

**Summons to the Annual General Meeting of Shareholders of  
PT SENTUL CITY Tbk**

The Board of Directors of PT SENTUL CITY Tbk, domiciled in South Jakarta (“**Company**”), hereby invites the shareholders of the Company to attend the Annual General Meeting of Shareholders of the Company (“**Meeting**”), which shall be convened on:

Day/date : Thursday, 19th of August, 2021  
Time : At 09.30 a.m. Western Indonesia Time until finished  
Venue : Anggrek Room Neo Green Savana Hotel, Sentul City,  
Bogor Regency 16810

With the agenda of Meeting as follows:

1. Approval and ratification of the Annual Report for the fiscal year ending on 31st of December, 2020, which contains:
  - a. Report on the course of management of the Company by the Board of Directors and Report on the course of supervision of the Company by the Board of Commissioners during the fiscal year 2020;
  - b. Financial Statements and ratification of the Balance Sheet and income statement for the fiscal year ending on 31st of December, 2020.
2. Delegation of authority to the Board of Commissioners of the Company to stipulate salary and allowance for members of the Board of Commissioners and members of the Board of Directors of the Company, the implementation of which shall be adjusted to comply with the applicable rules.
3. Appointment of a Public Accountant who shall audit the financial statements of the Company for the fiscal year ending on 31st of December, 2021.

Notes:

1. The Company delivers no special invitation to the shareholders, as this Summons acts as an official invitation. This summons may be seen on the website of the Company at <http://www.sentulcity.co.id> and the **eASY.KSEI** application.
2. Materials related to the agenda of Meeting shall be available at the office of the Company since the date of Summons on **28th of July, 2021** until the Meeting is convened on 19th of August, 2021, pursuant to the information of the Company above.
3. Each shareholder entitled to attend the Meeting shall be shareholders whose names are listed in the Shareholder Register of the Company upon closing of the Stock Exchange trading hours on **27th of July, 2021**.
4. The participation of shareholders at the Meeting may be made with the following mechanism:
  - a. physically attending the Meeting; or
  - b. digitally attending the Meeting via the **eASY.KSEI** application.

5. Shareholders who may attend digitally as referred to in item 4 letter b shall be local individual shareholders whose shares are stored in the KSEI collective custody.
6. To use the **eASY.KSEI** application, the shareholders may access the **eASY.KSEI** menu, **Login eASY.KSEI** submenu existing on the AKSes facility(<https://akses.ksei.co.id/>).
7. Prior to determining participation at the Meeting, the shareholders shall read the rules conveyed through this summons and other rules related to the implementation of Meeting under the authority stipulated by each Company. Other rules may be seen through the attached document in the 'Meeting Info' feature on the **eASY.KSEI** application and/or Meeting summons contained on the relevant Company website. The Company reserves the right to specify other requirements in relation to the participation of shareholders or proxy thereof to be physically attending the Meeting.
8. For shareholders to be physically attending the Meeting or shareholders who shall use their voting rights via the **eASY.KSEI** application may inform their attendance or appoint their proxy, and/or submit their vote choice to the **eASY.KSEI** application.
9. The time limit for issuing the declaration of attendance or proxy and vote on the **eASY.KSEI** application shall be at 12.00 p.m. Western Indonesia Time on 1 (one) business day prior to the date of Meeting.
10. Prior to entering the Meeting room, the shareholders or proxy thereof physically attending the Meeting shall be required to fill in the attendance list by producing the original personal identification.
11. The Meeting shall be held as efficient as possible without prejudice to the validity of Meeting in accordance with the provisions of Indonesian Financial Services Authority Regulation No. 15/2020. Shareholders unable to attend the Meeting and granting the power to attend the Meeting (digitally), the granting of power shall be performed on the following conditions:
  - a. The format of power of attorney may be downloaded at the Company's website as of the date of summons to Meeting and the power of attorney shall be completed according to the instructions contained therein and shall be submitted to the Board of Directors of the Company through PT RAYA SAHAM REGISTRARA as Securities Administration Bureau of the Company ("**BAE**"), no later than 04:00 p.m. Western Indonesia Time, dated 18th of August, 2021, i.e. **1 (one)** business day prior to the Meeting;
  - b. For Shareholders of the Meeting signing the power of attorney abroad, the power of attorney shall be delegated by the Embassy/Consulate General of the Republic of Indonesia in the local country;
12. Shareholders (individual/legal entity)/Proxy physically attending shall be asked to bring the following documents:

