

## BUY (Maintained)

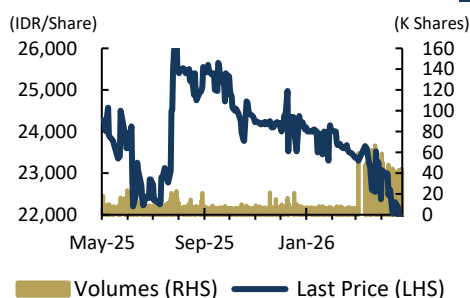
Target Price (IDR) **32,000**  
Potential Upside (%) **46.6**

Company Data	
Cons. Target Price (IDR)	-
SSI vs. Cons (%)	-

Stock Information	
Last Price (IDR)	21,825
Market Cap. (IDR tn)	21,311
52-Weeks High/Low (IDR)	27,125/20,050
3M Avg. Daily Value (IDR bn)	0.7
Free Float (%)	21.7
Shareholders (%):	
Karuna Paramita Propertindo	47.5
Others	30.8

Stock Performance				
(%)	YTD	1M	3M	12M
Absolute	(9.0)	(6.0)	(9.1)	(10.1)
JCI Return	(19.4)	(6.6)	(14.3)	2.0
Relative	10.4	0.5	5.2	(12.1)

### Stock Price & Volumes, 12M



### Company Background

With land bank mostly located in South Jakarta and well-known for its up-market Pondok Indah developments, PT Metropolitan Kentjana Tbk (MKPI), established in 1972 and went public in 2009, has the second largest market cap within our property coverage. As one of Indonesia's leading real estate developers and owned by the Murdaya family (47.5%) under PT Karuna Paramita Propertindo, MKPI is known for its stable recurring incomes (77% of FY25 top-line).

Kenzie Keane  
+62 21 2854 8325  
[kenzie.keane@samuel.co.id](mailto:kenzie.keane@samuel.co.id)

Ahnaf Yassar  
+62 21 2854 8322  
[ahnaf.yassar@samuel.co.id](mailto:ahnaf.yassar@samuel.co.id)

## Staying Resilient

**2Q26 preview: supported by higher hotel occupancy and PIM 5 contribution.** In 2Q26, we expect MKPI to book 2Q26 revenue of IDR 697bn (+15.8% YoY; +3.6% QoQ), reaching 24.8% of our FY26F aggregate estimate (1Q26: 24.0%) helped by incremental contribution from the newly operational PIM sz5, which commenced operations in Mar-26. On the bottom line, MKPI is expected to experience net profit of IDR 303bn (+28.1% YoY; +0.7% QoQ), or 24.4% of our FY26F aggregate estimate (1Q26: 23.6%) on the back of earnings resilience supported by defensive recurring income portfolio. In 1Q26, growth was mainly driven by solid recurring revenue at 77.6% (1Q25: 77.2%), led by higher shopping mall revenue of IDR 346bn (+7.3% YoY; +6.4% QoQ) on recently commissioned PIM 5, as well as the hotel segment, which reached IDR 63bn (+19.7% YoY; -14.3% QoQ) thanks to higher occupancy. However, apartment revenue delivered softer performance at IDR 39bn (-0.4% YoY; -2.8% QoQ), while the office segment at IDR 72bn (-0.2% YoY; +0.3% QoQ). 1Q26 net profit rose to IDR 293bn (+17.6% YoY; -16.0% QoQ), with YoY NPM rising to 43.6% (4Q25: 46.1%; 1Q25: 39.3%), in line with our estimate at 23.6% (3Y avg: 21.3%).

**Recurring income to remain the main earnings pillar going forward.** We expect recurring rental income to remain MKPI's primary earnings contributor ([figure 3](#)), accounting for 78.3% of total revenue in FY26F and gradually increasing to 79.5% in FY27F and 80.0% in FY28F. The shopping mall segment is projected to still be the largest FY26F recurring income driver, contributing 65.4% of total rental revenue, supported by the addition of Pondok Indah Mall 5 (PIM 5), which contributed ~6,000 sqm of NLA (+3.5% of total mall NLA). Meanwhile, the office (13.7%), hotel (13.3%), and apartment (7.6%) segments are expected to continue providing resilient recurring income, supported by improving occupancy rates, higher ASPs, and sustained demand for premium-location assets despite the continued challenging macroeconomic environment. Accordingly, we project FY26F revenue to reach IDR 2.8tn (+7.8% YoY), while net profit is estimated at IDR 1.2tn (+10.8% YoY).

