

**DISCLOSURE OF INFORMATION TO SHAREHOLDERS  
PT MULTIPOLAR TBK  
IN CONNECTION WITH AN AFFILIATED TRANSACTION  
("INFORMATION DISCLOSURE")**

THE INFORMATION CONTAINED IN THIS INFORMATION DISCLOSURE IS IMPORTANT AND REQUIRES THE ATTENTION OF THE SHAREHOLDERS OF PT MULTIPOLAR TBK.

THIS INFORMATION DISCLOSURE IS PREPARED IN CONNECTION WITH THE TRANSACTION (AS DEFINED HEREINAFTER) IN ORDER TO COMPLY WITH POJK NO. 42/2020 (AS DEFINED HEREINAFTER).

IF YOU EXPERIENCE DIFFICULTIES IN UNDERSTANDING THE INFORMATION CONTAINED IN THIS INFORMATION DISCLOSURE OR ARE IN DOUBT IN MAKING A DECISION, YOU ARE ADVISED TO CONSULT WITH A SECURITIES BROKER, INVESTMENT MANAGER, LEGAL COUNSEL, PUBLIC ACCOUNTANT, OR OTHER PROFESSIONAL ADVISOR.



**PT Multipolar Tbk**

**Business Activities:**

A holding company that conducts its business activities through its Subsidiaries, including in the fields of telecommunications services, informatics industry, general trade including import, export, interisland, local and retail trade, property/real estate development and management services, leasing of spaces within buildings, and investment.

**Domiciled in Tangerang, Indonesia**

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**This Information Disclosure was issued on 2 July 2026**

## DEFINITIONS AND ABBREVIATIONS

Unless otherwise stated in this Information Disclosure, terms and expressions using capital letters used in this Information Disclosure shall have the following meanings:

<b>Affiliate</b>	: Means as defined in Article 1 paragraph 1 of POJK No. 42/2020.
<b>Conflict of Interest</b>	: Means as defined in Article 1 paragraph 4 of POJK No. 42/2020.
<b>BS</b>	: PT Balaraja Sentosa.
<b>CCP</b>	: PT Citra Cito Perkasa.
<b>KJPP</b>	: <i>Kantor Jasa Penilai Publik</i> (Public Appraisal Services Office).
<b>Appraisal Report</b>	: Appraisal report issued by the KJPP as referred to in the Introduction section of this Information Disclosure.
<b>Minister of Law</b>	: Minister of Law or Minister of Law and Human Rights of the Republic of Indonesia.
<b>MPPA</b>	: PT Matahari Putra Prima Tbk.
<b>NMI</b>	: PT Nusa Malioboro Indah.
<b>OJK</b>	: <i>Otoritas Jasa Keuangan</i> (Financial Services Authority of Indonesia).
<b>Company</b>	: PT Multipolar Tbk.
<b>PMU</b>	: PT Panca Megah Utama.
<b>POJK No. 42/2020</b>	: OJK Regulation No. 42/POJK.04/2020 concerning Affiliated Transactions and Transactions with Conflict of Interest.
<b>SAL</b>	: PT Surya Asri Lestari.
<b>Transaction Affiliated</b>	: Means a transaction as defined in Article 1 paragraph 3 POJK No. 42/2020.
<b>Conflict of Interest Transaction</b>	: Means a transaction as defined in Article 1 paragraph 5 POJK No. 42/2020.

## INTRODUCTION

The information contained in this Information Disclosure is prepared in the context of fulfilling the Company's obligations regarding Affiliated Transactions as stipulated in POJK No. 42/2020, in connection with the execution of: (a) Deed of Sale and Purchase Binding Agreement No. 184 dated 30 June 2026, by and between BS and MPPA; (b) Deed of Sale and Purchase Binding Agreement No. 185 dated 30 June 2026, by and between CCP and MPPA; (c) Deed of Sale and Purchase Binding Agreement No. 186 dated 30 June 2026, by and between SAL and MPPA; (d) Deed of Sale and Purchase Binding Agreement No. 187 dated 30 June 2026, by and between SAL and MPPA; (e) Deed of Sale and Purchase Binding Agreement No. 188 dated 30 June 2026, by and between PMU and

MPPA; and (f) Deed of Sale and Purchase Binding Agreement No. 189 dated 30 June 2026, by and between NMI and MPPA, all of which were executed before Sriwi Bawana Nawaksari, S.H., M.Kn., a Notary in Tangerang Regency, whereby such agreements are final and legally binding and give rise to rights and obligations for the respective parties thereto, in relation to the purchase of land and/or buildings, with the Company's subsidiaries, namely BS, CCP, SAL, PMU and NMI, acting as the Sellers, and the Company's Affiliate, namely MPPA, acting as the Purchaser (the "Transaction").

## BRIEF DESCRIPTION OF THE TRANSACTION

### 1. BRIEF DESCRIPTION OF THE TRANSACTION

The details of the settlement of the purchase of land and/or buildings from the Company's Affiliates are as follows:

No.	Date of Transaction	Seller Party	Object of Transaction	Value (IDR)
1.	30 June 2026	CCP	SHMSRS No. 00043 with an area of 8.312,33 m <sup>2</sup> located in Kelurahan Dukuh Menanggal, Kecamatan Gayungan, Kota Surabaya, Provinsi Jawa Timur	181.049.000.000
2.	30 June 2026	CCP	SHMSRS No. 00044 with an area of 15,46 m <sup>2</sup> located in Kelurahan Dukuh Menanggal, Kecamatan Gayungan, Kota Surabaya, Provinsi Jawa Timur	337.000.000
3.	30 June 2026	CCP	SHMSRS No. 00294 with an area of 3.239,69 m <sup>2</sup> located in Kelurahan Dukuh Menanggal, Kecamatan Gayungan, Kota Surabaya, Provinsi Jawa Timur	70.563.000.000
4.	30 June 2026	CCP	SHMSRS No. 00295 with an area of 18,30 m <sup>2</sup> located in Kelurahan Dukuh Menanggal, Kecamatan Gayungan, Kota Surabaya, Provinsi Jawa Timur	399.000.000
5.	30 June 2026	CCP	SHMSRS No. 00296 with an area of 11,82 m <sup>2</sup> located in Kelurahan Dukuh Menanggal, Kecamatan Gayungan, Kota Surabaya, Provinsi Jawa Timur	258.000.000
6.	30 June 2026	CCP	SHMSRS No. 00297 with an area of 24,25 m <sup>2</sup> located in Kelurahan Dukuh Menanggal, Kecamatan Gayungan, Kota Surabaya, Provinsi Jawa Timur	528.000.000
7.	30 June 2026	CCP	SHMSRS No. 00298 with an area of 51,80 m <sup>2</sup> located in Kelurahan Dukuh Menanggal, Kecamatan Gayungan, Kota Surabaya, Provinsi Jawa Timur	1.128.000.000
8.	30 June 2026	CCP	SHMSRS No. 00299 with an area of 241,58 m <sup>2</sup> located in Kelurahan Dukuh Menanggal, Kecamatan Gayungan, Kota Surabaya, Provinsi Jawa Timur	5.262.000.000
9.	30 June 2026	CCP	SHMSRS No. 00300 with an area of 95,37 m <sup>2</sup> located in Kelurahan Dukuh Menanggal, Kecamatan Gayungan, Kota Surabaya, Provinsi Jawa Timur	2.077.000.000
10.	30 June 2026	CCP	SHMSRS No. 00956 with an area of 3.696,39 m <sup>2</sup> located in Kelurahan Dukuh Menanggal, Kecamatan Gayungan, Kota Surabaya, Provinsi Jawa Timur	80.510.000.000
11.	30 June 2026	CCP	SHMSRS No. 00957 with an area of 15,78 m <sup>2</sup> located in Kelurahan Dukuh Menanggal, Kecamatan Gayungan, Kota Surabaya, Provinsi Jawa Timur	344.000.000
12.	30 June 2026	CCP	SHMSRS No. 00958 with an area of 10,73 m <sup>2</sup> located in Kelurahan Dukuh Menanggal, Kecamatan Gayungan, Kota Surabaya, Provinsi Jawa Timur	234.000.000

