

Economic Data

	Latest	2019F
7-DRRR (%), eop	6.00	5.75
Inflation (YoY %)	2.83	3.80
US\$ 1 = Rp, period avg	14,445	14,450

Stock Market Data (16 May 2019)

JCI Index	5,895.7	-1.42%
Trading T/O (Rp bn)	6,294.5	
Market Cap (Rp tn)	6,707.9	

Market Data Summary*

	2019F	2020F
P/E (x)	16.0	14.8
P/BV (x)	2.3	2.2
EV/EBITDA (x)	12.7	12.1
Div. Yield (%)	2.7	2.9
Net Gearing (%)	17.1	15.1
ROE (%)	15.3	15.3
EPS Growth (%)	9.5	8.1
EBITDA Growth (%)	5.4	4.8
Earnings Yield (%)	6.2	6.8

* Aggregate of 74 companies in MS research universe, representing 63.6% of JCI's market capitalization

HIGHLIGHT

- *BI changes stance from tightening bias to cautious neutral*
- *Property: New in the Hood - A Slow Month*
- *Alfamart: Pubex Takeaways (AMRT; Rp920)*
- *Mitra Adiperkasa: MAPI Pubex (MAPI; Rp895; Buy; TP: Rp1,100)*
- *Semen Indonesia: 1Q19 Earnings Call Takeaways (SMGR; Rp10,550; Buy; TP: Rp16,100)*
- *Market Recap May 16th 2019; JCI 5,895.74 points -85.15 pts (-1.42%); Valued \$437mn; Mkt Cap \$462bn; USD/IDR 14,445*

ECONOMY

BI changes stance from tightening bias to cautious neutral

- **No change, but with policy hints.** Bank Indonesia ended the governor's board meeting by keeping the 7-day reverse repo rate unchanged at 6.00% and hence bottom-upper interest rate corridor at 5.25% and 6.75% respectively, as widely expected. The decision is aimed to maintain economic stability amid rising global uncertainties. One important message from the press release and the meeting is the following sentence: "*Bank Indonesia will keep monitoring global financial market condition and the external stability of Indonesia's economy in considering the room for an accommodative monetary policy given low inflation and the need to push domestic economic growth.*" The sentence provides a hint on BI's policy trajectory, which we believe implies BI's stance has shifted from tightening bias to cautious neutral.
- **Important highlights.** *First*, considering the global growth slowdown and rising global uncertainties, BI highlights the potentially wider-than-expected CAD, as it revised the forecast from -2.5% of GDP to be within the range of -2.5% to -3.0% of GDP. BI also noted that economic growth could be slightly below the middle range of 5.0% - 5.4% FY19 estimate.
- *Second*, despite the escalation of trade tension between US-China, BI states the prospect of capital inflows would continue throughout the year hence the balance of payment could reach surplus – this is an indicator that has been watched closely by BI.
- *Third*, credit growth is still below its optimum level, growing by 11.5% in Mar19 from 12.1% in Feb19, while Third Party Fund growth increased to 7.2% in Mar19 from 6.6% in Feb19. BI expects credit and Third Party Fund growth at 10-12% and 8-10% in FY19, respectively, with the potential accommodative stance on macroprudential measures to remain, given the currently non-exhilarating credit growth.

- *Lastly*, the central bank has been pushing electronic transactions for social assistance and for transportation modes. As of 1Q19, BI stated that the disbursement for Family Hope Program (PKH) has reached Rp12.3tn (37.4% from Rp32.8tn target) and for Non-Cash Food Aid (BPNT) at Rp 3.3tn (20.4% from Rp16.4tn target). BI has also prepared stocks for cash and electronic money in preparation for the Eid al-Fitr.
- **Our view: BI to keep policy rate on status quo.** We reiterate our view that there is no urgency for the central bank to cut the policy rate in the short term, as the priority is to manage a healthy balance of payment posture. The pressure Rupiah is likely to continue in 2Q19 as a consequence of the seasonal trade deficit and seasonal dividend payment in 2Q19, in our opinion. Looking at the trade data development, we forecast CAD would be -3.0% of GDP in 2Q19 (FY19F: -2.6% of GDP). Going forward, we believe BI would have a clearer and objective assessment about the macro and external stability in the 3Q19. Lastly, the room for rate cut is only wider in 4Q19, in our opinion, when the FX demand seasonality has ended and the risk of capital outflows from tax amnesty repatriation has been fully analyzed after Oct19. We set our policy rate forecast at 5.75% in YE19.

