Limited as the security agent (“APHT BSP”) <p>(b) Transaction Value</p> <p>As stated in our Letter dated 9 December 2019, the Company has signed the Credit Facility Agreement relating to the credit facility in the amount of JPY 3,9 billion</p>

PT BEKASI FAJAR INDUSTRIAL ESTATE Tbk

HEAD OFFICE

Kawasan Industri MM2100
 Jl. Sumatera, Cikarang Barat, Bekasi 17520

P + 62 21 898 0133

F + 62 21 898 0157

www.befa.id

REPRESENTATIVE OFFICE

Wisma Argo Manunggal Lt. 10
 Jl. Jend. Gatot Subroto Kav. 22, Jakarta 12930

P + 62 21 252 5334

F + 62 21 898 0087

COMMITTED TO INNOVATE

		<p>with Nomura Special Investments Singapore Pte.Ltd. as the Original Lender (“JPY Credit Facility Agreement”)</p> <p>APHT BMIE and APHT BSP are made and signed to secure the repayment of the Company’s indebtedness pursuant to the JPY Credit Facility Agreement. The mortgage value of APHT BMIE and APHT BSP is JPY 1,699,105,739 (one billion six hundred ninety nine million one hundred five thousand seven hundred thirty nine Japan Yen).</p> <p>(c) The parties’s names which carry out the transaction and their relationship with the Company</p> <ul style="list-style-type: none"> - BMIE is a direct subsidiary of the Company with the ownership percentage of more than 99% - BSP is an indirect subsidiary of the Company (through PT Bekasi Matra Industrial Estate) with the ownership percentage of more than 99% <p>(d) Nature of the affiliate relationship of the parties which carry out the transaction with the Company</p> <p>BMIE and BSP are directly or indirectly owned by the Company. Thus, BMIE and BSP are the affiliate parties of the Company as referred in Law Number 8 Year 1995 concerning the Capital Market.</p> <p>2. Explanation, consideration and reason of carrying out such Transaction, compared to if other similar transactions are not carried out with the affiliate parties</p> <p>This transaction is conducted in order to secure the repayment of the JPY Credit Facility Agreement as the fulfillment of the Company’s obligation stipulated in the JPY Credit Facility Agreement.</p> <p>3. The Board of Commissioners and the Board of Directors of the Company declare that all material information stated in this letter and the information contained herein is not misleading.</p> <p>4. This transaction is an affiliate transaction as referred in the Regulation No. IX.E.1, however given this transaction is conducted by the Controlled Company which its shares or</p>
--	--	--

		capital is owned more than 99%, then this transaction shall only be reported by the Company to OJK.
4	Event impact, information or material facts over the operational activity, law, financial condition, or the business sustainability of the Issuer or the Public Company	The availability of cash to support the cash flow for the business activity of the Company.
5	Other information	-

PT BEKASI FAJAR INDUSTRIAL ESTATE Tbk

HEAD OFFICE

Lawasan Industri MM2100

Jl. Sumatera, Cikarang Barat, Bekasi 17520

P + 62 21 898 0133

F + 62 21 898 0157

www.befa.id

REPRESENTATIVE OFFICE

Wisma Argo Manunggal Lt. 10

Jl. Jend. Gatot Subroto Kav. 22, Jakarta 12930

P + 62 21 252 5334

F + 62 21 898 0087

COMMITTED TO INNOVATE