No.	Date of Transaction	Seller Party	Object of Transaction	Value (IDR)
13.	30 June 2026	CCP	SHMSRS No. 00959 with an area of 63,83 m <sup>2</sup> located in Kelurahan Dukuh Menanggal, Kecamatan Gayungan, Kota Surabaya, Provinsi Jawa Timur	1.390.000.000
14.	30 June 2026	CCP	SHMSRS No. 01495 with an area of 156,42 m <sup>2</sup> located in Kelurahan Dukuh Menanggal, Kecamatan Gayungan, Kota Surabaya, Provinsi Jawa Timur	3.407.000.000
15.	30 June 2026	CCP	SHMSRS No. 01496 with an area of 184,31 m <sup>2</sup> located in Kelurahan Dukuh Menanggal, Kecamatan Gayungan, Kota Surabaya, Provinsi Jawa Timur	4.014.000.000
16.	30 June 2026	PMU	SHGB <i>Nomor Identifikasi Bidang Tanah</i> 12.09.000036181.0 ex No. 22, with an area of 6.305 m <sup>2</sup> located in Kelurahan Sidomoro, Kecamatan Kebomas, Kabupaten Gresik, Provinsi Jawa Timur	126.495.000.000
17.	30 June 2026	PMU	SHGB <i>Nomor Identifikasi Bidang Tanah</i> 12.09.000036131.0 ex No. 42, with an area of 399 m <sup>2</sup> located in Kelurahan Sidomoro, Kecamatan Kebomas, Kabupaten Gresik, Provinsi Jawa Timur	8.005.000.000
18.	30 June 2026	NMI	SHGB No. 415, with an area of 607 m <sup>2</sup> located in Kelurahan Sosromenduran, Kecamatan Gedongtengen, Kota Yogyakarta, Provinsi Daerah Istimewa Yogyakarta	24.895.000.000
19.	30 June 2026	NMI	SHGB No. B.175/Smd., with an area of 978 m <sup>2</sup> located in Kelurahan Sosromenduran, Kecamatan Gedongtengen, Kota Yogyakarta, Provinsi Daerah Istimewa Yogyakarta	40.111.000.000
20.	30 June 2026	NMI	SHGB No. B.176/Smd., with an area of 49 m <sup>2</sup> located in Kelurahan Sosromenduran, Kecamatan Gedongtengen, Kota Yogyakarta, Provinsi Daerah Istimewa Yogyakarta	2.010.000.000
21.	30 June 2026	NMI	SHGB No. B.177/Smd., with an area of 8 m <sup>2</sup> located in Kelurahan Sosromenduran, Kecamatan Gedongtengen, Kota Yogyakarta, Provinsi Daerah Istimewa Yogyakarta	328.000.000
22.	30 June 2026	NMI	SHGB No. B.178/Smd., with an area of 16 m <sup>2</sup> located in Kelurahan Sosromenduran, Kecamatan Gedongtengen, Kota Yogyakarta, Provinsi Daerah Istimewa Yogyakarta	656.000.000
23.	30 June 2026	SAL	SHGB No. 1208, with an area of 57 m <sup>2</sup> located in Desa Kedung Badak, Kecamatan Tanah Sareal, Kota Bogor, Provinsi Jawa Barat	869.000.000
24.	30 June 2026	SAL	SHGB No. 1370, with an area of 7.944 m <sup>2</sup> located in Desa Kedung Badak, Kecamatan Tanah Sareal, Kota Bogor, Provinsi Jawa Barat	121.131.000.000
25.	30 June 2026	SAL	SHGB <i>Nomor Identifikasi Bidang Tanah</i> 10.09.000003586.0 ex No. 388, with an area of 74 m <sup>2</sup> located in Kelurahan Paledang, Kecamatan Bogor Tengah, Kota Bogor, Provinsi Jawa Barat	1.782.000.000
26.	30 June 2026	SAL	SHGB <i>Nomor Identifikasi Bidang Tanah</i> 10.09.000002590.0 ex No. 389, with an area of 137 m <sup>2</sup> located in Kelurahan	3.298.000.000

No.	Date of Transaction	Seller Party	Object of Transaction	Value (IDR)
			Paledang, Kecamatan Bogor Tengah, Kota Bogor, Provinsi Jawa Barat	
27.	30 June 2026	SAL	SHGB Nomor Identifikasi Bidang Tanah 10.09.000002794.0 ex No. 390, with an area of 915 m <sup>2</sup> located in Kelurahan Paledang, Kecamatan Bogor Tengah, Kota Bogor, Provinsi Jawa Barat	22.029.000.000
28.	30 June 2026	SAL	SHGB Nomor Identifikasi Bidang Tanah 10.09.000003183.0 ex No. 391, with an area of 930 m <sup>2</sup> located in Kelurahan Paledang, Kecamatan Bogor Tengah, Kota Bogor, Provinsi Jawa Barat	22.391.000.000
29.	30 June 2026	BS	SHGB Nomor Identifikasi Bidang Tanah 28.04.000133500.0 ex No. 08, with an area of 35.331 m <sup>2</sup> located in Kelurahan Sukamurni, Kecamatan Balaraja, Kabupaten Tangerang, Provinsi Banten	50.448.000.000
30.	30 June 2026	BS	SHGB Nomor Identifikasi Bidang Tanah 28.04.000121027.0 ex No. 09, with an area of 2.615 m <sup>2</sup> located in Kelurahan Sukamurni, Kecamatan Balaraja, Kabupaten Tangerang, Provinsi Banten	3.734.000.000
31.	30 June 2026	BS	SHGB Nomor Identifikasi Bidang Tanah 28.04.000121029.0 ex No. 459, with an area of 223 m <sup>2</sup> located in Kelurahan Tobat, Kecamatan Balaraja, Kabupaten Tangerang, Provinsi Banten	318.000.000

## 2. INFORMATION ON THE PARTIES TO THE TRANSACTION

### Seller Parties

#### a. CCP

##### a.i. **Brief History**

CCP, domiciled in Kelapa Dua - Tangerang Regency, is a limited liability company established under the laws of the Republic of Indonesia. CCP was established based on Deed of Establishment No. 14 dated September 23, 2010, made before Nurlani Yusup, S.H., M.Kn., Notary in Tangerang Regency, which obtained approval from the Minister of Law and Human Rights based on Minister of Law and Human Rights Decree No. AHU-46687.AH.01.01.Tahun 2010 dated October 4, 2010, and was registered in the Company Register No. AHU-0071661.AH.01.09.Tahun 2010 dated October 4, 2010 ("**CCP Deed of Establishment**").

The articles of association of CCP as contained in the CCP Deed of Establishment have been amended several times, most recently amended by Deed of Statement of Resolutions of CCP Shareholders No. 10 dated January 19, 2026, made before Nurlani Yusup, S.H., M.Kn., Notary in Tangerang, which was notified to and received by the Minister of Law based on Receipt of Notification of Amendments to Articles of Association No. AHU-AH.01.03-0037689 dated February 11, 2026, whereby the shareholders of CCP approved amendments to the provisions of Articles 5 to 15 and Articles 17 to 19 ("**CCP Deed No. 10/2026**").

Furthermore, the CCP Deed of Establishment along with all its amendments including CCP Deed No. 10/2026 shall be referred to as the "**CCP Articles of Association**".

##### a.ii. **Capital Structure and Shareholders**

Based on Deed of Statement of Resolutions of CCP Shareholders No. 05 dated November 9, 2022, made before Nurlani Yusup, S.H., M.Kn., Notary in Tangerang Regency, which obtained approval from the Minister of Law and Human Rights based on Decree No. AHU-AH.01.03-0315971 dated November 22, 2022, and was registered in the Company Register No. AHU-0233916.AH.01.11.Tahun 2022 dated November 22, 2022 ("**CCP Deed No. 05/2022**"), the capital structure and shareholders of CCP are as follows:

Description	Nominal Value IDR 650.000,- / share		(%)
	Number of Shares	Total Nominal Value (IDR)	
<b>Authorized Capital</b>	108.000	70.200.000.000	
<b>Issued and Fully Paid Capital:</b>			
1. PT Matahari Pacific	84.990	55.243.500.000	99,98
2. PT Mentari Sinar Persada	10	6.500.000	0,02
<b>Total Issued and Fully Paid Capital</b>	85.000	55.250.000.000	<b>100,00</b>
<b>Treasury Shares</b>	23.000	14.950.000.000	-

**a.iii. Board of Directors and Board of Commissioners**

Based on Deed of Affirmation of Statement of Resolutions of CCP Shareholders No. 01 dated March 5, 2026, made before Nurlani Yusup, S.H., M.Kn., Notary in Tangerang Regency, which was notified to and received by the Minister of Law based on Receipt of Notification of Changes to Company Data No. AHU-AH.01.09-0136205 dated March 6, 2026, and was registered in the Company Register No. AHU-0056438.AH.01.11.Tahun 2026 dated March 6, 2026 ("**CCP Deed No. 01/2026**"), the composition of the Board of Directors and Board of Commissioners of CCP is as follows:

**Board of Directors**

President Director : Merry Maryati  
 Director : Chrysologus RN Sinulingga

**Board of Commissioners**

Commissioner : Agus Arismunandar

**a.iv. Business Activities of CCP**

Based on the CCP Articles of Association, the purpose and objectives of CCP are to engage in the fields of real estate, information and communication, finance leasing without option rights, professional, scientific and technical activities, education, transportation, wholesale and retail trade, arts, entertainment and recreation, and financial and insurance activities.

The business activities currently carried out by CCP are in the field of real estate.

**b. PMU**

**b.i. Brief History**

PMU, domiciled in Kelapa Dua - Tangerang, is a limited liability company established under the laws of the Republic of Indonesia. PMU was established pursuant to Deed of Establishment No. 17 dated 23 September 2010, drawn up before Nurlani Yusup, S.H., M.Kn., Notary in Tangerang Regency, which obtained approval from the Minister of Law and Human Rights pursuant to Decree No. AHU-47198.AH.01.01.Tahun 2010 dated 6 October 2010 and was registered in the Company Register No. AHU-0072408.AH.01.09.Tahun 2010 dated 6 October 2010 ("**PMU Deed of Establishment**").

The articles of association of PMU as set out in the PMU Deed of Establishment have been amended several times, most recently by Deed of Statement of Shareholders' Resolutions No. 19 dated 19 January 2026, drawn up before Nurlani Yusup, S.H., M.Kn., Notary in Tangerang Regency, which obtained approval from the Minister of Law pursuant to Letter of Approval of Amendment to Articles of Association No. AHU-0007545.AH.01.02.TAHUN 2026 and was registered in the Company Register No. AHU-0024979.AH.01.11.TAHUN 2026 dated 11 February 2026, whereby the shareholders of PMU approved amendments to the term of office of the Board of Directors and Board of Commissioners and the duties and authorities of the Board of Directors ("**PMU Deed No. 19/2026**").

