



PT URBAN JAKARTA PROPERTINDO TBK.
("the "Company")

**INVITATION TO THE
ANNUAL GENERAL MEETING OF SHAREHOLDERS AND EXTRAORDINARY GENERAL
MEETING OF SHAREHOLDERS**

The Board of Directors of the Company hereby invite all of the Company's shareholders to attend the Extraordinary General Meeting of Shareholders ("**EGMS**") (EGMS referred to as "**Meeting**") which will be convened on:

Date : Thursday, 5 September 2019

Time : 08.30 WIB (Western Indonesian Time) – finish

Venue : Hotel GranDhika Iskandarsyah
Gunawarman 1 Room, 6th Floor
Jl. Iskandarsyah Raya No.65,
Melawai, Kebayoran Baru, Jakarta
Selatan 12190

with the Agenda of Meeting as follows:

EGMS

- (1) Approval on the changes to the composition of Board of Directors of the Company.

Explanation:

The Company intends to request for the EGMS to accept and authorize the resignation of Mr. Tri Rachman Batara as the member of the Board of Directors of the Company and the appointment of Mr. Thomas as the new member of the Board of Directors of the Company effective commencing from the closing date of the Meeting.

- (2) Approval on the changes of the use of proceed from the Initial Public Offering of the Company.

Explanation:

The Company intends to request for the EGMS to accept the changes of the use of proceed from the Initial Public Offering of the Company in 2018 which has not been used by the Company, with the percentage of change in usage plan as follows:

<u>Allocation</u>	<u>Now</u>	<u>Become</u>
<i>Land Acquisition/ Project/ Property Company</i>	<i>50,99%</i>	<i>80,82%</i>
<i>Land Development</i>	<i>30,59%</i>	<i>6,08%</i>
<i>Working Capital</i>	<i>18,42%</i>	<i>12,96%</i>
Total	100%	100%

Notes :

1. Shareholders who are entitled to attend the Meeting are:
 - a. Shareholders whose name are registered in the Company's shareholders' Registry (*Daftar Pemegang Saham*) on Wednesday, 13 August 2019 at 16:00 WIB; and/or
 - b. Shareholders of securities accounts held in collective deposit by PT Kustodian Sentral Efek Indonesia ("**KSEI**") after market closing on the Indonesia Stock Exchange on Wednesday, 13 August 2019.
2. Shareholders who are unable to attend, may be represented by its proxy by execute a power of attorney. Director, Commissioner or employees of the Company are allowed to act as a proxy of shareholders in the Meeting, provided that its vote shall not be counted in voting.
3. Power of Attorney Form can be obtained during business hour in the following address:

<u>the Company's office</u>	<u>Share Registrar's office</u>
<u>PT Urban Jakarta</u>	<u>PT Sinartama Gunita</u>
<u>Propertindo Tbk</u>	
District 8 Treasury	Sinar Mas Land Plaza
Tower Lt 19 F-G	Menara 1 Lt.9
SCBD Lot 28	Jl. MH Thamrin No.51
Jl. Jend. Sudirman	Jakarta 10350
Kav. 52-53	
South Jakarta 12190	

4. All of the Power of Attorney which have been fully completed must be submitted to the Company at the latest on 29 August 2019 at 16.00 WIB in the Company's Office or at PT Sinartama Gunita as the Share Registrar of the Company.
5.
 - a. Shareholders and its proxies who will attend the Meeting are required to submit a copy of Identity Card (*Kartu Tanda Penduduk*) or any proof of identity, both of authorizer and attorney to the Company's registration officer before entering the Meeting room.
 - b. For the Shareholders in form of Legal Entity are required to bring copy of its Articles of Association and its amendment and the deed containing the latest composition of the board of directors.
6. Materials that will be discussed in the Meeting are available in the Company's office during business hour as of this Invitation date to the the Meeting date. Such materials can be obtained upon written request from shareholders together with copy of Shareholder's identity and shares ownership evidence to the Company's Corporate Secretary at the latest 1 (one) business day prior to the Meeting through email to *corsec@ujp.co.id*.
7. Shareholders whose names are registered in the collective deposit KSEI are required to submit Written Confirmation For Meeting (*Konfirmasi Tertulis Untuk Rapat / KTUR*) issued by KSEI to the Company's registration officer before entering the Meeting room.
8. To ease the arrangement and for order of the Meeting, the Shareholders or its proxies are requested to be presented at the Meeting venue at least 30 (thirty) minutes before the Meeting started.