

| | |
|-------------|---|
| Nomor Surat | 027/KI-ADCP/X-2022 |
| Nama Emiten | PT Adhi Commuter Properti Tbk |
| Kode Emiten | ADCP |
| Perihal | Penyampaian Laporan Keuangan Interim Yang Tidak Diaudit |

Perseroan dengan ini menyampaikan laporan keuangan untuk periode 9 Bulan yang berakhir pada 30/09/2022 dengan ikhtisar sebagai berikut :

Informasi mengenai anak perusahaan Perseroan sebagai berikut :

| No | Nama | Kegiatan Usaha | Lokasi | Tahun Komersil | Status Operasi | Jumlah Aset | Satuan | Mata Uang | Persentase (%) |
|----|--------------------------------------|----------------|---------|----------------|----------------|-----------------|--------|-----------|----------------|
| 1 | PT Mega Graha Citra Perkasa ("MGCP") | Properti | Jakarta | 2019 | Beroperasional | 231.993.403.617 | PENUH | IDR | 99.99 |

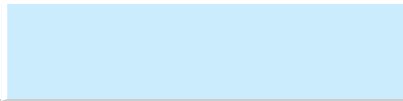
Dokumen ini merupakan dokumen resmi PT Adhi Commuter Properti Tbk yang tidak memerlukan tanda tangan karena dihasilkan secara elektronik.

PT Adhi Commuter Properti Tbk bertanggung jawab penuh atas informasi tertera di dalam dokumen ini.

[1000000] General information

| Informasi umum | | General information |
|--|--|---|
| | | 30 September 2022 |
| Nama entitas | PT Adhi Commuter Properti Tbk | Entity name |
| Penjelasan perubahan nama dari akhir periode laporan sebelumnya | | Explanation of change in name from the end of the preceding reporting period |
| Kode entitas | ADCP | Entity code |
| Nomor identifikasi entitas | AB032 | Entity identification number |
| Industri utama entitas | Properti / Property | Entity main industry |
| Sektor | 6. Property, Real Estate And Building Construction | Sector |
| Subsektor | 61. Property And Real Estate | Subsector |
| Informasi pemegang saham pengendali | Indonesian Government | Controlling shareholder information |
| Jenis entitas | Local Company - Indonesia Jurisdiction | Type of entity |
| Jenis efek yang dicatatkan | Saham dan Obligasi / Stock and Bond | Type of listed securities |
| Jenis papan perdagangan tempat entitas tercatat | | Type of board on which the entity is listed |
| Apakah merupakan laporan keuangan satu entitas atau suatu kelompok entitas | Entitas grup / Group entity | Whether the financial statements are of an individual entity or a group of entities |
| Periode penyampaian laporan keuangan | Kuartal III / Third Quarter | Period of financial statements submissions |
| Tanggal awal periode berjalan | January 01, 2022 | Current period start date |
| Tanggal akhir periode berjalan | September 30, 2022 | Current period end date |
| Tanggal akhir tahun sebelumnya | December 31, 2021 | Prior year end date |
| Tanggal awal periode sebelumnya | January 01, 2021 | Prior period start date |
| Tanggal akhir periode sebelumnya | September 30, 2021 | Prior period end date |
| Mata uang pelaporan | Rupiah / IDR | Description of presentation currency |
| Kurs konversi pada tanggal pelaporan jika mata uang penyajian selain rupiah | | Conversion rate at reporting date if presentation currency is other than rupiah |
| Pembulatan yang digunakan dalam penyajian jumlah dalam laporan keuangan | Satuan Penuh / Full Amount | Level of rounding used in financial statements |
| Jenis laporan atas laporan keuangan | Tidak Diaudit / Unaudit | Type of report on financial statements |
| Jenis opini auditor | | Type of auditor's opinion |
| Hal yang diungkapkan dalam paragraf pendapat untuk penekanan atas suatu masalah atau paragraf penjelasan lainnya, jika ada | | Matters disclosed in emphasis-of-matter or other-matter paragraph, if any |
| Hasil penugasan review | | Result of review engagement |
| Tanggal laporan audit atau hasil laporan review | | Date of auditor's opinion or result of review report |
| Auditor tahun berjalan | | Current year auditor |
| Nama partner audit tahun berjalan | | Name of current year audit signing partner |
| Lama tahun penugasan partner yang menandatangani | | Number of years served as audit signing partner |
| Auditor tahun sebelumnya | | Prior year auditor |
| Nama partner audit tahun sebelumnya | | Name of prior year audit signing partner |
| Kepatuhan terhadap pemenuhan peraturan BAPEPAM LK VIII G 11 tentang tanggung jawab direksi atas laporan keuangan | Ya / Yes | Whether in compliance with BAPEPAM LK VIII G 11 rules concerning responsibilities of board of directors on financial statements |
| Kepatuhan terhadap pemenuhan | Ya / Yes | Whether in compliance with BAPEPAM |

