

No offer or invitation to acquire or exchange any securities is being made pursuant to this press release.



**PT Modernland Realty Tbk announces
interest rate of Guaranteed Senior Notes due 2019**

FOR IMMEDIATE RELEASE

JAKARTA, Indonesia, July 29, 2014 – PT Modernland Realty Tbk (the “**Company**”) announced today, with respect to Marquee Land Pte. Ltd.'s (the “**2019 Issuer**”) offer to exchange (the “**Exchange Offer**”), subject to proration as applicable thereto, Modernland Overseas Pte. Ltd.'s (the “**2016 Issuer**”) US\$150,000,000 11.00% Guaranteed Senior Notes due 2016 (the “**Old Notes**”) for the 2019 Issuer's U.S. dollar-denominated Guaranteed Senior Notes due 2019 (the “**New Notes**”) and issuance of New Notes to investors for cash (the “**New Money Notes**”), that as a result of the pricing of the New Money Notes on July 29, 2014, the New Notes will have an interest rate of 9.75% per annum (the “**New Issue Coupon**”), which is the same as the interest rate of 9.75% per annum as set forth in the Exchange Offer and Consent Solicitation Memorandum dated July 14, 2014 (the “**Exchange Offer and Consent Solicitation Memorandum**”). The amount of New Money Notes to be issued on the settlement date relating thereto is, subject to the satisfaction of certain terms and conditions, expected to be US\$98,448,000. The New Money Notes and the New Notes issued in the Exchange Offer are expected to be consolidated and form a single class of New Notes on the Exchange Settlement Date on August 18, 2014

Certain information included in the pricing supplement dated July 29, 2014 to the preliminary offering memorandum dated July 14, 2014 (attached as Appendix A to the Exchange Offer and Consent Solicitation Memorandum) relating to the New Money Notes will be available to eligible holders at www.dfking.com/modernland.

The Company has appointed Citigroup and UBS as Joint Global Coordinators and Citigroup, JP Morgan, Standard Chartered Bank and UBS as Joint Bookrunners, Dealer Managers and Solicitation Agents for the Exchange Offer, Consent Solicitation and offering of the New Money Notes.

Capitalized terms not otherwise defined herein shall have the meanings given to them in the Exchange Offer and Consent Solicitation Memorandum.

Further information relating to the Exchange Offer is set forth in the Exchange Offer and Consent Solicitation Memorandum and the related documents and may be obtained by contacting the information and exchange agent, D.F. King & Co., Inc. by phone at +1 212 269 5550 (New York) or +44 207 920 9700 (London) by email (modernland@dfking.com) or by visiting www.dfking.com/modernland.

DISCLAIMER

No offer or invitation to acquire or exchange any securities is being made pursuant to this press release. The distribution of this press release and the Exchange Offer and Consent Solicitation Memorandum in certain jurisdictions may be restricted by law. Persons into whose possession the Exchange Offer and Consent Solicitation Memorandum come are required to inform themselves about and observe any such restrictions.

Not for release in the United States. This information is not for publication or distribution to persons in the United States of America.

This notice is not an offer of securities for sale in the United States. The securities referred to herein have not been and will not be registered under the U.S. Securities Act of 1933, as amended (the “Securities Act”), or any state securities laws of the United States, and may not be offered or sold in the United States absent registration or an applicable exemption from registration requirements under the Securities Act and applicable state securities laws of the United States. No public offering of the Exchange Offer or the offering of New Money Notes will be made. Any offering of securities to be made with respect to the Exchange Offer or

the offering of New Money Notes will be made pursuant to the Exchange Offer and Consent Solicitation Memorandum or an offering memorandum, as applicable, which will contain detailed information about the company making the offer and its management and financial statements. Nothing in this communication shall constitute an offer to sell or the solicitation of an offer to buy securities in any jurisdiction in which such offer or sale would be unlawful.

This notice does not constitute a public offering in Indonesia under Law Number 8 of 1995 regarding Capital Market (the "Capital Market Law"). The Old Notes (that will be exchanged through the Exchange Offer) and the New Notes may not be offered or sold in Indonesia or to Indonesian citizens, wherever they are domiciled, or to Indonesian residents, in a manner which constitutes a public offering under laws and regulations of Indonesia.

This press release contains forward-looking statements within the meaning of Section 27A of the Securities Act and Section 21E of the Securities Exchange Act of 1934, as amended (the "Exchange Act"). These statements are subject to known and unknown risks, uncertainties and other factors which may cause our actual results, performance or achievements to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements. You should understand that these statements are not guarantees of performance or results and are preliminary in nature. Statements preceded by, followed by or that otherwise include the words "believes," "expects," "anticipates," "intends," "projects," "estimates," "plans," "may increase," "may result," "will result," "may fluctuate" and similar expressions or future or conditional verbs such as "will," "should," "would," "may" and "could" are generally forward-looking in nature and not historical facts.

All forward-looking statements are expressly qualified in their entirety by this cautionary statement, and you should not place reliance on any forward-looking statement contained in this document. The Company and its affiliates undertake no obligation to publicly update or revise any forward-looking statements, whether as a result of new information or future events or for any other reason.