



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

The Company's Board of Directors invites the Company's Shareholders to attend the Annual General Meeting of Shareholder ("**AGMS**") and Extraordinary General Meeting of Shareholders ("**EGMS**") that will be held on:

Hari/Tanggal : Friday, June 13th 2025
Waktu : 02 PM till done
Tempat : Hotel Mulia Jakarta, Jl Asia Afrika, Senayan, Jakarta Pusat

With the following Agenda:

AGMS:

1. Approval of the Annual Report, ratification of the Financial Statements, and ratification of the Supervisory Report of the Board of Commissioners of the Company for the financial year ending December 31, 2024.
2. Determination of the use of the Company's Net Profit for the financial year ending December 31, 2024.
3. Appointment of a Public Accounting Firm to audit the Company's Financial Statements for the financial year ending December 31, 2025.
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, 2025.

EGMS:

1. Approval to the Board of Directors of the Company to transfer, release rights or make debt guarantees for part of the Company's assets, either in part or in whole, in one transaction or several transactions that are independent or related to each other, for a period of 1 (one) financial year, in framework of financial facilities (including the issuance of debt securities and/or sukuk either through a public offering or without going through a public offering) received by the Company and/or Subsidiaries, or extensions and refinancing (including all additions and/or changes thereto), related to transactions independent or related to one another are transactions that are excluded from POJK 42/2020 and POJK 17/2020.

With the following explanation:

- a. The agenda of the 1st to 4th AGMS is the agenda that is routinely held in the AGMS of the Company. This is in accordance with the provisions in the Company's Articles of Association and Law no. 40 of 2007.
- b. The agenda of the EGMS is the granting of power and authority to the Company in order to transfer the part of the Company's assets or make collateral for the debts of the Company's assets which constitute more than 50% (fifty percent) of the total net assets of the Company in 1 (one) financial year, either in 1 (one) or more transactions, whether related to each other or not, on the Company's plan to obtain a loan.

Notes:

1. The announcement of the Meeting has been published through Company's website, Indonesia Stock Exchange's website, and the Indonesia Central Securities Depository's website on **May 7th 2025**.
 2. This calling served as an invitation and the Company Board of Directors does not send specific invitations to Shareholders, therefore this invitation is intended as a formal invitation for the Shareholders of the Company.
 3. Shareholders of the Company who are entitled to attend or be represented at the Meeting are:
 - a. For the Company's shares which are not in collective custody:

The shareholders of the Company or the proxies of the shareholders of the Company whose names are legally registered in the Register of Shareholders of the Company on **May 21st 2025** until 16:00 WIB **PT Sharestar Indonesia** having address at Berita Satu Plaza Jl. Gatot Subroto No 6. Jakarta.
 - b. For Company shares that are in Collective Custody:

Shareholders of the Company or their proxies of shareholders whose names are registered with the account holder or custodian bank at PT Kustodian Sentral Efek Indonesia ("KSEI") as of **May 21st 2025** until 16:00 WIB. KSEI securities account holders in Collective Custody are required to provide KSEI with the List of Shareholders of the Company they manage to obtain Written Confirmation for the Meeting.4. Shareholders can participate in the Meeting by either:
- a. physically attending the Meeting; or
 - b. electronically attending the Meeting through the eASY.KSEI.
5. Shareholders who wish to attend electronically, as mentioned in item 4 letter b, must be local individual shareholders who have shares deposited in KSEI's collective custody.
6. Shareholders can utilize the **eASY.KSEI** by accessing **eASY.KSEI** menu, **Login eASY.KSEI** submenu in the AKSes facility (<https://akses.ksei.co.id/>).
7. Prior to participating in the Meeting, shareholders must first read the terms presented in this Invitation, as well as other stipulations related to Meeting as authorized by each Company. Other terms can be found in the attached document on the 'Meeting Info' feature provided in the **eASY.KSEI** and/or Meeting invitations posted at the websites of the respective Company. The Company retains the rights to authorize more terms in relation to shareholders or shareholder representatives' physical participation in the Meeting.
8. Shareholders who wish to physically attend the Meeting or exercise their voting rights through the **eASY.KSEI**, must first inform their attendance or the attendance of their appointed representatives, and/or submit their votes through the **eASY.KSEI**.
9. The deadline for declaring attendance, appointing representatives, or submitting votes through the **eASY.KSEI** is set at 12:00 pm Western Indonesian Time (WIB) 1 (one) business day before the Meeting's date.
10. Prior to entering the Meeting room, all shareholders or their representatives who wish to physically participate in the meeting must first fill in the attendance list and show original proofs of identity.
11. Shareholders who wish to attend or authorize a representative to attend the Meeting electronically through the **eASY.KSEI** must consider the following points:
 - a. Registration Process
 - i. Local individual shareholders who **have not** provided their attendance declaration before the deadline mentioned on item 9, but wish to attend the Meeting electronically, must first register their attendance through the **eASY.KSEI** during the date of the Meeting and before the time that the Company ends the Meeting's electronic registration.
 - ii. Local individual shareholders who have provided their attendance declaration but have not submitted their vote on a minimum of 1 (one) of the Meeting agendas through the **eASY.KSEI** before the deadline mentioned on item 9 and wish to attend the Meeting electronically, must first register their attendance through the **eASY.KSEI** during the date of the Meeting and before the time that the Company ends the Meeting's electronic registration.
 - iii. Shareholders who have authorized the Company's Independent Representative or an Individual Representative but have not submitted their vote on a minimum of 1 (one) of the Meeting agendas through the **eASY.KSEI** before the deadline mentioned on item 9 and wish to attend the Meeting electronically must first register their attendance through the **eASY.KSEI** during the date of the Meeting and before the