peraturan BAPEPAM LK VIII A dua
tentang independensi akuntan yang
memberikan jasa audit di pasar modal



LK VIII A two rules concerning
independence of accountant providing
audit services in capital market

[2210000] Statement of financial position presented using current and non-current - Property Industry

| Laporan posisi keuangan | | Statement of financial position | |
|---|--------------------------|--|---|
| | 30 September 2022 | 31 December 2021 | |
| Aset | | | Assets |
| Aset lancar | | | Current assets |
| Kas dan setara kas | 36,398,942,584 | 60,530,437,116 | Cash and cash equivalents |
| Piutang usaha | | | Trade receivables |
| Piutang usaha pihak ketiga | 26,290,259,189 | 39,725,760,531 | Trade receivables third parties |
| Piutang usaha pihak berelasi | 3,024,302,208 | 1,971,047,897 | Trade receivables related parties |
| Tagihan bruto pemberi kerja | | | Unbilled receivables |
| Tagihan bruto pemberi kerja pihak ketiga | 60,480,040,426 | 84,992,191,525 | Unbilled receivables third parties |
| Tagihan bruto pemberi kerja pihak berelasi | 100,226,681,270 | 125,479,679,441 | Unbilled receivables related parties |
| Persediaan lancar | | | Current inventories |
| Persediaan aset real estat lancar | 4,016,261,776,451 | 3,233,023,855,474 | Current real estate assets |
| Persediaan lancar lainnya | 850,972,990 | 954,491,060 | Current inventories |
| Biaya dibayar dimuka lancar | 1,739,353,122 | 1,538,376,360 | Current prepaid expenses |
| Uang muka lancar | | | Current advances |
| Uang muka lancar lainnya | 19,878,161,757 | 25,502,003,295 | Other current advances |
| Pajak dibayar dimuka lancar | 43,094,699,884 | 61,603,662,032 | Current prepaid taxes |
| Jumlah aset lancar | 4,308,245,189,881 | 3,635,321,504,731 | Total current assets |
| Aset tidak lancar | | | Non-current assets |
| Dana yang dibatasi penggunaannya tidak lancar | 122,516,862,858 | 66,578,348,950 | Non-current restricted funds |
| Piutang tidak lancar lainnya | | | Other non-current receivables |
| Piutang tidak lancar lainnya pihak ketiga | 1,505,173,881 | 595,787,136 | Other non-current receivables third parties |
| Piutang tidak lancar lainnya pihak berelasi | 13,963,412,249 | 11,149,640,929 | Other non-current receivables related parties |
| Persediaan tidak lancar | | | Non-current inventories |
| Aset real estat tidak lancar | 1,617,338,872,026 | 2,258,450,446,994 | Non-current real estate assets |
| Aset tetap | 1,053,750,989 | 1,915,910,894 | Property and equipment |
| Aset takberwujud selain goodwill | 2,454,575,000 | 2,924,600,000 | Intangible assets other than goodwill |
| Aset tidak lancar non-keuangan lainnya | 1,737,698,503 | 1,737,698,503 | Other non-current non-financial assets |
| Jumlah aset tidak lancar | 1,760,570,345,506 | 2,343,352,433,406 | Total non-current assets |
| Jumlah aset | 6,068,815,535,387 | 5,978,673,938,137 | Total assets |
| Liabilitas dan ekuitas | | | Liabilities and equity |
| Liabilitas | | | Liabilities |