Furthermore, the PMU Deed of Establishment together with all amendments thereto, including PMU Deed No. 19/2026, shall be referred to as the "**Articles of Association of PMU**".

#### **b.ii. Capital Structure and Shareholding Composition**

Based on Deed of Statement of Shareholders' Resolutions of PMU No. 17 dated 27 December 2023, drawn up before Nurlani Yusup, S.H., M.Kn., Notary in Tangerang Regency, which (i) obtained approval from the Minister of Law and Human Rights pursuant to Decree No. AHU-0000364.AH.01.02.Tahun 2024 dated 4 January 2024; and (ii) was notified to and received by the Minister of Law and Human Rights pursuant to Letter of Receipt of Notification of Amendment to Articles of Association No. AHU-AH.01.03-0002019 dated 4 January 2024, both of which were registered in the Company Register No. AHU-0001242.AH.01.11.Tahun 2024 dated 4 January 2024 ("**PMU Deed No. 17/2023**"), the capital structure and shareholding composition of PMU are as follows:

Description	Nominal value Rp117,000,- /Share		(%)
	Number of Shares	Nominal Amount (Rupiah)	
<b>Authorized Capital</b>	150.000	17.550.000.000	
<b>Issued and Fully Paid-up Capital:</b>			
1. PT Mentari Sinar Persada	80.990	9.475.830.000	99,98
2. PT Matahari Pacific	10	1.170.000	0,02
<b>Total Issued and Fully Paid-up Capital</b>	<b>81.000</b>	<b>9.477.000.000</b>	<b>100,00</b>
<b>Portfolio Shares</b>	69.000	8.073.000.000	

#### **b.iii. Composition of the Board of Directors and Board of Commissioners**

Based on Deed of Affirmation of Statement of Shareholders' Resolutions of PMU No. 11 dated 5 March 2026, drawn up before Nurlani Yusup, S.H., M.Kn., Notary in Tangerang Regency, notification of which was submitted to and received by the Minister of Law pursuant to Letter of Receipt of Notification of Change of Company Data No. AHU-AH.01.09-0145023 dated 16 March 2026 and registered in the Company Register No. AHU-0058771.AH.01.11.Tahun 2026 dated 16 March 2026 ("**PMU Deed No. 11/2026**"), the composition of the Board of Directors and Board of Commissioners of PMU is as follows:

##### **Board of Directors**

President Director : Merry Maryati  
 Director : Chrysologus RN Sinulingga

##### **Board of Commissioners**

President : Agus Arismunandar  
 Commissioner  
 Commissioner : Yerry Goei

#### b.iv. Business Activities

Based on the Articles of Association of PMU, the purposes and objectives of PMU are to engage in real estate, information and communication, leasing without option rights, professional, scientific and technical activities, education, transportation, wholesale and retail trading, arts, entertainment and recreation, and financial and insurance activities.

The business activity currently conducted by PMU is real estate.

#### c. NMI

##### c.i. Brief History

NMI, domiciled in Kelapa Dua - Tangerang Regency, is a limited liability company established under the laws of the Republic of Indonesia. NMI was established pursuant to Deed of Establishment No. 12 dated 23 September 2010, drawn up before Nurlani Yusup, S.H., M.Kn., Notary in Tangerang Regency, which obtained approval from the Minister of Law and Human Rights pursuant to Decree No. AHU-47112.AH.01.01 Tahun 2010 dated 5 October 2010 and was registered in the Company Register No. AHU-0072289.AH.01.09 Tahun 2010 dated 5 October 2010 ("**NMI Deed of Establishment**").

The articles of association of NMI as set out in the NMI Deed of Establishment have been amended several times, most recently by Deed of Statement of Shareholders' Resolutions No. 18 dated 19 January 2026, drawn up before Nurlani Yusup, S.H., M.Kn., Notary in Tangerang Regency, which obtained approval from the Minister of Law pursuant to Letter of Approval of Amendment to Articles of Association No. AHU-0007542.AH.01.02.TAHUN 2026 and was registered in the Company Register No. AHU-0024974.AH.01.11.TAHUN 2026 dated 11 February 2026, whereby the shareholders of NMI approved amendments to the term of office of the Board of Directors and Board of Commissioners and the duties and authorities of the Board of Directors ("**NMI Deed No. 18/2026**").

Furthermore, the NMI Deed of Establishment together with all amendments thereto, including NMI Deed No. 18/2026, shall be referred to as the "**Articles of Association of NMI**".

##### c.ii. Capital Structure and Shareholding Composition

Based on Deed of Statement of Shareholders' Resolutions of NMI No. 17 dated 22 December 2016, drawn up before Nurlani Yusup, S.H., M.Kn., Notary in Tangerang Regency, which obtained approval from the Minister of Law and Human Rights pursuant to Decree No. AHU-0000269.AH.01.02.Tahun 2017 dated 5 January 2017 and was registered in the Company Register No. AHU-0001153.AH.01.11.Tahun 2017 dated 5 January 2017 ("**NMI Deed No. 17/2017**"), the capital structure and shareholding composition of NMI are as follows:

Keterangan	Nominal value Rp887,000,- / share		(% )
	Number of Shares	Nominal Amount (Rupiah)	
<b>Authorized Capital</b>	24.000	21.288.000.000	
<b>Issued and Fully Paid-up Capital:</b>			
1. PT Mentari Sinar Persada	10	8.870.000	0,05
2. PT Matahari Pacific	20.990	18.618.130.000	99,95
<b>Total Issued and Fully Paid-up Capital</b>	21.000	18.627.000.000	<b>100,00</b>
<b>Portfolio Shares</b>	3.000	2.610.000.000	

##### c.iii. Composition of the Board of Directors and Board of Commissioners

Based on Deed of Affirmation of Statement of Shareholders' Resolutions of NMI No. 08 dated 5 March 2026, drawn up before Nurlani Yusup, S.H., M.Kn., Notary in Tangerang Regency, notification of which was submitted to and received by the Minister of Law pursuant to Letter of Receipt of Notification of Change of Company Data No. AHU-AH.01.09-0145045 dated 16 March 2026 and registered in the Company Register No. AHU-0058781.AH.01.11.Tahun 2026 dated 16 March 2026 ("**NMI Deed No. 08/2026**"), the composition of the Board of Directors and Board of Commissioners of NMI is as follows:

**Board of Directors**

President Director : Merry Maryati  
Director : Chrysologus RN Sinulingga

**Board of Commissioners**

President : Agus Arismunandar  
Commissioner : Yerry Goei

**c.iv. Business Activities**

Based on the Articles of Association of NMI, the purposes and objectives of NMI are to engage in real estate, information and communication, leasing without option rights, professional, scientific and technical activities, education, transportation, wholesale and retail trading, arts, entertainment and recreation, and financial and insurance activities.

The business activity currently conducted by NMI is real estate.

**d. SAL**

**d.i. Brief History**

SAL, domiciled in Kelapa Dua - Tangerang Regency, is a limited liability company established under the laws of the Republic of Indonesia. SAL was established pursuant to Deed of Establishment No. 4 dated 22 September 2010, drawn up before Nurlani Yusup, S.H., M.Kn., Notary in Tangerang Regency, which obtained approval from the Minister of Law and Human Rights pursuant to Decree No. AHU-46048.AH.01.01.Tahun 2010 dated 28 September 2010 and was registered in the Company Register No. AHU-007521.AH.01.09.Tahun 2010 dated 28 September 2010 ("**SAL Deed of Establishment**").

The articles of association of SAL as set out in the SAL Deed of Establishment have been amended several times, most recently by Deed of Statement of Shareholders' Resolutions No. 26 dated 19 January 2026, drawn up before Nurlani Yusup, S.H., M.Kn., Notary in Tangerang Regency, which obtained approval from the Minister of Law pursuant to Letter of Approval of Amendment to Articles of Association No. AHU-0007572.AH.01.02.TAHUN 2026 and was registered in the Company Register No. AHU-0025037.AH.01.11.TAHUN 2026 dated 11 February 2026, whereby the shareholders of SAL approved amendments to the term of office of the Board of Directors and Board of Commissioners and the duties and authorities of the Board of Directors ("**SAL Deed No. 26/2026**").

Furthermore, the SAL Deed of Establishment together with all amendments thereto, including SAL Deed No. 26/2026, shall be referred to as the "**Articles of Association of SAL**".

