



PT CITRA BUANA PRASIDA Tbk.

Komplek Paskal Hyper Square, Blok G Lantai 2 No. 208 - 209
Jl. H.O.S. Cokroaminoto No. 25 - 27 (Jl. Pasirkaiki No. 25 - 27) Bandung 40131, Telp : 022 - 86081108

INVITATION OF ANNUAL GENERAL MEETING OF SHAREHOLDERS PT CITRA BUANA PRASIDA Tbk. (the "Company")

The Company's Board of Directors hereby invite all the Shareholders of Company ("**Shareholders**") to attend the Annual General Meeting of Shareholders and Extraordinary General Meeting of Shareholders ("**Meeting**") which will be held on:

Day/Date	: Monday / June 24 2024
Time	: 10.00 am - Finish
Location	: Fave Hotel, Paskal Hyper Square, Jl. H.O.S Cokroaminoto No. 25 – 27, Bandung.
Mechanism	: Physical and electronic GMS with the Electronic General Meeting Application KSEI System (eASY.KSEI) in the link https://akses.ksei.co.id

Annual General Meeting of Shareholders Agenda:

1. Approval and ratification of the Company's Annual Report for the financial year ending December 31, 2023, which includes the Directors' Report, Board of Commissioners' Supervision Report, and Financial Report for the Financial Year ending December 31, 2023, as well as providing full release and release of responsibility (acquitted and discharged) to the Board of Directors and Board of Commissioners.
2. Determination of the use of Company Profits for the Financial Year ending December 31, 2023.
3. Appointment of the Company's Public Accountant to audit the Financial Report for the financial year ending December 31, 2024.
4. Grant authority to Shareholder Representatives to determine the honorarium for members of the Board of Commissioners and authorize the Company's Board of Commissioners to determine the salaries of members of the Company's Board of Directors.
5. Report on the Realization of Use of Public Offering Funds.
6. Changes in the Use of Proceeds from the Public Offering of Shares
7. Changes in the composition of the Company's management.
8. Changes to the Company's Articles of Association.

Explanation of Annual General Meeting of Shareholders Agendas:

- The 1st to 4th Meeting agenda items are routine Meeting agenda to comply with the provisions of the Company's Articles of Association and Law No. 40 of 2007 concerning Limited Liability Companies, some of the contents of which have been amended by Law No. 6 of 2023 concerning Stipulation Government Regulations in Lieu of Law Number 2 of 2022 concerning Job Creation into Law.
- The 5th Meeting agenda was held to comply with the provisions of Article 6 POJK No.30/POJK.04/2015 concerning Report on the Realization of Use of Funds from Public Offerings ("POJK 30/2015"), namely accountability for the realization of the use of funds from initial public offerings of shares Company.



- The agenda for the 6th Meeting was held to comply with the provisions of Article 9 jo 11 POJK 30/2015, namely changing the plan to use the proceeds from the Company's initial public offering of shares for the construction of shophouses in Block F and Block N in the Paskal Hyper Square area to become the Company's Working Capital.
- The 7th Meeting Agenda was held in connection with the resignation of Mr. R. Asep Eddy as President Director of the Company on April 3, 2024 and the appointment of a President Director of the Company as his replacement.
- The 8th Meeting Agenda was carried out to amend several articles in the Company's Articles of Association, especially related to POJK No.33/POJK.04/2014 concerning the Board of Directors and Board of Commissioners of Issuers or Public Companies, namely: (i) Article 2 paragraph 1 concerning the number of members Directors; (ii) Article 3 paragraph 2 concerning the appointment of the President Director; and (iii) Article 8 paragraph 3 concerning the resignation of the President Director.

Attendance of Annual General Meeting of Shareholders Quorum:

- 1st Meeting Agenda to 8th Meeting Agenda
Based on the provisions of article 12 paragraph 1 letter a points (i) and (iv) of the Company's Articles of Association in conjunction with Article 41 paragraph (1) letter a POJK No. 15/POJK.04/2020, meetings can be held if attended by Shareholders or their proxies valid ones representing more than 1/2 (one-half) of the total number of shares with valid voting rights that have been issued by the Company.

