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Nomor Surat	092/ERA/VII/26
Nama Perusahaan	PT Era Graharealty Tbk
Kode Emiten	IPAC
Papan Pencatatan	Akselerasi
Lampiran	4
Perihal	Laporan Bulanan Registrasi Pemegang Efek

Bersama ini PT Era Graharealty 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 Era Graharealty Tbk bertanggung jawab penuh atas informasi yang tertera didalam dokumen ini.

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

Biro Administrasi Efek: PT. Datindo Entrycom

	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	DARMADI DARMAWAN	KENCANA INDAH III BLK J3/17 RT: 006 RW:002 KEL:KEMBANGAN SELATAN KEC:KEMBANG AN JAKARTA BARAT	Direksi	0	0%	0	0%		
	AAN ANDRIANI	Puri Kencana Blok K 8/3 RT.010 RW. 007 Kelurahan Kembangan Selatan Kecamatan Kembangan Kota Jakarta Barat	Direksi	0	0%	0	0%		
	DR. SUSAN WIDJAYAWAT	Taman gandaria Valley F/9 RT.002 RW.005 Kelurahan Kebayoran Lama Utara Kecamatan Kbayoran Lama Kota Jakarta Selatan	Komisaris	0	0%	0	0%		
	Tjio Yafet Kristanto	Manyar Tirtoyoso Utara 7/6 RT.004 RW.007 Kelurahan Klampis Ngasem Kecamatan Sukolilo Kota	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	APAC INVESTMENT	UOB KAY HIAN PRIVATE LIMITED 8 ANTHONY ROAD #01-01 SINGAPORE	860.562.600	90,598%	860.562.600	90,598%	X	

Pemegang Saham < 5%

Pemegang Saham < 5% - Warkat	0	0%	0	0%
Pemegang Saham < 5% - Non Warkat	89.305.900	9,402%	89.305.900	9,402%
Saham Treasuri	0	0%	0	0%
Total	949.868.500	100%	949.868.500	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	860.562.600
Saham Tresuri	0

Jumlah Saham Scripless berdasarkan Tipe dan Klasifikasi Investor dari KSEI

Tipe dan Klasifikasi Investor	Jumlah Saham
Bank	-
Government	-
Private Equity	860.562.600
Trustee Bank	-
Venture Capital	-
Private Bank	100
Exchange Traded Funds	-
Investment Manager	-
Investment Advisors	-
Brokerage Firms	-

Hedge Fund	-
Sovereign Wealth Fund	-
Capital Market Supporting Institutions and Professions	-
Commanditaire Vennootschap (CV) or Limited partnership	-
Firm	-
Invesment Fund Selling Agent	-
Peer to peer lending	-
Permanent establishment	-
Sole proprietorship	-
Corporate	-
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)	46.091.000
Pension Funds (PF)	-
Financial Institutional (IB)	-
Insurance (IS)	-
Foundation (FD)	-
Individual (ID)	43.214.800

*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%	89.305.900	89.305.900
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	89.305.900	89.305.900
Jumlah saham tercatat di Bursa per akhir bulan	949.868.500	949.868.500
% Saham Free Float	9,4	9,4

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
875	824	51

Pemilik manfaat (pengendali tingkat individu) yang terdiri dari satu pihak atau kelompok yang terorganisasi dari PT Era Graharealty Tbk

Nomor	Nama Pemilik Manfaat	Alamat	Pemegang Saham Langsung Perseroan	Nama Pemegang Saham Langsung	% Kepemilikan Saham*
1	Morgan Stanley	Amerika Serikat	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,

PT Era Graharealty Tbk

Darmadi Darmawangsa

Direktur Utama

PT Era Graharealty Tbk

TCC Batavia Tower One Lantai 8 Suite 3-5Jl. K.H. Mas Mansyur Kav. 126Jakarta

Telepon : (021) 570 8000 / (021) 2967 5123, Fax : (021) 570 4776 / (021) 570 8082,

