

Nomor Surat	031/Letter/MMLP/CRS/V/2026
Nama Perusahaan	PT Mega Manunggal Property Tbk.
Kode Emiten	MMLP
Papan Pencatatan	Utama
Lampiran	1
Perihal	Laporan Bulanan Registrasi Pemegang Efek

Bersama ini PT Mega Manunggal Property 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 PT Mega Manunggal Property 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. Datindo Entrycom

Pemegang Saham Direksi dan Komisaris	Nama	Alamat	Jabatan	Jumlah Saham Sebelumnya	Persen Saham Sebelumnya	Jumlah Saham Bulan Ini	Persen Saham Bulan Ini	Pengendali	Afiliasi Pengendali
	Max William Sunarcia	Jakarta	Direksi	0	0%	0	0%		
	Susan Samantha	Jakarta	Direksi	0	0%	0	0%		
	Lia Prilianty Singgih	Jakarta	Direksi	0	0%	0	0%		
	Djap Tet Fa	Jakarta	Komisaris	0	0%	0	0%		
	Wibowo Muljono	Jakarta	Komisaris	0	0%	0	0%		
	Prof. Dr. Budi Frensidy	Jakarta	Komisaris	0	0%	0	0%		

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
	SAKA INDUSTRIAL	MENARA ASTRA LANTAI 10, JL. JEND SUDIRMA N KAV 5-6 JAKARTA PUSAT	6.299.185.199	91,437%	6.299.185.199	91,437%	X	

Pemegang Saham < 5%

Pemegang Saham < 5% - Warkat	1.000.000	0,015%	1.000.000	0,015%
Pemegang Saham < 5% - Non Warkat	588.949.409	8,548%	588.949.409	8,548%

Saham Treasuri	0	0%	0	0%
Total	6.889.134.608	100%	6.889.134.608	100%

Jumlah Saham Scrip dan Scripless berdasarkan Tipe dan Klasifikasi Investor

Tipe dan Klasifikasi Investor	Jumlah Saham
Afiliasi dari pengendali	0
Direksi dan Dewan Komisaris	0
Karyawan (hanya saham yang dibatasi pengalihan kepemilikannya)	0
Pengendali	6.299.185.199
Saham Tresuri	0

Jumlah Saham Scripless berdasarkan Tipe dan Klasifikasi Investor dari KSEI

Tipe dan Klasifikasi Investor	Jumlah Saham
Bank	823.645
Government	-
Private Equity	1.092.607
Trustee Bank	-
Venture Capital	-
Private Bank	1.234.100
Exchange Traded Funds	-
Investment Manager	50.114
Investment Advisors	4.447.600
Brokerage Firms	1

Hedge Fund	-
Sovereign Wealth Fund	-
Capital Market Supporting Institutions and Professions	-
Commanditaire Vennootschap (CV) or Limited partnership	100
Firm	-
Invesment Fund Selling Agent	-
Peer to peer lending	-
Permanent establishment	-
Sole proprietorship	-
Corporate	6.468.962.899
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)	-
Securities Company (SC)	32.793.722
Pension Funds (PF)	563.800
Financial Institutional (IB)	-
Insurance (IS)	100.000
Foundation (FD)	-
Individual (ID)	378.066.020

*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%	588.949.409	588.949.409
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%	1.092.607	1.092.607
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	587.856.802	587.856.802
Jumlah saham tercatat di Bursa per akhir bulan	6.889.134.608	6.889.134.608
% Saham Free Float	8,53	8,53

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
5.661	5.117	544

Pemilik manfaat (pengendali tingkat individu) yang terdiri dari satu pihak atau kelompok yang terorganisasi dari PT Mega Manunggal Property Tbk.

Nomor	Nama Pemilik Manfaat	Alamat	Pemegang Saham Langsung Perseroan	Nama Pemegang Saham Langsung	% Kepemilikan Saham*
1	Mohon merujuk pada 'Informasi Lain' mengenai " bagian 1)		Tidak		%

