

# Bumi Serpong Damai (BSDE): IDR 1,220 BUY - SSI TP: IDR 1,500; Cons. TP: IDR 1,417



## 3Q24 Results: 31 October 2024

(IDRbn)				QoQ	YoY			YoY	9M24/	9M24/
	3Q24	2Q24	3Q23	(%)	(%)	9M24	9M23	(%)	SSI (%)	Cons. (%)
Revenue	2,720	3,572	2,310	(23.8)	17.8	10,067	7,308	37.7	80.4	80.3
Gross Profit	1,727	2,213	1,487	(22.0)	16.1	6,591	4,664	41.3	79.3	78.9
Operating Profit	721	1,371	764	(47.4)	(5.6)	3,884	2,527	53.7	78.6	78.4
Net Profit	369	896	568	(58.8)	(35.1)	2,702	1,769	52.7	77.5	76.7
<b>Key Ratios</b>										
GPM (%)	63.5	61.9	64.4	-	-	65.5	63.8	-	-	-
OPM (%)	26.5	38.4	33.1	-	-	38.6	34.6	-	-	-
NPM (%)	13.6	25.1	24.6	-	-	26.8	24.2	-	-	-

## SWOT Analysis of The Results (Above)

### Strength

Solid 3Q24 revenue growth of +17.8% YoY (9M24: IDR 2.7tn, +52.7% YoY), driven mainly by +22% YoY increase in residential sales (58% of BSDE's top-line), supported by the extension of VAT incentives

### Weakness

QoQ decline in 3Q24 OPM and NPM, primarily due to the surge in IT costs (9% of opex) of +166% QoQ, which may persist into 4Q24 before normalizing in 2025

### Opportunity

Upcoming rate cuts may help reduce BSDE's interest expenses (30% of 9M24 pre-tax profit), allowing for sizeable earnings upgrade

### Threat

Discontinuation of property tax incentives could hamper BSDE's growth, as property sales account for 87% of its revenue; recent market outperformance may lead to some profit-taking

## Peer Comparables

Ticker	Market Cap. (IDR Tn)	Last Price (IDR)	Target Price (IDR)	Disc. to NAV (%)	2024F				
					9M24 MS/Land (%)	P/B (x)	P/E (x)	EPS Gwt (%)	Div. Yield (%)
<b>BSDE IJ</b>	<b>25.8</b>	<b>1,220</b>	<b>1,500</b>	<b>76.8</b>	<b>4.2</b>	<b>0.6</b>	<b>7.3</b>	<b>39.6</b>	<b>0.7</b>
CTRA IJ	24.8	1,340	1,600	56.6	2.8	1.1	11.9	17.6	1.3
MKPI IJ	24.7	26,000	32,000	59.5	-	3.5	27.0	14.2	2.1
PWON IJ	23.0	478	590	51.3	7.9	1.1	10.9	7.3	1.8
SMRA IJ	11.1	670	800	85.1	0.9	1.0	9.8	32.5	1.4
<b>Sector</b>	<b>109</b>			<b>63.8</b>	<b>3.4</b>	<b>1.5</b>	<b>13.8</b>	<b>21.4</b>	<b>1.4</b>

## Relative Performance vs JCI

