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Nomor Surat	094/IR-CS/BSD/X/2026
Nama Perusahaan	PT Bumi Serpong Damai Tbk
Kode Emiten	BSDE
Papan Pencatatan	Utama
Lampiran	1
Perihal	Laporan Bulanan Registrasi Pemegang Efek

Bersama ini PT Bumi Serpong Damai 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 Bumi Serpong Damai Tbk bertanggung jawab penuh atas informasi yang tertera didalam dokumen ini.

Perseroan menyampaikan Laporan Bulanan Registrasi Pemegang Efek yang berakhir pada akhir bulan September - 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	Syukur Lawigena	Sinar Mas Land Plaza Wing 3B, BSD Green Office Park, Jl. Grand Boulevard, BSD City Tangerang 15345	Direksi	1.400.000	0,01%	1.400.000	0,01%		
	Liauw, Herry Hendarta	Sinar Mas Land Plaza Wing 3B, BSD Green Office Park, Jl. Grand Boulevard, BSD City Tangerang 15345	Direksi	700.000	0%	700.000	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 Paraga Arta Mida	Gedung JITC Mangga Dua Lantai 7 dan 8, Tambora Jakarta Barat	10.316.387.464	48,73%	10.316.387.464	48,73%	X	
	PT Ekacentra Usahamaju	edung JITC Lantai 7-8 Jl.Mangga Dua Raya	5.425.964.486	25,63%	5.425.964.486	25,63%	X	

Pemegang Saham < 5%

Pemegang Saham < 5% - Warkat	417.635.360	1,97%	417.635.360	1,97%

Pemegang Saham < 5% - Non Warkat	4.751.307.802	22,44%	4.751.307.802	22,44%
Saham Treasuri	257.970.700	1,22%	257.970.700	1.22%
Total	21.171.365.812	100%	21.171.365.812	100%

Jumlah Saham Scrip dan Scripless berdasarkan Tipe dan Klasifikasi Investor

Tipe dan Klasifikasi Investor	Jumlah Saham
Afiliasi dari pengendali	1.019.377.530
Direksi dan Dewan Komisaris	2.100.000
Karyawan (hanya saham yang dibatasi pengalihan kepemilikannya)	0
Pengendali	15.742.351.950
Saham Tresuri	257.970.700

Jumlah Saham Scripless berdasarkan Tipe dan Klasifikasi Investor dari KSEI

Tipe dan Klasifikasi Investor	Jumlah Saham
Bank	125.898.779
Government	7.231.700
Private Equity	106.742.000
Trustee Bank	2.286.100
Venture Capital	3.415.000
Private Bank	14.174.600
Exchange Traded Funds	38.502.732
Investment Manager	3.173.465
Investment Advisors	61.605.600
Brokerage Firms	206.883

Hedge Fund	-
Sovereign Wealth Fund	179.046.192
Capital Market Supporting Institutions and Professions	80.379
Commanditaire Vennootschap (CV) or Limited partnership	518.000
Firm	8.169.800
Invesment Fund Selling Agent	-
Peer to peer lending	-
Permanent establishment	-
Sole proprietorship	-
Corporate	4.553.964.880
Association/social organization	-
State-owned enterprises	318.917.710
Central Bank	268.000
State Owned Company	-
Diocese	-
Conference	-
Congregation	75.000
Cooperatives	294.100
International organization	-
Political parties	-

Partnership	2.940.001
Educational Institution	-
Mutual Funds (MF)	295.772.299
Securities Company (SC)	94.313.761
Pension Funds (PF)	118.321.300
Financial Institutional (IB)	3.748.600
Insurance (IS)	856.240.052
Foundation (FD)	22.566.000
Individual (ID)	1.825.733.569

*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%	4.751.307.802	4.751.307.802
Jumlah saham non-warkat dimiliki oleh Direksi dan Dewan Komisaris kurang dari 5%	2.100.000	2.100.000
Jumlah saham non-warkat dimiliki oleh Pengendali kurang dari 5%	0	0
Jumlah saham non-warkat dimiliki oleh Afiliasi dari Pengendali kurang dari 5%	601.742.170	601.742.170
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%	62.776.900	112.443.100
Jumlah saham non-warkat yang berada dalam status sita atau blokir oleh Aparat Penegak Hukum atau Otoritas yang berwenang kurang dari 5%	9	9
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	4.084.688.723	4.035.022.523
Jumlah saham tercatat di Bursa per akhir bulan	21.171.365.812	21.171.365.812
% Saham Free Float	19,29	19,06

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
31.025	31.317	292

Pemilik manfaat (pengendali tingkat individu) yang terdiri dari satu pihak atau kelompok yang terorganisasi dari PT Bumi Serpong Damai Tbk

Nomor	Nama Pemilik Manfaat	Alamat	Pemegang Saham Langsung Perseroan	Nama Pemegang Saham Langsung	% Kepemilikan Saham*
1	Sinarmas Land Ltd. dengan pengendali yang ditunjuk yaitu Ibu Margaretha Natalia Widjaja	Sinarmas Land Ltd. dengan pengendali	Tidak	PT Paraga Artamida	49 %

