

PT Wijaya Karya Realty (WIKA Realty)

Rated Issue

MTN IX WIKA Realty Tahun 2019

*ir*BBB+

Rating Period

April 22, 2025 – May 2, 2026

“Debt securities with *ir*BBB rating has an adequate level of certainty to honor its financial obligations. However, this certainty is more likely to diminish in the future than with the higher rating categories.”

The plus sign (+) indicates that the rating given is closer to the rating scale above it.

Kredit Rating Indonesia upgrades the rating of MTN IX WIKA Realty Tahun 2019 to “*ir*BBB+” from “*ir*BBB”

Kredit Rating Indonesia (KRI) has raised the rating MTN IX WIKA Realty Tahun 2019 amounting to IDR545 Bn to “*ir*BBB+” from “*ir*BBB”. The ratings reflect our positive view on the PT Wijaya Karya Realty (“WIKA Realty” or “the Company”) effort in settling its debt and initiative strategy. However, the ratings are still constrained by its weak financial profile.

The Company managed to settle its debt with PT Bank Mandiri (Persero) Tbk amounted to IDR49.71 Bn and PT Wijaya Karya (Persero) Tbk amounted to IDR1,197.74 Bn resulting decreasing total adjusted debt to IDR9,245 Bn in FY24. However, the Company still recorded loss resulting adjusted debt to equity ratio slightly increase to 3.0x during the same period. Furthermore, the Company's capacity in interest repayment is still weak as shown by EBITDA to interest ratio of 0.1x. Its EBITDA to interest ratio is projected increasing to 1.3x in FY27F supported by projected revenue of IDR1.13 Tn.

Due to oversupply condition in apartment market, the Company takes initiative to optimize its apartment asset by planning to turn some of its apartment to hotel, sport club, education hub and senior house. On the other side, the Company has divested its asset of land in Wanasari and Patrajasa to increase liquidity. Going forward, the Company plans to launch innovative product called net zero house and targets land house as the Company's new sales engine.

The Company's shareholder ownership composition as of December 31, 2024 was PT Wijaya Karya (Persero) Tbk (95.088%), Koperasi Karya Mitra Satya (2.744%), PT Aero Wisata (2.095%) and Yayasan Wijaya Karya (0.074%).

WIKA Realty Financial Result Highlights (Consolidated)

For the years ended	Dec 2024 (Unaudited)	Dec 2023 (Audited)	Dec 2022 (Audited)	Dec 2021 (Audited)
Total Adjusted Assets (IDR, Bn)	15,970.8	17,997.0	20,269.6	19,025.5
Total Adjusted Debt (IDR, Bn)	9,245.0	10,564.3	10,217.5	8,588.4
Total Adjusted Equity (IDR, Bn)	3,090.2	4,099.7	6,334.5	6,384.1
Total Sales (IDR, Bn)	1,041.3	1,391.6	1,060.5	457.9
EBIT (IDR, Bn)	63.6	193.0	22.8	-78.3
Net Income (IDR, Bn)	-1,228.0	-2,226.0	-49.9	27.1
EBIT Margin (%)	6.1	13.9	2.2	-17.1
EBITDA/Adjusted Debt (x)	0.0	0.0	0.0	-0.1
Adjusted Debt/Adjusted Equity (x)	3.0	2.6	1.6	1.4
FFO/Adjusted Debt (%)	0.1	-0.1	0.1	0.0
EBITDA/IFCCI (x)	0.1	0.1	-0.4	-29.5
USD Exchange Rate (IDR/USD)	16,162	15,416	15,731	14,269

Analysts : Cut Nabila Saraziva (cut.nabila@kreditratingindonesia.com)
Rizky Fajri Nursahadi (rizky.nursahadi@kreditratingindonesia.com)

DISCLAIMER

PT Kredit Rating Indonesia (KRI) does not represent or warrant or guarantee the accuracy, completeness, timeliness or availability of the contents of this report or publication. KRI does not perform an audit and does not undertake due diligence or independent verification of any information used as the basis of and presented in this report or publication. Although the information upon which KRI rating report are based, and any other contents provide in this rating report is obtained by KRI from sources which KRI believes to be reliable.

KRI will be held harmless against any responsibility arising from its use, its partial use, or its lack of use, in combination with other products or used solely, nor can it be held responsible for the result of its use or lack of its use in any investment or other kind of financial decision making on which this report or publication is based. The issuance of a solicited or unsolicited rating report does not supply financial, legal, tax or investment consultancy. The rating report is not an opinion as to the value of securities, therefore KRI is not responsible for any credit, loan or investment decision, damages or other losses resulting from the reliance upon or use of this report.

In no event shall KRI 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 rating 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. Therefore, this report may not reflect any event or circumstances which occur after the date of this report.

KRI also assumes no obligation to update the content following publication in any form. KRI does not act as fiduciary or an investment advisor. KRI keeps the activities of its analytical units separate from its business units to preserve independence and objectivity of its analytical process and products. As a result, certain units of KRI may have information that is not available to other units. KRI has established policies and procedures to maintain the confidentiality of certain non-public information received in connection with each analytical process. KRI may receive compensation for its ratings and other analytical work, normally from issuers of securities. KRI reserves the right to disseminate its opinions and analyses. KRI's public ratings and analyses are made available on its website, <http://www.kreditratingindonesia.com> (free of charge) and through other subscription based services, and may be distributed through other means, including via KRI publications and third party redistributors. Information in KRI's website and its use fall under the restrictions and disclaimer stated above. No part of KRI's website, the content of this report, may be reproduced or transmitted by any means, electronic or non-electronic whether in full or in part, will be subjected to written approval from KRI.