

## PT Intiland Development Tbk (DILD)

### Corporate rating

***ir*A-/Stable**

### Rated Issues

*Proposed Sukuk Ijarah*

*Berkelanjutan I Intiland*

*Development Tahap 1 Tahun 2021* ***ir*A-**

### Rating Period

May 3, 2021 – May 1, 2022

“Debt Securities with *ir*A rating has a high level of certainty to honor its financial obligations, but it can be affected by adverse changes in business and economic conditions, relative to debt securities with a higher rating.”

The minus sign (-) indicates that the rating is still higher than the rating category below, although it is closer to the lower rating than it is to the higher rating category.

### Kredit Rating Indonesia assigns ‘*ir*A-’ rating to Proposed Sukuk Ijarah Berkelanjutan I Intiland Development Tahap 1 Tahun 2021 totaling IDR750 billion.

KRI has assigned “*ir*A-” rating for PT Intiland Development Tbk (DILD) with “Stable Outlook” and at the same time has also assigned “*ir*A-” rating for the Sukuk Ijarah Berkelanjutan I Intiland Development Tahap 1 Tahun 2021 totaling IDR750 billion.

The above ratings reflect DILD’s strong asset quality, stable revenue, and adequate financial flexibility. However, DILD’s ratings are limited by the decreasing trend of occupancy rate, weakened capital structure and cash flow protection.

DILD’s properties are comprised of high rise & mixed-used projects, landed residential, industrial estate and offices that are mostly located at Jakarta and Surabaya’s Central Business District (CBD) area. The company’s strategic location projects has attracted multinational corporate tenants committed to long term leases including Citibank, General Electric, Lotte and Coca-cola.

Well diversified portfolio and middle-up target market sustained the company’s performance during the pandemic. The company’s total revenue as of FY20 reached Rp2,891.39Bn (5.66% growth yoy), despite slower growth than previous years, the company has relatively stable growth compare to its peers.

DILD has the access to external financing not only from banks and capital market, but also strategic partnership with investors. This financing strategy is sufficient to maintain the Company’s financial flexibility in times of financial distress. Besides that, DILD’s leverage level showed a stable trend with a Debt-to-Equity ratio ranging from 0.79x – 0.97x from 2017 to 2020.

The ratings could be raised if DILD has successfully generated increasing revenue as a result of sales of strata-tiles properties on sustainable basis as well as higher occupancy rate from its offices, apartments, and retail. In contrast, the ratings may be lowered if the Company’s profitability margins are significantly below targets, and/or if the Company incurs higher debt than projected.

As of FY20, DILD’s shareholders are Hendro Gondokusumo (15.69%), CGS-IMB Securities Singapore (15.17%), PT Bina Yatra Sentosa (12.35%), Bali Private Villa (7.49%) and followed by the public by <5%.

## DILD Financial Results Highlights

As of/For the year ended	Dec 2020 (Audited)	Dec 2019 (Audited)	Dec 2018 (Audited)	Dec 2017 (Audited)
Total Adjusted Assets (IDR, bn)	15,695.00	14.771,31	14.209,34	13.086,99
Total Adjusted Debt (IDR, bn)	5,033.62	4.959,54	5.011,85	4.430,81
Total Adjusted Equity (IDR, bn)	5,193.02	6.189,51	5.835,66	5.612,94
Total Sales (IDR, bn)	2,891.39	2.736,39	2.552,53	2.202,82
Net Income (IDR, bn)	76.76	251,43	203,66	297,49
EBIT Margin (%)	26.92	22.06	16.40	19.67
Return on permanent capital (%)	6.69	5,09	3,76	4,26
Adjusted debt/adjusted equity (x)	0.97	0,80	0,86	0,79
EBITDA/Total adjusted debt (x)	0.16	0,13	0,09	0,11
EBITDA/IFCCI (x)	1.97	1,53	1,57	1,94
FFO/Total Adjusted Debt (%)	0.73	0.04	(0.04)	(0.13)
USD Exchange Rate (IDR/USD)	14,302	14,481	13,548	13,436

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