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Nomor Surat	040/UJP/SPE-IDX/VIII/2026
Nama Perusahaan	PT Urban Jakarta Propertindo Tbk.
Kode Emiten	URBN
Papan Pencatatan	Pemantauan Khusus
Lampiran	2
Perihal	Laporan Bulanan Registrasi Pemegang Efek

Bersama ini PT Urban Jakarta Propertindo 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 Urban Jakarta Propertindo 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. Sinartama Gunita

	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	Gorby Agung P. Tambunan	District 8 Treasury Tower - Lt 19 F-G - SCBD Lot. 28Jl. Jendral Sudirman Kav. 52-53, Jakarta 12190	Direksi	0	0%	0	0%		
	Jacqueline Bastiaan	District 8 Treasury Tower - Lt 19 F-G - SCBD Lot. 28Jl. Jendral Sudirman Kav. 52-53, Jakarta 12190	Direksi	1	0%	1	0%		X
	Ade Wahyu	District 8 Treasury Tower - Lt 19 F-G - SCBD Lot. 28Jl. Jendral Sudirman Kav. 52-53, Jakarta 12190	Komisaris	0	0%	0	0%		
	Ahmad Fadli Kartajaya	District 8	Komisaris	0	0%	0	0%		
	Wira Natapraja	District 8 Treasury Tower - Lt 19 F-G - SCBD Lot. 28Jl. Jendral Sudirman Kav. 52-53, Jakarta 12190	Direksi	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

	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	Ibukota Development	Commerce House, Wickhams Cay 1, Road Town, Tortola, British Virgin Island	310.712.500	9,61%	310.712.500	9,61%		
	PT Nusa Wijaya	The Belleza Shopping Arcade LT. 2, SA-53. Jl Letjen Soepomo No.34, Kebayoran	2.401.409.999	74,29%	2.401.409.999	74,29%	X	

Pemegang Saham < 5%

Pemegang Saham < 5% - Warkat	0	0%	0	0%
Pemegang Saham < 5% - Non Warkat	407.475.641	13,06%	407.475.641	13,06%
Saham Treasuri	112.524.500	3,04%	112.524.500	3.04%
Total	3.232.122.641	100%	3.232.122.641	100%

Jumlah Saham Scrip dan Scripless berdasarkan Tipe dan Klasifikasi Investor

Tipe dan Klasifikasi Investor	Jumlah Saham
Afiliasi dari pengendali	157.233.300
Direksi dan Dewan Komisaris	1
Karyawan (hanya saham yang dibatasi pengalihan kepemilikannya)	0
Pengendali	2.401.409.999
Saham Tresuri	112.524.500

Jumlah Saham Scripless berdasarkan Tipe dan Klasifikasi Investor dari KSEI

Tipe dan Klasifikasi Investor	Jumlah Saham
Bank	1.085.000
Government	-
Private Equity	25.630.300
Trustee Bank	-
Venture Capital	160.000.000
Private Bank	100
Exchange Traded Funds	-
Investment Manager	-
Investment Advisors	343.400
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	2.851.917.199
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)	40
Pension Funds (PF)	-
Financial Institutional (IB)	-
Insurance (IS)	-
Foundation (FD)	-
Individual (ID)	193.146.601

*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%	407.475.640	407.475.640
Jumlah saham non-warkat dimiliki oleh Direksi dan Dewan Komisaris kurang dari 5%	1	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%	112.524.500	112.524.500
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%	185.630.300	185.630.300
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	109.320.839	109.320.840
Jumlah saham tercatat di Bursa per akhir bulan	3.232.122.640	3.232.122.640
% Saham Free Float	3,38	3,38

Keterangan	Bulan Sebelumnya	Persentase Bulan Sebelumnya	Bulan Ini	Persentase Bulan Ini
Jumlah saham tidak tercatat	1	0%	1	0%

Jumlah Pemegang Saham Nasabah Pemilik SID

Bulan Sebelumnya	Bulan Sekarang	Perubahan
1.524	1.466	58

Pemilik manfaat (pengendali tingkat individu) yang terdiri dari satu pihak atau kelompok yang terorganisasi dari PT Urban Jakarta Propertindo Tbk.

Nomor	Nama Pemilik Manfaat	Alamat	Pemegang Saham Langsung Perseroan	Nama Pemegang Saham Langsung	% Kepemilikan Saham*
1	Yongky Wijaya	Tmn Kebon Jeruk BlokH2/42-43	Ya		1,38 %

*** 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 Urban Jakarta Propertindo Tbk.

Jeanny L. Wullur

Corporate Secretary

PT Urban Jakarta Propertindo Tbk.

