

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

The Board of Directors of PT Bukit Uluwatu Villa Tbk (the “**Company**”) hereby invites the shareholders of the Company to attend the Annual General Meeting of Shareholders for the financial year 2025 (the “**AGMS**”), to be held as follows:

Day/Date	:	Thursday, 11 June 2026
Time	:	14.00 WIB - onwards
Place	:	Cityloog Hotel Tebet Jl. Dr. Saharjo No.191 Lt.1, RT.6/RW.1, Manggarai Selatan, Tebet, Jakarta Selatan, Jakarta 12960
Mechanism	:	The Meeting will be conducted on a hybrid basis (physical and electronic), with electronic participation facilitated through eASY.KSEI application.

AGMS Agenda Items:

1. Approval of the Company’s Annual Report, including the Company’s Financial Statements for the financial year ended 31 December 2025;

Explanation:

This Agenda item is proposed in order to comply with Article 66 and Article 69 paragraph (1) of Law No. 40 of 2007 on Limited Liability Companies (“**UUPT**”), as amended by Law No. 6 of 2023 concerning the Stipulation of Government Regulation in Lieu of Law No. 2 of 2022 on Job Creation into Law, in conjunction with Article 20 of the Company’s Articles of Association, pursuant to which the approval of the Annual Report, including the ratification of the Financial Statements and the supervisory report of the Board of Commissioners, shall be resolved at the AGMS.

2. Approval of the appropriation of the Company's net profit for the financial year 2025;

Explanation:

This Agenda item is proposed in order to comply with 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, pursuant to which the appropriation of the Company’s net profit shall be resolved at the AGMS.

3. Granting authority to the Board of Commissioners to determine the salaries and allowances of the members of the Board of Directors and Board of Commissioners of the Company for the financial year 2026;

Explanation:

This Agenda item is proposed in order to comply with Article 96 and 113 of the UUPT, in conjunction with Article 14 paragraph (11) and Article 17 paragraph (8) of the Company’s Articles of Association, pursuant to which the remuneration of the Board of Directors and the Board of Commissioners shall be determined at the AGMS.

4. Granting authority to the Board of Commissioners to appoint Public Accounting Firm, (including a Registered Public Accountant) to audit/examine the Company's books for the financial year ending 31 December 2026;

Explanation:

This agenda item is proposed in order to comply with 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, as well as Article 59 of Financial Services Authority Regulation No. 15/POJK.04/2020 concerning the Planning and Implementation of General Meetings of Shareholders of Public Companies ("**POJK No. 15/2020**"), pursuant to which the appointment of a Public Accountant and/or Public Accounting Firm shall be resolved at the AGMS.

5. Report on the Realization of the Use of Proceeds ("LRPD") from the Capital Increase with Pre-emptive Rights I ("PMHMETD I");

Explanation:

The fifth agenda item is proposed pursuant to Articles 6 and 7 of the Financial Services Authority Regulation No. 30/POJK.04/2015 concerning the Report on the Realization of the Use of Proceeds from Public Offerings. The Company will present an accountability report on the realization of the use of proceeds from the public offering through Rights Issue I ("**PMHMETD I**") at the AGMS.

Notes:

1. The Company does not send a separate invitation letter to the Shareholders. This Invitation shall serve as the official invitation to all shareholders of the Company. This Invitation is also available, on the website of PT Kustodian Sentral Efek Indonesia ("**KSEI**"), the eASY.KSEI platform (<https://www.ksei.co.id>), the website of Indonesia Stock Exchange ("**IDX**") (<https://idx.co.id/>), and the Company's website (www.buvagroup.com);
2. Shareholders who are entitled to attend or be represented at the AGMS are those whose names are legally registered in the Company's Register Shareholders on Tuesday, 19 May 2026 at 16.00 WIB, or their authorized proxies;
3. Materials for the AGMS agenda and the Rules of Conduct of the Meeting, and other related documents are available and can be accessed and downloaded from the Company's website (https://buvagroup.com/investor-relations/?filter_category=general-meeting-of-shareholders) from the date of this Invitation until the AGMS. The Company will not provide hardcopy materials at the AGMS;
4. In connection with the implementation of the AGMS through eASY.KSEI, shareholders may participate in the AGMS through the following mechanisms:
 - a. Attend electronically through the eASY.KSEI application (<https://akses.ksei.co.id/>);
 - b. Represented by granting a proxy electronically through the eASY.KSEI application (<https://akses.ksei.co.id/>) or by granting a conventional proxy;
 - c. Attend physically at the AGMS venue.
5. Shareholders may 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 may be represented by a proxy:
 - a. By granting an electronic proxy (e-Proxy) through eASY.KSEI, whereby shareholders may submit their voting instructions, or revoke the proxy electronically through eASY.KSEI from the date of this invitation until the deadline for the declaration of attendance; or

- b. By using the conventional proxy form available on the Company's website (<https://www.buvagroup.com/>), which must be duly completed and submitted to the Company's Share Registrar, PT EDI Indonesia, located in Wisma SMR, Jl. Yos Sudarso Kav 85 No.89, Sunter Jaya, North Jakarta 14360.
7. Shareholders who intend to attend the AGMS physically are subject to the following provisions:
- a. The Company imposes a limitation on the number of participants allowed to enter the meeting room (Quota). Shareholders or their lawful proxies who are unable to obtain the Quota are expected to complete the proxy and voting forms provided by the Company, so that their attendance and votes may still be counted in the AGMS;
 - b. Shareholders or their proxies who will physically attend the AGMS are kindly requested to bring and present their Identity Card or other valid identification and submit a photocopy thereof to the registration officer prior to entering the AGMS room. Shareholders in the form of legal entities must submit a photocopy of their articles of association and any amendments thereto, as well as the latest composition of their management;
 - c. To facilitate orderly arrangements of the AGMS, Shareholders or their proxies are kindly requested to arrive no later than 15 (fifteen) minutes prior to the commencement of the AGMS.

Jakarta, 20 Mei 2026
PT Bukit Uluwatu Villa Tbk
Board of Directors