

“^{id}AA-” for BSDE’s Proposed Shelf-Registration Bond II/2016

PEFINDO has assigned “^{id}AA-” rating for PT Bumi Serpong Damai Tbk (BSDE)’s proposed Shelf-Registration Bond II/2016 amounting to a maximum of IDR3.0 trillion, which will be used for land acquisition, project development, and additional working capital. PEFINDO has also affirmed its “^{id}AA-” ratings of BSDE and its shelf registration Bond I/2012. The outlook for the corporate rating is “**stable**”. The ratings reflect BSDEs very strong business position in property industry, its diversified property products and area coverage, and increasing portion of recurring income. However, the ratings are constrained by the Company’s moderate financial leverage and its high dependence on property sales, which are sensitive to changes in the macroeconomic condition. BSDE is a leading property developer in Indonesia with its main property projects situated in Serpong (BSD City), Cibubur, Jakarta, and Bekasi. It has expanded to large cities in Indonesia such as Balikpapan, Samarinda, Manado, Palembang, Semarang, and Surabaya. Sinarmas Land owned 63% of its shares as of December 31, 2015.

Rating Period: March 31, 2016 – March 1, 2017

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