PT MODERNLAND REALTY Tbk.
("Perseroan")

PENGUMUMAN

KEPADA PARA PEMEGANG SAHAM

RAPAT UMUM PEMEGANG SAHAM LUAR BIASA

Bersama ini Direksi PT Modernland Realty Tbk. (selanjutnya disebut "**Perseroan**"), mengumumkan bahwa Rapat Umum Pemegang Saham Luar Biasa ("**RUPSLB**") yang akan dilaksanakan pada hari Senin, tanggal 14 September 2026.

Sesuai dengan Peraturan Otoritas Jasa Keuangan No. 15/POJK.04/2020 tanggal 21 April 2020 tentang Rencana dan Penyelenggaraan Rapat Umum Pemegang Saham Perusahaan Terbuka ("**POJK No.15**") dan ketentuan Anggaran Dasar Perseroan maka Pemanggilan RUPSLB akan diumumkan melalui situs web Bursa Efek Indonesia, situs web penyedia e-RUPS, situs web Perseroan www.modernland.co.id, dan dilaporkan kepada Otoritas Jasa Keuangan dan Bursa Efek Indonesia pada hari Rabu, tanggal 9 September 2026.

Para pemegang saham yang berhak menghadiri atau diwakili dalam RUPSLB adalah para Pemegang Saham yang namanya tercatat dalam Daftar Pemegang Saham Perseroan dan / atau pemilik saldo saham Perseroan pada sub rekening efek di Penitipan Kolektif PT Kustodian Sentral Efek Indonesia (KSEI) pada penutupan perdagangan saham di Bursa Efek Indonesia pada hari Selasa, tanggal 8 September 2026 sampai dengan pukul 16.00 WIB.

Informasi Tambahan Bagi Pemegang Saham

Memperhatikan ketentuan Pasal 8 ayat (3) Peraturan Otoritas Jasa Keuangan Nomor 16/POJK.04/2020 tentang Pelaksanaan Rapat Umum Pemegang Saham Perusahaan Terbuka Secara Elektronik, Perseroan menghimbau kepada para pemegang saham Perseroan untuk hadir secara elektronik dengan cara memberikan kuasa secara elektronik melalui fasilitas *Electronic General Meeting System KSEI* (eASY.KSEI) yang akan disediakan oleh KSEI kepada perwakilan independen yang ditunjuk oleh Perseroan sebagai mekanisme pemberian kuasa secara elektronik ("***e-Proxy***") dalam proses penyelenggaraan RUPSLB.

Fasilitas e-Proxy ini tersedia bagi para pemegang saham Perseroan yang berhak untuk hadir dalam RUPSLB sejak tanggal Pemanggilan RUPSLB sampai sehari sebelum hari penyelenggaraan RUPSLB yaitu tanggal 11 September 2026 pukul 12.00 WIB.

Jakarta, 8 September 2026
PT Modernland Realty Tbk
Direksi

PT MODERNLAND REALTY Tbk.
(“The Company”)

ANNOUNCEMENT

TO THE SHAREHOLDERS

EXTRAORDINARY GENERAL MEETING OF SHAREHOLDERS

The Board of Directors of PT Modernland Realty Tbk (hereinafter referred to as “**The Company**”) hereby announces that the Extraordinary General Meeting of Shareholders (hereinafter referred to as “**EGMS**”) shall be convened on Monday, September 14th, 2026.

Pursuant to Indonesia Financial Services Authority Regulation No. 15/POJK.04/2020 dated April 21, 2020 regarding Planning and Implementation of General Meeting of Shareholders of a Listed Company (“**FSAR No. 15**”) and in accordance with the Articles of Association of the Company, accordingly, EGMS invitation shall be announced through Indonesia Stock Exchange website, website e-RUPS provider and website of the Company at www.modernland.co.id and reported to the Financial Services Authority and the Indonesia Stock Exchange on Wednesday, September 9th, 2026.

Shareholders who are entitled to attend or be represented in EGMS are shareholders whose names are registered in the Register of Shareholders and / or owners of the company’s shares under stock sub-accounts in collective custody of *PT Kustodian Sentral Efek Indonesia* (KSEI) at the close of stock trading in Indonesia Stock Exchange on Tuesday, September 8th, 2026, at 16.00 WIB.

Additional Information for the Shareholders

With due observance of the provisions of Article 8 paragraph (3) of the Financial Service Authority Regulation No. 16/POJK.04/2020 regarding the Implementation of General Meeting of Shareholders of Public Companies Electronically, the Company notifies the shareholders of the Company to attend electronically by providing an electronic power of attorney through the KSEI Electronic General Meeting System facility (“eASY.KSEI”) which will be provided by KSEI to an independent representative appointed by the Company as a mechanism for electronic power of attorney (“e-Proxy”) in the process of organizing the EGMS.

This e-Proxy facility is available to the Company's shareholders who are entitled to attend the EGMS from the date of the Invitation of the EGMS until the day before the EGMS, which is on September 11th, 2026 at 12:00 p.m. Western Indonesian Time.

Jakarta, September 8th, 2026
PT Modernland Realty Tbk
The Board of Directors