Nama Pengirim	Darmadi Darmawangsa
Jabatan	Direktur Utama
Tanggal dan Waktu	07-07-2026 08:57
Lampiran	1. IPAC-2.pdf
	2. IPAC-3.pdf
	3. IPAC-1.pdf
	4. IPAC-4.pdf

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

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Letter / Announcement No.	092/ERA/VII/26
Issuer Name	PT Era Graharealty Tbk
Issuer Code	IPAC
Listing Board	Acceleration
Attachment	4
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 Era Graharealty 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 Juni - 2026

Security Administration Bureau: PT. Datindo Entrycom

	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	DARMADI DARMAWAN	KENCANA INDAH III BLK J3/17 RT: 006 RW:002 KEL:KEMBANGAN SELATAN KEC:KEMBANG AN JAKARTA BARAT	Direksi	0	0%	0	0%		
	AAN ANDRIANI	Puri Kencana Blok K 8/3 RT.010 RW. 007 Kelurahan Kembangan Selatan Kecamatan Kembangan Kota Jakarta Barat	Direksi	0	0%	0	0%		
	DR. SUSAN WIDJAYAWAT	Taman gandaria Valley F/9 RT.002 RW.005 Kelurahan Kebayoran Lama Utara Kecamatan Kbayoran Lama Kota Jakarta Selatan	Komisaris	0	0%	0	0%		
	Tjio Yafet Kristanto	Manyar Tirtoyoso Utara 7/6 RT.004 RW.007 Kelurahan Klampis Ngasem Kecamatan Sukolilo Kota	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	APAC INVESTMENT	UOB KAY HIAN PRIVATE LIMITED 8 ANTHONY R OAD #01-01 SINGAPORE	860,562,600	90.598%	860,562,600	90.598%	X	

Share Ownership of <5%

Share Ownership of <5% - Scrip	0	0%	0	0%
Share Ownership of <5% - Scripless	89.305.900	9,402%	89.305.900	9,402%
Treasury Stock	0	0%	0	0%
Total	949.868.500	100%	949.868.500	100%

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	860.562.600
Treasury	0

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

Investor Type & Classification	Number of Shares
Bank	-
Government	-
Private Equity	860.562.600
Trustee Bank	-
Venture Capital	-
Private Bank	100
Exchange Traded Funds	-
Investment Manager	-
Investment Advisors	-
Brokerage Firms	-

Hedge Fund	-
Sovereign Wealth Fund	-
Capital Market Supporting Institutions and Professions	-
Commanditaire Vennootschap (CV) or Limited partnership	-
Firm	-
Investment Fund Selling Agent	-
Peer to peer lending	-
Permanent establishment	-
Sole proprietorship	-
Corporate	-
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)	46.091.000
Pension Funds (PF)	-
Financial Institutional (IB)	-
Insurance (IS)	-
Foundation (FD)	-
Individual (ID)	43.214.800

*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%	89.305.900	89.305.900
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	89.305.900	89.305.900
The number of shares listed on the Exchange at the end of the month	949.868.500	949.868.500
% Free Float Share	9,4	9,4

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
875	824	51

Beneficial owner (ultimate individual controller) consisting of one party or an organized group from PT Era Graharealty Tbk

Number	Beneficial Owner Name	Address	Company's Direct Shareholders	Direct Shareholder Name	% Share Ownership*
1	Morgan Stanley	Amerika Serikat	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,

PT Era Graharealty Tbk

Darmadi Darmawangsa

Direktur Utama

PT Era Graharealty Tbk

TCC Batavia Tower One Lantai 8 Suite 3-5Jl. K.H. Mas Mansyur Kav. 126Jakarta

Phone : (021) 570 8000 / (021) 2967 5123, Fax : (021) 570 4776 / (021) 570 8082,

Sender Name	Darmadi Darmawangsa
Function	Direktur Utama
Date and Time	07-07-2026 08:57
Attachment	1. IPAC-2.pdf
	2. IPAC-3.pdf
	3. IPAC-1.pdf
	4. IPAC-4.pdf

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