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Nomor Surat	116/JRP/CS/VI/2026
Nama Perusahaan	Jaya Real Property Tbk
Kode Emiten	JRPT
Papan Pencatatan	Utama
Lampiran	1
Perihal	Laporan Bulanan Registrasi Pemegang Efek

Bersama ini Jaya Real 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 Jaya Real Property Tbk bertanggung jawab penuh atas informasi yang tertera didalam dokumen ini.

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

Biro Administrasi Efek: PT. Adimitra Jasa Korpora

	Nama	Alamat	Jabatan	Jumlah Saham Sebelumnya	Persen Saham Sebelumnya	Jumlah Saham Bulan Ini	Persen Saham Bulan Ini	Pengendali	Afiliasi Pengendali
Pemegang Saham Direksi dan Komisaris	-	CBD Emerald Blok CE/A No.1 Boulevard Bintaro Jaya	Direksi	0	0%	0	0%		
	-	CBD Emerald Blok CE/A No.1 Boulevard Bintaro Jaya	Komisaris	0	0%	0	0%		

	Nama	Alamat	Jumlah Saham Sebelumnya	Persen Saham Sebelumnya	Jumlah Saham Bulan Ini	Persen Saham Bulan Ini	Pengendali	Afiliasi Pengendali
Pemegang saham 5% (lima persen) atau lebih	PT PEMBANGUN	Gedung Jaya Lantai 12. JL MH Thamrin Kav. 12 Jakarta	8.744.075.000	67,73%	8.744.075.000	67,73%	X	
	BP2S SG/BNP PARIBAS	10 COLLYER QUAY, OCEAN FINANCIAL CENTRE UNIT 35-01 Singapore	2.135.209.800	16,54%	2.135.209.800	16,54%		

Pemegang Saham < 5%

Pemegang Saham < 5% - Warkat	1.284.800	0,01%	1.284.800	0,01%
Pemegang Saham < 5% - Non Warkat	1.946.131.500	15,07%	1.946.131.500	15,07%
Saham Treasuri	84.018.000	0,65%	84.018.000	0.65%
Total	12.910.719.100	100%	12.910.719.100	100%

Jumlah Saham Scrip dan Scripless berdasarkan Tipe dan Klasifikasi Investor

Tipe dan Klasifikasi Investor	Jumlah Saham
Afiliasi dari pengendali	524.000.000
Direksi dan Dewan Komisaris	0
Karyawan (hanya saham yang dibatasi pengalihan kepemilikannya)	0
Pengendali	8.744.075.000
Saham Tresuri	84.018.000

Jumlah Saham Scripless berdasarkan Tipe dan Klasifikasi Investor dari KSEI

Tipe dan Klasifikasi Investor	Jumlah Saham
Bank	58.781.513
Government	1.901.000
Private Equity	30.000
Trustee Bank	-
Venture Capital	-
Private Bank	2.163.320.200
Exchange Traded Funds	936.900
Investment Manager	1.194.775
Investment Advisors	30.272.040
Brokerage Firms	95.481

Hedge Fund	98.565.300
Sovereign Wealth Fund	789.500
Capital Market Supporting Institutions and Professions	71.197.500
Commanditaire Vennootschap (CV) or Limited partnership	-
Firm	-
Invesment Fund Selling Agent	-
Peer to peer lending	-
Permanent establishment	-
Sole proprietorship	-
Corporate	648.585.301
Association/social organization	-
State-owned enterprises	5.361.400.000
Central Bank	-
State Owned Company	-
Diocese	-
Conference	-
Congregation	-
Cooperatives	-
International organization	-
Political parties	-

Partnership	-
Educational Institution	-
Mutual Funds (MF)	77.556.418
Securities Company (SC)	12.806.047
Pension Funds (PF)	43.536.275
Financial Institutional (IB)	-
Insurance (IS)	20.700.300
Foundation (FD)	286.827.700
Individual (ID)	648.263.050

*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%	1.946.131.500	1.946.131.500
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%	637.055.100	639.476.000
Jumlah saham tresuri non-warkat kurang dari 5%	84.018.000	84.018.000
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%	30.000	30.000
Jumlah saham non-warkat yang berada dalam status sita atau blokir oleh Aparat Penegak Hukum atau Otoritas yang berwenang kurang dari 5%	1.300.000	1.300.000
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	1.223.728.400	1.221.307.500
Jumlah saham tercatat di Bursa per akhir bulan	12.910.719.100	12.910.719.100
% Saham Free Float	9,48	9,46

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
1.744	1.714	30

Pemilik manfaat (pengendali tingkat individu) yang terdiri dari satu pihak atau kelompok yang terorganisasi dari Jaya Real Property Tbk

Nomor	Nama Pemilik Manfaat	Alamat	Pemegang Saham Langsung Perseroan	Nama Pemegang Saham Langsung	% Kepemilikan Saham*
1	PEMDA DKI		Tidak		%

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

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

- Tidak : maka merupakan % kepemilikan pemengang saham langsung ke Perseroan

Demikian untuk diketahui.

