

Nomor Surat	015/CRD-CS/V/2026
Nama Perusahaan	City Retail Developments Tbk
Kode Emiten	NIRO
Papan Pencatatan	Pengembangan
Lampiran	2
Perihal	Laporan Bulanan Registrasi Pemegang Efek

Bersama ini City Retail Developments Tbk menyatakan:

1. Bertanggung jawab atas penyusunan dan penyajian Laporan Bulanan Registrasi Pemegang Efek (LBRE).
2. Semua informasi dalam LBRE telah dimuat secara lengkap dan benar, tidak mengandung informasi atau fakta material yang tidak benar, dan tidak menghilangkan informasi atau fakta material.
3. Perhitungan Free Float telah disajikan sesuai dengan Peraturan Pencatatan Bursa Nomor I-A dan/atau I-V tentang Pencatatan Saham dan Efek Bersifat Ekuitas Selain Saham yang Diterbitkan oleh Perusahaan Tercatat, termasuk telah mengeluarkan kepemilikan saham oleh pihak Pengendali dan Afiliasi dari Pengendali, dan Afiliasi dari Pemilik Manfaat; dimiliki oleh anggota Dewan Komisaris atau anggota Direksi; dan saham yang telah dibeli kembali oleh perusahaan.

Direksi atas nama City Retail Developments Tbk bertanggung jawab penuh atas informasi yang tertera didalam dokumen ini.

Perseroan menyampaikan Laporan Bulanan Registrasi Pemegang Efek yang berakhir pada akhir bulan April - 2026 Sebagai Berikut :

Biro Administrasi Efek: PT. Sharestar Indonesia

Pemegang
Saham
Direksi dan
Komisaris

Pemegang saham 5% (lima persen) atau lebih	Nama	Alamat	Jumlah Saham Sebelumnya	Persen Saham Sebelumnya	Jumlah Saham Bulan Ini	Persen Saham Bulan Ini	Pengendali	Afiliasi Pengendali
	PT Orion Global	GD OFFICE 8 LT 33 SCBD LOT 28 JAKARTA SELATAN	16.703.543.680	75,25%	16.703.543.680	75,25%	X	

Pemegang Saham < 5%

Publik - Warkat	0	0%	0	0%
Publik - Non Warkat	5.495.328.124	24,75%	5.495.328.124	24,75%
Saham Treasuri	0	0%	0	0%
Total	22.198.871.804	100%	22.198.871.804	100%

Jumlah Saham Non Warkat berdasarkan Tipe Investor

Tipe dan Klasifikasi Investor	Jumlah Saham
Afiliasi dari pengendali dan pemilik manfaat	0
Direksi dan Dewan Komisaris	0
Karyawan (hanya saham yang dibatasi pengalihan kepemilikannya)	0
Pengendali	16.703.543.680
Saham Tresuri	0

Jumlah Saham Scripless berdasarkan Tipe dan Klasifikasi Investor dari KSEI

Tipe dan Klasifikasi Investor	Jumlah Saham
Bank	1.959.880
Government	7.747.200
Private Equity	-
Trustee Bank	-
Venture Capital	-
Private Bank	13.000.100
Exchange Traded Funds	-
Investment Manager	129.802.300
Investment Advisors	1.008.500
Brokerage Firms	68

Hedge Fund	-
Sovereign Wealth Fund	2.031.800
Capital Market Supporting Institutions and Professions	-
Commanditaire Vennootschap (CV) or Limited partnership	-
Firm	828.039
Invesment Fund Selling Agent	-
Peer to peer lending	-
Permanent establishment	-
Sole proprietorship	-
Corporate	17.184.040.361
Association/social organization	-
State-owned enterprises	-
Central Bank	-
State Owned Company	-
Diocese	-
Conference	-
Congregation	-
Cooperatives	-
International organization	-
Political parties	-

Partnership	-
Educational Institution	-
Mutual Funds (MF)	2.304.783.900
Securities Company (SC)	62.390.712
Pension Funds (PF)	-
Financial Institutional (IB)	-
Insurance (IS)	2.235.661.400
Foundation (FD)	-
Individual (ID)	255.617.544

*Data klasifikasi investor yang disajikan dalam laporan ini bersumber dari informasi yang disampaikan oleh Pemegang Rekening KSEI berdasarkan hasil verifikasi yang dilakukan melalui proses Know Your Customer (KYC) atas data investor yang dikelolanya. Penetapanan klasifikasi investor dilakukan oleh masing-masing Pemegang Rekening KSEI dengan mengacu pada definisi dan panduan klasifikasi investor yang telah disediakan oleh KSEI. Keakuratan maupun kesesuaian pada penentuan klasifikasi investor yang tersaji dalam laporan ini menjadi tanggung jawab masing-masing Pemegang Rekening KSEI yang melakukan proses klasifikasi tersebut.

