

PT Bumi Serpong Damai Tbk

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CREDIT PROFILE		FINANCIAL HIGHLIGHTS				
		As of/for the year ended	Dec-2017	Dec-2016	Dec-2015	Dec-2014
			(A udited)	(A udited)	(A udited)	(A udited)
Corporate Rating	<i>idAA-/Stable</i>	Total Adjusted Assets [IDR Bn]	45,941.9	38,527.5	36,012.9	28,197.6
Rated Issues		Total Adjusted Debt [IDR Bn]	9,240.3	7,664.6	7,924.9	4,307.2
Shelf Reg. Bond I/2012	<i>idAA-</i>	Total Adjusted Equity [IDR Bn]	29,187.5	24,453.3	22,087.4	18,430.9
Shelf Reg. Bond I/2013	<i>idAA-</i>	Total Sales [IDR Bn]	10,347.3	6,603.0	6,209.6	5,613.9
Shelf Reg. Bond II/2016	<i>idAA-</i>	EBITDA [IDR Bn]	5,783.0	3,043.2	3,102.8	2,792.3
Rating Period		Net Income after MI [IDR Bn]	4,920.2	1,796.2	2,139.5	3,818.4
<i>March 9, 2018 – March 1, 2019</i>		EBITDA Margin [%]	55.9	46.1	50.0	49.7
Rating History		Adjusted Debt/EBITDA [X]	1.6	2.5	2.6	1.5
<i>MAR 2017</i>	<i>idAA-/Stable</i>	Adjusted Debt/Adjusted Equity [X]	0.3	0.3	0.4	0.2
<i>MAR 2016</i>	<i>idAA-/Stable</i>	FFO/Adjusted Debt [%]	53.9	28.9	29.8	54.9
<i>APR 2015</i>	<i>idAA-/Stable</i>	EBITDA/IFCCI [X]	9.4	4.6	4.9	7.0
<i>APR 2014</i>	<i>idAA-/Stable</i>	USD exchange rate [IDR/USD]	13,492	13,436	13,795	12,440
<i>APR 2013</i>	<i>idAA-/Stable</i>					
<i>APR 2012</i>	<i>idA+/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
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 "idAA-" ratings for PT Bumi Serpong Damai Tbk and its bonds

PEFINDO has affirmed its "idAA-" ratings for PT Bumi Serpong Damai Tbk (BSDE), its Shelf-Registered Bond I/2012 and Shelf-Registered Bond II/2016. PEFINDO has also affirmed its "idAA-" rating for IDR1.75 trillion maturing Shelf-Registration Bond I/2013 which will due on June 5, 2018. BSDE intends to repay its maturing bond using internal cash. As of December 31, 2017, BSDE had cash and cash equivalent of around IDR5.8 trillion. The outlook for the corporate rating is "stable".

An obligor rated idAA differs from the highest rated obligors only to a small degree and has a very strong capacity to meet its long-term financial commitments relative to that of other Indonesian obligors.

The minus (-) sign in a particular rating indicates that it is relatively weak within the respective rating category.

The ratings reflect BSDE's very strong business position in the property industry, its diversified property products and area coverage, and strong cash flow protection. However, the ratings are constrained by its high dependency on property sales, which are sensitive to changes in macroeconomic condition.

The rating could be raised if it consistently achieves its revenue growth targets from its business expansion and adopts a more conservative financial leverage. The rating could be lowered if its revenue is significantly lower than the target and/or its financial leverage becomes more aggressive due to debt-funded expansion.

BSDE is a leading property developer in Indonesia with projects in Serpong (BSD City), Cibubur, Jakarta, and Bekasi. It has expanded to other large cities in Indonesia, such as Balikpapan, Samarinda, Manado, Palembang, and Semarang. Sinarmas Land owned 58% of its shares at end of February 2018.

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