| | | | |
|---|-------------------|-------------------|--|
| Liabilitas jangka pendek | | | Current liabilities |
| Utang usaha | | | Trade payables |
| Utang usaha pihak ketiga | 427,215,002,088 | 350,100,489,558 | Trade payables third parties |
| Utang usaha pihak berelasi | 975,343,063,505 | 1,157,888,836,371 | Trade payables related parties |
| Utang lainnya | | | Other payables |
| Utang lainnya pihak berelasi | 20,340,636,231 | 131,095,081 | Other payables related parties |
| Beban akrual jangka pendek | 615,884,197,108 | 805,264,326,906 | Current accrued expenses |
| Utang pajak | 2,750,813,119 | 6,151,604,173 | Taxes payable |
| Pendapatan diterima dimuka jangka pendek | 758,519,098,725 | 638,522,189,638 | Current unearned revenue |
| Liabilitas jangka panjang yang jatuh tempo dalam satu tahun | | | Current maturities of long-term liabilities |
| Liabilitas jangka panjang yang jatuh tempo dalam satu tahun atas utang bank | 345,000,000,000 | 70,000,000,000 | Current maturities of bank loans |
| Liabilitas jangka panjang yang jatuh tempo dalam satu tahun atas liabilitas sewa pembiayaan | 2,043,360,000 | 2,043,360,000 | Current maturities of finance lease liabilities |
| Liabilitas jangka panjang yang jatuh tempo dalam satu tahun atas utang obligasi | 203,933,029,259 | 489,027,918,753 | Current maturities of bonds payable |
| Jumlah liabilitas jangka pendek | 3,351,029,200,035 | 3,519,129,820,480 | Total current liabilities |
| Liabilitas jangka panjang | | | Non-current liabilities |
| Liabilitas pajak tangguhan | 0 | 1,462,137,913 | Deferred tax liabilities |
| Liabilitas jangka panjang setelah dikurangi bagian yang jatuh tempo dalam satu tahun | | | Long-term liabilities net of current maturities |
| Liabilitas jangka panjang atas utang bank | 202,845,925,594 | 348,645,829,499 | Long-term bank loans |
| Liabilitas jangka panjang atas utang obligasi | 109,916,530,493 | 8,930,113,618 | Long-term bonds payable |
| Liabilitas keuangan jangka panjang lainnya | 221,657,357 | 310,590,123 | Other non-current financial liabilities |
| Jumlah liabilitas jangka panjang | 312,984,113,444 | 359,348,671,153 | Total non-current liabilities |
| Jumlah liabilitas | 3,664,013,313,479 | 3,878,478,491,633 | Total liabilities |
| Ekuitas | | | Equity |
| Ekuitas yang diatribusikan kepada pemilik entitas induk | | | Equity attributable to equity owners of parent entity |
| Saham biasa | 2,222,222,220,000 | 2,000,000,000,000 | Common stocks |
| Tambahan modal disetor | 56,632,698,985 | 0 | Additional paid-in capital |

| Saldo laba (akumulasi kerugian) | | | Retained earnings (deficit) |
|--|-------------------|-------------------|---|
| Saldo laba yang telah ditentukan penggunaannya | 54,010,882,541 | 27,938,767,026 | Appropriated retained earnings |
| Saldo laba yang belum ditentukan penggunaannya | 71,927,747,325 | 72,248,012,344 | Unappropriated retained earnings |
| Jumlah ekuitas yang diatribusikan kepada pemilik entitas induk | 2,404,793,548,851 | 2,100,186,779,370 | Total equity attributable to equity owners of parent entity |
| Kepentingan non-pengendali | 8,673,057 | 8,667,134 | Non-controlling interests |
| Jumlah ekuitas | 2,404,802,221,908 | 2,100,195,446,504 | Total equity |
| Jumlah liabilitas dan ekuitas | 6,068,815,535,387 | 5,978,673,938,137 | Total liabilities and equity |

