

Jasa Marga Tbk (JSMR)

Pemulihan Segmen Jalan Tol Tumbuh Lebih Cepat

Pendapatan JSMR membaik selama 3Q/20 dimana tercatat membukukan kenaikan +45,3% QoQ. Kontribusi pendapatan berasal dari segmen jalan tol sebesar 62,3% dengan pertumbuhan 70,1% QoQ vs -45,5% pada 2Q/20. Kami memproyeksikan pendapatan segmen tol di 4Q/20 akan tumbuh terbatas imbas dari adanya penertiban libur natal dan tahun baru di akhir 2020.

Top Line Membaik di 3Q/20. JSMR mencatatkan pendapatan selama Juli-September Rp 3,7 Triliun, naik 45,3% QoQ. Kontribusi utama berasal dari pendapatan jalan tol yang berhasil tumbuh 70,1% efek dari normalnya akses lalu lintas jalan tol selama PSBB mulai di longgarkan vs (-45,5% QoQ pada 2Q/20). Selain itu, segmen pendapatan konstruksi juga tumbuh di 3Q/20 sebesar 29,3% QoQ. Hal ini mendorong *Net Profit Margin* (NPM) JSMR menjadi 1,4% masih lebih baik dibandingkan periode April-Juni yang membukukan kerugian bersih senilai Rp482,2 miliar (NPM -18,6% 2Q/20).

Revisi Estimasi Top-Bottom Line Lebih Rendah di 2020. Kami merevisi target pendapatan dan laba bersih JSMR untuk akhir tahun 2020 lebih rendah dari estimasi kami sebelumnya dengan mempertimbangkan meningkatnya kasus COVID-19 dan penerapan PSBB yang berlaku di kuartal II-2020 membawa dampak signifikan terhadap pendapatan di segmen jalan tol dan pendapatan konstruksi. Pendapatan dari segmen konstruksi paling tertekan selama 9M20 mencatatkan pendapatan sebesar Rp3,7 triliun atau anjlok 71,9% YoY vs Rp13,2 triliun 9M19. Penurunan pendapatan ini membuat sisi *top-line* tergerus 50,1% YoY di 9M20. Sehingga, kami memproyeksikan *top-line* JSMR akan turun dari target estimasi awal kami dengan asumsi FY20E sebesar Rp14,5 triliun (-45,0% YoY) sedangkan *bottom-line* sebesar Rp865 Miliar (-60,8% YoY).

Pendapatan 4Q/20 Tumbuh Terbatas, Pasca Libur Natal dan Tahun Baru dipangkas. Sesuai dengan arahan pemerintah yang memangkas libur panjang di hari raya natal dan tahun baru 2021 guna mengurangi penyebaran kasus Covid-19 serta adanya pemberlakuan pengetatan PSBB kembali akan sedikit berdampak pada pendapatan JSMR di 4Q/20. Kami mengestimasi pendapatan jalan tol akan tumbuh terbatas 4,5% QoQ di 4Q/20.

Eksekusi Proyek Baru Menanti di 2021. Anak usaha JSMR; PT Jasamarga Related Business (JMRB) akan memulai tiga rencana pengembangan koridor jalan tol/ *Toll Corridor Development* (TCD) pada kuartal II-2021. Ketiga rencana tersebut di targetkan membutuhkan dana investasi senilai lebih dari Rp1 triliun. Adanya pengembangan koridor jalan tol nantinya diharapkan akan menambah pendapatan dari sisi segmen non jalan tol.

Kami Merekomendasikan Overweight dengan Target Harga Rp5.100. Kami merubah target harga kami dengan mempertimbangkan di 2021 akses lalu lintas jalan tol dan pendapatan konstruksi berangsur pulih pasca vaksinasi diterapkan di Indonesia agar mobilisasi masyarakat dapat kembali normal. Kami memproyeksikan pendapatan JSMR FY21F sebesar Rp20,3 triliun dan laba bersih sebesar Rp2,1 triliun. Target harga kami setara dengan forward P/E sebesar 18,8x FY21E.

Jasa Marga Tbk | Summary (IDR bn)

	2018	2019	2020/12F	2021/12F
Revenue	36,974	26,345	14,490	20,286
<i>Revenue growth</i>		-28.7%	-45.0%	40.0%
EBITDA	6,511	7,285	4,156	6,678
Net profit	2,203	2,207	865	2,067
EPS (IDR)	303	304	114	273
<i>EPS growth</i>		0.2%	-62.5%	138.9%
BVPS (IDR)	2,783	3,195	3,525	3,922
EBITDA margin	17.6%	27.7%	28.7%	32.9%
NPM	6.0%	8.4%	6.0%	10.2%
ROE	11.4%	10.2%	3.5%	7.6%
ROA	2.7%	2.4%	0.8%	1.7%
ROIC	3.2%	3.1%	0.9%	1.6%
P/E	14.1x	17.0x	39.9x	18.7x
P/BV	1.5x	1.6x	1.3x	1.3x
EV/EBITDA	8.8x	10.4x	19.2x	13.3x
DPS (IDR)	61	55	55	21
<i>Dividend yield</i>	1.4%	1.1%	1.2%	0.4%

Source: Company Data, Bloomberg, NHKSI Research

Please consider the rating criteria & important disclaimer

Overweight

Target Price (IDR)	5,100
Consensus Price (IDR)	5,429
TP to Consensus Price	-6.1%
vs. Last Price	+13.6%

Shares data

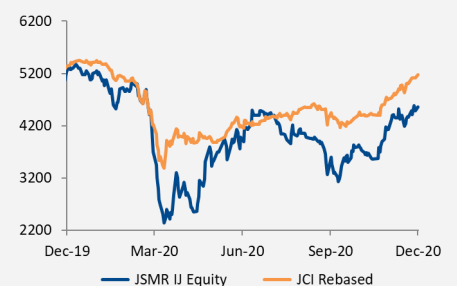
Last Price (IDR)	4,490
Price date as of	Dec. 16, 2020
52 wk range (Hi/Low)	5,400 / 2,230
Free float	24.4%
Outstanding sh.(mn)	7,258
Market Cap (IDR bn)	32,588
Market Cap (USD mn)	2,304
Avg. Trd Vol - 3M (mn)	12.8
Avg. Trd Val - 3M (bn)	50.9
Foreign Ownership	8.7%

Infrastructure

Toll Road

Bloomberg	JSMR IJ
Reuters	JSMR.JK

Share Price Performance



	YTD	1M	3M	12M
Abs. Ret	-11.9%	5.3%	26.7%	-14.8%
Rel. Ret	-7.3%	-4.1%	10.2%	-11.6%

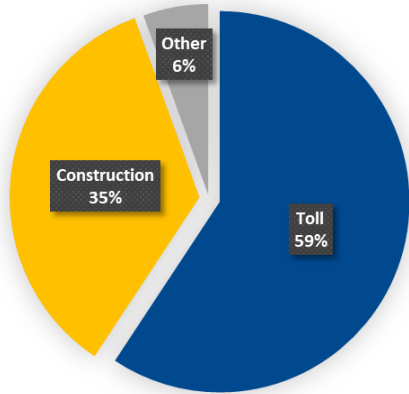
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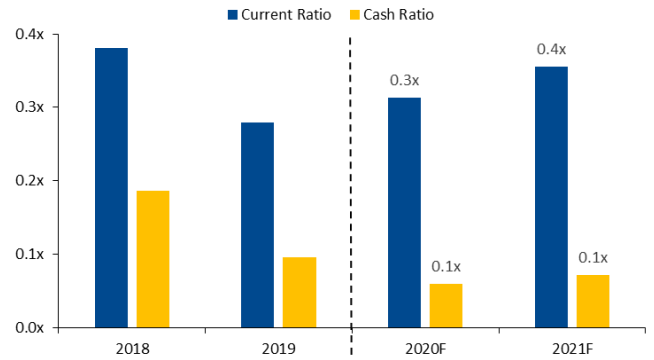
Performance Highlights