### BUY with IDR 32,000 TP driven by active execution across core developments.

We continue to favor MKPI given management's strong commitment to accelerating its flagship projects in 2026F, particularly Pondok Indah Townhouse and Pondok Indah City Walk, which should benefit from solid demand within its integrated township ecosystem. MKPI is also focused on improving connectivity through the planned bridge linking PIM 3 and PIM 5. Meanwhile, MKPI is evaluating further expansion opportunities, including brownfield initiatives at PIM 1 as well as prospective greenfield projects such as Pondok Indah Residence 2. Accordingly, we maintain our BUY rating with TP of IDR 32,000 (46.6% upside potential). Our valuation reflects MKPI's defensive earnings profile, underpinned by the highest recurring income contribution in the sector at 76.9% (sector: 30.5%) and robust ROAA of 12.4% (sector: 4.1%), supporting our applied 50% discount to RNAV. In addition, MKPI's net cash balance sheet position provides resilience against interest rate fluctuations. Key downside risks include softer-than-expected rental growth and lower occupancy rates.

### Forecasts and Valuations (at closing price IDR 21,825 per share)

Y/E Dec	24A	25A	26F	27F	28F
Revenue (IDR Bn)	2,483	2,603	2,807	3,063	3,282
Operating Profit (IDR Bn)	1,112	1,240	1,368	1,517	1,635
Net Profit (IDR Bn)	986	1,122	1,243	1,395	1,517
EPS (IDR)	1,040	1,183	1,311	1,471	1,600
EPS Growth (%)	16.7	13.9	10.8	12.2	8.8
P/E (x)	21.0	18.4	16.6	14.8	13.6
P/BV (x)	2.8	2.7	2.5	2.4	2.3
DPS	535	728	918	1,030	1,121
Dividend Yield (%)	2.5	3.3	4.2	4.7	5.1
ROA (%)	11.0	11.9	12.4	13.2	13.6
ROE (%)	13.4	14.5	15.3	16.3	16.8
Net Gearing (%)	NC	NC	NC	NC	NC
Interest Coverage (x)	N/A	N/A	N/A	N/A	N/A

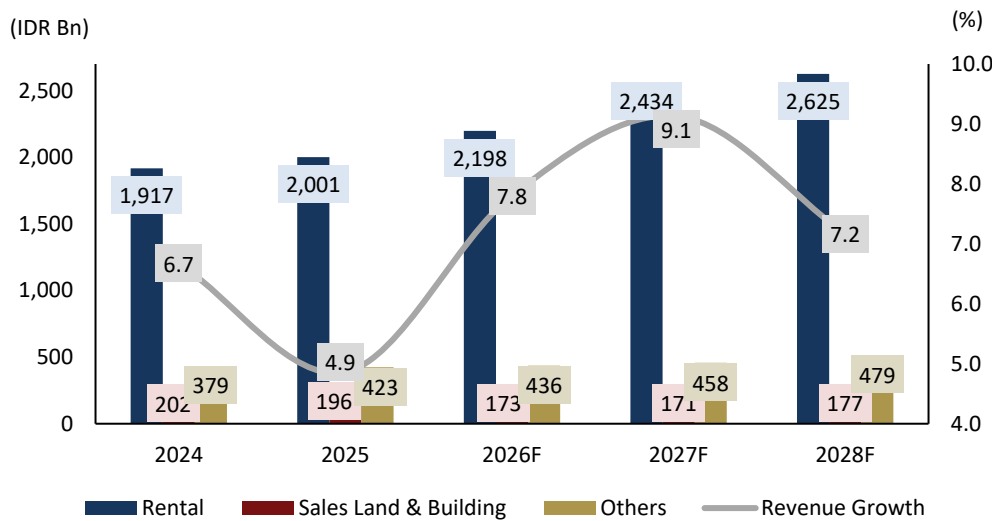
**Figure 1. 1Q26 Results**

MKPI Results: (IDRbn)	1Q26	4Q25	1Q25	QoQ (%)	YoY (%)	3M26	3M25	YoY (%)	3M26/SSI (%)
Revenue	673	757	635	(11.1)	6.1	673	635	6.1	24.0
Gross Profit	369	418	340	(11.7)	8.6	369	340	8.6	23.9
Operating Profit	335	375	306	(10.8)	9.4	335	306	9.4	24.5
Net Profit	293	349	249	(16.0)	17.6	293	249	17.6	23.6
<b>Key Ratios</b>									
GPM (%)	54.8	55.2	53.5	-	-	54.8	53.5	-	-
OPM (%)	49.7	49.6	48.2	-	-	49.7	48.2	-	-
NPM (%)	43.6	46.1	39.3	-	-	43.6	39.3	-	-

