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Nomor Surat	60/HO-ASR/VIII/26
Nama Perusahaan	ALAM SUTERA REALTY Tbk
Kode Emiten	ASRI
Papan Pencatatan	Utama
Lampiran	2
Perihal	Laporan Bulanan Registrasi Pemegang Efek

Bersama ini ALAM SUTERA REALTY 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 ALAM SUTERA REALTY Tbk bertanggung jawab penuh atas informasi yang tertera didalam dokumen ini.

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

Biro Administrasi Efek: PT. Raya Saham Registra

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
	Joseph Sanusi Tjong	Banten	Direksi	3.420.000	0,02%	3.420.000	0,02%		

	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 Tangerang Fajar Industrial	Wisma Agro Manunggal Lt. 8 Jl. Jend Gatot Subroto Kav. 22 Kel. Karet Semanggi Kec. Setiabudi, Jakarta Selatan, Indonesia	2.982.450.000	15,18%	2.982.450.000	15,18%	X	
	PT Tangerang Fajar Industrial	Wisma Agro Manunggal Lt. 8 Jl. Jend Gatot Subroto Kav. 22 Kel. Karet Semanggi Kec. Setiabudi, Jakarta Selatan, Indonesia	2.071.900.000	10,54%	2.071.900.000	10,54%	X	
	PT Manunggal Prime	Wisma Argo Manunggallt.18 Jl.Jend Gatot Subroto Kav.22 Karet Semanggi Setiabudi, Jakarta Selatan, Indonesia 12930	3.967.795.916	20,19%	3.967.795.916	20,19%	X	
	PT Maybank Sekuritas	Sentral Senayan Iii Building, Lt. 15,20, 22 Jl. Asia Afrika No. 8 Gelora Tanah Abang, Jakarta Pusat, Indonesia 10270	1.864.591.948	9,49%	1.864.591.948	9,49%		

Pemegang Saham < 5%

Pemegang Saham < 5% - Warkat	0	0%	0	0%
Pemegang Saham < 5% - Non Warkat	8.759.254.024	44,58%	8.759.254.024	44,58%
Saham Treasuri	0	0%	0	0%
Total	19.649.411.888	100%	19.649.411.888	100%

Jumlah Saham Scrip dan Scripless berdasarkan Tipe dan Klasifikasi Investor

Tipe dan Klasifikasi Investor	Jumlah Saham
Afiliasi dari pengendali	2.453.960.100
Direksi dan Dewan Komisaris	3.420.000
Karyawan (hanya saham yang dibatasi pengalihan kepemilikannya)	0
Pengendali	9.022.145.916
Saham Tresuri	0

Jumlah Saham Scripless berdasarkan Tipe dan Klasifikasi Investor dari KSEI

Tipe dan Klasifikasi Investor	Jumlah Saham
Bank	11.398.369
Government	21.641.215
Private Equity	-
Trustee Bank	-
Venture Capital	-
Private Bank	242.563.200
Exchange Traded Funds	29.482.600
Investment Manager	35.496.500
Investment Advisors	5.858.103
Brokerage Firms	153

Hedge Fund	-
Sovereign Wealth Fund	1.576.100
Capital Market Supporting Institutions and Professions	5.921.700
Commanditaire Vennootschap (CV) or Limited partnership	2.554.800
Firm	7.801.000
Invesment Fund Selling Agent	-
Peer to peer lending	-
Permanent establishment	-
Sole proprietorship	-
Corporate	9.413.056.518
Association/social organization	100
State-owned enterprises	-
Central Bank	-
State Owned Company	-
Diocese	-
Conference	-
Congregation	250.000
Cooperatives	-
International organization	-
Political parties	-

Partnership	-
Educational Institution	100
Mutual Funds (MF)	374.654.011
Securities Company (SC)	2.857.506.055
Pension Funds (PF)	78.963.000
Financial Institutional (IB)	3.459.300
Insurance (IS)	78.178.600
Foundation (FD)	1.045.000
Individual (ID)	3.495.555.464

*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%	8.762.674.024	8.762.674.024
Jumlah saham non-warkat dimiliki oleh Direksi dan Dewan Komisaris kurang dari 5%	3.420.000	3.420.000
Jumlah saham non-warkat dimiliki oleh Pengendali kurang dari 5%	129.709.300	129.709.300
Jumlah saham non-warkat dimiliki oleh Afiliasi dari Pengendali kurang dari 5%	2.453.960.100	2.453.960.100
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	6.175.584.624	6.175.584.624
Jumlah saham tercatat di Bursa per akhir bulan	19.649.411.888	19.649.411.888
% Saham Free Float	31,43	31,43

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
37.012	37.013	1

Pemilik manfaat (pengendali tingkat individu) yang terdiri dari satu pihak atau kelompok yang terorganisasi dari ALAM SUTERA REALTY Tbk

Nomor	Nama Pemilik Manfaat	Alamat	Pemegang Saham Langsung Perseroan	Nama Pemegang Saham Langsung	% Kepemilikan Saham*
1	The Ning King dan Keluarga	-	Tidak	PT Tangerang Fajar Industrial Estate	26 %
2	The Ning King dan Keluarga	-	Tidak	PT Manunggal Prime Development	20 %

