

Tanggal Penutupan : 31-Oct-2016  
 Tanggal Jatuh Tempo Final : 07-Jul-2027  
 Tanggal Pembayaran Paling Akhir : n.a  
 Tanggal Pembayaran berikutnya : 27-Jan-2019  
 Periode Pelaporan : 01-Dec-2018 s.d. 31-Dec-2018

|          | Kode Efek | Rating | Nominal (Rp)      | Kupon                |
|----------|-----------|--------|-------------------|----------------------|
|          |           |        | <u>Penerbitan</u> | <u>Akhir Periode</u> |
| Kelas A1 | SMFBTN02  | idAAA  | 400,000,000,000   | 109,639,485,657      |
| Kelas A2 | SMFBTN02  | idAAA  | 513,000,000,000   | 469,612,796,708      |

**INFORMASI MENGENAI EFEK**

|                          | Kelas A1   |                 | Kelas A2   |                 |
|--------------------------|------------|-----------------|------------|-----------------|
|                          | Per satuan | Total           | Per satuan | Total           |
| Nominal Penerbitan (Rp)  | 5,000,000  | 400,000,000,000 | 5,000,000  | 513,000,000,000 |
| Jumlah Unit              |            | 80,000          |            | 102,600         |
| Jumlah Pemegang EBA-SP   |            | 3               |            | 5               |
| Saldo awal periode (Rp)  |            | 400,000,000,000 |            | 513,000,000,000 |
| Pembayaran Kupon         |            | 45,115,146,666  |            | 87,213,829,134  |
| Pembayaran Pokok         |            | 290,360,514,343 |            | 43,387,203,292  |
| Saldo Akhir Periode (Rp) |            | 109,639,485,657 |            | 469,612,796,708 |

**Sarana Peningkatan Kredit (Credit Enhancement)**

| Kelas                          | Nominal (Rp)    | Persentase |
|--------------------------------|-----------------|------------|
| Kelas A1                       | 109,639,485,657 | 16.46%     |
| Kelas A2                       | 469,612,796,708 | 70.49%     |
| Kelas B                        | 87,000,000,000  | 13.06%     |
| Total EBA                      | 666,252,282,365 | 100.00%    |
| Rekening Cadangan              | 14,113,339,085  | 0.00%      |
| Servicer Transition Fund (STF) | 359,332,908     |            |

**Rekening Cadangan (Reserve Account)**

|                                   | Nominal (Rp)   |
|-----------------------------------|----------------|
| Saldo Rekening Cadangan           | 12,550,813,686 |
| Ambang Maksimum Rekening Cadangan | 13,959,574,330 |

**INFORMASI MENGENAI ASET DASAR**

|   | Periode 2 Bulan lalu | Periode Bulan lalu | Periode Saat ini |
|---|----------------------|--------------------|------------------|
| Jumlah Rekening KPR <i>outstanding</i> dalam Pool | 9,330                | 9,244              | 9,176            |
| Nominal tagihan KPR dalam Pool (Rp)               | 651,482,345,846      | 637,856,409,644    | 625,644,911,622  |
| Penerimaan angsuran pokok (Rp)                    | 14,769,936,518       | 13,625,936,202     | 12,211,498,022   |
| Penerimaan bunga dan denda (Rp)                   | 8,109,370,193        | 7,684,970,885      | 7,668,559,207    |

**Kolektibilitas Tagihan KPR dalam Pool**

| Hari Keterlambatan | Jumlah Debitur | Persentase     | Saldo KPR (Rp)         | Persentase     |
|--------------------|----------------|----------------|------------------------|----------------|
| 0 (LANCAR)         | 7,552          | 82.30%         | 508,371,499,893        | 81.26%         |
| 1 - 30             | 697            | 7.60%          | 45,681,223,428         | 7.30%          |
| 31 - 60            | 257            | 2.80%          | 18,205,891,914         | 2.91%          |
| 61 - 90            | 126            | 1.37%          | 9,308,125,884          | 1.49%          |
| 91-120             | 83             | 0.90%          | 5,877,495,571          | 0.94%          |
| 121 - 180          | 133            | 1.45%          | 9,662,482,070          | 1.54%          |
| ≥ 181              | 328            | 3.57%          | 28,538,192,863         | 4.56%          |
| <b>Totals</b>      | <b>9,176</b>   | <b>100.00%</b> | <b>625,644,911,622</b> | <b>100.00%</b> |

**Stratifikasi Tagihan KPR berdasarkan Jangka Waktu Tersisa**

| Jangka Waktu Tersisa | Saldo KPR (Rp)  | %       | Jumlah Debitur | %       |
|----------------------|-----------------|---------|----------------|---------|
| RTM < 2 Tahun        | 7,343,187,204   | 1.17%   | 232            | 2.53%   |
| 2 ≤ RTM < 3 Tahun    | 21,291,254,692  | 3.40%   | 490            | 5.34%   |
| 3 ≤ RTM < 4 Tahun    | 88,805,535,286  | 14.19%  | 1,507          | 16.42%  |
| 4 ≤ RTM < 5 Tahun    | 155,083,547,438 | 24.79%  | 2,126          | 23.17%  |
| RTM ≥ 5 Tahun        | 353,121,387,002 | 56.44%  | 4,821          | 52.54%  |
|                      | 625,644,911,622 | 100.00% | 9,176          | 100.00% |