Sources: Company, SSI Research

1Q26 revenues were broadly in line with our estimate on the back of solid recurring income from shopping malls and hotels

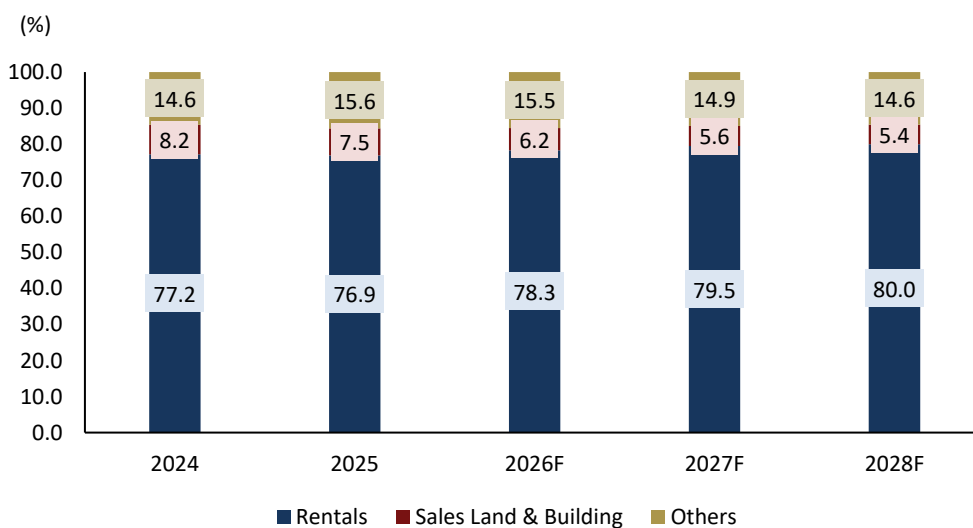
**Figure 2. Revenue Trends**



Sources: Company, SSI Research

Following the commissioning of PIM 5 in February,...

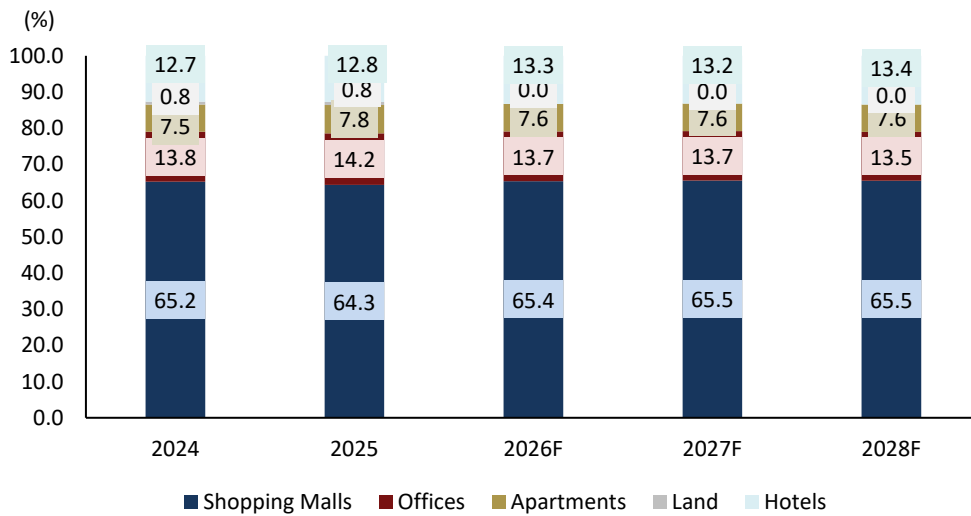
**Figure 3. Revenue Mix**



Sources: Company, SSI Research

...we expect recurring contributions from the rental segment to increase,...

