

Ref.#: KSEI-10563/JKS/0512

Jakarta, May 14th 2012

Board of Directors
Account Holder
PT Kustodian Sentral Efek Indonesia(KSEI)

Dear Sirs,

Re. : Interest Payment Schedule of Eba Danareksa BTN 02 - KPR Kelas A Tahun 2011

Referring to the Announcement and published information of the following Issuer:

Issuer : KIK EBA DANAREKSA BTN02-KPR
EBA Name : Eba Danareksa BTN 02 - KPR Kelas A Tahun 2011
Maturity Date : 27 Februari 2021

Interest Payment Frequency : per-tiga Bulan/Quarterly

Please be informed that the aforementioned Issuer intends to perform the 2 interest payment of the following EBA:

EBA Name	ISIN Code	Security Code	Interest Rate
Efek Beragun Aset Danareksa BTN 02 - KPR Kelas A Tahun 2011	IDU000000408	DBTN02	8.75% p.a

Below is the Schedule of EBA interest payment activities:

No.	Activity	Date
1.	Determining date of Account Holders entitled to receive payment of EBA interest (Recording Date)	22 May 2012
2.	Payment Date of EBA interest	28 May 2012

It is kindly advised that Account Holder, that has foreign clients, send DGT1 & Attachement or DGT2 in Corporate Action activities for Eba Danareksa BTN 02 - KPR Kelas A Tahun 2011 on the following date:

Document Delivery Date on First Opportunity	22 May 2012
Document Delivery Date on Second Opportunity	30 May 2012

****USA investor is obligated to send form 6166***

Tax imposed upon such a payment of EBA Interest complies with the prevailing regulation governing taxation.

KSEI will perform this payment of EBA interest by means of C-BEST by applying the INT (Interest Payment) Module.

Pursuant to the payment of this EBA interest, Account Holders are advised to consider the following matters:

1. Calculation of corporate action rights upon EBA interest is performed through C-BEST based on account and amount of EBA contained in sub account recorded in C-BEST on Recording Date.
2. Taxation of EBA interest refers primarily to status of EBA holder and documents submitting to KSEI upon opening of account in compliance with prevailing taxation terms and regulations. Failing to meet such provisions will result into the EBAholder being imposed the maximum tax tariff of 20%.

The Corporate Action facility manual through C-BEST is available in KSEI website at <http://www.ksei.co.id> (down load file menu).

It is thus conveyed. We thank you for your kind attention and co-operation.

Truly yours,

PT. Kustodian Sentral Efek Indonesia

Gusrinaldi Akhyar
Central Depository Services Div. Head

Hartati Handayani
Head, Securities Management Unit
Central Depository Services Division

C.C.:

1. Board of Directors - Indonesia Stock Exchange
2. Board of Directors - KIK EBA DANAREKSA BTN02-KPR
3. PT Bank Mandiri (Persero) Tbk as Trust Agent