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Nomor Surat	151.03.04/BUVA/IX/2026
Nama Perusahaan	PT Bukit Uluwatu Villa Tbk
Kode Emiten	BUVA
Papan Pencatatan	Pengembangan
Lampiran	1
Perihal	Laporan Bulanan Registrasi Pemegang Efek

Bersama ini PT Bukit Uluwatu Villa 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 Bukit Uluwatu Villa Tbk bertanggung jawab penuh atas informasi yang tertera didalam dokumen ini.

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

Biro Administrasi Efek: PT. EDI Indonesia

	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	SATRIO	GEDUNG GRAHA ISKANDARSYAH LANTAI 10, JALAN ISKANDARSYAH RAYA NO 66C, JAKARTA SELATAN 12160	Direksi	13.833.334	0,06%	13.833.334	0,06%		X
	CINDY BUDIJONO	GEDUNG GRAHA ISKANDARSYAH LANTAI 10, JALAN ISKANDARSYAH RAYA NO 66C, JAKARTA SELATAN 12160	Direksi	5.000.000	0,02%	5.000.000	0,02%		X
	TIMOTHY EUGENE	GEDUNG GRAHA ISKANDARSYAH LANTAI 10, JALAN ISKANDARSYAH RAYA NO 66C, JAKARTA SELATAN 12160	Direksi	3.375.800	0,01%	3.375.800	0,01%		
	ASTINI BERNAWATI	GEDUNG GRAHA ISKANDARSYAH LANTAI 10, JALAN ISKANDARSYAH RAYA NO 66C, JAKARTA SELATAN 12160	Komisaris	5.000.000	0,02%	5.000.000	0,02%		X

	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	DIAH PIKATAN	GEDUNG GRAHA ISKANDARSYAH LANTAI 10, JALAN ISKANDARSYAH RAYA NO 66C, JAKARTA SELATAN 12160	Komisaris	0	0%	0	0%		X
	SEONG HOON PARK	GEDUNG GRAHA ISKANDARSYAH LANTAI 10, JALAN ISKANDARSYAH RAYA NO 66C, JAKARTA SELATAN 12160	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 NUSANTARA	GEDUNG GRAHA ISKANDARSYAH LANTAI 2, JALAN ISKANDARSYAH RAYA NO 66C, JAKARTA SELATAN 12160	15.034.031.772	61,07%	15.034.031.772	61,07%	X	

Pemegang Saham < 5%

Pemegang Saham < 5% - Warkat	0	0%	0	0%
Pemegang Saham < 5% - Non Warkat	9.555.813.736	38,82%	9.555.813.736	38,82%
Saham Treasuri	0	0%	0	0%
Total	24.617.054.642	100%	24.617.054.642	100%

Jumlah Saham Scrip dan Scripless berdasarkan Tipe dan Klasifikasi Investor

Tipe dan Klasifikasi Investor	Jumlah Saham
Afiliasi dari pengendali	480.884.023
Direksi dan Dewan Komisaris	27.209.134
Karyawan (hanya saham yang dibatasi pengalihan kepemilikannya)	0
Pengendali	15.034.031.772
Saham Tresuri	0

Jumlah Saham Scripless berdasarkan Tipe dan Klasifikasi Investor dari KSEI

Tipe dan Klasifikasi Investor	Jumlah Saham
Bank	15.035.378
Government	-
Private Equity	372.132.764
Trustee Bank	14.233.300
Venture Capital	90.129.678
Private Bank	54.748.122
Exchange Traded Funds	483.000
Investment Manager	98.933.615
Investment Advisors	532.679.898
Brokerage Firms	82

Hedge Fund	-
Sovereign Wealth Fund	-
Capital Market Supporting Institutions and Professions	331.400
Commanditaire Vennootschap (CV) or Limited partnership	26.300.407
Firm	165.000
Invesment Fund Selling Agent	-
Peer to peer lending	-
Permanent establishment	-
Sole proprietorship	120.000
Corporate	19.220.020.746
Association/social organization	300.000
State-owned enterprises	-
Central Bank	-
State Owned Company	-
Diocese	-
Conference	-
Congregation	-
Cooperatives	97.800
International organization	-
Political parties	-