**Figure 4. Rental Segment Breakdown**



...underpinned by shopping malls

Sources: Company, SSI Research

**Figure 5. Peer Comparables**

Ticker	Market		Last	Target	2026F								
	Cap.	Rating	Price	Price	% of	Disc. To	P/B	P/E	EPS Gwt	Div. Yield	ROAA	ROAE	Net Gearing
	(IDR Tn)		(IDR)	(IDR)	Recurring	NAV (%)	(x)	(x)	(%)	(%)	(%)	(%)	(%)
*PANI IJ	153.1	BUY	8,450	17,500	0.8	58.9	5.7	110.5	0.5	0.1	2.8	5.4	NC
BUVA IJ	26.5	BUY	1,075	3,000	61.0	(59.3)	12.1	203.0	16.9	0.0	4.7	6.1	8.7
MKPI IJ	20.7	BUY	21,825	32,000	76.9	50.0	2.5	16.6	10.8	4.2	12.4	15.3	NC
BSDE IJ	16.1	BUY	760	1,120	9.7	85.6	0.4	4.9	(11.6)	3.0	5.1	8.8	NC
PWON IJ	15.2	BUY	316	535	52.1	67.8	0.7	5.9	12.5	2.2	6.6	10.7	NC
BKSL IJ	16.8	BUY	100	200	6.5	86.2	1.1	19.4	27.2	0.0	2.1	2.9	7.8
CTRA IJ	12.9	BUY	695	1,200	11.3	77.5	0.5	5.6	14.2	2.0	4.8	10.1	NC
SMRA IJ	5.2	BUY	318	500	26.0	92.9	0.4	5.6	(19.7)	2.4	3.0	8.1	8.6
<b>Sector</b>	<b>266.5</b>	<b>Neutral</b>			<b>30.5</b>	<b>51.9</b>	<b>4.8</b>	<b>87.2</b>	<b>4.8</b>	<b>0.8</b>	<b>4.2</b>	<b>6.8</b>	<b>NC</b>
<b>Sector (excl. PANI &amp; BUVA)</b>	<b>86.9</b>	<b>Neutral</b>			<b>30.4</b>	<b>73.4</b>	<b>1.1</b>	<b>10.8</b>	<b>8.8</b>	<b>2.4</b>	<b>6.4</b>	<b>9.7</b>	<b>NC</b>

\*) based on consensus

Sources: SSI Research, Companies

MKPI boasts the highest recurring portion of 76.9%, paving the way for the best ROA and ROE in the property sector under our coverage

**Figure 6. Company Ownership**

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

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

Sources: Bloomberg, SSI Research

## Financial Highlights

Figure 7. Income Statement

Y/E Dec (IDR Bn)	2024	2025	2026F	2027F	2028F
<b>Revenue</b>	<b>2,483</b>	<b>2,603</b>	<b>2,807</b>	<b>3,063</b>	<b>3,282</b>
Gross Profit	1,277	1,409	1,544	1,705	1,834
<b>EBITDA</b>	<b>1,430</b>	<b>1,540</b>	<b>1,691</b>	<b>1,852</b>	<b>1,983</b>
Depreciation	318	300	323	335	348
<b>EBIT</b>	<b>1,112</b>	<b>1,240</b>	<b>1,368</b>	<b>1,517</b>	<b>1,635</b>
Net Interest Income/(Expenses)	85	113	128	146	165
Forex Gain/Losses	20	18	20	22	24
Other Income/Expenses	23	9	13	21	26
<b>Pre-Tax Profit</b>	<b>1,240</b>	<b>1,380</b>	<b>1,529</b>	<b>1,705</b>	<b>1,851</b>
Taxes	(254)	(258)	(286)	(310)	(333)
Minority Interest	(0)	(0)	(0)	(0)	(0)
<b>Net Profit</b>	<b>986</b>	<b>1,122</b>	<b>1,243</b>	<b>1,395</b>	<b>1,517</b>

Sources: MKPI, SSI Research

*We project 2024–28F revenue CAGR of 7.2% supported by improving occupancy rates and continued expansion plans*

