

PT Pembangunan Jaya Ancol Tbk

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CREDIT PROFILE		FINANCIAL HIGHLIGHTS				
Rating	<i>idAA-/Negative</i>	As of/for the year ended	Mar-2018 (Unaudited)	Dec-2017 (audited)	Dec-2016 (audited)	Dec-2015 (audited)
Rated Issues		Total Adjusted Assets [IDR Bn]	3,960.6	3,734.7	3,760.0	3,118.6
Shelf Reg. Bond I/2016	<i>idAA-</i>	Total Adjusted Debt [IDR Bn]	995.7	795.4	935.4	428.6
Shelf Reg. Bond II/2018	<i>idAA-</i>	Total Adjusted Equity [IDR Bn]	2,018.8	1,976.9	1,819.5	1,777.0
Rating Period		Total Sales [IDR Bn]	279.6	1,240.0	1,283.5	1,131.5
June 6, 2018 – June 1, 2019		EBITDA [IDR Bn]	103.7	484.5	440.0	440.5
Rating History		Net Income after MI [IDR Bn]	39.8	220.2	130.8	290.9
JUN 2017	<i>idAA-/Stable</i>	EBITDA Margin [%]	37.1	39.1	34.3	38.9
JUN 2016	<i>idAA-/Stable</i>	Adjusted Debt/EBITDA [X]	*2.4	1.6	2.1	1.0
OCT 2015	<i>idAA-/Stable</i>	Adjusted Debt/Adjusted Equity [X]	0.5	0.4	0.5	0.2
OCT 2014	<i>idAA-/Stable</i>	FFO/Adjusted Debt [%]	*26.7	42.2	31.7	70.7
OCT 2013	<i>idAA-/Stable</i>	EBITDA/IFCCI [X]	6.5	6.9	9.4	10.8
OCT 2012	<i>idA+/Stable</i>	USD exchange rate [IDR/USD]	13,756	13,548	13,436	13,795

FFO = EBITDA – IFCCI + 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.

PEFINDO affirms “idAA-” ratings for PT Pembangunan Jaya Ancol Tbk and its bonds, revises its Outlook to “Negative”

PEFINDO has affirmed its “idAA-” ratings for PT Pembangunan Jaya Ancol Tbk (PJAA), the Company's Shelf-Registered Bond I/2016 and Shelf-Registered Bond II/2018. However, we revised the outlook for the corporate rating to “negative” from “stable” specifically to anticipate the Company's weakening financial profile due to lower than expected revenue from recreation and property, in addition to delay in executing its divestment plan for non-core business.

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 minus (-) sign in a particular rating indicates that it is relatively weak within the respective rating category.

The corporate rating reflects PJAA's strong presence in the recreation segment, its stable revenue stream, and strong financial profile. However, the rating is constrained by its continual investment needs for product development, dependency on reclamation process for further business expansion, and volatile property sales due economic condition.

The rating could be lowered if PJAA could not achieve their revenue and/or EBITDA target particularly from its recreation and property sales. The rating will also be under pressure if it is not able to realize non-core divestment plan as scheduled and its debt-funded business expansion does not achieve the expected result, and if it incurs higher debt than projected which could weaken its capital structure and cash flow protection measures to the level we consider not sufficient for AA rating category. The rating outlook could be revised to “stable” if PJAA is able to consistently achieve its projected revenue and/or EBITDA, manage to execute non-core divestment plan on schedule and improve their financial profile on a sustained basis.

PJAA is the leader in local recreational industry. Dunia Fantasi (Dufan), Ocean Dream Samudra, Atlantis Water Adventures, Sea World Ancol, and Allianz Ecopark are PJAA's world-class facilities to support sales in recreational sector. It is also engaged in real estate, selling land lots, houses, and apartments in the Ancol area, with potential expansion from reclamation activities. As of March 31, 2018, the Company's shareholders consisted of Municipal government of DKI Jakarta (owned 72% of the Company's shares), PT Pembangunan Jaya (18%), and public (10%).

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