Rata-rata Tertimbang Jangka Waktu Tersisa (tahun) 5.20

**Stratifikasi Tagihan KPR berdasarkan Suku Bunga**

| Suku Bunga                  | Saldo KPR (Rp)         | %              | Jumlah Debitur | %              |
|-----------------------------|------------------------|----------------|----------------|----------------|
| SukuBunga < 12,00%          | -                      | 0.00%          | -              | 0.00%          |
| 12,00% ≤ SukuBunga < 13,00% | 822,565,669            | 0.13%          | 5              | 0.05%          |
| 13,00% ≤ SukuBunga < 14,00% | 42,423,681,489         | 6.78%          | 607            | 6.62%          |
| 14,00% ≤ SukuBunga < 15,00% | 582,398,664,464        | 93.09%         | 8,564          | 93.33%         |
| SukuBunga ≥ 15,00%          | -                      | 0.00%          | -              | 0.00%          |
|                             | <b>625,644,911,622</b> | <b>100.00%</b> | <b>9,176</b>   | <b>100.00%</b> |

|                                     |        |
|-------------------------------------|--------|
| Rata-rata Tertimbang Suku Bunga KPR | 13.94% |
|-------------------------------------|--------|

**PROYEKSI ARUS KAS**
**Proyeksi Amortisasi Tagihan KPR dalam Pool**

| Bulan  | Saldo Awal (Rp) | Amortisasi (Rp) | Saldo Akhir (Rp) |
|--------|-----------------|-----------------|------------------|
| Jan-19 | 625,644,911,622 | 8,076,585,646   | 617,568,325,977  |
| Feb-19 | 617,568,325,977 | 8,127,544,046   | 609,440,781,931  |
| Mar-19 | 609,440,781,931 | 8,168,533,757   | 601,272,248,173  |
| Apr-19 | 601,272,248,173 | 8,237,616,347   | 593,034,631,827  |
| May-19 | 593,034,631,827 | 8,301,846,519   | 584,732,785,307  |
| Jun-19 | 584,732,785,307 | 8,379,189,268   | 576,353,596,039  |
| Jul-19 | 576,353,596,039 | 8,474,201,062   | 567,879,394,977  |
| Aug-19 | 567,879,394,977 | 8,597,803,883   | 559,281,591,095  |
| Sep-19 | 559,281,591,095 | 8,713,138,941   | 550,568,452,154  |
| Oct-19 | 550,568,452,154 | 8,811,122,284   | 541,757,329,869  |
| Nov-19 | 541,757,329,869 | 8,913,436,055   | 532,843,893,815  |
| Dec-19 | 532,843,893,815 | 8,973,715,918   | 523,870,177,896  |

**Proyeksi Amortisasi EBA-SP Kelas A1**

| Bulan  | Saldo Awal (Rp) | Amortisasi (Rp) | Saldo Akhir (Rp) |
|--------|-----------------|-----------------|------------------|
| Jan-19 | 109,639,485,657 | 35,328,412,545  | 74,311,073,112   |
| Apr-19 | 74,311,073,112  | 21,204,217,201  | 53,106,855,911   |
| Jul-19 | 53,106,855,911  | 21,679,227,356  | 31,427,628,555   |
| Oct-19 | 31,427,628,555  | 22,433,075,181  | 8,994,553,374    |

**Proyeksi Amortisasi EBA-SP Kelas A2**

| Bulan  | Saldo Awal (Rp) | Amortisasi (Rp) | Saldo Akhir (Rp) |
|--------|-----------------|-----------------|------------------|
| Jan-19 | 469,612,796,708 | 5,278,958,196   | 464,333,838,512  |
| Apr-19 | 464,333,838,512 | 3,168,446,248   | 461,165,392,263  |
| Jul-19 | 461,165,392,263 | 3,239,424,777   | 457,925,967,486  |
| Oct-19 | 457,925,967,486 | 3,352,068,705   | 454,573,898,781  |

**Disclaimer :**

Proyeksi amortisasi di atas dibuat berdasarkan dengan asumsi tidak ada pelunasan dipercepat, keterlambatan pembayaran dan gagal bayar. Oleh karena itu, proyeksi amortisasi ini tidak dapat digunakan untuk memperkirakan jumlah penerimaan yang akan diterima oleh investor setiap triwulan.

Jakarta, 11 Januari 2019

**Penerbit,**

**PT Sarana Multigriya Finansial (Persero)**