*** 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 Bumi Serpong Damai Tbk

Ricardo Arif Dharmawan

Sekretaris Perusahaan

PT Bumi Serpong Damai Tbk

Sinar Mas Land Plaza Wing 3B, BSD Green Office Park, Jl. Grand Boulevard, BSD

Telepon : 021-50368368, Fax : 021-50588270, www.bsdcity.com

Nama Pengirim	Ricardo Arif Dharmawan
Jabatan	Sekretaris Perusahaan
Tanggal dan Waktu	12-10-2026 11:19
Lampiran	1. BSDE September 2026.pdf

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

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Letter / Announcement No.	094/IR-CS/BSD/X/2026
Issuer Name	PT Bumi Serpong Damai Tbk
Issuer Code	BSDE
Listing Board	Main
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 Bumi Serpong Damai 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 September - 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	Syukur Lawigena	Sinar Mas Land Plaza Wing 3B, BSD Green Office Park, Jl. Grand Boulevard, BSD City Tangerang 15345	Direksi	1,400,000	0.01%	1,400,000	0.01%		
	Liauw, Herry Hendarta	Sinar Mas Land Plaza Wing 3B, BSD Green Office Park, Jl. Grand Boulevard, BSD City Tangerang 15345	Direksi	700,000	0%	700,000	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 Paraga Arta Mida	Gedung JITC Mangga Dua Lantai 7 dan 8, Tambora Jakarta Barat	10,316,387,464	48.73%	10,316,387,464	48.73%	X	
	PT Ekacentra Usahamaju	edung JITC Lantai 7-8 Jl.Mangga Dua Raya	5,425,964,486	25.63%	5,425,964,486	25.63%	X	

Share Ownership of <5%

Share Ownership of <5% - Scrip	417.635.360	1,97%	417.635.360	1,97%
Share Ownership of <5% - Scripless	4.751.307.802	22,44%	4.751.307.802	22,44%
Treasury Stock	257.970.700	1,22%	257.970.700	1.22%

Total	21.171.365.812	100%	21.171.365.812	100%

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

Investor Type & Classification	Number of Shares
Affiliation from Controller	1.019.377.530
BOD / BOC	2.100.000
Employee (lock up shares only)	0
Controller	15.742.351.950
Treasury	257.970.700

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

Investor Type & Classification	Number of Shares
Bank	125.898.779
Government	7.231.700
Private Equity	106.742.000
Trustee Bank	2.286.100
Venture Capital	3.415.000
Private Bank	14.174.600
Exchange Traded Funds	38.502.732
Investment Manager	3.173.465
Investment Advisors	61.605.600
Brokerage Firms	206.883

Hedge Fund	-
Sovereign Wealth Fund	179.046.192
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Firm	8.169.800
Investment Fund Selling Agent	-
Peer to peer lending	-
Permanent establishment	-
Sole proprietorship	-
Corporate	4.553.964.880
Association/social organizations	-
State Owned Enterprises	318.917.710
Central Bank	268.000
State Owned Company	-
Diocese	-
Conference	-
Congregation	75.000
Cooperatives	294.100
International organization	-
Political parties	-

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Pension Funds (PF)	118.321.300
Financial Institutional (IB)	3.748.600
Insurance (IS)	856.240.052
Foundation (FD)	22.566.000
Individual (ID)	1.825.733.569

*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%	4.751.307.802	4.751.307.802
The number of scripless shares owned by the Board of Directors and Board of Commissioners is less than 5%	2.100.000	2.100.000
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%	601.742.170	601.742.170
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	62.776.900	112.443.100
The number of non-script shares owned less than 5% and subject to confiscation or blocking by law enforcement officials or authorized authorities.	9	9
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	4.084.688.723	4.035.022.523
The number of shares listed on the Exchange at the end of the month	21.171.365.812	21.171.365.812
% Free Float Share	19,29	19,06

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
31.025	31.317	292

Beneficial owner (ultimate individual controller) consisting of one party or an organized group from PT Bumi Serpong Damai Tbk

Number	Beneficial Owner Name	Address	Company's Direct Shareholders	Direct Shareholder Name	% Share Ownership*
1	Sinarmas Land Ltd. dengan pengendali yang ditunjuk yaitu Ibu Margaretha Natalia Widjaja	Sinarmas Land Ltd. dengan pengendali yang ditunjuk yaitu Ibu	No	PT Paraga Artamida	49 %

***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 Bumi Serpong Damai Tbk

Ricardo Arif Dharmawan

Sekretaris Perusahaan

PT Bumi Serpong Damai Tbk

Sinar Mas Land Plaza Wing 3B, BSD Green Office Park, Jl. Grand Boulevard, BSD

Phone : 021-50368368, Fax : 021-50588270, www.bsdcity.com

Sender Name	Ricardo Arif Dharmawan
Function	Sekretaris Perusahaan
Date and Time	12-10-2026 11:19
Attachment	1. BSDE September 2026.pdf

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