

PT Sarana Multigriya Finansial (Persero)

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CREDIT PROFILE		FINANCIAL HIGHLIGHTS				
		As of/for the year ended	Jun-2019	Dec-2018	Dec-2017	Dec-2016
			(Unaudited)	(Audited)	(Audited)	(Audited)
Corporate Rating	<i>idAAA/Stable</i>	Total assets [IDR bn]	21,008.6	19,491.6	15,662.6	13,122.3
Rated Issues		Total outstanding loans [IDR bn]	17,073.6	15,374.9	11,102.6	8,320.7
<i>SR Bond V/2019</i>	<i>idAAA</i>	Total equity [IDR bn]	8,304.4	8,185.9	7,873.4	6,524.2
<i>SR Sukuk Mudharabah I/2019</i>	<i>idAAA(sy)</i>	Net interest revenue [IDR bn]	362.5	644.3	590.0	469.5
<i>Sukuk Mudharabah I/2017</i>	<i>idAAA(sy)</i>	Net income [IDR bn]	241.0	436.5	397.4	317.3
<i>SR Bond IV/2017</i>	<i>idAAA</i>	Cost to income [%]	17.2	13.8	14.8	16.1
<i>SR Bond III/2015</i>	<i>idAAA</i>	Operating profit margin [%]	35.1	41.6	43.1	41.3
<i>SR Bond II/2012</i>	<i>idAAA</i>	ROAA [%]	*2.4	2.5	2.8	2.7
Rating Period		NPL/outstanding loans [%]	0.0	0.0	0.0	0.0
<i>September 18, 2019 – September 1, 2020</i>		Equity/net serviced assets [%]	48.6	53.2	70.9	78.4
SRB II Phase I Series C :		Total debt/equity [x]	1.5	1.4	1.0	1.0
<i>September 18, 2019 – December 27, 2019</i>		Short-term liquidity ratio [%]	142.0	232.3	336.2	241.6
		USD exchange rate [USD/IDR]	14,141	14,481	13,548	13,436
Rating History						
<i>APR 2019</i>	<i>idAAA/Stable</i>					
<i>MAY 2018</i>	<i>idAAA/Stable</i>					
<i>APR 2018</i>	<i>idAAA/Stable</i>					
<i>APR 2017</i>	<i>idAAA/Stable</i>					
<i>FEB 2017</i>	<i>idAAA/Stable</i>					
<i>SEP 2016</i>	<i>idAA+/Stable</i>					

*Annualized

ROAA = Return on Average Assets. NPR = Non-Performing Loan.

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 Sarana Multigriya Finansial (Persero) rated *idAAA* with a stable outlook

PEFINDO has affirmed the "*idAAA*" ratings of PT Sarana Multigriya Finansial (Persero) (SMF) and its outstanding Shelf-Registration Bond II/2012, Shelf-Registration Bond III/2015, Shelf-Registration Bond IV/2017, and Shelf-Registration Bond V/2019. PEFINDO has also affirmed the "*idAAA(sy)*" ratings for the Company's Sukuk Mudharabah I/2017 and Shelf Registered Sukuk Mudharabah I/2019. The outlook for the corporate rating is "**stable**".

PEFINDO has also affirmed its "*idAAA*" rating for PT Sarana Multigriya Finansial (Persero)'s (SMF) Shelf Registration Bond II Phase I Year 2012 Series C with a principal amount of IDR175 billion which will mature on December 27, 2019. The Company will pay its maturing bond supported by cash and time deposits which was reported at a total of IDR1.1 trillion at the end of June 2019.

An obligor rated *idAAA* has the highest rating assigned by PEFINDO. The obligors' capacity to meet its long-term financial commitment, relative to that of other Indonesian obligors, is superior. The suffix (sy) indicates that the rating mandates Islamic principles compliant.

The corporate rating reflects SMF's very strong support from the Indonesian government, favorable asset quality, and very strong capitalization and liquidity profile. However, the rating is still constrained by the slow growth of mortgage loan securitization products.

The rating could be lowered if PEFINDO witnesses any sign of material decrease in government support.

SMF is a state-owned entity that carries a special mission to increase home ownership in Indonesia, through the development of a secondary mortgage market to provide financing to mortgage lenders, such as banks and finance companies, with the mortgage loans as underlying collateral. SMF is wholly owned by the government.

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