

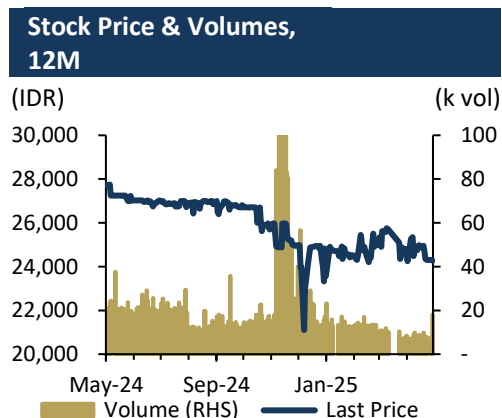
## BUY (Maintain)

Target Price (IDR) **32,000**  
Potential Upside (%) **37.0**

Cons. Target Price (IDR)	—
SSI vs. Cons (%)	—

Stock Information	
Last Price (IDR)	23,350
Market Cap. (IDR tn)	22.1
52-Weeks High/Low (IDR)	27,750/20,025
3M Avg. Daily Value (IDR bn)	0.3
Free Float (%)	21.7
Shareholders (%):	
PT Karuna Paramita Propertindo	47.5
Others	30.8

Stock Performance				
(%)	YTD	1M	3M	12M
Absolute	(2.5)	0.1	(0.9)	(12.4)
JCI Return	(0.6)	10.0	6.1	(2.9)
Relative	(1.9)	(9.9)	(7.0)	(9.6)



## Company Background

With land bank mostly located in South Jakarta and well-known for its Pondok Indah development, PT Metropolitan Kentjana Tbk, established in 1972 and went public in 2009, is one of Indonesia's leading real estate developers owned by the Murdaya family (47.5%) under PT Karuna Paramita Propertindo.

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## 1Q25 Results: In line with our expectations

**Net profit up +20.7% YoY; YoY margins improved across all segments.** In 1Q25, MKPI reported revenue of IDR 635 billion, reflecting 11.0% YoY growth but 6.5% QoQ decline, on seasonality. The YoY expansion was driven by solid performances in office and land sales segments, with shopping mall rentals as the largest contributor, accounting for 50.8% of total revenues, followed by office rentals (11.3%) and apartment rentals (6.6%). Despite slight decline in hotel topline (-1.2% YoY), overall revenue growth remained resilient, primarily thanks to its rental business and land sales, which grew 9.8% YoY in 1Q25.

**Solid aggregate 1Q25 recurring growth of 5.8% YoY on office rentals.** Shopping mall rentals remained a key pillar for MKPI's 1Q25 performance, growing 4.7% YoY to IDR 323 billion, though it saw slight dip QoQ. However, MKPI's office revenues were stronger rising 13.0% YoY, supported by sustained demand for office spaces in prime locations. This brought aggregate 1Q25 recurring growth of 5.8% YoY to IDR 486 billion. On a more negative note, hotel revenue fell 1.2% YoY, largely due to Ramadhan seasonality. The water park segment continued to struggle, with 1Q25 GPM worsening sharply from -14.9% in 1Q24 to -29.1%, on weak purchasing power and Ramadhan. Meanwhile, land and building sales recorded significant hike of 106% YoY, contributing 9.8% to total 1Q25 revenue, reflecting strong interest in MKPI's premium real estate offerings.

**2025 projects: connectivity and developments to drive long-term growth.** In 2025, MKPI will focus on key developments to address growing demand and drive long-term growth, including Pondok Indah Townhouses, Cluster Aurelle Residences, and expansion of Pondok Indah Plaza 6. In addition, the company is also working on Lifestyle Mall at Lebak Bulus, Pondok Indah City Walk, and enhancing its mall-hospitality ecosystem with PIM-1 expansion, which includes a hotel and parking infrastructure. Additionally, MKPI plans to build a bridge to connect PIM-3 to Ranch Market, and launch Pondok Indah Residences 2 to meet rising demand for vertical living in prime locations.

