

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



PT Modernland Realty Tbk announces Exchange Offer and Consent Solicitation

FOR IMMEDIATE RELEASE

JAKARTA, Indonesia, July 14, 2014 – PT Modernland Realty Tbk (the “**Company**”) announced today that (i) Marquee Land Pte. Ltd. (the “**2019 Issuer**”) has commenced an exchange offer (the “**Exchange Offer**”) to exchange, 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 (CUSIP Number: 60770RAA0 (Rule 144A) and Y6141TAA4 (Reg. S); ISIN: US60770RAA05 (Rule 144A) and USY6141TAA44 (Reg. S)) (the “**Old Notes**”) for the 2019 Issuer’s U.S. dollar-denominated Guaranteed Senior Notes due 2019 (the “**New Notes**”) (the “early exchange deadline” for the tender of Old Notes, prior to which a tendering holder of Old Notes will be entitled to receive an early exchange fee, is expected to be 11:59 p.m., New York City time, on July 25, 2014, and the “exchange expiration deadline” for the tender of Old Notes, prior to which tenders can be made, is expected to be 11:59 p.m., New York City time, August 12, 2014, in each case for such dates unless extended or terminated and subject to proration and the terms and conditions set forth in the Exchange Offer) and (ii) the 2016 Issuer has commenced a consent solicitation (the “**Consent Solicitation**”) to amend certain provisions of the Old Notes, in each case on the terms and conditions of the Exchange Offer and Consent Solicitation, as applicable (the “consent expiration deadline” for the delivery of consents, prior to which a consenting holder will be entitled to receive a consent fee, is 11:59 p.m., New York City time, August 12, 2014, unless extended or terminated and the terms and conditions set forth in the Consent Solicitation). The purpose of the Exchange Offer is to refinance the Old Notes. The purpose of the Consent Solicitation is to adopt certain proposed amendments to the terms of the Old Notes and align certain terms thereof with the New Notes.

Concurrently, New Notes will be 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 2016 Issuer and the 2019 Issuer were incorporated as private companies with limited liability under the laws of Singapore. The Parent is a leading Indonesian real estate development and leasing company. The registered office of the Parent is Jl. Matraman Raya No. 12, Kel. Kebon Manggis Kec. Matraman, Jakarta Timur, Republic of Indonesia.

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. All holders of the Old Notes are eligible to participate in the Consent Solicitation.

Eligible holders of the 2016 Notes wishing to participate in the Exchange Offer and Consent Solicitation may contact 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 for further information.

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.