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Nomor Surat	047/MDLN-CORSEC/X/26
Nama Perusahaan	PT Modernland Realty Tbk.
Kode Emiten	MDLN
Papan Pencatatan	Pengembangan
Lampiran	3
Perihal	Laporan Bulanan Registrasi Pemegang Efek

Bersama ini PT Modernland 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 PT Modernland Realty 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. 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	DHARMA MITRA	JAKARTA	Komisaris	0	0%	0	0%		
	HERMAN	TANGERANG	Komisaris	0	0%	0	0%		
	YUSTINUS SALEH	JAKARTA	Komisaris	0	0%	0	0%		
	IWAN SURYAWIJAY	JAKARTA	Komisaris	0	0%	0	0%		
	ROBERT TUMEDIA	JAKARTA	Komisaris	0	0%	0	0%		
	WILLIAM HONORIS	TANGERANG	Direksi	0	0%	0	0%	X	
	FETRIZAL BOBBY	JAKARTA	Direksi	0	0%	0	0%		
	PASCALL WILSON	TANGERANG	Direksi	0	0%	0	0%		
	NABIT MUSAVI	JAKARTA	Direksi	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	PANIN SEKURITAS,	GD BEJ MENARA II SUITE 1705 JL JEND SUDIRMAN KAV 52 - 53	1.973.046.620	15,74%	1.973.046.620	15,74%		

	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	CGS-CIMB SECURITIES	10 MARINA BOULEVARD #10-01 MARINA BAY FINANCIAL CENTRE SINGAPORE 018983	825.600.100	6,59%	825.600.100	6,59%		X
	PT HONORIS CORPORIND	GREEN CENTRAL CITY LT. 5 JL. GAJAH MADA NO. 188 RT/RW 009/005	1.647.364.426	13,14%	1.647.364.426	13,14%	X	
	HAIYANTO	Metro Permata I H-2/15 RT 005/011 Kel. Karang Mulya Kec. Karang Tengah Tangerang	1.216.996.800	9,71%	1.216.996.800	9,71%		
	UBS AG SG BRANCH	105 CECIL STREET LEVEL 15-01 OCTAGON,SINGAPORE 069534	932.515.721	7,44%	932.515.721	7,44%		X

Pemegang Saham < 5%

Pemegang Saham < 5% - Warkat	3.159.302	0,03%	3.159.302	0,03%
Pemegang Saham < 5% - Non Warkat	5.348.633.453	42,68%	5.348.633.453	42,68%
Saham Treasuri	585.750.900	4,67%	585.750.900	4.67%

Total	12.533.067.322	100%	12.533.067.322	100%

Jumlah Saham Scrip dan Scripless berdasarkan Tipe dan Klasifikasi Investor

Tipe dan Klasifikasi Investor	Jumlah Saham
Afiliasi dari pengendali	2.284.189.920
Direksi dan Dewan Komisaris	0
Karyawan (hanya saham yang dibatasi pengalihan kepemilikannya)	0
Pengendali	1.647.364.426
Saham Tresuri	585.750.900

Jumlah Saham Scripless berdasarkan Tipe dan Klasifikasi Investor dari KSEI

Tipe dan Klasifikasi Investor	Jumlah Saham
Bank	2.583.395
Government	-
Private Equity	40.000
Trustee Bank	-
Venture Capital	34
Private Bank	826.585.100
Exchange Traded Funds	5.400
Investment Manager	34.200
Investment Advisors	6.205.600
Brokerage Firms	120.796.616

Hedge Fund	-
Sovereign Wealth Fund	-
Capital Market Supporting Institutions and Professions	65.300
Commanditaire Vennootschap (CV) or Limited partnership	6.570.003
Firm	-
Invesment Fund Selling Agent	-
Peer to peer lending	-
Permanent establishment	-
Sole proprietorship	-
Corporate	5.208.732.798
Association/social organization	-
State-owned enterprises	-
Central Bank	-
State Owned Company	-
Diocese	-
Conference	-
Congregation	-
Cooperatives	596
International organization	-
Political parties	-

Partnership	-
Educational Institution	244.200
Mutual Funds (MF)	42.649.212
Securities Company (SC)	2.013.035.192
Pension Funds (PF)	39.600
Financial Institutional (IB)	69.000
Insurance (IS)	580.157
Foundation (FD)	10.619
Individual (ID)	4.301.660.998

*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%	5.934.384.353	5.934.384.353
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%	526.044.099	526.044.099
Jumlah saham tresuri non-warkat kurang dari 5%	585.750.900	585.750.900
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%	40.034	40.034
Jumlah saham non-warkat yang berada dalam status sita atau blokir oleh Aparat Penegak Hukum atau Otoritas yang berwenang kurang dari 5%	18.781.624	18.781.624
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	4.803.767.696	4.803.767.696
Jumlah saham tercatat di Bursa per akhir bulan	12.533.067.322	12.533.067.322
% Saham Free Float	38,33	38,33

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
9.655	9.758	103

Pemilik manfaat (pengendali tingkat individu) yang terdiri dari satu pihak atau kelompok yang terorganisasi dari PT Modernland Realty Tbk.

Nomor	Nama Pemilik Manfaat	Alamat	Pemegang Saham Langsung Perseroan	Nama Pemegang Saham Langsung	% Kepemilikan Saham*
1	William Honoris		Tidak	PT HONORIS CORPORINDO	13,14 %

*** 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 Modernland Realty Tbk.

Yahya Danu Kusumo Pate

Corporate Secretary

PT Modernland Realty Tbk.