**Maintain BUY with TP of 32,000 (+37% upside) on 50% discount to RNAV.** We reiterate our **BUY** rating on MKPI with target price of IDR 32,000, based on narrowing current RNAV from 64% to 50%. This reflects MKPI's low exposure to interest rate risks, as the company is a net cash entity, and the low proportion of development revenue contribution (3M25: 22.5%). Key downside risks to our call include slower-than-expected rental rate growth and low occupancy rates.

Forecasts and Valuations (at closing price IDR 23,350 per share)					
Y/E Dec	23A	24A	25F	26F	27F
Revenue	2,327	2,483	2,740	2,920	3,186
EBITDA	1,321	1,438	1,514	1,622	1,802
Net profit	844	986	1,145	1,279	1,394
EPS (IDR)	891	1,040	1,208	1,349	1,470
EPS Growth (%)	20.4	16.7	16.2	11.7	9.0
P/E (x)	26.2	22.5	19.3	17.3	15.9
DPS (IDR)	535	535	725	810	883
Dividend Yield (%)	2.3	2.3	3.1	3.5	3.8
BVPS (IDR)	7,226	7,734	8,186	8,725	9,312
P/BV (x)	3.2	3.0	2.9	2.7	2.5
ROAA (%)	12.3	13.4	14.8	15.5	15.8
ROAE (%)	10.1	11.0	11.7	12.3	12.5
Net Gearing (%)	NC	NC	NC	NC	NC

**Figure 1. MKPI's 1Q25 Results**

(IDRbn)	1Q25	4Q24	1Q24	QoQ (%)	YoY (%)	3M25	3M24	YoY (%)	3M25/SSI (%)
Revenue	635	679	572	(6.5)	11.0	635	572	11.0	20.9
Gross Profit	340	340	298	0.0	14.1	340	298	14.1	22.6
EBIT	306	294	265	4.3	15.7	306	265	15.7	23.0
Net Profit	249	300	207	(16.7)	20.7	249	207	20.7	19.1
<b>Key Ratios</b>									
GPM (%)	53.5	50.0	52.1	-	-	53.5	52.1	-	-
OPM (%)	48.2	43.2	46.3	-	-	48.2	46.3	-	-
NPM (%)	39.3	44.1	36.1	-	-	39.3	36.1	-	-

Sources: Company, SSI Research

*In 1Q25, MKPI's results are in line with our estimate (1Q's 3-year average: 21%)*

**Figure 2. MKPI's Peer Comparables**

Ticker	Market		Last	Target	2025F							
	Cap.	Rating	Price	Price	Disc. To	P/B	P/E	EPS Gwt	Div. Yield	ROAA	ROAE	Net Gearing
	(IDR Tn)		(IDR)	(IDR)	NAV (%)	(x)	(x)	(%)	(%)	(%)	(%)	(%)
*PANI IJ	176.4	BUY	10,450	23,000	49.2	9.4	223.5	50.3	0.0	2.2	4.1	NC
MKPI IJ	22.1	BUY	23,350	32,000	63.6	2.9	20.4	9.9	2.8	11.1	14.0	NC
BSDE IJ	18.8	BUY	890	1,500	83.1	0.4	5.8	-12	3.0	5.1	8.8	NC
PWON IJ	18.7	BUY	388	590	60.4	0.8	7.2	12.5	2.2	6.6	10.7	NC
CTRA IJ	18.1	BUY	975	1,600	68.4	0.8	7.9	14.2	2.0	4.8	10.1	NC
BKSL IJ	17.8	BUY	106	200	85.4	1.1	25.2	3,970.9	0.0	3.3	4.5	5.6
SMRA IJ	6.8	BUY	410	670	90.9	0.6	7.2	-19.7	2.4	3.0	8.1	8.6
Sector	278.7	Neutral			57.9	6.4	146.3	286.4	0.8	3.7	6.2	NC
Sector (excl. PANI)	102.3	Neutral			73.1	1.2	13.0	693.6	2.1	6.2	9.7	NC

\*) based on consensus

Source: SSI Research

*MKPI boasts the highest ROA and ROE in the property sector*

# Appendix

## Company Overview

Established in 1972, PT Metropolitan Kentjana Tbk (MKPI) is a leading property rental and real estate development company. In its early years, the company focused mainly on developing Pondok Pinang area—a 448-hectare tract of land in South Jakarta. At the time, the area was primarily composed of rubber plantations. MKPI played a pioneering role in transforming this land into one of Jakarta’s most prestigious residential enclaves, now known as Pondok Indah Residence. Building on this success, MKPI expanded its residential development into several other rapidly growing suburban districts, including Kebon Jeruk, Tanah Kusir, Bintaro, and Tangerang. These initiatives significantly contributed to the urban expansion and suburbanization of South Jakarta.

