

Monday, January 23, 2017

FROM EQUITY RESEARCH

Waskita Karya (WSKT IJ) : The road to faster growth (WSKT IJ. Rp2,620. BUY. TP Rp3,700)

Investment in toll road projects has become WSKT's key growth driver. In this regard, WSKT currently owns toll road concessions covering 750km, second only to JSMR which has toll road concessions of 1,261km. WSKT also plans to develop its property business having injected Rp450bn of additional equity into Waskita Realty. BUY maintained with a TP of Rp3,700.

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MARKET NEWS

Sector

- Banking: Government sets KUR ceiling at Rp110tn
- Banking: OJK asks lenders to establish digital branches
- Consumer: the food business is expected to grow by 8.5% yoy in 2017

Corporate

- Ciputra: to launch two flagship projects in Gowa
- HK Realtindo: awaiting approval from the Ministry of SOE to conduct an IPO
- WSKT: strengthening its energy business

	KEY INDEX	ζ.		
	Close	Chg	Ytd	Vo
	01036	(%)	(%)	(US\$ m)
Asean - 5				
Indonesia	5,254	(0.8)	(0.8)	315
Thailand	1,563	0.5	1.3	1,585
Philippines	7,233	(0.2)	5.7	111
Malaysia	1,665	(0.1)	1.4	389
Singapore	3,011	0.1	4.5	631
Regional				
China	3,123	0.7	0.6	24,040
Hong Kong	22,886	(0.7)	4.0	7,258
Japan	19,138	0.3	0.1	11,291
Korea	2,068	0.1	2.1	3,543
Taiwan	9,331	0.1	0.8	2,130
India	27,035	(1.0)	1.5	378
NASDAQ	5,555	0.3	3.2	73,295
Dow Jones	19,827	0.5	0.3	12,650

CURRENCY AND INTEREST RATE

		Rate	w-w	m-m	ytd							
		Nate	(%)	(%)	(%)							
Rupiah	Rp/1US\$	13,410	(0.5)	0.2	0.5							
SBI rate	%	5.90	-	-	(1.3)							
10y Gov	Indo bond	7.57	(0.0)	(0.3)	(0.4)							
	HARD COMMODITY											

	Unit	Price	d-d	m-m	ytd								
	Unit	Flice	(%)	(%)	(%)								
Coal	US\$/ton	84	0.4	(3.7)	(5.2)								
Gold	US\$/toz	1,215	0.3	7.1	5.4								
Nickel	US\$/mt.ton	9,649	(2.3)	(11.2)	(3.2)								
Tin	US\$/mt.ton	20,193	(2.6)	(4.0)	(4.8)								
	SOFT COMMODITY												

	11-24	Price	d-d	m-m	ytd
	Unit US\$/mt.ton US\$/barrel US\$/barrel MYR/mt.ton USd/kg US\$/tonne US\$/60kgbag US\$/MT	Price	(%)	(%)	(%)
Cocoa	US\$/mt.ton	2,182	(2.4)	(5.6)	1.6
Corn	US\$/mt.ton	137	1.2	7.9	6.3
Oil (WTI)	US\$/barrel	53	0.2	0.6	(0.7)
Oil (Brent)	US\$/barrel	56	0.2	0.8	(2.1)
Palm oil	MYR/mt.ton	3,301	0.3	1.0	3.2
Rubber	USd/kg	208	(4.2)	7.0	7.3
Pulp	US\$/tonne	809	N/A	0.0	0.0
Coffee	US\$/60kgbag	155	(1.4)	3.2	2.7
Sugar	US\$/MT	530	(0.1)	7.7	1.2
Wheat	US\$/ton	117	1.1	6.2	5.0

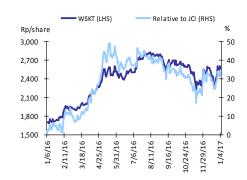


BUY Maintained

Last price		I	Rp 2,620
Target Price			Rp3,700
Upside/Downside			+41.2%
Previous Target Pric	е		Rp3,700
Stock Statistics			
Sector		Cons	struction
Bloomberg Ticker			WSKT IJ
No of Shrs (mn)			13,572
Mkt. Cap (Rpbn/USI	Omn)	35,55	58/2,651
Avg. daily T/O (Rpbr	ı/USDmn)		52.5/3.9
Major shareholders			
Government			66.0%
Public			34.0%
Estimated free float	(%)		32.2
Net Profit Consensu	IS		
	2016F	2017F	2018F
Danareksa	1,688	2,344	3,501
Consensus	1,528	2,136	2,265