*** 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,

ALAM SUTERA REALTY Tbk

Tony Rudiyanto

Corporate Secretary

ALAM SUTERA REALTY Tbk

Wisma Argo Manunggal, Lt. 18, Jl. Jend. Gatot Subroto Kav. 22, Jakarta 12930

Telepon : 252 3838, Fax : 252 5050, www.alamsuterarealty.co.id

Nama Pengirim	Tony Rudiyanto
Jabatan	Corporate Secretary
Tanggal dan Waktu	05-08-2026 12:03
Lampiran	1. Surat Keterangan ASRI 31072026 1.pdf
	2. Surat Keterangan ASRI 31072026 2.pdf

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

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Letter / Announcement No.	60/HO-ASR/VIII/26
Issuer Name	ALAM SUTERA REALTY Tbk
Issuer Code	ASRI
Listing Board	Main
Attachment	2
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 ALAM SUTERA REALTY 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 Juli - 2026

Security Administration Bureau: PT. Raya Saham Registra

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
	Joseph Sanusi Tjong	Banten	Direksi	3,420,000	0.02%	3,420,000	0.02%		

	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 Tangerang Fajar Industrial	Wisma Agro Manunggal Lt. 8 Jl. Jend Gatot Subroto Kav. 22 Kel. Karet Semanggi Kec. Setiabudi, Jakarta Selatan, Indonesia	2,982,450,000	15.18%	2,982,450,000	15.18%	X	
	PT Tangerang Fajar Industrial	Wisma Agro Manunggal Lt. 8 Jl. Jend Gatot Subroto Kav. 22 Kel. Karet Semanggi Kec. Setiabudi, Jakarta Selatan, Indonesia	2,071,900,000	10.54%	2,071,900,000	10.54%	X	
	PT Manunggal Prime	Wisma Argo Manunggallt.18 Jl.Jend Gatot Subroto Kav.22 Karet Semanggi Setiabudi, Jakarta Selatan, Indonesia 12930	3,967,795,916	20.19%	3,967,795,916	20.19%	X	

	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 Maybank Sekuritas	Sentral Senayan Iii Building, Lt. 15,20, 22 Jl. Asia Afrika No. 8 Gelora Tanah Abang, Jakarta Pusat, Indonesia 10270	1,864,591,948	9.49%	1,864,591,948	9.49%		

Share Ownership of <5%

Share Ownership of <5% - Scrip	0	0%	0	0%
Share Ownership of <5% - Scripless	8.759.254.024	44,58%	8.759.254.024	44,58%
Treasury Stock	0	0%	0	0%
Total	19.649.411.888	100%	19.649.411.888	100%

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

Investor Type & Classification	Number of Shares
Affiliation from Controller	2.453.960.100
BOD / BOC	3.420.000
Employee (lock up shares only)	0
Controller	9.022.145.916
Treasury	0

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

Investor Type & Classification	Number of Shares
Bank	11.398.369
Government	21.641.215
Private Equity	-
Trustee Bank	-
Venture Capital	-
Private Bank	242.563.200
Exchange Traded Funds	29.482.600
Investment Manager	35.496.500
Investment Advisors	5.858.103
Brokerage Firms	153

Hedge Fund	-
Sovereign Wealth Fund	1.576.100
Capital Market Supporting Institutions and Professions	5.921.700
Commanditaire Vennootschap (CV) or Limited partnership	2.554.800
Firm	7.801.000
Investment Fund Selling Agent	-
Peer to peer lending	-
Permanent establishment	-
Sole proprietorship	-
Corporate	9.413.056.518
Association/social organizations	100
State Owned Enterprises	-
Central Bank	-
State Owned Company	-
Diocese	-
Conference	-
Congregation	250.000
Cooperatives	-
International organization	-
Political parties	-

Partnership	-
Educational Institution	100
Mutual Funds (MF)	374.654.011
Securities Company (SC)	2.857.506.055
Pension Funds (PF)	78.963.000
Financial Institutional (IB)	3.459.300
Insurance (IS)	78.178.600
Foundation (FD)	1.045.000
Individual (ID)	3.495.555.464

*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%	8.762.674.024	8.762.674.024
The number of scripless shares owned by the Board of Directors and Board of Commissioners is less than 5%	3.420.000	3.420.000
The number of scripless shares owned by the Controller is less than 5%	129.709.300	129.709.300
The number of scripless shares owned by Affiliates of the Controller is less than 5%	2.453.960.100	2.453.960.100
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	6.175.584.624	6.175.584.624
The number of shares listed on the Exchange at the end of the month	19.649.411.888	19.649.411.888
% Free Float Share	31,43	31,43

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
37.012	37.013	1

Beneficial owner (ultimate individual controller) consisting of one party or an organized group from ALAM SUTERA REALTY Tbk

Number	Beneficial Owner Name	Address	Company's Direct Shareholders	Direct Shareholder Name	% Share Ownership*
1	The Ning King dan Keluarga	-	No	PT Tangerang Fajar Industrial Estate	26 %
2	The Ning King dan Keluarga	-	No	PT Manunggal Prime Development	20 %

***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,

ALAM SUTERA REALTY Tbk

Tony Rudiyanto

Corporate Secretary

ALAM SUTERA REALTY Tbk

Wisma Argo Manunggal, Lt. 18, Jl. Jend. Gatot Subroto Kav. 22, Jakarta 12930

Phone : 252 3838, Fax : 252 5050, www.alamsuterarealty.co.id

Sender Name	Tony Rudiyanto
Function	Corporate Secretary
Date and Time	05-08-2026 12:03
Attachment	1. Surat Keterangan ASRI 31072026 1.pdf
	2. Surat Keterangan ASRI 31072026 2.pdf

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