

Nomor : 049/MDLN-DIR/VII/2021

Jakarta, 13 Juli 2021

Lampiran: -

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*

Perihal : Keterbukaan Informasi Atau Fakta Material Oleh Perseroan Atau Perusahaan Publik

Dengan hormat,

Merujuk pada:

- Peraturan OJK No. 31/POJK.04/2015 tanggal 16 Desember 2015 tentang Keterbukaan Informasi atas Fakta Material oleh Perseroan atau Perusahaan Publik
- Surat Keputusan Direksi PT Bursa Efek Indonesia No. Kep-00015/BEI/01-2021 tentang Perubahan Peraturan Nomor I-E tentang Kewajiban Penyampaian Informasi

Bersama ini PT Modernland Realty Tbk (“**Perseroan**”) menyampaikan Keterbukaan Informasi atas Fakta Material sebagai berikut :

1.	Tanggal Kejadian	12 Juli 2021
2.	Jenis Informasi atau Fakta Material	Pengumuman Hasil Voting atas <i>Scheme of Arrangement</i> berdasarkan <i>Section 71 of the Singapore Insolvency, Restructuring and Dissolution Act 2018 (No. 40 of 2018)</i>

3.	Uraian Informasi atau Fakta Material	<ul style="list-style-type: none"> • JGC Ventures Pte. Ltd. yang merupakan anak perusahaan Perseroan, telah menerbitkan Notes yang terdaftar pada <i>Singapore Stock Exchange</i>, dengan rincian sebagai berikut: <ul style="list-style-type: none"> - Nilai Notes: US\$150.000.000 - Jatuh Tempo: 2021 - Periode Bunga: semi-annual - Tanggal Pembayaran Kupon terdekat yang belum/wajib dibayarkan: 31 Agustus 2020 Perseroan bertindak selaku <i>parent guarantor</i> atas Notes tersebut. Sumber utama pembayaran kembali Notes tersebut berasal dari kegiatan usaha Perseroan dan anak-anak perusahaannya. • Dikarenakan pandemi COVID-19 di Indonesia pada khususnya dan di dunia pada umumnya, menyebabkan bisnis Perseroan dan anak-anak perusahaannya terdampak dan akan menyebabkan JGC Ventures Pte. Ltd. tidak dapat membayarkan kupon yang akan jatuh tempo pada tanggal 31 Agustus 2020. • Sehubungan dengan hal tersebut di atas, pada tanggal 25 Mei 2021 Perseroan mengambil langkah, antara lain, mengajukan permohonan perpanjangan moratorium di Pengadilan Singapura terhadap JGC Ventures Pte. Ltd. dan anak perusahaannya MDLN Holdings Pte Ltd hingga 31 Agustus 2021. Pengadilan Singapura menyetujui permintaan perpanjangan moratorium Perseroan pada tanggal 30 Juni 2021. • Pada 25 Juni 2021, JGC Ventures Pte. Ltd. menginformasikan kepada para pemegang Notes mengenai rencana JGC Ventures Pte. Ltd. untuk mengajukan <i>Scheme of Arrangement</i> berdasarkan <i>Section 71 of the Singapore Insolvency, Restructuring and Dissolution Act 2018 (No. 40 of 2018)</i> (“<i>Scheme of Arrangement</i>”) • Pada tanggal 12 Juli 2021, Perseroan telah memperoleh hasil Voting atas <i>Scheme of Arrangement</i> dimana 100% <i>Scheme Creditors</i> telah memberikan persetujuannya, mewakili 100% dari total Notes yang berpartisipasi.
4.	Dampak kejadian, informasi	Manajemen Perseroan memandang bahwa hal-hal tersebut

	atau fakta material tersebut terhadap kegiatan operasional, hukum, kondisi keuangan, atau kelangsungan usaha Perseroan atau Perusahaan Publik	di atas berdampak secara positif terhadap kegiatan operasional, hukum, kondisi keuangan, dan kelangsungan usaha Perseroan.
5.	Keterangan lain-lain	-

Jakarta, 13 Juli 2021
PT Modernland Realty Tbk
Direksi

No: 049/MDLN-DIR/VII/2021

Jakarta, 13 July 2021

Attachment: -

To:

1. OTORITAS JASA KEUANGAN (“OJK”)

Gedung Soemitro Djojohadikusumo
Jl. Lapangan Banteng Timur No 2-4, Jakarta 10710

Attention.: *Chief Executive of Capital Market Supervisory Board*

2. BURSA EFEK INDONESIA

Indonesia Stock Exchange Building, Tower I
Jl. Jend. Sudirman Kav. 52–53, Jakarta 12190

Attention.: *Director of Company Evaluation*

Re : Information or Material Fact Disclosure by a Company or Public Company

Dear Sirs,

Referring to:

- OJK Regulation No. 31/POJK.04/2015 dated 16 December 2015 on the Information or Material Fact Disclosure by a Company or Public Company
- Decree of the Directors of PT Bursa Efek Indonesia No. Kep-00015/BEI/01-2021 on the Amendment to Regulation Number I-E on the Obligations to Submit Information

Hereby PT Modernland Realty Tbk (the “**Company**”) informs on the Information or Material Fact Disclosure as follows:

1.	Date of Occurrence	12 July 2021
2.	Type of Information or Material Fact	Announcement of Voting Result in respect of Scheme of Arrangement under Section 71 of the Singapore

PT Modernland Realty Tbk

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		Insolvency, Restructuring and Dissolution Act 2018 (No. 40 of 2018) (“the Scheme”)
3.	Descriptions of Information or Material Fact	<ul style="list-style-type: none"> • JGC Ventures Pte. Ltd., a subsidiary of the Company, has issued Notes which are listed on the Singapore Stock Exchange, with the following details: <ul style="list-style-type: none"> - Notes Value: US\$150.000.000 - Maturity Date: 2021 - Interest Period: semi-annual - The nearest Coupon Payment Date that has not been / shall be paid: 31 August 2020 <p>The Company is acting as parent guarantor for such Notes. The main source of repayment of such Notes comes from the business activities of the Company and its subsidiaries.</p> <ul style="list-style-type: none"> • Due to the COVID-19 pandemic situation specifically in Indonesia and generally worldwide, the Company's business and its subsidiaries have been impacted and causing Due to the COVID-19 pandemic situation specifically in Indonesia and generally worldwide, the Company's business and its subsidiaries have been impacted and causing JGC Ventures Pte. Ltd. to be unable to pay for coupons that matured on 31 August 2020. to be unable to pay for coupons that matured on 31 August 2020. • In connection with the above, on 25 Mei 2021 the Company has taken, among other, the step of filing an extension of the moratorium request at the Singapore Court over JGC Ventures Pte. Ltd. and its subsidiaries MDLN Holdings Pte Ltd until 31 August 2021. On 30 June 2021, the Singapore Court approved the Company’s extension request. • On 25 June 2021, JGC Ventures Pte. Ltd. informed the Noteholders of its plan to implement the Scheme. • On 12 July 2021, the Company received voting result of the Scheme whereby 100% of Scheme Creditors casted in favour of the Scheme, representing 100% of the total participated Notes.
4.	The impact of the event,	The management of the Company is of the view that the

	information or material fact to the operational, legal, financial condition or business continuity of the Public Company	above matters have positive impact on the operational, legal, financial conditions or business continuity of the Company.
5.	Other Information	-

Jakarta, 13 July 2021
PT Modernland Realty Tbk
Board of Directors