

Economic Data

	Latest	2026F
7-DRRR (%), eop	5.75	4.25
Inflation (YoY %)	3.19	2.80
US\$ 1 = Rp, period avg	17,951	16,803

Stock Market Data (24 September 2026)

JCI Index	6,298.6	-1.20%
Trading T/O (Rp bn)	9,778.5	
Market Cap (Rp tn)	11,024.8	

Market Data Summary*

	2026F	2027F
P/E (x)	9.6	8.3
P/BV (x)	1.3	1.2
EV/EBITDA (x)	8.0	7.1
Div. Yield	5.6	6.3
Net Gearing	17.4	12.7
ROE	14.1	15.3
EPS Growth	17.4	15.0
EBITDA Growth	21.0	10.1
Earnings Yield	10.4	12.0

* Aggregate of **90** companies in MS research universe, representing **52.1%** of JCI's market capitalization

HIGHLIGHT

- *Retail: Aisle Insights – Location, Landlords, and Leverage*
- *Amman Mineral Internasional: 1H26 Analyst Meeting KTA (AMMN; Rp4,730; Buy; TP: Rp7,100)*

SECTOR

Retail: Aisle Insights – Location, Landlords, and Leverage

- Our second edition of *Aisle Insights* examines one of the most important moats for Indonesian retailers, namely bargaining power with landlords, by analyzing the tenant mix across 150 malls with online directories, out of a universe of 358 malls comprising 355 malls listed by the Indonesia Shopping Center Association (APPBI) and three additional malls not included in the APPBI list. This dataset, in our view, provides a unique lens into retailers' mall penetration, portfolio breadth, competitive positioning, and potential expansion headroom, the key findings and investment implications of which we examine in this report.

■ [Please refer to the full report for more details. \(https://research.mandirisekuritas.co.id/r/EL5I\)](https://research.mandirisekuritas.co.id/r/EL5I)

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CORPORATE

Amman Mineral Internasional: 1H26 Analyst Meeting KTA (AMMN; Rp4,730; Buy; TP: Rp7,100)

- A strong production outlook, coupled with high copper and gold prices and lower capex, should support stronger earnings and cash flow ahead. Meanwhile, AMMN will continue to prioritize deleveraging, funded by operating cash flow while simultaneously preparing for the development of the Elang mine. We maintain our Buy call on AMMN with a TP of Rp7,100.

■ [Please refer to the full report for more details. \(https://research.mandirisekuritas.co.id/r/sXZ5\)](https://research.mandirisekuritas.co.id/r/sXZ5)

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Indices Performance			
Indices	Last	Chg (%)	YTD (%)
JCI	6,298.61	-1.2	-27.2
LQ45	623.26	-1.6	-26.4
IDX80	93.45	-1.6	-29.5
Dow Jones	51,349.98	-0.3	+6.8
S&P 500	7,704.13	-0.0	+12.5
Nasdaq	26,939.37	+0.0	+15.9
FTSE 100	10,679.99	-0.2	+7.5
DAX	25,266.53	-0.6	+3.2
Nikkei	65,513.99	+0.8	+30.1
Hang Seng	24,761.13	-0.3	-3.4
STI	5,683.37	-0.5	+22.3
iShares Indo	12.05	-1.7	-35.6
JCI Indices Sectors	Last	Chg (%)	YTD (%)
Financials	1,337.66	-1.3	-13.7
Basic Materials	1,751.29	-2.2	-14.9
Consumer Non-Cycl	692.88	-0.4	-13.4
Energy	3,204.95	-0.6	-28.0
Infrastructures	1,795.60	-1.1	-32.8
Technology	6,653.67	-1.1	-30.2
Consumer Cycl	957.11	-1.3	-22.0
Properties	776.76	-1.7	-33.8
Healthcare	1,446.93	-1.1	-29.9
Industrials	1,651.89	-2.1	-23.3
Transport & Logistic	1,777.32	-0.8	-9.6