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SECTOR

Property: New in the Hood - A Slow Month

- We reintroduce our monthly launch tracker. April was a slow month with a dearth launches, as per expectations, given the height of the political situation during the month. This reversed an overall decent 1Q, during which take-up rates had generally looked encouraging. We expect an unexciting remainder of 2Q in terms of launches.
- **Few launches, mixed results.** Launches and presales across our coverage on aggregate did well in 1Q19, with 100% take-up seen at some projects, predominantly mid-end landed projects. April on the other hand was relatively slow in terms of new launches from developers, which was expected given the political situation.
- **Strong in Surabaya and Bandung.** SMRA's 4M19 presales included launches of 2 clusters in end-March in Bandung, which saw 100% take-up and generated some IDR 150bn of presales. Aside from this, however, we note the company's "regular" sales from past unsold stock were decent as well, with IDR 122bn and IDR 60bn from Serpong and Bekasi, respectively. CTRA repackaged previously unsold units at Northwest CitraLand Surabaya, re-offering them to the market with easier payment options in early April. Take-up was solid; the offering was oversubscribed with 315 bookings vis-à-vis 300 units initially offered. The initiative netted the company with around IDR 400bn in presales. The reception was remarkable, given the offering took place just prior to the elections.
- **Soft in South Jakarta.** Softness, however, was seen at CORE Cipete, a small-scale 199-unit high-rise at Cipete in South Jakarta by JRPT, which the company offered via soft launch in mid-April. The project would be closely-linked to the Cipete MRT station with direct access via footbridge into the station and has been marketed as a transit-oriented development. Despite the appeal, take up has been slow, however—we estimate just 31 units have been booked thus far, below the company's conservative target of 40 by end-April.
- **Slow 2Q expected.** We expect slow presales performance over the rest of 2Q19, in line with expectations at the start of the year, as developers had anticipated for a 2H-heavy 2019 and hence have pushed product launches to the back end of the year. The period of political tension has been followed by one of religious festivities, and hence slow business activities and postponed launches. Additional macro uncertainties arising from the global could further dampen sentiment in the near term.

Presales IDRbn	1Q18	2Q18	3Q18	4Q18	1Q19	4M19*	2019 Company	2019 Mansek	Bulk sales
CTRA	1,614	2,273	1,260	1,216	1,114	1,700-1,800	6,023	5,931	-
BSDE	2,123	1,652	1,613	831	1,557	1,800-,1850	6,200	5,499	287
PWON	605	482	613	503	353	430	2,200	2,024	-
SMRA	459	692	1,072	1,175	1,137	1,540	4,000	3,508	-
ASRI	1,558	1,503	565	666	880	1,000	5,000	3,505	34
JRPT	490	437	474	543	533	600-650	2,041	1,750	-
Total	6,849	7,039	5,597	4,933	5,575	4,490			

Source: Company, Mandiri Sekuritas estimates

*Mandiri Sekuritas estimates except for SMRA

CORPORATE

Alfamart: Pubex Takeaways (AMRT; Rp920)

- **Development of fee based income and 1Q19 performance.** AMRT recorded 38% YoY growth in fee-based income which accounted c.15% of sales in 1Q19. Fintech transaction (Go-Pay) contribution to total number of transaction is very low, around 1-2%. However, it is important to note that there is significantly high traffic for other services related to those digital transaction platform (e.g. top-up e-money). 1Q19 sales growth mostly came from to the increase in basket size not in foot traffic, with supporting SSSG of 9% in 1Q19. Income from operations growth partly due to fee-based income contribution. Currently, as we are approaching festive season, sales have grown around 13-17% compare to normal months.
- **Future strategies.** Alfamart and Alfamidi allocated Rp2.2trn and Rp500-600bn capex for this year respectively. The source for Alfamart capex will be from internal cash, and it will be used for expansion (opening new stores) and pay fees to extend store rentals that is due in 2019. AMRT will focus on the developing their digital platform in order to integrate their database to synergize with online marketplace. In addition, they also plan to develop an app called AlfaGift, which allows subscribers to save their data (e.g. past items they've purchased), get e-receipts (instead of printing out a physical receipt like usual) and receive the latest promotions they have to offer.

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Mitra Adiperkasa: MAPI Pubex (MAPI; Rp895; Buy; TP: Rp1,100)

- **MAPI held a Public Expose on May 16, 2019**, where the Management elaborated on key historical challenges and upcoming strategies in 2019. Below are the takeaway points:
- **1Q19 SSSG normalized to 1.9% because of:**
 - Zara Hanoi's hype during the opening last year normalized in 1Q19, creating double digit negative SSSG. Current sales/store run-rate is the more sustainable performance.
 - Sephora in Indonesia faced problems of logistics and imports, both of which caused negative SSSG. Problems have been sorted out and MAPI is aggressive in opening up more stores.
 - Payless booked double digit negative SSSG, due to product procurement issue from Payless Global.
 - Without these disturbances, SSSG would have been touching mid-single digit in 1Q19.
- **Vietnam** - After opening up other Inditex brands in Vietnam (i.e. Massimo Dutti, Stradivarius, and Pull & Bear), MAPI will open Planet Sports in 2019.
- **Thailand** - MAPI will create 200 shop-in-shops in 37 big cities in Thailand, carrying brands such as Steve Madden, Airwalk, Adidas, and Hasbro Gaming.