In 1989, MKPI achieved a major milestone with the launch of Pondok Indah Mall (PIM), the first, and at the time the only large-scale retail complex strategically integrated within a high-end residential area. The project offered a unique blend of lifestyle, retail, and convenience, setting a new benchmark in Jakarta’s urban planning. Following this success, the company further diversified its portfolio by developing apartments and office buildings for lease within its integrated residential environment. By the end of 2024, MKPI’s property portfolio included three shopping centers, seven apartment buildings—including Pondok Indah Golf Apartment, Pondok Indah Residences, and Service Residences Pondok Indah—six office buildings under the Pondok Indah Office Tower and Pondok Indah Office Park complexes, and one hotel, the InterContinental Jakarta Pondok Indah Hotel, operated by its subsidiary.

In addition to its rental-based assets, MKPI has ventured into property sales through the development of three apartment towers under strata title scheme, addressing the growing demand for property ownership in premium residential areas. A significant corporate milestone was reached in 2009, when MKPI conducted its Initial Public Offering (IPO) and listed its shares on the Indonesia Stock Exchange (IDX). This move not only broadened its capital base but also elevated its position as one of Indonesia’s leading integrated property developers.

*MKPI is a leading property developer, best known as the pioneer behind the transformation of Pondok Indah*

*Driven by a series of strategic milestones, MKPI has successfully expanded its operations across multiple property segments, including high-rise apartments, landed housing, a luxury hotel, and integrated recreational facilities*

*In addition to rental assets, MKPI entered property sales via strata-title apartments, and in 2009, strengthened its market presence through an IPO on the IDX*

Figure 3. MKPI Group Structure

MKPI Shareholders	(%)
PT. Karuna Paramita Propertindo (Murdaya)	47.45
PT. Dwitunggal Permata (Subagdja)	7.90
PT. Apratima Sejahtera (Ciputra)	7.90
PT. Penta Cosmopolitan (Sofyan)	7.50
PT. Buditama Nirwana (Brasali)	7.16
Iwan Putra Brasali	0.36
Public	21.73

Sources: Bloomberg, SSI Research

*Murdaya family is MKPI's largest shareholder, holding 47.45% stake through PT Karuna Paramita Propertindo*

**Rental Income.** MKPI's business is divided into two main segments. The company's primary source of income is from commercial property leasing, with recurring fees determined by leased area and applicable rental rates. MKPI leases space across five key property units:

1. Pondok Indah Mall (PIM) – Comprising PIM 1, PIM 2, PIM 3, and Street Gallery, these retail spaces cater to a diverse range of commercial tenants. Rental contracts are typically long-term, spanning 3–5 years, with an upfront down payment of approximately 20%, followed by fixed installment payments over the contract period. Fees include maintenance, cleaning, and security services. In 2024, all four PIM units reported high occupancy rate of > 95%.
2. Pondok Indah Office Tower (PIOT) – Comprising Tower 1, 2, 3, 5, and 6, PIOT offers office lease, primarily to corporate clients. Contracts typically last for at least 2 years, with three months' rent paid upfront. Notable improvements in occupancy were observed in Tower 1 (+15% YoY) and Tower 6 (+49% YoY), reflecting increasing demand for premium office space in the area.
3. Pondok Indah Golf Apartment (PIGA) – PIGA includes Jasmine, Lavender, and Orchid Towers, offering long-term residential leases with flexible durations of 6 months, 1 year, or 2 years. All three towers saw notable hike in occupancy, averaging around 85% by year-end, driven by sustained demand for high-end rental apartments.
4. InterContinental Jakarta Pondok Indah Hotel – Operated under MKPI's hospitality arm, this five-star hotel is subject to seasonal pricing dynamics. Despite this, performance remained strong in 2024, with total room nights sold increasing from 79,711 units (approximately 70% occupancy) to 85,524 units (approximately 75% occupancy), supported by recovery in tourism and corporate travel activity.
5. Service Residence Pondok Indah (SRPI) – These serviced apartments are jointly managed with InterContinental Hotel Group, delivering hotel-grade services for short- to medium-term tenants. By end-2024, occupancy reached c. 54%, with potential upside from increasing corporate and expatriate demand.

