



Grand City Properties S.A.

Société Anonyme

37, Boulevard Joseph II

L-1840 Luxembourg

R.C.S. Luxembourg: B165560

(the “Company”)

ATTENDANCE AND PROXY FORM

for the

ANNUAL GENERAL MEETING 2026 OF THE COMPANY

(the “AGM”)

to be held on 24 June 2026, at 11:00 a.m. (Central European Summer Time, “CEST”)

at the offices of:

GSK Stockmann SA


44, Avenue John F. Kennedy

1st floor

L-1855 Luxembourg

In order to attend the AGM, whether in person or represented by a proxyholder, shareholders who do not wish to use the Lumi Connect platform must provide the Company with a duly filled in and signed copy of this Attendance and Proxy Form together with the Record Date Confirmation (as described below) at the latest until 17 June 2026 at midnight (CEST).

SHAREHOLDER IDENTIFICATION

Name:	NUMBER OF SHARES HELD ON THE RECORD DATE AND TO BE CAST FOR VOTING AT THE AGM: 
Address:	
Country:	
Email:	
Telephone:	

If this box is left blank, it is deemed that the shareholder wishes to cast all of its votes equal to all the shares held on the Record Date (i.e. 10 June 2026) at midnight (24:00) CEST, as indicated on the Record Date Confirmation. If this box is completed indicating a number of votes to cast and that number exceeds the number of shares indicated in the Record Date Confirmation, it is deemed that the shareholder wants to cast the number of shares as indicated on the Record Date Confirmation.

I acknowledge that I may appoint a proxy if I am not able to attend in person. If I do not wish to use the Lumi Connect platform, I shall have the right to participate in and vote in the AGM only if I have timely submitted to the Company this Attendance and Proxy Form **and** the Record Date Confirmation. The Record Date Confirmation is a confirmation letter issued by the depository bank that is safe-keeping the shareholder's shares in the Company stating the number of shares held by the shareholder on the fourteenth (14th) day prior to the AGM at midnight, *i.e.* on 10 June 2026 at midnight CEST (the "**Record Date**"). This Attendance and Proxy Form and the Record Date Confirmation must be sent by e-mail to generalmeeting@grandcity.lu or by postal services to Grand City Properties S.A., Attn. AGM 2026/Kathrin Lampen, 37, Boulevard Joseph II, L-1840 Luxembourg, Grand Duchy of Luxembourg. Admission will be granted upon presentation of a suitable identification document. No admission cards will be sent by post in advance of the AGM.

Please choose **one** of the three options below by ticking the corresponding box.

1 Attendance in Person

I hereby notify you that I will attend the AGM in person.

2 Attendance by Proxy without Voting Instructions

I hereby notify you that I will not attend the AGM in person and wish to appoint the secretary of the AGM or a proxyholder, if one is named below, to vote in my name and on my behalf as such person deems fit on all resolutions of the agenda of the AGM:

I appoint the following person to attend the AGM and to vote in my name and on my behalf <u>without voting instructions</u> as such person may deem fit on the resolutions of the agenda of the AGM:	
Name:	Address:
E-mail:
Telephone:	Country:
<small><i>*I indicate the last name, first name, address, e-mail address, telephone number and country of residence of the proxyholder whom I appoint. If the information provided hereto is not complete, the appointment will be deemed given to the secretary of the AGM instead.</i></small>	

3 Attendance by Proxy with Voting Instructions

I hereby notify you that I will not attend the AGM in person and wish to appoint the secretary of the AGM or a proxyholder, if one is named below, who shall vote at the AGM in my name and on my behalf in accordance with the voting instructions given below:

I appoint the following person to attend the AGM and to vote in my name and on my behalf <u>with the voting instructions</u> given below:	
Name:	Address:
E-mail:
Telephone:	Country:
<small><i>*I indicate the last name, first name, address, e-mail address, telephone number and country of residence of the proxyholder whom I appoint. If the information provided hereto is not complete, the appointment will be deemed given to the secretary of the AGM instead.</i></small>	
<small><i>**I tick with an « X » the appropriate below boxes how I wish to vote on each of the relevant items of the agenda of the AGM. The omission to tick</i></small>	

any box with respect to any resolution shall allow the secretary or appointed proxyholder to vote at his/her full discretion on the proposed resolutions.

