

Nomor : 043/MDLN-DIR/XII/2024  
 Lampiran : -  
 Perihal : Laporan Informasi atau Fakta Material

Jakarta, 27 Desember 2024

Kepada Yth.

**1. OTORITAS JASA KEUANGAN (“OJK”)**

Gedung Soemitro Djojohadikusumo  
 Jl. Lapangan Banteng Timur No 2-4, Jakarta 10710  
 Up.: *Kepala Eksekutif Pengawas Pasar Modal*

**2. BURSA EFEK INDONESIA**

Indonesia Stock Exchange Building, Tower I  
 Jl. Jend. Sudirman Kav. 52–53, Jakarta 12190  
 Up.: *Direktur Penilaian Perusahaan*

Dengan hormat,

Merujuk pada:

- Peraturan OJK No. 31/POJK.04/2015 tentang Keterbukaan atas Informasi atau Fakta Material oleh Emiten atau Perusahaan Publik; dan
- Surat Keputusan Direksi PT Bursa Efek Indonesia No. Kep-00066/BEI/09-2022 tentang Perubahan Peraturan Nomor I-E tentang Kewajiban Penyampaian Informasi.

Dengan ini kami untuk dan atas nama Perseroan (sebagaimana didefinisikan di bawah) menyampaikan keterbukaan Informasi atau Fakta Material sebagai berikut:

Nama Emiten atau Perusahaan Publik : PT Modernland Realty Tbk (“**Perseroan**”);  
 Bidang Usaha : Berusaha dalam bidang real estat, konstruksi, instalasi dan klub golf;  
 Telepon : (021) 293 65888;  
 Faksimili : (021) 293 69999;  
 Alamat surat elektronik (*e-mail*) : [corporate@modernland.co.id](mailto:corporate@modernland.co.id)

1.	Tanggal Kejadian	24 Desember 2024 dan 27 Desember 2024
2.	Jenis Informasi atau Fakta Material	Informasi atau Fakta Material lainnya
3.	Uraian Informasi atau Fakta Material	<p>Pada 24 Desember 2024, Perseroan melalui JGC Ventures Pte. Ltd. (“<b>JGCV</b>”) dan Modernland Overseas Pte. Ltd. (“<b>MLO</b>”), anak perusahaan luar negeri yang sepenuhnya dimiliki oleh Perseroan mengumumkan bahwa penawaran dan skema pengaturan (<i>scheme of arrangement</i>) yang diusulkan telah disetujui berdasarkan hasil voting oleh mayoritas para pemegang surat utang (global notes), dengan tunduk pada antara lain persetujuan/putusan Pengadilan Tinggi Singapura, sehubungan dengan:</p> <p>a. <i>Guaranteed Senior Notes due June 30, 2025;</i>          b. <i>Guaranteed Senior PIK Toggle Notes due June 30, 2025;</i></p>

		<p>c. <i>Guaranteed Senior Notes due April 30, 2027;</i>  d. <i>Guaranteed Senior PIK Toggle Notes due April 30, 2027.</i></p> <p>Pada 27 Desember 2024, JGCV dan MLO juga telah mengumumkan bahwa mereka telah mendaftarkan penawaran dan skema pengaturan (<i>scheme of arrangement</i>) untuk mendapatkan persetujuan/putusan dari Pengadilan Tinggi Singapura (beserta dengan aplikasi sehubungan dengan moratorium).</p> <p>Pengumuman-pengumuman terkait sebagaimana di dalam tautan di akhir laporan ini.</p>
4.	Dampak Kejadian, Informasi atau Fakta Material tersebut terhadap Kegiatan Operasional, Hukum, Kondisi Keuangan, atau Kelangsungan Usaha Emiten atau Perusahaan Publik	<p>Penawaran dan skema pengaturan (<i>scheme of arrangement</i>) belum efektif, namun demikian apabila penawaran dan skema pengaturan (<i>scheme of arrangement</i>) berhasil dilaksanakan secara efektif, manajemen Perseroan berharap untuk mencapai beban utang yang lebih rendah yang pada akhirnya dapat memperbaiki rasio likuiditas dalam jangka pendek dan diharapkan berdampak positif terhadap kondisi operasional, hukum, keuangan, dan kelangsungan usaha Perseroan dalam jangka panjang.</p>
5.	Keterangan Lain	<p>Laporan informasi ini tidak dimaksudkan sebagai penawaran umum, penawaran tender atau penawaran yang bukan penawaran umum (<i>private placement</i>) berdasarkan Undang-Undang Republik Indonesia Nomor 8 Tahun 1995 tentang Pasar Modal dan peraturan pelaksanaannya termasuk namun tidak terbatas pada Peraturan Otoritas Jasa Keuangan Republik Indonesia (“<b>OJK</b>”) (“<b>Peraturan Pasar Modal Indonesia</b>”).</p> <p>Penawaran dan skema pengaturan (<i>scheme of arrangement</i>) tidak dimaksudkan untuk ditawarkan di Indonesia, kepada warga negara Indonesia (baik berdomisili di Indonesia atau di tempat lain) atau kepada penduduk Indonesia, dengan cara penawaran umum, penawaran tender atau penawaran yang bukan penawaran umum (<i>private placement</i>) berdasarkan Peraturan Pasar Modal Indonesia.</p>
	<p>Tautan pengumuman-pengumuman terkait:</p> <p><a href="https://www.sgx.com/securities/company-announcements?value=JGC%20VENTURES%20PTE.%20LTD.&amp;type=company">https://www.sgx.com/securities/company-announcements?value=JGC%20VENTURES%20PTE.%20LTD.&amp;type=company</a></p> <p><a href="https://www.sgx.com/securities/company-announcements?value=MODERNLAND%20OVERSEAS%20PTE.%20LTD.&amp;type=company">https://www.sgx.com/securities/company-announcements?value=MODERNLAND%20OVERSEAS%20PTE.%20LTD.&amp;type=company</a></p>	