**d.ii. Capital Structure and Shareholding Composition**

Based on Deed of Statement of Shareholders' Resolutions of SAL No. 03 dated 01 July 2024, drawn up before Nurlani Yusup, S.H., M.Kn., Notary in Tangerang Regency, notification of which was submitted to and received by the Minister of Law and Human Rights pursuant to Letter of Receipt of Notification of Amendment to Articles of Association

No. AHU-AH.01.03-0170446 dated 10 July 2024 and registered in the Company Register No. AHU-0138698.AH.01.11.Tahun 2024 dated 10 July 2024 ("**SAL Deed No. 03/2024**"), the capital structure and shareholding composition of SAL are as follows::

Description	Nominal value Rp670,000,- / share		(%)
	Number of Shares	Nominal Amount (Rupiah)	
<b>Authorized Capital</b>	450.000	288.000.000.000	
<b>Issued and Fully Paid-up Capital:</b>			
1. PT Prima Mentari Persada	415.990	266.233.600.000	99,98
2. PT Matahari Pacific	10	6.400.000	0,02
<b>Total Issued and Fully Paid-up Capital</b>	416.000	266.240.000.000	<b>100,00</b>
<b>Portfolio Shares</b>	34.000	21.760.000.000	

#### d.iii. Composition of the Board of Directors and Board of Commissioners

Based on Deed of Affirmation of Statement of Shareholders' Resolutions of SAL No. 18 dated 6 March 2026, drawn up before Nurlani Yusup, S.H., M.Kn., Notary in Tangerang Regency, notification of which was submitted to and received by the Minister of Law pursuant to Letter of Receipt of Notification of Change of Company Data No. AHU-AH.01.09-0155492 dated 10 March 2026 and registered in the Company Register No. AHU-0060771.AH.01.11.Tahun 2026 ("**SAL Deed No. 18/2026**"), the composition of the Board of Directors and Board of Commissioners of SAL is as follows:

##### **Board of Directors**

President Director : Merry Maryati  
 Director : Chrysologus RN Sinulingga

##### **Board of Commissioners**

President : Agus Arismunandar  
 Commissioner : Yerry Goei

#### d.iv. Business Activities

Based on the Articles of Association of SAL, the purposes and objectives of SAL are to engage in real estate, information and communication, leasing without option rights, professional, scientific and technical activities, education, transportation, wholesale and retail trading, arts, entertainment and recreation, and financial and insurance activities.

The business activity currently conducted by SAL is real estate.

#### e. **BS**

##### e.i. **Brief History**

BS, domiciled in Kelapa Dua - Tangerang Regency, is a limited liability company established under the laws of the Republic of Indonesia. BS was established pursuant to Deed of Establishment of Limited Liability Company PT Balaraja Sentosa No. 9 dated 23 September 2010, drawn up before Nurlani Yusup, S.H., M.Kn., Notary in Tangerang Regency, which obtained approval from the Minister of Law and Human Rights pursuant to Decree No. AHU-46946.AH.01.01.Tahun 2010 dated 5 October 2010 and was registered in the Company Register No. AHU-0072019.AH.01.09.Tahun 2010 dated 5 October 2010 ("**BS Deed of Establishment**").

The articles of association of BS as set out in the BS Deed of Establishment have been amended several times, most recently by Deed of Statement of Shareholders' Resolutions No. 8 dated 19 January 2026, drawn up before Nurlani Yusup, S.H., M.Kn., Notary in Tangerang Regency, which obtained approval from the Minister of Law pursuant to Letter of Approval of Amendment to Articles of Association No. AHU-0007530.AH.01.02.TAHUN 2026 and was registered in the Company Register No. AHU-0024946.AH.01.11.TAHUN 2026 dated 11 February 2026, whereby the shareholders of BS approved amendments to the term of office of the Board of Directors and Board of Commissioners and the duties and authorities of the Board of Directors ("**BS Deed No. 08/2026**").

Furthermore, the BS Deed of Establishment together with all amendments thereto, including BS Deed No. 08/2026, shall be referred to as the "**Articles of Association of BS**".

#### e.ii. Capital Structure and Shareholding Composition

Based on Deed of Statement of Shareholders' Resolutions of BS No. 05 dated 25 July 2025, drawn up before Nurlani Yusup, S.H., M.Kn., notification of which was submitted to and received by the Minister of Law pursuant to Letter of Receipt of Notification of Amendment to Articles of Association No. AHU-AH.01.03-0201878 dated 31 July 2025 and registered in the Company Register No. AHU-0174865.AH.01.11.Tahun 2025 dated 31 July 2025 ("**BS Deed No. 05/2025**"), the capital structure and shareholding composition of BS are as follows:

Description	Nominal value Rp239,000,- / share		(%)
	Number of Shares	Nominal Amount (Rupiah)	
<b>Authorized Capital</b>	229.000	54.731.000.000	
<b>Issued and Fully Paid-up Capital:</b>			
1. PT Matahari Pacific	152.990	36.564.610.000	99,99
2. PT Mentari Sinar Persada	10	2.390.000	0,01
<b>Total Issued and Fully Paid-up Capital</b>	153.000	36.567.000.000	<b>100,00</b>
<b>Portfolio Shares</b>	76.000	18.164.000.000	

#### e.iii. Composition of the Board of Directors and Board of Commissioners

Based on Deed of Affirmation and Statement of Shareholders' Resolutions of BS No. 03 dated 5 March 2025, drawn up before Nurlani Yusup, S.H., M.Kn., Notary in Tangerang Regency, notification of which was submitted to and received by the Minister of Law pursuant to Letter of Receipt of Notification of Change of Company Data No. AHU-AH.01.09-0145079 and registered in the Company Register No. AHU-0058791.AH.01.11.Tahun 2026 dated 16 March 2026, the composition of the Board of Directors and Board of Commissioners of BS is as follows:

##### **Board of Directors**

President Director : Merry Maryati  
 Director : Chrysologus RN Sinulingga

##### **Board of Commissioners**

President : Agus Arismunandar  
 Commissioner :  
 Commissioner : Yerry Goei

#### e.iv. Business Activities

Based on the Articles of Association of BS, the purposes and objectives of BS are to engage in real estate, information and communication, leasing without option rights,

professional, scientific and technical activities, education, transportation, wholesale and retail trading, arts, entertainment and recreation, and financial and insurance activities.

The business activity currently conducted by BS is real estate.

## **Buyer – MPPA**

### **a. Brief History**

MPPA, domiciled in Central Jakarta, is a limited liability company established under and governed by Indonesian law. MPPA was established pursuant to Deed of Establishment No. 30 dated 11 March 1986, drawn up before Budiarti Karnadi, S.H., Notary in Jakarta, which obtained approval from the Minister of Justice of the Republic of Indonesia pursuant to Decree No. C2-5238.HT.01.01.Th.86 dated 26 July 1986, was registered in the register book at the Central Jakarta District Court under No. 1745/1986, and was announced in the State Gazette of the Republic of Indonesia No. 73 dated 10 September 1991, Supplement to the State Gazette No. 2954 ("**MPPA Deed of Establishment**").

The articles of association of MPPA as set out in the MPPA Deed of Establishment have been amended several times, most recently by Deed of Statement of Resolutions of the Extraordinary General Meeting of Shareholders of the Company No. 33 dated 10 April 2026, drawn up before Sriwi Bawana Nawaksari, S.H., M.Kn., Notary in Tangerang Regency, which (i) obtained approval from the Minister of Law pursuant to Decree No. AHU-0023025.AH.01.02.Tahun 2026 dated 10 April 2026; and (ii) was notified to and received by the Minister of Law pursuant to Letter of Receipt of Notification of Amendment to Articles of Association No. AHU-AH.01.03-0103758 dated 10 April 2026, both of which were registered in the Company Register No. AHU-0075014.AH.01.11.Tahun 2026 dated 10 April 2026, and announced in the State Gazette of the Republic of Indonesia No. 029 dated 10 April 2026, Supplement to the State Gazette No. 008477, whereby the shareholders of the Company approved amendments to Article 4 (concerning capital) and Article 12 (concerning the duties, responsibilities, and authorities of the Board of Directors) ("**MPPA Deed No. 33/2026**").

Furthermore, the MPPA Deed of Establishment together with all amendments thereto, including MPPA Deed No. 33/2026, shall be referred to as the "**Articles of Association of MPPA**".

### **b. Capital Structure and Shareholding Composition**

Based on MPPA Deed No. 33/2026 and the Shareholders Register of MPPA dated 31 May 2026, the capital structure and shareholding composition of MPPA are as follows:

Description	Nominal value Rp50,- / share		Ownership Percentage (%)
	Number of Shares	Nominal Amount (Rupiah)	
<b>Authorized Capital</b>	<b>50.000.000.000</b>	<b>2.500.000.000.000</b>	
<b>Issued and Fully Paid-up Capital:</b>			
1. MLPL	6.500.845.870	325.042.293.500	50,13516
2. US BANK NA Consilium Frontier Equity Fund LP	1.148.862.825	57.443.141.250	8,86014
3. Caesario Parlindungan	7.500	375.000	0,00006
4. Public ownership below 5%	5.316.923.889	265.846.194.450	41,00464
<b>Total Issued and Fully Paid-up Capital</b>	<b>12.966.640.084</b>	<b>648.332.004.200</b>	<b>100,00000</b>
<b>Portfolio Shares</b>	<b>37.033.359.916</b>	<b>1.851.667.995.800</b>	<b>-</b>

### **c. Composition of the Board of Directors and Board of Commissioners**

Based on Deed of Statement of Partial Resolutions of the Annual General Meeting of Shareholders No. 112 dated 30 March 2026, drawn up before Siriwi Bawana Nawaksari, S.H., M.Kn., notification of which was submitted to and received by the Minister of Law pursuant to Letter of Receipt of Notification of Amendment to Articles of Association No. AHU-AH.01.09-0199155 dated 10 April 2026 and registered in the Company Register No. AHU-007837.AH.01.11.Tahun 2026 dated 10 April 2026, the composition of the Board of Directors and Board of Commissioners of the Company is as follows:

**Board of Directors**

President Director : Adrian Suherman  
Vice President Director : Yerry Goei  
Director : Mirtha Sukanto  
Director : Hendri Tadjuni  
Director : Caesario Parlindungan

**Board of Commissioners**

President Commissioner : Fendi Santoso  
Independent : Johan Anthony  
Commissioner  
Commissioner : John Riady

**d. Business Activities**

Based on the Articles of Association of MPPA, the purposes and objectives of MPPA are to engage in wholesale and retail trading, real estate, leasing without option rights, accommodation and food and beverage service activities, construction, professional, scientific and technical activities, warehousing and storage, telecommunications, internet-based trading application development activities (e-commerce), and web portals.