WSKT relative to JCI Index

Danareksa/Cons



10.4%

9.7%

54.5%

Source : Bloomberg

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Waskita Karya (wskt IJ)

The road to faster growth

Investment in toll road projects has become WSKT's key growth driver. In this regard, WSKT currently owns toll road concessions covering 750km, second only to JSMR which has toll road concessions of 1,261km. WSKT also plans to develop its property business having injected Rp450bn of additional equity into Waskita Realty. BUY maintained with a TP of Rp3,700.

Investment in toll road projects has become WSKT's key growth driver. By early Dec 16, WSKT owned 15 toll road projects under its investment business covering a total length of 750km. WSKT's ownership in those projects varies from 25% to 100% directly or indirectly – through its subsidiary Waskita Toll Road (WTR). WSKT's toll road concessions are second only to JSMR which has toll road concessions of 1,261km.

Eyeing the Cibitung – Cilincing toll road. WSKT is eyeing a stake in the Cibitung – Cilincing toll road (34.2km). Currently, the toll road concession is owned by a Malaysian investor, MTD CTP Expressway as the majority shareholder (55%), Pelabuhan Indonesia II (Pelindo II, 45%), and a local government company (5%). The toll road is expected to create synergy with one of WSKT's toll roads, the Cimanggis – Cibitung toll road, which is 90% owned by WSKT and 10% owned by the Bakrie Group.

WSKT also plans to develop its property business. WSKT has injected additional capital of Rp450bn into its subsidiary, Waskita Realty. The company was established in 2014 and is 99.9% owned by WSKT. As of Sep 16, Waskita Realty had assets value of Rp1.8tr and booked a net loss of Rp3.7bn. Currently, Waskita Realty owns 10 projects covering a total area of 11.1ha, most of which are in Jakarta, Bali (2.0ha) and Medan (0.7ha).

We target 2017 new contracts of Rp70.0tr, up 14.6%yoy from Rp61.0tr targeted in 2016. Hence, revenues are targeted to reach Rp34.4tr (+42.2%yoy) with net income of Rp2.3tr (+38.9%yoy).

Valuation. Besides providing growth in construction services, business investment has also boosted WSKT's assets. As of Sep 16, WSKT booked total assets of Rp50.3tr, 61% higher than the Rp30.3tr as of Dec 15. Performance has also been supported by the IPO of WSBP in Sep 16 which raised Rp5.2tr in proceeds. We maintain our BUY call on WSKT with a TP of Rp3,700. Our target price implies 21.4x 2017 forward PE.

Key Financials

Year to 31 Dec	2014A	2015A	2016F	2017F	2018F
Revenue, (Rpbn)	10,287	14,153	24,171	34,380	49,555
EBITDA, (Rpbn)	838	1,272	2,194	3,066	4,405
EBITDA Growth, (%)	35.4	51.8	72.4	39.7	43.7
Net profit (Rpbn)	502	1,048	1,688	2,344	3,501
EPS (Rp)	51.9	90.2	124.4	172.7	258.0
EPS growth (%)	35.9	73.7	37.9	38.9	49.3
BVPS, (Rp)	294.4	821.9	812.4	960.2	1,183.6
DPS, (Rp)	8.1	7.4	15.4	24.9	34.5
PER (x)	50.5	29.0	21.1	15.2	10.1
PBV (x)	8.9	3.2	3.2	2.7	2.2
Dividend yield (%)	0.3	0.2	0.6	1.0	1.4
EV/EBITDA (x)	39.6	22.6	13.4	9.8	6.4

Source : WSKT, Danareksa Estimates



MARKET NEWS

SECTOR

Banking: Government sets KUR ceiling at Rp110tn

The Cooperatives and Small and Medium Enterprises Ministry has set this year's ceiling for government-backed micro loans (KUR) at Rp110tn (US\$ 8.22 bn) with a 9% interest rate. Around 81% of KUR will be disbursed to the micro segment, 18% to the retail segment and 1% to migrant workers. (The Jakarta Post)

