PT CIPUTRA DEVELOPMENT TBK
("Company")

INVITATION OF THE
ANNUAL GENERAL MEETING OF SHAREHOLDERS

Hereby the Board of Directors of **PT CIPUTRA DEVELOPMENT TBK** invites the shareholders of the Company to attend the Annual General Meeting of Shareholders ("**Meeting**"), to be held on:

Day / Date	**: Friday, June 26th, 2026**
Time	**: 10:00 AM - finished**
Venue	**:** Ciputra Artpreneur Gallery, Lotte Shopping Avenue Lt. 11, Ciputra World 1 Jakarta, Jl. Prof. DR. Satrio Kav. 3-5, Karet Kuningan, Jakarta Selatan 12940

With the following agenda:

Agenda of Meeting:

1. Approval of the annual report of the Company including the ratification of financial statements and the report on the supervisory duties of the Board of Commissioners for the financial year ended December 31st, 2025;
2. Determination of the use of net profit;
3. Appointment of a Public Accountant and/or Independent Public Accounting Firm to audit the financial statements of the Company for the financial year ended December 31st, 2026, along with the determination of honorarium and other requirements relating to the appointment;
4. Determination of salary or honorarium and other benefits and facilities for members of the Board of Commissioners and Board of Directors of the Company for the financial year of 2026;
5. Approval of the Amendment to Article 3 of the Articles of Association of the Company concerning the purposes, objectives, and business activities, in order to conform to the Central Statistics Agency (BPS) Regulation Number 7 of 2025 regarding the Indonesian Standard Industrial Classification (KBLI).

Explanation on Agenda of Meeting:

First Agenda:
Based on the provisions of Article 10 paragraph (6) of the Articles of Association of the Company, the Company's Annual Report and Financial Statements must be approved and ratified by the Meeting.

In this Agenda of Meeting, it will be proposed for the annual report of the Company for the financial year 2025, including the approval of the Company's financial statements, the report of the Board of Directors, the supervisory report of the Board of Commissioners and the granting of a full release and discharge to the members of the Board of Directors and the Board of Commissioners for the financial year 2025.

Second Agenda:
In accordance with the provisions of Article 10 paragraph (5) letter (b) of the Articles of Association of the Company, determination of the use of net profit shall be resolved in the Meeting. In this Agenda of Meeting, it is proposed that the use of profit for the 2025 financial year shall, as follows:

a. A certain amount as a reserve fund;
b. A certain amount to be distributed as cash dividends to the shareholders of the Company in accordance with the schedule and applicable regulations; and/or
c. As retained earnings to be used for the purpose of the business development of the Company.

Third Agenda:
In pursuant to the provisions of Article 10 paragraph (5) letter (c) and Article 10 paragraph (8) of the Articles of Association of the Company, the appointment of a Public Accountant and/or Public Accounting Firm shall be resolved at the Meeting by taking into consideration the proposal of the Board of Commissioners, whereby the Board of Commissioners shall take into account the recommendation of the Audit Committee.

In this Agenda of Meeting, it will be proposed to:

1. To give approval to the appointment of a Public Accountant and Independent Public Accounting Firm Liana Ramon Xenia & Rekan to conduct an audit of the consolidated financial statements of the Company for the financial year ended December 31st, 2026.
2. Authorize the Board of Commissioners to:
   a. Determine the honorarium/remuneration for audit services determined based on the professional considerations and calculations of Public Accountant and Independent Public Accountant Firm by taking into account the scope of the audit.
   b. Appoint a substitute Public Accountant and Independent Public Accountant Firm including determining audit fee and other appointment requirements, if the appointed Public Accountant and Independent Public Accounting Firm are unable to perform their duties for any reason.

Fourth Agenda:

Based on the provisions of Article 10 paragraph (5) letter (e) of the Articles of Association of the Company, the Meeting may determine salaries, or honorariums and other allowances and facilities for members of the Board of Commissioners and the Board of Directors. Furthermore, in accordance with Article 28 paragraph (17) of the Articles of Association of the Company, the Meeting may determine salaries, service allowances, and other allowances (if any) for the members of the Company's Board of Directors, and such authority by the Meeting may be delegated to the Board of Commissioners.

In this Agenda of Meeting, it will be proposed to determine salaries or honorariums and allowances and other benefits and facilities for members of the Board of Commissioners and grant a power of attorney and authority to the Board of Commissioners of the Company to determine salaries or honorariums and allowances and other facilities for members of the Board of Directors for the financial year of 2026.

