

PRESS RELEASE

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CGIF Guarantees Pollux Hotels Group's Debut IDR Sustainability-Linked Bond, Driving Growth in Indonesia's Sustainable Finance Initiative

Manila, 11 December 2025 – The Credit Guarantee and Investment Facility, a trust fund of the Asian Development Bank ("CGIF") is pleased to announce its support for the Sustainability-Linked Bonds ("SLB") of PT Pollux Hotels Group Tbk ("PHG") totalling IDR 500 billion (~USD 30.3 million). Listed on the Indonesia Stock Exchange today, the SLB was successfully issued on 10 December 2025 in two tranches: (a) 3-year tenor of IDR 55 billion (~USD 3.3 million) at 5.85% p.a. and (b) 5-year tenor of IDR 445 billion (~USD 27.0 million) at 6.25% p.a.

This landmark transaction marks PHG's first entry into the bond market and represents the first IDR SLB from the commercial real estate sector and the second IDR SLB overall. Rated ^{id}AAA_(cg) by PEFINDO, the bonds achieved competitive coupon and spread, reflecting strong investor confidence in CGIF's credit enhancement and PHG's sustainability strategy.

The proceeds from the issuance will be used to refinance existing debts and fund carbon emission reduction initiatives across PHG's properties. PT Korea Investment and Sekuritas Indonesia acted as the Sole Lead Underwriter for this transaction.

Hongwei Wang, Chief Executive Officer of CGIF stated, "This transaction represents a significant milestone for CGIF and Indonesia's sustainable finance initiative. By supporting first-time issuers like PHG, we continue to catalyze thematic bond development and deepen local currency markets across ASEAN+3. The strong investor demand and successful pricing underscore the growing momentum for sustainable finance in the region."

Handojo Koentoro Setyadi, S.H., President Director of PT Pollux Hotels Group Tbk, stated, "CGIF's involvement in this issuance has significantly boosted investor confidence and reinforced our market position. Their guarantee and guidance not only ensured a strong transaction structure but also demonstrated their trust in our business fundamentals and growth strategy. We deeply value this collaboration and believe it will serve as a solid foundation for our future strategic initiatives."

Andina Tirta Dewi, Head of Investment Banking of, PT Korea Investment and Sekuritas Indonesia, remarked, "We are delighted to participate in this landmark transaction, the IDR 500 billion CGIF-guaranteed Bonds issuance by PT Pollux Hotels Group Tbk, which marks the first property sector company in Indonesia to issue a Sustainability-Linked Bond fully guaranteed

by CGIF. This issuance reinforces Pollux's commitment to environmental responsibility through strategic investments in solar energy and water recovery. The proceeds will support refinancing and working capital for these sustainability initiatives, reflecting the Company's efforts to broaden access to cost-efficient financing while strengthening corporate governance. The CGIF guarantee serves as a testament to the bond's credibility, and we look forward to further collaboration that contributes to the diversification of Indonesia's corporate debt market."

About CGIF

CGIF is a multilateral facility established by the Association of Southeast Asian Nations ("ASEAN") members, China, Japan, Korea ("ASEAN+3") and Asian Development Bank ("ADB"). It is established as a trust fund of ADB with paid-in capital of USD1,158 million from its Contributors. As a key component of the Asian Bond Markets Initiative ("ABMI"), CGIF was established to develop and strengthen local currency and regional bond markets in the ASEAN+3 region. CGIF commenced its guaranteed operations on 1 May 2012 and seeks to provide credit enhancements, mainly in local currencies, issued by credit worthy ASEAN+3-domiciled bond issuers.

About PT Pollux Hotels Group Tbk

PT Pollux Hotels Group Tbk ("PHG") was established on 27 August 2009 and listed on the Indonesia Stock Exchange ("IDX") under the stock code "POLI" in 2018. PHG mainly engages in commercial property development and operations with a diverse portfolio of malls, hotels, and service apartments across Semarang and other major cities in Indonesia. The Company's largest commercial asset is Pollux Mall Paragon, the largest shopping center in Semarang, which combines a modern shopping center, family recreation area, and a 5-star hotel.

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