



**INVITATION  
ANNUAL GENERAL MEETING OF SHAREHOLDERS  
PT KOTA SATU PROPERTI Tbk**

The Board of Directors of PT Kota Satu Properti Tbk ("the Company") hereby invite the Company's Shareholders to attend the Annual General Meeting of Shareholders ("AGMS") which will be held:

Day / Date : Wednesday, June 23, 2021  
Place : Sphere Ballroom - AllStay Hotel Jl. Veteran No. 51, Semarang  
Time : 10:00 WIB until finished

With the Meeting Agenda as follows:

1. To approve the Annual Report and validate the Company's Financial Statements and Board of Commissioners Supervision Duty Report for the financial year ended 31 December 2020 and grant a full release and discharge of responsibility ("acquit et de charge") to the Board of Commissioners and Directors;
2. To determine the distribution of the Company's net profit for the financial year ended 31 December 2020;
3. To approve the appointment of the Public Accountant for the financial year ended 31 December 2021;
4. To determine the remuneration and honorarium for the Board of Directors and Board of Commissioners for the 2021 period.
5. Changes in the composition of the company's board of commissioners.

General Provisions :

1. The Company shall not send specific invitations to each shareholder since this announcement constitutes an official invitation which is in accordance with the provision stipulated in the Company's Article of Association.
2. Shareholders and/or Proxies who are entitled to attend the Meeting are those whose names are registered in the Registrar of Company or Shareholders whose shares are held in collective custody at PT Kustodian Sentral Efek Indonesia ("KSEI") on May 31, 2021 at 16.00 Western Indonesian Time.

3. Shareholders who are not able to attend the Meeting in person may appoint proxies who must provide a legitimate Power of Attorney Letter with the condition that any members of the Board of Directors, the Board of Commissioners and The Company's employees may act as the shareholder's representative, but their votes shall not be included in the total number of Votes cast during the Meeting.
4. Based on: (i) Government Regulation no.21 year 2020 concerning Large-scale Social Restrictions in the Context of Accelerating Handling of COVID-19; (ii) Ministry of Health Regulation No. 9 of 2020 concerning Guidelines for Social Restrictions in the Context of Handling COVID-19, the Company strongly urges Shareholders to authorize their presence through: Independent Power of Attorney in this case the Securities Administration Bureau (BAE) appointed by the Company namely PT Adimitra Jasa Korpora having its address at Kirana Boutique Office, Jl. Kirana Avenue III Block F3 No.5 Kelapa Gading, North Jakarta 14250, Tel (021) 29745222, or through the KSEI Electronic General Meeting System Facility (eASY.KSEI) provided by PT Kustodian Sentral Efek Indonesia.
5. For Shareholders who will be present directly at the Meeting, a protocol will be applied in the framework of COVID-19 handling, referring to the applicable regulations.
6. The Shareholders and/or Proxies attending the Meeting must submit a valid copy of the Citizen Identity Card (KTP) or other valid identification documents, while for shareholders who represent companies must provide a copy of their company's Article of Association including the latest composition of the Board of Directors and Commissioners to the registration officer before entering the Meeting room. Shareholders whose shares are in KSEI's Collective Custodial Service must show Written Confirmation of their eligibility to attend the Meeting and this letter can be obtained through any members of Indonesian Stock Exchange or Custodian Banks.
7. In order to facilitate the proper arrangement for the Meeting, Shareholders or their proxies are requested to be present at the Meeting room (30) thirty minutes before the start of the Meeting.

Semarang, June 2nd, 2021  
Boards of Directors