

|                 |                                                   |
|-----------------|---------------------------------------------------|
| Nomor Surat     | 437/ADCP-IX/2026                                  |
| Nama Perusahaan | PT Adhi Commuter Properti Tbk                     |
| Kode Emiten     | ADCP                                              |
| Lampiran        | 2                                                 |
| Perihal         | Laporan Hasil Pemeringkatan Pemeringkatan Tahunan |

Nomor Surat Hasil Pemeringkatan Efek RC-1207/PEF-DIR/IX/2026  
Tahun Pemeringkatan 2026

Tanggal Hasil Pemeringkatan Efek 08 September 2026

Tanggal Terima Hasil Pemeringkatan Efek oleh Emiten 14 September 2026

Tanggal Penerbitan Publikasi 14 September 2026

| Nama Efek                                             | Jumlah Pokok    | Tanggal Jatuh Tempo Efek | Lembaga Pemeringkat | Pemeringkat Rating | Outlook  | Periode Rating    |                  |
|-------------------------------------------------------|-----------------|--------------------------|---------------------|--------------------|----------|-------------------|------------------|
| Obligasi II Adhi Commuter Properti Tahun 2022 Seri B  | 102.000.000.000 | 24-May-27                | PEFINDO             | idCCC              | NEGATIVE | 07 September 2026 | 07 Desember 2026 |
| Obligasi III Adhi Commuter Properti Tahun 2023 Seri A | 15.700.000.000  | 08-Dec-26                | PEFINDO             | AAAcg              | STABLE   | 07 September 2026 | 07 Desember 2026 |
| Obligasi III Adhi Commuter Properti Tahun 2023 Seri B | 484.200.000.000 | 08-Dec-28                | PEFINDO             | AAAcg              | STABLE   | 07 September 2026 | 07 Desember 2026 |

Demikian untuk diketahui.

Hormat Kami,

**PT Adhi Commuter Properti Tbk**

Bayu Purwana

Corporate Secretary

PT Adhi Commuter Properti Tbk

Jl. Pengantin Ali No. 88, Ciracas

Telepon : (021) 228 229 80, Fax : (021) 228 220 81, [www.adcp.co.id](http://www.adcp.co.id)

|                   |                                               |
|-------------------|-----------------------------------------------|
| Nama Pengirim     | Bayu Purwana                                  |
| Jabatan           | Corporate Secretary                           |
| Tanggal dan Waktu | 14-09-2026 20:37                              |
| Lampiran          | 1. ADCPbo-rs2609-annual monitoring.pdf        |
|                   | 2. Pengantar Hasil Rating Perusahaan ADCP.pdf |

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

|                           |                               |
|---------------------------|-------------------------------|
| Letter / Announcement No. | 437/ADCP-IX/2026              |
| Issuer Name               | PT Adhi Commuter Properti Tbk |
| Issuer Code               | ADCP                          |
| Attachment                | 2                             |
| Subject                   | Report of Annual Rating       |

Letter Number of Rating Result RC-1207/PEF-DIR/IX/2026

Ranking Year 2026

Date of Rating Result 08 September 2026

Receipt date of rating report 14 September 2026

Date of Rating Report Announcement 14 September 2026

| Securities Name                                       | Principal Amount | Maturity Date | Rating Agency | Rating | Outlook  | Rating Period     |                  |
|-------------------------------------------------------|------------------|---------------|---------------|--------|----------|-------------------|------------------|
| Obligasi II Adhi Commuter Properti Tahun 2022 Seri B  | 102.000.000.000  | 24-May-27     | PEFINDO       | idCCC  | NEGATIVE | 07 September 2026 | 07 December 2026 |
| Obligasi III Adhi Commuter Properti Tahun 2023 Seri A | 15.700.000.000   | 08-Dec-26     | PEFINDO       | AAAcg  | STABLE   | 07 September 2026 | 07 December 2026 |
| Obligasi III Adhi Commuter Properti Tahun 2023 Seri B | 484.200.000.000  | 08-Dec-28     | PEFINDO       | AAAcg  | STABLE   | 07 September 2026 | 07 December 2026 |

Thus to be informed accordingly.

Respectfully,

**PT Adhi Commuter Properti Tbk**

Bayu Purwana

Corporate Secretary

PT Adhi Commuter Properti Tbk

Jl. Pengantin Ali No. 88, Ciracas

Phone : (021) 228 229 80, Fax : (021) 228 220 81, [www.adcp.co.id](http://www.adcp.co.id)

|               |                                               |
|---------------|-----------------------------------------------|
| Sender Name   | Bayu Purwana                                  |
| Function      | Corporate Secretary                           |
| Date and Time | 14-09-2026 20:37                              |
| Attachment    | 1. ADCPbo-rs2609-annual monitoring.pdf        |
|               | 2. Pengantar Hasil Rating Perusahaan ADCP.pdf |

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