District 8 Treasury Tower - Lt 19 F-G - SCBD Lot. 28

Telepon : +62 21 4011 1717, Fax : -, www.urbanjakarta.co.id

Nama Pengirim	Jeanny L. Wullur
Jabatan	Corporate Secretary
Tanggal dan Waktu	05-08-2026 11:33
Lampiran	1. CovLet DPS Juli 2026.pdf
	2. 4pages BAE Juli 2026.pdf

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

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Letter / Announcement No.	040/UJP/SPE-IDX/VIII/2026
Issuer Name	PT Urban Jakarta Propertindo Tbk.
Issuer Code	URBN
Listing Board	Watchlist
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 PT Urban Jakarta Propertindo 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. Sinartama Gunita

	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	Gorby Agung P. Tambunan	District 8 Treasury Tower - Lt 19 F-G - SCBD Lot. 28Jl. Jendral Sudirman Kav. 52-53, Jakarta 12190	Direksi	0	0%	0	0%		
	Jacqueline Bastiaan	District 8 Treasury Tower - Lt 19 F-G - SCBD Lot. 28Jl. Jendral Sudirman Kav. 52-53, Jakarta 12190	Direksi	1	0%	1	0%		X
	Ade Wahyu	District 8 Treasury Tower - Lt 19 F-G - SCBD Lot. 28Jl. Jendral Sudirman Kav. 52-53, Jakarta 12190	Komisaris	0	0%	0	0%		
	Ahmad Fadli Kartajaya	District 8	Komisaris	0	0%	0	0%		
	Wira Natapraja	District 8 Treasury Tower - Lt 19 F-G - SCBD Lot. 28Jl. Jendral Sudirman Kav. 52-53, Jakarta 12190	Direksi	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								

	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	Ibukota Development	Commerce House, Wickhams Cay 1, Road Town, Tortola, British Virgin Island	310,712,500	9.61%	310,712,500	9.61%		
	PT Nusa Wijaya	The Belleza Shopping Arcade LT. 2, SA-53. Jl Letjen Soepomo No.34, Kebayoran	2,401,409,999	74.29%	2,401,409,999	74.29%	X	

Share Ownership of <5%

Share Ownership of <5% - Scrip	0	0%	0	0%
Share Ownership of <5% - Scripless	407.475.641	13,06%	407.475.641	13,06%
Treasury Stock	112.524.500	3,04%	112.524.500	3.04%
Total	3.232.122.641	100%	3.232.122.641	100%

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

Investor Type & Classification	Number of Shares
Affiliation from Controller	157.233.300
BOD / BOC	1
Employee (lock up shares only)	0
Controller	2.401.409.999
Treasury	112.524.500

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

Investor Type & Classification	Number of Shares
Bank	1.085.000
Government	-
Private Equity	25.630.300
Trustee Bank	-
Venture Capital	160.000.000
Private Bank	100
Exchange Traded Funds	-
Investment Manager	-
Investment Advisors	343.400
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	2.851.917.199
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)	40
Pension Funds (PF)	-
Financial Institutional (IB)	-
Insurance (IS)	-
Foundation (FD)	-
Individual (ID)	193.146.601

*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%	407.475.640	407.475.640
The number of scripless shares owned by the Board of Directors and Board of Commissioners is less than 5%	1	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%	112.524.500	112.524.500
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	185.630.300	185.630.300
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	109.320.839	109.320.840
The number of shares listed on the Exchange at the end of the month	3.232.122.640	3.232.122.640
% Free Float Share	3,38	3,38

Remarks	Previous Month	Previous Month Percentage	Current Month	Current Month Percentage
Number of Unlisted Shares	1	0%	1	0%

Number of Shareholders Holding SID Accounts

Previous Month	Current Month	Change
1.524	1.466	58

Beneficial owner (ultimate individual controller) consisting of one party or an organized group from PT Urban Jakarta Propertindo Tbk.

Number	Beneficial Owner Name	Address	Company's Direct Shareholders	Direct Shareholder Name	% Share Ownership*
1	Yongky Wijaya	Tmn Kebon Jeruk BlokH2/42-43 RT003/011 Srengseng Kembangan	Yes		1,38 %

***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 Urban Jakarta Propertindo Tbk.

Jeanny L. Wullur

Corporate Secretary

PT Urban Jakarta Propertindo Tbk.

District 8 Treasury Tower - Lt 19 F-G - SCBD Lot. 28

Phone : +62 21 4011 1717, Fax : -, www.urbanjakarta.co.id

Sender Name	Jeanny L. Wullur
Function	Corporate Secretary
Date and Time	05-08-2026 11:33
Attachment	1. CovLet DPS Juli 2026.pdf
	2. 4pages BAE Juli 2026.pdf

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