



PEFINDO CREDIT RATING INDONESIA

PRESS RELEASE

March 24, 2010

PT Pembangunan Jaya Ancol Tbk

PEFINDO reaffirmed at “**idA+**” the rating for the bond of PT Pembangunan Jaya Ancol Tbk (PJAA or the Company). The Company's Bond I/2007–Seri A of IDR80 billion will mature on 27 June 2010. The outlook of the rating is “**stable**”. The Company plans to repay the maturing bond using its internal cash flow. Currently, PJAA has prepared the required amount, placed in the form of time deposits at a few banks. As of 28 February 2010, the Company's consolidated cash and cash equivalent balance amounted to IDR380.07 billion.

Legally incorporated in 1992, PJAA previous status was the Executive Development Board of Ancol Project (*Badan Pelaksana Pembangunan Proyek Ancol*) formed by the Regional Government of Jakarta (Pemprov DKI) in 1966 to develop the Ancol area. Presently, PJAA is the owner and the operator of Ancol, the largest recreation area in Indonesia. In addition, the Company is engaged in property business, specifically selling reclaimed land adjacent to the recreation area. As to date, PJAA's shareholders are Pemprov DKI (72.00%), PT Pembangunan Jaya (18.01%) and the public (9.99%).

Rating Period: March 23, 2010 – June 27, 2010

Contact Analyst: Rifan Firmansyah & Vonny Widjaja

rifan.firmansyah@pefindo.co.id & vonny.widjaja@pefindo.co.id

DISCLAIMER

PT Pemeringkat Efek Indonesia (PEFINDO) does not guarantee the accuracy, completeness, timeliness or availability of the contents in this report or publication. PEFINDO cannot be held liable for its use, its partial use, lack of use, in combination with other products or used solely, nor can it be held responsible for the result from its use or lack of its use in any investment or other kinds of financial decision making on which this report or publication is based. In no event shall PEFINDO be held liable for any direct, indirect, incidental, exemplary, compensatory, punitive, special or consequential damages, costs, expenses, legal fees, or losses including but not limited to lost profits and opportunity costs in connection with any use of the contents of this report or publication. Credit analyses, including ratings, and statements in this report or publication are statements of opinion as of the date they are expressed and not statements of fact or recommendations to purchase, hold or sell any securities or to make any investment decision. The contents cannot be a substitute for the skill, judgment and experience of its users, its management employees and/or clients in making investment or other business decisions. PEFINDO also assumes no obligation to update the content following publication in any form. PEFINDO does not act as fiduciary or an investment advisor. While PEFINDO has obtained information from sources it believes to be reliable, PEFINDO does not perform an audit and does not undertake due diligence or independent verification of any information used as the base of and presented in this report or publication. PEFINDO keeps the activities of its analytical units separate from its business units to preserve independence and objectivity of its analytical processes and products. As a result, certain units of PEFINDO may have information that is not available to other units. PEFINDO has established policies and procedures to maintain the confidentiality of certain non-public information received in connection with each analytical process. PEFINDO may receive compensation for its ratings and other analytical work, normally from issuers of securities. PEFINDO reserves the right to disseminate its opinions and analyses. PEFINDO public ratings and analyses are made available on its Website, <http://www.pefindo.com> (free of charge) and through other subscription-based services, and may be distributed through other means, including via PEFINDO publications and third party redistributors. Information in PEFINDO's website and its use fall under the restrictions and disclaimer stated above. Reproduction of the content of this report, in full or in part, is subject to written approval from PEFINDO.

Phone : (62-21) 521 0077

Fax : (62-21) 521 0078

PEFINDO Website: <http://www.pefindo.com>