

FIRST AUCTION ANNOUNCEMENT

PT CLEMONT FINANCE INDONESIA, in its capacity as the First Mortgage Holder pursuant to Article 6 of the Law on Mortgage Execution, hereby announces that it will conduct a public auction sale through the State Assets and Auction Service Office (KPKNL) Jakarta V, of the collateral belonging to the Debtor under the name of:

PT SSIMEX INTERNATIONAL, in the form of:

1 (one) apartment unit with an area of 138 m², located at Apartemen Casablanca, Tower 2, Floor 22, Unit 22-01, Jl. Casablanca Kav. 12, RT 02 RW 02, Menteng Dalam Subdistrict, Tebet District, South Jakarta, Certificate No. HMSRS 453/XXI/II under the name of PT SSIMEX INTERNATIONAL.

The property is offered at a **Reserve Price** of IDR 2,020,320,000 and **Bid Security Deposit** of IDR 404,064,000.

Auction Terms and Condition :

1. The auction object is sold on an "as is" basis. Auction participants may inspect the auction object from the date of announcement and shall be deemed to have acknowledged and understood its condition. Any outstanding bills for water, telephone, electricity, and land and building tax (PBB) shall be borne by the Buyer.
2. Bids shall be submitted in writing without the physical presence of participants via the internet using the "Open Bidding" method, accessible at the domain address www.lelang.go.id. Procedures for participation are available under the menu "Important Information : Auction Procedures and Terms and Conditions" on said domain.
3. Auction participants are required to deposit the bid security to a Virtual Account (VA), which must be effectively received by KPKNL no later than 1 (one) calendar day prior to the auction date. Bids shall be submitted through the aforementioned domain.
4. The deadline for submission of bids is as follows :

Day	: Thursday
Date	: April 30, 2026
Bidding Period	: From the time the auction is published until the deadline
Final Bidding Deadline	: April 30, 2026, at 10:00 WIB (server time)
Domain Address	: lelang.go.id
Auction Venue	: KPKNL Jakarta V, Jl. Prajurit KKO Usman dan Harun No. 10, Central Jakarta
Determination of Winner	: After the bidding deadline
5. The winning bidder shall be notified via the respective participant's email address.
6. **The appointed winning bidder is required to settle the auction price and a 2% auction fee no later than 5 (five) working days after the auction date. Failure to do so shall constitute default, and the bid security deposit shall be forfeited to the State Treasury.**
7. Bid security deposits of unsuccessful participants shall be fully refunded without deduction, subject to applicable bank transaction fees.
8. For any reason whatsoever, the Seller and/or the Auction Officer reserve the right to cancel the auction of the above-mentioned object, and any interested parties or prospective bidders shall have no right to raise any claims or objections in any form against the Seller and/or the Auction Officer.

For further information, please contact Auction PIC (Tia Nuraidha): +62 838-1522-7255 KPKNL Jakarta V: +62 21-34835146.

Jakarta, 30 Maret 2026
PT.CLEMONT FINANCE INDONESIA

Makmur Setyadi
DEPUTY GENERAL MANAGER