

|                                   |                              |
|-----------------------------------|------------------------------|
| Tanggal Penutupan :               | 28-Feb-2018                  |
| Tanggal Jatuh Tempo Final :       | 07-May-2029                  |
| Tanggal Pembayaran Paling Akhir : | n.a                          |
| Tanggal Pembayaran berikutnya :   | 27-Jun-2018                  |
| Periode Pelaporan :               | 01-May-2018 s.d. 31-May-2018 |

|          | Kode Efek | Rating | Nominal (Rp)      |                   | Kupon |
|----------|-----------|--------|-------------------|-------------------|-------|
|          |           |        | Penerbitan        | Akhir Periode     |       |
| Kelas A1 | SMFBTN04  | idAAA  | 700,000,000,000   | 700,000,000,000   | 8.00% |
| Kelas A2 | SMFBTN04  | idAAA  | 1,124,000,000,000 | 1,124,000,000,000 | 8.40% |

**INFORMASI MENGENAI EFEK**

|                          | Kelas A1   |                 | Kelas A2   |                   |
|--------------------------|------------|-----------------|------------|-------------------|
|                          | Per satuan | Total           | Per satuan | Total             |
| Nominal Penerbitan (Rp)  | 5,000,000  | 700,000,000,000 | 5,000,000  | 1,124,000,000,000 |
| Jumlah Unit              |            | 140,000         |            | 224,800           |
| Jumlah Pemegang EBA-SP   |            | 3               |            | 12                |
| Saldo awal periode (Rp)  |            | 700,000,000,000 |            | 1,124,000,000,000 |
| Pembayaran Kupon         |            | -               |            | -                 |
| Pembayaran Pokok         |            | -               |            | -                 |
| Saldo Akhir Periode (Rp) |            | 700,000,000,000 |            | 1,124,000,000,000 |

**Sarana Peningkatan Kredit (Credit Enhancement)**

| Kelas                          | Nominal (Rp)      | Persentase |
|--------------------------------|-------------------|------------|
| Kelas A1                       | 700,000,000,000   | 35.00%     |
| Kelas A2                       | 1,124,000,000,000 | 56.20%     |
| Kelas B                        | 176,000,000,000   | 8.80%      |
| Total EBA                      | 2,000,000,000,000 | 100.00%    |
| Rekening Cadangan              | 34,219,000,000    | 0.00%      |
| Servicer Transition Fund (STF) | 581,064,266       |            |

**Rekening Cadangan (Reserve Account)**

|                                   | Nominal (Rp)   |
|-----------------------------------|----------------|
| Saldo Rekening Cadangan           | 33,937,299,565 |
| Ambang Maksimum Rekening Cadangan | 34,219,000,000 |

**INFORMASI MENGENAI ASET DASAR**

|   | Periode 3 Bulan lalu | Periode 2 Bulan lalu | Periode Bulan lalu | Periode Saat ini  |
|---|----------------------|----------------------|--------------------|-------------------|
| Jumlah Rekening KPR <i>outstanding</i> dalam Pool | 18,647               | 18,503               | 18,319             | 18,199            |
| Nominal tagihan KPR dalam Pool (Rp)               | 1,986,555,411,587    | 1,951,904,986,448    | 1,915,127,677,660  | 1,883,423,021,680 |
| Penerimaan angsuran pokok (Rp)                    | 13,444,588,413       | 34,650,425,139       | 36,777,308,788     | 31,704,655,979    |
| Penerimaan bunga dan denda (Rp)                   | 433,254,138          | 22,988,251,934       | 22,741,505,023     | 22,298,558,750    |

**Kolektibilitas Tagihan KPR dalam Pool**

| Hari Keterlambatan | Jumlah Debitur | Persentase     | Saldo KPR (Rp)           | Persentase     |
|--------------------|----------------|----------------|--------------------------|----------------|
| 0 (LANCAR)         | 16,325         | 89.70%         | 1,697,804,764,439        | 90.14%         |
| 1 - 30             | 1,401          | 7.70%          | 139,905,695,265          | 7.43%          |
| 31 - 60            | 330            | 1.81%          | 32,587,021,447           | 1.73%          |
| 61 - 90            | 106            | 0.58%          | 10,070,016,310           | 0.53%          |
| 91-120             | 37             | 0.20%          | 3,055,524,219            | 0.16%          |
| 121 - 180          | -              | 0.00%          | -                        | 0.00%          |
| ≥ 181              | -              | 0.00%          | -                        | 0.00%          |
| <b>Totals</b>      | <b>18,199</b>  | <b>100.00%</b> | <b>1,883,423,021,680</b> | <b>100.00%</b> |