*MKPI's core business consists of two segments: rental and property sales*

*Comprising PIM 1, 2, 3, and the Street Gallery, these retail spaces maintained strong occupancies in 2024, with 3–5 year contracts and ~20% down payments*

*PIOT's towers are leased under medium-term contracts, with Tower 1 and 6 recording +15% and +49% YoY occupancy growth*

*Jasmine, Lavender, and Orchid Towers are offered with flexible lease terms*

*Room nights rose to 85,524 in 2024, with occupancy improving to c. 75% amid stronger tourism and business travel*

*Hotel-grade serviced apartments achieved ~54% occupancy in 2024, driven by increased demand from corporate clients and expatriates*

**Property Sales.** In addition to its core leasing business, MKPI sell properties, offering various payment schemes to accommodate buyer preferences, including cash payments, installment plans, and mortgage financing (KPR). Key offerings in this segment include:

1. Pondok Indah Residences – A premium high-rise residential complex offering strata-title ownership in South Jakarta, directly connected to major lifestyle and retail hubs.
2. Pondok Indah Townhouses – A landed residential development designed for upper-middle to high-end buyers seeking exclusivity in Pondok Indah area.
3. Albatia Cluster Homes (Batam) – Strategically located in Batam, this landed housing development offers a unique value proposition due to its proximity to Singapore and Malaysia, appealing to cross-border investors and second-home buyers.
4. Waterpark Admissions – Although unconventional, ticket sales from MKPI's waterpark are classified under property sales, reflecting the company's diversified portfolio and positioning as non-traditional real estate player.

*MKPI not only operates a robust leasing business, but also manages property sales segment with flexible payment options, including cash, instalments and mortgage financing*

Although property sales' contribution is smaller than recurring rental income, the segment offers strategic value through asset monetization, landbank utilization, and revenue diversification.

**Projects to Boost Value.** To meet continued demand across its property segments, MKPI remains committed to developing projects that offer strong strategic value and long-term growth potential. For 2025, the company has outlined the following key initiatives:

- Pondok Indah Townhouses – Continuation of construction to meet demand for premium landed residential units.
- Cluster Aurelle Residences – Completion of housing development on Jalan Veteran, expanding MKPI’s suburban residential footprint.
- Pondok Indah Plaza 6 (Ranch Market) – Further development of commercial area to strengthen the company’s retail offerings.
- Pondok Indah City Walk – Planned development on Jalan Metro Pondok Indah, aimed at enhancing lifestyle and community engagement.
- Lifestyle Mall at Lebak Bulus – An innovative retail project located at the former Carrefour site, targeting the growing middle-upper consumer base.
- PIM-1 Expansion – Includes the addition of a hotel and construction of a bridge connecting PIM-1 to Plaza 6 to enhance the integrated mall-hospitality ecosystem.
- PIM-1 Parking Building – New parking infrastructure to support foot traffic.
- Bridge from PIM-3 to Ranch Market – Planned connectivity infrastructure to improve pedestrian flow across MKPI's integrated developments.
- Pondok Indah Residences 2 – Planned residential towers to capture demand for vertical living in prime locations.

*MKPI’s 2025 initiatives are focused on expanding residential, commercial, and retail projects, including Pondok Indah Townhouses, Cluster Aurelle Residences, Pondok Indah Plaza 6, and the Lifestyle Mall at Lebak Bulus*

VALUATION

We reiterate our BUY rating on MKPI with target price of IDR 32,000, based on narrowing current RNAV from 64% to 50%. This reflects MKPI's low exposure to interest rate risks, as the company is a net cash entity, and the low proportion of development revenue contribution (3M25: 22.5%). Key downside risks to our call include slower-than-expected rental rate growth and low occupancy rates.