Green Central City, Commercial Area 5th Floor Jl. Gajah Mada No. 188

Telepon : 021 - 29365888 , Fax : 021 - 29369999, www.modernland.co.id

Nama Pengirim	Yahya Danu Kusumo Pate
Jabatan	Corporate Secretary
Tanggal dan Waktu	09-10-2026 09:55
Lampiran	1. KEP SAHAM KomDir MDLN SEP 2026.pdf
	2. MDLN.pdf
	3. MDLN_OJK_SEPTEMBER 2026.pdf

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

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Letter / Announcement No.	047/MDLN-CORSEC/X/26
Issuer Name	PT Modernland Realty Tbk.
Issuer Code	MDLN
Listing Board	Development
Attachment	3
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 Modernland 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 September - 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	DHARMA MITRA	JAKARTA	Komisaris	0	0%	0	0%		
	HERMAN	TANGERANG	Komisaris	0	0%	0	0%		
	YUSTINUS SALEH	JAKARTA	Komisaris	0	0%	0	0%		
	IWAN SURYAWIJAY	JAKARTA	Komisaris	0	0%	0	0%		
	ROBERT TUMEDIA	JAKARTA	Komisaris	0	0%	0	0%		
	WILLIAM HONORIS	TANGERANG	Direksi	0	0%	0	0%	X	
	FETRIZAL BOBBY	JAKARTA	Direksi	0	0%	0	0%		
	PASCALL WILSON	TANGERANG	Direksi	0	0%	0	0%		
	NABIT MUSAVI	JAKARTA	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	PANIN SEKURITAS,	GD BEJ MENARA II SUITE 1705 JL JEND SUDIRMAN KAV 52 - 53	1,973,046,620	15.74%	1,973,046,620	15.74%		

	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	CGS-CIMB SECURITIES	10 MARINA BOULEVARD #10-01 MARINA BAY FINANCIAL CENTRE SINGAPORE 018983	825,600,100	6.59%	825,600,100	6.59%		X
	PT HONORIS CORPORIND	GREEN CENTRAL CITY LT. 5 JL. GAJAH MADA NO. 188 RT/RW 009/005	1,647,364,426	13.14%	1,647,364,426	13.14%	X	
	HAIYANTO	Metro Permata I H-2/15 RT 005/011 Kel. Karang Mulya Kec. Karang Tengah Tangerang	1,216,996,800	9.71%	1,216,996,800	9.71%		
	UBS AG SG BRANCH	105 CECIL STREET LEVEL 15-01 OCTAGON,SINGAPORE 069534	932,515,721	7.44%	932,515,721	7.44%		X

Share Ownership of <5%

Share Ownership of <5% - Scrip	3.159.302	0,03%	3.159.302	0,03%
Share Ownership of <5% - Scripless	5.348.633.453	42,68%	5.348.633.453	42,68%

Treasury Stock	585.750.900	4,67%	585.750.900	4.67%
Total	12.533.067.322	100%	12.533.067.322	100%

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

Investor Type & Classification	Number of Shares
Affiliation from Controller	2.284.189.920
BOD / BOC	0
Employee (lock up shares only)	0
Controller	1.647.364.426
Treasury	585.750.900

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

Investor Type & Classification	Number of Shares
Bank	2.583.395
Government	-
Private Equity	40.000
Trustee Bank	-
Venture Capital	34
Private Bank	826.585.100
Exchange Traded Funds	5.400
Investment Manager	34.200
Investment Advisors	6.205.600
Brokerage Firms	120.796.616

Hedge Fund	-
Sovereign Wealth Fund	-
Capital Market Supporting Institutions and Professions	65.300
Commanditaire Vennootschap (CV) or Limited partnership	6.570.003
Firm	-
Investment Fund Selling Agent	-
Peer to peer lending	-
Permanent establishment	-
Sole proprietorship	-
Corporate	5.208.732.798
Association/social organizations	-
State Owned Enterprises	-
Central Bank	-
State Owned Company	-
Diocese	-
Conference	-
Congregation	-
Cooperatives	596
International organization	-
Political parties	-

Partnership	-
Educational Institution	244.200
Mutual Funds (MF)	42.649.212
Securities Company (SC)	2.013.035.192
Pension Funds (PF)	39.600
Financial Institutional (IB)	69.000
Insurance (IS)	580.157
Foundation (FD)	10.619
Individual (ID)	4.301.660.998

*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%	5.934.384.353	5.934.384.353
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%	526.044.099	526.044.099
The amount of scripless treasury stock is less than 5%	585.750.900	585.750.900
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	40.034	40.034
The number of non-script shares owned less than 5% and subject to confiscation or blocking by law enforcement officials or authorized authorities.	18.781.624	18.781.624
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	4.803.767.696	4.803.767.696
The number of shares listed on the Exchange at the end of the month	12.533.067.322	12.533.067.322
% Free Float Share	38,33	38,33

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
9.655	9.758	103

Beneficial owner (ultimate individual controller) consisting of one party or an organized group from PT Modernland Realty Tbk.

Number	Beneficial Owner Name	Address	Company's Direct Shareholders	Direct Shareholder Name	% Share Ownership*
1	William Honoris		No	PT HONORIS CORPORINDO	13,14 %

***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 Modernland Realty Tbk.

Yahya Danu Kusumo Pate

Corporate Secretary

PT Modernland Realty Tbk.

Green Central City, Commercial Area 5th Floor Jl. Gajah Mada No. 188

Phone : 021 - 29365888 , Fax : 021 - 29369999, www.modernland.co.id

Sender Name	Yahya Danu Kusumo Pate
Function	Corporate Secretary
Date and Time	09-10-2026 09:55
Attachment	1. KEP SAHAM KomDir MDLN SEP 2026.pdf
	2. MDLN.pdf
	3. MDLN_OJK_SEPTEMBER 2026.pdf

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