Macro Economic, Fund Flows and Commodities			
Currencies	Last	Chg (%)	YTD (%)
Rp/US\$	17,951.00	+0.6	-7.0
US\$/EUR	1.14	-0.0	+3.2
YEN/US\$	158.86	+0.3	-1.4
SGD/US\$	1.28	-0.1	+0.5
Rp/EUR	20,396.87	+0.2	-4.1
Rp/CNY	2,667.27	+0.5	-10.5
Macro Indicators	Last	Chg	YTD (bps)
5Yr INDOGB	6.97	+9.7	+141.3
10Yr INDOGB	7.10	+0.0	+102.7
CDS 5YR INDO	88.41	+1.4	+19.6
US Dollar Index Spot	101.29	+0.2	+3.0
Indo Foreign Flow (US\$m)		Last Chg	YTD Chg
Equity Flow		-83.2	-4,438.4
Bonds Flow		-110.0	+1,714.3
Commodities	Last	Chg (%)	YTD (%)
Crude Oil, Brent (US\$/bl)	106.60	+3.4	+75.2
Copper spot (US\$/mt)	14,745.75	+0.4	+18.4
Nickel spot (US\$/mt)	16,331.33	+0.1	-1.0
Gold (US\$/oz)	4,275.03	-0.3	-1.0
Tin spot (US\$/mt)	53,843.34	+0.2	+32.5
CPO futures (MYR/ton)	4,772.00	+0.1	+18.5
Coal (US\$/ton)	145.00	+0.2	+34.9
Rubber forward (US\$/kg)	279.00	+0.0	+29.8
Soybean oil (US\$/100 gallons)	66.93	-0.5	+39.2
Baltic Dry Index	3,430.00	+0.0	+82.7

