



**INVITATION
ANNUAL GENERAL MEETING SHAREHOLDER AND
EXTRAORDINARY GENERAL MEETING SHAREHOLDER
PT. CATUR SENTOSA ADIPRANA TBK.**

The Board of Directors of PT Catur Sentosa Adiprana Tbk., domiciled in West Jakarta (hereinafter referred to as the "Company") hereby invites the shareholders of the Company to attend the Annual General Meeting of Shareholders ("AGMS") and Extraordinary General Meeting of Shareholders ("EGMS") hereinafter referred to as the "Meeting", which will be held on:

Day / Date : Thursday, August 19, 2021
Time : 14:00 Western Indonesian Time – finish
Venue : PT. Catur Sentosa Adiprana Tbk. – CSA ACADEMY
Jl. Dan Moot Raya Km. 14, Jakarta Barat 11730

This meeting will also be held electronically by the Company using the **eASY.KSEI** system provided by PT. Indonesian Central Securities Depository, domiciled in South Jakarta, Indonesia.

A. The agenda of the AGMS is as follows:

1. Approval and Ratification of the Company's Annual Report for the financial year 2020 including the Company's Activity Report, the Supervisory Report of the Board of Commissioners and the Audited Consolidated Financial Statements of the Company and its Subsidiaries for the financial year ending December 31, 2020.
2. Determination of the use of the Company's Net Profit for the 2020 fiscal year.
3. Appointment of a Public Accountant and/or Public Accounting Firm to audit the Company's Consolidated Financial Statements for the 2021 Fiscal Year and granting authority to the Company's Board of Directors to determine the amount of honorarium and other requirements for its appointment.
4. Determination of salary/honorarium and other benefits for members of the Board of Directors and Board of Commissioners for the 2021 fiscal year.
5. Changes in the composition of the Company's Board of Directors regarding the resignation of members of the Company's Board of Directors and the appointment of new members of the Board of Directors.

B. The agenda of the EGMS is as follows:

1. Changes to the Company's Articles of Association related to adjustments to the Company's Articles of Association in accordance with Financial Services Authority Regulation No.14/POJK.04/2019, No.15/POJK.04/2020, and No.16/POJK.04/2020, and there is a readjustment of Article 3 of the Company's Articles of Association concerning the Purpose and Objectives as well as the Company's Business Activities based on the Indonesian Standard Classification of Business Fields (KBLI) in accordance with the products of the Company which are more specific according to the KBLI category and this does not change the Company's main business activities.
2. Guarantee the Company's assets and/or assets with a value of more than 50% of the Company's equity in connection with obtaining funding for the Company and its subsidiaries.

The explanation of each Meeting Agenda is as follows:

1. The agenda of the 1st to 4th AGMS is a routine meeting agenda and must be submitted by the Board of Directors at the Meeting and in accordance with the provisions of the Company's Articles of Association and Law no. 40 of 2007 concerning Limited Liability Companies ("UUPT").
2. The agenda of the 5th AGMS is related to the resignation of members of the Company's Board of Directors and the appointment of new members of the Board of Directors.
3. The agenda of the 1st EGMS in connection with the issuance of the Financial Services Authority Regulation No. 15/POJK.04/2020 concerning the Plan and Implementation of the General Meeting of Shareholders of a Public Company and the Financial Services Authority Regulation No. 16/POJK.04/2020 concerning the Electronic Implementation of the General Meeting of Shareholders of Public Companies and the readjustment of Article 3 of the articles of association of the Company's Business Activities based on the Indonesian Standard Classification of Business Fields (KBLI).
4. The agenda of the 2nd EGMS is related to the acquisition of Company funding which requires a guarantee of the Company's assets which must obtain the approval of the Meeting.

Notes:

1. The Company will not send a specific invitation to shareholders given that this invitation constitutes an official invitation to the Company. This invitation can also be found at the Company's website at <https://csahome.com/investors/#annual-general-meeting> and the **eASY.KSEI**.
2. Materials related to the Meeting agenda are available from the date of the Invitation on July 28, 2021 until the Meeting is held on August 19, 2021, at the Company's office, Jl. Daan Mogot Raya No. 234, Jakarta 11510, Telephone (021) 5672622 / 5668801, Facsimile (021) 5669445, and can be downloaded through the Company's website, namely www.csahome.com.
3. The shareholders who are entitled to attend or be represented at the Meeting are those whose names are listed in the Shareholders Register of the Company as of the Stock Exchange's closing hour on July 27th, 2021.
4. Shareholders can participate in the Meeting by either:
 - a. physically attending the Meeting; or
 - b. electronically attending the Meeting through the **eASY.KSEI**.
 - c. present through power of attorney
5. The Company urges the Shareholders who are entitled to attend the Meeting whose shares are included in the collective

custody of KSEI, to grant power of attorney to the Company's Securities Administration Bureau, namely PT Datindo Entrycom through the KSEI Electronic General Meeting System (eASY.KSEI) facility at <https://access.ksei.co.id/> provided by KSEI as an electronic authorization mechanism in the process of holding the Meeting.