- **Indonesia** - MAPI has acquired many new brands: Clarks, Lego, Calvin Klein Jeans, Tommy Hilfiger, also reigniting local Badminton Brand, Astec. Aside from fashion, MAPI has acquired the license to distribute Apple products, although details on the executions were not shared.
- **Key 2019 strategies**
 - Focusing on the foot traffic of key brands: Sogo, Zara, Sephora, Starbucks, Sports Station, Skechers, and Kidz Station.
 - Will expand more cosmetic stores following the sort-outs of import and logistics issue, in-line with the rising trend of cosmetic lifestyle.
 - Expanding Active division.
 - Restructuring Department Stores, Supermarket, and Cosmetics, where the Management invites potentially interested strategic partners.
 - Pushing the e-commerce side of each brand, where MAPI is now allowed to sell its inventory through the websites of Zara, Mango, Tumi, Reebok, and Crocs.
- **MAPI will open 250 stores this year**, with export contributing 2% to 2019 targeted revenue. Management targets both revenue and EPS growth of 15% YoY.
- **MAPI pays dividend of Rp165.4bn, or Rp10/share**. This implies 1.1% yield using yesterday's price.

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Semen Indonesia: 1Q19 Earnings Call Takeaways (SMGR; Rp10,550; Buy; TP: Rp16,100)

- We attended SMGR's 1Q19 earnings call; discussions focused on plans to refinance SMGR's USD927mn outstanding loans, explanation on SMGR's high tax rate in 1Q19 and how to mitigate the problem going forward, deleveraging target, along with margins and volume growth outlook. Maintain BUY with TP of Rp16,100.
- **Plans to refinance and re-profile USD927mn of outstanding loans.** SMGR plans to refinance and re-profile USD927mn (equivalent to Rp13tn) of its outstanding loans, which were used to acquire Lafarge Holcim, through bond issuance amounting to Rp5tn and by raising IDR syndicate loans totaling to Rp11tn. The bonds targeted to be issued before Eid al-Fitr holidays will be divided into two series; series A will have a tenor of 5 years and coupon rate of 9.0%, while series B will have a tenor of 7 years and coupon rate of 9.10%. We note the bond issuance will be used to refinance the first USD 355mn of outstanding loans, wherein the POS (principal only swap) will be due on 1 July 2019. Meanwhile, the remaining portion will be re-financed through IDR syndicate loans with a targeted interest rate of 9%. Through refinancing and re-profiling outstanding loans, SMGR's management aims to bring down interest cost by 1% to 9% on average. We note the interest on the USD927mn of loans outstanding totals to ~10.5%, which consists of LIBOR + 1.65% + 6% hedging cost. SMGR's management notes that no penalty will be charged for early repayment of the current outstanding loans, as it is a form of bridging loan used for LBO.
- **Explanation for higher tax rate in 1Q19.** SMGR did not receive tax shields on a portion of its interest expense due to the structure used to acquire Lafarge Holcim—whereby SMGR acquired Lafarge Holcim (now named Solusi Bangun Indonesia) through its subsidiary, Semen Indonesia Industri Bangunan (SIIB), which does not have any business operations. SIIB's capital structure consisted of 70% debt in the form of shareholder loans from SMGR and 30% equity. As income from SBI to SIIB is treated as dividend income, SIIB is not entitled to receive tax benefits on interest expense from SMGR's shareholder loans—this inflated 1Q19's consolidated tax rate. Going forward, SMGR will mitigate this problem by swapping SIIB's 70% debt with equity, hence loans will only exist on the holding company level and tax rates should return to its normal level at 20-25%. SMGR's management notes they purposely structured the acquisition through SIIB, the mid holding company, in order to welcome strategic investors into the deal.

- **Focusing on de-leveraging over the medium term.** SMGR aims to bring down its debt to EBITDA ratio to 1.5-1.7x by 2023. Meanwhile, debt to EBITDA level is expected to gradually decline to 2.9-3.0x in 2020F and to 2.3-2.6x in 2021-22F. Based on our calculations, we expect debt to EBITDA to be around 3.8x in 2019F.
- **Target on margins and outlook on sales volume.** SMGR targets EBITDA margins to remain around 22% over the next 2-3 years, while gross margins are expected to be around 26-27%. Meanwhile, SMGR notes the company has increased cement prices in selective areas by 3-4% since Jan-19. In terms of national sales volume, SMGR expects 2019 volume growth will be around 3% in 2019F and should improve to 5-6% in 2020F.
- **Maintain BUY with TP of Rp16,100.** The stock is trading at 28.2x 2019F P/E.