*** 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

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1) Pemilik Manfaat Perseroan Berdasarkan informasi yang dimiliki Perseroan, tidak terdapat Pengendali individu yang memenuhi persyaratan sebagai Pemilik Manfaat dari Perseroan sesuai definisi dalam Peraturan Bursa Efek Indonesia dan Peraturan OJK. Mengacu pada Peraturan Bursa Efek Indonesia Nomor I-E, Pemilik Manfaat adalah Pengendali tingkat individu. Definisi Pengendali dalam Peraturan OJK No. 9 Tahun 2018 tentang Pengambilalihan Perusahaan terbuka adalah Pihak yang baik langsung maupun tidak langsung: i. Memiliki saham Perseroan lebih dari 50% dari seluruh saham dengan hak suara yang telah disetor penuh, atau ii. Mempunyai kemampuan untuk menentukan, baik langsung maupun tidak langsung, dengan cara apapun pengelolaan dan/atau kebijakan Perseroan. Terkait butir (i), tidak ada individu yang memiliki saham Perseroan lebih dari 50% dari seluruh saham dengan hak suara yang telah disetor penuh dan hal tersebut dapat dilihat dalam Laporan Registrasi Pemegang Efek Perseroan yang dilampirkan bersama dengan Laporan ini. Terkait butir (ii), berdasarkan informasi yang dimiliki Perseroan, tidak ada individu yang mempunyai kemampuan untuk menentukan, baik langsung maupun tidak langsung, dengan cara apapun pengelolaan dan/atau kebijakan Perseroan. 2) Pemilik Manfaat Pemegang Saham 10% atau Lebih Perseroan Berdasarkan informasi yang dimiliki Perseroan, tidak terdapat pengendali individu yang memenuhi persyaratan sebagai Pemilik Manfaat dari Pemegang Saham Perseroan di atas 10%, PT Saka Industrial Arjaya (SIA), sesuai definisi dalam Peraturan Bursa Efek Indonesia dan Peraturan OJK. Mengacu pada Peraturan Bursa Efek Indonesia Nomor I-E, Pemilik Manfaat adalah pengendali tingkat individu. Definisi Pengendali dalam Peraturan OJK No. 9 Tahun 2018 tentang Pengambilalihan Perusahaan Terbuka adalah Pihak yang baik langsung maupun tidak langsung: i. memiliki saham perseroan lebih dari 50% dari seluruh saham dengan hak suara yang telah disetor penuh, atau ii. mempunyai kemampuan untuk menentukan, baik langsung maupun tidak langsung, dengan cara apapun pengelolaan dan/atau kebijakan perseroan. Terkait butir (i), berdasarkan informasi yang dimiliki Perseroan, tidak ada individu yang memiliki saham SIA lebih dari 50% dari seluruh saham dengan hak suara yang telah disetor penuh. Terkait butir (ii), berdasarkan informasi yang dimiliki Perseroan, tidak ada individu

yang mempunyai kemampuan untuk menentukan, baik langsung maupun tidak langsung, dengan cara apapun pengelolaan dan/atau kebijakan SIA.

Demikian untuk diketahui.

Hormat Kami,
PT Mega Manunggal Property Tbk.

Jeremy Muliawan
Corporate Secretary

PT Mega Manunggal Property Tbk.
Ghra Intirub Lantai 2. Intirub Business Park.
Telepon : 021-29379058, Fax : 021-29379057, mmproperty.com

Nama Pengirim	Jeremy Muliawan
Jabatan	Corporate Secretary
Tanggal dan Waktu	11-05-2026 17:45
Lampiran	1. DPS Per April 2026_.pdf

Dokumen ini merupakan dokumen resmi PT Mega Manunggal Property Tbk. yang tidak memerlukan tanda tangan karena dihasilkan secara elektronik oleh sistem pelaporan elektronik. PT Mega Manunggal Property Tbk. bertanggung jawab penuh atas informasi yang tertera didalam dokumen ini.

Letter / Announcement No.	031/Letter/MMLP/CRS/V/2026
Issuer Name	PT Mega Manunggal Property Tbk.
Issuer Code	MMLP
Listing Board	Main
Attachment	1
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 PT Mega Manunggal Property 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. Datindo Entrycom

Board of Directors and Board of Commissioners	Name	Address	Position	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
	Max William Sunarcia	Jakarta	Direksi	0	0%	0	0%		
	Susan Samantha	Jakarta	Direksi	0	0%	0	0%		
	Lia Prilianty Singgih	Jakarta	Direksi	0	0%	0	0%		
	Djap Tet Fa	Jakarta	Komisaris	0	0%	0	0%		
	Wibowo Muljono	Jakarta	Komisaris	0	0%	0	0%		
	Prof. Dr. Budi Frensidy	Jakarta	Komisaris	0	0%	0	0%		

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
	SAKA INDUSTRIAL	MENARA ASTRA LANTAI 10, JL. JEND SUDIRMA N KAV 5-6 JAKARTA PUSAT	6,299,185,199	91.437%	6,299,185,199	91.437%	X	

Share Ownership of <5%

Share Ownership of <5% - Scrip	1.000.000	0,015%	1.000.000	0,015%
Share Ownership of <5% - Scripless	588.949.409	8,548%	588.949.409	8,548%
Treasury Stock	0	0%	0	0%

Total	6.889.134.608	100%	6.889.134.608	100%
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Number of Scrip and Scripless Shares based on Investor Type and Classification