The business activities currently actually conducted by MPPA include trading in various goods, primarily food, beverages, or tobacco, for example in minimarkets, supermarkets, and hypermarkets, and may also include the sale of several non-food items such as clothing, household furniture, children's toys, cosmetics, pharmaceuticals (medicines), medical devices, as well as food and beverage services in the form of restaurants.

**3. DESCRIPTION OF THE RELATIONSHIP AND NATURE OF THE AFFILIATION OF THE PARTIES CONDUCTING THE TRANSACTION**

The Affiliate relationship in connection with the Transaction arises from the common control exercised by the same party over the parties involved in the Transaction, namely the Seller Parties and the Buyer Party, all of which are under the control of the Company.

**EXPLANATION, CONSIDERATIONS, AND REASONS FOR THE TRANSACTION AND ITS IMPACT ON THE COMPANY'S FINANCIAL CONDITION**

**1. EXPLANATION, CONSIDERATIONS, AND REASONS FOR THE TRANSACTION**

The Company periodically evaluates its asset portfolio as part of investment management and asset portfolio optimization in line with the Company's business strategy.

Based on the results of such evaluation, the Company views the transfer of assets through this Transaction as being in line with the Company's asset portfolio management strategy. The asset that is the object of the Transaction is also in accordance with MPPA's operational needs and business development plans, such that the Transaction is expected to provide benefits to each party in accordance with their respective business strategies.

The Transaction is carried out based on fair market value as reflected in the appraisal report issued by the Independent Appraiser, as well as on fair commercial terms and conditions (arm's length), which do not differ materially from similar transactions conducted with parties that have no affiliated relationship.

## 2. IMPACT OF THE TRANSACTION ON THE COMPANY'S FINANCIAL CONDITION

The table below shows a summary of the Company's and its subsidiaries' financial condition as of December 31, 2025, before and after the implementation of the Transaction.

<b>Consolidated Balance Sheet</b> <i>(in million Rupiah)</i>	<b>Audit as of</b> <b>31 December 2025</b>	<b>Proforma</b> <b>After Transaction as of</b> <b>31 December 2025</b>
<b>Current Assets</b>		
Cash and Cash Equivalents	1.395.871	1.249.245
Trade Receivables		
Third Parties	767.711	767.711
Related Parties	48.537	48.537
Other Current Financial Assets	980.847	980.847
Inventories	2.545.446	2.545.446
Prepaid Taxes	150.826	236.626
Prepaid Expenses	71.274	71.274
Other Current Assets	149.583	149.583
<b>Total Current Assets</b>	<b>6.110.095</b>	<b>6.049.269</b>
<b>Non-Current Assets</b>		
Other Non-Current Financial Assets	516.205	516.205
Investment in Associates	4.383.651	4.383.651
Other Long-Term Investments	1.368.373	1.368.373
Investment Properties	53.131	53.131
Fixed Assets	1.348.954	1.348.954
Right-of-Use Assets	669.261	669.261
Intangible Assets	220.204	220.204
Deferred Tax Assets	362.125	362.125
Other Non-Current Assets	56.088	56.088
<b>Total Non-Current Assets</b>	<b>8.977.992</b>	<b>8.977.992</b>
<b>TOTAL ASSETS</b>	<b>15.088.087</b>	<b>15.027.261</b>
<b>Current Liabilities</b>		
Short-Term Bank and Other Financial Institution Loans	702.000	702.000
Trade Payables		
Third Parties	1.931.347	1.931.347
Related Parties	10.868	10.868
Accrued Expenses	930.504	930.504
Other Short-Term Financial Liabilities	386.133	386.133
Taxes Payable	62.896	62.896
Short-Term Employee Benefits Liabilities	168.257	168.257
Current Portion of Long-Term Liabilities:		
Finance Lease Liabilities	3.513	3.513
Bank and Other Financial Institution Loans	328.555	328.555
Other Current Liabilities	1.321.972	1.321.972
<b>Total Current Liabilities</b>	<b>5.846.045</b>	<b>5.846.045</b>
<b>Non-Current Liabilities</b>		
Long-Term Liabilities – Net of Current Portion:		
Finance Lease Liabilities	4.210	4.210
Bank and Other Financial Institution Loans	961.907	961.907

Long-term employee benefit liabilities	293.315	293.315
Deferred tax liabilities	145.348	145.348
Other non-current long-term financial liabilities	1.324.848	1.324.848
Other non-current liabilities	216.333	216.333
<b>Total Non-Current Liabilities</b>	<b>2.945.961</b>	<b>2.945.961</b>
<b>TOTAL LIABILITIES</b>	<b>8.792.006</b>	<b>8.792.006</b>
<b>Equity</b>		
Share Capital	2.948.661	2.948.661
Additional Paid-in Capital	43.684	43.684
Treasury Shares	(20.519)	(20.519)
Other Equity Components	589.428	589.428
Other Comprehensive Income	1.146.633	1.146.633
Retained Earnings	1.345.968	1.303.384
Equity Attributable to Owners of the Parent Entity	6.053.855	6.011.271
Non-Controlling Interests	242.226	223.984
<b>Total Equity</b>	<b>6.296.081</b>	<b>6.235.255</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>15.088.087</b>	<b>15.027.261</b>
<b>Consolidated Statement of Profit or Loss (in million Rupiah)</b>	<b>Audit as of 31 December 2025</b>	<b>Proforma After Transaction 31 December 2025</b>
Net Revenue	11.544.649	11.544.649
Cost of Revenue	(9.611.990)	(9.611.990)
<b>Gross Profit</b>	<b>1.932.659</b>	<b>1.932.659</b>
Investment Income	16.813	16.813
Share of Net Profit of Associates	245.576	245.576
Operating Expenses	(1.828.684)	(1.870.008)
Other Income (Expenses) – Net	(137.455)	(137.455)
Finance Costs	(237.784)	(237.784)
<b>Profit Before Tax</b>	<b>(8.875)</b>	<b>(50.199)</b>
Final Tax Expense	(23.285)	(42.787)
Income Tax Expense	(137.612)	(137.612)
<b>Profit (Loss) for the Year</b>	<b>(169.772)</b>	<b>(230.598)</b>
Other Comprehensive Loss	1.351.396	1.351.396
<b>Total Comprehensive Income for the Period</b>	<b>1.181.624</b>	<b>1.120.798</b>

## SUMMARY OF THE INDEPENDENT APPRAISER'S REPORT ON THE FAIRNESS OF THE TRANSACTION

### 1. SUMMARY OF THE APPRAISAL REPORT

The Company appointed Suwendho Rinaldy and Rekan Public Appraisal Office (“KJPP SRR”), a licensed Public Appraisal Office holding Business License No. 2.09.0059 pursuant to the Decree of the Minister of Finance No. 1056/KM.1/2009 dated 20 August 2009 and registered as a capital market supporting professional services firm with the Financial Services Authority (OJK) under Capital Market Supporting Professional Registration Certificate (Surat Tanda Terdaftar Profesi Penunjang Pasar Modal) No. STTD.PPB-05/PJ-1/PM.02/2023 dated 4 June 2023 (Property and Business Appraiser), to act as an independent appraiser to provide an opinion on the market value of the property, in accordance with KJPP SRR’s Proposal No. 260108.001/SRR-

JK/SPN-AF/MLPL/OR dated 8 January 2026, which has been approved by the Company's management.

Set out below is a summary of the property valuation report as contained in the Property Valuation Report:

I. Property Valuation Report in respect of Property Owned by/Registered in the Name of PT Balaraja Sentosa ("BS") No. 00100/2.0059-02/PI/10/0242/1/II/2026 dated 9 February 2026\*\*

A. Purpose and Objective of the Engagement

The purpose of the valuation engagement is to provide an opinion as to the market value of the Valuation Object as of the Valuation Date, expressed in Indonesian Rupiah. The objective of the engagement is to provide the Company with information regarding the market value of the Valuation Object for the purposes of the proposed sale of the Valuation Object.

B. Assumptions and Limiting Conditions

The assumptions and limiting conditions adopted in the valuation are as follows:

- the valuation report constitutes a non-disclaimer opinion report;
- KJPP SRR has reviewed the documents used in the valuation process;
- the data and information used in the valuation were obtained from and/or validated by the Indonesian Society of Appraisers (Masyarakat Profesi Penilai Indonesia or "MAPPI");
- KJPP SRR is responsible for the preparation of the valuation report;
- the valuation report is intended for public disclosure, except for confidential information that may affect the Company's operations;
- KJPP SRR is responsible for the valuation report and the conclusion as to the final value; and
- KJPP SRR has reviewed the legal status of the Valuation Object.

C. Principal Assumptions

The valuation does not take into account any costs or taxes arising from the sale and purchase transaction, in accordance with OJK Regulation No. 28/POJK.04/2021 dated 28 December 2021 concerning Property Valuation and the Presentation of Property Valuation Reports in the Capital Market ("POJK No. 28/2021") and the Indonesian Code of Ethics for Appraisers and the Indonesian Valuation Standards, Seventh Edition 2018 ("KEPI & SPI").

