ANNOUNCEMENT
TO SHAREHOLDERS

PT PANTAI INDAH KAPUK DUA TBK
(the "Company")

FOR SHAREHOLDERS HOLDING THE COMPANY'S SHARES IN CERTIFICATED FORM (WARKAT) TO RETURN THEIR COLLECTIVE SHARES CERTIFICATE (SKS) TO THE COMPANY IN THE FRAMEWORK OF IMPLEMENTING SHARE DEMATERIALIZATION PURSUANT TO FINANCIAL SERVICES AUTHORITY REGULATION NO. 9 OF 2025 ON DEMATERIALIZATION OF EQUITY SECURITIES AND MANAGEMENT OF UNCLAIMED ASSETS IN THE CAPITAL MARKET

INTRODUCTION

For the purpose of implementing the Dematerialization of Company's shares issued in certificated form (*Warkat*), as required under Financial Services Authority Regulation No. 9 of 2025 concerning the Dematerialization of Equity Securities and the Management of Unclaimed Assets in the Capital Market ("POJK No. 9/2025"), which became effective on 6 May 2025, Article 3 stipulates that a Public Company is required to issue evidence of share ownership in scripless form. Article 4 further provides that Public Companies and shareholders holding shares in certificated form or represented by Shares Certificate (Surat Kolektif Saham/SKS) are required to dematerialize their shares.

Accordingly, the Company will proceed with the Dematerialization of its shares and hereby announces that shareholders holding shares in certificated form or represented by Shares Certificate (SKS) are required to update their shareholder particulars and submit their Share Certificate (SKS) to the Share Registrar (Biro Administrasi Efek/BAE) responsible for administering the Company's shares, for conversion into scripless shares and deposit into a Custody Account.

PROCEDURES FOR THE DEMATERIALIZATION OF SHARES CERTIFICATE

Verification of Share Ownership by the Share Registrar (BAE), PT Adimitra Jasa Korpora

1. Shareholders wishing to update their particulars and obtain confirmation of the validity of their ownership of shares in certificated form represented by Shares Certificate (SKS) may submit their Dematerialization applications to the following Share Registrar (BAE):

   Share Registrar (*Biro Administrasi Efek*/BAE)
   PT ADIMITRA JASA KORPORA
   Kirana Boutique Office, Block F3 No. 5,
   Jl. Kirana Avenue III - Kelapa Gading, North Jakarta 14240
   Telephone: +62 21 - 29745222
   Email: opr@adimitra-jk.co.id
   Every business day, from 09:00 to 15:00 Western Indonesia Time (WIB)

2. Shareholders who already maintain a Securities Sub-Account (*Sub Rekening Efek*/SRE) with a Securities Company and/or Custodian Bank may convert their shares in certificated form into scripless shares through the KSEI C-BEST system for crediting to a KSEI Collective Custody Account, subject to a conversion fee calculated based on the number of shares to be converted.

3. Shareholders who do not maintain an SRE with a Securities Company and/or Custodian Bank shall have their shares recorded in a Custody Account opened in their respective names by submitting the required documents and following these procedures:
   a. Submit the original Shares Certificate (SKS) registered in the Shareholder's name to the Share Registrar (BAE);
   b. Submit a copy of the Indonesian Identity Card (KTP) bearing the updated National Identification Number (NIK), in the case of an individual Indonesian citizen; a passport, in the case of a foreign individual; or, in the case of a legal entity, its deed of establishment and the latest composition of its management;
   c. Submit a copy of the Taxpayer Identification Number (NPWP) registered in the Shareholder's name;
   d. Provide an email address and telephone number at which the Shareholder may be contacted; and
   e. Pay the Dematerialization fee to the Share Registrar (BAE).

4. Within 2 (two) business days of receiving the foregoing documents, the Share Registrar (BAE) shall issue confirmation of the following:
   (i) Issuance of a Single Investor Identification (SID) registered in the KSEI system; and
   (ii) The validity of the share ownership, as evidenced by a Statement of Share Ownership issued in accordance with the records in the Company's Register of Shareholders, with the shares recorded in the Custody Account.

5. Shares recorded in a Custody Account may only be traded on the Indonesia Stock Exchange after they have first been converted and transferred into a KSEI Collective Custody Account opened by the Shareholder through a Securities Company and/or Custodian Bank through the KSEI C-BEST system.

TIME PERIOD FOR IMPLEMENTING SHARE DEMATERALIZATION

1. As stipulated in POJK No. 9/2025, the dematerialization process must be completed within 5 (five) years commencing on 6 May 2025 and shall end on 6 May 2030.