[2311000] Statement of profit or loss and other comprehensive income, OCI components presented net of tax, by function - Property Industry

| Laporan laba rugi dan penghasilan komprehensif lain | | Statement of profit or loss and other comprehensive income | |
|---|--------------------------|---|--|
| | 30 September 2022 | 30 September 2021 | |
| Penjualan dan pendapatan usaha | 421,522,113,860 | 292,469,381,626 | Sales and revenue |
| Beban pokok penjualan dan pendapatan | (321,498,391,667) | (226,459,102,254) | Cost of sales and revenue |
| Jumlah laba bruto | 100,023,722,193 | 66,010,279,372 | Total gross profit |
| Beban umum dan administrasi | (24,002,641,874) | (21,294,670,105) | General and administrative expenses |
| Pendapatan keuangan | 1,547,033,191 | 1,684,580,355 | Finance income |
| Beban keuangan | (7,581,950,738) | (8,894,712,897) | Finance costs |
| Beban lainnya | (8,456,092,723) | (4,998,089,431) | Other expenses |
| Keuntungan (kerugian) lainnya | (9,636,557,885) | 14,306,969,796 | Other gains (losses) |
| Jumlah laba (rugi) sebelum pajak penghasilan | 51,893,512,164 | 46,814,357,090 | Total profit (loss) before tax |
| Pendapatan (beban) pajak | (69,540,160) | 0 | Tax benefit (expenses) |
| Jumlah laba (rugi) dari operasi yang dilanjutkan | 51,823,972,004 | 46,814,357,090 | Total profit (loss) from continuing operations |
| Jumlah laba (rugi) | 51,823,972,004 | 46,814,357,090 | Total profit (loss) |
| Jumlah laba rugi komprehensif | 51,823,972,004 | 46,814,357,090 | Total comprehensive income |
| Laba (rugi) yang dapat diatribusikan | | | Profit (loss) attributable to |
| Laba (rugi) yang dapat diatribusikan ke entitas induk | 51,823,966,081 | 46,814,394,877 | Profit (loss) attributable to parent entity |
| Laba (rugi) yang dapat diatribusikan ke kepentingan non-pengendali | 5,923 | (37,787) | Profit (loss) attributable to non-controlling interests |
| Laba rugi komprehensif yang dapat diatribusikan | | | Comprehensive income attributable to |
| Laba rugi komprehensif yang dapat diatribusikan ke entitas induk | 51,823,966,081 | 46,814,394,877 | Comprehensive income attributable to parent entity |
| Laba rugi komprehensif yang dapat diatribusikan ke kepentingan non-pengendali | 5,923 | (37,787) | Comprehensive income attributable to non-controlling interests |
| Laba (rugi) per saham | | | Earnings (loss) per share |
| Laba per saham dasar diatribusikan kepada pemilik entitas induk | | | Basic earnings per share attributable to equity owners of the parent entity |
| Laba (rugi) per saham dasar dari operasi yang dilanjutkan | 2.33 | 2.34 | Basic earnings (loss) per share from continuing operations |