Banking: OJK asks lenders to establish digital branches

The FSA (OJK) has called for banks to create "digital branches". Agus E. Siregar, FSA Deputy Commissioner for banking supervision explained that a digital branch would enable customers to open a bank account and acquire an ATM card by themselves using their e-KTP as a verification method. There are three forms of digital branches: a digital branch office, a digital cash office, and a digital outlet. (The Jakarta Post)

Consumer: the food business is expected to grow by 8.5% yoy in 2017

The Association of Food and Beverages' Entrepreneurs of Indonesia (GAPPMI) expects the food business to grow by around 8.2-8.5% in 2017, while previously the Ministry of Industry forecast growth of around 7.5-8.8%. This year, commodity price increases are expected to bolster purchasing power in commodity-producing areas, while growth in modern retailers and population growth will also drive sales of foods and beverages. Garuda Food is expecting 15% yoy growth in 2017 revenues and the company will allocate Rp 2tn of capex for capacity expansion. Ultrajaya (ULTJ) also expects 15% yoy revenues growth as the company believes that demand is still strong (Kontan)

CORPORATE

Ciputra: to launch two flagship projects in Gowa

Ciputra Development (CTRA) plans to launch two flagship projects in Gowa early this year. This includes (i) four residential clusters in Golf Mansion with a price ticket of Rp1-2bn, and (ii) a second residential cluster in Lavanya with a price ticket of Rp290mn. (Bisnis Indonesia)

HK Realtindo: awaiting approval from the Ministry of SOE to conduct an IPO

Regarding HK Realtindo's IPO plans, the company is currently waiting for the Ministry of SOE to issue a permit to allow it to conduct the IPO. HK Realtindo plans to divest 35% of its shares to the public, raising proceeds of around Rp1-1.4tn. The company plans to increase its assets from Rp3tn to Rp5-7tn. HK Realtindo has total land bank of 1,200ha in the Greater Jakarta area, Banten, Balikpapan, and Sumatera. This year, HK Realtindo hopes to record 116.6% yoy growth in revenues to Rp1.3tn (from Rp600bn in 2016). Inline with the increase in revenues, net profits are expected to increase to Rp300bn in 2017 from Rp174bn in 2016. This better-expected performance is backed by (i) the expectation of a revival in property demand, (ii) repatriated assets from tax amnesty, (iii) LTV relaxation. This year, HK Realtindo has allocated Rp1tn for capex, of which Rp200bn will be used for land acquisition. (Investor Daily)

WSKT: strengthening its energy business

Waskita Karya (WSKT) has conducted an affiliated transaction by transferring an 85% stake (35,500 shares) in Waskita Sangir Energi (WSE) to another subsidiary, Waskita Karya Energi (WKE), with a value of Rp54.5bn. The transaction represents 0.34% of WSKT's equity of Rp16.2tr as of September 2016; i.e. it is immaterial. Through this transaction, WSKT hopes to strengthen its position in the energy business. WSE is currently developing a 2x5 MW mini-hydro power plant in Sangir. (Kontan)