Figure 8. Balance Sheet

Y/E Dec (IDR Bn)	2024	2025	2026F	2027F	2028F
<b>Cash and Equivalents</b>	<b>2,172</b>	<b>2,789</b>	<b>3,180</b>	<b>3,606</b>	<b>4,072</b>
Trade Receivables	240	223	240	262	281
Inventories	21	16	17	19	20
Fixed Assets	4,602	4,551	4,609	4,672	4,741
Real Estate Asset	1,520	1,528	1,591	1,645	1,664
Other Assets	385	356	372	391	408
<b>Total Assets</b>	<b>8,940</b>	<b>9,464</b>	<b>10,009</b>	<b>10,595</b>	<b>11,187</b>
Interest Bearing Liabilities	3	2	3	3	4
Trade Payables	69	78	97	105	111
Other Liabilities	1,535	1,622	1,775	1,934	2,065
<b>Total Liabilities</b>	<b>1,607</b>	<b>1,702</b>	<b>1,874</b>	<b>2,042</b>	<b>2,180</b>
Minority Interest	(0.3)	(0.3)	(0.3)	(0.4)	(0.4)
<b>Shareholders' Equity</b>	<b>7,333</b>	<b>7,763</b>	<b>8,135</b>	<b>8,553</b>	<b>9,008</b>

Sources: MKPI, SSI Research

*Building up cash with minimal debt, translating to healthy net cash position*

**Figure 9. Cash Flow Statement**

Y/E Dec (IDR Bn)	2024	2025	2026F	2027F	2028F
EBIT	1,112	1,240	1,368	1,517	1,635
Depreciation	318	300	323	335	348
Working Capital	35	126	110	99	80
Other Operating Items	(126)	(118)	(125)	(122)	(118)
<b>Operating Cash Flow</b>	<b>1,338</b>	<b>1,548</b>	<b>1,676</b>	<b>1,829</b>	<b>1,945</b>
Net Capex	(131)	(258)	(449)	(457)	(442)
<b>Free Cash Flow</b>	<b>1,208</b>	<b>1,290</b>	<b>1,227</b>	<b>1,372</b>	<b>1,503</b>
Equity Raised /(Bought)	-	-	-	-	-
Net Borrowings	3	(1)	1	0	1
Other Financing	794	618	389	426	466
<b>Net Cash Flow</b>	<b>796</b>	<b>618</b>	<b>390</b>	<b>426</b>	<b>466</b>
Cash Flow at Beginning	1,375	2,172	2,789	3,180	3,606
<b>Cash Flow at End</b>	<b>2,172</b>	<b>2,789</b>	<b>3,180</b>	<b>3,606</b>	<b>4,072</b>

Sources: MKPI, SSI Research

*Solid operating cash flow to support high but stable capex for developments of Pondok Indah Townhouse, Pondok Indah City Walk, and connecting bridge of PIM-3 to PIM-5*

**Figure 10. Key Ratios**

Y/E Dec	2024	2025	2026F	2027F	2028F
ROAE (%)	13.4	14.5	15.3	16.3	16.8
ROAA (%)	11.0	11.9	12.4	13.2	13.6
Gross Margin (%)	51.4	54.1	55.0	55.7	55.9
EBITDA Margin (%)	57.6	59.2	60.2	60.5	60.4
EBIT Margin (%)	44.8	47.6	48.7	49.5	49.8
Net Margin (%)	39.7	43.1	44.3	45.5	46.2
Current Ratio (x)	5.6	5.6	5.3	5.2	5.1
Interest Coverage (x)	NA	NA	NA	NA	NA
Net Gearing (%)	NC	NC	NC	NC	NC

Sources: MKPI, SSI Research

*Supported by its ability to command higher rental rates, we expect margins to continue rising in 2026-28F*

Research Team			
Harry Su	Managing Director of Research	harry.su@samuel.co.id	+6221 2854 8100
Prasetya Gunadi	Head of Equity Research, Strategy, Banking	prasetya.gunadi@samuel.co.id	+6221 2854 8320
Fithra Faisal Hastiadi, Ph.D	Senior Macro Strategist	fithra.hastiadi@samuel.co.id	+6221 2854 8100
Juan Harahap	Coal, Metals, Mining Contracting, Oil & Gas, Plantations	juan.oktavianus@samuel.co.id	+6221 2854 8392
Jonathan Guyadi	Consumer, Retail, Healthcare, Cigarettes, Telco	jonathan.guyadi@samuel.co.id	+6221 2854 8846
Jason Sebastian	Automotive, Telco, Tower	jason.sebastian@samuel.co.id	+6221 2854 8392
Ahnaf Yassar	Banking, Strategy, Plantations, Renewables	ahnaf.yassar@samuel.co.id	+6221 2854 8392
Fadhlan Banny	Cement, Media, Mining Contracting, Oil & Gas, Plantations, Poultry, Technology	fadhlan.banny@samuel.co.id	+6221 2854 8325
Kenzie Keane	Cigarettes, Consumer, Healthcare, Retail, Property	kenzie.keane@samuel.co.id	+6221 2854 8325
Yehezkiel Neville	Research Associate; Macroeconomic, Coal, Mining	yehezkiel.neville@samuel.co.id	+6221 2854 8392