Equity Valuation

		Price	Price	% of	Mkt Cap	Net Profit		PER (x)		P/BV (x)		EV/EBITDA (x)		EPS Growth (%)		Div. Yield (%)	
Code	Rating	(Rp)	Target	PT	(Rp Bn)	2026	2027	2026	2027	2026	2027	2026	2027	2026	2027	2026	2027
MANSEK universe		6,299	6,810	8.1	4,533,357	473,433	542,825	9.6	8.3	1.3	1.2	8.0	7.1	17.4	15.0	5.8	6.3
Banking					1,626,150	169,844	184,696	9.6	8.8	1.6	1.5	N.A.	N.A.	6.6	8.7	7.5	8.1
BBCA	Buy	6,225	7,300	17.3	765,756	60,557	66,253	12.6	11.6	2.6	2.4	N.A.	N.A.	5.2	9.4	5.8	6.5
BBNI	Buy	3,520	4,000	13.6	131,012	21,357	22,744	6.1	5.8	0.8	0.7	N.A.	N.A.	6.6	6.5	9.9	9.8
BBRI	Buy	3,140	4,100	30.6	472,885	60,081	64,281	7.9	7.4	1.4	1.4	N.A.	N.A.	6.1	7.0	11.4	12.2
BBTN	Buy	1,110	1,600	44.1	15,578	3,900	4,133	4.0	3.8	0.4	0.4	N.A.	N.A.	11.4	6.0	5.6	6.3
BNLI	Sell	2,060	900	(56.3)	74,534	3,916	4,456	19.0	16.7	1.5	1.4	N.A.	N.A.	9.1	13.8	1.6	1.8
BTPS	Buy	950	1,300	36.8	7,319	1,319	1,584	5.5	4.6	0.7	0.6	N.A.	N.A.	9.9	20.1	10.8	13.0
BRIS	Buy	1,560	2,800	79.5	71,962	8,654	9,877	8.3	7.3	1.2	1.1	N.A.	N.A.	14.4	14.1	3.0	3.4
ARTO	Buy	860	1,700	97.7	11,916	434	702	27.4	17.0	1.3	1.2	N.A.	N.A.	57.3	61.6	0.0	0.0
BNGA	Buy	1,730	2,000	15.6	43,493	6,968	7,162	6.2	6.1	0.7	0.7	N.A.	N.A.	1.3	2.8	9.6	9.9
SUPA	Buy	490	800	63.3	16,610	405	871	41.0	19.1	2.0	1.8	N.A.	N.A.	306.1	115.1	0.0	0.0
BFIN	Buy	950	1,280	34.7	14,287	2,165	2,589	6.6	5.5	1.2	1.1	N.A.	N.A.	19.6	19.6	9.8	12.7
AMOR	Buy	364	450	23.5	798	85	90	9.4	8.8	2.7	2.7	7.1	6.8	17.7	6.7	9.9	10.5
Construction & materials					75,284	9,417	10,810	7.8	6.8	0.5	0.4	7.7	7.5	3.8	14.5	6.2	6.6
AVIA	Buy	340	560	64.7	20,166	1,940	2,211	10.4	9.1	2.0	1.9	7.5	6.4	12.4	14.0	6.8	7.5
INTP	Buy	5,150	7,370	43.1	16,911	1,696	1,957	10.0	8.6	0.7	0.7	4.0	3.5	-23.8	15.7	9.1	7.5
SMGR	Neutral	1,570	1,640	4.5	10,600	401	699	26.5	15.2	0.2	0.2	3.9	3.1	109.9	74.4	1.8	3.8
ADHI	Neutral	133	530	298.5	1,421	310	418	4.6	3.4	0.2	0.1	3.7	3.2	7.3	34.7	0.0	0.0
PTPP	Buy	193	700	262.7	1,197	557	588	2.1	2.0	0.1	0.1	7.2	7.4	6.1	5.6	57.0	60.5
WIKA	Neutral	204	580	184.3	1,828	130	384	14.1	4.8	0.1	0.1	12.6	11.1	-39.4	195.8	1.4	4.2
WSKT	Neutral	202	220	8.9	2,703	-544	-552	-10.7	-10.5	0.4	0.4	23.5	23.4	N/M	-1.5	0.0	0.0
WTON	Neutral	74	170	129.7	645	269	278	2.4	2.3	0.1	0.1	1.3	0.9	3.2	3.5	12.1	12.5
JSMR	Buy	2,730	5,800	112.5	19,814	4,658	4,827	4.3	4.1	0.5	0.4	7.1	7.5	19.8	3.6	3.9	4.7
Consumer staples					427,261	51,143	59,236	8.4	7.2	1.4	1.3	5.8	5.0	10.3	15.8	6.6	7.5
CMRY	Buy	4,450	6,950	56.2	35,309	2,243	2,590	15.7	13.6	4.5	3.9	11.9	9.9	10.3	15.5	3.5	3.9
