

INVITATION
Dear Shareholders
PT Sentul City Tbk (“Company”)
Invitation to Annual Shareholders General Meeting
PT SENTUL CITY Tbk

Herewith, the Directors of PT SENTUL CITY Tbk., domiciled in the South Jakarta (“**Company**”) invite the Company’s shareholders to attend Annual Shareholders General Meeting (“**Meeting**”), as follows:

Day/date : Monday 25 July 2022
Time : At 09.30 Western Indonesian Time til end
Place : Ruang Anggrek Hotel Neo Green Savana, Sentul City,
Kabupaten Bogor 16810

Which agenda are:

1. To approve and authorize the Annual Report for the financial year ended on 31 December 2021, presenting:
 - a. The report on Company’s management by the Directors and the Report on Company’s Supervision by the Board of Commissionaires in 2021;
 - b. The Financial Statements and approval on the Accounts for the financial year ended on 31 December 2021;Explanation: the above agenda 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. To approve Company’s net profit utilization for the financial year ended on 31 December 2021.
Explanation: the above agenda according to Article 9 paragraph point c, Article 20 paragraph 5, Article 21 paragraph 1, Article 22 paragraph 1, Company’s articles of association and Article 70, 71 Act 40/2007, on Limited Liability Company.
3. To authorize the Company’s Board of Commissionaires to set the salary and benefits for the Company’s Board of Commissionaires and the Directors which shall be implemented in compliance to the applicable laws and regulations.
Explanation: the above agenda according to Article 14 paragraph 11, Article 17 paragraph 9, Company’s articles of association and in view of POJK No. 34/POJK.04/214.
4. To appoint the Public Accountant with respect to the Company’s financial statements audit for the financial year ended on 31 December 2022.
Explanation : the above agenda according to Article 9 paragraph 4 point d Company’s articles of association and Article 68 Act 40/2007, on Limited Liability Company and POJK 10/2017.
5. To approve amendment to Article 3 Company’s Articles of Association on the Purposes and Business according to the Indonesia Standard Industrial Classification (“**KBLI**”) 2020, according to the Census Bureau Chief Stastician Regulation Number 2 of 2020.
Explanation: the above agenda in compliance to the KBLI under the Census Bureau Chief Stastician Regulation Number 2 of 2020.

Notes:

1. The Company does not deliver individual invitation to each shareholder, since this Announcement deemed as official invitation. This invitation may be accessed at the Company's website <http://www.sentulcity.co.id> and the app **eASY.KSEI**.
2. The materials of the Meeting agenda is available at the Company's office as of the date of Invitation 28 June 2022 to the date of Meeting on 25 July 2022, according to the Company's info in the foregoing.
3. Eligible shareholder to attend the Meeting is any shareholder registered in the Company's Shareholders Register at the Stock Exchange closing time on 27 June 2022.
4. Shareholders attendance in the Meeting, may be made by the following mechanism:
 - a. physical appearance in the Meeting; or
 - b. electronic attendance in the Meeting using the app **eASY.KSEI**.
5. Any shareholder with electronic attendance as referred to in point 4 paragraph b shall be local individual shareholder whose shares in the KSEI collective custody.
6. To use the app **eASY.KSEI**, the shareholders may access the menu **eASY.KSEI**, submenu **Login eASY.KSEI** available at the AKSes facility (<https://akses.ksei.co.id/>).
7. Prior to attendance, the shareholders shall read the provisions hereto and any other provisions with respect to the Meeting as authorized by the Company.
Other provisions may be accessed in the document available from the feature 'Meeting Info' of the app **eASY.KSEI** and/or invitation to the Meeting available at the Company's website. The Company may stated any other provisions on shareholders attendance or their proxies in the event of physical attendance.
8. In the event of physical attendance or the shareholders using the app **eASY.KSEI** to vote, please advised us on your attendance or proxies, and/or your vote submitted to the app **eASY.KSEI**.
9. The deadline to declare your attendance or proxies' and the vote using the app **eASY.KSEI** is at 12.00 WIB on 1 (one) business days before the Meeting.
10. Prior to entering the Meeting room, the shareholders or their proxies in the event of physical attendance shall registered themselves to the meeting and subject to original identity card as the requirement.
11. The Meeting efficiency is utmost with respect to its legality according to POJK No. 15/2020. Any shareholders impeded to attend the Meeting whilst represented by their proxies (in the event of electronic attendance), it shall complied:
 - a. The power of attorney given in the form available for download at the Company's website as of the date of Invitation and it shall be filled according to the instruction and submitted to the Company's Directors in the care of the PT RAYA SAHAM REGISTRARA as the Company's Securities Administration Bureau ("**BAE**"), not later than 16:00 WIB, 22 July 2022, **1 (one)** business days before the Meeting;
 - b. In the event of the Company's Shareholders signed the power of attorney in foreign country, it shall be legalized by the local Embassy/Consulate General of The Republic Of Indonesia;
12. In the event of Shareholders (individual/entity)/Proxies physical attendance please prepare the following documents:
 - a. **For Individual Shareholders**, copy of valid and effective identity card (National Identity Card/KTP or passport);
 - b. **For Entity Shareholders**, copy of Articles of Association and amendments as well as the most recent management composition;
 - c. **For Proxy**, power of attorney accompanied with copy of the principal's and proxy's identity card.