Digital Production Team			
Sylvanny Martin	Creative Production Lead & Graphic Designer	sylvanny.martin@samuel.co.id	+6221 2854 8100
M. Indra Wahyu Pratama	Video Editor & Videographer	muhammad.indra@samuel.co.id	+6221 2854 8100
M. Rifaldi	Video Editor	m.rifaldi@samuel.co.id	+6221 2854 8100
Raflyyan Rizaldy	SEO Specialist	raflyyan.rizaldy@samuel.co.id	+6221 2854 8100
Ahmad Zupri Ihsyan	Team Support	ahmad.zupri@samuel.co.id	+6221 2854 8100

Equity			
Joseph Soegandhi	Director of Equity Sales	joseph.soegandhi@samuel.co.id	+6221 2854 8872

Equity Institutional Team			
Widya Meidrianto	Head of Institutional Equity Sales	anto@samuel.co.id	+6221 2854 8317
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
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			
Damargumilang	Head of Equity Retail	atmaji.damargumilang@samuel.co.id	+6221 2854 8309
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 8113
Handa Sandiawan	Equity Sales Support	handa.sandiawan@samuel.co.id	+6221 2854 8302
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
Dina Afrilia	Fixed Income Sales	dina.afrilia@samuel.co.id	+6221 2854 8100
Muhammad Alfizar	Fixed Income Sales	muhammad.alfizar@samuel.co.id	+6221 2854 8305

## Disclaimer:

The views expressed in this research accurately reflect the personal views of the analyst(s) about the subject of the topics, securities and/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, ratings, target prices, or views in this research. The analyst(s) is/are principally responsible for the preparation of this research and has taken reasonable care to achieve and maintain independence and objectivity in making any recommendations and/or opinions herein.

This document is provided strictly for information purposes only and is intended solely for the use of the recipient(s) to whom it is delivered. It is not intended for distribution to, or use by, any other person and may not be reproduced, redistributed, published, forwarded, copied, or made available (in whole or in part) to any other party(ies), whether directly or indirectly, without the prior written consent of PT Samuel Sekuritas Indonesia.

This research does not constitute, and should not be construed as, an offer, invitation, recommendation, or solicitation to sell or buy any securities or other financial instruments, nor does it constitute investment advice, legal advice, accounting advice, or tax advice. Any opinions, estimates, forecasts, and projections herein are subject to change without notice and are based on assumptions that may not materialize. Past performance is not indicative of future results. Investments involve risks, including the possible loss(es) of principal(s). Any recommendation or view contained in this report may not be suitable for all investors; recipients should consider their own investment objectives, financial situation, risk tolerance, and specific needs, and should seek independent professional advice where appropriate.

Although the information contained herein has been obtained from sources believed to be reliable, PT Samuel Sekuritas Indonesia, its affiliates, and/or the analyst(s) make no representation or warranty, express or implied, as to the accuracy, completeness, timeliness, or reliability of such information, and no responsibility is accepted for any errors or omissions. Neither PT Samuel Sekuritas Indonesia, its affiliates, nor the analyst(s) shall have any liability whatsoever (whether in contract, tort, negligence, or otherwise) for any direct, indirect, incidental, special, consequential, or punitive losses or damages arising from any use of, reliance on, or inability to use this document, even if advised of the possibility of such losses.

This document may contain forward-looking statements which are inherently uncertain and subject to risks and other factors that may cause actual outcomes to differ materially from those expressed or implied. PT Samuel Sekuritas Indonesia undertakes no obligation to update, revise, or keep current any information, opinion, estimates, forecasts, or forward-looking statements contained herein.

PT Samuel Sekuritas Indonesia, its affiliates, directors, officers, representatives, and/or employees may from time to time have positions in, act as market maker or liquidity provider for, or perform investment banking and/or other services for the securities or issuers mentioned in this report, and may receive fees or other compensation in connection therewith, subject to applicable laws and internal policies. Additional information regarding conflicts of interest (if any) may be available upon request.

All rights reserved by PT Samuel Sekuritas Indonesia.