



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

**INVITATION
ANNUAL GENERAL MEETING OF SHAREHOLDERS**

The Board of Directors of PT Urban Jakarta Propertindo Tbk (the "**Company**") hereby invites the Shareholders to attend the Annual General Meeting of Shareholders ("**Meeting**") which will be held on;

Day/Date : **Friday, 19 July 2024**
Waktu : **At 9am (Western Indonesian Time)**
Venue : **Hotel Ambhara**
Jl. Iskandarsyah Raya No.1
Kebayoran Baru, Jakarta Selatan

the agenda of the Meeting are as follows;

1. Approval on the Annual Report and ratification on the Company's Financial Statement for the fiscal year 2023, and provide full acquittal and discharge (volledig acquit et de charge) to the members of the Board of Directors for management and Board of Commissioners for supervision actions performed during the fiscal year of 2023.

Explanation:

Pursuant to the Article 11 paragraph (4) of the Company's Article of Associations, the Board of Directors submit (a) Annual Report which has been reviewed by the Board of Commissioners to obtain approval from the General Meeting of Shareholders ("**GMS**"), and (b) Financial Statement to Obtain Ratification from **GMS** and pursuant to the Article 69 paragraph (1) of the Limited Liability Company Law ("**Company Law**"), the approval of annual report including the ratification of the financial statement shall be done by the **GMS**.

2. Allocation of the Company's Net Profit for the Financial Year Ended on 31 December 2023.

Explanation:

Pursuant to the Article 23 paragraph (1) of the Company's Articles of Association and Article 71 of Company Law, the use of the Company's net profit shall be determined by

the GMS. With respect to the above and by taking into account of the net assets which received by the Company for the fiscal year of 2023, the Company intends to request for the GMS' approval to determine the use of net profit of the Company, among others, for the operational expenditure and capital expenditure of the Company for the fiscal year of 2024

3. Determination of Remuneration for the Board of Directors and the Board of Commissioners of the Company for the fiscal year of 2024.

Explanation:

Pursuant to the Article 17 paragraph (15) and Article 20 paragraph (6) of the Company's Articles of Association juncto Article 96 and Article 113 of the Company Law, the salary, honorarium or other allowance of the member of the Board of Directors and Board of Commissioners of the Company are determined by the GMS.

4. Appointment of independent Public Accountant registered in OJK to audit the Company's Financial Statement for the fiscal year ended 31 December 2023 and granting authority to the Board of Directors to determine the amount of the independent public accountant's honorarium and other requirements in relation with his appointment.

Explanation:

Pursuant to the Article 11 paragraph (4) of the Company's Articles of Association and in compliance to Article 68 of the Company Law, the appointment of Public Accountant whom will audit the Company's Financial Statement shall be done by the GMS. With respect to the above, therefore, as it has been circulated to the Board of Commissioners, hereby propose the Meeting to approve the appointment of Public to audit the Company's Financial Statement for the fiscal year ended 31 December 2023.

5. Composition of the members of the Board of Directors and/or the Board of Commissioners of the Company.

Explanation:

The Agenda of GMS is Agenda of the meeting that must be decided at the meeting and in accordance with the provisions of the Company' Article of Association and prevailing laws and regulations.

Notes:

1. This Meeting Invitation is the official invitation to the Company's Shareholders.
2. The Shareholders who are entitled to attend and to vote in the Meeting are Shareholders whose names are registered in the Shareholders Register of the Company and/or Shareholders whose shares are in collective custody of Indonesian Central Securities Depository ("KSEI") based on the record at the closing of Indonesia Stock Exchange trading session on Wednesday, 26 June 2024 at 4pm Western Indonesian Time.
3. The Shareholders or their Proxies who will attend the Meeting must present Collective Shares Certificate and the valid ID.
4. Shareholders or their Proxy who are legal entities (Legal Entity Shareholders) are obliged to submit Copy of the applicable Articles of Association and its amendment and its composition of present BOD & BOC.
5. The Shareholders whose shares are in collective custody of Indonesian Central Securities Depository ("KSEI") shall bring Written Confirmation for The Meeting.
6. Shareholders who are unable to attend the Meeting may be represented by their proxies with valid power of attorney. Any member of BOD, BOC and any employee of the Company may act as a proxy for the Shareholders in the meeting but any vote they cast as proxy in the Meeting will not be counted in the voting.
7. The complete Proxy Form is available in working days through the BAE, PT Sinartama Gunita, address Sinar Mas Land Plaza, Menara 1 lantai 9, Jl. MH. Thamrin No. 51, Jakarta 10350. Each Proxy Form should be signed on Rp10.000 stamp duty and received by the BAE on the stated address at least 3 (three) days on working day before the Meeting.
8. The Company urges Shareholders or their Proxies to attend electronically through the following link (<http://akses.ksei.co.id>).
9. All the materials for the Meeting are available in the Company's office within working days since the date of Invitation to the date of the Meeting and will be provided by the written request of the Shareholders and closed with valid ID and proof of shareholding and should be sent to Company's Corporate Secretary at least 1 (one) day on working day before the Meeting through email: corsec@ujp.co.id.

Jakarta, 27 June 2024

PT Urban Jakarta Propertindo Tbk

Board of Directors