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MARKET

Market Recap May 16th 2019; JCI 5,895.74 points -85.15 pts (-1.42%); Valued \$437mn; Mkt Cap \$462bn; USD/IDR 14,445

- TOP TURNOVER: BBRI BBKA TLKM ASII BMRI UNVR BBNI UNTR BRPT SMGR BTPS PTBA GGRM HMSP (40%)
- ADVANCING SECTOR: NONE
- DECLINING SECTOR: telco-3.5%; auto-2.9%; cement-2.7%; property-2.1%; construction & financial-1.5%; mining-1.4%; plantation & consumer-1%
- What a roller coaster day for Indo equity. The JCI moved in wide range from 5895 (-1.5%) to 6007 (+0.4%) in swift movements. The JCI started to rebound when the Central Bank leaves the 7-RRR unchanged at 6% while giving assurance to the market that it remains cautious on global challenges. The IDR, however, has different fate. It started from steady at 14450 level then weaken to 14475 level after the rate announcement. Earlier in the day, Indo construction stocks rose after the govt says it is drafting ambitious plans in building projects around \$412BN; but then with intensified selling, they finally closed lower: WIKA-4.2% WSKT-2.3% PTPP-1.2% ADHI-3.1% WSBP-3.2% WTON-3.7%. The main gauge again closed at low of the day of 5895 level, or -1.4%, in average turnover of \$437MN (excluding \$6.8MN MNCN; \$6.1MN BCAP crossing). Foreign participants at 35% and came up better seller for 26%. Losers beat gainers by 7 to 2.
- Other Asian shares steadied on news that US President Donald Trump is planning to delay tariffs on auto imports, providing much needed relief to markets hit by a flare-up in trade tensions and on weak US and Chinese economic data. MSCI's broadest index of Asia-Pacific shares outside Japan was flat, with both Australia and South Korea little changed. The 10-year US Treasuries yield eased to 2.376%, near its 15-month low of 2.340% touched on March 28th. The two-year notes yield hit a 15-month low of 2.139% on Wed and last stood at 2.155%. Fed funds rate futures are fully pricing in a rate cut by the end of this year and more than a 50% chance of a move by Sept. Oil prices edged up on the prospect of mounting tensions in the Middle East hitting global supplies despite an unexpected build in US crude inventories. Brent crude rose 0.7% to \$72.25 a barrel, while US WTI crude fetched \$62.45 a barrel, up 0.7%.

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FROM THE PRESS**Government to delete duty free regulation in Free Trade Zone (FTZ) area**

Heru Pambudi, Directorate General of Customs and Taxes, stated that the deletion is based on the recommendation from Corruption Eradication Commission (KPK) and government's review. There are two reasoning behind the deletion. First, from legal framework perspective, the principle for excise regulation is to control consumption of the taxable items i.e. cigarettes and alcohol, not to increase it. Second, operational analysis suggests that there is an over quota for the taxable items in FTZ area. The impact for over quota would be the flow of taxable goods from FTZ area (especially Batam) to non-FTZ areas (Sumatra). (detik.com)

Comment: *The annual cigarette production volume quota for Batam is roughly equal to around 1% of the national cigarette production volume, though there are possibilities that the volume may exceed the predetermined quota with the products spilling over outside the Free Trade Zone (FTZ) area. As such, Batam should have sizeable contribution to the total illicit cigarette market shares of around 7-8%. We think the decision to impose excise within this FTZ area may have some overall volume impact through excise-driven price increase, but not as much as the official quota should represent just a mere 1% share. We nonetheless think that the impact shall be a net positive to the tier-1 players (ie. Gudang Garam, HM Sampoerna) given the more equal playing field. Recall that industry volume growth fell 1% YoY in 1Q19; hence, removing the ~7-8% illicit cigarette market shares should still be a net positive.*

Cement sales is projected to increase

VP of corporate secretary of Semen Baturaja (SMBR), Basthony Santri states that SMBR recorded 2.2mn ton cement sales last year, up +24%yoy. He expects cement sales to increase this year, supported by new market expansion to South Sumatra, in particular to Bangka Belitung that has started since Nov-17, with a market share of 5% in the region. Also, the company reported a 47%yoy increase in cement sales in Jambi. Moreover, the company will distribute Rp18.97bn dividends, equivalent to 25% dividend payout ratio. (Bisnis Indonesia)

Dividend payment of Himbara is expected to decline

As stated from Bisnis Indonesia, Himbara dividend payment is estimated to decline to Rp23.72tn vs. Rp27.69tn distributed last year, with an assumption that BTN (BBTN) will distribute the same dividend payout ratio as last year's. Bank Mandiri (BMRI) on its latest AGM concludes to distribute Rp11.3tn/Rp241 per share dividend, with a dividend payout ratio of 45%, the same as last year's. Meanwhile, CFO of BBTN, Iman Nugroho Soeko states that the management will propose the same dividend payout ratio as last year's at 20%. The bank will decide the payout ratio on Friday on its AGM. (Bisnis Indonesia)

