

Number : KSEI-2472/JKU/0226
Attachment : -
Letter Classification : General

February 4, 2026

To: Board of Directors of Account Holders
Indonesia Central Securities Depository (KSEI)

Re: Schedule of Mandatory Tender Offer for PT Hotel Tbk (FITT) Shares

Dear Sir/Madam,

As a follow-up to the information we received from PT JINLONG RESOURCES INVESTMENT ("Offering Party"), we hereby inform you that the Mandatory Tender Offer (MTO) for PT Hotel Tbk (FITT) Shares will be conducted as follows:

Mandatory Tender Offer Terms and Conditions

1. Number of Shares in the Mandatory Tender Offer

This Mandatory Tender Offer is conducted for a maximum of 271,874,551 (two hundred seventy-one million eight hundred seventy-four thousand five hundred fifty-one) Shares owned by the Offered Shareholders (as defined below), each with a nominal value of Rp100 (one hundred rupiah), representing approximately 20.84% (twenty point eighty-four percent) of the Company's issued and fully paid-up capital. The Mandatory Tender Offer Price is Rp296 (two hundred ninety-six rupiah) per Offered Share. The total value of the Mandatory Tender Offer is a maximum of Rp80,474,867,096 (eighty billion four hundred seventy-four million eight hundred sixty-seven thousand ninety-six rupiah).

PT JRI, as the party conducting the Mandatory Tender Offer, has declared in its Statement Letter dated December 17, 2025, that it possesses sufficient funds to perform the settlement and payment in connection with this Mandatory Tender Offer.

2. Entitled Applicants

The Offered Shareholders eligible to participate in the Mandatory Tender Offer process are those who have completed and submitted all documents as required under the Mandatory Tender Offer and have not withdrawn their submitted application before the Closing Date. Applicants must be registered as Offered Shareholders as of February 3, 2026, and must have opened a Collective Custody Securities Account at KSEI no later than 4 Workdays before the end of the Mandatory Tender Offer Period, or by March 2, 2026, at the latest.

As part of our commitment to Good Corporate Governance, KSEI has implemented an Anti-Bribery Management System applicable to all KSEI personnel. If you become aware of any violations related to this matter, please report them through KSEI's official email address for reporting violations at lapor@kseiwbs.co.id.

<FAA/Tender Offer> | Halaman 1/6

Shareholders who still own Scrip Shares and wish to participate in the MTO must:

- a. Confirm that the Collective Shares Certificate is registered in their name in the Company's Shareholder List.
- b. Have a Securities Account at a Securities Company/Broker/Custodian Bank that owns a KSEI account;
- c. Verify that the Offered Shares are deposited into a securities account by converting the collective share certificates into scripless form no later than March 2, 2026;
- d. Verify that the conversion of the collective share certificates is carried out through the securities company or custodian bank where the relevant Offered Shareholder has opened a securities account; and
- e. Pay for the cost of the Shares' conversion into scripless form.

Company Shareholders who own Shares in scrip form and do not own a Securities Sub-Account can receive information on scripless Shares conversion by contacting the Company's Registrar.

The application for the conversion of Shares into scripless form must be submitted to the Registrar no later than 4 Workdays before the end of the Mandatory Tender Offer Period.

3. Mandatory Tender Offer Form

Applicants are required to fill in the Mandatory Tender Offer Form (FPTW – *Formulir Penawaran Tender Wajib*) before they can participate in the Mandatory Tender Offer process, in accordance with the requirements outlined in the FPTW and this Information Disclosure.

Applicants may obtain the FPTW from the Company's Registrar at the address specified below, via email, by first sending the softcopy of the FPTW to the following address:

PT Bima Registra.

Address Satrio Tower, Lantai 9 A2 Jl. Prof. Dr. Satrio Blok C4, Kuningan Timur, Jakarta Selatan 12950;

Telephone: +62-21 2598 4818

Website: www.bimaregistra.co.id; Email: ca@bimaregistra.co.id

FPTW Forms that do not meet the requirements specified in the FPTW and in this Information Disclosure will not be processed, and the respective Shareholder will not be able to participate in the Mandatory Tender Offer.