**Stratifikasi Tagihan KPR berdasarkan Jangka Waktu Tersisa**

| Jangka Waktu Tersisa                              | Saldo KPR (Rp)           | %              | Jumlah Debitur | %              |
|---|--------------------------|----------------|----------------|----------------|
| RTM < 2 Tahun                                     | 28,728,223,771           | 1.53%          | 681            | 3.74%          |
| 2 ≤ RTM < 3 Tahun                                 | 49,065,249,374           | 2.61%          | 735            | 4.04%          |
| 3 ≤ RTM < 4 Tahun                                 | 63,753,927,369           | 3.39%          | 805            | 4.42%          |
| 4 ≤ RTM < 5 Tahun                                 | 167,993,649,873          | 8.92%          | 2,242          | 12.32%         |
| RTM ≥ 5 Tahun                                     | 1,573,881,971,293        | 83.56%         | 13,736         | 75.48%         |
|   | <b>1,883,423,021,680</b> | <b>100.00%</b> | <b>18,199</b>  | <b>100.00%</b> |
| Rata-rata Tertimbang Jangka Waktu Tersisa (tahun) |                          | 6.83           |                |                |

**Stratifikasi Tagihan KPR berdasarkan Suku Bunga**

| Suku Bunga                  | Saldo KPR (Rp)           | %              | Jumlah Debitur | %              |
|-----------------------------|--------------------------|----------------|----------------|----------------|
| SukuBunga < 12,00%          | 2,006,548,494            | 0.11%          | 11             | 0.06%          |
| 12,00% ≤ SukuBunga < 13,00% | 271,464,778,025          | 14.41%         | 2,073          | 11.39%         |
| 13,00% ≤ SukuBunga < 14,00% | 1,549,531,246,478        | 82.27%         | 15,467         | 84.99%         |
| 14,00% ≤ SukuBunga < 15,00% | 59,898,629,371           | 3.18%          | 635            | 3.49%          |
| SukuBunga ≥ 15,00%          | 521,819,312              | 0.03%          | 13             | 0.07%          |
|                             | <b>1,883,423,021,680</b> | <b>100.00%</b> | <b>18,199</b>  | <b>100.00%</b> |

|                                     |        |
|-------------------------------------|--------|
| Rata-rata Tertimbang Suku Bunga KPR | 13.43% |
|-------------------------------------|--------|

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

| Bulan  | Saldo Awal (Rp)   | Amortisasi (Rp) | Saldo Akhir (Rp)  |
|--------|-------------------|-----------------|-------------------|
| Jun-18 | 1,883,423,021,680 | 17,872,093,123  | 1,865,550,928,557 |
| Jul-18 | 1,865,550,928,557 | 18,061,882,833  | 1,847,489,045,725 |
| Aug-18 | 1,847,489,045,725 | 18,282,347,380  | 1,829,206,698,345 |
| Sep-18 | 1,829,206,698,345 | 18,473,646,159  | 1,810,733,052,186 |
| Oct-18 | 1,810,733,052,186 | 18,639,862,897  | 1,792,093,189,288 |
| Nov-18 | 1,792,093,189,288 | 18,842,658,255  | 1,773,250,531,034 |
| Dec-18 | 1,773,250,531,034 | 19,022,249,557  | 1,754,228,281,477 |
| Jan-19 | 1,754,228,281,477 | 19,206,289,668  | 1,735,021,991,809 |
| Feb-19 | 1,735,021,991,809 | 19,425,711,821  | 1,715,596,279,988 |
| Mar-19 | 1,715,596,279,988 | 19,551,070,677  | 1,696,045,209,311 |
| Apr-19 | 1,696,045,209,311 | 19,640,096,782  | 1,676,405,112,529 |
| May-19 | 1,676,405,112,529 | 19,876,022,992  | 1,656,529,089,537 |

**Proyeksi Amortisasi EBA-SP Kelas A1**

| Bulan  | Saldo Awal (Rp) | Amortisasi (Rp) | Saldo Akhir (Rp) |
|--------|-----------------|-----------------|------------------|
| Jun-18 | 700,000,000,000 | 93,261,582,656  | 606,738,417,344  |
| Sep-18 | 606,738,417,344 | 43,373,058,668  | 563,365,358,676  |
| Dec-18 | 563,365,358,676 | 44,764,933,849  | 518,600,424,827  |
| Mar-19 | 518,600,424,827 | 46,123,400,836  | 472,477,023,991  |

**Proyeksi Amortisasi EBA-SP Kelas A2**

| Bulan  | Saldo Awal (Rp)   | Amortisasi (Rp) | Saldo Akhir (Rp)  |
|--------|-------------------|-----------------|-------------------|
| Jun-18 | 1,124,000,000,000 | 23,315,395,664  | 1,100,684,604,336 |
| Sep-18 | 1,100,684,604,336 | 10,843,264,667  | 1,089,841,339,669 |
| Dec-18 | 1,089,841,339,669 | 11,191,233,462  | 1,078,650,106,207 |
| Mar-19 | 1,078,650,106,207 | 11,530,850,209  | 1,067,119,255,998 |

**Disclaimer :**

Proyeksi amortisasi di atas dibuat berdasarkan dengan asumsi tidak ada pelunasan dipercepat, keterlambatan pembayaran dan gagal bayar. Oleh karena itu, proyeksi amortisasi

Jakarta, 7 Juni 2018

**Penerbit,**

**PT Sarana Multigriya Finansial (Persero)**