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Nomor Surat	058/C/H/BEFA/VII/2026
Nama Perusahaan	Bekasi Fajar Industrial Estate Tbk
Kode Emiten	BEST
Papan Pencatatan	Utama
Lampiran	0
Perihal	Laporan Bulanan Registrasi Pemegang Efek

Bersama ini Bekasi Fajar Industrial Estate 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 Bekasi Fajar Industrial Estate 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. Raya Saham Registra

	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	Leo Yulianto Sutedja	Jakarta Selatan	Direksi	0	0%	0	0%		X
	Swan Mie Rudy Tanardi	Jakarta Utara	Direksi	0	0%	0	0%		
	Hiroki Yoshitake	Jakarta Selatan	Direksi	0	0%	0	0%		
	I Gusti Putu Suryawirawan	Tangerang Selatan	Komisaris	0	0%	0	0%		
	Yoshihiro Kobi	Jakarta Selatan	Komisaris	0	0%	0	0%		
	Herbudianto	Tangerang Selatan	Komisaris	0	0%	0	0%		
	Wahyu Hidayat	Jakarta Barat	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 Argo Manunggal	Jl. Jend. Gatot Subroto Kav. 22, Jakarta	4.643.604.400	48,13%	4.643.604.400	48,13%	X	
	NSL S/A DAIWA	3-3-5 UMEDA, KITA-KU, OSAKA 5308214 JAPAN	964.750.000	10%	964.750.000	10%		

Pemegang Saham < 5%

Pemegang Saham < 5% - Warkat	7.000.000	0,07%	7.000.000	0,07%

Pemegang Saham < 5% - Non Warkat	4.031.956.750	41,8%	4.031.956.750	41,8%
Saham Treasuri	0	0%	0	0%
Total	9.647.311.150	100%	9.647.311.150	100%

Jumlah Saham Scrip dan Scripless berdasarkan Tipe dan Klasifikasi Investor

Tipe dan Klasifikasi Investor	Jumlah Saham
Afiliasi dari pengendali	144.958.600
Direksi dan Dewan Komisaris	0
Karyawan (hanya saham yang dibatasi pengalihan kepemilikannya)	0
Pengendali	4.643.604.400
Saham Tresuri	0

Jumlah Saham Scripless berdasarkan Tipe dan Klasifikasi Investor dari KSEI

Tipe dan Klasifikasi Investor	Jumlah Saham
Bank	34.726.259
Government	-
Private Equity	-
Trustee Bank	-
Venture Capital	44.601.000
Private Bank	115.621.300
Exchange Traded Funds	-
Investment Manager	659.887
Investment Advisors	7.203.900
Brokerage Firms	146.002

Hedge Fund	-
Sovereign Wealth Fund	-
Capital Market Supporting Institutions and Professions	374.150
Commanditaire Vennootschap (CV) or Limited partnership	100.000
Firm	125.696.900
Invesment Fund Selling Agent	-
Peer to peer lending	-
Permanent establishment	-
Sole proprietorship	-
Corporate	5.990.774.000
Association/social organization	-
State-owned enterprises	100
Central Bank	-
State Owned Company	-
Diocese	-
Conference	-
Congregation	-
Cooperatives	-
International organization	-
Political parties	-

Partnership	-
Educational Institution	-
Mutual Funds (MF)	223.274.800
Securities Company (SC)	238.422.941
Pension Funds (PF)	2.520.000
Financial Institutional (IB)	-
Insurance (IS)	134.637.500
Foundation (FD)	2.000
Individual (ID)	2.721.550.411

*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%	4.031.956.750	4.031.956.750
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%	137.958.600	137.958.600
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	3.893.998.150	3.893.998.150
Jumlah saham tercatat di Bursa per akhir bulan	9.647.311.150	9.647.311.150
% Saham Free Float	40,36	40,36

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
12.051	11.883	168

Pemilik manfaat (pengendali tingkat individu) yang terdiri dari satu pihak atau kelompok yang terorganisasi dari Bekasi Fajar Industrial Estate Tbk

Nomor	Nama Pemilik Manfaat	Alamat	Pemegang Saham Langsung Perseroan	Nama Pemegang Saham Langsung	% Kepemilikan Saham*
1	The Ning King Family	Jakarta	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,

Bekasi Fajar Industrial Estate Tbk

Herdian

Corporate Secretary

Bekasi Fajar Industrial Estate Tbk

Kawasan Industri MM2100 Jln. Sumatera Desa Gandasari, Kecamatan Cikarang

Telepon : (021) 252-5334, Fax : (021) 252-0087, www.befa.id

Nama Pengirim	Herdian
Jabatan	Corporate Secretary
Tanggal dan Waktu	03-07-2026 11:16

Dokumen ini merupakan dokumen resmi Bekasi Fajar Industrial Estate Tbk yang tidak memerlukan tanda tangan karena dihasilkan secara elektronik oleh sistem pelaporan elektronik. Bekasi Fajar Industrial Estate Tbk bertanggung jawab penuh atas informasi yang tertera didalam dokumen ini.

