

No. : 155 / HRME / IDX / III / 2021
Lamp. : -
Subject: Explanation of the volatility of securities transactions

Jakarta, 17 March 2021

Dear,
Director of Corporate Appraisal
Indonesian Exchange Building
Jalan Jend. Sudirman Kav. 52-53
Jakarta 12190

Sincerely,

Referring to the Indonesia Stock Exchange ("IDX") letter No.S-02117 / BEI.PP3 / 03-2021 dated 17 March 2021, Sub : Request for an explanation of the volatility of securities transactions, hereby PT Menteng Heritage Realty Tbk ("The Company") will explain the following:

1	<p>Is the Company aware of any material information or facts that can affect the value of the company's securities or investor investment decisions as stipulated in the Financial Services Authority Regulation Number 31 / POJK.04 / 2015 concerning Disclosure of Information or Material Facts by Issuers or Public Companies?</p> <p>The Company is not aware of any material information or facts that can affect the value of the Company's securities or investors' investment decisions as regulated by the Financial Services Authority Regulation Number 31 / POJK.04 / 2015 concerning Disclosure of Information or Material Facts by Issuers or Public Companies.</p>
2	<p>Whether the Company is aware of any material information or facts that can affect the value of the company's securities or investors' investment decisions as stipulated in Rule Number I-E: Obligation to Submit Information provisions in points IV.1 to IV.2. Attachment to the Decree of the Directors of PT Bursa Efek Indonesia Kep-306 / BEJ / 07-2004?</p> <p>The Company is not aware of any material information or facts that can affect the value of the Company's securities or investors' investment decisions as regulated by IE Regulation concerning Information Submission obligations as stipulated in Items IV.1 to IV.2 Attachment to the Decree of the Exchange Director Number Kep-306 / BEJ / 07- 2004 dated 19 July 2004.</p>
3	<p>Other material information / facts / events that can affect the price of the Company's securities and the Company's survival that have not been disclosed to the public?</p> <p>The Company does not have any material information / facts / other important events that can affect the price of the Company's securities and the Company's survival that has not been disclosed to the public.</p>

4	<p>Is the Company aware of the activities of certain shareholders as stipulated in the Financial Services Authority Regulation Number 11 / POJK.04 / 2017 concerning Ownership Reports or Any Change in Share Ownership of Public Companies?</p> <p>The Company is not aware of the activities of certain shareholders as regulated by the Financial Services Authority Regulation Number 11/ POJK.04/2017 concerning Ownership Reports or Any Change in Shares of Public Companies.</p>
5	<p>Does the Company have any plans to take corporate actions in the near future, including corporate plans that will result in the listing of the Company's shares on the Exchange (at least in the next 3 months)?</p> <p>The company has no plans to take corporate action in the near future or in the next 3 months.</p>
6	<p>The main shareholder's plan related to their share ownership in the Company. In this case, would the Corporate Secretary ask the major shareholders first in answering the confirmation?</p> <p>In the past 1 year, the Company which is engaged in the hotel industry has experienced uncertainty due to the Covid-19 pandemic which has had a quite negative impact on the hotel industry as a whole, however, the Company's management believes that with the discovery of a vaccine, the Covid-19 pandemic will gradually disappear. Seeing this, the Company's Main Shareholders will continue to support the Company in the future to be able to continue to grow and maintain market stability that can provide benefits to all stakeholders.</p>

Thus this explanation is conveyed, thank you for your attention and cooperation.

Best regards,

PT Menteng Heritage Realty Tbk



Jesica Kailimang
Corporate Secretary