PEFINDO
CREDIT RATING AGENCY

Press Release
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PT Pembangunan Jaya Ancol Tbk

Analysts: *Agung Iskandar / Aryo Perbongso*
Phone/Fax/E-mail: *(62-21) 72782380 / 72782370 / agung.iskandar@pefindo.co.id / aryo.perbongso@pefindo.co.id*

CREDIT PROFILE

Rating	*idAA-/Negative*
Rated Issues	
Shelf Reg. Bond I/2016	*idAA-*
Shelf Reg. Bond II/2018	*idAA-*
Rating Period	
June 6, 2018 – June 1, 2019	
Rating History	
JUN 2017	*idAA-/Stable*
JUN 2016	*idAA-/Stable*
OCT 2015	*idAA-/Stable*
OCT 2014	*idAA-/Stable*
OCT 2013	*idAA-/Stable*
OCT 2012	*idA+/Stable*

FINANCIAL HIGHLIGHTS

As of/for the year ended	**Mar-2018 (Unaudited)**	**Dec-2017 (audited)**	**Dec-2016 (audited)**	**Dec-2015 (audited)**
Total Adjusted Assets [IDR Bn]	3,960.6	3,734.7	3,760.0	3,118.6
Total Adjusted Debt [IDR Bn]	995.7	795.4	935.4	428.6
Total Adjusted Equity [IDR Bn]	2,018.8	1,976.9	1,819.5	1,777.0
Total Sales [IDR Bn]	279.6	1,240.0	1,283.5	1,131.5
EBITDA [IDR Bn]	103.7	484.5	440.0	440.5
Net Income after MI [IDR Bn]	39.8	220.2	130.8	290.9
EBITDA Margin [%]	37.1	39.1	34.3	38.9
Adjusted Debt/EBITDA [X]	*2.4	1.6	2.1	1.0
Adjusted Debt/Adjusted Equity [X]	0.5	0.4	0.5	0.2
FFO/Adjusted Debt [%]	*26.7	42.2	31.7	70.7
EBITDA/IFCCI [X]	6.5	6.9	9.4	10.8
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 affimed 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%).