Revenue Contributions | 3Q20



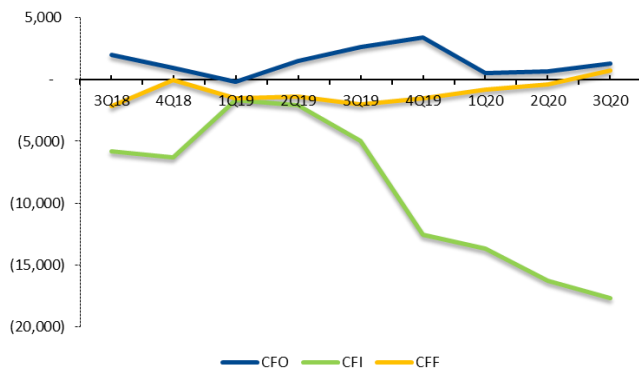
Source: Company, NHKSI Research

Liquidity | 2018 - 2021F



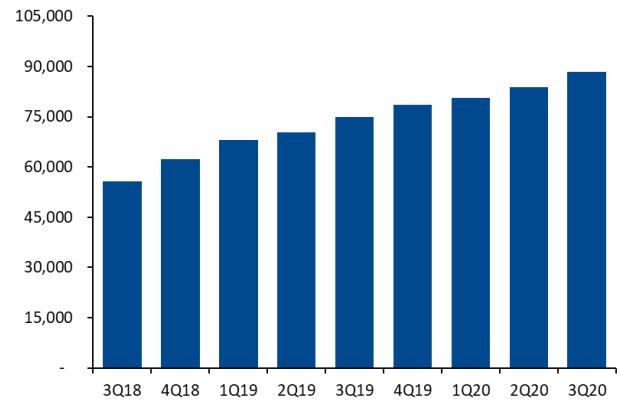
Source: Company, NHKSI Research

Cash Flow Position (bn) | 3Q18 - 3Q20



Source: Company, NHKSI Research

Toll Road Concessions Rights (bn) | 3Q18 - 3Q20



Source: Company, NHKSI Research

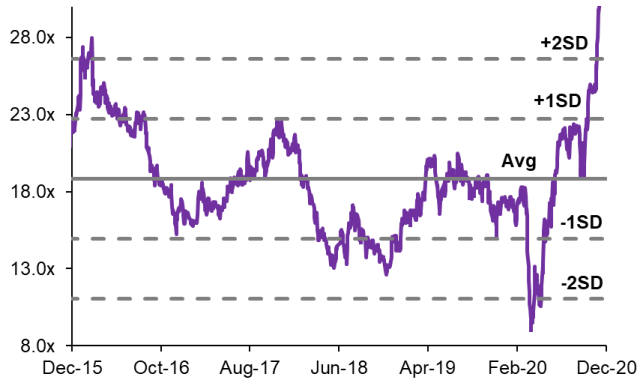
Asia Pacific Peers Comparison

	Market Cap (USD mn)	Total Asset (USD mn)	EBITDA Margin	Debt/Equity	ROE	EV/EBITDA	P/BV	Dividend Yield	P/E	Net Profit Growth	Revenue Growth
Indonesia											
Jasa Marga Tbk	2,304	7,199	25.6%	185%	12.4%	11.9x	1.5x	1.2%	12.4x	0.2%	-28.7%
Hongkong											
Anhui Expressway Co	1,404	2,293	55.0%	18%	10.5%	4.3x	0.5x	6.7%	5.1x	-1.9%	19.7%
Hopewell Highway Infrastructure	1,078	753	N/A	6%	12.2%	N/A	1.6x	8.0%	12.4x	-6.7%	N/A
Shenzen Expressway Co-H	2,639	6,451	N/A	71%	10.5%	N/A	0.9x	5.1%	8.5x	-45.9%	6.5%
Yuexiu Transport Infrastructure	1,112	5,284	85.6%	135%	11.0%	11.7x	0.7x	7.6%	6.9x	7.9%	6.2%
Zhejiang Expressway Co-H	3,133	15,018	N/A	149%	16.5%	N/A	1.0x	6.9%	7.6x	-22.1%	N/A
Sichuan Expressway Co-H	1,284	5,437	36.0%	104%	7.3%	7.6x	0.3x	6.6%	4.7x	27.8%	14.5%
China											
Jiangsu Expressway Co Ltd	6,814	7,988	N/A	59%	11.2%	N/A	1.8x	4.6%	16.2x	-28.7%	1.1%

