



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 AGMS and EGMS referred to as the "Meeting") which will be held on:

Day / Date : Thursday, April 06, 2023
Time : 14:00 Western Indonesian Time – finish
Venue : PT. Catur Sentosa Adiprana Tbk. – CSA ACADEMY
Jl. Dan Moot Raya Km. 14, Jakarta Barat 11730

A. The agenda of the AGMS is as follows:

1. Approval and Ratification of the Company's Annual Report for the financial year 2022 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, 2022.
2. Determination of the use of the Company's Net Profit for the 2022 Financial Year.
3. Appointment of a Public Accountant and/or Public Accounting Firm to audit the Company's Consolidated Financial Statements for the 2023 Financial Year.
4. Determination of salary/honorarium and other benefits for members of the Board of Directors and Board of Commissioners of the Company for the 2023 Financial Year.
5. Changes in the composition of the member of the Board of Directors of the Company.

B. The agenda of the EGMS is as follows:

1. Approval of changes to the Article of Association of the Company, namely :
 - a. Increase in the Company's Authorized Capital and changes to Article 4 of the Article of Association of the Company in connection with an increase in authorized capital.
 - b. Amendments to Article 3 of the Article of Association of the Company regarding the purpose and objectives and business activities of the Company to adjust to the Standard Classification of Indonesia Business Fields (KBLI) 2020.
 - c. Amendments to Article 17 paragraph 5 of the Article of Association of the Company regarding the announcement of the Company's Financial Statements.
2. Approval of the Company's plan to increase capital by granting Preemptive Rights II ("PMHMETD II") to shareholders which will be carried out by the Company, in accordance with applicable laws and regulations and regulation in force in the Capital Market, specifically the Regulations Financial Services Authority Number 32/POJK.04/2015 concerning Capital Increase For Public Companies by Providing Pre-emptive Rights ("POJK Number 32/2015") as amended by Regulation of the Financial Services Authority of the Republic of Indonesia Number 14/POJK.04/2019 concerning Changes On the Regulation of the Financial Services Authority Number 32/POJK.04/2015 concerning Capital Increase For Public Companies by Providing Pre-emptive Rights ("POJK Number 14/2019") including :
 - a. Approval of amendments to the Article of Association of the Company in connection with an increase in the Company's Issued and Paid Up Capital in the context of PMHMETD II;
 - b. The granting of power and authority to the Board of Directors of the Company, with the right of substitution, to carry out all necessary actions related to PMHMETD II, including but not limited to listing shares issued in PMHMETD II on the Indonesia Stock Exchange, determines the certainty of the amount shares issued with the approval of the Company's Board of Commissioners, as well as other PMHMETD II terms and conditions, as well as to state/describe in a separate deed made before a Notary regarding changes to the Article of Association of the Company in connection with an increase in the Company's issued and paid up capital the the context of PMHMETD II.
3. 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 changes in the composition of the members of the Company's Board of Directors and this is related to proposed addition of members of the Company's Board of Directors.
3. The agenda of the 1st EGMS, changes to the Article of Association of the Company, which include (a). Increase in the Company's Authorized capital, namely related to PMHMETD II; (b). Readjustment of Article 3 of the Article of Association of the Company regarding the purpose and objectives and business activities of the Company in adjustments to the 2020 Indonesian Business Field Standard Classification (KBLI) 2020 in accordance with business from the Company that are more specific according to KBLI category and this does not change the main business activities of the Company; (c). Article 17 paragraph 5 regarding the adjustment of announcement media in accordance with Financial Services Authority Regulation No. 14/POJK.04/2022 concerning Submission of Periodic Financial Reports of Issuers or Public Companies.
4. The agenda of the 2nd EGMS regarding the plan to increase the Company's Capital through PMHMETD II in accordance with POJK Number 32/2015 juncto POJK Number 14/2019.
5. The agenda of the 3rd EGMS is related to obtaining the Company's funding which requires collateral for 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 March 15, 2023 until the Meeting is held on April 6, 2023, 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 on March 14, 2023.
For Shares deposited in the collective custody of PT Kustodian Sentral Efek Indonesia ("KSEI"), those entitled to or represented at the Meeting are Shareholders who are registered in the Register of Shareholders issued by KSEI at the close of stock trading on March 14, 2023.
4. Meetings are held using the KSEI Electronic General Meeting System application provided by KSEI ("the eASY.KSEI application"). Shareholders can participate in the Meeting by either:
 - a. physically attending the Meeting; or
 - b. electronically attending the Meeting through the eASY.KSEI.
5. Shareholders whose shares are in Collective Custody at KSEI, may attend the Meeting electronically or provide power of attorney electronically to the Company's Securities Administration Bureau, namely PT Datindo Entrycom, via the eASY.KSEI application, via the <https://akses.ksei.co.id/> which is provided by KSEI as a mechanism for granting power of attorney electronically in the process of holding a 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.csahome.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 March 29, 2023 through the Securities Administration Bureau of PT Datindo Entrycom until 16.00 WIB.
7. Shareholders who are not present at the Meeting, who are represented by their proxies based on a conventional power of attorney, provided that members of the Board of Directors, members of the Board of Commissioners and employees of the Company can act as attorneys for the Company's Shareholders 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 list and submit a photocopy of their National 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 copies (photocopies) of the Articles of Association and amendments thereto, Letters of ratification/approval from the competent authority deed containing changes to the last management composition (those in office when the Meeting was held).
9. To use the eASY.KSEI application, shareholders can access the application through the AKSes facility with link (<https://akses.ksei.co.id/>).
10. 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.
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.
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 April 5, 2023 at 12.00 WIB.
11. 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 10 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 10 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 10, 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 10, 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 or to the entire agenda of the Meeting through the eASY.KSEI before the deadline mentioned on item 10 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 11 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 Live Broadcast of the Meeting
 - i. Shareholders or their proxies who have been registered in the eASY.KSEI application at the latest until the deadline in point 10 can witness the implementation of the ongoing Meeting through the Zoom webinar by accessing the eASY.KSEI menu, the GMS Impressions submenu located at the AKSes facility (<https://akses.ksei.co.id/>).
 - ii. 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 11 letter a number i – v.
 - iii. 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 11 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.
 - iv. 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.
12. 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 3rd Covid-19 vaccine certificate via SATUSEHAT application;
 - b. Use a 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;
13. 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 12 above.
14. For orderliness in the conduct of the Meeting, Shareholders or their proxies who will be physically present are requested to be at the Meeting venue no later than 30 (thirty) minutes before the Meeting begins.
15. 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, March 15, 2023

Board of Directors

PT CATUR SENTOSA ADIPRANA TBK