PT City Retail Developments Tbk

Company Rating	$_{ir}$**BBB+/Stable**
Rated Issue	
MTN City Retail Developments I Tahun 2021	$_{ir}$**BBB+**
Rating Period	
November 25, 2025 – December 1, 2026	
Rating History	
December, 2024	$_{ir}$**BBB+/Stable**
November, 2023	$_{ir}$**BBB+/Stable**
November, 2022	$_{ir}$**BBB+/Stable**
December, 2021	$_{ir}$**BBB+/Stable**

"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 affirms "$_{ir}$BBB+" rating to MTN City Retail Developments I Tahun 2021 totaling IDR 750 billion

Kredit Rating Indonesia ("KRI") affirms a Company Rating of "$_{ir}$BBB+" for PT City Retail Developments Tbk ("NIRO" or "the Company") with a "Stable" Outlook. At the same time, KRI has affirmed "$_{ir}$BBB+" to NIRO's MTN City Retail Developments I Tahun 2021 totaling IDR 750 billion which has been used for business expansion and this Medium Term Notes will reach maturity on December 21, 2026. The ratings reflect the Company's strategy of expanding its business. However, the ratings are still constrained by the Company's weak cash flow protection and aggressive capital structure.

NIRO's total revenue during January – September 30, 2025 reached IDR 1,109 billion (+17% year-on-year) due to increasing average occupancy rate of malls and new revenue stream from warehouses. Its average occupancy rate of malls has slightly increased from 87% in 9M2024 to 90% in 9M2025. The Company has also optimized tenant mix of anchor, medium size unit, and shop based on demand in mall's location and target market. There was an effort to reduce its dependence in anchor tenant as shown by decreasing contribution from anchor tenant (48% of total net leased area in 9M2025 versus 52% of total net leased area in 2024). Other than that, the Company has entered into new business segment, logistic, by owning 5 warehouses and its average occupancy rate already at 90%. As warehouse generate higher margin, NIRO recorded increasing Earnings Before Interest, Taxes, Depreciation, and Amortization (EBITDA) margins from 24% in 2023 to 27% in 2024 and 31% in 9M2025. The logistics sector currently contributes 15% to 20% of the Company's total revenue. This contribution is projected to increase to approximately 30% going forward, reflecting the full-year operation of the Company's warehouses.

However, the ratings are still constrained by the Company's weak cash flow protection measure as its interest coverage ratios have remained under 1.0x. The ratings are also limited by the Company's capital structure with Adjusted Debt to Equity Ratio that already stood at 4.4x as of September 30, 2025.

The Company's shareholder ownership composition as of September 30, 2025, was PT Orion Global Development (75.25%) and the Public (24.75%).

NIRO Financial Result Highlights (Consolidated)

As of/For the years ended	Sep 2025 (Unaudited)	Dec 2024 (Audited)	Dec 2023 (Audited)	Dec 2022 (Audited)
Total Adjusted Assets (IDR, billion)	14,385.0	14,496.5	13,558.7	12,901.7
Total Adjusted Debt (IDR, billion)	7,796.6	7,590.6	6,120.0	5,742.1
Total Adjusted Equity (IDR, billion)	1,783.9	1,878.4	2,070.8	2,138.4
Total Sales (IDR, billion)	1,108.8	1,305.0	1,145.5	908.5
Net Income (IDR, billion)	(314.3)	(504.6)	(312.8)	(355.5)
EBITDA Margin (%)	30.6	26.8	23.8	23.8
EBIT Margin (%)	28.9	25.0	22.0	21.5
EBITDA/Adjusted Debt (x)	0.1	0.1	0.0	0.0
Adjusted Debt/Adjusted Equity (x)	4.4	4.0	3.0	2.7
FFO/Adjusted Debt (%)	0.0	0.0	(0.0)	(0.0)
EBITDA/IFCCI (x)	0.6	0.6	0.4	0.4
USD Exchange Rate (IDR/USD)	16,680	16,162	15,416	15,731

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