

ANNOUNCEMENT
Dear Shareholders
PT Sentul City Tbk (“Perseroan”)

Herewith, the Directors of PT SENTUL CITY Tbk, domiciled in the South Jakarta (“**Company**”) invited the Company’s Shareholders to make presence in the Company’s Shareholders Annual General Meeting (“**Meeting**”), to be held on:

Day/date : Tuesday, 13 June 2023
Time : From 09.30 BBWI until concluded
Place : Diamond Room, The Alana Hotel & Conference Center
JL. Ir. H. Juanda No. 76 Sentul City, Bogor 16810

Agenda:

1. Approval and authorization of the Annual Report for the financial year ended on 31 December 2022, including:
 - a. Report on Company’s management by the Directors and Report on Company’s supervision by the Board of Commissionaires in 2022;
 - b. Financial Statements and authorization of the Book which ended on 31 December 2022;
Notes : the agenda above according to Article 9 paragraph 4 point a, point b, Article 9 paragraph 5, Article 20 paragraph 5 Company’s articles of association and Article 66 paragraph 1, Article 69 paragraph 1, Act 40/2007, on Limited Liability Company.
2. Presentation on the budget realization with respect to the Limited Public Offering (PUT) V with Preemption Rights.
Notes: the agenda above according to the POJK Number 30/POJK.04/2015, Article 7 paragraph 1.
3. Assign the Company’s Board of Commissionaires with authority in salary and benefits for the Company’s Commissionaires and Directors according to the applicable laws and regulations.
Notes : the agenda above according to Article 14 paragraph 11, Article 17 paragraph 9, Company’s articles of association and in view of the POJK No.34/POJK.04/2014.
4. Dismiss and Appoint the Company’s Directors and Commissionaires.
Notes: the agenda above according to the Company’s articles of association Article 14 paragraph 3 and Article 17 paragraph 2.
5. Appoint the Public Accountant to audit the Company’s financial statements for the financial year ended on 31 December 2023.
Notes: the agenda above according to Article 9 paragraph 4 point 2 Company’s articles of association and Article 68 Act 40/2007, on Limited Liability Company and the POJK 10/2017.

Notes:

1. The company didn't sent any invitation to the shareholders, for this Announcement shall be deemed as official invitation. This announcement also available on the Company's website <http://www.sentulcity.co.id> and the application **eASY.KSEI**.
2. The materials on the Meeting agenda available at the Company's office since the Announcement is made on the date 22 May 2023 to the Meeting date on 13 June 2023, according to the Company's information above.
3. Shareholders which eligible to make presence in the Meeting are the shareholders registered in Company's Register at the Stock Exchange closing hour on 19 May 2023.
4. Shareholders presence in the Meeting, may be performed according to the following mechanisms:
 - a. physical presence; or
 - b. electronic presence using the application **eASY.KSEI**.
5. Shareholders with electronic presence as referred to in point 4 paragraph b are any local individual shareholder whose shares in the KSEI collective custody.
6. To use the application **eASY.KSEI**, the shareholderse may access the menu **eASY.KSEI**, submenu **Login eASY.KSEI** of the AKSes facility (<https://akses.ksei.co.id/>).
7. Beforehand any decision to made presence in the Meeting, the shareholders shall perused the contents of this announcements and any other pertaining materials according to the authorization issued by the Company. Any other materials attached to the feature "Meeting Info" of the application **eASY.KSEI** and/or the Meeting announcement of the Company's website. The Company may stated otherwise on the shareholders presence or their proxies who made physical presence in the Meeting.
8. For the shareholders with physical presence or the shareholders to vote using the application **eASY.KSEI**, please inform on the presence or the proxies, and/or please vote using the application **eASY.KSEI**.
9. The deadline to declare the presence or the proxies and the vote in the application **eASY.KSEI** is at 12.00 WIB 1 (one) day before the Meeting date.
10. Before entering the Meeting, the shareholders or their proxies with physical presence shall fill the attendance sheet and please provide authentic identity.
11. The Meeting will be held to the most efficient manner without prejudice to the Meeting legality according to the POJK Regulation No. 15/2020. Any shareholders absence in the meeting and represented by their proxies (non-electronic), the power of attorney shall be issued as follows:
 - a. The form of the power of attorney can be downloaded from the Company's website as of the date of Announcement to the Meeting and it shall be filled according to the instructions and submitted to the Company's Directors in the care of the PT RAYA SAHAM REGISTRAR as the Company's Stock Administration Bureau ("**BAE**"), not later than 16:00 WIB, 12 Juni 2023, which is **1 (one)** business days before the Meeting;
 - b. For the Company's shareholders which power of attorney issued in foreign country, it shall be legalized by the Embassy/Consulate General of The Republic Of Indonesia in the country;