Surya Citra Media (SCMA) will distribute Rp31/share of dividend

Surya Citra Media (SCMA), through the AGM, has announced its final dividend at Rp31/share. Therefore, the total dividend for 2018 is Rp51/share, or translated to 50% of dividend payout ratio. The rest of fund will be used for expansion plan. (Liputan 6)

Indices and Fund Flows				Currencies and Bonds				Major Commodities			
Indices	Last	Chg (%)	YTD Chg (%)	Currency	Last	Chg (%)	YTD Chg (%)		Last	Chg (%)	YTD Chg (%)
JCI	5,895.7	-1.4	-4.8	Rp/US\$	14,471	+0.21	-0.4	Oil spot (US\$/bl)	62.87	+1.4	+38.4
Dow Jones	25,862.7	+0.8	+10.9	US\$/EUR	1.117	-0.24	+2.6	Nickel spot (US\$/mt)	12,196	+0.3	+15.0
Nikkei	21,063.0	-0.6	+5.2	YEN/US\$	109.85	+0.23	-0.1	Gold spot (US\$/oz)	1,287	-0.8	+0.3
Hang Seng	28,275.1	+0.0	+9.4	SGD/US\$	1.373	+0.31	-0.7	Tin 3-month (US\$/mt)	19,475	-1.9	+0.0
STI	3,230.3	+0.4	+5.3					CPO futures (Ringgit/ton)	2,096	+2.5	-1.2
Ishares indo	22.8	-1.9	-8.1					Coal (US\$/ton)	84.2	-0.4	-17.5
								Rubber forward (US\$/kg)	178.8	+2.4	+20.4
Foreign Fund Flows (US\$mn)	Last	Chg	YTD Chg	Gov. Bond Yield	Last	Chg (bps)	YTD Chg (bps)	Soybean oil (US\$/100gallons)	27.72	+1.8	+0.6
Equity Flow		-47.6	+4,095	5Yr	7.51	-2	-40	Baltic Dry Index	1,032.0	-1.0	-18.8
Bonds Flow		-270.1	+4,150	10Yr	8.00	-3	-2				