4. Mandatory Tender Offer Period

The Mandatory Tender Offer will be opened for 30-days, starting from 9:00 Western Indonesian Time (WIB) on February 5, 2026, to 15:00 WIB on March 6, 2026.

As part of our commitment to Good Corporate Governance, KSEI has implemented an Anti-Bribery Management System applicable to all KSEI personnel. If you become aware of any violations related to this matter, please report them through KSEI's official email address for reporting violations at lapor@kseiwbs.co.id.

5. Mandatory Tender Offer

The procedure for applying and participating in this Tender Offer is as follows:

a. Mandatory Tender Offer Participation Application

The Offered Shareholders or their authorized representatives must complete the application during the Mandatory Tender Offer Period to the Registrar by completing and signing the FPTW in four original -four copies and enclosing the following documents:

- i. Individual Shareholders
 - Photocopy of the Shareholders' valid Indonesian Identity Card (KTP) or,
 - Photocopy of a Passport/Limited Stay Permit for Foreign Shareholders.
- ii. Institutional Shareholders
 - Photocopy of the Articles of Association and Deed on the Current Membership Composition of the Board of Directors and the Board of Commissioners;
 - Photocopy of a valid Residential Identity Card (KTP) of the member of the Board of Directors who is representing the Institutions' Shareholders;
 - Photocopy of a valid passport for Foreign members of the Board of Directors.

In the event that the FPTW is signed by the Applicants' representative, then a Power of Attorney Letter, made in a format that can be received and authorized by the Registrar, must be attached to the FPTW and other attachments.

The Power of Attorney form can be obtained at the Registrar's office or at the email address specified above.

b. Proof of Receipt

The FPTW may be submitted to the Registrar or to the securities company or custodian bank where the Applicant's Offered Shares are held. Upon submission of the completed FPTW and other required documents to the Registrar, the Applicant will receive a dated, signed, and stamped receipt of participation in the Mandatory Tender Offer from the Registrar.

The Applicant's Securities Company/Custodian Bank will then instruct KSEI to transfer the relevant Target Company Shares registered in the name of the Applicant from the Custodian Bank/Securities Company to KSEI's temporary escrow account ("Escrow Account") by submitting Securities Transfer Instructions through C-BEST. The transfer of Shares to the Escrow Account will be executed by providing a securities transfer instruction (TEND) through the Central Depository and Book Entry Settlement System ("C-BEST").

As part of our commitment to Good Corporate Governance, KSEI has implemented an Anti-Bribery Management System applicable to all KSEI personnel. If you become aware of any violations related to this matter, please report them through KSEI's official email address for reporting violations at lapor@kseiws.co.id.

If the Applicant's Securities Company or Custodian Bank fails to instruct KSEI to transfer the Company's Shares into KSEI's escrow account before the end of the MTO Period, the MTO Application shall be deemed canceled and void.

Offered Shares that have been transferred to the Escrow Account may not be transferred or assigned until the end of the Mandatory Tender Offer Period, except in the event of a cancellation by the securities company or custodian bank on behalf of the Applicant pursuant to the terms and conditions set out in paragraph c below.

c. Cancellation of Mandatory Tender Offer Applications

Before the end of the Mandatory Tender Offer Period, Applicants who have submitted a Mandatory Tender Offer Application may cancel their participation in the Mandatory Tender Offer process, through the securities company or custodian bank, for all or part of their Shares in the Company that have been transferred to the Escrow Account by submitting a written notice along with the reason for the cancellation to the securities company or custodian bank, with a copy to KSEI.