ICBP	Buy	6,975	12,000	72.0	81,342	9,926	11,661	8.2	7.0	1.5	1.3	6.5	5.4	6.1	17.5	6.0	6.4
INDF	Buy	6,950	9,900	42.4	61,021	11,362	15,137	5.4	4.0	0.7	0.7	4.6	3.9	3.4	33.2	5.2	5.4
MYOR	Buy	1,450	3,210	121.4	32,420	3,408	4,101	9.5	7.9	1.6	1.4	5.9	4.8	19.0	20.3	3.6	4.3
UNVR	Neutral	1,620	2,000	23.5	61,803	4,932	4,369	12.5	14.1	20.3	19.1	10.2	9.6	-35.4	-11.4	10.3	6.8
GGRM	Buy	17,350	26,500	52.7	33,383	5,300	6,364	6.3	5.2	0.5	0.5	2.9	2.1	239.2	20.1	4.3	14.8
HMSF	Buy	635	830	30.7	73,862	8,454	9,098	8.7	8.1	2.4	2.4	5.9	5.4	27.9	7.6	8.9	11.4
WIIM	Buy	1,530	2,750	79.7	3,213	598	721	5.4	4.5	1.2	1.1	3.4	2.6	42.5	20.6	6.5	9.3
KLBF	Buy	735	1,460	98.6	34,408	3,671	3,914	9.4	8.8	1.4	1.3	5.9	5.4	0.2	6.6	5.5	5.5
SIDO	Neutral	350	525	50.0	10,500	1,248	1,280	8.4	8.2	3.3	3.3	5.9	5.8	1.6	2.6	11.4	11.5
Healthcare					63,318	3,611	3,792	17.5	16.7	2.3	2.1	9.0	7.7	9.5	5.0	1.7	1.9
MIKA	Buy	1,730	2,700	56.1	24,060	1,536	1,724	15.7	14.0	3.0	2.7	9.8	8.5	12.5	12.3	3.0	3.3
SILO	Buy	2,050	2,750	34.1	26,663	1,174	1,088	22.7	24.5	2.5	2.2	9.9	8.0	5.5	-7.4	0.0	0.0
HEAL	Buy	630	1,200	90.5	9,681	501	553	19.3	17.5	1.6	1.6	7.3	6.7	16.6	10.4	2.1	2.5
MDLA	Buy	208	244	17.3	2,915	401	428	7.3	6.8	0.9	0.8	5.1	4.6	2.2	6.7	5.4	5.5
Consumer discretionary					384,266	49,651	55,910	7.7	6.9	1.0	0.9	5.8	4.9	-5.7	12.6	5.8	5.4
ACES	Buy	344	450	30.8	5,889	731	776	8.1	7.6	0.9	0.9	5.7	5.7	9.4	6.1	11.6	12.3
MAPA	Buy	645	950	47.3	18,385	1,860	2,113	9.9	8.7	1.8	1.5	4.2	3.5	8.1	13.6	0.7	0.8
MAPI	Buy	1,510	1,790	18.5	25,066	2,439	2,861	10.3	8.8	1.5	1.3	4.3	3.3	9.3	17.3	0.7	0.9
ERAA	Buy	610	450	(26.2)	9,730	1,380	1,440	7.1	6.8	0.9	0.8	5.2	4.9	15.4	4.3	3.5	3.7
MDIY	Buy	955	1,420	48.7	24,057	1,316	1,608	18.3	15.0	4.4	3.4	10.0	8.2	18.6	22.2	0.0	0.0
MIDI	Buy	264	500	89.4	8,827	893	1,005	9.9	8.8	1.7	1.5	5.3	4.5	12.6	12.6	3.0	3.4
AMRT	Buy	1,280	2,200	71.9	53,151	3,849	4,212	13.8	12.6	2.6	2.3	8.7	7.3	12.8	9.4	3.0	3.3
FORE	Buy	805	450	(44.1)	7,179	179	216	40.0	33.2	8.7	7.5	14.5	10.9	50.0	20.4	0.0	0.0
CNMA	Buy	90	150	66.7	7,501	761	860	9.9	8.7	1.7	1.7	3.0	2.7	7.9	13.0	10.1	11.5
ASII	Buy	4,770	7,000	46.8	191,104	27,788	31,799	6.9	6.0	0.8	0.7	6.5	5.5	-14.9	14.4	7.7	6.5
AUTO	Buy	3,340	3,500	4.8	16,098	2,377	2,590	6.8	6.2	0.9	0.9	7.0	6.1	7.8	9.0	6.2	6.6
DRMA	Buy	950	1,300	36.8	4,471	805	923	5.6	4.8	1.5	1.2	3.3	2.6	13.7	14.6	5.0	5.8
SCMA	Neutral	173	430	148.6	10,943	2,094	2,256	5.2	4.9	1.3	1.2	3.3	2.8	8.7	7.7	9.6	12.4
MNCN	Buy	141	1,300	822.0	1,865	3,179	3,251	0.6	0.6	0.1	0.1	-0.5	-0.7	3.3	2.3	68.2	69.7