Equity Valuation

Code	Rating	Price	Price	% of	Mkt Cap	Net Profit		PER (x)		P/BV (x)		EV/EBITDA (x)		EPS Growth		Div.Yield	
		(Rp)	Target			PT	(Rp Bn)	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020
MANSEK universe		5,896	6,800	15.3	4,265,908	266,604	288,154	16.0	14.8	2.3	2.2	12.7	12.1	9.5%	8.1%	2.7%	2.9%
Financials					1,479,009	105,062	116,743	14.1	12.7	2.1	1.9	0.0	0.0	13.7%	11.1%	2.4%	2.7%
BBCA	Neutral	26,400	26,500	0.4	650,892	29,483	32,062	22.1	20.3	3.8	3.4	N.A.	N.A.	14.0%	8.7%	1.3%	1.4%
BBNI	Neutral	8,175	9,000	10.1	152,453	16,642	18,879	9.2	8.1	1.3	1.2	N.A.	N.A.	10.8%	13.4%	3.9%	4.9%
BBRI	Buy	3,860	5,000	29.5	475,932	36,551	41,656	13.0	11.4	2.3	2.2	N.A.	N.A.	13.0%	14.0%	3.4%	3.8%
BBTN	Buy	2,250	3,000	33.3	23,828	3,225	4,038	7.4	5.9	0.9	0.8	N.A.	N.A.	14.9%	25.2%	2.4%	2.4%
BDMN	Neutral	4,880	9,000	84.4	46,773	5,804	4,758	8.1	9.8	1.0	1.0	N.A.	N.A.	43.3%	-18.0%	2.6%	2.6%
BJBR	Neutral	1,580	1,770	12.0	15,889	1,444	1,838	11.0	8.6	1.3	1.3	N.A.	N.A.	-8.8%	27.4%	5.6%	5.0%
BJTM	Neutral	605	630	4.1	9,025	1,145	1,221	7.9	7.4	1.0	1.0	N.A.	N.A.	-9.2%	6.7%	7.7%	7.0%
BNGA	Neutral	1,005	1,350	34.3	25,257	3,946	4,261	6.4	5.9	0.6	0.6	N.A.	N.A.	13.3%	8.0%	2.8%	3.1%
BNLI	Neutral	805	465	(42.2)	22,574	1,081	1,409	20.9	16.0	1.0	0.9	N.A.	N.A.	69.0%	30.3%	0.0%	0.0%
PNBN	Buy	1,150	1,550	34.8	27,701	2,990	3,318	9.3	8.3	0.7	0.7	N.A.	N.A.	-3.0%	11.0%	0.0%	0.0%
BTPS	Buy	2,490	3,150	26.5	19,182	1,307	1,648	14.7	11.6	3.6	2.9	N.A.	N.A.	35.4%	26.1%	0.0%	1.4%
BFIN	Buy	635	1,000	57.5	9,502	1,445	1,655	6.6	5.7	1.5	1.3	N.A.	N.A.	7.3%	14.5%	7.8%	8.4%
Construction & materials					238,210	15,406	17,802	15.5	13.4	1.7	1.5	9.4	9.1	-4.0%	15.6%	1.6%	2.0%
INTP	Buy	18,675	23,500	25.8	68,747	1,868	2,478	36.8	27.7	2.8	2.6	19.2	15.2	65.5%	32.7%	0.6%	1.0%
SMGR	Buy	10,700	16,100	50.5	63,467	2,253	3,708	28.2	17.1	2.0	1.8	11.0	9.0	-26.8%	64.6%	1.3%	1.9%
ADHI	Buy	1,400	2,035	45.4	4,985	800	741	6.2	6.7	0.7	0.6	4.3	3.8	19.6%	-7.3%	2.7%	3.2%
PTPP	Buy	1,725	3,085	78.8	10,695	1,733	2,126	6.2	5.0	0.8	0.7	3.8	3.4	17.5%	22.7%	4.1%	4.9%
WIKA	Buy	1,850	2,455	32.7	16,576	1,873	1,999	8.9	8.3	1.1	1.0	5.8	5.8	19.6%	6.7%	2.3%	2.4%
WSKT	Buy	1,720	2,280	32.6	23,015	3,504	3,051	6.6	7.5	1.1	1.0	9.2	10.0	-24.8%	-12.9%	3.0%	2.7%
WTON	Buy	472	700	48.3	4,114	525	608	7.8	6.8	1.2	1.0	4.4	3.8	8.0%	15.7%	3.5%	3.8%
WSBP	Buy	364	480	31.9	9,595	1,268	1,409	7.6	6.8	1.1	1.1	4.7	4.1	15.1%	11.1%	5.7%	6.6%
JSMR	Buy	5,100	5,600	9.8	37,015	1,583	1,683	23.4	22.0	2.1	2.0	13.2	14.7	-15.9%	6.3%	1.0%	0.9%
Consumer staples					1,160,794	46,130	50,049	25.2	23.2	6.3	5.8	16.0	14.8	7.6%	8.5%	2.7%	2.8%
ICBP	Buy	9,500	10,550	11.1	110,788	4,512	4,613	24.6	24.0	4.6	4.2	15.7	15.4	5.9%	2.2%	1.9%	2.0%
