

**DISCLOSURE OF INFORMATION
TO SHAREHOLDERS OF PT CITRA BUANA PRASIDA Tbk. IN ORDER TO COMPLY WITH
THE REQUIREMENTS OF THE FINANCIAL SERVICES AUTHORITY REGULATION NO.
17/POJK.04/2020 ON MATERIAL TRANSACTIONS AND CHANGES IN BUSINESS
ACTIVITIES**



PT Citra Buana Prasida Tbk (“**The Company**”)

Business Activities :
Real Estate and Property

Domiciled in Bandung City, West Java, Indonesia

Head Office:
Paskal Hyper Square Complex, Block G 2nd Floor No. 206-208
Jl. H.O.S. Cokroaminoto No. 25-27 (dh. Jl. Pasirkaliki No. 25-27)
Bandung 40181
Phone: 022-86061108

Email: corsec@citrabuanaprasida.co.id
Situs Web: www.citrabuanaprasida.co.id

This Information Disclosure is published on August 23, 2024

A. INTRODUCTION

This Disclosure of Information to Shareholders ("**Disclosure of Information**") contains information regarding the Company's plan to change its business activities, namely the Addition of Business Activities, which must first obtain the approval of the Company's General Meeting of Shareholders ("**GMS**"), as referred to in Article 22 paragraph 1 item (a) of POJK 17/2020, specifically for the addition of activities that include other management consulting services (hereinafter referred to as "**Addition of Business Activities**").

This Disclosure of Information serves as the basis for shareholders of the Company to consider granting approval for the planned Change in Business Activities, in this case, the Addition of Holding Business Activities (KBLI 64200), which will be proposed by the Company to the GMS.

In connection with the above, the Company's Board of Directors will announce this Disclosure of Information through the Company's website and the Indonesia Stock Exchange website to provide further information to the Company's shareholders regarding the plan for the Addition of Business Activities.

The Addition of Business Activities does not involve a Conflict of Interest and is not an Affiliated Transaction as referred to in OJK Regulation Number 42/POJK.04/2020 dated July 2, 2020, concerning Affiliated Transactions and Conflict of Interest Transactions.

B. INFORMATION ABOUT THE COMPANY

1. General Description of the Company

The Company was established under the name PT Praselia Sejati in 2000 based on the Deed of Establishment of the Limited Liability Company No. 18 dated August 24, 2000, made before Ninik Sukadarwati, S.H., Notary in Bekasi Regency Level II, which has been approved by the Minister of Law and Human Rights of the Republic of Indonesia No. C-24591 HT.01.01.TH.2000 dated November 27, 2000, and was announced in the State Gazette of the Republic of Indonesia No. 006, Supplement to the State Gazette of the Republic of Indonesia No. 003151 dated January 21, 2022.

The Company's name was changed to PT Citra Buana Prasida based on the Deed of Meeting Resolution No. 05 dated January 23, 2002, made before Indah Prastiti Extensia, S.H., Notary in Bekasi Regency, which has been approved by the Minister of Justice and Human Rights of the Republic of Indonesia No. C-03176 HT.01.04.TH.2002 dated February 26, 2002, and was announced in the State Gazette of the Republic of Indonesia No. 006, Supplement to the State Gazette of the Republic of Indonesia No. 003154 dated January 21, 2022.

The latest Articles of Association related to the change in the Company's status from a private company to a public company and the adjustment of the Company's Articles of Association to Regulation No. IX.J.1, POJK No. 15/2020, POJK No. 16/2020, and POJK No. 33/2014 in accordance with the Deed of Shareholders' Resolution Outside the Company's Meeting No. 04 dated September 27, 2022, made before Dr. Petra Bunawan, S.H., M.Kn., Notary in Bandung, which has received Approval for the Amendment of the Articles of Association from the Ministry of Law and Human Rights of the Republic of Indonesia No. AHU-0069709.AH.01.02. Year 2022 dated September 27, 2022, Receipt of Notification of Amendment of the Company's Articles of Association held by the Ministry of Law and Human Rights No. AHU-AH.01.03-0295854 dated September 27, 2022, and has been registered in the Company Register held by the Ministry of Law and Human Rights of the Republic of Indonesia No. AHU-0192511.AH.01.11.Year 2022 dated September 27, 2022, and was announced in the State Gazette of the Republic of Indonesia No. 078, Supplement to the State Gazette of the Republic of Indonesia No. 033386 dated September 30, 2022.

