

PT Modernland Realty Tbk Notice of Noteholders' Call

Singapore, November 6, 2024 – PT. Modernland Realty Tbk (“MDLN”), JGC Ventures Pte. Ltd (the “**2025 Issuer**”) and Modernland Overseas Pte. Ltd (the “**2027 Issuer**”) (together the “**Group**”) will hold a call on **Monday, November 11, 2024, at 11:00am SGT** (“**Call**”) with holders of its outstanding:

- US\$130,725,234 amended and restated guaranteed senior notes due June 30, 2025 (ISIN: XS1871087133; Common Code: 187108713) (the “**2025 Notes**”);
- US\$10,312,057 guaranteed senior PIK toggle notes due June 30, 2025 (ISIN: XS2421278115; Common Code: 242127811) (the “**2025 PIK Interest Notes**”);
- US\$213,936,094 amended and restated guaranteed senior notes due April 30, 2027 (ISIN: XS1592893546, Common Code: 159289354) (the “**2027 Notes**”); and
- US\$19,088,210 guaranteed senior PIK toggle notes due April 30, 2027 (ISIN: XS2421278388; Common Code: 242127838) (the “**2027 PIK Interest Notes**”) (together with the 2025 Notes, the 2025 PIK Interest Notes and the 2027 Notes, the “**Notes**”).

The agenda for the meeting will be to disclose further information about proposed corporate actions in respect of the Notes as described in the Group’s SGX announcement on 5 November 2024.

All holders of the Notes are invited to contact the appointed information agent, Kroll Issuer Services Limited (previously known as Lucid Issuer Services Limited), at modernland@is.kroll.com by latest **Friday, 8 November 2024 at 23:00pm SGT**. Holders will be requested to provide, among others, proof of debt holding at that time, names and contact details (email address) of the representatives of the creditors asking to participate in the conference call and to keep it confidential. Dial in details for the Call will be communicated later.

No information will be presented or disclosed on the Call which would cause participants to be subject to trading restrictions.

Contacts

Kroll Issuer Services – modernland@is.kroll.com