

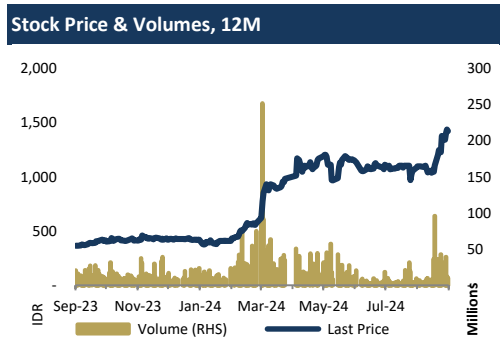
BUY

Target Price (IDR) 1,650*
Potential Upside (%) 16.2

Price Comparison	
Cons. Target Price (IDR)	1,593
SSI vs. Cons. (%)	103.6

Stock Information	
Last Price (IDR)	1,420
Shares Issued (Mn)	4,705
Market Cap. (IDR Bn)	6,681
52-Weeks High/Low (IDR)	1,460/360
3M Avg. Daily Value (IDR Bn)	13.5
Shareholder Structure:	
Friends and Family (%)	c. 40
Public (%)	c. 60

Stock Performance				
(%)	YTD	1M	3M	12M
Absolute	227.2	29.7	24.6	290.1
JCI Return	7.2	6.0	14.1	12.4
Relative	220.0	23.7	10.4	277.7



Company Background
 SSIA, previously known as PT Multi Investments Limited, a property development company, was established on 15 June 1971. The company's name was later changed to PT Surya Semesta Internusa (SSIA) in 1995 and went public in 1997. Owned by the Suriadjaja family, SSIA has total land bank of 4,100ha, of which 2,700ha are in Subang, West Java, and another 1,400ha in Karawang, West Java. The company focusses on industrial estate & real estate development, construction and hospitality.

Ahnaf Yassar
 +62 21 2854 8322
ahnaf.yassar@samuel.co.id

*technical target price

Indonesia's Future Industrial Hub

Subang Smartpolitan, Patimban Port, & Karawang Site Visits on 11-12 Sept.

We visited SSIA's Subang Industrial Estate, Patimban Port, and Karawang to deepen our understanding of their ongoing projects. The trip provided valuable insights into the latest developments in these key industrial and logistic infrastructures located in West Java.

Rapid Development with Potential Early Completion of BYD Facility. In Dec-22, Sanwa, the first tenant in Subang Smartpolitan, acquired 2-ha plot of land in the estate for factory relocation. Now, Sanwa's factory is already operational, reflecting the rapid pace of development in the estate. At the moment, several facilities are being built at the site, including connecting roads, as part of the first phase of the expansion in the southern area of the estate, which will cover 418 ha. Additionally, we received updates on BYD's 108-ha EV factory progress. Dormitories for BYD's construction employees are almost completed, while the land for the factory is undergoing compacting process. The automaker is working towards completing the plant by early 2026, which will employ 20,000 workers and produce 150,000 4W EVs annually. BYD's factory area is part of phase two of the industrial estate project covering 627 ha.

Faster Access to Expanding Patimban Seaport to Raise Number of Tenants. SSIA plans to connect Subang Smartpolitan with Patimban Seaport, located 40 km north, via toll road, which is expected to begin in 4Q24 and finished by 2026. Upon completion, the current 2-hour travel time between the two facilities will be cut by more than 70%. This, coupled with the entry of BYD, other potential buyers have shown interest, including a Chinese textile firm considering to invest 50ha of land. Regarding the seaport, the first development phase has been achieved and will see further capacity expansion for car from 281k to 600k and container from 250k to 3.75mn TEU by end-2027. Additionally, the port's sea depth of 10m will be deepened to 14m by 4Q25 to support bigger vessels. In the long run, port capacity will rise to 7.5mn TEU, with sea depth of 17m.

Last stop: Recurring Income from Suryacipta. On the second day, we visited Suryacipta Industrial City, Karawang with current available land bank at only 28ha from 1,400ha total, with maintenance cost of USD 0.075/sqm per month.

BUY on 66% discount to NAV. We expect SSIA's short and medium-term growth to be driven by BYD-related investments into Subang Smartpolitan, which should result in further earnings improvements. In terms of valuation, SSIA's NAV stands at IDR 4,200/share, reflecting 66% discount to current price. BUY.