Voting instructions for the AGM	Vote in favor:	Vote against:	Abstention
Agenda Item 1: Presentation of the management report of the Board of Directors in respect of the statutory financial statements of the Company and the consolidated financial statements of the Company and its group for the financial year ended on 31 December 2025.	NO VOTE REQUIRED		
Agenda Item 2: Presentation of the reports of the independent auditor of the Company in respect of the statutory financial statements of the Company and the consolidated financial statements of the Company and its group for the financial year ended on 31 December 2025.	NO VOTE REQUIRED		
Agenda Item 3: The General Meeting, after having reviewed the management report of the Board of Directors and the report of the independent auditor of the Company, approves the statutory financial statements of the Company for the financial year ended on 31 December 2025 in their entirety.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Agenda Item 4: The General Meeting, after having reviewed the management report of the Board of Directors and the report of the independent auditor of the Company, approves the consolidated financial statements of the Company and its group for the financial year ended on 31 December 2025 in their entirety.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Agenda Item 5: The General Meeting notes and acknowledges the statutory net profit of the Company in the amount of EUR 108,293,223.04 for the financial year ended on 31 December 2025. The General Meeting resolves to carry forward to the next financial year a statutory net profit in the amount of EUR 108,293,223.04.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Agenda Item 6: The General Meeting resolves to grant discharge to each of the members of the Board of Directors in respect of the performance of their duties during the financial year ended on 31 December 2025.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Agenda Item 7: The General Meeting approves the renewal of the mandate of Mr Scot Wardlaw as independent member of the Board of Directors of the Company whose mandate will automatically expire on the date of the annual general meeting of the shareholders of the Company to be held in 2027.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Agenda Item 8: The General Meeting approves the renewal of the mandate of Mrs Monica Porfilio as independent member of the Board of Directors of the Company whose mandate will automatically expire on the date of the annual general meeting of the shareholders of the Company to be held in 2027.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Agenda Item 9: The General Meeting approves the renewal of the mandate of Mr Markus Leininger as independent member of the Board of Directors of the Company whose mandate will automatically expire on the date of the annual general meeting of the shareholders of the Company to be held in 2027.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Agenda Item 10: The General Meeting approves the renewal of the mandate of Mrs Simone Runge-Brandner as non-executive member of the Board of Directors of the Company whose mandate will automatically expire on the date of the annual general meeting of the shareholders of the Company to be held in 2027.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Agenda Item 11: The General Meeting approves the renewal of the mandate of Mr Christian Windfuhr as executive member of the Board of Directors of the Company whose mandate will automatically expire on the date of the annual general meeting of the shareholders of the Company to be held in 2027.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Voting instructions for the AGM	Vote in favor:	Vote against:	Abstention
Agenda Item 12: The General Meeting resolves to renew the mandate of KPMG Audit S.à r.l., having its registered office at 39, avenue John F. Kennedy, L-1855 Luxembourg, Grand Duchy of Luxembourg, registered with the RCSL under number B149133, as independent auditor of the Company in relation to the statutory financial statements of the Company and the consolidated financial statements of the Company and its group for a term which will expire at the end of the annual general meeting of the shareholders of the Company called to approve the statutory financial statements of the Company and the consolidated financial statements of the Company and its group for the financial year ending on 31 December 2026.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Agenda Item 13: The General Meeting, upon the proposal of the Board of Directors, resolves to approve the distribution of a dividend from the share premium account of the Company relating to the financial year ended on 31 December 2025 in the amount of EUR 0.30 (gross) per share for the holders of record in the security settlement systems on 26 June 2026.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Agenda Item 14: The General Meeting approves on an advisory non-binding basis the remuneration report of the Company for the financial year ended on 31 December 2025 in its entirety.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Agenda Item 15: The General Meeting approves on an advisory non-binding basis the remuneration policy established by the Board of Directors of the Company in its entirety.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The proxyholder may represent the shareholder at the AGM as well as any other adjourned or re-convened meeting of the general meeting of shareholders convened for the purpose of resolving on the agenda of the AGM, and vote in the name and on behalf of the shareholder.

This Attendance and Proxy Form, and the rights, obligations and liabilities of the shareholder and the proxyholder hereunder, shall be governed by the laws of the Grand Duchy of Luxembourg, to the exclusion of its rules of conflict of laws. Any claims, disputes or disagreements arising under, in connection with or by reason of this Attendance and Proxy Form shall be brought by the shareholder and the proxyholder in the courts of Luxembourg-City, and each of the shareholders and the proxyholder hereby submits to the exclusive jurisdiction of such courts in any such actions or proceeding and waives any objection to the jurisdiction or venue of such courts.

By signing this Attendance and Proxy Form, the shareholder hereby consents that the submitted data is collected, processed and used for the purpose of the AGM and the vote on the resolutions and that the data submitted may be transmitted to entities involved in the organization of the AGM.

Signed in on 2026

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 Name:
 Title: