

PT SARANA MULTIGRIYA FINANSIAL (PERSERO)

Company Updates & Highlights in 2024



Ananta Wiyogo
Bhurban, Pakistan
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SMF's Company Profile



*) BPKP: Government agency under the President of Indonesia, with its primary focus to supervise, evaluate and ensure the accountability of public financial management and development projects in Indonesia



Established on July 22nd, 2005



100% owned by the
Indonesian Government



idAAA Pefindo**
AAA(idn) Fitch**

GCG Excellent

BPKP*



VISION

“Becoming one of the key entities in the housing finance ecosystem that supports the provision of and access to decent and affordable housing for every Indonesian family”

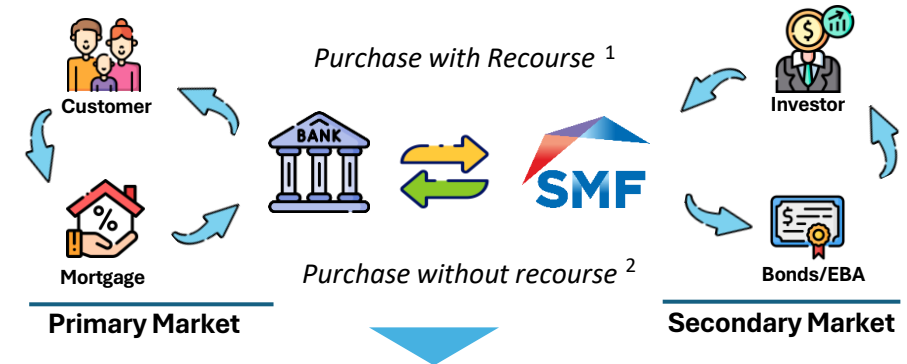
SMF's Role



Liquidity provider

Supports the housing sector by providing long-term funding, which plays a vital role in ensuring the housing finance market remains liquid, stable and efficient.

Business Scheme



Reducing Maturity Mismatch



Board of Director



SMV & fiscal tools

Serving as a Special Mission Vehicle (SMV) under the Ministry of Finance, fulfilling the role as a fiscal tool of the Government to promote housing sector.

**National Corporate Rating

FitchRatings



2005

Establishment

With 100% Government full ownership

2009

1st Securitisation

Issued unsecured bonds through public offering

2015

Highest rating

IdAAA Pefindo

SMF Mortgage program launch in collaboration with financing companies

2010

1st Bond Issuance through public offering

1st MTN

First issuance through private placement

2006

1st Refinancing to Financial Institution

2021

1st Disbursement

On Housing Micro Finance and Credit Construction product

2018

Establishment of SMF's Islamic Business Unit

1st Disbursement of FLPP*

Through the Company's involvement in supporting 25% of the FLPP portion

2017

1st EBA SP (RMBS) issuance

2020

Mandate Expansion

Can provide housing finance, not limited to mortgage product

Involvement in PEN (National Economic Recovery)

2023

Implementation on the mandate expansion for commercial property mortgage and mortgage indent house

Selected as the Secretariat of the Housing Finance Ecosystem

1st EBAS-SP (Sharia Housing Loan-Backed Securities)

1st Social bond Issuance in Indonesia

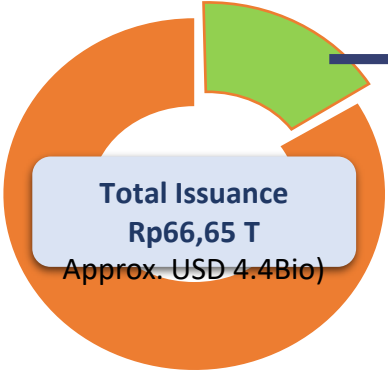
*)FLPP: Housing Financing Liquidity Facility

SMF's MILESTONE

SMF's Role as Liquidity Provider



Fund Raising to Channelling Funds



FLPP Issuance
Rp14,5 T

Approx. USD 958 Mio)



Social Bonds

Since December 2023, the bonds issuance for leveraging FLPP has been categorized as **Social Bond/Social Sukuk**

Arranger in Securitization Transaction



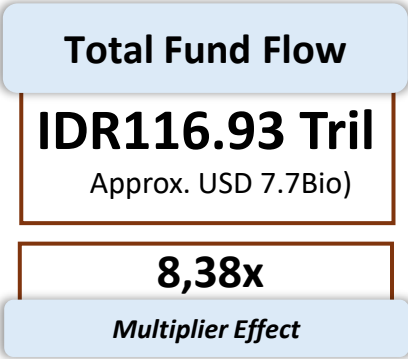
Since 2009, SMF has facilitated 17 securitization transaction

17 times

IDR14.21 Trillion

Approximately USD 938 million

Fund Flow



Refinance

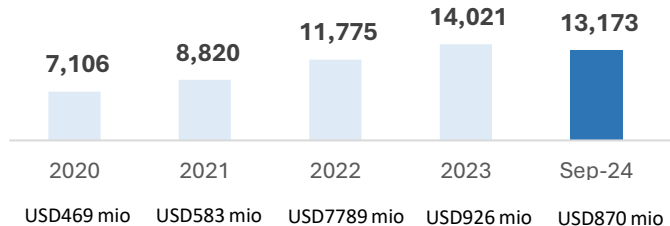
IDR 102.72 Trillion
Approx. USD 6.7 Bio)



Securitized

IDR 14,21 Trillion
Approx. USD 938 Mio)

Cash Flow Historical Data
Expressed in IDR Billion/USD Million)



SMF's Role as SMV Fiscal Tool

Income Redistribution and Improvement of Welfare

Home Quality Improvement
in Slum Area



Homestay Financing



Total Fund Distributed

IDR40.3 B (USD 2.6 M)

Total Fund Distributed

IDR13.8 B (USD 911 K)

27

Location

593

Inadequate Housing

21

Location

183

Houses

Geographical Distribution

Sumatera Region

Decent Housing: 153 Unit (IDR11,1 B)
Homestay: 18 Unit (IDR850 M)

Kalimantan Region

Decent Housing: 43 Unit (IDR3,6 B)

Sulawesi Region

Decent Housing: 91 Unit (IDR6,28 B)
Homestay: 27 Unit (IDR2,0 B)

Papua Region

Decent Housing:
30 Unit (IDR1,4 B)

Jawa Region

Decent Housing: 197 Unit (IDR12,6 B)
Homestay: 103 Unit (IDR7,6 B)

Nusa Tenggara Region

Decent Housing: 96 Unit (IDR6,74 B)
Homestay: 35 Unit (IDR3,35 B)

Exchange Rate IDR 15,138/USD BI Middle Rate September 30th, 2024

Role of the Secretariat of Housing Financing Ecosystem

IGAHP



- This is an initiation program by the Ministry of Public Works and Public Housing (PUPR).
- SMF collaborates with Build Change (BC) in providing **green and affordable housing financing** for low-income communities (MBR), which will later become a model/scheme for managing multilateral funds in the future under the IGAHP



Intended for
Low-Income
Earners

Reduce
Housing
Installments

Increase the
Number of
Houses

Acceleration of
Housing
Construction

*Build Change: A U.S based non-profit organization focused on prioritizing design and construction of disaster-resistant buildings.

SMF Research Institute (SRI)



SMF, as the Secretariat of Housing Financing Ecosystem initiated the preparation of **Policy Paper** through SRI, collaborating with Ministry of Public Works and Public (PUPR), The Ministry of Finance, Bappenas, and the Coordinating Ministry of Economic Affairs.



Policy Paper provides recommendation for several interventions that can be made to improve the housing sector, including **segmented housing programs**, **financing for informal worker**, **Asset Recycling**, and enhancing the role of **Local Government**.