6. Apart from granting power of attorney electronically through the eASY.KSEI mechanism above, Shareholders who are entitled to attend the Meeting can also grant power of attorney conventionally. The power of attorney form can be downloaded on the Company's website www.csa.com or at the Securities Administration Bureau appointed by the Company, namely PT Datindo Entrycom, Jl. Hayam Wuruk No. 28 Jakarta 10120, Telephone (021) 3508077, Facsimile (021) 3508078. All completed Power of Attorneys must be received by the Company no later than 16 August 2021 through the Securities Administration Bureau of PT Datindo Entrycom until 16.00 WIB.
7. Shareholders who are not present at the Meeting may be represented by their proxies, provided that members of the Board of Directors, members of the Board of Commissioners and employees of the Company can act as proxies for the Shareholders of the Company at the Meeting, but the votes they cast are not counted in the voting.
8. Shareholders or their proxies who physically attend the Meeting are required to fill out the attendance register and submit a photocopy of their Identity Card ("KTP") or other identification to the Meeting Officer before entering the Meeting Room. Shareholders in the form of legal entities are required to bring a copy (photocopy) of the Articles of Association and its amendments, including the latest management composition.
9. Shareholders who can attend in person electronically as mentioned in point 4 letter b are local individual shareholders whose shares are kept in the collective custody of KSEI.
10. To use the eASY.KSEI application, shareholders can access the application through the AKSes facility (<https://access.ksei.co.id/>).
11. Before determining participation in the Meeting, shareholders must read the provisions conveyed through this Invitation as well as other provisions related to the implementation of the Meeting based on the authority determined by each Company. Other provisions can be seen in the attachment of the document on the 'Meeting Info' feature on the eASY.KSEI application and/or the invitation to the Meeting found on the Company's website. The Company has the right to determine other requirements in connection with the participation of shareholders or their proxies who will be physically present at the Meeting.
12. Shareholders who will exercise their voting rights through the eASY.KSEI application, can inform their presence or appoint their proxies, and/or submit their vote in the eASY.KSEI application.
13. The deadline for submitting an electronic presence declaration or electronic power of attorney (e-proxy) and voting electronically in the eASY.KSEI application is no later than 18 August 2021 at 12.00 WIB.
14. Shareholders who will attend or provide power of attorney electronically to the Meeting through the eASY.KSEI application must pay attention to the following:

a. Registration Process

- i. Local individual type shareholders who have not provided a declaration of presence or power of attorney in the eASY.KSEI application by the time limit in point 13 and wish to attend the Meeting electronically are required to register attendance in the eASY.KSEI application on the date of the Meeting until the electronic registration period for the Meeting closed by the Company.
- ii. Local individual type shareholders who have given a declaration of attendance but have not cast a minimum vote for 1 (one) Meeting agenda in the eASY.KSEI application until the deadline in point 13 and wish to attend the Meeting electronically are required to register attendance in the eASY application. KSEI on the date of the Meeting until the registration period of the Meeting is electronically closed by the Company.
- iii. Shareholders who have given power of attorney to the proxies provided by the Company (Independent Representative) or Individual Representatives but the shareholders have not cast a minimum vote for 1 (one) Meeting agenda in the eASY.KSEI application until the deadline in item 13, the recipient the proxy representing the shareholders must register attendance in the eASY.KSEI application on the date of the Meeting until the electronic registration period for the Meeting is closed by the Company.
- iv. Shareholders who have given power of attorney to the participant/Intermediary proxy (Custodian Bank or Securities Company) and have cast their vote in the eASY.KSEI application until the time limit in point 13, then the representative of the proxy who has been registered in the eASY.KSEI application is obliged to attendance registration in the eASY.KSEI application on the date of the Meeting until the registration period of the Meeting is electronically closed by the Company.
- v. Shareholders who have submitted their attendance declaration or authorized a Company-appointed Independent Representative or Individual Representative and have provided their votes for a minimum of 1 (one) of the Meeting agendas through the eASY.KSEI before the deadline mentioned on item 9 do not need to electronically register their attendance through the eASY.KSEI on the Meeting's date. Shares' ownership will be automatically calculated as an attendance quorum and submitted votes will be automatically counted during the Meeting's voting process.
- vi. Lateness or electronic registration failures, as mentioned in points number i – iv, for whatever reason that cause shareholders or their representatives to not be able to electronically attend the Meeting, will prevent their shares from being counted as a quorum for the Meeting.