12. For the shareholders (individual/entity)/the Proxy with physical presence shall bring the following documents:
- a. **For Individual Shareholders**, photocopy of authentic and valid identity (Photo ID Card/KTP or passport);
 - b. **For Entity Shareholders**, photocopy of Articles of Association and its amendments including the most recent management composition;
 - c. **For Proxy**, authentic power of attorney enclosed with photocopy of the identities of the proxies and the shareholders.

13. For the shareholders to be presence or issue electronic power of attorney in the Meeting using the application **eASY.KSEI** please notes:

a. Registration Process ;

- i. Local individual shareholders and yet to declare their presence or their proxies in the application **eASY.KSEI** before the deadline as referred to in point 9 and intended to make electronic presence in the Meeting shall register the presence in the application **eASY.KSEI** on the Meeting date to the date any electronic registration period for the meeting is closed by the Company.
- ii. Local individual shareholders had declared their presence and yet to vote at least for 1 (one) Meeting agenda in the application **eASY.KSEI** before the deadline as referred to in point 9 and intended to make electronic presence in the Meeting shall register the presence in the application **eASY.KSEI** on the Meeting date to the date any electronic registration period for the meeting is closed by the Company.
- iii. Any represented shareholders by an Independent Representative or Individual Representative yet to vote at least for 1 (one) Meeting agenda in the application **eASY.KSEI** before the deadline as referred to in point 9, the representative shall register their presence in the application **eASY.KSEI** on the Meeting date to the date any electronic registration period for the meeting is closed by the Company.
- iv. Any **represented** shareholders by an Intermediary (Custodian Bank or Stock Company) and had voted in the application **eASY.KSEI** before the deadline as referred to in point 9, the Intermediary registered in the application **eASY.KSEI** shall register their presence in the application **eASY.KSEI** on the Meeting date to the date any electronic registration period for the meeting is closed by the Company.
- v. Any represented shareholders or declared their presence proxied by an Independent Representative or Individual Representative and had voted 1 (one) or all Meeting agenda in the application **eASY.KSEI** not later than the deadline as referred to in point 9, the shareholders or their representatives shall not register any electronic presence in the application **eASY.KSEI** on the Meeting date.

Shareholders ownership will be accounted automatically as quorum and the votes will be accounted autotmatically in the voting.

- vi. Any behind or failure in the electronic registration process as referred to in paragraph i – iv hereof for any reason shall defer the shareholder or their representatives to make electronic presence in the Meeting, and their shares will be excluded in the Meeting quorum.

b. Electronic Inquiry and/or Submission Process

- i. The shareholders or their proxies entitled to 3 (three) opportunities for making inquiries and/or submissions on each discussion session of each Meeting agenda. The inquiries and/or submission for each Meeting agenda shall be made in writing by the shareholders or their proxies using the chat feature in the column ‘Electronic Opinions’ as displayed on the screen E-Meeting Hall of the application **eASY.KSEI**. Inquiries and/or submissions may be made to the extent the status of the meeting in the column ‘General Meeting Flow Text’ is “Discussion started for agenda item no. []”.
- ii. The mechanism of discussion of each Meeting agenda in writing as displayed on the screen of E-Meeting Hall of the application **eASY.KSEI** is solely at the Company’s authority and as stated in the Company’s Meeting Provisions of the application **eASY.KSEI**.
- iii. For any proxy with electronic presence and will makes inquiry and/or submission on the shareholder’s behalf in a discussion session of each Meeting agenda, they shall state the shareholder’s name and their ownership followed by the inquiries or submissions.

