

**INVITATION OF
ANNUAL GENERAL MEETING OF SHAREHOLDERS
PT BUKIT ULUWATU VILLA TBK**

Board of Directors PT Bukit Uluwatu Villa Tbk. (the “**Company**”) hereby invites the Shareholders of the Company to attend the Annual General Meeting of Shareholders (the “**AGMS**”), which will be held on:

Day, Date	: Thursday, June 26 th 2025
Time	: 2 pm Western Indonesia Time
Place	: Gala Rooftop, Sutasoma Hotel Lantai 8 Jl. Darmawangsa Raya, RT.2/RW.1, Pulo, Kebayoran Baru, Jakarta Selatan, Jakarta 12160
Mechanism	: The AGMS was held in a hybrid (physical and online), online implementation via the eASY.KSEI application.

The AGMS Agenda:

1. Approval of the Annual Report including the Financial Report of the Company for the financial year ending on December 31st 2024.

Explanation:

The First Agenda is carried out in order to fulfill the provisions of Article 66 and Article 69 paragraph (1) of Law No. 40 of 2007 concerning Limited Liability Companies ("UUPT") as amended by Law Number 6 of 2023 concerning the Stipulation of Government Regulation in Lieu of Law Number 2 of 2022 concerning Job Creation into a Law in conjunction with Article 20 of the Company's Articles of Association, that the approval of the Annual Report including the ratification of the Financial Report and the report on the supervisory duties of the Board of Commissioners is carried out by the General Meeting of Shareholders (“**GMS**”)

2. Approval of the use of the Company's net profit for the 2024 financial year.

Explanation :

The Second Agenda is carried out in order to fulfill the provisions of Article 70 and Article 71 of the UUPT in conjunction with Article 21 paragraph (1) and Article 22 paragraph (1) of the Articles of Association, that the use of the Company's net profit is decided in GMS.

3. Granting authority to the Board of Commissioners to determine salaries and benefits for the members of the Board of Directors and Board of Commissioners of Company for Financial Year 2025.

Explanation :

The Third Agenda is carried out in order to fulfill the provisions of Article 96 and 113 of the UUPT in conjunction with Article 14 paragraph (11) and 17 paragraph (8) of the Company's Articles of Association, that the salaries of the Board of Directors and honorariums for the Board of Commissioners and other allowances are determined in the GMS.

4. Appointment of the Public Accounting Office (including the Registered Public Accountant) to audit/examine the Books of the Company for the Financial Year ending December 31st 2025.

Explanation :

The Fourth Agenda is carried out in order to fulfill the provisions of Article 68 paragraph (1) letter c of the UUPT in conjunction with Article 9 paragraph (4) letter c of the Company's Articles of Association and Article 59 of the Financial Services Authority Regulation No. 15/POJK.04/2020 concerning the Planning and Implementation of General Meetings of Shareholders of Public Companies, that the appointment of a Public Accountant and/or Public Accounting Firm must be decided at a GMS.

5. Approval of Changes Company's Management Composition.

Explanation:

The Fifth Agenda is conducted in order to full fill the provisions of Article 7 and Article 26 of POJK No. 33/POJK.04/2014 concerning the Board of Directors and Board of Commissioners of Issuers or Public Companies and Article 14 and Article 17 of the Company's Articles of Association. Members of the Board of Directors and Members of the Board of Commissioners are appointed and dismissed by the GMS.

Notes:

1. The Company does not send a separate invitation letter to the Shareholders, so this Invitation serves as an official invitation for all Shareholders of the Company. This Invitation can also be viewed, among others, the website of PT Kustodian Sentral Efek Indonesia ("**KSEI**") (<https://www.ksei.co.id>) and/or the eASY.KSEI platform (<https://akses.ksei.co.id/>) the website of PT Bursa Efek Indonesia (IDX) (<https://idx.co.id/>) and the Company's website (www.buvagroup.com).
2. The Company's Shareholders who are entitled to attend or be represented at the Company's AGMS are the Company's Shareholders whose names are legally registered in the Company's Shareholders Register on Tuesday, 3 June 2025 at 16.00 Western Indonesia Time or their authorized proxies.
3. The materials for the AGMS agenda and the AGMS Rules and other documents related to the implementation of the AGMS are available and can be accessed and downloaded through the Company's website (https://buvagroup.com/investor-relations/?filter_category=general-meeting-of-shareholders) since this Invitation until the AGMS is held. The Company does not provide materials in hardcopy form at the AGMS.
4. In connection with the holding of the AGMS through eASY.KSEI, the participation of Shareholders in the AGMS can be done with the following mechanisms:
 - a. Attend the AGMS electronically through the eASY.KSEI application (<https://akses.ksei.co.id/>);
 - b. Represented by another party by providing power of attorney electronically through the eASY.KSEI application (<https://akses.ksei.co.id/>) or providing power of attorney conventionally; or
 - c. Attend the AGMS physically.

5. Shareholders can attend electronically as referred to in number 4 letter (a) above, or provide power of attorney electronically (e-Proxy) through the eASY.KSEI application by following the steps as in the registration guide, use, and explanation regarding eASY.KSEI (e-Proxy and e-voting) on the eASY.KSEI website (<https://akses.ksei.co.id/>).
6. Shareholders of the Company can be represented by their proxies:
 - a. By providing electronic power of attorney (e-Proxy) through the eASY.KSEI application with the provision that Shareholders are required to submit their power of attorney and votes, make changes to the appointment of the power of attorney and/or vote choices for the agenda of the AGMS, or revoke the power of attorney, electronically through eASY.KSEI from the date of this invitation until the Deadline for the Declaration of Attendance; or
 - b. By using the conventional power of attorney form available on the Company's website (<https://www.buvagroup.com/>) and if it has been filled in completely, it must be submitted to Securities Administration Bureau, PT EDI Indonesia, which is located at Wisma SMR, Jl. Yos Sudarso Kav 85 No.89, Sunter Jaya, North Jakarta 14360.
7. If Shareholders intend to attend the AGMS physically, the following provisions apply:
 - a. Shareholders who are not present may be represented by their proxies with a power of attorney with the provision that members of the Board of Directors, Board of Commissioners and employees of the Company may act as proxies at the AGMS. However, the votes cast are not counted in the voting;
 - b. Shareholders or their proxies who will attend the AGMS physically are requested to bring and show their Resident Identity Card ("**KTP**") or other valid identification and submit a photocopy of it to the registration officer before entering the AGMS room. Shareholders in the form of legal entities must submit a photocopy of the articles of association and its amendments and the latest management structure. Shareholders in the Collective Custody of PT Kustodian Sentral Efek Indonesia are requested to show the Written Confirmation for the GMS ("**KTUR**") to the registration officer before entering the AGMS room;
 - c. To facilitate the arrangement and orderliness of the AGMS, Shareholders or their proxies are requested to be present no later than 15 (fifteen) minutes before the AGMS begins.

Jakarta, June 4th, 2025
PT Bukit Uluwatu Villa Tbk.
 Board of Directors