



**PT URBAN JAKARTA PROPERTINDO TBK.
(the “Company”)**

**INVITATION
EXTRAORDINARY GENERAL MEETING OF SHAREHOLDERS**

The Board of Directors of the Company hereby invite the Shareholders of the Company to attend the Extraordinary General Meeting of Shareholders (“**Meeting**”) which will be held on:

Day & Date : Friday, 17th October 2025

Time : 10.00am (Western Indonesian Time) - onwards

Venue : Hotel Ambhara

Jl. Iskandarsyah Raya No.1

Kebayoran Baru, Jakarta Selatan

The Meeting’s Agenda and Explanation:

1. Approval of the changes of the Board of Directors and/or Board of Commissioners.

Explanation:

*The changes of the Board of Directors and/or Board of Commissioners according to the decree of The Regulation of Indonesia Financial Service Authority Number 33/POJK.04/2014 regarding the Board of Directors and Board of Commissioners of Issuer or Public Listed Companies (“**POJK No.33/POJK.04/2014**”) and Article 17 paragraph (8) and (9) and Article 20 paragraph (5) of the Company’s Articles of Association (the **Company’s AOA**) concerning resignation of Members of the Board of Directors and Board of Commissioners.*

Notes:

1. This Meeting Invitation (the “Invitation”) constitutes as an official invitation to the Company’s Shareholders.
2. The entitled Shareholders to present/be represented and cast a vote in the Meeting are the Shareholders whose names are registered in the Shareholders Register of the Company and/or the Shareholders who are registered at the security sub account with KSEI on the closing of share trading on 24 September 2025 at 4p.m. Western Indonesian Time.
3. For Shareholders and their proxies who will attend the Meeting are required to bring and submit a copy of their valid Identity Card or other valid identification and original collective share certificate to the registration before entering the Meeting room.
4. Shareholders in a form of Legal Entity are required to bring copies of the Articles of Association and its amendments along with the latest composition of Board of Management.

5. Shareholders whose shares are in Collective Custody at PT Kustodian Sentral Efek Indonesia (KSEI) are required to provide Written Confirmation for the Meeting (KUTR) for registration.
6. Shareholders who are unable to attend the Meeting may be represented by the their proxies with a valid power of attorney as specified by the Company, provided that members of the Board of Directors, members of the Board of Commissioners, and employees of the Company may act as shareholders at the Meeting but their vote will not be counted in the voting process.
7. Power of attorney form may obtain on business days and hours at the Company's Securities Administration Bureau ("BAE") PT Sinartama Gunita address: Menara Tekno 7th floor, Jl. Fachrudin No. 19 RT.01 RW.07 Tanah Abang, Jakarta 10250. The power of attorney must be signed on a stamp duty of IDR10,000 and can be submitted to the BAE no later than 3 (three) business days before the date of the Meeting.
8. The Company provides a granting proxy electronically for Shareholders through the Easy KSEI system managed by KSEI ("e-Proxy") which can be accessed through the following link (<http://akses.ksei.co.id>).
9. The materials of the Meeting can be obtained during working hours at the Company's head office starting today to the Meeting date. It will be provided based on written requirement of the Shareholders with a copy of their valid Identity Card and shares ownerships addressed to the Company's Corporate Secretary latest 1 (one) working day before the Meeting through email address: *corsec@ujp.co.id*.

Jakarta, 25 September 2025

PT Urban Jakarta Propertindo Tbk

Board of Directors