Notes Regarding Meetings:

1. The Company does not send a separate invitation letter to the Company's Shareholders and therefore this Invitation applies as an official invitation to the Company's Shareholders. This summons can be seen on the PT Bursa Efek Indonesia page (www.idx.co.id), the PT Kustodian Sentral Efek Indonesia page (www.ksei.co.id), and the Company's website (www.citrabuanaprasida.co.id).
2. Shareholders of the Company who are entitled to attend or be represented at the Meeting are Shareholders of the Company whose names are registered in the Register of Shareholders and/or owners of securities account balances in the Collective Custody of PT Kustodian Sentral Efek Indonesia (KSEI), at the closing hours of trading at PT Bursa Efek Indonesia, Thursday, May 30 2024, at 16.00 pm.
3. Shareholder participation in the Meeting can be carried out using the following mechanism:
 - a. attend the Meeting electronically via the eASY.KSEI application;
 - b. present through the granting of power of attorney; or
 - c. physically present at the Meeting.
4. The Company urges Shareholders to attend the Meeting electronically or provide power of attorney electronically (e-Proxy) via the eASY.KSEI application with the following conditions:
 - a. Shareholders who can use the eASY.KSEI application are local individual Shareholders whose shares are held in KSEI collective custody.



- b. Shareholders must be registered in the KSEI Securities Ownership Reference facility ("AKSes KSEI"). For Shareholders who have not yet registered, please register by accessing the AKSes KSEI website (<https://akses.ksei.co.id/>)
 - c. The time period for Shareholders to issue proxies and cast their votes can be from the date of the invitation to the Meeting until no later than 1 (one) working day before the date of the Meeting, namely June 21 2024 at 12.00 am.
 - d. Registration guide, usage and further explanation regarding eASY.KSEI and KSEI AKSes can be seen on the website (<https://akses.ksei.co.id/>).
5. Presence by proxy:
- a. Electronic Power of Attorney
In accordance with the provisions in POJK No. 15/POJK.04/2020 concerning Planning and Organizing General Meetings of Shareholders of Public Companies, Shareholders can provide power of attorney electronically (e-Proxy) through the eASY.KSEI system managed by KSEI. The Company appeals to Shareholders who are entitled to attend the Meeting whose shares are in the collective custody of KSEI, grant power of attorney to the Company's Securities Administration Bureau, namely PT Adimitra Jasa Korpora, through the eASY.KSEI facility in the link <https://akses/ksei.co.id> provided by KSEI as a mechanism for electronically granting power of attorney in the process of holding the Meeting.
 - b. Shareholders who are not present can be represented by their proxies by downloading the power of attorney form on the Company's website (www.citrabuanaprasida.co.id) and bringing them to the Meeting.
6. Physical presence of Shareholders or Shareholders' Proxies:
- a. Shareholders or their proxies who will attend the Meeting are requested to bring and submit a photocopy of valid personal identification to the registration officer before entering the Meeting room. Shareholders in Collective Custody are required to show Written Confirmation for the Meeting ("KTUR") which can be obtained through the Stock Exchange Member Securities Company or Custodian Bank.
 - b. Institutional Shareholders are requested to bring a complete photocopy of The applicable Articles of Association and the latest management composition.
7. Meeting materials are available on the Company's website (www.citrabuanaprasida.co.id) from the date of the Invitation to the Meeting until the date of the Meeting. The Company does not provide Deposit Reports and Meeting Rules in physical form to Shareholders who attend the Meeting.
8. Shareholders or Shareholder Proxies who will remain physically present at the Meeting are required to follow the procedures determined by the Company.
9. The Company does not provide food, drinks and souvenirs/goodie bags.
10. If there are changes and/or additional information regarding the procedures for holding the Meeting in connection with the latest conditions and developments that have not been conveyed through this Invitation, they will then be announced on the Company's website, the Indonesian Stock Exchange website, and the KSEI website or the eASY.KSEI system.



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11. To facilitate organization and orderliness of the Meeting, Shareholders or their Proxies are kindly requested to be present in the meeting room 30 (thirty) minutes before the Meeting starts. If it lasts more than 30 (thirty) minutes, you are considered absent so you cannot submit suggestions and/or questions and cannot vote at the Meeting.

Bandung, 31 May, 2024

PT CITRA BUANA PRASIDA Tbk.

Directors