Number : 043/MDLN-DIR/XII/2024  
 Attachment : -  
 Regarding : Report of Material Information or Fact

Jakarta, 27 December 2024

To:

**1. OTORITAS JASA KEUANGAN (“OJK”)**

Gedung Soemitro Djojohadikusumo  
 Jl. Lapangan Banteng Timur No 2-4, Jakarta 10710  
 Up.: *Kepala Eksekutif Pengawas Pasar Modal*

**2. BURSA EFEK INDONESIA**

Indonesia Stock Exchange Building, Tower I  
 Jl. Jend. Sudirman Kav. 52–53, Jakarta 12190  
 Up.: *Direktur Penilaian Perusahaan*

Dear Sir/Madam,

We refer to:

- OJK Regulation No. 31/POJK.04/2015 regarding Disclosure of Material Information or Fact by an Issuer or a Public Company; and
- Decree of the Board of Directors of PT Bursa Efek Indonesia No. Kep-00066/BEI/09-2022 regarding the Amendment of Regulation Number I-E on the Obligations to Submit Information.

We hereby for and on behalf of the Company (as defined below) provide the following disclosure of Material Information or Fact:

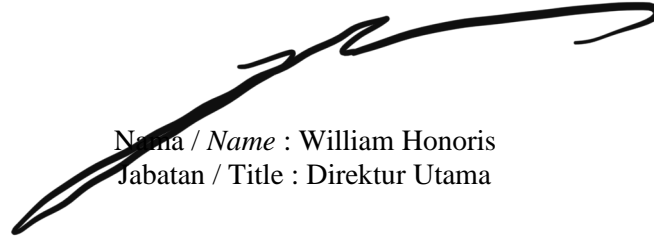
Name of the Issuer or a Public Company : PT Modernland Realty Tbk (the “**Company**”);  
 Line of Business : Engaged in the fields of real estate, construction, installation and golf club;  
 Phone : (021) 293 65888;  
 Facsimile : (021) 293 69999;  
 Email address : [corporate@modernland.co.id](mailto:corporate@modernland.co.id)

1.	Date of Event	24 Desember 2024 and 27 Desember 2024
2.	Type of Material Information or Fact	Other Material Information or Fact
3.	Description of Material Information or Fact	On 24 December 2024, the Company through JGC Ventures Pte. Ltd. (“ <b>JGCV</b> ”) and Modernland Overseas Pte. Ltd. (“ <b>MLO</b> ”), wholly-owned offshore subsidiaries of the Company, announced that the proposed offers and scheme of arrangement have been agreed by majority vote of global noteholders, subject to among others Singapore High Court sanction, in relation to: a. Guaranteed Senior Notes due June 30, 2025;

		<p>b. Guaranteed Senior PIK Toggle Notes due June 30, 2025;          c. Guaranteed Senior Notes due April 30, 2027;          d. Guaranteed Senior PIK Toggle Notes due April 30, 2027.</p> <p>On 27 December 2024, JGCV and MLO also announced that they had applied the scheme of arrangement to be sanctioned by Singapore High Court (together with the application for a moratorium).</p> <p>The relevant announcements can be accessed through the links provided at the end of this report.</p>
4.	Implication of Event, Such Material Information or Fact on the Operational, Legal, Financial Condition or Business Continuity of the Issuer or the Public Company	<p>The offers and scheme of arrangement are not yet effective, however if succeed in becoming effective, the management of the Company expects to achieve a lower debt burden, which will ultimately improve liquidity ratios in the short term and is anticipated to have a positive impact on the Company's operational, legal and financial conditions as long as business continuity in the long term.</p>
5.	Other Information	<p><i>This disclosure information is not intended to be a public offering, a tender offer, or a private placement under Law of Republic of Indonesia Number 8 of 1995 regarding Capital Market and its implementing regulations including but not limited to Regulations of Financial Service Authority of Republic of Indonesia (Otoritas Jasa Keuangan) ("OJK") ("<b>Indonesian Capital Market Law</b>").</i></p> <p><i>The offers and the scheme of arrangement are not intended to be offered in Indonesia, to Indonesian citizens (whether domiciled in Indonesia or elsewhere) or to Indonesian residents, in a manner which constitutes a public offering, a tender offer or a private placement under the Indonesian Capital Market Law.</i></p>
	<p>Links of relevant announcements:</p> <p><a href="https://www.sgx.com/securities/company-announcements?value=JGC%20VENTURES%20PTE.%20LTD.&amp;type=company">https://www.sgx.com/securities/company-announcements?value=JGC%20VENTURES%20PTE.%20LTD.&amp;type=company</a></p> <p><a href="https://www.sgx.com/securities/company-announcements?value=MODERNLAND%20OVERSEAS%20PTE.%20LTD.&amp;type=company">https://www.sgx.com/securities/company-announcements?value=MODERNLAND%20OVERSEAS%20PTE.%20LTD.&amp;type=company</a></p>	

Demikian keterbukaan informasi terkait Informasi dan Fakta Material disampaikan. Terima kasih. / *Please be informed accordingly of this disclosure of Material Information or Fact. Thank you.*

**PT MODERNLAND REALTY TBK**  
*Direksi / The Board of Directors*



Nama / Name : William Honoris  
Jabatan / Title : Direktur Utama