Valuations (at closing price IDR1,420 per share)					
Y/E Dec	21A	22A	23A	6M23	6M24
Revenue (IDRbn)	2,353	3,615	4,538	1,838	2,342
Net Profit (IDRbn)	-200	176	177	-51	106
EV/EBITDA (x)	18.1	4.8	5.5	4.5	6.4
EPS (IDR)	-44.0	38.7	38.8	-11.3	22.8
EPS Growth (%)	n.a.	n.a.	0.4	n.a.	n.a.
P/E (x)	n.a.	7.1	11.2	9.3	11.4
BVPS (IDR)	761.8	816.2	851.6	831.4	1,153.8
P/BV (x)	0.6	0.3	0.5	0.6	0.9
DPS (IDR)	0.0	0.0	12.0	0.0	0.0
DPR (%)	0.0	0.0	31.6	0.0	0.0
Net Debt (IDRbn)	486.6	371.4	1,390.2	581.5	-1,572.1
Net Gearing (%)	12.0	8.7	31.3	33.6	-31.7

SITE VISIT

Figure 1. BYD's Land Site



Sources: SSI Research

BYD's land area of 108ha is in the process of compacting

Figure 2. BYD's Dormitory for Construction Workers



Sources: SSI Research

Dormitory establishment began on 1 September 2024

Figure 3. Sanwa's Building



Sources: SSI Research

The first tenant of Subang Smartpolitan standing on 2ha of land

Figure 4. Construction around Subang Smartpolitan



Sources: SSI Research

The construction process on the first phase development

Figure 5. Patimban Seaport



Sources: SSI Research

Accounting for 60-70% of its operations, export activities dominate Patimban Port

Figure 6. Team of Analysts at Patimban Port

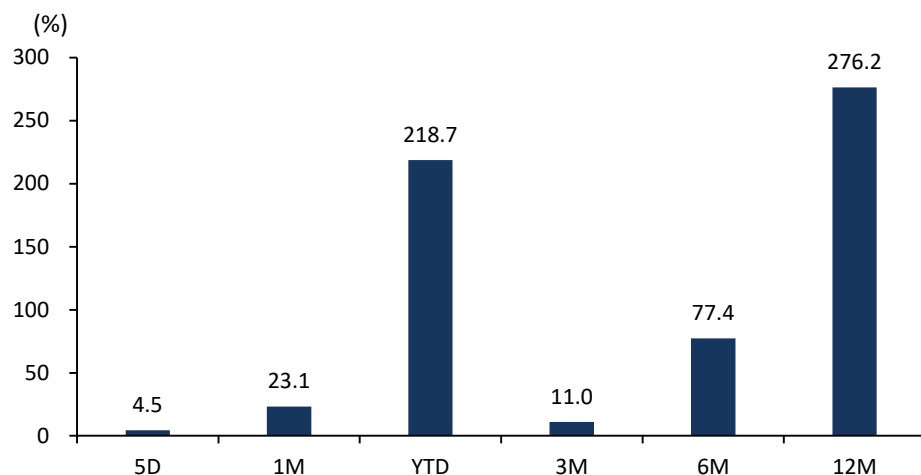


Sources: SSI Research

Several securities and asset management analysts together with SSIA's site visit team

STOCK PERFORMANCE

Figure 7. SSIA relative to the JCI



Sources: Bloomberg, SSI Research

Continued strong market outperformance throughout

Figure 8. Peer Comparables

Tcker	Market Cap (IDR Tn)	Last Price (IDR)	Disc. To NAV (%)	2024F				
				P/E (x)	P/B (x)	ROA (x)	ROE (x)	EPS Gwt (%)
DMAS IJ	7.9	163	61.0	6.1	1.2	19.4	15.2	32.0
SSIA IJ	6.7	1,420	66.2	9.7	1.3	12.5	6.3	183.2
KIJA IJ*	3.8	180	78.2	37.6	0.7	1.8	0.7	(33.3)
BEST IJ*	1.2	127	68.3	57.0	0.3	0.5	0.4	0.0
Sector	20			16.7	1.1	12.5	8.4	

*FY24 figures are annualized

Sources: Bloomberg, SSI Research

Compared to its peers, SSIA is projected to deliver substantial EPS growth of 183.2% in 2024F, while its discount to NAV is the second highest in the sector

