

ANNOUNCEMENT
UNUSUAL MARKET ACTIVITY
PT Urban Jakarta Propertindo Tbk (URBN)
Peng-UMA-00315/BEI.WAS/09-2026

As a form of investor protection, we hereby inform you that there has been a price increase in the shares of PT Urban Jakarta Propertindo Tbk (URBN) which is considered unusual (Unusual Market Activity).

This Unusual Market Activity (UMA) announcement does not necessarily indicate a violation of laws and regulations in the capital market sector.

With respect to the occurrence of Unusual Market Activity (UMA) in the shares of URBN, we wish to inform you that the Indonesia Stock Exchange is currently monitoring the transaction pattern of the shares. Therefore, the Investors are advised to:

- a. Pay attention to the Listed Company's response to the Exchange's confirmation request;
- b. Observe the performance of the Listed Company and its information disclosure;
- c. Review the corporate action plan of the Listed Company in the event that such plan has not been approved by its General Meeting of Shareholders;
- d. Consider various possibilities that may arise in the future before making any investment decisions.

All information disclosures related to the Issuer are published on the Indonesia Stock Exchange website (www.idx.co.id).

Duly announced for public information.

September 28, 2026

Endra Febri Styawan
Interim Head of Market Surveillance

Pande Made Kusuma Ari A.
Head of Trading Management and
Operations

Copied to:

1. The Chief Executive of Capital Markets, Financial Derivatives, and Carbon Exchange Supervision, Indonesia Financial Services Authority, Republic of Indonesia;
2. The Director of Securities Transaction Supervision, Financial Services Authority;
3. The Board of Directors of Indonesia Stock Exchange;
4. The Board of Directors of PT Urban Jakarta Propertindo Tbk (URBN);
5. The Board of Directors of Indonesian Central Securities Depository;
6. The Board of Directors of Indonesian Clearing and Guarantee Corporation;
7. The Head of Listing 2, Indonesia Stock Exchange;
8. The Corporate Secretary, Indonesia Stock Exchange.

PENGUMUMAN
UNUSUAL MARKET ACTIVITY
PT Urban Jakarta Propertindo Tbk (URBN)
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Dalam rangka perlindungan Investor, dengan ini kami menginformasikan bahwa telah terjadi peningkatan harga saham PT Urban Jakarta Propertindo Tbk (URBN) yang di luar kebiasaan (*Unusual Market Activity*).

Pengumuman *Unusual Market Activity* (UMA) tidak serta merta menunjukkan adanya pelanggaran terhadap peraturan perundang-undangan di bidang Pasar Modal.

Sehubungan dengan terjadinya *Unusual Market Activity* atas saham URBN tersebut, perlu kami sampaikan bahwa Bursa saat ini sedang mencermati perkembangan pola transaksi saham ini. Oleh karena itu para Investor diharapkan untuk:

- a. Memperhatikan jawaban Perusahaan Tercatat atas permintaan konfirmasi Bursa;
- b. Mencermati kinerja Perusahaan Tercatat dan keterbukaan informasinya;
- c. Mengkaji kembali rencana *corporate action* Perusahaan Tercatat apabila rencana tersebut belum mendapatkan persetujuan RUPS;
- d. Mempertimbangkan berbagai kemungkinan yang dapat timbul di kemudian hari sebelum melakukan pengambilan keputusan investasi.

Seluruh keterbukaan informasi terkait Emiten dipublikasikan melalui *website* Bursa (www.idx.co.id).

Demikian untuk diketahui.

28 September 2026

Endra Febri Styawan
Pjs. Kepala Divisi Pengawasan Transaksi

Pande Made Kusuma Ari A.
Kepala Divisi Pengaturan & Operasional
Perdagangan

Tembusan:

1. Yth. Kepala Eksekutif Pengawas Pasar Modal, Keuangan Derivatif, dan Bursa Karbon, Otoritas Jasa Keuangan, Republik Indonesia;
2. Yth. Direktur Pengawasan Transaksi Efek, Otoritas Jasa Keuangan;
3. Yth. Direksi PT Bursa Efek Indonesia;
4. Yth. Direksi PT Urban Jakarta Propertindo Tbk (URBN);
5. Yth. Direksi PT Kustodian Sentral Efek Indonesia;
6. Yth. Direksi PT Kliring Penjaminan Efek Indonesia;
7. Kepala Divisi Penilaian Perusahaan 2, PT Bursa Efek Indonesia;
8. Sekretaris Perusahaan, PT Bursa Efek Indonesia.