2. Capital Structure and Ownership of the Company

As of the date of this Disclosure of Information, the capital structure, shareholder composition, and share ownership of the Company based on the Company's Shareholders Register as of June 30, 2024, issued by PT Adimitra Jasa Korpora, as the Company's Share Administration Bureau, are as follows:

Information	Nominal Value IDR 100 per Share		
	Number of Shares	Nominal Amount (IDR)	(%)
1. PT Sandhi Parama Nusa	992.031.000	99.203.100.000	73,15
2. Gaery Djohari	92.969.000	9.296.900.000	6,85
3. Masyarakat	271.250.000	27.125.000.000	20,00
Total Issued and Paid-up Capital	1.356.250.000	135.625.000.000	100,00

3. Composition of the Company's Board of Commissioners and Directors

As of the date of this Disclosure of Information, the composition of the Board of Commissioners and the Board of Directors of the Company is as follows:

Board of Commissioners

President Commissioner	:	Thomas Aquinas Pramukuswala
Commissioner	:	Gaery Djohari
Independent Commissioner	:	Melissa Cresentia Kurniawan

Direksi

President Director	:	Didi Omara
Director	:	Linna Widjaja

C. SUMMARY OF FEASIBILITY STUDY ON CHANGES IN BUSINESS ACTIVITIES

The Company has appointed the Public Appraisal Office Fuadah Rudi and Partners ("FRR"), based on Work Agreement No. FR/PB.24.07.0015 dated July 24, 2024. FRR holds license No. 2.12.00100 in accordance with the Decree of the Minister of Finance No. 102/KM.1/2012 dated February 8, 2012, with **Ir. Fuadah, M.Ec.Dev, MAPPI (Cert.)** as the Responsible Person with Public Appraiser License No. PB-1.08.00066 and registered as a supporting profession in the Capital Market at the Financial Services Authority ("OJK") with the Capital Market Supporting Profession Registration Certificate from OJK No. STTD.PPB-35/PJ-1/PM.02/2023 as an independent appraiser, to provide an opinion on the feasibility of the Plan for the Addition of Business Activities.

In preparing this Feasibility Study Report, FRR acts independently without any conflict of interest and is not affiliated with the Company or any parties affiliated with the Company. FRR also has no personal interests or gains related to this assignment.

Below is a summary of FRR's feasibility study on the Plan for the Addition of Business Activities from Report No. **00266/2.0100-00/BS/03/0066/1/VIII/2024** dated **August 8, 2024**.

1. Purpose and Objectives of Feasibility Study Report

The purpose of this assignment is to provide an opinion on the feasibility of adding business activities in the holding company sector with the aim of complying with OJK Regulation No. 17/POJK.04/2020 concerning Material Transactions and Business Activity Changes.

2. Scope Assignment

This report is prepared based on data from the Company's Management and other relevant information. In preparing this report, we have also considered supporting projections from the Company and the results of interviews with the Company's Management.

The analyses conducted in preparing this feasibility study report are:

- a. **Market Feasibility Analysis**
This involves examining market conditions, such as market share, sustainability, market potential, target market, and market value potential. It also includes analyzing competitors and marketing strategies.
- b. **Technical Feasibility Analysis**
This involves reviewing business capacity and targets, and assessing the availability and quality of resources, labor, and professional expertise. Technical analysis also covers the general production process.
- c. **Business Model Feasibility Analysis**
This analysis includes evaluating competitive advantages due to the uniqueness of the proposed business model, competitors' ability to replicate the products, and the ability to create value.
- d. **Management Model Feasibility Analysis**
This aspect covers the availability of workforce, intellectual property management, risk management, management capacity and capability, and the suitability of the organizational and management structure.
- e. **Financial Feasibility Analysis**
As the culmination of all examined aspects, the financial feasibility analysis includes, at a minimum, investment plans, funding sources, operational costs, financial statement projections, break-even analysis, profitability analysis, and overall return on investment analysis.