DANAREKSA VALUATION GUIDE

		B	Price	Mkt Cap	Net prof	it, Rp bn	EPS	(Rp)	Core EPS	(Rp)	EPS Gro	owth	PER	(x)	EV / EBIT	DA (x)	PBV (x)		Net Gearing	ROE	£
	Rating	Price (Rp)	Target	Rp Bn	2016	2017	2016	2017	2016	2017	2016	2017	2016	2017	2016	2017	2016	2017	2016	2016	2017
Danareksa Universe				3,047,428	155,640	180,639	250.1	290.3			7%	16%	19.6	16.9	22.5	19.9	2.8	2.6		15.6	16.0
Auto				323,868	15,508	18,375	311.9	369.5			7%	18%	20.9	17.6	15.2	12.9	2.3	2.1		11.7	12.7
Astra International	HOLD	8,000	8,400	323,868	15,508	18,375	383	454	360	435	7%	18%	20.9	17.6	15.2	12.9	2.3	2.1	27.1	11.7	12.7
Banks				1,045,402	77,027	91,748	755.9	900.4			3%	19%	13.6	11.4			2.0	1.8		16.7	16.8
BCA	HOLD	15,250	16,300	375,989	18,931	20,806	768	844	768	844	5%	10%	19.9	18.1	N/A	N/A	3.6	3.2	N/A	19.6	18.7
BNI	BUY	5,450	6,700	101,635	10,994	14,036	590	753	590	753	21%	28%	9.2	7.2	N/A	N/A	1.1	1.0	N/A	13.3	14.7
BRI	BUY	11,800	14,500	291,096	26,092	31,100	1,058	1,261	1,058	1,261	3%	19%	11.2	9.4	N/A	N/A	2.0	1.7	N/A	20.1	19.8
Bank Tabungan Negara	BUY	1,890	2,300	20,015	2,200	2,572	208	243	208	243	19%	17%	9.1	7.8	N/A	N/A	1.1	0.9	N/A	13.6	12.3
Bank Mandiri	HOLD	11,000	10,950	256,667	18,811	23,234	612	756	612	756	-30%	24%	18.0	14.6	N/A	N/A	1.6	1.5	N/A	13.8	14.3
Cement				123,640	7,993	5,498	411	283			-13%	-31%	15.5	22.5	9.9	11.6	2.2	2.1		14.5	9.5
Indocement	SELL	14,625	13,000	53,838	3,863	2,561	1,049	696	1,042	690	-11%	-34%	13.9	21.0	9.6	10.9	2.1	2.1	net cash	15.8	10.0
Semen Indonesia	SELL	8,625	8,000	51,159	3,885	2,787	655	470	649	463	-14%	-28%	13.2	18.4	7.9	9.7	1.8	1.7	5.7	14.2	9.6
Semen Baturaja	SELL	1,895	390	18,642	245	150	25	15	25	15	-31%	-39%	76.1	124.3	47.0	41.6	5.9	5.7	16.0	8.1	4.7
Cigarettes		00 500	70.400	565,754	18,145	19,608	153	166	0.000	0.505	8%	8%	31.2	28.9	21.1	19.4	7.8	7.2	40.0	25.4	25.9
Gudang Garam	HOLD	62,500	70,400	120,256	6,342	6,860	3,296	3,565	3,296	3,565	-1%	8%	19.0	17.5	11.9	11.0	3.1	2.7	46.6	16.4	16.4
HM Sampoerna	HOLD	3,830	3,850	445,498	11,803	12,749	101	110	101	109	14%	8%	37.7	34.9	28.0	25.5	13.3	13.0	net cash	36.1	37.6
Construction	DUN	0.400	4 000	140,413	6,602	8,166	88	109	100	4.40	36%	24%	21.3	17.2	11.6	9.9	2.9	2.5		15.3	15.5
Wijaya Karya	BUY	2,480	4,300	22,245	758	900	123	146 267	123 211	146 298	21% 31%	19% 34%	20.1 17.9	17.0	11.0	9.0	4.4 4.3	3.9	24.6	16.2	16.7 22.5
Pembangunan Perumahan	BUY	3,580	5,700	22,196	967 703	1,295 986	200 208				31% 52%			13.4	11.0	8.4		3.5	net cash	20.2 12.2	22.5 13.7
Adhi Karya	BUY	2,140	3,500	7,620				292	216	303		40%	10.3	7.3	5.6	4.3	1.2	0.9	net cash		
Waskita Karya	BUY	2,620	3,700	35,563	1,688	2,344	124	173	124	173	61%	39%	21.1	15.2	15.1	10.8	3.2	2.7	20.2	16.4	19.5
Waskita Beton	BUY	580	770	15,289	547	788	21	30	21	30	64%	44%	28.0	19.4	16.5	12.6	2.2	2.0	net cash	13.1	10.7
Wika Beton	BUY	830	1,300	7,234	268	362	31	42	31	42	54%	35%	27.0	20.0	14.6	10.6	2.9	2.6	net cash	11.5	13.9
Jasa Marga	BUY	4,170	5,700	30,265	1,671	1,492	246	219	249	223	14%	-11%	17.0	19.0	10.8	11.9	2.6	2.3	143.1	15.0	12.1
Consumer	DIA	0 500	10.050	412,856	10,616	11,871	512	573	010		16%	12%	38.9	34.8	27.2	24.5	17.3	16.8		45.3	48.9
Indofood CBP	BUY	8,500	10,850	99,126	3,714	4,293	319	368	319	368	24%	16%	26.7	23.1	18.7	16.3	6.0	5.9	net cash	22.5	25.7
Unilever	BUY	40,500	44,500	309,015	6,672	7,316	894	965	894	965	17%	8%	45.3	42.0	32.3	29.8	57.6	54.5	26.9	130.9	132.7