Informasi Saham Free Float

Keterangan	Bulan Sebelumnya	Bulan Ini
Jumlah saham non-warkat dimiliki oleh seluruh pemegang saham kurang dari 5%	5.495.328.124	5.495.328.124
Jumlah saham non-warkat dimiliki oleh Direksi dan Dewan Komisaris kurang dari 5%	0	0
Jumlah saham non-warkat dimiliki oleh Pengendali kurang dari 5%	0	0
Jumlah saham non-warkat dimiliki oleh Afiliasi dari Pengendali kurang dari 5%	0	0
Jumlah saham tresuri non-warkat kurang dari 5%	0	0
Jumlah saham yang harus dibatasi pengalihan kepemilikannya (lock up) baik berdasarkan Peraturan maupun bagian tindakan korporasi Perusahaan Tercatat kurang dari 5%	0	0
Jumlah saham non-warkat dimiliki oleh Perusahaan Modal Ventura dan Private Equity kurang dari 5%	0	0
Jumlah saham non-warkat yang berada dalam status sita atau blokir oleh Aparat Penegak Hukum atau Otoritas yang berwenang kurang dari 5%	0	0
Jumlah saham dengan penerima manfaat investor publik yang telah disetujui Bursa untuk diperhitungkan sebagai Free Float (Ketentuan V.2 Peraturan I-A dan Ketentuan V.2 Peraturan I-V)	0	0
Jumlah saham Free Float	5.495.328.124	5.495.328.124
Jumlah saham tercatat di Bursa per akhir bulan	22.198.871.804	22.198.871.804
% Saham Free Float	24,75	24,75

Keterangan	Bulan Sebelumnya	Persentase Bulan Sebelumnya	Bulan Ini	Persentase Bulan Ini
Jumlah saham tidak tercatat	0	0%	0	0%

Jumlah Pemegang Saham Nasabah Pemilik SID

Bulan Sebelumnya	Bulan Sekarang	Perubahan
1.836	2.125	289

Pemilik manfaat (pengendali tingkat individu) yang terdiri dari satu pihak atau kelompok yang terorganisasi dari City Retail Developments Tbk

Nomor	Nama Pemilik Manfaat	Alamat	Pemegang Saham Langsung Perseroan	Nama Pemegang Saham Langsung	% Kepemilikan Saham*
1	Al Alan Rachmat Budiman	jakarta	Tidak	PT Orion Global Development	98 %

*** Persentase Kepemilikan, jika pemegang kolom pemegang saham langsung diisi:**

- Ya : maka merupakan % kepemilikan pemilik manfaat langsung ke Perseroan
- Tidak : maka merupakan % kepemilikan pemegang saham langsung ke Perseroan

Demikian untuk diketahui.

Hormat Kami,
City Retail Developments Tbk

Musa Sinambela

Corporate Secretary

City Retail Developments Tbk

Menara Utara Lt.8, Gd. Menara Jamsostek, Jl. Jend. Gatot Subroto No. 38, Kuningan

Telepon : +6221-50842878, Fax : +6221-50842879, www.cityretaildevelopments.com

Nama Pengirim	Musa Sinambela
Jabatan	Corporate Secretary
Tanggal dan Waktu	07-05-2026 11:06
Lampiran	1. NIRO_X.H.11.pdf
	2. NIRO_BCD.pdf

Dokumen ini merupakan dokumen resmi City Retail Developments Tbk yang tidak memerlukan tanda tangan karena dihasilkan secara elektronik oleh sistem pelaporan elektronik. City Retail Developments Tbk bertanggung jawab penuh atas informasi yang tertera didalam dokumen ini.

Letter / Announcement No.	015/CRD-CS/V/2026
Issuer Name	City Retail Developments Tbk
Issuer Code	NIRO
Listing Board	Development
Attachment	2
Subject	Monthly Report of Securities Holders Registration

Hereby, the Company declares that:

- 1. It is responsible for the preparation and presentation of the Monthly Securities Holder Registration Report.
- 2. All information contained in the LBRE has been fully and accurately disclosed, does not contain any incorrect material information or facts, and does not omit any material information or facts.
- 3. The Free Float calculation has been presented in accordance with Listing Exchange Regulation Number I-A and/or I-V concerning the Listing of Shares and Equity Securities Other Than Shares Issued by Listed Companies, including the exclusion of share ownership by the Controlling Shareholder and its Affiliates; affiliates of beneficial owner; members of the Board of Commissioners or the Board of Directors; and treasury shares repurchased by the Company.

The Board of Directors of City Retail Developments Tbk, on behalf of the Company, bears full responsibility for the information contained in this document.