3. Assumptions and Constraints

The assumptions and constraints used in preparing this feasibility study are:

1. This feasibility study report is non-disclaimer opinion.
2. The appraiser has reviewed the documents used in the valuation/feasibility study process.
3. The data and information obtained come from sources that are considered reliable in terms of accuracy.
4. The consultant uses financial projections provided by management, reflecting the fairness of the financial projections and the ability to achieve them (fiduciary duty).
5. The appraiser is responsible for the implementation of the feasibility study and all content of this Feasibility Study Report.
6. FRR wants to emphasize that the results of the review, analysis, and our responsibility are specifically limited to the valuation aspect of the appraisal object, excluding tax and legal aspects as these are outside the scope of the assignment.
7. Based on market conditions, economic conditions, general business conditions, financial conditions, and government regulations as of the effective date of the valuation.
8. Fulfillment of all conditions and obligations of the Company and all parties involved in the Plan for the Addition of Business Activities in accordance with the procedures and timeframe established in the documents related to the Addition of Business Activities.
9. No material changes affecting the assumptions used in the preparation of the Feasibility Study from the date of issuance of the Feasibility Study to the date of the Plan for the Addition of Business Activities.

10. In conducting the analysis, we assume and rely on the accuracy, reliability, and completeness of all financial and other information provided to us by the Company's management or publicly available information that is essentially accurate, complete, and not misleading, and we are not responsible for conducting an independent examination of such information. We also rely on the assurance from the Company's management that they are not aware of any facts that would cause the information provided to us to be incomplete or misleading.
11. The Feasibility Study analysis is prepared using the data and information as disclosed above. Any changes in these data and information may materially affect our final opinion. We are not responsible for changes in the conclusions of the Feasibility Study or for any loss, damage, cost, or expense resulting from a lack of disclosure of information, making the data we obtain incomplete or misinterpreted.
12. Since the results of the Feasibility Study are highly dependent on the data and assumptions underlying it, changes in data sources and assumptions according to market data will alter the results of the Feasibility Study. Therefore, we note that changes in the data used may affect the results of the Feasibility Study, and such differences may be material. Although the preparation of the Feasibility Study report has been carried out in good faith and in a professional manner, we cannot accept responsibility for possible differences in conclusions due to additional analysis, the application of the Feasibility Study results as a basis for transaction analysis, or changes in the data used as the basis for the Feasibility Study.
13. Our work related to the Feasibility Study does not constitute and should not be interpreted in any way as a review or audit or the performance of specific procedures on financial information. The work also does not intend to disclose weaknesses in internal controls, errors, or deviations in financial statements or legal violations..

4. Feasibility Study Methodology

The methodology used in preparing this feasibility study report is as follows:

1. Conducting a visit to the Company's office on August 6, 2024, to gain an understanding of the expansion plan and additional business activities of the Company..
2. Collecting primary data from the Company related to the expansion plan for additional business activities, including company identity data, permits, project specifications, financial aspects, business plans, and other related data..
3. Collecting secondary data from reliable sources.
4. Gathering data from discussions regarding various aspects affecting feasibility with the Company.
5. Conducting a legality analysis to review the completeness of legal documents and permits.
6. Performing a market analysis to assess the property market conditions in Indonesia, market potential, targets, competitors, and marketing strategies;
7. Conducting a technical analysis to review the technical aspects of the Company's business process related to the additional business activities plan.
8. Analyzing the business model to evaluate the business model for the additional business activities, potential risks, control measures, and SWOT analysis.
9. Assessing the management model to review the organizational structure and employee needs related to the Company's additional business activities plan.
10. Performing a financial analysis to evaluate the economic feasibility parameters. This includes analyzing the feasibility of the additional business activities using indicators such as Net Present Value (NPV), Profitability Index (PI), Internal Rate of Return (IRR), and Payback Period.

5. Conclusion

To evaluate the investment feasibility of the Project Plan according to SEOJK 17/2020, four indicators are used: Net Present Value (NPV), Internal Rate of Return (IRR), Profitability Index (PI), and Payback Period, based on the present value of projected net cash flows up to 2030. The use of NPV means measuring the present value of investment expenditures and business benefits depicted by the projected net benefits. The NPV value reflects the difference between the present value of future cash flows and the investment value. By comparing the total investment made at the beginning of the project period with the total cash flows expected each year, the NPV value generated by the project can be determined. If the NPV value is positive, the investment is considered feasible, while a negative NPV indicates that the investment should not be pursued.

The feasibility of the investment in the additional business activities of the holding company is calculated using four indicators: Net Present Value (NPV), Internal Rate of Return (IRR), Profitability Index (PI), and Payback Period, summarized as follows:

<input checked="" type="checkbox"/>	<i>Net Present Value (NPV)</i>	: Rp59.588.652.344,-
<input checked="" type="checkbox"/>	<i>Internal Rate of Return (IRR)</i>	: 19,24%
<input checked="" type="checkbox"/>	<i>Profitability Index (PI)</i>	: 1,69
<input checked="" type="checkbox"/>	<i>Payback Period</i>	: 7 Tahun, 3 Bulan

Based on the analysis of all data and information received by FRR and considering all relevant factors affecting the feasibility analysis, FRR opines that the Plan for the Addition of Business Activities to be carried out by the Company is feasible from the aspects of market feasibility, technical feasibility, business model feasibility, management model feasibility, and financial feasibility.