b. Electronic Statements or Opinions Submission Process

- i. Shareholders or proxies have 2 (two) opportunities to submit questions and/or opinions at each discussion session per meeting agenda. Questions and/or opinions per meeting agenda can be submitted in writing by the shareholders or proxies by using the chat feature in the 'Electronic Opinions' column available on the E-Meeting Hall screen in the eASY.KSEI application. Giving questions and/or opinions can be done as long as the status of the Meeting in the 'General Meeting Flow Text' column is "Discussion started for agenda item no. []".
- ii. For the proxies who attend electronically and will submit questions and/or opinions of their shareholders during the discussion session per agenda of the Meeting, they are required to write down the names of the shareholders and the size of their share ownership followed by related questions or opinions.

c. The Voting Process

- i. The electronic voting process takes place in the eASY.KSEI application on the E-Meeting Hall menu, Live Broadcasting sub menu.
- ii. Shareholders who are present alone or are represented by their proxies but have not yet cast their vote on the agenda of the Meeting as referred to in point 14 letter a number i – iii, then the shareholders or their proxies have the opportunity to submit their vote directly during the voting period via a screen. The E-Meeting Hall in the eASY.KSEI

application was opened by the Company. When the electronic voting period per Meeting agenda begins, the system automatically runs the voting time by counting down a maximum of 2 (two) minutes. During the electronic voting process, the status of "Voting for agenda item no [] has started" will be seen in the 'General Meeting Flow Text' column. If the shareholders or their proxies do not vote for a particular meeting agenda until the status of the meeting as shown in the 'General Meeting Flow Text' column changes to "Voting for agenda item no [] has ended", it will be considered as voting Abstain for the agenda of the meeting concerned.

d. Watch The Meeting through Tayangan RUPS

- i. The GMS broadcast has a capacity of up to 500 participants, where the attendance of each participant will be determined on a first come first serve basis. Shareholders or their proxies who do not have the opportunity to witness the implementation of the Meeting through the GMS Impressions are still considered valid to be present electronically and share ownership and voting choices are taken into account at the Meeting, as long as they have been registered in the eASY.KSEI application as stipulated in point 14 letter a number i – v.
 - ii. Shareholders or their proxies who only witness the implementation of the Meeting through the GMS Impressions but are not registered are present electronically on the eASY.KSEI application in accordance with the provisions in point 14 letter a number i – v, then the presence of the shareholder or proxies is considered invalid and will not included in the calculation of the meeting attendance quorum.
 - iii. To get the best experience in using the eASY.KSEI application and/or GMS Impressions, shareholders or their proxies are advised to use the Mozilla Firefox browser.
15. Shareholders or their proxies who will be physically present at the Meeting must comply with the health and safety protocols implemented by the Company at the place where the Meeting is held as follows:
- a. Have and show the original Certificate of Rapid Antigen (Non-Reactive) Test or PCR (Negative) Covid-19 Swab Test obtained from a hospital doctor, health center or clinic with a maximum sampling date of 1 (one) day before the Meeting;
 - b. use a double mask in the area where the Meeting takes place and during the Meeting;
 - c. body temperature measurement is carried out to ensure that you do not have a body temperature above 37°C;
 - d. Shareholders or their proxies who are unwell (especially having/feeling symptoms of being infected with COVID-19 (such as cough, fever and/or flu, etc.) even though their body temperature is still within the normal threshold, are not allowed to attend the Meeting;
 - e. fill in the Health Statement form provided by the Company before entering the Meeting room;
 - f. maintain physical distancing at the Meeting place, either before the Meeting begins, during the Meeting, or after the Meeting is over;
 - g. For Shareholders or their Proxies who have come to the Meeting venue, but due to the reasons in point c above are not allowed to attend the Meeting, the Shareholders or their Proxies may grant Power of Attorney to the Independent Proxy by filling out and signing the Power of Attorney Form provided by the Meeting Registration Officer;
16. The Company has the right to prohibit the Shareholders or their proxies from attending or being in the Meeting room and/or the building where the Meeting is held in the event that the shareholders or their proxies do not comply with the safety and health protocols as described in point 15 above.
17. For orderliness in the conduct of the Meeting, Shareholders or their proxies who will be present are requested to be at the Meeting venue no later than 30 (thirty) minutes before the Meeting begins.
18. The Company will re-announce if there are changes and/or additional information regarding the procedures for conducting the Meeting by referring to the latest conditions and developments regarding integrated handling and control to overcome the spread of the COVID-19 virus.

Jakarta, 28 Juli 2021
Board of Directors

PT. CATUR SENTOSA ADIPRANA TBK.