

INVITATION TO THE ANNUAL GENERAL MEETING OF SHAREHOLDERS & EXTRAORDINARY GENERAL MEETING OF SHAREHOLDERS PT CITY RETAIL DEVELOPMENTS TBK

PT City Retail Developments Tbk. (hereinafter referred to as the “Company”) hereby invites the shareholders of the Company to attend the Annual General Meeting of Shareholders (“AGMS”) and Extraordinary General Meeting of Shareholders (“EGMS”), which will be held on:

Day/Date : Monday, June 22, 2026
Time : 2:00 PM until finished
Venue : South Jakarta, (electronically via the KSEI Electronic General Meeting System facility ("eASY.KSEI") through the link AKSes KSEI provided by PT Kustodian Sentral Efek Indonesia ("KSEI"))

With the following Agenda:

AGMS:

1. Approval of the Company’s Report, which include:
 - The Report of the Board of Directors on the activities, condition and course of business of the Company and the Oversight Report of the Board of Commissioners;
 - The Corporate Social and Environment Responsibility Implementation Report ;
 - The Annual Report, Sustainability Report and Financial Statements of The Company for the financial year ended December 31, 2025;

as well as the approval and ratification of such reports, and granting a full release and discharge (*volledig acquit et de charge*) to the Board of Directors and the Board of Commissioners for their management and oversight duties and responsibilities performed during the financial year ended December 31, 2025.

Explanation:

The basis for this meeting agenda proposal is the provision of Article 69 Paragraph (1) of Law No. 40 of 2007 concerning Limited Liability Companies (“Company Law”), which states that the approval of the Annual Report, including the ratification of periodic Financial Statements and the oversight report of the Board of Commissioners, must be absolutely determined by the General Meeting of Shareholders.

2. Determination of the use of the Company's Net Profit for the financial year ending December 31, 2025.

Explanation:

The basis for this meeting agenda proposal is the provisions of Article 70 and Article 71 of the Company Law, which regulate that the Company is required to allocate a certain amount from its net profit each financial year for reserves, provided that the company records a positive retained earnings balance. It also states that the utilization of the Company's net profit shall be decided by the General Meeting of Shareholders.

3. Appointment of a Public Accounting Firm to audit the Company's Financial Statements for the financial year ending December 31, 2026.

Explanation:

The basis for this meeting agenda proposal is the provision of Article 3 paragraph (1) of OJK Regulation (POJK) Number 9 of 2023 concerning the Use of Public Accountant and Public Accounting Firm Services, as well as Article 68 of the Company Law, which states that the Board of Directors is required to submit the Company's financial statements to a public accountant to be audited.

4. Approval of granting and delegation of authority to the Company's Board of Commissioners to determine the remuneration package including allowances, bonuses and facilities provided to the Company's Board of Commissioners and Directors for the financial year ending on December 31, 2026.

Explanation:

The basis for this meeting agenda proposal is the provisions of Article 96 and Article 113 of the Company Law, which state that the amount of salary and allowances for members of the Board of Directors and the Board of Commissioners shall be determined based on the resolution of the General Meeting of Shareholders.

EGMS:

1. Approval to the Board of Directors to transfer, release rights or make debt collateral for the Company's assets, either partially or wholly in one transaction or several transactions that stand alone or are related to each other, for a period of 1 (one) year after this EGMS, in the context of financial facilities (including the issuance of debt securities and / or sukuk, either through a public offering or without a public offering) received by the Company and / or Subsidiaries, or extension or refinancing (along with all additions and / or changes).

Explanation:

Explanation of the agenda of this meeting is the granting of power and authority to the Company in order to transfer the Company's assets or make debt collateral for the Company's assets which constitute more than 50% (fifty percent) of the Company's net assets in 1 (one) fiscal year, either in 1 (one) transaction or more, whether related to each other or not, for the Company's plan to obtain loans.

2. Approval of the Change in the Composition of the Management of the Company.

Explanation:

Pursuant to the Articles of Association of the Company and the Law on Limited Liability Companies, the appointment, resignation/dismissal, as well as changes in the composition of the members of the Board of Directors and the Board of Commissioners shall be subject to the approval of the General Meeting of Shareholders (GMS).

