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Securities code: 3467

June 8, 2026

Start date of electronic provisioning measures: May 29, 2026

To: Our Shareholders with Voting Rights

Ryuichi Oobayashi
President & Representative Director
Agratio Urban Design Inc.
2-6-1 Nishi-shinjuku, Shinjuku-ku, Tokyo

Notice of Convocation of the 17th Annual General Meeting of Shareholders

Dear shareholders:

We are pleased to inform you of the 17th Annual General Meeting of Shareholders of Agratio Urban Design Inc. (the “Company”), to be held as described below.

In convening this Annual General Meeting of Shareholders (the “Meeting”), the Company has taken measures to provide the information of the Meeting in an electronic format and uploaded it as “Notice of Convocation of the 17th Annual General Meeting of Shareholders” on the following website on the Internet.

【The Company Website】 (in Japanese only)

<https://about.agr-urban.co.jp/ir/meeting/>

In addition to the above, the information is also uploaded on the following website on the Internet. Please access the following website and enter “Agratio Urban Design” in “Issue name (company name)” or the Company’s securities code “3467” in “Code,” and search. Then, click “Basic information” and select “Documents for public inspection/PR information” and confirm the information.

【Tokyo Stock Exchange Website】 (Listed Company Search)

<https://www2.jpx.co.jp/tseHpFront/JJK020010Action.do?Show=Show>

If you are not attending the meeting in person, you can exercise voting rights by mail (in writing) or electronic means (via the Internet). Please review the Reference Documents for the General Meeting of Shareholders and exercise your voting rights by 6:00 p.m. on Wednesday, June 24, 2026 in accordance with the “Guide to Exercising Voting Rights” (in Japanese only) on page 4.

【If you exercise your voting rights by mail (in writing)】

Please review the Reference Documents for the General Meeting of Shareholders on the above websites, indicate your approval or disapproval of the proposals on the enclosed Voting Rights Exercise Form, and return the form to us so that it arrives by the deadline for exercising your voting rights as stated above.

【If you are exercising your voting rights via the Internet】

Please access the website for exercising voting rights (<https://soukai.mizuho-tb.co.jp/>) from your personal computer or smartphone.

Please enter your approval or disapproval of the proposals on the agenda by using the “Voting Right Exercise Code” and “Password” indicated on the enclosed Voting Rights Exercise Form and following the instructions on the screen.

Please refer to the “Guide to Exercising Voting Rights via the Internet” (in Japanese only) on page 4 when exercising your voting rights via the Internet.

1. **Date and time:** Thursday, June 25, 2026, at 10:00 a.m.
(Registration begins at 9:15 a.m.)
2. **Venue:** Shinjuku Skyroom, 47th floor of Shinjuku-Sumitomo Building located at 2-6-1 Nishi-shinjuku, Shinjuku-ku, Tokyo

3. Agenda of the Meeting:
Matters to be Reported:

1. The Business Report, the Consolidated Financial Statements and the audit results of the Consolidated Financial Statements by the Accounting Auditors and the Board of Corporate Auditors for the 17th Fiscal Term (April 1, 2025 to March 31, 2026)
2. The Non-consolidated Financial Statements for the 17th Fiscal Term (April 1, 2025 to March 31, 2026)

Matters to be Resolved:

Proposal 1: Appropriation of Surplus

Proposal 2: Partial Amendments to the Articles of Incorporation

◎Please submit the enclosed Voting Rights Exercise Form at the reception desk when you attend the meeting.

◎Please note that no souvenirs will be provided.

◎If you wish to exercise your voting rights by proxy, please submit the Voting Rights Exercise Form and a document certifying your proxy’s power of representation to the reception desk. In accordance with the Articles of Incorporation of the Company, the proxy must be one shareholder of the Company who has voting rights.

◎The Notes to Consolidated Financial Statements and the Notes to Non-consolidated Financial Statements are not included in the documents to be delivered to shareholders who have requested delivery of the documents, pursuant to the provisions of laws and regulations and Article 15 of the Articles of Incorporation of the Company. Accordingly, the documents to be delivered to the shareholders who requested the delivery of the documents are a part of the documents audited by the Board of Corporate Auditors and the Accounting Auditors in preparing the audit report.

◎If no indication of approval or disapproval is made on the voting rights form, it will be treated as an indication of approval.

◎In the event of any amendment to the matters described in the electronic provision measures on the websites, the amended information will be posted on the websites.

Reference Documents for the General Meeting of Shareholders

Proposal 1: Appropriation of Surplus

We recognize that the return of profits to our shareholders is one of our most important management issues. Our basic policy is to continue to pay stable dividends based on current and future business earnings, while securing the internal reserves necessary for future business development, and we will consider the distribution of profits in light of the business results of the fiscal year and the prevailing social conditions.

We aim to pay dividends commensurate with business performance for each fiscal year, with a target dividend amount of 35% of net income (a dividend payout ratio of 35%).

In accordance with this basic policy and taking into consideration the trend of business performance in the current fiscal year and the future business environment, we propose payment of a year-end dividend as follows.

(1) Type of dividend property

Cash

(2) The allocation of dividend property and the total amount thereof

118 yen per share of the Company's common stock

Total amount: 678,936,246 yen

(3) Effective date of dividend of surplus

June 26, 2026

Proposal 2: Partial Amendments to the Articles of Incorporation

1. Reasons for amendments

We will add a business purpose to Article 2 (Purpose) of the current articles of incorporation in order to accommodate the future business expansion and diversification of our group’s business activities.

2. Details of amendments

The details of the amendments are as follows:

(Amended parts are underlined.)

Current Articles of Incorporation	Proposed Amendments
<p>Chapter 1 General Provisions Article 1 (Articles omitted)</p> <p>(Purpose) Article 2 The purpose of the Company is to engage in the following businesses. No.1 to No.7 (omitted) (Newly established)</p> <p><u>No.8</u> Businesses incidental or related to the businesses set forth in each of the preceding items</p>	<p>Chapter 1 General Provisions Article 1 (As present)</p> <p>(Purpose) Article 2 The purpose of the Company is to engage in the following businesses. No.1 to No.7 (As present) <u>No.8 Business based on the Act on Specified Joint Real Estate Ventures</u> <u>No.9</u> Businesses incidental or related to the businesses set forth in each of the preceding items</p>