- a. **For Individual Shareholders**, a valid and effective photocopy of the personal identification (Resident Identification Card or passport);
  - b. **For Legal Entity Shareholders**, a photocopy of the Articles of Association and amendments thereto including the last composition of the management.
  - c. For Proxies, a valid power of attorney by enclosing a photocopy of the personal identification of the proxy and principal.
13. For shareholders to be attending or granting power digitally at the Meeting through the **eASY.KSEI** application, the following points should be observed:
- a. Registration Process;
    - i. Local individual shareholders **not yet** submitting the declaration of attendance or proxy in the **eASY.KSEI** application until the deadline in item 9 and desiring to attend the Meeting digitally shall be required to register their attendance on the **eASY.KSEI** application on the date of Meeting until such time as the digital Meeting registration period is terminated by the Company.
    - ii. Local individual shareholders already submitting the declaration of attendance but not yet casting a vote for a minimum of 1 (one) Meeting agenda item on the **eASY.KSEI** application until the deadline in item 9 and desiring to attend the Meeting digitally, shall be required to register their attendance on the **eASY.KSEI** application on the date of Meeting until such time as the digital Meeting registration period is terminated by the Company.
    - iii. Shareholders already granting power to the proxy provided by the Company (Independent Representative) or Individual Representative but the shareholders have not casted a vote for a minimum of 1 (one) Meeting agenda item on the **eASY.KSEI** application until the deadline in item 9, the proxy representing the shareholders shall be required to register their attendance on the **eASY.KSEI** application on the date of Meeting until such time as the digital Meeting registration period is terminated by the Company.
    - iv. Shareholders **already** granting power to the Intermediary proxy/participant (Custodian Bank or Securities Company) and casting a vote on the **eASY.KSEI** application until the deadline in item 9, the proxy representative already registered on the **eASY.KSEI** application shall be required to register their attendance on the **eASY.KSEI** application on the date of Meeting until such time as the digital Meeting registration period is terminated by the Company.
    - v. Shareholders already submitting the declaration of attendance or granting power to the proxies provided by the Company (Independent Representative) or Individual Representative and casting a vote for a minimum of 1 (one) or all of Meeting agenda items on the **eASY.KSEI** application until the deadline in item 9, the shareholders or proxies shall not need to register their attendance digitally on the **eASY.KSEI** application on the date of meeting. The share ownership shall automatically count as an attendance quorum and the vote casted shall automatically count in the Meeting voting.

- vi. Any delay or failure in the digital registration process as referred to in items i - iv for any reason may cause the shareholder or proxy thereof unable to attend the Meeting digitally, and the share ownership shall not count as attending quorum at the Meeting.

b. Process of Digital Submission of Questions and/or Opinions

- i. Shareholders or proxies shall have 3 (three) chances to submit questions and/or opinions on each session of discussion per Meeting agenda item. Questions and/or opinions per Meeting agenda item may be submitted in writing by the shareholders or proxies by using the chat feature on the 'Electronic Opinions' column available in the E-Meeting Hall on the **eASY.KSEI** application. Submission of questions and/or opinions may be made as long as the status of Meeting on the 'General Meeting Flow Text' column is "*Discussion started for agenda item no. [ ]*".
- ii. Determination of the mechanism of discussion per Meeting agenda item in writing through the E-Meeting Hall screen on the **eASY.KSEI** application constitutes the authority of each Company and it shall be set forth by the Company in the Rule of Meeting through the **eASY.KSEI** application.
- iii. For proxies attending digitally and desiring to submit questions and/or opinions of the shareholders during the session of discussion per Meeting agenda item, it is compulsory to write the name of shareholder and amount of share ownership and then followed by the relevant questions or opinions.

c. Voting Process

- i. The digital voting process shall take place on the **eASY.KSEI** application in the E-Meeting Hall menu, Live Broadcasting sub menu.
- ii. For shareholders attending alone or represented by their proxies but not yet casting a vote on the Meeting agenda item as referred to in item 11 letter a number i - iii, they shall have the opportunity to cast their vote during the voting period through the E-Meeting Hall screen on the **eASY.KSEI** application opened by the Company. When the period of digital voting per Meeting agenda item commences, the system shall automatically run the voting time by calculating backwards for a maximum of 5 (five) minutes. During the digital voting, the status "*Voting for agenda item no [ ] has started*" shall be shown on the 'General Meeting Flow Text' column. In the event that the shareholder or proxy thereof casts no vote on a particular Meeting agenda item until the status of Meeting shown on the 'General Meeting Flow Text' column changes into "*Voting for agenda item no [ ] has ended*", then the shareholder or proxy thereof shall be deemed to have casted an **Abstain** vote on the relevant Meeting agenda item.
- iii. The voting time during the digital voting process shall be standard time specified on the **eASY.KSEI** application. Each Company may stipulate the direct voting time policy digitally per Meeting agenda item (with the maximum time being 5 (five) minutes per Meeting agenda item) and it shall be set forth in the Rules of Meeting through the **eASY.KSEI** application.

d. Direct Broadcasting of Meeting

- i. Shareholders or proxies thereof already registered on the **eASY.KSEI** application until the deadline in item 9 may see the Meeting in progress through the Zoom webinar by accessing the **eASY.KSEI** menu, **Tayangan RUPS** submenu existing in the AKSes facility (<https://akses.ksei.co.id/>).
  - ii. Tayangan RUPS has a capacity of up to 500 participants, where the attendance of each participant shall be determined on the first come first serve basis. Shareholders or proxies thereof not receiving the opportunity to see the Meeting through Tayangan RUPS shall still be deemed legally present by digital means and the share ownership and vote thereof shall count at the Meeting, insofar as the same have been registered on the **eASY.KSEI** application as set out in the provisions of item 11 letter a points i - v.
  - iii. Shareholders or proxies only seeing the Meeting through Tayangan RUPS but whose attendance is not registered digitally on the **eASY.KSEI** application pursuant to the provisions of item 11 letter a items i - v, the attendance of the shareholders or proxies thereof shall be deemed invalid and shall not count in the Meeting attendance quorum.
  - iv. Shareholders or proxies thereof seeing the Meeting through Tayangan RUPS shall have the raise hand feature that may be used to submit questions and/or opinions during the session of discussion per Meeting agenda item. In the event that the Company allows the activation of allow to talk feature, the shareholders or proxies thereof may submit questions and/or opinions by speaking directly. Determination of the mechanism of discussion per Meeting agenda item using the allow to talk feature existing in Tayangan RUPS shall constitute the authority of each Company and it shall be set forth by the Company in the Rules of Meeting through the **eASY.KSEI** application.
  - v. In order to gain the best experience in using the **eASY.KSEI** application and/or Tayangan RUPS, the shareholders or proxies thereof shall be advised to use the Mozilla Firefox browser.
14. Subject to the provisions of Article 42 paragraph (1) letter a of the Articles of Association and Article 48 of the Indonesian Financial Services Authority Regulation No. 15/2020, the Shareholders of the Company may not grant power to more than one proxy for a portion of the number of shares held with a different vote, unless:
  - a. Any Custodian Bank or Securities Company as a Custodian representing the clients owning shares of the Company;
  - b. Any Investment Manager representing the interests of the managed Mutual Fund.
15. By promoting the principle of prudence and caution against the developments of current conditions related to the Corona Virus Disease 2019 (“COVID-19”) pandemic and compliance with the applicable COVID-19 prevention and control regulations, the Company hereby points out to the Shareholders or Proxies to be physically attending the Meeting to follow and pass the applicable security and health protocol at the Meeting venue as follows:
  - a. Wearing a mask properly while at the Meeting venue and during the Meeting;
  - b. Washing hands/using hand sanitizer prior to entering the Meeting venue;

- c. Not having a body temperature of above 37,5° C based on the examination performed by the Company;
- d. Completing the Statement of Good Health provided by the registration officer prior to entering the Meeting venue;
- e. Following the direction of the Meeting committee in implementing the physical distancing policy at the Meeting venue, either before, during or after the Meeting;
- f. Any Shareholder/Proxy suffering from illness, although the body temperature remains in normal threshold, shall not be allowed to enter the Meeting venue;
- g. Any Shareholder/Proxy coughing or sneezing at the Meeting venue shall be asked with due respect to leave the Meeting venue;
- h. The Company shall announce on the Company's website in case there is any change and/or addition of information related to the Meeting procedures by referring to the latest conditions and developments concerning the prevention of COVID-19 virus spread.

Jakarta, 28th of July, 2021  
Board of Directors of the Company