Kino Indonesia	BUY	3,300	4,500	4,714	229	262	160	183	160	183	-32%	14%	20.6	18.0	11.8	10.8	2.4	2.2	3.9	12.3	12.7
Healthcare Kalbe Farma	SELL	1,500	1,400	83,476	2,490 2,210	2,743 2,441	97 47	106 52	47	52	11% 10%	9% 10%	33.5 31.8	30.4 28.8	21.6 20.2	19.2 18.2	6.0 6.0	5.3 5.3		19.0 19.9	18.6 19.4
Kimia Farma	SELL	2,370	1,400	70,313 13,163	2,210	2,441	47 50	52 54	47	52	10%	8%	47.1	28.8 43.6	20.2 32.0	26.7	6.4	5.3 5.7	net cash 33.7	19.9	19.4
Heavy Equipment	SELL	2,370	1,510	82.063	4.481	5.676	1.201	1.522	48	52	12%	27%	18.3	43.6 14.5	32.0 6.6	20.7 5.1	0.4 2.1	5.7 1.9	33.7	14.3	13.8
Heavindo Adiperkasa				82,063	4,481	5,676	1,201	1,522			10%	21%	18.3	14.5	0.0	5.1	2.1	1.9		12.0	14.0
United Tractors	HOLD	22,000	23,500	82,063	4,481	5,676	1,201	1,522	1,231	1,556	16%	27%	18.3	14.5	6.6	5.1	2.1	1.9	net cash	12.0	14.0
Mining	HULD	22,000	23,500	157,009	6,767	9,532	1,201 85	1,522	1,231	1,556	70%	41%	23.2	14.5 16.5	7.6	6.1	1.4	1.9	netcash	6.0	8.2
Adaro Energy	BUY	1,730	1,900	55,336	3,615	4,282	113	134	113	134	76%	18%	15.3	12.9	5.4	4.5	1.4	1.3	14.2	9.1	10.3
Timah	BUY	1,060	1,300	7,895	177	371	24	50	24	50	74%	110%	44.6	21.3	12.3	4.5	1.4	1.3	26.6	3.1	6.4
Vale Indonesia	HOLD	2,300	2,800	22,854	222	480	24	48	24	48	-67%	116%	102.8	47.6	9.3	8.0	1.4	1.0	net cash	0.9	2.0
Aneka Tambang	HOLD	885	2,000	21,267	(307)	(147)	(13)	(6)	(13)	(6)	-79%	-52%	(69.3)	(144.4)	27.7	24.4	1.2	1.2	18.0	(1.7)	(0.8)
Bukit Asam	BUY	11,800	14,500	27,189	1,446	2,498	665	1,149	665	1,149	-29%	73%	17.7	10.3	12.3	7.0	2.7	2.3	net cash	15.2	22.9
Indo Tambangraya Megah	HOLD	15,100	15,800	17,062	1,363	1,661	1,207	1,145	1,207	1,145	-29% 64%	22%	12.5	10.3	4.3	3.7	1.5	1.4	net cash	12.0	14.1
Harum Energy	SELL	2,000	2,000	5,407	249	388	92	1,470	92	144	-196%	56%	21.7	13.9	5.9	3.8	1.5	1.4	net cash	6.6	9.9
Property	JLLL	2,000	2,000	115,498	5,068	6,273	42	52	32	144	-17%	24%	21.7	18.4	13.4	12.3	2.3	1.9	neccasii	10.3	11.3
Alam Sutera	HOLD	400	380	7,860	742	1,262	38	64	47	71	24%	70%	10.6	6.2	11.0	7.6	1.1	1.0	93.4	11.0	16.6
Bumi Serpong Damai	BUY	1,845	2,500	35,510	1,859	2,009	30 97	104	139	146	-13%	8%	10.6	17.7	12.4	12.2	1.7	1.6	93.4 11.5	9.5	9.4
Ciputra Development	BUY	1,845	2,500	24,407	634	2,009	97 41	48	36	41	-13%	8% 16%	32.0	27.5	12.4	12.2	2.8	1.6	43.9	9.5 7.4	9.4 8.2
Pakuw on Jati	BUY	585	700	24,407	1,757	2,019	36	40	30	39	39%	15%	16.0	14.0	11.9	10.8	3.2	2.6	43.9 29.6	21.8	20.6
Summarecon	BUY	1,355	1,600	28,173	75	2,019	30 5	42	34 14	39 19	-91%	27%	259.8	205.4	18.7	10.8	3.2	2.6	29.6	21.8	20.6
Retail	DUT	1,555	1,000	80,925	3,433	3,894	100	114	14	19	17%	13%	233.6	203.4	13.7	12.2	5.6	5.2	52.0	25.2	25.9
Mitra Adi Perkasa	HOLD	5,200	5,000	8,632	3,433 174	267	108	166	107	165	370%	54%	48.1	31.3	10.0	9.1	2.8	2.7	99.8	5.8	23.9 8.6
Ramavana	BUY	1,230	1.350	8,728	396	468	56	66	54	64	18%	18%	21.9	18.5	16.3	14.4	2.8	2.7	net cash	11.6	13.0
Matahari Department Store	SELL	14,875	12,000	43,404	2,080	2,370	707	805	704	803	16%	14%	21.3	18.5	14.6	12.8	21.2	17.8	net cash	131.7	105.6
Matahari Putra Prima	HOLD	1,405	1,600	7,556	2,080	2,370	24	34	29	40	-30%	44%	58.8	40.9	14.0	12.0	2.6	2.4	net cash	4.5	6.2
Ace Hardware	SELL	735	750	12,605	654	604	37	34	38	34	-30%	-5%	19.9	20.9	13.2	14.6	4.3	2.4 3.9	net cash	23.6	19.8
ACC HAILW ALC	JLLL	133	730	12,003	0.04	004	51		50	34	1 /0	-576	13.5	20.5	14.5	14.0	4.5	3.5	net casil	20.0	13.0