*Current price suggests 64% discount to RNAV*

Figure 4. Valuation

Valuation			
Recurring	8,149	Current price	23,350
Cash	2,127	Current discount	64%
Debt	0	Discount to NAV	50%
Land Value	50,741	<b>TP</b>	<b>32,000</b>
<b>RNAV</b>	<b>61,017</b>	<b>Upside</b>	<b>37%</b>
Outstanding	0.95		
<b>RNAV/share</b>	<b>64,350</b>		

Sources: Company, SSI Research

*Fair value: IDR 64,350/share*

Figure 5. Management Profile

Board of Commissioners		Position	Years of Experience
	<b>Siti Hartati Murdaya (78 years old)</b> earned her Bachelor's degree in Commerce from Universitas 17 Agustus and Universitas Trisakti in 1969. She joined PT Metropolitan Kentjana Tbk in 2003 and currently serves as President Director or Commissioner at multiple companies, including PT Central Cipta Murdaya, PT Jakarta International Expo, and PT Puri Indah Hotel.	President Commissioner	55+
	<b>Junita Ciputra (63 years old)</b> holds a Master's degree in Finance and Real Estate from the University of Southern California (1988). She joined PT Metropolitan Kentjana Tbk in 2020 and currently serves as Vice President Commissioner of PT Ciputra Development Tbk, PT Metropolitan Land Tbk, and other companies.	Vice President Commissioner	40+
	<b>Murdaya Widyawimarta (83 years old)</b> studied Economics at Universitas Indonesia. He joined PT Metropolitan Kentjana Tbk in 2003 and has held concurrent roles at PT Central Cipta Murdaya, PT Berca Indonesia, and PT Jakarta Land.	Commissioner	53+
	<b>Metta Margaretha Murdaya (50 years old)</b> earned her MBA from New York University in 2002. She has been with PT Metropolitan Kentjana Tbk since 2003 and also serves at PT Indosports Jaya, PT Central Cipta Murdaya, and other companies.	Commissioner	27+
	<b>Prajna Murdaya (48 years old)</b> holds Master of Science in Industrial Engineering (2001) from Stanford University. He joined PT Metropolitan Kentjana Tbk in 2003 and currently serves at PT Berca Indosports, PT Cipta Cakra Murdaya, and other companies.	Commissioner	23+



	<b>Iwan Putra Brasali (59 years old)</b> earned his Master of Science and Bachelor's degree in Civil Engineering from the University of Southern California. He joined PT Metropolitan Kentjana Tbk in 2007, and currently also leads PT Brasali Realty and PT Budimulia Prima Realty.	Commissioner	37+
	<b>Fenza Sofyan (58 years old)</b> holds Bachelor's degree in Business Management from Baldwin Wallace University (1988). He joined PT Metropolitan Kentjana Tbk in 2020 and currently serves as President Commissioner or Director at PT Emdeki Utama Tbk, PT Metropolitan Golden Management, and other entities.	Commissioner	36+
	<b>H. Agam Nugraha Subagdja (62 years old)</b> earned his Master's in International Business from University of Schiller, London (1992). He has been with the company since 2012 and also serves at PT Metropolitan Horison Development and other entities.	Commissioner	37+
	<b>Karuna Murdaya (44 years old)</b> holds Master of City Planning from MIT (2005). He joined PT Metropolitan Kentjana Tbk in 2003 and also serves at PT Jakarta International Expo, PT Cipta Cakra Murdaya, and other companies.	Commissioner	21+
	<b>Kirana Widjaja (65 years old)</b> earned her Master's degree from Technology University of the Philippines (1996). She joined PT Metropolitan Kentjana Tbk in 2003 and also serves at PT Jakarta International Expo, PT Intracawood Manufacturing, and other entities.	Commissioner	39+
	<b>Vivian Setjakusuma (54 years old)</b> earned her Master's in Engineering Economic Systems from Stanford University (2000). She joined the company in 2022 and also serves at PT Sequis Life and PT Pembangunan Jaya.	Commissioner	31+