D. Valuation Object

The Valuation Object comprises property owned by/registered in the name of BS, a subsidiary of MLPL, consisting of vacant land with a total area of 38,169.00 square metres, located within Graha Balaraja Industrial Estate, Sukamurni Subdistrict and Tobat Subdistrict, Balaraja District, Tangerang Regency, Banten Province.

E. Inspection of the Valuation Object

A physical inspection of the Valuation Object was carried out on 29 January 2026.

F. Valuation Date

The valuation date was determined to be 31 December 2025, having regard to the purpose and objective of the valuation.

G. Valuation Approach

The valuation was conducted using the Market Approach. The Market Approach is a valuation methodology that utilises transaction data or offering data relating to comparable

and similar properties as the basis for determining the value of the Valuation Object through a process of comparison and adjustment.

The Market Approach was adopted in valuing the Valuation Object, which comprises land under development, taking into consideration the availability, at the time of the site inspection, of comparable and similar property data suitable for use in the valuation process.

#### H. Valuation Conclusion

Based on the valuation performed by KJPP SRR as the independent appraiser, the market value of the property owned by/registered in the name of BS as of 31 December 2025 was determined to be IDR53,436,600,000.00.

### II. Property Valuation Report in respect of Property Owned by/Registered in the Name of PT Nusa Malioboro Indah ("NMI") No. 00101/2.0059-02/PI/10/0242/1/II/2026 dated 9 February 2026

#### A. Purpose and Objective of the Engagement

The purpose of the valuation engagement is to provide an opinion as to the market value of the Valuation Object as of the Valuation Date, expressed in Indonesian Rupiah. The objective of the engagement is to provide the Company with information regarding the market value of the Valuation Object for the purposes of the proposed sale of the Valuation Object.

#### B. Assumptions and Limiting Conditions

The assumptions and limiting conditions adopted in the valuation are as follows:

- the valuation report constitutes a non-disclaimer opinion report;
- KJPP SRR has reviewed the documents used in the valuation process;
- the data and information used in the valuation were obtained from and/or validated by the Indonesian Society of Appraisers (Masyarakat Profesi Penilai Indonesia or "MAPPI");
- KJPP SRR is responsible for the preparation of the valuation report;
- the valuation report is intended for public disclosure, except for confidential information that may affect the Company's operations;
- KJPP SRR is responsible for the valuation report and the conclusion as to the final value; and
- KJPP SRR has reviewed the legal status of the Valuation Object.

#### C. Principal Assumptions

The valuation does not take into account any costs or taxes arising from the sale and purchase transaction, in accordance with POJK No. 28/2021 and KEPI & SPI.

#### D. Valuation Object

The Valuation Object comprises property owned by/registered in the name of NMI, a subsidiary of MLPL, consisting of the Gedoeng Merah Shopping Centre, comprising land with a total area of 1,658.00 square metres and a building with a total gross floor area of 5,382.00 square metres, located at Jl. Malioboro No. 11A, Sosromenduran Subdistrict, Gedongtengen District, Yogyakarta City, Special Region of Yogyakarta Province.

#### E. Inspection of the Valuation Object

A physical inspection of the Valuation Object was carried out on 3 February 2026.

#### F. Valuation Date

The Valuation Date was determined to be 31 December 2025, having regard to the purpose and objective of the valuation.

## G. Valuation Approaches

The valuation was conducted using the following valuation approaches:

### - Income Approach

The Income Approach was adopted due to the unavailability, at the time of the site inspection, of comparable and similar market data for the Valuation Object. In valuing the Valuation Object, which comprises income-generating property of a relatively simple nature, the Gross Income Multiplier ("GIM") method was applied.

Under the GIM method, the indication of the market value of the Valuation Object is derived by capitalising the potential gross annual income, which reflects and represents the Valuation Object's future annual income, using an appropriate multiplier commonly referred to as the Gross Income Multiplier (GIM).

In applying the GIM method, consideration was given to sales and lease transactions involving comparable and similar properties with similar physical, locational and investment characteristics, where available, together with relevant records, interviews with knowledgeable individuals, government officials and other property owners familiar with property values, rental rates and comparable offerings in the relevant area. Such data were analysed to derive the appropriate GIM for the Valuation Object. The resulting GIM was then multiplied by the Valuation Object's Potential Gross Income ("PGI") to determine an indication of its market value.

### - Cost Approach

The Cost Approach is a valuation approach used to determine the value of the building component of the Valuation Object based on its reproduction cost new or replacement cost new as of the Valuation Date (cut-off date), less accrued depreciation.

The reproduction cost new or replacement cost new is calculated by taking into account all costs incurred in the acquisition or construction of the property, including planning and supervisory costs, procurement of units or materials, foundation costs, construction or installation costs, together with standard expenditures relating to transportation, insurance, import duties, taxes and interest incurred during the construction period, but excluding costs attributable to construction delays and overtime.

The Cost Approach was adopted in valuing the building component of the Valuation Object, taking into consideration that the reproduction cost new or replacement cost new, together with the applicable depreciation, could be reliably estimated.

### - Market Approach

The Market Approach is a valuation methodology that utilises transaction data or offering data relating to comparable and similar properties as the basis for determining the value of the Valuation Object through a process of comparison and adjustment.

The Market Approach was applied by considering and analysing sales transactions and/or offering data relating to comparable and similar properties having similar characteristics, including location, land area and configuration, frontage, ownership status or type of title, topography, surface condition, accessibility and other relevant characteristics, where applicable. Appropriate adjustments were then made to reflect the differences and similarities between the Valuation Object and the comparable properties in order to derive an indication of the market value of the land component of the Valuation Object.

The Market Approach was adopted in this valuation after taking into consideration that, at the time of the site inspection, comparable and similar property data were available for use in the valuation process.

#### H. Valuation Conclusion

Based on the valuation performed by KJPP SRR as the independent appraiser, the market value of the property owned by/registered in the name of NMI as of 31 December 2025 was determined to be IDR67,453,160,000.00.

### III. Property Valuation Report in respect of Property Owned by/Registered in the Name of PT Surya Asri Lestari ("SAL") No. 00102/2.0059-02/PI/10/0242/1/II/2026 dated 9 February 2026

#### A. Purpose and Objective of the Engagement

The purpose of the valuation engagement is to provide an opinion as to the market value of the Valuation Object as of the Valuation Date, expressed in Indonesian Rupiah. The objective of the engagement is to provide the Company with information regarding the market value of the Valuation Object for the purposes of the proposed sale of the Valuation Object.

#### B. Assumptions and Limiting Conditions

The assumptions and limiting conditions adopted in the valuation are as follows:

- the valuation report constitutes a non-disclaimer opinion report;
- KJPP SRR has reviewed the documents used in the valuation process;
- the data and information used in the valuation were obtained from and/or validated by the Indonesian Society of Appraisers (Masyarakat Profesi Penilai Indonesia or "MAPPI");
- KJPP SRR is responsible for the preparation of the valuation report;
- the valuation report is intended for public disclosure, except for confidential information that may affect the Company's operations;
- KJPP SRR is responsible for the valuation report and the conclusion as to the final value; and
- KJPP SRR has reviewed the legal status of the Valuation Object.

#### C. Principal Assumptions

The valuation does not take into account any costs or taxes arising from the sale and purchase transaction, in accordance with POJK No. 28/2021 and KEPI & SPI.

#### D. Valuation Object

The Valuation Object comprises property owned by/registered in the name of SAL, a subsidiary of MLPL, consisting of a former shopping centre comprising land with a total area of 8,001.00 square metres and a building with a total gross floor area of 26,657.00 square metres, located at Jl. Sholeh Iskandar, Kedung Badak Subdistrict, Tanah Sareal District, Bogor City, West Java Province.

#### E. Inspection of the Valuation Object

A physical inspection of the Valuation Object was carried out on 27 January 2026.

#### F. Valuation Date

The Valuation Date was determined to be 31 December 2025, having regard to the purpose and objective of the valuation.

#### G. Valuation Approaches

The valuation was conducted using the following valuation approaches:

- Income Approach

The Income Approach was adopted due to the unavailability, at the time of the site inspection, of comparable and similar market data for the Valuation Object. In valuing the Valuation Object, which comprises income-generating property of a relatively simple nature, the Gross Income Multiplier ("GIM") method was applied.

Under the GIM method, the indication of the market value of the Valuation Object is derived by capitalising the potential gross annual income, which reflects and represents the Valuation Object's future annual income, using an appropriate multiplier commonly referred to as the Gross Income Multiplier (GIM).

In applying the GIM method, consideration was given to sales and lease transactions involving comparable and similar properties with similar physical, locational and investment characteristics, where available, together with relevant records, interviews with knowledgeable individuals, government officials and other property owners familiar with property values, rental rates and comparable offerings in the relevant area. Such data were analysed to derive the appropriate GIM for the Valuation Object. The resulting GIM was then multiplied by the Valuation Object's Potential Gross Income ("PGI") to determine an indication of its market value.

- Cost Approach

The Cost Approach is a valuation approach used to determine the value of the building component of the Valuation Object based on its reproduction cost new or replacement cost new as of the Valuation Date (cut-off date), less accrued depreciation.