INDF	Buy	6,100	9,950	63.1	53,558	4,005	3,958	13.4	13.5	1.5	1.5	6.9	6.8	4.2%	-1.2%	3.6%	3.7%
MYOR	Neutral	2,590	2,550	(1.5)	57,910	1,882	2,061	30.8	28.1	6.0	5.3	15.8	14.3	13.9%	9.5%	1.0%	1.1%
UNVR	Neutral	41,800	43,100	3.1	318,934	7,560	8,123	42.2	39.3	52.9	48.4	29.2	27.1	-17.0%	7.4%	2.9%	2.4%
GGRM	Buy	80,550	99,000	22.9	154,985	9,462	10,433	16.4	14.9	3.0	2.6	10.7	9.7	21.4%	10.3%	1.9%	1.9%
HMSP	Buy	3,350	4,000	19.4	389,666	15,337	17,177	25.4	22.7	10.4	9.9	18.7	16.7	16.9%	12.0%	3.3%	3.9%
KLBF	Neutral	1,295	1,700	31.3	60,703	2,631	2,856	23.1	21.3	3.7	3.4	14.4	13.2	7.5%	8.6%	1.9%	2.1%
SIDO	Buy	950	1,050	10.5	14,250	739	827	19.3	17.2	4.3	3.8	13.9	12.3	11.4%	11.9%	4.1%	4.6%
Healthcare					48,275	851	987	56.7	48.9	3.9	3.6	17.3	14.8	7.7%	16.0%	0.2%	0.2%
MIKA	Buy	2,100	2,300	9.5	30,557	643	713	47.5	42.8	7.6	6.0	29.3	26.6	4.8%	10.9%	0.0%	0.0%
SIL0	Buy	4,500	4,300	(4.4)	7,313	39	46	187.4	158.9	1.1	1.1	6.8	5.9	41.1%	18.0%	0.0%	0.0%
HEAL	Buy	3,500	4,500	28.6	10,406	169	228	61.6	45.6	5.6	5.1	16.0	12.8	13.6%	35.1%	0.7%	0.8%
Consumer discretionary					380,141	31,826	32,463	11.9	11.7	2.0	1.9	8.8	8.8	12.8%	2.0%	3.6%	4.0%
ACES	Buy	1,640	1,700	3.7	28,126	1,113	1,232	25.3	22.8	5.7	4.9	19.3	17.4	14.8%	10.6%	1.4%	1.6%
LPPF	Buy	3,630	7,500	106.6	10,592	2,092	2,278	5.1	4.7	3.0	2.5	2.4	2.0	48.9%	8.9%	9.3%	13.8%
MAPI	Buy	895	1,100	22.9	14,857	815	815	18.2	18.2	2.9	2.6	7.5	7.4	13.4%	0.0%	0.7%	0.8%
MPPA	Sell	167	250	49.7	898	-335	-462	-2.7	-1.9	0.5	0.7	15.1	38.9	-20.3%	-37.9%	-9.3%	11.2%
RALS	Buy	1,780	1,700	(4.5)	12,631	558	626	22.6	20.2	3.1	2.9	15.2	13.8	9.2%	12.2%	2.4%	2.7%
ASII	Buy	6,775	8,650	27.7	274,276	23,941	24,095	11.5	11.4	1.8	1.7	9.1	9.4	10.5%	0.6%	3.6%	3.9%
SCMA	Buy	1,510	2,200	45.7	22,078	1,628	1,773	13.6	12.5	4.9	4.5	9.5	8.8	8.5%	8.9%	5.9%	6.4%
MNCN	Buy	890	1,250	40.4	11,412	1,586	1,610	7.2	7.1	1.1	1.0	4.6	4.4	15.3%	1.5%	5.6%	5.6%
MSIN	Buy	322	570	77.0	1,675	229	257	7.3	6.5	1.2	1.1	3.9	3.3	27.2%	12.1%	6.8%	7.7%
PZZA	Buy	1,190	1,400	17.6	3,596	199	239	18.1	15.1	2.7	2.4	8.6	7.5	24.2%	20.0%	0.0%	0.0%
Commodities					280,390	32,413	32,039	8.5	8.7	1.1	1.0	3.9	3.7	-0.9%	-1.3%	4.7%	4.6%
AALI	Buy	10,100	14,200	40.6	19,439	1,817	1,968	10.7	9.9	1.0	0.9	4.1	3.4	16.6%	8.3%	3.2%	3.7%
LSIP	Buy	1,090	1,450	33.0	7,437	650	665	11.4	11.2	0.8	0.8	3.9	3.6	11.4%	2.3%	3.2%	3.5%
SSMS	Neutral	995	1,300	30.7	9,477	1,158	1,263	8.2	7.5	1.7	1.5	5.1	4.4	27.0%	9.1%	2.9%	3.7%
BWPT	Neutral	138	195	41.3	4,350	-67	-189	-64.5	-23.0	0.7	0.8	7.4	6.5	70.0%	-180.3%	0.0%	0.0%
UNTR	Buy	24,850	35,000	40.8	92,694	11,287	10,698	8.2	8.7	1.5	1.3	4.0	4.1	1.4%	-5.2%	3.7%	3.5%
ADRO*	Neutral	1,160	1,540	32.8	37,104	395	370	6.5	6.9	0.7	0.6	3.2	2.9	-5.4%	-6.5%	6.2%	5.4%