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Letter / Announcement No.	058/C/H/BEFA/VII/2026
Issuer Name	Bekasi Fajar Industrial Estate Tbk
Issuer Code	BEST
Listing Board	Main
Attachment	0
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 Bekasi Fajar Industrial Estate 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. Raya Saham Registra

	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	Leo Yulianto Sutedja	Jakarta Selatan	Direksi	0	0%	0	0%		X
	Swan Mie Rudy Tanardi	Jakarta Utara	Direksi	0	0%	0	0%		
	Hiroki Yoshitake	Jakarta Selatan	Direksi	0	0%	0	0%		
	I Gusti Putu Suryawirawan	Tangerang Selatan	Komisaris	0	0%	0	0%		
	Yoshihiro Kobi	Jakarta Selatan	Komisaris	0	0%	0	0%		
	Herbudianto	Tangerang Selatan	Komisaris	0	0%	0	0%		
	Wahyu Hidayat	Jakarta Barat	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 Argo Manunggal	Jl. Jend. Gatot Subroto Kav. 22, Jakarta	4,643,604,400	48.13%	4,643,604,400	48.13%	X	
	NSL S/A DAIWA	3-3-5 UMEDA, KITA-KU, OSAKA 5308214 JAPAN	964,750,000	10%	964,750,000	10%		

Share Ownership of <5%

Share Ownership of <5% - Scrip	7.000.000	0,07%	7.000.000	0,07%
Share Ownership of <5% - Scripless	4.031.956.750	41,8%	4.031.956.750	41,8%

Treasury Stock	0	0%	0	0%
Total	9.647.311.150	100%	9.647.311.150	100%

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

Investor Type & Classification	Number of Shares
Affiliation from Controller	144.958.600
BOD / BOC	0
Employee (lock up shares only)	0
Controller	4.643.604.400
Treasury	0

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

Investor Type & Classification	Number of Shares
Bank	34.726.259
Government	-
Private Equity	-
Trustee Bank	-
Venture Capital	44.601.000
Private Bank	115.621.300
Exchange Traded Funds	-
Investment Manager	659.887
Investment Advisors	7.203.900
Brokerage Firms	146.002

Hedge Fund	-
Sovereign Wealth Fund	-
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Firm	125.696.900
Investment Fund Selling Agent	-
Peer to peer lending	-
Permanent establishment	-
Sole proprietorship	-
Corporate	5.990.774.000
Association/social organizations	-
State Owned Enterprises	100
Central Bank	-
State Owned Company	-
Diocese	-
Conference	-
Congregation	-
Cooperatives	-
International organization	-
Political parties	-

Partnership	-
Educational Institution	-
Mutual Funds (MF)	223.274.800
Securities Company (SC)	238.422.941
Pension Funds (PF)	2.520.000
Financial Institutional (IB)	-
Insurance (IS)	134.637.500
Foundation (FD)	2.000
Individual (ID)	2.721.550.411

*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%	4.031.956.750	4.031.956.750
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%	137.958.600	137.958.600
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	3.893.998.150	3.893.998.150
The number of shares listed on the Exchange at the end of the month	9.647.311.150	9.647.311.150
% Free Float Share	40,36	40,36

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
12.051	11.883	168

Beneficial owner (ultimate individual controller) consisting of one party or an organized group from Bekasi Fajar Industrial Estate Tbk

Number	Beneficial Owner Name	Address	Company's Direct Shareholders	Direct Shareholder Name	% Share Ownership*
1	The Ning King Family	Jakarta	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,

Bekasi Fajar Industrial Estate Tbk

Herdian

Corporate Secretary

Bekasi Fajar Industrial Estate Tbk

Kawasan Industri MM2100 Jln. Sumatera Desa Gandasari, Kecamatan Cikarang

Phone : (021) 252-5334, Fax : (021) 252-0087, www.befa.id

Sender Name	Herdian
Function	Corporate Secretary
Date and Time	03-07-2026 11:16

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