Hormat Kami,

Jaya Real Property Tbk

Audi Lazaro

Corporate Secretary

Jaya Real Property Tbk

CBD Emerald Blok CE/A No. 01, Boulevard Bintaro Jaya, Tangerang 15227

Telepon : 021 - 745 8888, Fax : 021 - 745 3333, www.jayaproperty.com

Nama Pengirim	Audi Lazaro
Jabatan	Corporate Secretary
Tanggal dan Waktu	10-06-2026 15:52
Lampiran	1. JRPT - LAPORAN BULAN MEI 2026.pdf

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

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Letter / Announcement No.	116/JRP/CS/VI/2026
Issuer Name	Jaya Real Property Tbk
Issuer Code	JRPT
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 Jaya Real 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 Mei - 2026

Security Administration Bureau: PT. Adimitra Jasa Korpora

	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
Board of Directors and Board of Commissioners	-	CBD Emerald Blok CE/A No.1 Boulevard Bintaro Jaya	Direksi	0	0%	0	0%		
	-	CBD Emerald Blok CE/A No.1 Boulevard Bintaro Jaya	Komisaris	0	0%	0	0%		

	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
Shareholders of 5% (five percent) or more	PT PEMBANGUN	Gedung Jaya Lantai 12. JL MH Thamrin Kav. 12 Jakarta	8,744,075,000	67.73%	8,744,075,000	67.73%	X	
	BP2S SG/BNP PARIBAS	10 COLLYER QUAY, OCEAN FINANCIAL CENTRE UNIT 35-01 Singapore	2,135,209,800	16.54%	2,135,209,800	16.54%		

Share Ownership of <5%

Share Ownership of <5% - Scrip	1.284.800	0,01%	1.284.800	0,01%
Share Ownership of <5% - Scripless	1.946.131.500	15,07%	1.946.131.500	15,07%
Treasury Stock	84.018.000	0,65%	84.018.000	0.65%
Total	12.910.719.100	100%	12.910.719.100	100%

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

Investor Type & Classification	Number of Shares
Affiliation from Controller	524.000.000
BOD / BOC	0
Employee (lock up shares only)	0
Controller	8.744.075.000
Treasury	84.018.000

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

Investor Type & Classification	Number of Shares
Bank	58.781.513
Government	1.901.000
Private Equity	30.000
Trustee Bank	-
Venture Capital	-
Private Bank	2.163.320.200
Exchange Traded Funds	936.900
Investment Manager	1.194.775
Investment Advisors	30.272.040
Brokerage Firms	95.481

Hedge Fund	98.565.300
Sovereign Wealth Fund	789.500
Capital Market Supporting Institutions and Professions	71.197.500
Commanditaire Vennootschap (CV) or Limited partnership	-
Firm	-
Investment Fund Selling Agent	-
Peer to peer lending	-
Permanent establishment	-
Sole proprietorship	-
Corporate	648.585.301
Association/social organizations	-
State Owned Enterprises	5.361.400.000
Central Bank	-
State Owned Company	-
Diocese	-
Conference	-
Congregation	-
Cooperatives	-
International organization	-
Political parties	-

Partnership	-
Educational Institution	-
Mutual Funds (MF)	77.556.418
Securities Company (SC)	12.806.047
Pension Funds (PF)	43.536.275
Financial Institutional (IB)	-
Insurance (IS)	20.700.300
Foundation (FD)	286.827.700
Individual (ID)	648.263.050

*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.

Free Float Share Information

Information	Previous Month	This Month
The number of scripless shares owned by shareholders is less than 5%	1.946.131.500	1.946.131.500
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%	637.055.100	639.476.000
The amount of scripless treasury stock is less than 5%	84.018.000	84.018.000
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	30.000	30.000
The number of non-script shares owned less than 5% and subject to confiscation or blocking by law enforcement officials or authorized authorities.	1.300.000	1.300.000
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	1.223.728.400	1.221.307.500
The number of shares listed on the Exchange at the end of the month	12.910.719.100	12.910.719.100
% Free Float Share	9,48	9,46

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
1.744	1.714	30

Beneficial owner (ultimate individual controller) consisting of one party or an organized group from Jaya Real Property Tbk

Number	Beneficial Owner Name	Address	Company's Direct Shareholders	Direct Shareholder Name	% Share Ownership*
1	PEMDA DKI		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

Thus to be informed accordingly.

Respectfully,

Jaya Real Property Tbk

Audi Lazaro

Corporate Secretary

Jaya Real Property Tbk

CBD Emerald Blok CE/A No. 01, Boulevard Bintaro Jaya, Tangerang 15227

Phone : 021 - 745 8888, Fax : 021 - 745 3333, www.jayaproperty.com

Sender Name	Audi Lazaro
Function	Corporate Secretary
Date and Time	10-06-2026 15:52
Attachment	1. JRPT - LAPORAN BULAN MEI 2026.pdf

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