

PT Pollux Properties Indonesia Tbk

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| CREDIT PROFILE | | FINANCIAL HIGHLIGHTS | | | | |
|-------------------------|--|--------------------------------------|-----------------|-----------------|-----------------|---------|
| | | As of/for the year ended | | | | |
| | | Sep-2021 | Dec-2020 | Dec-2019 | Dec-2018 | |
| | | (Unaudited) | (Audited) | (Audited) | (Audited) | |
| Corporate Rating | <i>idBBB-/Stable</i> | | | | | |
| Rated Issues | - | Total adjusted assets [IDR bn] | 6,929.7 | 7,005.8 | 5,822.7 | 4,911.6 |
| | | Total adjusted debt [IDR bn] | 2,271.9 | 2,113.9 | 1,749.9 | 1,199.7 |
| | | Total adjusted equity [IDR bn] | 1,627.7 | 1,470.2 | 2,293.9 | 2,109.7 |
| | | Total sales [IDR bn] | 602.2 | 501.2 | 684.3 | 928.5 |
| Rating Period | <i>February 9, 2022 – February 1, 2023</i> | EBITDA [IDR bn] | 253.7 | 135.5 | 185.5 | 237.3 |
| | | Net income after MI [IDR bn] | 71.9 | 30.4 | 68.5 | 96.2 |
| | | EBITDA Margin [%] | 42.1 | 27.0 | 27.1 | 25.6 |
| Rating History | - | Adjusted debt to EBITDA [X] | *6.7 | 15.6 | 9.4 | 5.1 |
| | | Adjusted debt to adjusted equity [X] | 1.4 | 1.4 | 0.8 | 0.6 |
| | | FFO to adjusted debt [%] | *6.6 | (4.9) | (1.7) | 12.1 |
| | | EBITDA to IFCCI [X] | 2.0 | 0.6 | 0.9 | 2.8 |
| | | USD exchange rate [IDR/USD] | 14,307 | 14,105 | 13,901 | 14,481 |

FFO = EBITDA – IFCCI + gross 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 *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.

PT Pollux Properties Indonesia Tbk rated "idBBB-"

PEFINDO has assigned its "idBBB-" rating to PT Pollux Properties Indonesia Tbk (POLL). The outlook for the corporate rating is "stable".

An obligor rated idBBB has an adequate capacity to meet its long-term financial commitments relative to those of other Indonesian obligors. However, adverse economic conditions or changing circumstances are more likely to lead to a weakened capacity of the obligor to meet its financial commitments. The Minus (-) sign indicates that the rating is relatively weak within the respective rating category.

The corporate rating reflects POLL's moderate position in the property market and its favorable asset quality. The rating, however, is constrained by its aggressive capital structure and weak cash flow protection measures, limited landbank and recurring income compared to peers, and the exposure to cyclical property development sales.

We may raise the rating if POLL strengthens its market position by exceeding its revenue and EBITDA targets, underpinned by strong presales performance and higher recurring income, as well as developing new projects. This must be accompanied by significantly lower financial leverage and stronger cash flow protection ratios on a sustained basis. However, the rating may be lowered if POLL's revenue and/or EBITDA are significantly lower-than-projected due to delays in the completion of its key projects and/or POLL incurs significantly larger-debt-than projected, resulting in further deterioration of its credit profile. We may also lower the rating if the prolonged Covid-19 pandemic and higher-than-anticipated rupiah depreciation against the US dollar significantly affects POLL's business performance.

POLL is a property developer focusing on developing high rise, mixed-use developments, and investment properties. As of September 30, 2021, its shareholders consisted of PT Borneo Melawai Perkasa (84.99%), PT Pollux Multi Artha (0.01%), and the public (15%).

DISCLAIMER

The rating contained in this report or publication is the opinion of PT Pemeringkat Efek Indonesia (PEFINDO) given based on the rating result on the date the rating was made. The rating is a forward-looking opinion regarding the rated party's capability to meet its financial obligations fully and on time, based on assumptions made at the time of rating. The rating is not a recommendation for investors to make investment decisions (whether the decision is to buy, sell, or hold any debt securities based on or related to the rating or other investment decisions) and/or an opinion on the fairness value of debt securities and/or the value of the entity assigned a rating by PEFINDO. All the data and information needed in the rating process are obtained from the party requesting the rating, which are considered reliable in conveying the accuracy and correctness of the data and information, as well as from other sources deemed reliable. PEFINDO does not conduct audits, due diligence, or independent verifications of every information and data received and used as basis in the rating process. PEFINDO does not take any responsibility for the truth, completeness, timeliness, and accuracy of the information and data referred to. The accuracy and correctness of the information and data are fully the responsibility of the parties providing them. PEFINDO and every of its member of the Board of Directors, Commissioners, Shareholders and Employees are not responsible to any party for losses, costs and expenses suffered or that arise as a result of the use of the contents and/or information in this rating report or publication, either directly or indirectly. PEFINDO generally receives fees for its rating services from parties who request the ratings, and PEFINDO discloses its rating fees prior to the rating assignment. PEFINDO has a commitment in the form of policies and procedures to maintain objectivity, integrity, and independence in the rating process. PEFINDO also has a "Code of Conduct" to avoid conflicts of interest in the rating process. Ratings may change in the future due to events that were not anticipated at the time they were first assigned. PEFINDO has the right to withdraw ratings if the data and information received are determined to be inadequate and/or the rated company does not fulfill its obligations to PEFINDO. For ratings that received approval for publication from the rated party, PEFINDO has the right to publish the ratings and analysis in its reports or publication, and publish the results of the review of the published ratings, both periodically and specifically in case there are material facts or important events that could affect the previous ratings. Reproduction of the contents of this publication, in full or in part, requires written approval from PEFINDO. PEFINDO is not responsible for publications by other parties of contents related to the ratings given by PEFINDO.