Source: Bloomberg, NHKSI Research

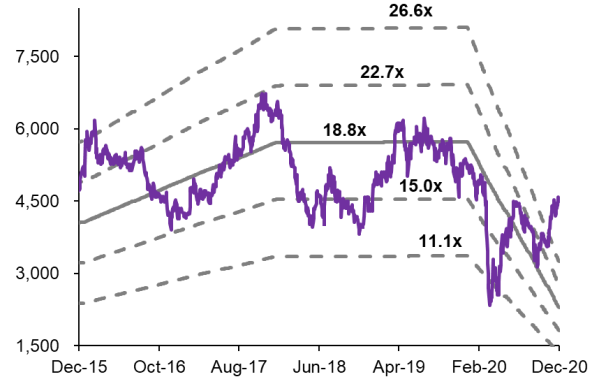
Multiple Valuation

Forward P/E band



Source: NHKSI Research

Dynamic Forward P/E band



Source: NHKSI Research

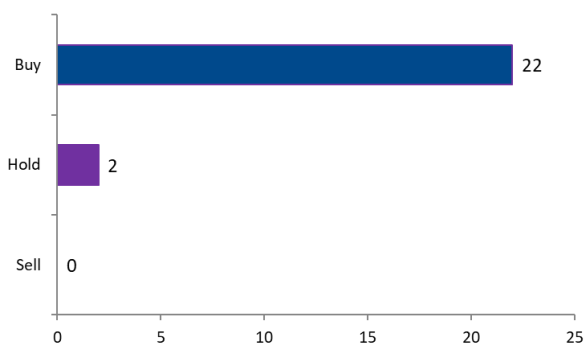
Rating and Target Price Update

Target Price

Date	Rating	Target Price	Last Price	Consensus	vs Last Price	vs Consensus
06/12/2020	Buy	4,550 (Dec 2020)	3,760	4,451	+21.0%	+2.2%
07/29/2020	Hold	4,550 (12 Month)	4,030	5,109	+12.9%	-10.9%
08/28/2020	Buy	4,550 (12 Month)	3,940	5,033	+15.5%	-9.6%
12/17/2020	Overweight	5,100 (12 Month)	4,490	5,429	+13.6%	-6.1%

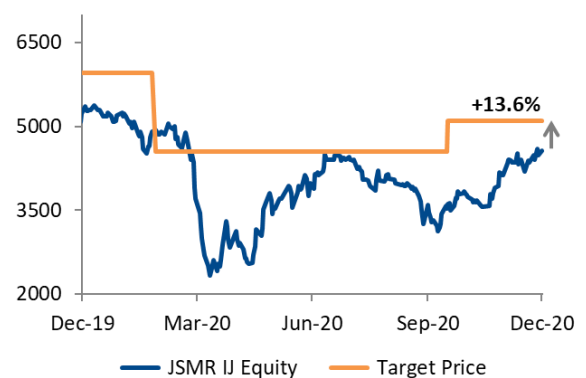
Source: Bloomberg, NHKSI Research

Analyst Coverage Rating



Source: Bloomberg

Closing and Target Price



Source: NHKSI Research

Summary of Financials

INCOME STATEMENT

(IDR bn)	2018/12	2019/12	2020/12F	2021/12F
Revenue	36,974	26,345	14,490	20,286
<i>Growth</i>	5.4%	-28.7%	-45.0%	40.0%
COGS	(31,057)	(19,901)	(10,945)	(15,323)
Gross Profit	5,918	6,445	3,545	4,962
<i>Gross Margin</i>	16.0%	24.5%	24.5%	24.5%
Operating Expenses	(502)	(587)	(1,510)	(858)
Operating Income	5,415	5,857	2,035	4,104
<i>Operating Income Margin</i>	14.6%	22.2%	14.0%	20.2%
Depreciation	(1,095)	(1,428)	(2,121)	(2,573)
EBITDA	6,511	7,285	4,156	6,678
<i>EBITDA Margin</i>	17.6%	27.7%	28.7%	32.9%
Interest Expenses	(1,840)	(2,434)	(2,366)	(2,464)
EBT	3,210	3,098	1,101	2,896
Income Tax	(1,174)	(1,024)	(364)	(957)
Minority Interest	(166)	(133)	(128)	(128)
Net Profit	2,203	2,207	865	2,067
<i>Net Profit Margin</i>	6.0%	8.4%	6.0%	10.2%