13. In the event of electronic shareholders attendance or proxied in the Meeting using the app **eASY.KSEI** please notes:

a. Registration Process ;

- i. Local individual shareholders **hasn't** declare attendance or proxy using the app **eASY.KSEI** until the deadline as referred to in point 9 and wished for electronic attendance shall register their attendance using the app **eASY.KSEI** on the Meeting date through the electronic Meeting registration time is closed by the Company.
- ii. Local individual shareholders declared attendance yet hasn't vote at least for 1 (one) Meeting agenda using the app **eASY.KSEI** until the deadline as referred to in point 9 and wished for electronic attendance shall register their attendance using the app **eASY.KSEI** on the Meeting date through the electronic Meeting registration time is closed by the Company.
- iii. Shareholders represented by Company's Independent Representative or Individual Representation yet hasn't vote for at least 1 (one) Meeting agenda using the app **eASY.KSEI** until the deadline as referred to in point 9, the proxy shall register their attendance using the app **eASY.KSEI** on the Meeting date through the electronic Meeting registration time is closed by the Company.
- iv. Shareholders **represented** by a participant/Intermediary (Custodian Bank or Securities Company) and had voted using the app **eASY.KSEI** until the deadline as referred to in point 9, the proxy as registered in the app **eASY.KSEI** shall register their attendance using the app **eASY.KSEI** on the Meeting date through the electronic Meeting registration time is closed by the Company.
- v. Shareholders declared attendance or proxied by Company's Independent Representative or Individual Representative and had voted for 1 (one) or all Meeting agenda using the app **eASY.KSEI** until the deadline as referred to in point 9, the shareholders or the proxy shall not need further electronic attendance using the app **eASY.KSEI** on the Meeting date.
- vi. Shares ownership shall be automatically counted as quorum and votes shall be automatically counted in the Meeting.
- vii. Lateness or failure to electronic registration as referred to in number i - iv for any reason shall bear consequences the shareholders or their proxies barred from electronic attendance, and their shares ownership shall be excluded from the Meeting quorum.

b. Electronic Inquiry and/or Comment Submission Process

- i. Shareholders or their proxies is entitled to 3 (three) opportunities on inquiry and/or comment in each session and each Meeting agenda. Inquiry and/or comment on each Meeting agenda may be made in writing by the shareholders or their proxies using the chat feature in the column 'Electronic Opinions' displayed by the E-Meeting Hall screen of the app **eASY.KSEI**. Inquiry and/or comment may be submitted to the extent of the Meeting status as shown by the column 'General Meeting Flow Text' is "*Discussion started for agenda item no. []*".
- ii. The mechanism of session for each Meeting agenda in writing as displayed by the E-Meeting Hall screen of the app **eASY.KSEI** is at the Company's sole

discretion and subject to the Company's Meeting Protocol using the app **eASY.KSEI**.