Notes:

1. The Company does not send separate invitations to shareholders, as this Notice serves as the official invitation. This Notice can also be viewed on the Company's website www.cityretaildevelopments.com and the eASY.KSEI application.
2. Materials related to the Meeting agenda are available on the Company's website from the date of this Notice, in accordance with the Company's information above. The announcement of the Meeting has been published through the Company's website, the Indonesia Stock Exchange website, and the website of PT Kustodian Sentral Efek Indonesia on **May 13 2026**.

3. Each shareholder entitled to attend the Meeting is a shareholder whose name is registered in the Company's Register of Shareholders at the close of trading hours of the Stock Exchange on **May 26, 2026**.
4. Taking into account the provisions of the Financial Services Authority Regulation Number 14 of 2025 concerning the Electronic Electronic General Meeting of Shareholders, General Meeting of Bondholders, and General Meeting of Sukukholders ("POJK No 14/2025"), the Company urges eligible shareholders to attend the AGMS and EGMS electronically and/or grant power of attorney for their attendance and voting electronically. The participation of eligible shareholders in the AGMS and EGMS can be conducted through the following mechanism:
 - a. Attend the AGMS and EGMS electronically via the eASY.KSEI application (<https://akses.ksei.co.id/>) or
 - b. Be represented by another party by granting
5. Shareholders who attend electronically or grant electronic power of attorney (e-proxy) through the eASY.KSEI application are shareholders whose shares are deposited in KSEI collective custody. To use the eASY.KSEI Application, shareholders can access the eASY.KSEI menu on the Akses.KSEI facility (<https://akses.ksei.co.id/>) by observing the following provisions:
 - a. Shareholders must declare their attendance or appoint their proxy and/or submit their voting choices on the eASY.KSEI application no later than 12:00 PM WIB on 1 (one) business day before the date of the AGMS and EGMS;
 - b. Shareholders who will attend electronically or grant their proxy electronically to the AGMS and EGMS through the eASY.KSEI application must observe the following matters:
 - 1) Registration process;
 - 2) Process for submitting questions and/or opinions electronically;
 - 3) Voting process
 - 4) GMS broadcast.The guide for registration, usage, and further explanation regarding eASY.KSEI can be downloaded via the eASY.KSEI website (<https://akses.ksei.co.id/>).
6. Shareholders attending electronically via the eASY.KSEI facility must observe the following matters:
 - a. The shareholders mentioned below must register their attendance electronically in the eASY.KSEI facility on the date of the AGMS and EGMS from 11:00 AM WIB to 1:30 PM WIB, with the following details:
 - 1) Local individual type shareholders who have not provided a declaration of attendance or proxy in the eASY.KSEI facility by the specified deadline and wish to attend the AGMS and EGMS electronically.
 - 2) Local individual type shareholders who have provided a declaration of attendance but have not determined a voting choice for at least 1 (one) meeting agenda item in the eASY.KSEI facility by the specified deadline and wish to attend the AGMS and EGMS electronically.
 - 3) Proxy holders of shareholders who have granted power of attorney to an independent representative or individual representative, but have not provided a voting choice for at least 1 (one) meeting agenda item in the eASY.KSEI facility by the specified deadline.

- 4) Proxy holders of shareholders who have granted power of attorney to a participant/intermediary (securities company) and have determined their voting choices in the eASY.KSEI facility by the specified deadline.
 - b. Shareholders who have provided a declaration of attendance or proxy to an independent representative or individual representative and have determined their voting choices for the AGMS and EGMS agenda items in eASY.KSEI by the specified deadline do not need to perform electronic attendance registration in the eASY.KSEI facility.
 - c. Delays or failures in the electronic registration process for any reason will result in the shareholder or their proxy holder being unable to attend the AGMS and EGMS electronically, and their share ownership will not be counted toward the attendance quorum.
7. Shareholders holding shares in scrip form (physical certificates) may attend the AGMS and EGMS physically, referring to the provisions of POJK No 14/2025.
8. The Chairman of the AGMS and EGMS, the Board of Directors and Board of Commissioners, as well as capital market supporting professionals who assist in the implementation of the AGMS and EGMS, shall be physically present.
9. Materials for the AGMS and EGMS are available on the Company's website from the date of the meeting notice.
10. The Company does not provide food, beverages, or souvenirs.
11. The Company may re-announce the notice if there are changes and/or additions to information regarding the procedures for conducting the Meeting, with reference to the applicable laws and regulations.

Jakarta, May 29, 2026
PT City Retail Developments Tbk
Directors