



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, August 3, 2022
Place : Sphere Ballroom - AllStay Hotel Jl. Veteran No. 51, Semarang
Time : 10:00 WIB until finished

With the Meeting Agenda as follows:

1. Approval of the Company's Annual Report including the Company's Consolidated Financial Statements and the Supervisory Task Report of the Company's Board of Commissioners for the financial year ended December 31, 2021 as well as the provision of full repayment and release of responsibility (acquit et de charge) to members of the Board of Directors and Board of Commissioners of the Company for management and supervision actions that have been carried out in the financial year ended December 31, 2021;
2. Determination of the use of the Company's profit for the financial year ended December 31, 2021;
3. Report on the Realization of The Use of Funds From Capital Increase Without Pre-emptive Rights in 2020;
4. Approval and determination of remuneration for the Board of Directors and Board of Commissioners of the Company.
5. Appointment of Public Accountant and / Public Accounting Firm to audit the Company's Consolidated Financial Statements ended on December 31, 2022.
6. Changes in the Composition of the Company's Management.
7. Approval to amend the Company's Articles of Association, among others, to conform to the provisions of the Financial Services Authority Regulation No.15/POJK.04/2020 concerning the Plan and Implementation of the General Meeting of Shareholders of Public Companies and No.16/POJK.04/2020 concerning the Implementation of the General Meeting of Shareholders of Public Companies Electronically.

Explanation of the Meeting Agenda :

1. The agenda of the 1st to 2nd Meetings is a routine agenda and must be submitted at the Company's Annual General Meeting of Shareholders.
2. The agenda of the 3rd is a report on the realization of the use of funds for the Increase of Capital Without Pre-emptive Rights in 2020.
3. The agenda of the 4th to 5th Meetings is a routine agenda and must be submitted at the Company's Annual General Meeting of Shareholders.
4. The 6th Agenda is related to changes in the members of the Board of Directors and the Board of Commissioners.
5. The 7th Agenda related to the Company's plan to change the Articles of Association, among others, to adjust to POJK No.15/POJK.04/2020 and POJK No.16/POJK.04/2020

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 July 11, 2022 at 16.00 WIB (recording date) as well as Shareholders whose shares are entrusted to Collective Custody at KSEI which is registered in the Shareholders Register issued by KSEI on July 11, 2022 until 16.00 WIB.
3. Shareholders who are entitled to attend the Meeting with the following mechanism:
 - a. Attend the Meeting electronically through the eASY.KSEI application provided by KSEI at the <https://akses.ksei.co.id/> link provided by KSEI through the e-GMS platform for the implementation of the GMS electronically. Provided that the Shareholders inform their presence or appoint their proxies and are submitted no later than 12.00 WIB on 1 (one) working day before the date of the Meeting and pay attention to the registration process, the process of submitting questions and/or opinions electronically, the voting process and the broadcast of the GMS itself.
 - b. Represented by other parties by giving authorization electronically through eASY.KSEI application or giving power of attorney in writing.
 - c. Physically attend the Meeting

4. With reference to the Financial Services Authority Regulation No. 15/POJK.04/2020 concerning the Plan for the Implementation of the General Meeting of Shareholders of Public Companies and No.16 /POJK.04/2020 concerning the Implementation of the General Meeting of Shareholders of Public Companies Electronically, and in order to support the Government's efforts to prevent and control the spread of COVID-19, The Company shall limit the number of Shareholders who are physically present and urge the Shareholders to attend the Meeting electronically or give authorization for their attendance and voting, either electronically through eASY.KSEI or in writing to an Independent Party appointed by the Company, with the following mechanism:
 - a. Shareholders must first be registered in KSEI's Securities Ownership Reference Facility ("AKSes KSEI"). In the event that it has not been registered, Shareholders are requested to register through the <https://akses.ksei.co.id> website.
 - b. For registered Shareholders, the proxy is given in eASY.KSEI through the <https://easy.ksei.co.id> website ("e-Proxy").
 - c. Shareholders may declare their proxies and votes, change the appointment of the Power of Attorney and/or vote options for the Agenda of the Meeting, or revoke the power of attorney, from the date of the Meeting Call to no later than 1 (one) working day before the date of the Meeting at 12:00 WIB.
 - d. Guidelines for registration, registration, use and further explanation of eASY.KSEI and KSEI AKSes can be seen on the <https://easy.ksei.co.id> website and/or <https://akses.ksei.co.id> website.
5. 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.
6. 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.
7. 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.

8. 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, July 12, 2022

Boards of Directors