Research Team			
Prasetya Gunadi	Head of Equity Research, Strategy, Banking	prasetya.gunadi@samuel.co.id	+6221 2854 8320
Fithra Faisal Hastiadi, Ph.D	Senior Economist	fithra.hastiadi@samuel.co.id	+6221 2854 8100
M. Farras Farhan	Oil & Gas, Coal, Metal, Renewables, Plantation	farras.farhan@samuel.co.id	+6221 2854 8346
Jonathan Guyadi	Consumer, Retail, Auto, Cigarettes	jonathan.guyadi@samuel.co.id	+6221 2854 8846
Daniel Aditya	Cement, Healthcare, Telco, Infra, Transportation	daniel.aditya@samuel.co.id	+6221 2854 8322
Adolf Richardo	Editor	adolfrichardo@samuel.co.id	+6221 2864 8397
Ashalia Fitri Yuliana	Research Associate	ashalia.fitri@samuel.co.id	+6221 2854 8389
Brandon Boedhiman	Research Associate	brandon.boedhiman@samuel.co.id	+6221 2854 8392
Belva Monica	Research Associate, Poultry	belva.monica@samuel.co.id	+6221 2854 8339
Ahnaf Yassar Lilo	Research Associate, Toll Roads, Property	ahnaf.yassar@samuel.co.id	+6221 2854 8392
Hernanda Cahyo Suryadi	Research Associate, Mining Contracting	hernanda.cahyo@samuel.co.id	+6221 2854 8392

Equity Institutional Team			
Widya Meidrianto	Head of Institutional Equity Sales	widya.meidrianto@samuel.co.id	+6221 2854 8317
Muhamad Alfatih, CSA, CTA, CFTe	Institutional Equity Chartist	m.alfatih@samuel.co.id	+6221 2854 8129
Ronny Ardianto	Institutional Equity Sales	ronny.ardianto@samuel.co.id	+6221 2854 8399
Fachruly Fiater	Institutional Sales Trader	fachruly.fiater@samuel.co.id	+6221 2854 8325
Lucia Irawati	Institutional Sales Trader	lucia.irawati@samuel.co.id	+6221 2854 8173
Alexander Tayus	Institutional Equity Dealer	alexander.tayus@samuel.co.id	+6221 2854 8319
Leonardo Christian	Institutional Equity Dealer	leonardo.christian@samuel.co.id	+6221 2854 8147

Equity Retail Team			
Joseph Soegandhi	Director of Equity	joseph.soegandhi@samuel.co.id	+6221 2854 8872
Damargumilang	Head of Equity Retail	damargumilang@samuel.co.id	+6221 2854 8309
Anthony Yunus	Head of Equity Sales	anthony.yunus@samuel.co.id	+6221 2854 8314
Clarice Wijana	Head of Equity Sales Support	clarice.wijana@samuel.co.id	+6221 2854 8395
Denzel Obaja	Equity Retail Chartist	denzel.obaja@samuel.co.id	+6221 2854 8342
Gitta Wahyu Retnani	Equity Sales & Trainer	gitta.wahyu@samuel.co.id	+6221 2854 8365
Vincentius Darren	Equity Sales	darren@samuel.co.id	+6221 2854 8348
Sylviawati	Equity Sales Support	sylviawati@samuel.co.id	+6221 2854 8112
Handa Sandiawan	Equity Sales Support	handa.sandiawan@samuel.co.id	+6221 2854 8302
Michael Alexander	Equity Dealer	michael.alexander@samuel.co.id	+6221 2854 8369
Yonathan	Equity Dealer	yonathan@samuel.co.id	+6221 2854 8347
Reza Fahlevi	Equity Dealer	reza.fahlevi@samuel.co.id	+6221 2854 8359

Fixed Income Sales Team			
R. Virine Tresna Sundari	Head of Fixed Income	virine.sundari@samuel.co.id	+6221 2854 8170
Sany Rizal Keliobas	Fixed Income Sales	sany.rizal@samuel.co.id	+6221 2854 8337
Khairanni	Fixed Income Sales	khairanni@samuel.co.id	+6221 2854 8104
Muhammad Alfizar	Fixed Income Sales	Muhammad.alfizar@samuel.co.id	+6221 2854 8305

DISCLAIMER: Analyst Certification: The views expressed in this research accurately reflect the personal views of the analyst(s) about the subject securities or issuers and no part of the compensation of the analyst(s) was, is, or will be directly or indirectly related to the inclusion of specific recommendations or views in this research. The analyst(s) principally responsible for the preparation of this research has taken reasonable care to achieve and maintain independence and objectivity in making any recommendations. This document is for information only and for the use of the recipient. It is not to be reproduced or copied or made available to others. Under no circumstances is it to be considered as an offer to sell or solicitation to buy any security. Any recommendation contained in this report may not be suitable for all investors. Moreover, although the information contained herein has been obtained from sources believed to be reliable, its accuracy, completeness and reliability cannot be guaranteed. All rights reserved by PT Samuel Sekuritas Indonesia.