Special Assignment:

Public-Private Partnership (KPBU) for the National Capital City (IKN), Government Investment Implementer for the PEN Perumnas, and Optimization of Land Bank Utilization (Bank Tanah)

Company's Performance as of September 2024



(Expressed In Billions Rupiah and Million USD)

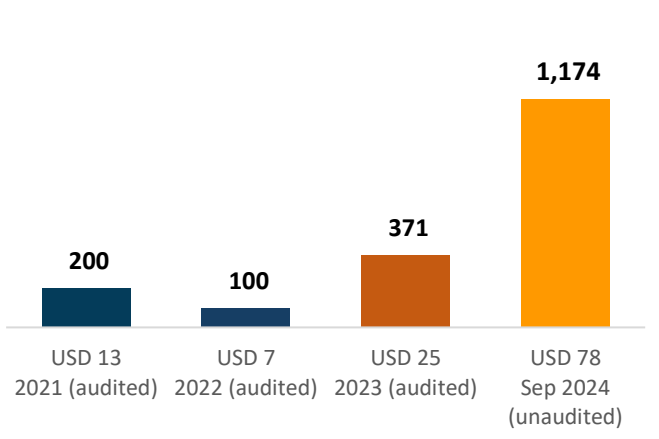
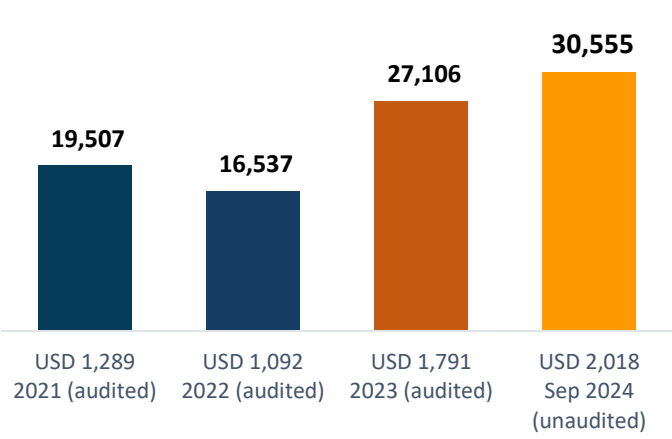
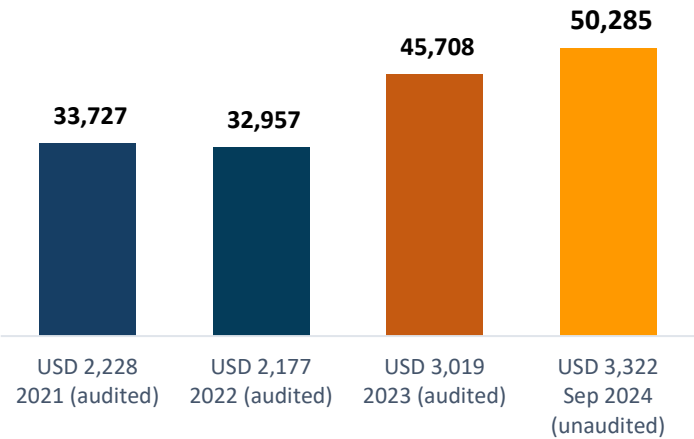