The reproduction cost new or replacement cost new is calculated by taking into account all costs incurred in the acquisition or construction of the property, including planning and supervisory costs, procurement of units or materials, foundation costs, construction or installation costs, together with standard expenditures relating to transportation, insurance, import duties, taxes and interest incurred during the construction period, but excluding costs attributable to construction delays and overtime.

The Cost Approach was adopted in valuing the building component of the Valuation Object, taking into consideration that the reproduction cost new or replacement cost new, together with the applicable depreciation, could be reliably estimated.

- Market Approach

The Market Approach is a valuation methodology that utilises transaction data or offering data relating to comparable and similar properties as the basis for determining the value of the Valuation Object through a process of comparison and adjustment.

The Market Approach was applied by considering and analysing sales transactions and/or offering data relating to comparable and similar properties having similar characteristics, including location, land area and configuration, frontage, ownership status or type of title, topography, surface condition, accessibility and other relevant characteristics, where applicable. Appropriate adjustments were then made to reflect the differences and similarities between the Valuation Object and the comparable properties in order to derive an indication of the market value of the land component of the Valuation Object.

The Market Approach was adopted in this valuation after taking into consideration that, at the time of the site inspection, comparable and similar property data were available for use in the valuation process.

## H. Valuation Conclusion

Based on the valuation performed by KJPP SRR as the independent appraiser, the market value of the property owned by/registered in the name of SAL as of 31 December 2025 was determined to be IDR117,159,576,000.00.

IV. Property Valuation Report in respect of Property Owned by/Registered in the Name of PT Panca Megah Utama ("PMU") No. 00103/2.0059-02/PI/10/0242/1/II/2026 dated 9 February 2026

A. Purpose and Objective of the Engagement

The purpose of the valuation engagement is to provide an opinion as to the market value of the Valuation Object as of the Valuation Date, expressed in Indonesian Rupiah. The objective of the engagement is to provide the Company with information regarding the market value of the Valuation Object for the purposes of the proposed sale of the Valuation Object.

B. Assumptions and Limiting Conditions

The assumptions and limiting conditions adopted in the valuation are as follows:

- the valuation report constitutes a non-disclaimer opinion report;
- KJPP SRR has reviewed the documents used in the valuation process;
- the data and information used in the valuation were obtained from and/or validated by the Indonesian Society of Appraisers (Masyarakat Profesi Penilai Indonesia or "MAPPI");
- KJPP SRR is responsible for the preparation of the valuation report;
- the valuation report is intended for public disclosure, except for confidential information that may affect the Company's operations;
- KJPP SRR is responsible for the valuation report and the conclusion as to the final value; and
- KJPP SRR has reviewed the legal status of the Valuation Object.

C. Principal Assumptions

The valuation does not take into account any costs or taxes arising from the sale and purchase transaction, in accordance with POJK No. 28/2021 and KEPI & SPI.

D. Valuation Object

The Valuation Object comprises property owned by/registered in the name of PMU, a subsidiary of MLPL, consisting of Plaza Gresik Shopping Centre, comprising land with a total area of 6,704.00 square metres and a building with a total gross floor area of 15,848.00 square metres, located at Jl. Veteran No. 1, Sidomoro Subdistrict, Kebomas District, Gresik Regency, East Java Province.

E. Inspection of the Valuation Object

A physical inspection of the Valuation Object was carried out on 5 February 2026.

F. Valuation Date

The Valuation Date was determined to be 31 December 2025, having regard to the purpose and objective of the valuation.

G. Valuation Approaches

The valuation was conducted using the following valuation approaches:

- Income Approach

The Income Approach was adopted due to the unavailability, at the time of the site inspection, of comparable and similar market data for the Valuation Object. In valuing the Valuation Object, which comprises income-generating property of a relatively simple nature, the Gross Income Multiplier ("GIM") method was applied.

Under the GIM method, the indication of the market value of the Valuation Object is derived by capitalising the potential gross annual income, which reflects and represents the Valuation Object's future annual income, using an appropriate multiplier commonly referred to as the Gross Income Multiplier (GIM).

In applying the GIM method, consideration was given to sales and lease transactions involving comparable and similar properties with similar physical, locational and investment characteristics, where available, together with relevant records, interviews with knowledgeable individuals, government officials and other property owners familiar with property values, rental rates and comparable offerings in the relevant area. Such data were analysed to derive the appropriate GIM for the Valuation Object. The resulting GIM was then multiplied by the Valuation Object's Potential Gross Income ("PGI") to determine an indication of its market value.

- Cost Approach

The Cost Approach is a valuation approach used to determine the value of the building component of the Valuation Object based on its reproduction cost new or replacement cost new as of the Valuation Date (cut-off date), less accrued depreciation.

The reproduction cost new or replacement cost new is calculated by taking into account all costs incurred in the acquisition or construction of the property, including planning and supervisory costs, procurement of units or materials, foundation costs, construction or installation costs, together with standard expenditures relating to transportation, insurance, import duties, taxes and interest incurred during the construction period, but excluding costs attributable to construction delays and overtime.

The Cost Approach was adopted in valuing the building component of the Valuation Object, taking into consideration that the reproduction cost new or replacement cost new, together with the applicable depreciation, could be reliably estimated.

- Market Approach

The Market Approach is a valuation methodology that utilises transaction data or offering data relating to comparable and similar properties as the basis for determining the value of the Valuation Object through a process of comparison and adjustment.

The Market Approach was applied by considering and analysing sales transactions and/or offering data relating to comparable and similar properties having similar characteristics, including location, land area and configuration, frontage, ownership status or type of title, topography, surface condition, accessibility and other relevant characteristics, where applicable. Appropriate adjustments were then made to reflect the differences and similarities between the Valuation Object and the comparable properties in order to derive an indication of the market value of the land component of the Valuation Object.

The Market Approach was adopted in this valuation after taking into consideration that, at the time of the site inspection, comparable and similar property data were available for use in the valuation process.

## H. Valuation Conclusion

Based on the valuation performed by KJPP SRR as the independent appraiser, the market value of the property owned by/registered in the name of PMU as of 31 December 2025 was determined to be IDR128,697,056,000.00.

V. Property Valuation Report in respect of Property Owned by/Registered in the Name of SAL No. 00104/2.0059-02/PI/10/0242/1/II/2026 dated 9 February 2026

A. Purpose and Objective of the Engagement

The purpose of the valuation engagement is to provide an opinion as to the market value of the Valuation Object as of the Valuation Date, expressed in Indonesian Rupiah. The objective of the engagement is to provide the Company with information regarding the market value of the Valuation Object for the purposes of the proposed sale of the Valuation Object.

B. Assumptions and Limiting Conditions

The assumptions and limiting conditions adopted in the valuation are as follows:

- the valuation report constitutes a non-disclaimer opinion report;
- KJPP SRR has reviewed the documents used in the valuation process;
- the data and information used in the valuation were obtained from and/or validated by the Indonesian Society of Appraisers (Masyarakat Profesi Penilai Indonesia or "MAPPI");
- KJPP SRR is responsible for the preparation of the valuation report;
- the valuation report is intended for public disclosure, except for confidential information that may affect the Company's operations;
- KJPP SRR is responsible for the valuation report and the conclusion as to the final value; and\* KJPP SRR has reviewed the legal status of the Valuation Object.

C. Principal Assumptions

The valuation does not take into account any costs or taxes arising from the sale and purchase transaction, in accordance with POJK No. 28/2021 and KEPI & SPI.

D. Valuation Object

The Valuation Object comprises property owned by/registered in the name of SAL, a subsidiary of MLPL, consisting of a shopping centre comprising land with a total area of 2,056.00 square metres and a building with a total gross floor area of 1,659.00 square metres, located at Jl. Kapten Muslihat No. 14, Paledang Subdistrict, Bogor Tengah District, Bogor City, West Java Province.

E. Inspection of the Valuation Object

A physical inspection of the Valuation Object was carried out on 27 January 2026.

F. Valuation Date

The Valuation Date was determined to be 31 December 2025, having regard to the purpose and objective of the valuation.

G. Valuation Approaches

The valuation was conducted using the following valuation approaches:

- Income Approach

The Income Approach was adopted due to the unavailability, at the time of the site inspection, of comparable and similar market data for the Valuation Object. In valuing the Valuation Object, which comprises income-generating property of a relatively simple nature, the Gross Income Multiplier ("GIM") method was applied.

Under the GIM method, the indication of the market value of the Valuation Object is derived by capitalising the potential gross annual income, which reflects and represents the Valuation Object's future annual income, using an appropriate multiplier commonly referred to as the Gross Income Multiplier (GIM).

In applying the GIM method, consideration was given to sales and lease transactions involving comparable and similar properties with similar physical, locational and investment characteristics, where available, together with relevant records, interviews with knowledgeable individuals, government officials and other property owners familiar with property values, rental rates and comparable offerings in the relevant area. Such data were analysed to derive the appropriate GIM for the Valuation Object. The resulting GIM was then multiplied by the Valuation Object's Potential Gross Income ("PGI") to determine an indication of its market value.

- Cost Approach

The Cost Approach is a valuation approach used to determine the value of the building component of the Valuation Object based on its reproduction cost new or replacement cost new as of the Valuation Date (cut-off date), less accrued depreciation.