	<b>Djokosantoso Moeljono (84 years old)</b> holds PhD in Industrial Psychology (2002). He joined the company in 2009 and currently serves as Commissioner and a lecturer at several universities.	Independent Commissioner	60+
	<b>Mia Puspawati (76 years old)</b> earned her Bachelor of Foreign Language from Akademi Bahasa Asing Bandung in 1971. She joined the company in 2009 and is also actively involved with Yayasan Aini, PT Binara Mediktama, and other organizations.	Independent Commissioner	53+
	<b>Yandi (44 years old)</b> holds Master's in Political Science from Universitas Tanjungpura (2017). He joined PT Metropolitan Kentjana Tbk in 2020 and also serves at PT Elok Pribadi Insan Cer and PT Robot Otomatis Helios.	Independent Commissioner	16+
	<b>Ariesman Auly (84 years old)</b> holds Bachelor of Accounting from Universitas Airlangga (1979). He joined in 2016 and continues to serve as a public accountant and former university lecturer.	Independent Commissioner	58+
	<b>Thomas Johannes Angfendy (64 years old)</b> earned his Bachelor's in Economics from Universitas Klabat Adventist in 1983. He joined PT Metropolitan Kentjana Tbk in 2021 and is also active at PT Taruna Bhakti Medika and PT Metropolitan Land Tbk.	Independent Commissioner	41+



Board of Directors		Position	Years of Experience
	<b>Husin Widjajakusuma (72 years old)</b> earned his Bachelor's degree in Civil Engineering from Universitas Indonesia in 1978. He joined the company in 2002 and currently serves as President Director of PT Puri Indah Hotel, PT Pondok Indah Hotel, and several other subsidiaries.	President Director	46+
	<b>Jeffri Sandra Tanudjaja (67 years old)</b> holds Master's degree in Management from Institut Prasetya Mulya (1994). He joined PT Metropolitan Kentjana Tbk in 2003 and also serves as Vice President Director of PT Pondok Indah Hotel, PT Antilope Madju Puri Indah, and other companies.	Vice President Director	43+
	<b>Tjandra Gianto Halim (66 years old)</b> earned his MBA from Texas University in 1987. He joined the company in 2002 and currently serves as Director of PT MK Propertindo, PT Pondok Indah Hotel, and other subsidiaries.	Director	39+
	<b>Kenneth Suhadi Purnama (60 years old)</b> holds Master's degree in Management from Universitas Gadjah Mada (1998). He joined PT Metropolitan Kentjana Tbk in 2003 and also serves as Director of PT MK Propertindo, PT Hewlett Packard Finance, and other entities.	Director	37+
	<b>Herman Widjaja (49 years old)</b> earned Master's in Management for Economics and Business from Universitas Indonesia (2018). He joined the company in 2004 and currently serves as Director of PT Antilope Madju Puri Indah and PT Bumi Shangril La Jaya.	Director	25+
	<b>Whisnu Wardana Tambunan (42 years old)</b> holds Bachelor's degree in Accounting from Universitas Atmajaya (2004). He joined PT Metropolitan Kentjana Tbk in 2024 and also serves as Director of PT MK Propertindo, PT Pondok Indah Hotel, and other companies.	Director	20+