2. If, upon expiry of the Dematerialization period, a shareholder has not updated their particulars for the purpose of the dematerialization process, their shares shall be included among the unclaimed assets to be administered by a party designated by the Financial Services Authority ("OJK"). In such case, the shareholder shall be entitled to submit a claim for ownership of the Company's securities through PT Adimitra Jasa Korpora no later than 5 (five) years after the expiry of the Dematerialization period.

Restrictions on Shares Certificate (SKS)

Pursuant to Article 13 of POJK No. 9/2025, following the expiry of the dematerialization period, shares in scrip form represented by Shares Certificate (SKS) may not be traded, either on or off the stock exchange, until the relevant shareholder has completed the dematerialization of such shares.

DETERMINATION OF SHARE STATUS AS UNCLAIMED ASSETS IN THE CAPITAL MARKET

After the expiry of the Dematerialization period, any equity securities in certificated form have not been subject to data updates with the Share Registrar (BAE), such shares shall be classified as *Unclaimed Shares*.

Shareholders shall remain entitled to submit a claim for ownership of their shares through the Share Registrar (BAE) no later than 5 (five) years after the expiry of the Dematerialization period.

ADMINISTRATION AND RECORDING OF UNCLAIMED ASSET STATUS

1. The Share Registrar (BAE) shall transfer the shares held by shareholders in certificated form (represented by Shares Certificate (SKS)) who fail to complete the dematerialization process. Such shares, having been designated as unclaimed shares (Unclaimed Assets) pursuant to POJK No. 9/2025, shall be transferred to a Custody Account administered by a party appointed by the OJK.
2. As of the date on which the shares are recorded as Unclaimed Assets in a Custody Account opened in the name of the party appointed by the OJK, all Shares Certificate (SKS) shall be declared invalid as they have been converted into scrip-less shares in the Custody Account.

PROCEDURE FOR THE WITHDRAWAL OF SHARES CLASSIFIED AS UNCLAIMED ASSETS

1. Shareholders whose shares have been transferred to and placed under the administration of a Custody Account may subsequently submit a claim to recover ownership of their shares during the period for the withdrawal of shares from the Custody Account for *Unclaimed Shares*, namely from 6 May 2035 through 6 May 2065, at the Share Registrar (BAE) office specified above.
2. The Share Registrar (BAE) shall verify the validity of share ownership by examining the original Shares Certificate (SKS) retained by the shareholders, on each business day from 09:00 to 15:00 WIB.
3. For the purpose of updating their particulars, shareholders are required to submit the following documents to the Share Registrar (BAE):
   a) The original Shares Certificate (SKS) registered in the applicant's name;
   b) The original KTP, in the case of an individual Indonesian citizen; a passport, in the case of a foreign individual; or, in the case of a legal entity, its deed of establishment and the latest composition of its management, together with copies of the relevant documents;
   c) A copy of the NPWP registered in the applicant's name;
   d) A duly completed Share Withdrawal Application Form for Shares Held in the Custody Account for *Unclaimed Shares*;
   e) Payment of the validation fee applicable to each shareholder whose shares have been designated as *Unclaimed Assets*.
4. Within 2 (two) business days of receiving the complete set of documents, the Share Registrar (BAE) shall confirm the validity of share ownership by signing and affixing its confirmation stamp to the Share Withdrawal Form.
5. If a claim is submitted by an heir of a shareholder whose shares have been classified as *Unclaimed Assets*, the claimant must submit inheritance documents evidencing that they are the lawful and rightful heir of the relevant shareholder whose shares are held in the Custody Account for *Unclaimed Shares* (*Unclaimed Assets*).

FURTHER INFORMATION

Shareholders requiring further information regarding the dematerialization process or wishing to withdraw shares recorded in a Custody Account and designated as *Unclaimed Shares* (*Unclaimed Assets*) may contact the Share Registrar (BAE) at the address set out above and/or the Company's Corporate Secretary at the following contact details:

Corporate Secretary
PT Pantai Indah Kapuk Dua Tbk
Office Tower Agung Sedayu Group, 8th and 10th Floors, Unit G
Jalan Marina Raya, Kamal Muara, Penjaringan, North Jakarta 14470, Indonesia
Telephone: (+62) 21 3973 4100

Email: corporate.secretary@agungsedayu.com / corporate.secretary@pantaiindahkapukdua.com
Website: www.pantaiindahkapukdua.com & www.pik2.com

Jakarta, November 25, 2026
PT Pantai Indah Kapuk Dua Tbk
Board of Directors