[2410000] Statement of changes in equity - Property Industry - Current Year

30 September 2022

Laporan perubahan ekuitas

Statement of changes in equity

| | <u>Saham biasa</u> | <u>Tambahan modal disetor</u> | <u>Saldo laba yang telah ditentukan penggunaannya</u> | <u>Saldo laba yang belum ditentukan penggunaannya</u> | <u>Ekuitas yang dapat diatribusikan kepada entitas induk</u> | <u>Kepentingan non-pengendali</u> | <u>Ekuitas</u> | |
|--|----------------------|-----------------------------------|---|---|--|-----------------------------------|--------------------|--|
| | <u>Common stocks</u> | <u>Additional paid-in capital</u> | <u>Appropriated retained earnings</u> | <u>Unappropriated retained earnings</u> | <u>Equity attributable to parent entity</u> | <u>Non-controlling interests</u> | <u>Equity</u> | |
| Posisi ekuitas | | | | | | | | Equity position |
| Saldo awal periode sebelum penyajian kembali | 2,000,000,000,000 | | 27,938,767,026 | 72,248,012,274 | 2,100,186,779,300 | 8,667,134 | 2,100,195,446,434 | Balance before restatement at beginning of period |
| Posisi ekuitas, awal periode | 2,000,000,000,000 | | 27,938,767,026 | 72,248,012,274 | 2,100,186,779,300 | 8,667,134 | 2,100,195,446,434 | Equity position, beginning of the period |
| Laba (rugi) | | | | 51,823,966,081 | 51,823,966,081 | 5,923 | 51,823,972,004 | Profit (loss) |
| Pembentukan cadangan umum | | | 26,072,115,515 | (26,072,115,515) | | | | Allocation for general reserves |
| Distribusi dividen kas | | | | (26,072,115,515) | (26,072,115,515) | | (26,072,115,515) | Distributions of cash dividends |
| Penerbitan saham biasa | 222,222,220,000 | | | | 222,222,220,000 | | 222,222,220,000 | Issuance of common stocks |
| Kenaikan (penurunan) ekuitas melalui transaksi pembayaran berbasis saham | | 56,632,698,985 | | | 56,632,698,985 | | 56,632,698,985 | Increase (decrease) in equity through share-based payment transactions |
| Posisi ekuitas, akhir periode | 2,222,222,220,000 | 56,632,698,985 | 54,010,882,541 | 71,927,747,325 | 2,404,793,548,851 | 8,673,057 | 2,404,802,221,908 | Equity position, end of the period |

[2410000] Statement of changes in equity - Property Industry - Prior Year

30 September 2021

Laporan perubahan ekuitas

Statement of changes in equity

| | <u>Saham biasa</u> | <u>Saldo laba yang telah ditentukan penggunaannya</u> | <u>Saldo laba yang belum ditentukan penggunaannya</u> | <u>Ekuitas yang dapat diatribusikan kepada entitas induk</u> | <u>Kepentingan non-pengendali</u> | <u>Ekuitas</u> | |
|--|----------------------|---|---|--|-----------------------------------|-------------------|---|
| | <u>Common stocks</u> | <u>Appropriated retained earnings</u> | <u>Unappropriated retained earnings</u> | <u>Equity attributable to parent entity</u> | <u>Non-controlling interests</u> | <u>Equity</u> | |
| Posisi ekuitas | | | | | | | Equity position |
| Saldo awal periode sebelum penyajian kembali | 2,000,000,000,000 | 27,938,767,026 | (58,112,565,219) | 1,969,826,201,807 | 8,618,064 | 1,969,834,819,871 | Balance before restatement at beginning of period |
| Posisi ekuitas, awal periode | 2,000,000,000,000 | 27,938,767,026 | (58,112,565,219) | 1,969,826,201,807 | 8,618,064 | 1,969,834,819,871 | Equity position, beginning of the period |
| Laba (rugi) | | | 46,814,394,877 | 46,814,394,877 | (37,787) | 46,814,357,090 | Profit (loss) |
| Posisi ekuitas, akhir periode | 2,000,000,000,000 | 27,938,767,026 | (11,298,170,342) | 2,016,640,596,684 | 8,580,200 | 2,016,649,176,884 | Equity position, end of the period |