c. Voting Process

- i. The process of electronic voting is live on the application **eASY.KSEI** of the menu E-Meeting Hall, sub menu Live Broadcasting.
- ii. Any shareholder makes presence on their own behalf or represented by proxy yet to vote on the Meeting agenda as referred to in point 11 paragraph a point i – iii, the shareholders or their proxies entitled to vote to the extent of the voting screen of the E-Meeting Hall of the application **eASY.KSEI** is opened by the Company. When electronic voting for each Meeting agenda is started, the system will automatically running the voting time by maximum countdown for 3 (three) minutes. While electronic voting process is opened the status is “Voting for agenda item no [] has started” in the column ‘General Meeting Flow Text’. If the shareholders or their proxies failed to vote for any Meeting agenda until the Meeting status on the column ‘General Meeting Flow Text’ changed to “Voting for agenda item no [] has ended”, it will be considered **Abstain** to the Meeting agenda.
- iii. Voting time in electronic voting process is the standard time determined by the application **eASY.KSEI**. The company may state the electronic voting time for each Meeting agenda (maximum 3 (three) minutes of each Meeting agenda) and shall be stated in the Meeting Provisions of the application **eASY.KSEI**.

d. Meeting Live Broadcast

- i. The shareholders or their proxies registered in the application **eASY.KSEI** before the deadline as referred to in point 9 may watch the Meeting as a webinar Zoom by access of the menu **eASY.KSEI**, submenu **Tayangan RUPS** of the AKSes facility (<https://akses.ksei.co.id/>).
 - ii. The Meeting Live Broadcast capacity is 500 participants, in which each participant will be served by first come first serve basis. Shareholders or their proxies that missed the Meeting Live Broadcast shall be deemed as had electronically presence and their ownership and votes will be accounted in the Meeting, provided that they had been registered in the application **eASY.KSEI** as referred to in point 11 paragraph a point i – v.
 - iii. The shareholders or their proxies may watch the Meeting Live Broadcast however unregistered electronically in the application **eASY.KSEI** as referred to in point 11 paragraph a point i – v, the shareholders presence or their proxies is not authorized and excluded in the Meeting quorum.
 - iv. Any shareholder or their proxies watching the Meeting Live Broadcast has the feature raise hand for any inquiries and/or submissions in disussion session of each Meeting agenda. If the Company allowed and activate the feature allow to talk, the shareholders or their proxies may state the inquiries and/or submission directly. The mechanism of discussion of each Meeting agenda using the feature allow to talk in the Meeting Live Broadcast is solely at the Company’s authority and shall be stated in the Company’s Meeting Provisions in the application **eASY.KSEI**.
 - v. To have the best experience in using the application **eASY.KSEI** and/or Meeting Live Broadcast, the shareholders or their proxies is recommended to use the browser Mozilla Firefox.
14. According to Article 42 paragraph (1) point a Company’s Articles of Association and Article 48 POJK No. 15/2020, the Company’s Shareholders shall not authorized power of attorney to more than one proxy for any part of their shares ownership with different votes, unless:
- a. Custodian Bank or Stock Company as the Custodian which represent their clients of the Company’s shareholders;
 - b. Investment Manager who represent their entrusted Funds.
15. By prioritize on the due diligence principles and alertness on the current condition development of the Corona Virus Disease 2019 pandemic (“**COVID-19**”), and observing the preventive and control measures against COVID-19, hereby the Company announced that any Shareholders or their Proxies intended to make physical presence in the Meeting shall observe and passed the security and health protocols applies at the Meeting place as follows:
- a. Wear mask properly at the Meeting place and during the Meeting;
 - b. Wash the hands/use hand sanitizer before entering the Meeting;
 - c. The body temperature is below 37,5° C according to the Company’s checkpoint;
 - d. Fill the Health Statement Form provided by the registration officer before entering the Meeting;

- e. Follow the Meeting committee guidance on physical distancing policy at the Meeting place, both before, during and after the Meeting;
- f. Any Shareholders/Proxies if ill, even though the body temperature is normal by the standard shall be deferred to enter the Meeting place;
- g. Any Shareholders/Proxies showing signs of coughing or sneezing at the Meeting place shall be dismissed with respect to leave the Meeting place;
- h. The Company will make announcement on the Company's website should any change and/or more information is needed with respect to the Meeting event in view of the current condition and development on COVID-19 prevention.

Jakarta, 22 May 2023
Company's Directors