SMF's Financial Statement is audited by Professional Independent Auditor

ASSET

LIABILITY

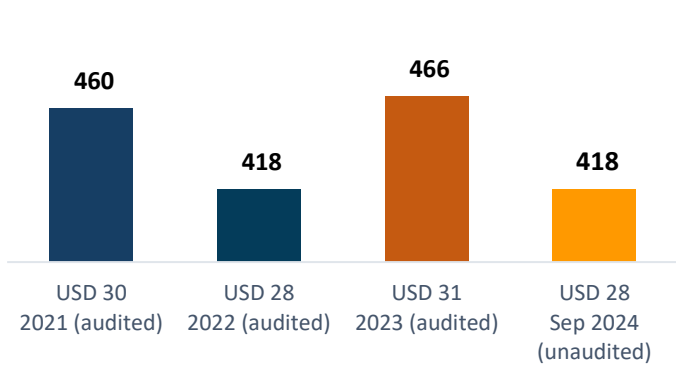
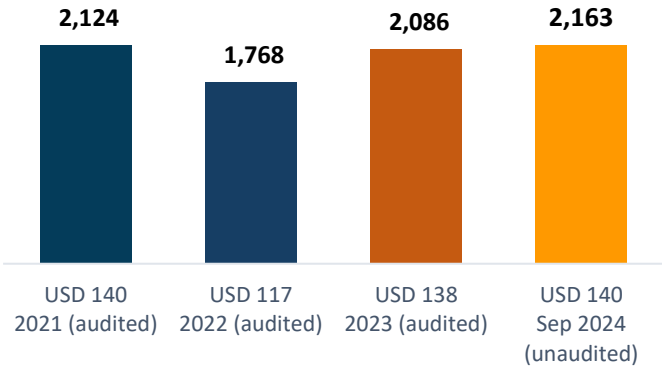
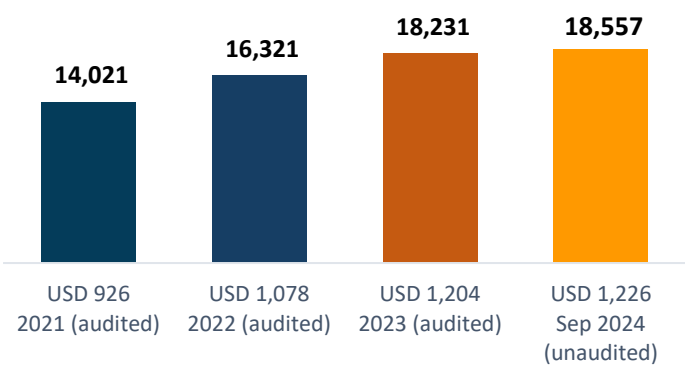
SYIRKAH FUND



EQUITY

REVENUE

NET INCOME



ESG Development and Initiatives

SMF commitment in promoting SDGs are reflected on its programs and strategic initiatives

Government Subsidy Program (KPR FLPP)	11 SUSTAINABLE CITIES AND COMMUNITIES	
Housing Micro Finance and Rent-to-Own	1 NO POVERTY	5 GENDER EQUALITY
Homestay Financing Program in Tourist Destinations	11 SUSTAINABLE CITIES AND COMMUNITIES	
Home Quality Improvement Program in Slum Areas	1 NO POVERTY	11 SUSTAINABLE CITIES AND COMMUNITIES
Company Green Initiatives Program	11 SUSTAINABLE CITIES AND COMMUNITIES	13 CLIMATE ACTION

SMF preparation for implementing ESG in supporting the SDGs

Focus Group Discussion	Green Bond Training
FGD held by the Ministry of Public Works and Housing regarding the implementation of green buildings and collaborative efforts related to the Indonesia Green Affordable Housing Program (IGAHP).	Training related to the green bond concept to be further developed by SMF
Preparation of Framework and Development of Internal Environmental and Social Safeguards (ESS)	Capacity Building on ESG and Sustainable Finance
SMF has developed Sustainability Bond Framework contained in the Company's ESS which was reviewed by Asian Development Bank (ADB).	Provide training to SMF employees regarding basic ESG concepts and sustainable financing for financial institutions.

ESG Development and Initiative (continued)

Issuance Details:



Bonds Issuance : ±IDR 500 Billion
(USD 33.03 Million)

Sukuk Issuance : ±IDR 200 Billion
(USD 13.21 Million)



Listing date
27 December 2023



Second Party Opinion for the
Framework
DNV*

*Det Norske Veritas (DNV),
a global certification and classification
society that provides services related to
quality assurance, risk management, and
technical consultancy

Exchange Rate IDR 15,138/USD BI Middle Rate September 30th ,2024

Use of Proceeds

Net proceeds from social finance instruments will be used exclusively for refinance the Housing and Settlement Financing Activities to promote home ownership and increase the supply of affordable housing projects targeting low-income earners (MBR).

Supporting Institution



Providing technical
assistance to review the
Social Funding Framework
and Second Party



Issuing Financial Services
Authority Regulation Number
18/2023 concerning the
Issuance and Requirement of
Sustainability Related Bond and
Sukuk

Framework Standards





THANK YOU

PT SARANA MULTIGRIYA FINANSIAL (PERSERO)

Grha SMF Jl. Panglima Polim I No. 1,
Jakarta 12160, Indonesia

www.smf-indonesia.co.id/en

