

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



**PT Modernland Realty Tbk announces
early exchange results of Exchange Offer and final results of Consent Solicitation.**

FOR IMMEDIATE RELEASE

JAKARTA, Indonesia, July 28, 2014 – PT Modernland Realty Tbk (the “**Company**”) announced today (i) the early exchange results of 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 (ii) the results of the 2016 Issuer’s consent solicitation (the “**Consent Solicitation**”) to amend certain provisions of the Old Notes.

As of 11:59 p.m., New York City time, on Friday, July 25, 2014, upon which the "early exchange deadline" for the Exchange Offer expired, the 2019 Issuer has been advised that there has been U.S.\$91,552,000 aggregate principal amount of outstanding Old Notes validly tendered, which represents approximately 61.0% of the Old Notes. The 2016 Issuer’s Consent Solicitation expired as of 11:59 p.m., New York City time, on July 25, 2014, and the 2016 Issuer has been advised that a total of 17.8% of Old Notes eligible to participate in the Consent Solicitation consented without tendering Old Notes in the Exchange Offer, which together with the deemed consents pursuant to Old Notes tendered in the Exchange Offer, constitutes the majority necessary to amend certain provisions of the Old Notes. The tenders and consents provided in connection with the Exchange Offer and Consent Solicitation are irrevocable.

A supplemental indenture will be entered into with respect to the Old Notes containing the proposed amendments (including providing that (i) the FCCR (as defined in the Documents) in the Old Notes will not be less than 2.5 to 1.0 rather than 3.25 to 1.0 as is currently the case under the Old Notes and (ii) the Productive Assets Financing Basket (as defined in the Documents) will be increased to 7.5% of Total Assets (as defined in the Documents) from 5.0% of Total Assets) and will bind all holders of the Old Notes, including those that did not provide their consent, although non-consenting holders will not receive the consent fee.

Details of the tenders and consents provided in connection with the Exchange Offer and Consent Solicitation as of the early exchange deadline are set forth in the table below.

Description of Notes	CUSIP/ ISIN Nos.	Principal Amount Tendered (% of total outstanding Old Notes)	Principal Amount Consenting	Repurchase Premium per US\$1,000 of Old Notes	Early Exchange	Consent	Total Consideration for Early Tendering
			Only (% of total outstanding Old Notes)		Fee per US\$1,000 of Old Notes	Fee per U.S.\$1,000 of Old Notes	Holders per U.S.\$1,000 of Old Notes*
11.00% Guaranteed Senior Notes due 2016	CUSIP: 60770RAA0 / Y6141TAA4; ISIN: US60770RAA05 / USY6141TAA44	U.S.\$91,552,000 (61.0%)	U.S.\$10,550,000 (17.8%)	U.S.\$55	U.S.\$10	U.S.\$5	U.S.\$1,070

* The total consideration for early tendering holders will also include (i) an amount equal to US\$1,000 less the issue price of the New Notes (expressed per US\$1,000 principal amount of New Notes) should the New Notes be issued at less than par and (ii) the accrued and unpaid interest on the Old Notes from and including the most recent interest payment date to, but excluding, the date from which the New Notes begin to accrue interest.

The Exchange Offer will remain open until the "exchange expiration deadline" at 11:59 p.m., New York City

time, on August 12, 2014 (unless extended or earlier terminated and subject to proration and the terms and conditions set forth in the Exchange Offer), however, eligible holders who validly tender Old Notes in the Exchange Offer are no longer eligible to receive the early exchange fee or the consent fee.

The acceptance by the 2019 Issuer of validly tendered Old Notes, including those tendered before the early exchange deadline, are subject to proration and certain other terms and conditions relating to the Exchange Offer. In the event that the total principal amount of Old Notes validly tendered prior to the exchange expiration deadline exceeds the maximum amount determined as set forth in the Exchange Offer, the aggregate principal amount of such validly tendered Old Notes will be prorated in accordance with the terms and conditions relating to the Exchange Offer. The 2016 Issuer's obligation to consummate the Consent Solicitation is subject to the terms and conditions relating thereto. The terms and conditions of the Exchange Offer and Consent Solicitation are set forth in the Exchange Offer and Consent Solicitation Memorandum dated July 14, 2014 and the related documents (the “**Documents**”).

New Notes are being offered to new investors for cash (the “**New Money Notes**”). 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. The interest rate on the New Notes (such interest rate, as may be adjusted, the “**New Issue Coupon**”) will be 9.750%, per annum, provided that such interest rate will be increased to the interest rate of the New Notes determined on the date of the pricing of the New Money Notes (the “**New Money Notes Pricing Date**”). We expect to announce any increase in the New Issue Coupon on the New Money Notes Pricing Date, which is currently expected to take place on July 29, 2014, unless extended or earlier terminated by us in our sole discretion. The Company has appointed Citigroup and UBS as Joint Global Coordinators and Citigroup, JP Morgan, Standard Chartered Bank and UBS as Joint Dealer Managers and Solicitation Agents for the Exchange Offer and Consent Solicitation.

The Exchange Offer is only being made to, and the New Notes are being offered and will be issued pursuant to the Exchange Offer only to, eligible holders who have provided certain certifications. Eligible holders of the 2016 Notes wishing to participate in the Exchange Offer may still participate prior to the exchange expiration deadline on terms and conditions applicable thereto. Further information, including the Documents, 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.