PROFITABILITY & STABILITY

	2018/12	2019/12	2020/12F	2021/12F
ROE	11.4%	10.2%	3.5%	7.6%
ROA	2.7%	2.4%	0.8%	1.7%
ROIC	3.2%	3.1%	0.9%	1.6%
Cash Dividend (IDR bn)	440	396	397	156
Dividend Yield	1.4%	1.1%	1.2%	0.4%
Payout Ratio	20.0%	18.0%	45.9%	7.5%
DER	1.6x	1.9x	2.0x	2.0x
Net Gearing	2.4x	2.8x	3.2x	3.2x
LT Debt to Equity	131.3%	121.4%	133.6%	133.3%
Capitalization Ratio	62.0%	64.9%	66.4%	66.7%
Equity Ratio	24.5%	23.3%	21.8%	21.7%
Debt Ratio	0.4x	0.4x	0.4x	0.4x
Financial Leverage	4.2x	4.2x	4.4x	4.6x
Current Ratio	0.4x	0.3x	0.3x	0.4x
Par Value (IDR)	500	500	500	500
Total Shares (mn)	7,258	7,258	7,258	7,258
Share Price (IDR)	4,280	5,175	4,550	5,100
Market Cap (IDR tn)	31.1	37.6	33.0	37.0

BALANCE SHEET

In IDR bn	2018/12	2019/12	2020/12F	2021/12F
Cash	5,943	4,342	3,433	4,392
Receivables	5,550	6,270	10,788	13,487
Other Current Assets	177	609	264	204
Total Current Assets	11,814	11,613	15,072	18,701
Net Fixed Assets	755	714	239	246
Other Non Current Assets	6,355	8,605	9,036	11,566
Total Assets	82,419	99,680	117,123	131,295
Payables	1,420	956	2,446	580
ST Borrowing	6,415	14,797	16,381	19,018
LT Debt	26,524	28,140	34,180	37,939
Total Liabilities	62,220	76,494	91,537	102,831
Capital Stock	3,629	3,629	3,629	3,629
Retained Earnings	9,887	11,764	12,166	14,077
Shareholders' Equity	20,199	23,186	25,586	28,464

VALUATION INDEX

	2018/12	2019/12	2020/12F	2021/12F
Price/Earnings	14.1x	17.0x	39.9x	18.7x
Price/Book Value	1.5x	1.6x	1.3x	1.3x
Price/Sales	0.8x	1.4x	2.3x	1.8x
PE/EPS Growth	2.4x	2.0x	6.7x	1.8x
EV/EBITDA	8.8x	10.4x	19.2x	13.3x
EV/EBIT	10.6x	12.9x	39.1x	21.7x
EV (IDR bn)	57,456	75,449	79,635	89,112
Sales CAGR (3-Yr)	9.3%	7.7%	4.1%	3.1%
EPS CAGR (3-Yr)	12.1%	5.3%	-27.8%	-3.5%
Basic EPS (IDR)	303	304	114	273
Diluted EPS (IDR)	303	304	114	273
BVPS (IDR)	2,783	3,195	3,525	3,922
Sales PS (IDR)	5,094	3,630	1,996	2,795
DPS (IDR)	60.6	54.6	54.7	21.5

CASH FLOW STATEMENT

In IDR bn	2018/12	2019/12	2020/12F	2021/12F
Operating Cash Flow	2,481	3,207	3,716	3,759
Investing Cash Flow	(10,163)	(17,401)	(13,849)	(10,007)
Financing Cash Flow	7,230	11,103	9,224	7,208
Net Changes in Cash	(452)	(3,091)	(909)	959

OWNERSHIP

By Geography	% Shareholders	%
Indonesia	91.3	Republic of Indonesia 70.0
United States	2.5	BPJS Ketenagakerjaan 3.4
Luxembourg	0.7	Taspen PT 2.2
Others	5.5	Others 24.4

Source: Company Data, NHKSI Research

NH Korindo Sekuritas Indonesia (NHKSI) Stock Ratings

1. Based on a stock's forecasted absolute return over a period of 12 months from the date of publication.
2. Rating system based on a stock's potential upside from the date of publication
 - Buy : Greater than +15%
 - Overweight : +5% to +15%
 - Hold : -5% to +5%
 - Underweight : -5% to -15%
 - Sell : Less than -15%

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