

Summarecon Agung (SMRA): IDR 680 BUY - SSI TP: IDR 800; Cons. TP: IDR 769



2Q24 Results: 18 September 2024

(IDRbn)	2Q23	1Q24	2Q24	QoQ		YoY		YoY 6M24/ 6M24/		
				(%)	(%)	6M23	6M24	(%)	SSI (%)	Cons. (%)
Revenue	1,465	2,134	3,539	65.9	141.6	2,964	5,673	91.4	84.4	75.4
Gross Profit	767	1,100	1,874	70.3	144.2	1,541	2,974	93.0	84.6	80.1
Operating Profit	438	717	1,509	110.6	244.4	909	2,226	144.9	107.3	101.4
Net Profit	162	441	312	(29.2)	92.6	434	754	73.7	88.7	83.5
Key Ratios										
GPM (%)	52.4	51.6	52.9	-	-	52.0	52.4	-	-	-
OPM (%)	29.9	33.6	42.6	-	-	30.7	39.2	-	-	-
NPM (%)	11.1	20.7	8.8	-	-	14.6	13.3	-	-	-

SWOT Analysis of The Results (Above)

Strength

Strong 2Q24 revenue growth of +141.6% YoY on +389% YoY increase in residential revenue (68% of SMRA's top line) helped by tax incentive for houses below IDR5bn

Weakness

QoQ drop in 2Q24 NPM driven mainly by one-off costs, including land, building, and acquisition taxes (IDR 402bn) and final tax related to asset transfer to SMIP (IDR 192bn)

Opportunity

Extension of VAT incentive until end-2024 may help sustain property sales growth and boost marketing sales; further market outperformance may persist on potential subsidiary spin-off and lower interest rates

Threat

Lack of tax incentive and higher tax rate in 2025 could hamper SMRA's future growth, as property sales account for 74% of its revenue; market outperformance may result in some profit taking

Peer Comparables

Ticker	Market Cap. (IDR Tn)	Last Price (IDR)	Disc. to NAV (%)	6M24 MS/Land (%)	2024F				
					P/B (x)	P/E (x)	EPS Gwt (%)	Div. Yield (%)	
BSDE IJ	25.8	1,220	76.8	4.2	0.6	8.1	26.3	1.1	
MKPI IJ	25.0	26,400	58.8	n.a.	3.7	26.9	12.0	2.0	
PWON IJ	24.6	510	67.1	2.8	1.2	11.6	7.7	1.7	
CTRA IJ	24.4	1,315	60.5	7.9	1.1	11.6	17.6	1.5	
SMRA IJ	11.2	680	84.9	0.9	1.1	12.0	9.9	1.4	
Sector	111		67.8	3.4	1.6	14.3	15.4	1.6	

Relative Performance vs JCI