- iii. In the event of electronic attendance and inquiry and/or comment during session of each Meeting agenda, it shall be submitted with the shareholder's name and ownership portion followed by one inquiry or comment.

c. Voting Procedure

- i. Electronic voting procedure using the app **eASY.KSEI** is available from the menu E-Meeting Hall, sub menu Live Broadcasting.
- ii. Shareholders attendance on their own behalf or represented yet hasn't voted for the Meeting agenda as referred to in point 11 point a number i – iii, the shareholders or their proxies only has one chance to vote during voting session as displayed by the E-Meeting Hall screen of the app **eASY.KSEI** is opened by the Company. When electronic voting for each Meeting agenda is started, the system automatically initiates voting time by maximum countdown for 3 (three) minutes. During electronic voting the status "*Voting for agenda item no [] has started*" will be displayed in the column "General Meeting Flow Text". If the shareholders or their proxies did not vote for any particular Meeting Agenda until the Meeting status in the "General Meeting Flow Text" turned to "*Voting for agenda item no [] has ended*", they will be deemed as **Abstain** to that particular Meeting agenda.
- iii. Voting time during electronic voting is the standard time preset of the app **eASY.KSEI**. The Company may configure electronic meeting standard time for each Meeting agenda (maximum 3 (three) minutes each) and it shall be stated in the Meeting Protocol using the app **eASY.KSEI**.

d. Live Broadcast

- i. Shareholders or their proxies registered with the app **eASY.KSEI** until the deadline as referred to in point 9 could see the Meeting broadcasted live by the *webinar* Zoom with access menu **eASY.KSEI**, submenu **Tayangan RUPS** of the AKSes facility (<https://akses.ksei.co.id/>).
- ii. Live Broadcast capacity is 500 attendees, each attendance will be served on the first come first serve basis. Any shareholder or their proxy missed their chance to see the Live Broadcast shall be deemed as legally attend the meeting electronically and their shares and vote shall be counted in the Meeting, provided that they had been registered with the app **eASY.KSEI** according to the provisions under point 11 paragraph a point i – v.
- iii. Shareholders or their proxies seen the Live Broadcast but failed to registered their electronic attendance using the app **eASY.KSEI** according to the provisions under point 11 paragraph a point i – v, their attendance or proxies shall be deemed as illegal and shall not be counted in the Meeting quorum.
- iv. Shareholders or their proxies who see the Live Broadcast it has raise hand feature when about to ask any inquiry and/or to comment during session of each agenda. If the Company enable allow to talk, the shareholders or their proxies may speak inquiry and/or comment. The mechanism of session for each agenda using allow to talk feature during the Live Broadcast is at the company's sole

discretion and subject to the Company's Meeting Protocol using the app **eASY.KSEI**.

- v. To get the best experience using the app **eASY.KSEI** and/or Live Broadcast, the shareholders or their proxies is recommended to use Mozilla Firefox browser.
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 be represented by more than one proxy for any part of their shares ownership with different votes, unless:
- a. Custodian Bank or Securities Company as the Custodian which represent its customers as the shareholders in the Company;
 - b. Investment Manager who represents their Funds.
15. In view of due diligence concerning the latest condition on *CoronavirusDisease 2019* ("**COVID-19**"), and compliance to COVID-19 prevention and control, herewith the Company advise the Shareholders or their Proxies in the event of physical attendance they shall follow and passed the security and health protocol applies at the meeting as follows:
- a. Use proper mask at the Meeting and during session;
 - b. Wash hand/use hand sanitizer before entering the Meeting;
 - c. Body temperature shall below 37.5° C by Company's check;
 - d. Fill the Health Statements Form provided by the registration officer before entering the Meeting;
 - e. Follow the Meeting committee direction in physical distancing at the Meeting, both before, during and after the Meeting;
 - f. Shareholders/Proxies with ailment are not allowed to enter the Meeting even though their body temperature is normal;
 - g. Shareholders/Proxies with coughs or sneezes at the Meeting, please immediately leave the Meeting;
 - h. The Company shall announce at its website any change and/or further information on the Meeting procedure in reference to the latest condition and development on COVID-19 preventive measures.

Jakarta, 28 June 2022
Company's Directors