

PT Sarana Multigriya Finansial (Persero)

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CREDIT PROFILE		FINANCIAL HIGHLIGHTS				
		As of/for the year ended				
		Jun-2016	Dec-2015	Dec-2014	Dec-2013	
		<i>(Unaudited)</i>	<i>(Audited)</i>	<i>(Audited)</i>	<i>(Audited)</i>	
Corporate Rating	<i>idAA+/Stable</i>					
Rated Issues						
<i>Shelf Reg. Bond III/ 2015</i>	<i>idAA+</i>	Total assets [IDR Bn]	11,681.1	10,061.2	9,533.3	7,477.4
<i>Shelf Reg. Bond II/ 2012</i>	<i>idAA+</i>	Total outstanding loans [IDR Bn]	8,448.1	7,842.5	6,501.2	6,230.5
		Total equity [IDR bn]	5,377.8	5,212.3	3,964.2	2,790.9
		Net interest revenue [IDR bn]	230.8	377.6	266.7	241.4
		Net income [IDR bn]	165.5	247.8	173.3	144.7
Rating Period		Cost to income [%]	17.4	26.9	24.8	29.0
<i>September 1, 2016 – September 1, 2017</i>		Operating profit margin [%]	42.6	33.2	30.1	30.8
		ROAA [%]	*3.0	2.5	2.0	2.1
Rating History		NPL/outstanding loans [%]	0.0	0.0	0.0	0.0
<i>SEP 2015</i>	<i>idAA+/Stable</i>	Equity/total assets [%]	63.7	66.5	61.0	44.8
<i>APR 2015</i>	<i>idAA+/Stable</i>	Total debt/equity [x]	1.2	0.9	1.4	1.7
<i>AUG 2014</i>	<i>idAA+/Stable</i>	Short-term liquidity ratio [%]	35.7	46.6	33.2	24.9
<i>MAR2014</i>	<i>idAA+/Stable</i>	USD exchange rate [USD/IDR]	13,180	13,795	12,440	12,189
<i>OCT 2013</i>	<i>idAA/Stable</i>					
<i>FEB 2013</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.

PEFINDO affirmed its "idAA+" rating for PT Sarana Multigriya Finansial (Persero)

PEFINDO has affirmed its "idAA+" rating for PT Sarana Multigriya Finansial (Persero) (SMF) and its outstanding Shelf-Registration Bond II/2012 Phase I, Phase II (2013), Phase III (2014), and Phase V (2014), as well as Shelf-Registration Bond III/2015 Phase I, Phase II, Phase III, Phase IV (2016), Phase V (2016), and the proposed Phase VI (2016). 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 Plus (+) sign in a particular rating indicates that the rating is relatively strong within the respective rating category.

The ratings reflect SMF's strong support from the Government of Indonesia, very strong capitalization profile, and favorable asset quality. However, the ratings are still constrained by the slow growth of mortgage loan securitization industry.

The rating could be raised if there is compelling evidence of greater commitment from the government to provide extraordinary support to SMF when needed, as well as a more favorable regulatory framework to support the housing and mortgage loan industries. On the other hand, the rating could be lowered if there is a material reduction of support from the government.

SMF is a state-owned entity that carries a special mission to increase home ownership in Indonesia. It does this through the development of a secondary mortgage market by providing financing to mortgage lenders, such as banks and finance companies, with the mortgage loans as underlying collateral. In a span of around eleven years (FY2005-1H2016), it has disbursed loans totaling about IDR18.8 trillion to more than 271,000 debtors through banks and finance companies, and facilitated mortgage securitization amounting to IDR5.6 trillion. SMF is wholly owned by the government.

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