Code	Rating	Price	Price	% of	Mkt Cap (Rp Bn)	Net Profit		PER (x)		P/BV (x)		EV/EBITDA (x)		EPS Growth		Div.Yield	
		(Rp)	Target	PT		2019	2020	2019	2020	2019	2020	2019	2020	2019	2020	2019	2020
HRUM*	Neutral	1,315	1,500	14.1	3,377	24	20	9.5	11.5	0.8	0.7	0.4	0.1	-23.1%	-17.7%	5.8%	4.8%
INDY*	Neutral	1,170	1,700	45.3	6,096	69	63	6.1	6.6	0.4	0.4	2.0	1.7	-13.7%	-8.5%	4.1%	3.8%
ITMG*	Buy	17,000	33,400	96.5	18,641	226	224	5.7	5.7	1.3	1.3	2.3	2.2	-12.5%	-1.0%	15.0%	14.9%
PTBA	Neutral	2,810	4,000	42.3	32,378	4,194	3,665	7.1	8.1	1.8	1.7	5.4	5.4	-16.5%	-12.6%	6.5%	5.7%
ANTM	Buy	685	1,100	60.6	16,461	924	1,006	17.8	16.4	0.8	0.8	9.1	8.5	5.7%	8.9%	2.0%	2.1%
INCO*	Buy	2,550	4,000	56.9	25,338	54	111	32.4	15.7	0.9	0.9	6.5	4.6	-11.0%	106.7%	0.9%	1.9%
TINS	Buy	1,020	2,200	115.7	7,597	1,262	1,492	6.0	5.1	1.0	0.9	3.7	3.2	137.4%	18.3%	5.8%	6.9%
Property & Industrial Estate					112,541	8,720	9,656	12.9	11.7	1.2	1.1	10.0	9.6	3.8%	10.7%	1.1%	1.0%
ASRI	Sell	310	280	(9.7)	6,091	997	1,578	6.1	3.9	0.6	0.5	7.1	5.5	5.8%	58.3%	0.6%	0.6%
BSDE	Neutral	1,185	1,450	22.4	22,807	1,972	2,043	11.6	11.2	0.8	0.7	10.5	10.9	10.0%	3.6%	0.0%	0.0%
CTRA	Buy	925	1,450	56.8	17,168	981	1,039	17.5	16.5	1.1	1.1	11.3	11.0	-14.0%	5.9%	1.1%	0.9%
JRPT	Buy	575	980	70.4	7,906	1,005	919	7.9	8.6	1.1	1.0	6.9	7.4	5.7%	-8.6%	3.5%	2.5%
PWON	Neutral	635	680	7.1	30,581	2,399	2,426	12.7	12.6	2.1	1.8	9.4	9.5	4.8%	1.2%	0.9%	0.9%
SMRA	Buy	995	1,200	20.6	14,355	313	486	45.9	29.5	2.1	1.9	13.7	11.8	-1.8%	55.3%	0.5%	0.5%
DMAS	Buy	234	250	6.8	11,278	631	650	17.9	17.4	1.5	1.4	16.8	16.3	12.0%	3.0%	2.8%	2.9%
BEST	Buy	244	320	31.1	2,354	422	516	5.6	4.6	0.5	0.5	6.1	5.4	3.9%	22.3%	3.6%	4.4%
Telco					454,251	20,644	22,516	22.0	20.2	3.1	3.0	6.3	6.0	19.3%	9.1%	3.7%	3.9%
EXCL	Buy	2,560	3,100	21.1	27,361	25	335	1,095.6	81.7	1.5	1.5	5.4	5.0	N/M	1240.2%	0.0%	0.0%
TLKM	Neutral	3,600	3,800	5.6	356,624	18,948	19,871	18.8	17.9	3.5	3.3	6.4	6.1	3.5%	4.9%	4.0%	4.2%
ISAT	Neutral	1,710	2,800	63.7	9,292	-2,810	-2,598	-3.3	-3.6	1.1	1.5	4.7	4.3	-37.5%	7.6%	0.0%	0.0%
LINK	Buy	4,050	6,200	53.1	11,970	1,209	1,328	9.9	9.0	2.2	2.0	4.7	4.2	9.7%	9.9%	5.0%	5.5%
TBIG	Buy	3,050	5,700	86.9	13,549	908	1,113	14.9	12.2	4.0	3.6	9.1	8.6	1.8%	22.5%	5.5%	5.5%
TOWR	Buy	695	950	36.7	35,455	2,364	2,467	15.0	14.4	3.8	3.3	8.2	7.8	0.7%	4.4%	3.4%	3.4%
Chemical					52,609	1,988	1,955	26.5	26.9	2.7	2.5	7.8	7.6	25.1%	-1.7%	0.0%	0.0%
AGII	Buy	540	700	29.6	1,656	105	136	15.8	12.2	0.5	0.5	6.4	5.9	5.0%	29.5%	0.0%	0.0%
BRPT*	Neutral	3,650	2,640	(27.7)	50,953	129	125	27.1	28.0	3.1	2.8	7.9	7.7	25.4%	-3.4%	0.0%	0.0%
Airlines					5,873	436	549	13.5	10.7	1.1	1.0	7.7	6.5	-1.1%	26.1%	0.0%	0.0%
GMFI*	Neutral	208	275	32.1	5,873	30	38	13.5	10.7	1.1	1.0	7.7	6.5	-2.0%	26.1%	0.0%	0.0%
Oil and Gas					46,059	2,618	2,797	17.6	16.5	0.9	0.9	5.6	5.3	14.7%	6.8%	2.0%	2.3%
PGAS*	Buy	1,900	3,150	65.8	46,059	180	192	17.6	16.5	0.9	0.9	5.6	5.3	13.7%	6.8%	2.0%	2.3%
Transportation					7,757	510	599	15.2	13.0	1.4	1.3	6.5	5.8	11.6%	17.3%	1.8%	2.2%
BIRD	Buy	3,100	4,400	41.9	7,757	510	599	15.2	13.0	1.4	1.3	6.5	5.8	11.6%	17.3%	1.8%	2.2%

Note:

- *) net profit in USD mn
- U/R means Under Review
- n/a means Not Available
- N/M means Not Meaningful
- N.A means Not Applicable

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INVESTMENT RATINGS: Indicators of expected total return (price appreciation plus dividend yield) within the 12-month period from the date of the last published report, are: Buy (15% or higher), Neutral (-15% to 15%) and Sell (-15% or lower).

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