		Price	Price	% of	Mkt Cap	Net Profit		PER (x)		P/BV (x)		EV/EBITDA (x)		EPS Growth (%)		Div. Yield (%)	
Code	Rating	(Rp)	Target	PT	(Rp Bn)	2026	2027	2026	2027	2026	2027	2026	2027	2026	2027	2026	2027
Commodities					1,083,829	103,477	130,712	10.5	8.3	1.6	1.4	5.8	4.8	59.8	26.3	3.0	3.4
UNTR	Buy	24,150	32,000	32.5	87,708	7,983	12,184	11.0	7.2	0.8	0.8	3.5	3.1	-45.2	52.6	3.6	5.6
ADRO*	Buy	2,560	3,700	44.5	78,742	752	819	5.9	5.4	0.9	0.8	3.9	3.4	67.9	9.0	6.8	7.4
AADI*	Buy	11,150	14,500	30.0	86,824	918	944	5.3	5.1	1.2	1.1	2.9	2.6	20.8	2.8	8.5	8.8
INDY*	Buy	2,780	4,300	54.7	14,484	18	150	45.0	5.4	0.7	0.6	7.7	3.5	198.8	733.9	0.6	4.6
ITMG*	Buy	25,050	35,000	39.7	27,469	206	205	7.4	7.5	0.8	0.8	2.2	2.4	8.0	-0.7	10.8	10.7
PTBA	Buy	3,050	4,000	31.1	35,144	5,266	4,483	6.6	7.8	1.3	1.2	4.1	4.6	79.7	-14.9	7.5	6.4
HRUM*	Buy	875	1,300	48.5	11,229	157	209	4.0	3.0	0.6	0.5	3.8	2.8	319.2	33.4	0.0	0.0
DEWA	Buy	364	700	92.3	14,810	495	586	29.9	25.3	2.9	2.6	9.7	8.8	N/M	18.3	0.0	0.0
ANTM	Buy	3,270	5,550	69.7	78,581	9,544	7,753	8.2	10.1	2.0	1.8	5.6	6.4	32.4	-18.8	6.1	4.9
AMMN*	Buy	4,730	7,100	50.1	340,162	1,004	1,573	18.9	12.1	3.0	2.4	9.5	6.4	303.4	56.6	0.0	0.0
ARCI*	Buy	1,305	2,300	76.2	32,410	160	259	11.3	7.0	3.5	2.3	7.4	4.7	57.3	62.0	0.0	0.0
BRMS*	Buy	680	1,000	47.1	96,413	111	119	48.5	45.2	4.0	3.6	29.4	25.3	122.2	7.3	0.0	0.0
INCO*	Buy	4,720	8,500	80.1	48,339	245	586	11.0	4.6	0.9	0.8	5.0	3.4	222.7	138.9	3.2	7.6
MDKA*	Buy	3,060	4,400	43.8	73,779	166	243	24.9	17.0	3.3	2.3	6.5	5.4	N/M	46.8	0.0	0.0
NCKL	Buy	915	1,850	102.2	57,735	13,285	14,275	4.3	4.0	1.2	1.0	4.2	3.9	48.4	7.4	8.1	8.7
Property & Industrial Estate					53,719	11,002	11,592	4.9	4.6	0.4	0.3	4.7	4.6	22.8	5.4	4.7	4.6
BSDE	Buy	570	1,360	138.6	12,068	2,704	2,926	4.5	4.1	0.3	0.2	6.0	5.8	32.0	8.2	0.0	0.0
CTRA	Buy	565	1,330	135.4	10,487	2,550	2,647	4.1	4.0	0.4	0.4	2.7	2.6	7.7	3.8	6.8	7.3
SMRA	Buy	260	460	76.9	4,292	1,050	974	4.1	4.4	0.3	0.3	6.0	6.5	9.9	-7.2	3.3	3.7
PWON	Buy	268	520	94.0	12,907	2,375	2,871	5.4	4.5	0.5	0.5	4.4	3.9	1.2	20.9	5.2	5.2
LPKR	Buy	50	167	233.0	3,544	816	899	4.3	3.9	0.1	0.1	3.0	2.9	99.9	10.2	0.0	0.0
DMAS	Neutral	192	188	(2.1)	9,254	1,313	1,159	7.0	8.0	1.3	1.3	6.3	7.3	63.7	-11.7	10.6	9.4
BEST	Neutral	121	120	(0.8)	1,167	194	116	6.0	10.1	0.3	0.2	6.2	8.0	546.7	-40.4	0.0	0.0
Telecom					455,341	32,451	39,566	14.0	11.5	1.7	1.6	5.1	4.8	24.2	21.9	7.0	7.2
EXCL	Buy	2,400	3,000	25.0	43,680	-2,616	2,872	-16.7	15.2	1.6	1.5	5.2	4.6	40.9	N/M	0.0	0.0
