

Number : KSEI-11532/JKU/0526
Attachment : -
Letter Classification : General

May 22, 2026

To: Board of Directors of Account Holders

Indonesia Central Securities Depository (KSEI)

Re : Changes to Adhi Commuter Properti Bond II Year 2022 Coupon Payment and Consent Fee Distribution Schedule

Dear Sir/Madam,

Referring to:

1. KSEI Announcement:
 - Number KSEI-7229/JKU/0426, dated April 7, 2026, regarding the Invitation to Adhi Commuter Properti Bond II Year 2022 Series B General Meeting of Bondholders (GMB);
 - Number KSEI-9513/DIR/0426, dated April 30, 2026, regarding PT Adhi Commuter Properti Tbk Coupon Payment Schedule,
2. PT Adhi Commuter Properti Tbk Letter No: 163A/ADCP-IV/2026, dated April 16, 2026, regarding Information on the Disclosure of the Results of the Adhi Commuter Properti Bond II Year 2022 General Meeting of Bondholders,

we hereby inform you that the Coupon Payment and 0.15% Consent Fee Distribution Schedule has been revised as follows as a result of the Adhi Commuter Properti Bond II Year 2022 Series B General Meeting of Bondholders:

Previously,

Securities Code	ISIN Code	Payment Frequency	Interest Rate (%)	Maturity Date	Time Frame	Description
ADCP02B	IDA0001241B9	Quarterly	11 % p.a.	May 24, 2027	5 Years	<ul style="list-style-type: none"> • The 16th Coupon Payment will be paid on May 24, 2026. • Subsequent Coupon payments will be made each three months, starting on May 24, 2026, and ending on May 24, 2027. • The Final Coupon and Principal Redemption Payments will be made on May 24, 2027.

As part of our commitment to Good Corporate Governance, KSEI has implemented an Anti-Bribery Management System applicable to all KSEI personnel. If you become aware of any violations related to this matter, please report them through KSEI's official email address for reporting violations at japor@kseiwbs.co.id.

Changed to,

Securities Code	ISIN Code	Payment Frequency	Interest Rate (%)	Maturity Date	Time Frame
ADCP02B	IDA0001241B9	Quarterly	11 % p.a.	May 24, 2027	5 Years

Note:

- The Coupon Payment Schedule changes are:
 - The 16th coupon payment, which was originally scheduled to be made on May 24, 2026
 - The 17th Coupon Payment, which was originally scheduled to be made on August 24, 2026
 - The 18th Coupon Payment, which was originally scheduled to be made on November 24, 2026
 - The 19th Coupon Payment, which was originally scheduled to be made on February 24, 2027
 will be paid simultaneously with the 20th Coupon on **May 24, 2027**, with a coupon period of February 24, 2026 - May 24, 2027 (450 coupon days) and a Recording Date of May 18, 2027.
- The Principal Redemption Payment will be made on May 24, 2027.
- In connection with the approval of the amendment to the payment schedule, PT Adhi Commuter Properti Tbk will make a consent fee payment amounting to 0.15% (zero point fifteen percent) of the principal amount, payable in a single payment on **May 25, 2026**.

The payment schedule for the Consent Fee is as follows:

Securities Name	Consent Fee Payment Date
Adhi Commuter Properti Bond II 2022 Series B	May 25, 2026

The Coupon and Redemption Payment Schedule:

No.	Activity	Date
1.	Recording Date for Account Holders' eligibility to receive Coupon Payment.	May 18, 2027
2.	Recording Date for Account Holders' eligibility to receive Principal Redemption payment.	May 21, 2027
3.	Coupon Calculation Period	February 24, 2026 – May 24, 2027
4.	Coupon and Redemption Payment Date	May 24, 2027
4.	Submission Date for Certificate of Domicile/ Directorate General of Taxes (SKD/DGT) Proof of Receipt	May 21, 2027

The List of Shareholders who are entitled to receive the Consent Fee Payment can be requested via email from. tk@ksei.co.id tk@ksei.co.id

KSEI will distribute the net value of the Consent Fee on the Consent Fee Payment Date, The Consent Fee's tax will be calculated, deducted, and remitted by the Securities Issuer.

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For Account Holders who require additional information on the Consent Fee tax calculation and/or Tax Withholding Slip, please contact the Issuer directly at the following address:

PT Adhi Commuter Properti Tbk
Jl. Pengantin Ali No.88
Ciracas, Jakarta Timur, DKI Jakarta 13740
T : +62-2122822980
Email : adcp@adcp.co.id
website : www.adcp.co.id

Thank you for your kind attention and cooperation.

Sincerely yours,

Yulia Purnama Sari
Head of Custodian Services Division

AM. Anggita Maharani
Head of Securities Management Unit
Custodian Services Division

CC:

1. Board of Directors of Indonesia Stock Exchange (IDX)
2. Board of Directors of PT Adhi Commuter Properti Tbk
3. PT Bank Pembangunan Daerah Jawa Barat dan Banten Tbk as Trustee.

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