Sources: Company, SSI Research

## FINANCIAL HIGHLIGHTS

### Key Financial Figures

Profit and Loss					
Y/E Dec (IDR Bn)	23A	24A	25F	26F	27F
<b>Revenue</b>	<b>2,327</b>	<b>2,483</b>	<b>2,740</b>	<b>2,920</b>	<b>3,186</b>
Gross profit	1,145	1,277	1,381	1,483	1,659
<b>EBITDA</b>	<b>1,321</b>	<b>1,438</b>	<b>1,514</b>	<b>1,622</b>	<b>1,802</b>
Depreciation	335	327	302	309	317
<b>EBIT</b>	<b>986</b>	<b>1,112</b>	<b>1,213</b>	<b>1,312</b>	<b>1,486</b>
Net interest income/(expense)	50	85	52	94	49
Forex gain/(losses)	(8)	20	22	23	25
Other income/(expense)	15	23	13	11	7
<b>Pre-tax profit</b>	<b>1,043</b>	<b>1,240</b>	<b>1,300</b>	<b>1,441</b>	<b>1,567</b>
Taxes	(198)	(254)	(155)	(162)	(173)
Minority interest	(0)	(0)	(0)	(0)	(0)
<b>Net profit</b>	<b>844</b>	<b>986</b>	<b>1,145</b>	<b>1,279</b>	<b>1,394</b>

2027F revenue is projected to reach IDR 3.2 trillion, ...

Balance Sheet					
Y/E Dec (IDR Bn)	23A	24A	25F	26F	27F
<b>Cash and equivalents</b>	<b>1,375</b>	<b>2,172</b>	<b>1,995</b>	<b>1,942</b>	<b>1,982</b>
Trade receivables	246	240	265	282	308
Inventories	19	21	23	24	27
Fixed assets	4,367	4,052	4,931	5,553	6,170
Real Estate asset	1,466	1,520	1,651	1,700	1,760
Other assets	915	935	911	912	913
<b>Total assets</b>	<b>8,389</b>	<b>8,940</b>	<b>9,775</b>	<b>10,414</b>	<b>11,158</b>
Interest bearing liabilities	-	3	4	5	6
Trade payables	72	69	157	166	177
Other liabilities	1,465	1,535	1,852	1,971	2,147
<b>Total liabilities</b>	<b>1,537</b>	<b>1,607</b>	<b>2,013</b>	<b>2,142</b>	<b>2,329</b>
Minority interest	(0)	(0)	(0)	(0)	(0)
<b>Shareholders' equity</b>	<b>6,852</b>	<b>7,333</b>	<b>7,762</b>	<b>8,273</b>	<b>8,829</b>

... driven by higher tenant ratios, paving the way for net cash position

Cash Flow					
Y/E Dec (IDR Bn)	23A	24A	25F	26F	27F
EBIT	986	1,112	1,213	1,312	1,486
Depreciation	335	327	302	309	317
Working Capital	93	35	404	87	126
Other operating items	(142)	(126)	(68)	(34)	(92)
<b>Operating cash flow</b>	<b>1,273</b>	<b>1,347</b>	<b>1,851</b>	<b>1,674</b>	<b>1,837</b>
Net capex	321	(64)	(1,310)	(981)	(993)
<b>Free cash flow</b>	<b>1,594</b>	<b>1,283</b>	<b>541</b>	<b>693</b>	<b>844</b>
Equity raised /(bought)	-	-	-	-	-
Net borrowings	(296)	3	1	1	1
Other financing	736	794	(178)	(54)	39
<b>Net cash flow</b>	<b>440</b>	<b>796</b>	<b>(177)</b>	<b>(53)</b>	<b>40</b>
Cash flow at beginning	936	1,375	2,172	1,995	1,942
<b>Cash flow at end</b>	<b>1,375</b>	<b>2,172</b>	<b>1,995</b>	<b>1,942</b>	<b>1,982</b>

*Sufficient operating cash flow to support capex*

Key Ratios					
Y/E Dec	23A	24A	25F	26F	27F
ROAE (%)	12.3	13.4	14.8	15.5	15.8
ROAA (%)	10.1	11.0	11.7	12.3	12.5
Gross margin (%)	49.2	51.4	50.4	50.8	52.1
EBITDA margin (%)	56.8	57.9	55.3	55.5	56.6
EBIT margin (%)	42.4	44.8	44.3	45.0	46.6
Net margin (%)	36.3	39.7	41.8	43.8	43.8
Payout ratio (%)	72.3	60.1	60.1	60.1	60.1
Current ratio (x)	5.5	5.6	4.9	4.9	4.8
Net gearing (%)	NC	NC	NC	NC	NC

*On its ability to commend higher rental rates, we expect margin support to persist, providing stable earnings*

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