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General Announcement

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Submitting Investment

Bank/Advisor

(if applicable)

Submitting Secretarial Firm

(if applicable)

Company name *

ASIA PACIFIC LAND BERHAD

Stock name *

APLAND

Stock code *

1716

Contact person *

TAN BEE LIAN

Designation *

COMPANY SECRETARY

Type *

Announcement Reply to query

Subject :*

ASIA PACIFIC LAND BERHAD ("AP LAND" OR "THE COMPANY")
- PROPOSED ACQUISITION OF 95% EQUITY INTEREST IN PT.
PRIMABAHAGIA PERMAI SEJATI, REPUBLIC OF INDONESIA

Note: If the announcement is a long announcement, please summarize the announcement in the contents and enter the details of the announcement in the Announcement Details or attached the full details of the announcement as attachment.

Contents :-*

(This field is to be used for the summary of the announcement)

The Board of Directors of AP Land wishes to announce that Global Hectare Holdings Pte. Ltd. ("GHH"), a wholly-owned subsidiary of AP Land, has on 31 March 2010 entered into a Share Sale And Purchase Agreement ("SSPA") with Anggunawan ("Anggun"), Edy Lembono ("EL") and Edy Supianto ("ES") (Anggun, EL and ES hereinafter referred to as "the Sellers") in relation to the acquisition from the Sellers, 95% of the existing issued and paid-up capital in PT Primabahagia Permai Sejati ("PT PPS") which 100% equity is valued at Rp31,482,500,000 (equivalent to approximately RM11,304,309 based on an exchange rate of RM1.00 = Rp2,785 as at 31 March 2010), arrived at on a "willing buyer-willing seller" basis ("Proposed Acquisition").

Announcement Details :-

(This field is for the details of the announcement, if applicable)

1. INTRODUCTION

The Board of Directors of AP Land wishes to announce that Global Hectare Holdings Pte. Ltd. ("GHH"), a wholly-owned subsidiary of AP Land, has on 31 March 2010 entered into a Share Sale And Purchase Agreement ("SSPA") with Anggunawan ("Anggun"), Edy Lembono ("EL") and Edy Supianto ("ES") (Anggun, EL and ES hereinafter referred to as "the Sellers") in relation to the acquisition from the Sellers, 95% of the existing issued and paid-up capital in PT Primabahagia Permai Sejati ("PT PPS") which 100% equity is valued at Rp31,482,500,000 (equivalent to approximately RM11,304,309 based on an exchange rate of RM1.00 = Rp2,785 as at 31 March 2010), arrived at on a "willing

buyer-willing seller” basis (“Proposed Acquisition”).

2. THE PROPOSED ACQUISITION

2.1 Details of the Proposed Acquisition

GHH has on 31 March 2010 entered into a SSPA with the Sellers in relation to the acquisition of 95% of the existing issued and paid-up share capital in PT PPS which has the "Izin Lokasi" (Location Permit) for a plot of land measuring approximately 14,000 Hectares located in the District of Lumbis, Regency of Nunukan, Province of East Kalimantan, the Republic of Indonesia ("the Land") for oil palm plantation.

The conditions to be fulfilled for the completion of the SSPA include, amongst others, the approval of the Capital Investment Coordinating Board ("Badan Koordinasi Penanaman Modal") of the Republic of Indonesia for conversion of PT PPS into a foreign investment company and the issuance of the Environmental Impact Analysis (AMDAL) and Plantation Business Licence (IUP) in respect of the Land.

Upon completion of the Proposed Acquisition, GHH will hold 95% of the issued and paid-up shares of PT PPS.

2.2 Information on GHH

GHH was incorporated in Singapore as a private limited company on 9 March 2010. The issued and paid-up share capital of GHH is 1 ordinary share of SGD1.00.

The intended principal activity of GHH is investment holding.

2.3 Information on the Sellers

Anggun, EL and ES, private citizens of the Republic of Indonesia (“the Sellers”) are the existing shareholders in PT PPS and together hold 100% of the issued and paid-up share capital of PT PPS comprising of 100 (one hundred) shares, each having a nominal value of Rp1,000,000.

2.4 Source of funds

The Board proposes to utilise part of the cash proceeds of RM680 million realized from the earlier disposal of City Square Centre and from external borrowings to finance the Proposed Acquisition. The utilisation of the aforementioned disposal proceeds has been approved by the Securities Commission.

3. RATIONALE FOR THE PROPOSED ACQUISITION

The Proposed Acquisition will give the Group the opportunity to expand its oil palm plantation division and is in line with the Group's strategic intent to broaden its long term income stream with recurring resource-based revenue. This investment will also allow the Group to tap into the promising prospects of the palm oil industry, in view of the rising global demand for palm oil and the growing number of its industrial applications.

4. **FINANCIAL EFFECTS OF THE PROPOSED ACQUISITION**

Share Capital

The Proposed Acquisition will not have any effect on the issued and paid-up share capital of the Company.

Substantial shareholders

The Proposed Acquisition will not have any effect on the shareholdings of the substantial shareholders of the Company.

Net Assets

The Proposed Acquisition will not have any material impact on the net assets of the Group.

Earnings per share

The Proposed Acquisition is not expected to have any material effect on the earnings of the Group for the financial year ending 31 December 2010.

5. **APPROVAL REQUIRED**

The Proposed Acquisition is not subject to the approval of the shareholders or any other relevant authorities.

6. **DIRECTORS' AND MAJOR SHAREHOLDERS' INTERESTS**

None of the Directors or major shareholders of AP Land and persons connected with them have any interest, direct or indirect, in the Proposed Acquisition.

7. **STATEMENT BY THE BOARD**

Having considered the rationale and the effects of the Proposed Acquisition, the Board is of the opinion that the Proposed Acquisition is in the best interest of the Company.

8. ESTIMATED TIME FRAME FOR THE COMPLETION OF THE PROPOSED ACQUISITION

Barring any unforeseen circumstances and subject to all the required approvals being obtained as per the terms of the SSPA, the Proposed Acquisition is expected to be completed by fourth quarter of 2010.

9. DEPARTURE FROM THE EQUITY GUIDELINES OF SECURITIES COMMISSION ("SC GUIDELINES")

To the best knowledge and belief of our Board, the Proposed Acquisition do not result in any departure from the SC Guidelines.

10. DOCUMENTS AVAILABLE FOR INSPECTION

A copy of the SSPA is available for inspection at the registered office of the Company at 468-6D, 2nd Floor, Jalan Ipoh, 51200 Kuala Lumpur during normal office hours from Mondays to Fridays (except for public holidays) for a period of 3 months from the date of this announcement.

Tables Section - This section is to be used to create and insert tables. Please make the appropriate reference to the table(s) in the Contents of the Announcement:

Attachment(s):- (please attach the attachments here)