Investor Type & Classification	Number of Shares
Affiliation from Controller	0
BOD / BOC	0
Employee (lock up shares only)	0
Controller	6.299.185.199
Treasury	0

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

Investor Type & Classification	Number of Shares
Bank	823.645
Government	-
Private Equity	1.092.607
Trustee Bank	-
Venture Capital	-
Private Bank	1.234.100
Exchange Traded Funds	-
Investment Manager	50.114
Investment Advisors	4.447.600
Brokerage Firms	1

Hedge Fund	-
Sovereign Wealth Fund	-
Capital Market Supporting Institutions and Professions	-
Commanditaire Vennootschap (CV) or Limited partnership	100
Firm	-
Investment Fund Selling Agent	-
Peer to peer lending	-
Permanent establishment	-
Sole proprietorship	-
Corporate	6.468.962.899
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)	-
Securities Company (SC)	32.793.722
Pension Funds (PF)	563.800
Financial Institutional (IB)	-
Insurance (IS)	100.000
Foundation (FD)	-
Individual (ID)	378.066.020

*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%	588.949.409	588.949.409
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	1.092.607	1.092.607
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	587.856.802	587.856.802
The number of shares listed on the Exchange at the end of the month	6.889.134.608	6.889.134.608
% Free Float Share	8,53	8,53

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
5.661	5.117	544

Beneficial owner (ultimate individual controller) consisting of one party or an organized group from PT Mega Manunggal Property Tbk.

Number	Beneficial Owner Name	Address	Company's Direct Shareholders	Direct Shareholder Name	% Share Ownership*
1	Mohon merujuk pada 'Informasi Lain' mengenai " bagian 1)		No		%

*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

Other Information

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/* Style Definitions */
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mso-style-priority:99;
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text-autospace: none;
font-size: 11.0pt;
font-family: "Calibri", "sans-serif";
mso-ascii-font-family: Calibri;
mso-ascii-theme-font: minor-latin;
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mso-hansi-theme-font: minor-latin;
mso-bidi-font-family: "Times New Roman";
mso-bidi-theme-font: minor-bidi;
mso-ansi-language: EN-US;
mso-fareast-language: EN-US; }

1) Ultimate Beneficial Owner of the Company Based on the information available to the Company, there is no individual controller who meets the requirements to qualify as an Ultimate Beneficial Owner of the Company pursuant to the definitions under the Indonesia Stock Exchange Regulation and OJK Regulation. Referring to Indonesia Stock Exchange Regulation No. I-E, an Ultimate Beneficial Owner is an individual-level controller. The definition of Controller under OJK Regulation No. 9 of 2018 concerning the Acquisition of Public Companies is a Party who, either directly or indirectly: i. own over than 50% of all shares possessing voting rights which has been fully paid-up; or ii. has the ability to determine, directly or indirectly and by any means, the management and/or policies of the company. With respect to point (i), no individual owns shares in the Company representing more than 50% of all shares possessing voting rights which has been fully paid-up, as can be seen in the Company s Securities Holders Registration Report attached to this Report. With respect to point (ii), based on the information available to the Company, there is no individual who has the ability to determine, directly or indirectly and by any means, the management and/or policies of the Company. 2) Ultimate Beneficial Owner of Shareholders Holding 10% or More Shares Based on the information available to the Company, there is no individual controller who meets the requirements to qualify as an Ultimate Beneficial Owner of the Shareholders Holding 10% or More Shares, PT Saka Industrial Arjaya (SIA), pursuant to the definitions under the Indonesia Stock Exchange Regulation and OJK Regulation. Referring to Indonesia Stock Exchange Regulation No. I-E, an Ultimate Beneficial Owner is an individual-level controller. The definition of Controller under OJK Regulation No. 9 of 2018 concerning the Acquisition of Public Companies is a Party who, either directly or indirectly: i. own over than 50% of all shares possessing voting rights which has been fully paid-up; or ii. has the ability to determine, directly or indirectly and by any means, the management and/or policies of the company. With respect to point (i), based on the information available to the Company, no individual owns shares in SIA representing more than 50% of all shares possessing voting rights which has been fully paid-up. With respect to point (ii), based on the information available to the

Company, there is no individual who has the ability to determine, directly or indirectly and by any means, the management and/or policies of SIA.

Thus to be informed accordingly.

Respectfully,
PT Mega Manunggal Property Tbk.

Jeremy Muliawan
Corporate Secretary

PT Mega Manunggal Property Tbk.
Ghra Intirub Lantai 2. Intirub Business Park.
Phone : 021-29379058, Fax : 021-29379057, mmproperty.com

Sender Name	Jeremy Muliawan
Function	Corporate Secretary
Date and Time	11-05-2026 17:45
Attachment	1. DPS Per April 2026_.pdf

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