

PT Pembangunan Perumahan (Persero) Tbk

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CREDIT PROFILE

Corporate Rating *idA/Stable*

Rated Issues

Shelf-Registered Bond II/2018 Serie A *idA*

Rating Period

April 29, 2021 – July 6, 2021

Rating History

MAR 2020 *idA+/Negative*
MAR 2019 *idA+/Stable*
MAR 2018 *idA+/Stable*
NOV 2016-2017 *idA+/Stable*
DEC 2013-2015 *idA/Stable*
DEC 2012 *idA-/Stable*
OCT 2012 *idA-/Stable*

FINANCIAL HIGHLIGHTS

As of/for the year ended

	Dec-2020 (Audited)	Dec-2019 (Audited)	Dec-2018 (Audited)	Dec-2017 (Audited)
Total Adjusted Assets [IDR Bn]	53,092.6	58,562.4	52,196.0	41,465.3
Total Adjusted Debt [IDR Bn]	18,480.6	16,282.4	12,155.6	8,931.9
Total Adjusted Equity [IDR Bn]	13,702.1	16,798.0	16,037.5	13,925.6
Total Sales [IDR Bn]	16,281.3	24,860.2	25,537.8	21,863.4
EBITDA [IDR Bn]	2,620.8	3,413.8	3,544.4	3,181.1
Net Income after MI [IDR Bn]	128.8	930.3	1,502.0	1,453.1
EBITDA Margin [%]	16.1	13.7	13.9	14.6
Adjusted Debt/EBITDA [X]	7.1	4.8	3.4	2.8
Adjusted Debt/Adjusted Equity [X]	1.3	1.0	0.8	0.6
FFO/Adjusted Debt [%]	6.7	12.3	17.9	22.8
EBITDA/IFCCI [X]	2.9	4.0	4.3	4.6
USD exchange rate [IDR/USD]	14,105	13,901	14,481	13,548

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

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.

PT Pembangunan Perumahan (Persero) Tbk's maturing bonds rated "idA"

PEFINDO has affirmed its "idA" rating for PT Pembangunan Perumahan (Persero) Tbk's (PTPP) Shelf-Registered Bond II Year 2018 Serie A of IDR 1,040 billion that will mature on July 6, 2021. PTPP plans to repay its maturing bond using proceed from fund-raising corporate action plan. We also noted that PTPP has relatively strong financial flexibility to support its plans to repay the maturing bond. As of December 31, 2020, PTPP had unused credit facilities of IDR 8,723.9 billion. On top of that, PTPP also had cash balances of IDR 7,512 billion.

Debt security rated *idA* indicates that the issuer's capacity to meet its long-term financial commitments on the debt security, relative to other Indonesian issuers, is strong. However, the issuer's capacity is somewhat more susceptible to adverse effects of changes in circumstances and economic conditions than higher-rated issuers.

Established in 1953, PTPP is one of the largest construction and engineering, procurement, and construction (EPC) companies in Indonesia. It is expanding into the property, realty, precast sectors, as well as heavy equipment rental and investment in the energy and infrastructure sectors. As of December 31, 2020, its shareholders were the Indonesian government (51.0%), the Employees Cooperative (Kopkar) (0.07%), and the public (48.93%).

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The rating contained in this report or publication is the opinion of PT Pemeringkat Efek Indonesia (PEFINDO) given based on the rating result on the date the rating was made. The rating is a forward-looking opinion regarding the rated party's capability to meet its financial obligations fully and on time, based on assumptions made at the time of rating. The rating is not a recommendation for investors to make investment decisions (whether the decision is to buy, sell, or hold any debt securities based on or related to the rating or other investment decisions) and/or an opinion on the fairness value of debt securities and/or the value of the entity assigned a rating by PEFINDO. All the data and information needed in the rating process are obtained from the party requesting the rating, which are considered reliable in conveying the accuracy and correctness of the data and information, as well as from other sources deemed reliable. PEFINDO does not conduct audits, due diligence, or independent verifications of every information and data received and used as basis in the rating process. PEFINDO does not take any responsibility for the truth, completeness, timeliness, and accuracy of the information and data referred to. The accuracy and correctness of the information and data are fully the responsibility of the parties providing them. PEFINDO and every of its member of the Board of Directors, Commissioners, Shareholders and Employees are not responsible to any party for losses, costs and expenses suffered or that arise as a result of the use of the contents and/or information in this rating report or publication, either directly or indirectly. PEFINDO generally receives fees for its rating services from parties who request the ratings, and PEFINDO discloses its rating fees prior to the rating assignment. PEFINDO has a commitment in the form of policies and procedures to maintain objectivity, integrity, and independence in the rating process. PEFINDO also has a "Code of Conduct" to avoid conflicts of interest in the rating process. Ratings may change in the future due to events that were not anticipated at the time they were first assigned. PEFINDO has the right to withdraw ratings if the data and information received are determined to be inadequate and/or the rated company does not fulfill its obligations to PEFINDO. For ratings that received approval for publication from the rated party, PEFINDO has the right to publish the ratings and analysis in its reports or publication, and publish the results of the review of the published ratings, both periodically and specifically in case there are material facts or important events that could affect the previous ratings. Reproduction of the contents of this publication, in full or in part, requires written approval from PEFINDO. PEFINDO is not responsible for publications by other parties of contents related to the ratings given by PEFINDO.