

PT Intiland Development Tbk (DILD)

Corporate rating

*ir*A-/Stable

Rated Issues

Sukuk Ijarah Berkelanjutan

I Intiland Development Tahun 2021 *ir*A-

Rating Period

May 13, 2022 – May 1, 2023

Rating History

May, 2021

*ir*A-/Stable

“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 affirms ‘*ir*A-’ rating to Sukuk Ijarah Berkelanjutan I Intiland Development Tahun 2021 totaling IDR750 billion.

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

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

DILD’s portfolio of properties comprises 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 desirable locations of company’s projects have attracted multinational corporate tenants committed to long term leases.

Well diversified portfolio and middle-up target market sustained the company's performance during the pandemic. The company’s total revenue in 2021 reached IDR2,628.63Bn (-9.09% growth yoy), despite declining growth during pandemic Covid-19, the company has relatively stable growth compare to its peers.

Banks and capital market are not only source of DILD’s external financing. The company also forges partnerships with strategic 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 0.86x – 0.93x from 2018 to 2021.

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 December 2021, DILD’s shareholders are CGS-IMB Securities Singapore (15.01%), Hendro Gondokusumo (14.07%), PT Bina Yatra Sentosa (12.06%), Bali Private Villa Pte. Ltd. (7.49%) and followed by the public with ownership below 5%.

DILD Financial Results Highlights (Consolidated)

For the year ended	Dec 2021 (Audited)	Dec 2020 (Audited)	Dec 2019 (Audited)	Dec 2018 (Audited)
Total Adjusted Assets (IDR, bn)	16,455.60	15,695.58	14.771,31	14.209,34
Total Adjusted Debt (IDR, bn)	4,854.59	5,033.62	4.959,54	5.011,85
Total Adjusted Equity (IDR, bn)	5,218.76	5,193.61	6.189,51	5.835,66
Total Sales (IDR, bn)	2,628.63	2,891.39	2.736,39	2.552,53
Net Income (IDR, bn)	(30.05)	68.96	251,43	203,66
EBIT Margin (%)	25.33	26.92	22.06%	16.40%
Return on permanent capital (%)	6.07	6.69	5,09	3,76
Adjusted debt/adjusted equity (x)	0.93	0.97	0,80	0,86
EBITDA/Total adjusted debt (x)	0.14	0.15	0,13	0,09
EBITDA/IFCCI (x)	1.66	1.88	1,53	1,57
FFO/Total Adjusted Debt (%)	0.75	0.13	0.04	(0.04)

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