

## PT Sarana Multigriya Finansial (Persero)

### Credit Rating(s)

SRB IV Phase III/2018

idAAA

### Rating Period

December 28, 2022 – February 20, 2023

### Published Rating History

APR 2022	idAAA/Stable
APR 2021	idAAA/Stable
SEP 2020	idAAA /Stable
JUL 2020	idAAA /Stable
SEP 2019	idAAA /Stable
APR 2019	idAAA /Stable

PEFINDO has affirmed its "idAAA" rating for PT Sarana Multigriya Finansial (Persero)'s (SMF) Shelf Registration Bond IV Phase III Year 2018 Series C with a principal amount of IDR200.0 billion which will mature on February 20, 2023. The Company will pay its maturing debt instrument from internal funds, with its cash and equivalents of IDR8.1 trillion at the end of September 2022.

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

### Rating Definition

A debt security rated idAAA has the highest rating assigned by PEFINDO. The obligor's capacity to meet its long-term financial commitments on the debt security, relative to other Indonesian obligors, is superior.

### Financial Highlights

As of/for the year ended	Sep-2022 (Unaudited)	Dec-2021 (Audited)	Dec-2020 (Audited)	Dec-2019 (Audited)
Total assets [IDR bn]	32,871.0	33,727.4	32,506.8	26,698.3
Total outstanding loans [IDR bn]	24,045.5	22,723.0	25,023.2	22,311.6
Total equity [IDR bn]	16,183.8	14,020.9	11,429.0	9,348.9
Net interest revenue [IDR bn]	462.5	708.0	811.6	723.1
Net income [IDR bn]	291.3	459.9	469.8	472.9
Cost to income [%]	25.9	24.0	17.3	17.5
Operating profit margin [%]	27.0	26.5	25.4	32.3
ROAA [%]	1.1	1.3	1.7	2.0
NPL/outstanding loans [%]	0.0	0.0	0.0	0.0
Equity/net serviced assets [%]	67.3	61.7	45.7	41.9
Total debt/equity [x]	1.0	1.4	1.8	1.8
Short-term liquidity ratio [%]	621.6	221.1	192.3	102.6
USD exchange rate [USD/IDR]	15,247	14,269	14,105	13,901

\*Annualized

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.

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