



**PT URBAN JAKARTA PROPERTINDO TBK.
No. 027/UJP/SPE-IDX/VI/2025**

**INVITATION
ANNUAL GENERAL MEETING OF SHAREHOLDERS**

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

Day/Date : Monday, June 30, 2025
Time : At 10.00 Western Indonesia Time – Onwards
Venue : Hotel Ambhara
Jl. Iskandarsyah Raya No.1
Kebayoran Baru, Jakarta Selatan

Meeting's Agenda and Explanation:

1. Approval and ratification of the Company's Annual Report including the Company's Annual Financial Statement for the Financial Year ended on 31 December 2024 and granting of full release and discharge (*acquitt et de charge*) to all members of the Company's Board of Directors and Board of Commissioners for the management supervision in the Financial Year ended on 31 December 2024.

Description:

In compliance with Article 11 of the Company's Articles of Associations, the Board of Directors submits (a) Annual Report that has been reviewed by the Board of Commissioners to obtain approval from the General Meeting of Shareholders ("GMS"), and (b) the Financial Report to obtain ratification from the GMS and based on the Article 69 (1) of the Limited Liability Company Law, approval of the annual report including ratification of the financial report by the GMS.

2. Allocation of the Company's profit for the Financial Year ended on 31 December 2024.

Description:

In compliance with Article 23 (1) of the Company's Articles of Associations, and of the Law of Article 71 regarding Limited Liability Companies, the use of Company's net profit is decided in the GMS. Based on this and the net profit obtained by the Company during the financial year of 2024, the Company proposes to obtain approval of the GMS for the allocation of the Company's net profit for operational expenditures and capital expenditures of the Company in the financial year of 2025.

3. Appointment of Registered Independent Public Accounting Firm to Perform Audit on the Company for the Financial Year ended on 31 December 2025, and granting authority to the Board of Commissioners to determine the honorarium for the Registered Independent Public Accounting Firm and other requirements in accordance of the appointment.

Description:

In compliance with Article 11 (4) of the Company's Articles of Associations, and of the Law of Article 68 regarding Limited Liability Companies, the appointment of a Public Accountant to audit the Company's financial statement is conducted in GMS. In regard with this as conveyed by the Board of Commissioners, hereby proposes to grant authority to the Board of Directors for the appointment of Independent Public Accountant to audit the Company for the financial year ended on 31 December 2025.

4. *Determination of remuneration for the Board of Directors and the Board of Commissioners of the Company for the year of 2025.*

Description:

In compliance with Article 71 (15) and Article 20 (6) of the Company's Articles of Associations juncto the Law of Article 96 and Article 113 regarding Limited Liability Companies, the determination of salaries, honorariums and other allowances for the Board of Directors and the Board of Commissioners, taken by the General Meeting of Shareholders.

5. Approval of Reappointment/Change in the Composition of Company's Management

Description:

This GMS Agenda is decided by the Meeting considering the applicable 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, 4 June 2025 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 Board of Directors (BOD) & Board of Commissioners (BOC).
5. The Shareholders whose shares are in collective custody of Indonesian Central Securities Depository ("KSEI") shall bring Written Confirmation for The Meeting at the Registration.
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 Menara Tekno 7th floor, Jl. Fachrudin No.19, Jakarta 10250. Each Proxy Form should be signed on IDR10.000 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, 5 June 2025

PT Urban Jakarta Propertindo Tbk

Board of Directors