COVERAGE PERFORMANCE

LEADERS

Price as on												
	Code	20-Jan-17	19-Jan-17	Chg, %	w-w, %	m-m, %	YTD, %	Rating				
Kino Indonesia	KINO	3,300	3,220	2.5	5.8	43.5	8.9	BUY				
United Tractors	UNTR	22,000	21,775	1.0	0.3	11.8	3.5	HOLD				
Bank Tabungan Negara	BBTN	1,890	1,880	0.5	(0.5)	16.0	8.6	BUY				
Unilever	UNVR	40,500	40,400	0.2	2.3	6.9	4.4	HOLD				
Bank Negara Indonesia	BBNI	5,450	5,450	-	(0.5)	3.8	(1.4)	HOLD				
Wika Beton	WTON	830	830	-	0.6	1.2	0.6	BUY				
Kalbe Farma	KLBF	1,500	1,500	-	(1.0)	4.2	(1.0)	SELL				
Adaro Energy	ADRO	1,730	1,730	-	1.8	4.5	2.1	HOLD				
Mitra Adi Perkasa	MAPI	5,200	5,200	-	(2.3)	8.3	(3.7)	HOLD				
Matahari Department Store	LPPF	14,875	14,900	(0.2)	(1.8)	4.2	(1.7)	SELL				
Sources: Pleambarg												

Sources: Bloomberg

LAGGARDS

Price as on											
	Code	20-Jan-17	19-Jan-17	Chg, %	w-w, %	m-m, %	YTD, %	Rating			
Vale Indonesia	INCO	2,300	2,400	(4.2)	(7.3)	(15.4)	(18.4)	HOLD			
Timah	TINS	1,060	1,100	(3.6)	(6.6)	(2.8)	(1.4)	HOLD			
Harum Energy	HRUM	2,000	2,070	(3.4)	(2.4)	(4.3)	(6.5)	HOLD			
Indo Tambangraya Megah	ITMG	15,100	15,625	(3.4)	(5.2)	(6.2)	(10.5)	HOLD			
Summarecon Agung	SMRA	1,355	1,400	(3.2)	1.5	8.0	2.3	BUY			
Alam Sutera	ASRI	400	412	(2.9)	7.0	19.8	13.6	HOLD			
Pakuwon Jati	PWON	585	600	(2.5)	(1.7)	8.3	3.5	HOLD			
Indocement	INTP	14,625	14,925	(2.0)	(2.2)	(1.2)	(5.0)	SELL			
Jasa Marga	JSMR	4,170	4,250	(1.9)	(1.9)	-	(3.5)	BUY			
Waskita Karya	WSKT	2,620	2,670	(1.9)	(0.8)	13.9	2.7	BUY			

Sources: Bloomberg



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