We assume that all data and information obtained are accurate and that there are no undisclosed circumstances that would materially affect the feasibility. The final conclusion above holds provided there are no material changes to the Plan for the Addition of Business Activities. Such changes include, but are not limited to, changes in internal conditions within the Company as well as external conditions such as market and economic conditions, general business, trade and financial conditions, as well as Indonesian government regulations and other related regulations after the date of this Feasibility Study Report. Should changes occur after the date of this Feasibility Study Report, the feasibility of the Plan for the Addition of Business Activities may differ.

D. AVAILABILITY OF EXPERTS REGARDING BUSINESS ACTIVITY CHANGE PLANS

In relation to the planned Change in Business Activities, specifically the Addition of Holding Business Activities (KBLI 64200), the Company has already collaborated with several experts in their respective fields, such as::

- Architecture and Planning Consultants
- Geotechnical Consultants
- Structural Consultants
- MEP (Mechanical, Electrical, and Plumbing) Consultants

E. EXPLANATION, CONSIDERAN AND REASONS FOR CHANGES IN BUSINESS ACTIVITIES

The dynamics of business growth, especially in Bandung, are closely related to tourism, which necessitates the enhancement of accommodation facilities such as hotels, serviced apartments, and others that provide adequate services and amenities. The growth of tourism post-COVID-19 has increased both locally and internationally, and it is crucial to match this with the availability of accommodation facilities. Economic turbulence resulting from the Ukraine-Russia war, post-election developments, and the Israel-Palestine conflict indirectly impacts the pace of development. To minimize potential risks, it is essential to have open cooperation with competent partners in the

hospitality and serviced apartment sectors. Therefore, the Company plans to expand its business by investing in a subsidiary. In establishing a subsidiary, the Company needs to add a new business field to its activities, namely KBLI 64200, HOLDING COMPANY ACTIVITIES.

The Company's management views that the additional business should be managed by a separate entity to ensure more focus and positive contributions. Given this consideration, it is necessary to adjust or add business activities in the holding company sector to establish a subsidiary or a subsidiary company of the Company.

F. THE IMPACT OF CHANGES IN BUSINESS ACTIVITIES ON THE COMPANY'S FINANCIAL CONDITION

As the Company is the majority shareholder, holding 99.999% of the issued shares, the preparation of financial reports will be in the form of consolidated financial statements. This is expected to show the impact of the subsidiary on the parent company's development. The Company manages its own projects, so the presence of the subsidiary is anticipated to enhance the productivity and profitability of the Company while maintaining legal compliance. On the other hand, to minimize potential losses, partnerships will be established with operators and competent experts in the property business.

G. GENERAL MEETING OF SHAREHOLDERS OF THE COMPANY FOR APPROVAL OF CHANGES IN BUSINESS ACTIVITIES

To approve the Change in Business Activities, the Company will hold an Extraordinary General Meeting of Shareholders ("EGMS") on October 1, 2024. The agenda will include the discussion of the feasibility study related to the Company's Change in Business Activities to comply with the Financial Services Authority Regulation No. 17/POJK.04/2020 regarding Material Transactions and Changes in Business Activities, specifically the addition of holding company activities ("KBLI 64200"), as well as the approval of amendments to Article 3 of the Company's Articles of Association regarding the purpose, objectives, and business activities of the Company.

H. OTHER MATERIAL MATTERS RELATED TO CHANGES IN BUSINESS ACTIVITIES

Other than as disclosed in this Information Disclosure, there are no other material matters related to the Plan for Change in Business Activities.

I. ADDITIONAL INFORMATION

For more information regarding the transaction as disclosed in this Information Disclosure, please contact:

PT Citra Buana Prasida Tbk.
Paskal Hyper Square Complex
Block G 2nd Floor No. 206-208
Jl. H.O.S. Cokroaminoto No. 25-27 (dh. Jl. Pasirkaliki No. 25-27)
Bandung 40181
Phone: 022-86061108

Email: corsec@citrabuanaprasida.co.id
Situs Web: www.citrabuanaprasida.co.id

U.p. Corporate Secretary
Bandung, August 23 2024

DIRECTOR