

PT Pembangunan Perumahan (Persero) Tbk

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CREDIT PROFILE		FINANCIAL HIGHLIGHTS				
		As of/for the year ended	Sep-2017	Dec-2016	Dec-2015	Dec-2014
			(Unaudited)	(Audited)	(Audited)	(Audited)
Corporate Rating	<i>idA+ /Stable</i>	Total Adjusted Assets [IDR Bn]	34,914.2	31,145.7	19,127.7	14,578.3
Rated Issues		Total Adjusted Debt [IDR Bn]	8,233.3	6,790.3	3,718.3	3,097.5
Shelf-Registered Bond I PP2013-2015	<i>idA+</i>	Total Adjusted Equity [IDR Bn]	12,054.7	10,707.6	5,114.8	2,332.0
		Total Sales [IDR Bn]	13,910.0	16,614.0	14,284.3	12,498.4
		EBITDA [IDR Bn]	1,938.8	2,225.9	1,744.6	1,396.4
Rating Period		Net Income after MI [IDR Bn]	990.0	1,023.4	740.2	533.4
November 8, 2017 – November 1, 2018		EBITDA Margin [%]	13.9	13.4	12.2	11.2
		Adjusted Debt/EBITDA [X]	*3.2	3.1	2.1	2.1
		Adjusted Debt/Adjusted Equity [X]	0.7	0.6	0.7	1.3
Rating History		FFO/Adjusted Debt [%]	*22.0	19.0	25.3	21.1
NOV 2016	<i>idA+ /Stable</i>	EBITDA/IFCCI [X]	7.2	5.0	4.3	3.7
DEC 2013-2015	<i>idA /Stable</i>	USD exchange rate [IDR/USD]	13,492	13,464	13,795	12,440
DEC 2012	<i>idA- /Stable</i>					
OCT 2012	<i>idA- /Stable</i>					
MAY 2011	<i>idBBB+ /Stable</i>					
MAR 2010	<i>idBBB /Stable</i>					
FEB 2009	<i>idBBB /Stable</i>					
DEC 2008	<i>idBBB- /Stable</i>					

FFO = EBITDA – IFCCI + Interest Income – Current Tax Expense

EBITDA = Operating Profit + Depreciation Expense + Amortization Expense

IFCCI = Gross Interest Expense + Other Financial Charges + Capitalized Interest: (FX Loss not included)

MI = Minority Interest

*Annualized

The above ratios have been computed based on information from the company and published accounts. Where applicable, some items have been reclassified according to PEFINDO's definitions.

PEFINDO affirms "idA+" ratings for PT Pembangunan Perumahan (Persero) Tbk and its Shelf-Registered Bonds

PEFINDO has affirmed its "idA+" ratings for PT Pembangunan Perumahan (Persero) Tbk (PTPP) and its Shelf-Registered Bond I PP2013-2015. The outlook for the corporate rating is "stable".

An obligor rated *idA* has a strong capacity to meet its long-term financial commitments relative to that of other Indonesian obligors. However, the obligor is somewhat more susceptible to the adverse effects of changes in circumstances and economic conditions than higher-rated obligors.

The plus (+) sign in a particular rating indicates that the rating is relatively strong within the respective rating category.

The ratings reflect PTPP's strong presence in the national construction industry, diversified revenue sources, and above average cash flow protection measures. However, the ratings are constrained by potentially higher financial leverage in the near to medium term following significant capital expenditure (capex) program, risks from its expansion into new business, and the relatively volatile business environment.

The rating may be raised if PTPP significantly strengthens its market position in the domestic construction industry and demonstrates more steady cash flow generation supported by more diversified businesses, which would help improve profitability. However, the rating might be lowered if it incurs significantly higher debt than projected without a corresponding increase in EBITDA, as indicated by its debt to EBITDA ratio exceeding 4x on a sustainable basis.

Established in 1953, PTPP is one of the largest construction and engineering, procurement, and construction (EPC) companies in Indonesia. It is currently expanding into property, realty and the precast business, as well as in heavy equipment rental and investments in energy and infrastructure sectors. As of September 30, 2017, its shareholders were the Indonesian government (51.0%), the Employees Cooperative (Kopkar) (0.08%), and the public (48.92%).

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