Partnership	-
Educational Institution	45.000
Mutual Funds (MF)	104.342.560
Securities Company (SC)	55.853.934
Pension Funds (PF)	5.098.825
Financial Institutional (IB)	-
Insurance (IS)	20.440.257
Foundation (FD)	20.249
Individual (ID)	4.005.542.627

*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%	9.583.022.870	9.583.022.870
Jumlah saham non-warkat dimiliki oleh Direksi dan Dewan Komisaris kurang dari 5%	27.209.134	27.209.134
Jumlah saham non-warkat dimiliki oleh Pengendali kurang dari 5%	43.845.049	43.845.049
Jumlah saham non-warkat dimiliki oleh Afiliasi dari Pengendali kurang dari 5%	733.884.023	480.884.023
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%	474.506.142	462.262.442
Jumlah saham non-warkat yang berada dalam status sita atau blokir oleh Aparat Penegak Hukum atau Otoritas yang berwenang kurang dari 5%	130.957.106	130.957.106
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	8.172.621.416	8.437.865.116
Jumlah saham tercatat di Bursa per akhir bulan	24.617.054.642	24.617.054.642
% Saham Free Float	33,2	34,28

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
97.334	104.643	7.309

Pemilik manfaat (pengendali tingkat individu) yang terdiri dari satu pihak atau kelompok yang terorganisasi dari PT Bukit Uluwatu Villa Tbk

Nomor	Nama Pemilik Manfaat	Alamat	Pemegang Saham Langsung Perseroan	Nama Pemegang Saham Langsung	% Kepemilikan Saham*
1	HAPSORO	KEBAGUSAN DALAM IV NO. 45	Tidak	PT Tirta Orisa Yasa	1,87 %
2	HAPSORO	KEBAGUSAN DALAM IV NO. 45	Ya		0,18 %

*** 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 Bukit Uluwatu Villa Tbk

Rian Fachmi

Corporate Secretary

PT Bukit Uluwatu Villa Tbk

Gedung Graha Iskandarsyah Lantai 6, Jalan Iskandarsyah Raya No 66C, Jakarta

Telepon : Kantor cabang :021-7209957, Fax : Kantor cabang : 021-7207523, www.

Nama Pengirim	Rian Fachmi
Jabatan	Corporate Secretary
Tanggal dan Waktu	09-09-2026 17:26
Lampiran	1. BUVA_151.03.04_Laporan Pemagang Saham_082026.pdf

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

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Letter / Announcement No.	151.03.04/BUVA/IX/2026
Issuer Name	PT Bukit Uluwatu Villa Tbk
Issuer Code	BUVA
Listing Board	Development
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 PT Bukit Uluwatu Villa 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 Agustus - 2026

Security Administration Bureau: PT. EDI Indonesia

	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	SATRIO	GEDUNG GRAHA ISKANDARSYAH LANTAI 10, JALAN ISKANDARSYAH RAYA NO 66C, JAKARTA SELATAN 12160	Direksi	13,833,334	0.06%	13,833,334	0.06%		X
	CINDY BUDIJONO	GEDUNG GRAHA ISKANDARSYAH LANTAI 10, JALAN ISKANDARSYAH RAYA NO 66C, JAKARTA SELATAN 12160	Direksi	5,000,000	0.02%	5,000,000	0.02%		X
	TIMOTHY EUGENE	GEDUNG GRAHA ISKANDARSYAH LANTAI 10, JALAN ISKANDARSYAH RAYA NO 66C, JAKARTA SELATAN 12160	Direksi	3,375,800	0.01%	3,375,800	0.01%		
	ASTINI BERNAWATI	GEDUNG GRAHA ISKANDARSYAH LANTAI 10, JALAN ISKANDARSYAH RAYA NO 66C, JAKARTA SELATAN 12160	Komisaris	5,000,000	0.02%	5,000,000	0.02%		X