The Company hereby announce Monthly Report of Securities Holders Registration which ends in April - 2026

Security Administration Bureau: PT. Sharestar Indonesia

Board of
Directors and
Board of
Commission
ers

Shareholders of 5% (five percent) or more	Name	Address	Number of Shares in Previous	Percent of Shares in Previous	Number of Shares in Current	Percent of Shares in Current	Controller	Affiliate of the Controller
	PT Orion Global	GD OFFICE 8 LT 33 SCBD LOT 28 JAKARTA SELATAN	16,703,543,680	75.25%	16,703,543,680	75.25%	X	

Public - Scrip	0	0%	0	0%
Public - Scripless	5.495.328.124	24,75%	5.495.328.124	24,75%
Treasury Stock	0	0%	0	0%
Total	22.198.871.804	100%	22.198.871.804	100%

Number of Scrip and Scripless Shares based on Investor Type and Classification

Investor Type & Classification	Number of Shares
Affiliation from Controller & Beneficial Owner	0
BOD / BOC	0
Employee (lock up shares only)	0
Controller	16.703.543.680
Treasury	0

Number of Scripless Shares based on Investor Type and Classification from KSEI

Investor Type & Classification	Number of Shares
Bank	1.959.880
Government	7.747.200
Private Equity	-
Trustee Bank	-
Venture Capital	-
Private Bank	13.000.100
Exchange Traded Funds	-
Investment Manager	129.802.300
Investment Advisors	1.008.500
Brokerage Firms	68

Hedge Fund	-
Sovereign Wealth Fund	2.031.800
Capital Market Supporting Institutions and Professions	-
Commanditaire Vennootschap (CV) or Limited partnership	-
Firm	828.039
Investment Fund Selling Agent	-
Peer to peer lending	-
Permanent establishment	-
Sole proprietorship	-
Corporate	17.184.040.361
Association/social organizations	-
State Owned Enterprises	-
Central Bank	-
State Owned Company	-
Diocese	-
Conference	-
Congregation	-
Cooperatives	-
International organization	-
Political parties	-

Partnership	-
Educational Institution	-
Mutual Funds (MF)	2.304.783.900
Securities Company (SC)	62.390.712
Pension Funds (PF)	-
Financial Institutional (IB)	-
Insurance (IS)	2.235.661.400
Foundation (FD)	-
Individual (ID)	255.617.544

*The investor classification data presented in this report is derived from information provided by KSEI Account Holders based on verification conducted through the Know Your Customer (KYC) process on the investor data under their management. The determination of investor classification is carried out by each KSEI Account Holder with reference to the definitions and investor classification guidelines provided by KSEI. The accuracy and appropriateness of the investor classification presented in this report remain the responsibility of each KSEI Account Holder that performs the classification process.

Investor Classification Data

Free Float Share Information

Information	Previous Month	This Month
The number of scripless shares owned by shareholders is less than 5%	5.495.328.124	5.495.328.124
The number of scripless shares owned by the Board of Directors and Board of Commissioners is less than 5%	0	0
The number of scripless shares owned by the Controller is less than 5%	0	0
The number of scripless shares owned by Affiliates of the Controller is less than 5%	0	0
The amount of scripless treasury stock is less than 5%	0	0
The number of shares owned less than 5% and subject to a lock-up restriction, either based on regulations or the corporate actions of the listed company.	0	0
The number of non-script shares owned less than 5% by venture capital and private equity companies	0	0
The number of non-script shares owned less than 5% and subject to confiscation or blocking by law enforcement officials or authorized authorities.	0	0
Number of shares with public investor beneficiaries that have been approved by IDX as Free Float (Provision V.2 of Regulation I-A and Provision V.2 of Regulation I-V).	0	0
The amount of Free Float Share	5.495.328.124	5.495.328.124
The number of shares listed on the Exchange at the end of the month	22.198.871.804	22.198.871.804
% Free Float Share	24,75	24,75

Remarks	Previous Month	Previous Month Percentage	Current Month	Current Month Percentage
Number of Unlisted Shares	0	0%	0	0%

Number of Shareholders Holding SID Accounts

Previous Month	Current Month	Change
1.836	2.125	289

Beneficial owner (ultimate individual controller) consisting of one party or an organized group from City Retail Developments Tbk

Number	Beneficial Owner Name	Address	Company's Direct Shareholders	Direct Shareholder Name	% Share Ownership*
1	Al Alan Rachmat Budiman	jakarta	No	PT Orion Global Development	98 %

*Ownership Percentage, if the “Direct Shareholder” column is filled:

- Yes: represents the % ownership of the beneficial owner directly in the Company
- No: represents the % ownership of the direct shareholder in the Company

Thus to be informed accordingly.

Respectfully,
City Retail Developments Tbk

Musa Sinambela
Corporate Secretary

City Retail Developments Tbk
Menara Utara Lt.8, Gd. Menara Jamsostek, Jl. Jend. Gatot Subroto No. 38, Kuningan
Phone : +6221-50842878, Fax : +6221-50842879, www.cityretaildevelopments.com

Sender Name	Musa Sinambela
Function	Corporate Secretary
Date and Time	07-05-2026 11:06
Attachment	1. NIRO_X.H.11.pdf
	2. NIRO_BCD.pdf

This is an official document of City Retail Developments Tbk that does not require a signature as it was generated electronically by the electronic reporting system. City Retail Developments Tbk is fully responsible for the information contained within this document.