Fifth Agenda:

In order to comply with the Central Statistics Agency (BPS) Regulation Number 7 of 2025 stipulated on December 17th 2025 and promulgated on December 18th 2025 concerning the Indonesian Standard Industrial Classification (Klasifikasi Baku Lapangan Usaha Indonesia – “KBLI”), the Company intends to make adjustments and amendments to Article 3 of the Articles of Association of the Company regarding the purposes, objectives, and business activities of the Company with the proposed business classifications, as follows:

a. KBLI 64210 – Holding Company Activities**,** namely activities of holding companies, including ownership and management of shareholdings in subsidiaries and/or affiliated companies;
b. KBLI 68111 – Residential Building and Land Development Activities, namely activities relating to the development, construction, acquisition, sale, and operation of residential buildings and land, including houses, apartments, and other residential projects;
c. KBLI 68112 – Leasing Activities of Self-Owned or Leased Residential Buildings and Land, namely activities relating to the leasing and operation of self-owned or leased residential real estate;
d. KBLI 68129 – Other Self-Owned or Leased Non-Residential Real Estate (Buildings and Land) Activities, namely activities relating to the development, leasing, operation, and management of non-residential buildings and land, including commercial buildings, data centers, and industrial facilities;
e. KBLI 68210 – Real Estate Intermediary Service Activities**,** namely intermediary service activities in the purchase, sale, and leasing of real estate on a fee or commission basis;
f. KBLI 68292 – Residential Real Estate Management on a Fee or Contract Basis, namely activities relating to the management and operation of residential properties on a fee or contract basis;
g. KBLI 68299 – Other Real Estate Activities on a Fee or Contract Basis Not Elsewhere Classified (NEC)**,** namely activities relating to the management, consultancy, and provision of non-residential real estate services on a fee or contract basis;
h. KBLI 70209 – Other Management and Business Consultancy Activities**,** namely activities relating to the provision of management consultancy services, strategic planning, organizational development, operational efficiency, investment studies, and other business consultancy services; and
i. KBLI 77400 – Leasing of Intellectual Property and Similar Products, Except Copyrighted Works**,** namely activities relating to licensing, royalty arrangements, use of trademarks, franchise rights, internet domains, and other intellectual property rights in accordance with prevailing laws and regulations.

IMPORTANT NOTES:

1. The Company does not send a separate invitation letter to each shareholders of the Company. In accordance with the provisions of the Articles of Association of the Company, this invitation is an official invitation to all shareholders of the Company.
2. The Shareholders of the Company who are entitled to attend or be represented at the Meeting are:
   a. For the shareholding that are outside collective custody:
      The shareholders of the Company whose names are recorded in the Shareholders Register of the Company at the same time of the close of trading at the Indonesia Stock Exchange on **June 3rd, 2026**.
   b. For the shareholding that are held inside the collective custody: The Shareholders of the Company whose names are recorded in a sub-securities account at PT Kustodian Sentral Efek Indonesia ("KSEI") at the close of trading at the Indonesia Stock Exchange on **June 3rd, 2026**.
3. In accordance with the provisions of the Financial Services Authority Number 15/POJK.04/2020 concerning the Plan and Implementation of the General Meeting of Shareholders of Public Company, the Company provides options or alternatives to shareholders who are unable to attend the Meeting in person to be able to provide power of attorney electronically. Therefore, the Company conveys that shareholders whose shares are in collective custody of KSEI can give their power of attorney to attend the Meeting electronically (e-proxy) through KSEI's Electronic General Meeting System (eASY.KSEI) facility as follows:
   - Shareholders will receive an email from KSEI regarding the Invitation of Meeting. The registration can be done through the following link: https://akses.ksei.co.id/ .
   - Shareholders can grant a power of attorney to an individual attorney or independent representative attorney appointed by the Company or the participant attorney of KSEI (Custodian Bank or Securities Company) as an electronic power of attorney mechanism (e-proxy).
   - This e-proxy facility is available from the date of this Invitation up to 1 (one) day before the date of the Meeting, which is **June 25th, 2026**.
4. In the event that the shareholder chooses to give their proxy to attend the Meeting outside the eASY.KSEI mechanism, the shareholder can download the format of the power of attorney contemplated in the link in section 7 below. The original power of attorney that has been filled and signed accordingly can be submitted to the Company through the office of the Securities Administration Bureau (BAE) of PT Electronic Data Interchange Indonesia, located at Wisma SMR 10th Floor, Jl. Yos Sudarso Kav. 89, North Jakarta 14350, telp. 021-6515130, fax. 021-6515131, email: bae@edi-indonesia.co.id, no later than 3 (three) working days before the Meeting or on **June 23rd, 2026**, at 16.00 WIB.
5. Shareholders or their proxies who will attend the Meeting shall submit to the officer of the Meeting a copy of their Residential Identity Card (KTP) or other identification before entering the Meeting venue. For shareholders in the form of legal entities shall bring a copy of the Articles of Association and its amendments, including the latest deed evidencing composition of management that is still valid.
6. The Notary, assisted by BAE, shall verify the quorum of attendance for the Meeting and count the votes cast in respect of the proposed resolution for each meeting agenda. Any resolution that are not adopted by unanimous consent shall be conducted in voting by, taking into account votes that are cast directly in the Meeting and votes submitted by shareholders through proxies as referred to item 3 above.
7. For materials to be discussed in the Meeting, namely Meeting materials, Power of Attorney, and the Rules of Meeting can be downloaded via **https://bit.ly/CTRA-RUPSTahunan2026**.
8. Shareholders or their proxies who will attend the Meeting are required to abide the rules of the Meeting.
9. For the smooth and orderly conduct of the Meeting, shareholders or their proxies are requested to present at the Meeting venue 30 (thirty) minutes earlier.

Jakarta, June 4th, 2026
PT CIPUTRA DEVELOPMENT TBK
Board of Directors