	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	DIAH PIKATAN	GEDUNG GRAHA ISKANDARSYAH LANTAI 10, JALAN ISKANDARSYAH RAYA NO 66C, JAKARTA SELATAN 12160	Komisaris	0	0%	0	0%		X
	SEONG HOON PARK	GEDUNG GRAHA ISKANDARSYAH LANTAI 10, JALAN ISKANDARSYAH RAYA NO 66C, JAKARTA SELATAN 12160	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 NUSANTARA	GEDUNG GRAHA ISKANDARSYAH LANTAI 2, JALAN ISKANDARSYAH RAYA NO 66C, JAKARTA SELATAN 12160	15,034,031,772	61.07%	15,034,031,772	61.07%	X	

Share Ownership of <5%

0

Share Ownership of <5% - Scrip	0	0%		0%
Share Ownership of <5% - Scripless	9.555.813.736	38,82%	9.555.813.736	38,82%
Treasury Stock	0	0%	0	0%
Total	24.617.054.642	100%	24.617.054.642	100%

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

Investor Type & Classification	Number of Shares
Affiliation from Controller	480.884.023
BOD / BOC	27.209.134
Employee (lock up shares only)	0
Controller	15.034.031.772
Treasury	0

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

Investor Type & Classification	Number of Shares
Bank	15.035.378
Government	-
Private Equity	372.132.764
Trustee Bank	14.233.300
Venture Capital	90.129.678
Private Bank	54.748.122
Exchange Traded Funds	483.000
Investment Manager	98.933.615
Investment Advisors	532.679.898
Brokerage Firms	82

Hedge Fund	-
Sovereign Wealth Fund	-
Capital Market Supporting Institutions and Professions	331.400
Commanditaire Vennootschap (CV) or Limited partnership	26.300.407
Firm	165.000
Investment Fund Selling Agent	-
Peer to peer lending	-
Permanent establishment	-
Sole proprietorship	120.000
Corporate	19.220.020.746
Association/social organizations	300.000
State Owned Enterprises	-
Central Bank	-
State Owned Company	-
Diocese	-
Conference	-
Congregation	-
Cooperatives	97.800
International organization	-
Political parties	-

Partnership	-
Educational Institution	45.000
Mutual Funds (MF)	104.342.560
Securities Company (SC)	55.853.934
Pension Funds (PF)	5.098.825
Financial Institutional (IB)	-
Insurance (IS)	20.440.257
Foundation (FD)	20.249
Individual (ID)	4.005.542.627

*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%	9.583.022.870	9.583.022.870
The number of scripless shares owned by the Board of Directors and Board of Commissioners is less than 5%	27.209.134	27.209.134
The number of scripless shares owned by the Controller is less than 5%	43.845.049	43.845.049
The number of scripless shares owned by Affiliates of the Controller is less than 5%	733.884.023	480.884.023
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	474.506.142	462.262.442
The number of non-script shares owned less than 5% and subject to confiscation or blocking by law enforcement officials or authorized authorities.	130.957.106	130.957.106
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	8.172.621.416	8.437.865.116
The number of shares listed on the Exchange at the end of the month	24.617.054.642	24.617.054.642
% Free Float Share	33,2	34,28

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
97.334	104.643	7.309

Beneficial owner (ultimate individual controller) consisting of one party or an organized group from PT Bukit Uluwatu Villa Tbk

Number	Beneficial Owner Name	Address	Company's Direct Shareholders	Direct Shareholder Name	% Share Ownership*
1	HAPSORO	KEBAGUSAN DALAM IV NO. 45 KEL. KEBAGUSAN KEC. PASAR MINGGU	No	PT Tirta Orisa Yasa	1,87 %
2	HAPSORO	KEBAGUSAN DALAM IV NO. 45 KEL. KEBAGUSAN KEC. PASAR MINGGU	Yes		0,18 %

***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 Bukit Uluwatu Villa Tbk

Rian Fachmi

Corporate Secretary

PT Bukit Uluwatu Villa Tbk

Gedung Graha Iskandarsyah Lantai 6, Jalan Iskandarsyah Raya No 66C, Jakarta

Phone : Kantor cabang :021-7209957, Fax : Kantor cabang : 021-7207523, www.

Sender Name	Rian Fachmi
Function	Corporate Secretary
Date and Time	09-09-2026 17:26
Attachment	1. BUVA_151.03.04_Laporan Pemagang Saham_082026.pdf

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