Applicants who have canceled their participation in the Mandatory Tender Offer must also cancel their CASH instruction at the TEND event in C-BEST through their Securities Company/Broker/Custodian Bank. The canceled CASH instruction at the TEND event will automatically reset the Shares position from "Blocked for CA" to "Available."

d. Verification

Immediately after the end of the Mandatory Tender Offer Period, KSEI will provide a list of Applicants/Account Holders who have transferred the Offered Shares into the Escrow Account for the purpose of accepting the Mandatory Tender Offer, to be further verified by the Designated Securities Company and the Registrar in relation to the validity of the Applicants' share ownership in the Company in accordance with the terms and conditions described in the Information Disclosure.

The Appointed Securities Company will provide a confirmation to KSEI on the approved Applicants before the Settlement Date. The Securities Company's decision regarding approved Applicants is final and binding on all Applicants.

e. Payment

During the Settlement Date, KSEI will transfer the Target Company's Shares owned by approved Applicants from the Escrow Account to the Securities Account owned by the New Controller as the Offering Party.

As part of our commitment to Good Corporate Governance, KSEI has implemented an Anti-Bribery Management System applicable to all KSEI personnel. If you become aware of any violations related to this matter, please report them through KSEI's official email address for reporting violations at lapor@kseiws.co.id.

Payment to approved Applicants will be made by the Appointed Securities Company on behalf of the New Controller through KSEI. KSEI will conduct the payment of the funds through C-BEST book-entries to each of the approved Applicants' Securities Company/Custodian Bank accounts. Payment shall be made in rupiah currency.

f. Transaction Fees

Payments for the Mandatory Tender Offer will be made in rupiah currency after it is deducted for commissions, Indonesia Stock Exchange transaction costs, and tax, which will all be charged to the approved Applicant, in compliance with existing rules and regulations. The Approved Applicant will be charged 0.35% (zero point thirty-five percent) of the transaction value by the Appointed Security Company.

g. Cancellation of Mandatory Tender Offer

The Mandatory Tender Offer cannot be canceled after its announcement, unless approved by the Financial Services Authority (OJK).

h. Mandatory Tender Offer Reporting

PT JRI will report the results of the MTO to the Financial Services Authority (OJK) at least by five days after the Settlement Date.

6. Appointed Securities Company

PT CGS International Sekuritas Indonesia

Indonesia Stock Exchange Building Tower 2, 20th Floor
Jl. Jenderal Sudirman Kav 52-53 Jakarta, Indonesia 12190
Telephone: +6221 150330; Facsimile: +6221 515 4266
Email: jk.mto@cgsi.com; Website: www.cgsi.co.id
Business Permit: KEP-93/PM/1992 of February 29, 1992.

PT Hotel Fitra International Tbk Mandatory Tender Offer Schedule:

As part of our commitment to Good Corporate Governance, KSEI has implemented an Anti-Bribery Management System applicable to all KSEI personnel. If you become aware of any violations related to this matter, please report them through KSEI's official email address for reporting violations at lapor@kseiws.co.id.

February 5, 2026 – March 6, 2026	Mandatory Tender Offer Period Shareholders who wish to participate in this Tender Offer must instruct their Securities Companies or Custodian Banks to submit a TEND instruction through the Corporate Action (CA) Election menu in C-BEST by selecting the CASH option. Shares designated under this instruction will be assigned a "Blocked for CA" status and may not be transferred or traded unless the instruction is canceled.
March 16, 2026	Payment Date KSEI will distribute the Share Purchase funds through C-BEST into the Securities Account of the Securities Company/Custodian Bank.

Thank you for your kind attention and cooperation.

Sincerely yours,

Yulia Purnama Sari

Head of Custodian Services Division

AM. Anggita Maharani

Head of Securities Management Unit

Custodian Services Division

CC:

1. Indonesia Stock Exchange (IDX);
2. Indonesian Clearing and Guarantee Corporation (IDClear);
3. PT Hotel International Tbk;
4. PT CGS International Sekuritas Indonesia;
5. PT Bima Registra.

As part of our commitment to Good Corporate Governance, KSEI has implemented an Anti-Bribery Management System applicable to all KSEI personnel. If you become aware of any violations related to this matter, please report them through KSEI's official email address for reporting violations at lapor@kseiws.co.id.