- time that the Company ends the Meeting's electronic registration.
- iv. Shareholders who have authorized an Intermediary Participant Representative (Custodian Bank or Securities Company) and have submitted their vote through the **eASY.KSEI** before the deadline mentioned on item 9 are required to request their registered representatives in the **eASY.KSEI** to register their attendance through the **eASY.KSEI** during the date of the Meeting before the time that the Company ends the Meeting's electronic registration.
 - v. Shareholders who have submitted their attendance declaration or authorized a Company-appointed Independent Representative or Individual Representative and have provided their votes for a minimum of 1 (one) of the Meeting agendas through the **eASY.KSEI** before the deadline mentioned on item 9 do not need to electronically register their attendance through the **eASY.KSEI** on the Meeting's date. Shares' ownership will be automatically calculated as an attendance quorum and submitted votes will be automatically counted during the Meeting's voting process.
 - vi. Lateness or electronic registration failures, as mentioned in points number i - iv, for whatever reason that cause shareholders or their representatives to not be able to electronically attend the Meeting, will prevent their shares from being counted as a quorum for the Meeting
- b. Live Broadcast of The Meeting
 - i. Shareholders or their representatives who have been registered in the **eASY.KSEI** no later than the deadline mentioned on item 9 can watch the Meeting live via Zoom in webinar format by accessing the **eASY.KSEI** menu, submenu Tayangan RUPS in the AKSes facility (<https://akses.ksei.co.id/>).
 - ii. **Tayangan RUPS** has a capacity of 500 participants provided in a first come, first serve basis. Shareholders or their representatives who could not be accommodated in the Meeting's broadcast are still considered to have electronically attended the Meeting and their share ownerships and votes are still counted, as long as they have registered through the **eASY.KSEI**.
 - iii. Shareholders or their representatives who only watch the Meeting through Tayangan RUPS but were not electronically registered as participants in the **eASY.KSEI**, will not be considered as a legal participant and are not counted as part of the Meeting's quorum.
 - iv. Shareholders or their representatives are encouraged to use the Mozilla Firefox browser for the best experience in using the **eASY.KSEI** and/or Tayangan RUPS.
12. For Shareholders or their Proxies who will be physically present at the Meeting:
 - i. Shareholders and their proxies are not allowed to enter the Meeting room when the Meeting has started for any reason.
 - ii. presenting their Official identity Card ("KTP") or other valid proof of identity card and to submit copies to their registry officials at the registration counter before entering the Meeting room.
 - iii. Shareholders of the Company in the form of legal entities are requested to submit copy(ies) of:
 - a. The latest articles of association and the approval by authority.
 - b. The notarial deed appointing the incumbent Board of Directors and Board of Commissioners.
 - c. Official identity Card ("KTP").
 13. The Company will not provide and distribute the Meeting materials in printed form. All information and materials of the Meeting are available to Shareholders on the Company's website www.cityretaildevelopments.com from the date of invitation until the Meeting is held.
 14. The Company does not provide food and drinks, nor souvenirs to Shareholders.

Jakarta, May 22th 2025
PT City Retail Developments Tbk
Directors