TLKM	Buy	2,410	3,500	45.2	238,740	20,526	22,313	11.6	10.7	1.9	1.9	4.1	4.0	15.2	8.7	9.7	10.2
ISAT	Buy	2,400	3,500	45.8	77,402	6,931	6,454	11.2	12.0	2.0	1.9	5.4	5.1	25.8	-6.9	6.3	5.8
MTEL	Neutral	482	500	3.7	39,234	2,229	2,352	17.6	16.7	1.2	1.2	7.1	6.8	5.2	5.5	5.4	5.7
TBIG	Neutral	1,470	1,600	8.8	33,233	1,508	1,514	22.0	22.0	2.7	2.6	10.8	10.9	5.7	0.4	3.4	3.4
TOWR	Neutral	396	400	1.0	23,052	3,872	4,061	6.0	5.7	0.8	0.7	5.9	5.6	5.3	4.9	3.5	3.5
Transportation					3,966	741	839	5.3	4.7	0.6	0.6	3.3	3.2	10.4	13.1	9.3	10.6
BIRD	Buy	1,585	2,400	51.4	3,966	741	839	5.3	4.7	0.6	0.6	3.3	3.2	10.4	13.1	9.3	10.6
Poultry					76,552	9,423	9,467	8.1	8.2	1.3	1.3	5.3	5.3	10.1	0.5	6.9	7.5
CPIN	Buy	3,020	6,800	125.2	49,522	6,582	7,107	7.5	7.0	1.4	1.3	5.2	4.7	10.5	8.0	9.0	10.0
JPFA	Buy	2,180	1,600	(26.6)	25,564	2,453	1,862	10.4	13.7	1.4	1.3	5.7	6.9	5.0	-24.1	2.7	2.9
MAIN	Neutral	655	520	(20.6)	1,466	387	498	3.8	4.3	0.5	0.6	4.3	4.2	46.9	-11.1	5.3	4.7
Oil and Gas					151,004	20,301	22,494	7.4	6.7	1.0	0.9	4.0	3.9	59.8	10.8	7.6	8.3
AKRA	Buy	1,490	1,600	7.4	29,909	2,704	2,944	11.1	10.2	2.5	2.4	8.3	8.0	10.2	8.9	8.0	8.7
ELSA	Buy	685	900	31.4	4,999	803	846	6.2	5.9	0.9	0.8	1.7	1.4	11.7	5.3	7.2	7.6
MEDC*	Buy	1,490	1,800	20.8	36,774	433	506	4.7	4.1	0.8	0.7	3.3	3.1	329.1	16.7	5.3	6.2
PGEO*	Neutral	1,070	1,600	49.5	44,414	160	175	15.5	14.1	1.2	1.1	8.3	8.4	10.3	9.5	4.2	4.6
PGAS*	Neutral	1,440	1,600	11.1	34,908	345	364	5.7	5.4	0.7	0.6	2.5	2.5	7.2	5.5	14.2	14.9
Internet					63,933	1,830	2,672	34.9	23.9	1.1	1.0	11.2	6.7	-6.5	46.0	0.0	0.0
BUKA	Buy	105	145	38.1	10,833	434	575	25.0	18.8	0.4	0.4	-240.5	-44.4	-86.2	32.6	0.0	0.0
GOTO	Buy	50	65	30.0	53,101	1,396	2,096	38.0	25.3	1.6	1.4	13.9	9.1	N/M	50.1	0.0	0.0
Industrials					44,589	9,085	11,040	4.9	4.0	0.3	0.3	6.2	4.8	19.4	21.5	0.8	0.9
INKP*	Buy	8,150	12,600	54.6	44,589	508	617	4.9	4.0	0.3	0.3	6.2	4.8	12.0	21.5	0.8	0.9
Conglomerates					24,145	1,457	0.0	16.6	0.0	0.4	0.0	15.5	0.0	3.7	N/A	1.7	0.0
SRTG	Buy	1,780	3,400	91.0	24,145	1,457	n/a	16.6	n/a	0.4	n/a	15.5	n/a	3.7	-100.0	1.7	n/a

Note:

- *) net profit in USD mn
- U/R means Under Review
- n/a means Not Available
- N/M means Not Meaningful
- N.A means Not Applicable

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INVESTMENT RATINGS: Indicators of expected total return (price appreciation plus dividend yield) within the 12-month period from the date of the last published report, are: Buy (15% or higher), Neutral (-15% to 15%) and Sell (-15% or lower).

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