The reproduction cost new or replacement cost new is calculated by taking into account all costs incurred in the acquisition or construction of the property, including planning and supervisory costs, procurement of units or materials, foundation costs, construction or installation costs, together with standard expenditures relating to transportation, insurance, import duties, taxes and interest incurred during the construction period, but excluding costs attributable to construction delays and overtime.

The Cost Approach was adopted in valuing the building component of the Valuation Object, taking into consideration that the reproduction cost new or replacement cost new, together with the applicable depreciation, could be reliably estimated.

- Market Approach

The Market Approach is a valuation methodology that utilises transaction data or offering data relating to comparable and similar properties as the basis for determining the value of the Valuation Object through a process of comparison and adjustment.

The Market Approach was applied by considering and analysing sales transactions and/or offering data relating to comparable and similar properties having similar characteristics, including location, land area and configuration, frontage, ownership status or type of title, topography, surface condition, accessibility and other relevant characteristics, where applicable. Appropriate adjustments were then made to reflect the differences and similarities between the Valuation Object and the comparable properties in order to derive an indication of the market value of the land component of the Valuation Object.

The Market Approach was adopted in this valuation after taking into consideration that, at the time of the site inspection, comparable and similar property data were available for use in the valuation process.

H. Valuation Conclusion

Based on the valuation performed by KJPP SRR as the independent appraiser, the market value of the property owned by/registered in the name of SAL as of 31 December 2025 was determined to be IDR48,055,440,000.00.

VI. Property Valuation Report in respect of Property Owned by/Registered in the Name of PT Citra Cito Perkasa ("CCP") No. 00290/2.0059-02/PI/10/0242/1/VI/2026 dated 24 June 2026

A. Purpose and Objective of the Engagement

The purpose of the valuation engagement is to provide an opinion as to the market value of the Valuation Object as of the Valuation Date, expressed in Indonesian Rupiah. The objective of the engagement is to provide the Company with information regarding the market value of the Valuation Object for the purposes of the proposed sale of the Valuation Object.

#### B. Assumptions and Limiting Conditions

The assumptions and limiting conditions adopted in the valuation are as follows:

- the valuation report constitutes a non-disclaimer opinion report;
- KJPP SRR has reviewed the documents used in the valuation process;
- the data and information used in the valuation were obtained from and/or validated by the Indonesian Society of Appraisers (Masyarakat Profesi Penilai Indonesia or "MAPPI");
- KJPP SRR is responsible for the preparation of the valuation report;
- the valuation report is intended for public disclosure, except for confidential information that may affect the Company's operations;
- KJPP SRR is responsible for the valuation report and the conclusion as to the final value; and
- KJPP SRR has reviewed the legal status of the Valuation Object.

#### C. Principal Assumptions

The valuation does not take into account any costs or taxes arising from the sale and purchase transaction, in accordance with POJK No. 28/2021 and KEPI & SPI.

#### D. Valuation Object

The Valuation Object comprises property owned by/registered in the name of CCP, a subsidiary of MLPL, consisting of a shopping centre (strata title units) with a total area of 16,138.06 square metres, located on the LG, GF, UG and FF floors of Mall City of Tomorrow, Jl. Jend. Ahmad Yani No. 288, Dukuh Menanggal Subdistrict, Gayungan District, Surabaya City, East Java Province.

#### E. Inspection of the Valuation Object

A physical inspection of the Valuation Object was carried out on 5 February 2026.

#### F. Valuation Date

The Valuation Date was determined to be 31 December 2025, having regard to the purpose and objective of the valuation.

#### G. Valuation Approach

The valuation was conducted using the Market Approach. The Market Approach is a valuation methodology that utilises transaction data or offering data relating to comparable and similar properties as the basis for determining the value of the Valuation Object through a process of comparison and adjustment.

The Market Approach was applied by collecting and analysing sales transaction data and/or offering data relating to comparable and similar properties having similar physical characteristics, including location, size and position of the strata title units, floor level, view, timing and other relevant characteristics, where applicable. Relevant records, interviews with knowledgeable individuals, government officials and other property owners familiar with property values, transaction prices and comparable offering prices were also taken into consideration.

Appropriate adjustments were then made to reflect the differences and similarities between the strata title units comprising the Valuation Object and the comparable properties in terms of location, size and position of the strata title units, floor level, view, timing and other relevant characteristics, where applicable, in order to derive the market value of the strata title units comprising the Valuation Object.

The Market Approach was adopted in this valuation after taking into consideration that, at the time of the site inspection, comparable and similar property data were available for use in the valuation process.

#### H. Valuation Conclusion

Based on the valuation performed by KJPP SRR as the independent appraiser, the market value of the property owned by/registered in the name of CCP as of 31 December 2025 was determined to be IDR334,712,950,000.00.

## 2. SUMMARY OF THE FAIRNESS OPINION REPORT ON THE TRANSACTION

Set out below is a summary of the Fairness Opinion Report in respect of the Transaction based on Report No. 00300/2.0059-02/BS/02/0242/1/VI/2026 dated 29 June 2026.

#### a. Parties to the Transaction

The parties involved in the Transaction are MPPA, BS, SAL, NMI, PMU and CCP.

#### b. Subject Matter of the Transaction in the Fairness Opinion Report

The subject matter of the valuation comprises the following properties:

- vacant land with a total area of 38,169.00 square metres, located at Jl. Raya Serang Km 26, Sukamurni Village and Tobat Village, Balaraja District, Tangerang Regency, Banten Province, owned by/registered in the name of BS;
- a former shopping centre comprising land with a total area of 8,001.00 square metres and a building with a total gross floor area of 26,657.00 square metres, located at Jl. K.H. Sholeh Iskandar, Kedung Badak Subdistrict, Tanah Sareal District, Bogor City, West Java Province, owned by/registered in the name of SAL;
- a shopping centre comprising land with a total area of 2,056.00 square metres and a building with a total gross floor area of 1,659.00 square metres, located at Jl. Kapten Muslihat No. 14, Paledang Subdistrict, Bogor Tengah District, Bogor City, West Java Province, owned by/registered in the name of SAL;
- a shopping centre comprising land with a total area of 1,658.00 square metres and a building with a total gross floor area of 5,382.00 square metres, located at Jl. Malioboro No. 11A, Sosromenduran Subdistrict, Gedongtengen District, Yogyakarta City, Special Region of Yogyakarta Province, owned by/registered in the name of NMI;
- a shopping centre comprising land with a total area of 6,704.00 square metres and a building with a total gross floor area of 15,848.00 square metres, located at Jl. Veteran No. 1, Sidomoro Subdistrict, Kebomas District, Gresik Regency, East Java Province, owned by/registered in the name of PMU; and
- strata title units with a total area of 16,138.06 square metres, located at Mall City of Tomorrow, Jl. Jend. Ahmad Yani No. 288, Dukuh Menanggal Subdistrict, Gayungan District, Surabaya City, East Java Province, owned by/registered in the name of CCP.

#### c. Purpose and Objective of the Fairness Opinion Report

The purpose of the engagement is to assess the fairness of the Transaction for the purpose of complying with the requirements of POJK No. 42/2020.

#### d. Limiting Conditions and Principal Assumptions

In preparing the Fairness Opinion, KJPP SRR adopted the following assumptions and limiting conditions:

1. The Fairness Opinion Report constitutes a non-disclaimer opinion report.
2. KJPP SRR has reviewed the documents used in the preparation of the Fairness Opinion Report.
3. The data and information used in the analysis were obtained from sources considered to be reliable and accurate.
4. The analysis underlying the Fairness Opinion was performed using adjusted financial projections that reflect the reasonableness of the financial projections prepared by the Company's management, taking into account management's ability to achieve such projections in the discharge of its fiduciary duties.
5. KJPP SRR is responsible for the preparation of the Fairness Opinion Report and for assessing the reasonableness of the financial projections.
6. The Fairness Opinion Report is intended for public disclosure, except for confidential information that may affect the Company's operations.
7. KJPP SRR is responsible for the contents of the Fairness Opinion Report, including the conclusions set out therein.
8. KJPP SRR has obtained from the Company information regarding the terms and conditions of the agreements relating to the Transaction.

e. Fairness Opinion Approaches and Procedures

The methods and procedures applied in evaluating the Transaction comprise:

- qualitative analysis; and
- quantitative analysis.

f. Conclusion

Based on the fairness analysis performed in respect of the Transaction, KJPP SRR is of the opinion that the Transaction is **fair**.

## **STATEMENT BY THE COMPANY'S BOARD OF DIRECTORS AND BOARD OF COMMISSIONERS**

This Information Disclosure has been approved by the Board of Directors and the Board of Commissioners of the Company. The Board of Directors and the Board of Commissioners of the Company, both individually and collectively, hereby declare that:

1. In accordance with the provisions of Article 3 of POJK No. 42/2020, this Transaction has been subject to adequate procedures to ensure that the Affiliated Transaction is conducted in accordance with generally accepted business practices;
2. The Transaction as described above constitutes an Affiliated Transaction but does not contain a Conflict of Interest as referred to in POJK No. 42/2020 and is not a material transaction as referred to in OJK Regulation No. 17/POJK.04/2020 concerning Material Transactions and Changes in Business Activities; and
3. To the best of our knowledge, all material information regarding the Transaction in this Information Disclosure has been disclosed and such information is not misleading.

## **ADDITIONAL INFORMATION**

Should the shareholders of the Company require further information in connection with the Transaction, please contact:

**PT MULTIPOLAR TBK**  
**Corporate Secretary**  
Menara Matahari Lantai 20-21

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