[2510000] Statement of cash flows, direct method - Property Industry

| Laporan arus kas | | Statement of cash flows | |
|--|---------------------|-------------------------|---|
| | 30 September 2022 | 30 September 2021 | |
| Arus kas dari aktivitas operasi | | | Cash flows from operating activities |
| Penerimaan kas dari aktivitas operasi | | | Cash receipts from operating activities |
| Penerimaan dari pelanggan | 497,038,404,625 | 343,078,314,481 | Receipts from customers |
| Penerimaan kas lainnya dari aktivitas operasi | 798,074,075 | 56,498,586,185 | Other cash receipts from operating activities |
| Pembayaran kas dari aktivitas operasi | | | Cash payments from operating activities |
| Pembayaran kepada pemasok atas barang dan jasa | (426,561,533,122) | (556,366,261,961) | Payments to suppliers for goods and services |
| Pembayaran gaji dan tunjangan | (17,979,621,704) | (16,585,952,033) | Payments for salaries and allowances |
| Kas diperoleh dari (digunakan untuk) operasi | 53,295,323,874 | (173,375,313,328) | Cash generated from (used in) operations |
| Penerimaan bunga dari aktivitas operasi | 1,547,033,191 | 1,684,580,355 | Interests received from operating activities |
| Penerimaan pengembalian (pembayaran) pajak penghasilan dari aktivitas operasi | (14,593,670,186) | (11,498,447,628) | Income taxes refunded (paid) from operating activities |
| Jumlah arus kas bersih yang diperoleh dari (digunakan untuk) aktivitas operasi | 40,248,686,879 | (183,189,180,601) | Total net cash flows received from (used in) operating activities |
| Arus kas dari aktivitas investasi | | | Cash flows from investing activities |
| Pembayaran untuk perolehan tanah dalam pengembangan | (63,666,431,680) | (202,767,311,538) | Payments for acquisition of land for development |
| Penerimaan (pengeluaran) kas lainnya dari aktivitas investasi | 16,680,000,000 | 0 | Other cash inflows (outflows) from investing activities |
| Jumlah arus kas bersih yang diperoleh dari (digunakan untuk) aktivitas investasi | (46,986,431,680) | (202,767,311,538) | Total net cash flows received from (used in) investing activities |
| Arus kas dari aktivitas pendanaan | | | Cash flows from financing activities |
| Penerimaan pinjaman bank | 435,652,520,501 | 79,090,694,500.99998 | Proceeds from bank loans |
| Pembayaran pinjaman bank | (456,368,148,342) | (46,909,142,851) | Payments of bank loans |
| Pembayaran liabilitas sewa pembiayaan | (0) | (3,156,847,673) | Payments of finance lease liabilities |
| Penerimaan dari penerbitan obligasi | 305,993,250,000 | 500,000,000,000 | Proceeds from bonds payable |
| Pembayaran utang obligasi | (491,000,000,000) | (0) | Payments of bonds payable |
| Penerimaan dari penerbitan saham biasa | 278,854,918,985 | 0 | Proceeds from issuance of common stocks |
| Pembayaran dividen dari aktivitas pendanaan | (7,291,973,431) | (15,031,180,276) | Dividends paid from financing activities |
| Pembayaran bunga dari aktivitas pendanaan | (79,158,383,296) | (47,718,146,155) | Interests paid from financing activities |
| Jumlah arus kas bersih yang diperoleh dari (digunakan | (13,317,815,583) | 466,275,377,546 | Total net cash flows received from (used in) financing |

| untuk) aktivitas pendanaan | | | activities |
|---|--------------------|-----------------|---|
| Jumlah kenaikan (penurunan) bersih kas dan setara kas | (20,055,560,384) | 80,318,885,407 | Total net increase (decrease) in cash and cash equivalents |
| Kas dan setara kas arus kas, awal periode | 60,530,437,116 | 44,698,876,735 | Cash and cash equivalents cash flows, beginning of the period |
| Kenaikan (penurunan) kas dan setara kas lainnya | (4,075,934,148) | 7,038,964,616 | Other increase (decrease) in cash and cash equivalents |
| Kas dan setara kas arus kas, akhir periode | 36,398,942,584 | 132,056,726,758 | Cash and cash equivalents cash flows, end of the period |