



Total Bangun Persada is an active construction company that have projects specialization in commercial, residential, medical and religious buildings, and schools.

BUY - Rp700

Company Update

Share Price	Rp590
Sector	Construction
Price Target	Rp700
Prev. TP	Rp560

Stock Data

Reuters Code	TOTL.JK
Bloomberg Code	TOTL.IJ
Issued Shares (m)	3,410
Mkt Cap (Rpbn)	2,011
Average Daily T/O	3.9m
52-Wk range	Rp610/ Rp205

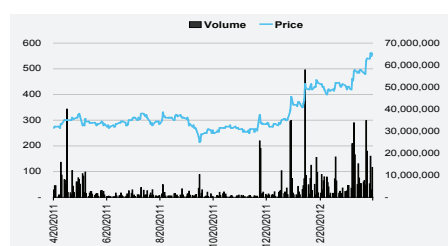
Major Shareholders:

PT Total Inti Persada	56.5%
Ir. Djajang Tanuwidjaja	8.6%
Employees	2.6%
Public	32.4%

Consensus

EPS	12E	13F
Consensus (Rp)	45	51
TRIM VS Cons (%)	9.6	20.0

Stock Price



Total Bangun Persada A Dividend Player in The Sector

Lower 1Q12 Result

Total Bangun Persada booked lower than usual realization on top-line at Rp344.4bn, 18% realization of consensus and our target. COGS for construction declined by 74bps YoY to Rp282.1bn, impact 10bps YoY increase on gross margin. Operating margin declined by 250bps YoY to 7.8% as higher salaries expense for 15% YoY to Rp20bn. Total Bangun Persada booked 50% YoY increase in interest income to Rp8.8bn due to the large amount of cash, reached Rp741bn in 1Q12 vs Rp661bn in 1Q11. Total Bangun Persada also booked an increase. Bottom line stood 22% consensus realization but 19% of our forecast due to the additional income from property in FY12.

Dividend Play

Total Bangun Persada will held its annual general meeting in 11th of May'12. The expected dividend reached 40% payout or Rp14/share, implying 2.3% yield at current price in Rp590. The dividend remains high compared to the industry.

BUY, TP Rp700

Total Bangun persada currently traded at 11x 2012 PE, a 3x discount to JCI. We upgrade our valuation, to Rp700/share, reflect 14x 2012 PE, in line with JCI, BUY.

Forecast & Rating

Year end Dec	2010	2011	2012E	2013F	2014F
Net Profit (Rpbn)	81	123	169	208	224
EPS (Rp)	24	36	50	61	66
EPS Growth (%)	25.2	52.4	37.7	22.6	7.6
DPS (Rp)	6.0	5.7	14.4	19.9	30.5
BVPS (Rp)	164	186	243	284	320
P/E (x)	10.8	7.9	14.0	11.0	11.0
P/BV (x)	1.6	1.5	2.9	2.4	2.3
Div Yield (%)	2.4	2.0	2.1	3.0	4.2

Michele Gabriela
michele.gabriela@trimegah.com

Quarterly Result

	1Q11	1Q12	Chg (%)	4Q11	1Q12	Chg (%)
Revenue	411	344	(16.1)	463	344	(25.6)
Gross Profit	67	57	(15.7)	72	57	(21.5)
Operating Profit	42	27	(36.0)	41	27	(33.5)
Net Profit	30	32	8.0	42	32	(23.0)
Gross Margin (%)	16.3	16.4		15.6	16.4	
Operating Margin (%)	10.3	7.8		8.8	7.8	
Net Margin (%)	7.3	9.4		9.1	9.4	
Operating Margin (%)	3.2	2.7		9.2	11.7	
Net Margin (%)	4.7	4.6		3.9	6.1	

Source: Company

Income Statement (Rpbn)

Year end 31 Dec	2010	2011	2012E	2013F	2014F
Revenue	1,541	1,569	1,957	2,064	2,225
% growth	(10.9)	1.8	24.7	5.5	7.8
Gross Profit	196	244	303	329	354
Opr Profit	101	139	156	174	187
EBITDA	170	214	242	274	301
% growth	10.8	25.7	13.2	13.0	9.8
Net Int Inc/(Exp)	20	29	46	60	67
Gain/(loss) Forex	1	0	-	-	-
Other Inc/(Exp)	4	5	1	1	1
Pre-tax Profit	127	173	203	234	255
Tax	(46)	(49)	(58)	(62)	(66)
Minority Int.	0	(1)	-	-	-
Extra. Items	-	-	-	-	-
Net Profit	81	123	169	208	224
% growth	55.2	52.4	37.7	22.6	7.6

Balance Sheet (Rpbn)

Year end 31 Dec	2010	2011	2012E	2013F	2014F
Cash and Deposits	607	796	967	1,130	1,217
Other Current Assets	759	809	929	992	1,064
Net Fixed Assets	61	84	105	128	147
Other Assets	163	208	308	308	358
Total Assets	1,589	1,897	2,309	2,558	2,786
ST Debt	-	-	-	-	-
Other Current Liabilities	907	1,143	1,334	1,436	1,535
LT Debt	-	-	-	-	-
Other LT Liabs	82	80	94	98	103
Minority Interest	42	40	50	53	57
Total Liabilities	989	1,224	1,428	1,534	1,638
Shareholder's Equity	558	633	830	970	1,090
Net Debt/(Cash)	(488)	(661)	(967)	(1,130)	(1,217)
Net Working capital	70	161	84	43	33

Cash Flow (Rpbn)

Year end 31 Dec	2010	2011	2012E	2013F	2014F
Net Profit	81	123	169	208	224
Depr/Amort	(7)	(11)	(9)	(13)	(13)
Others	-	-	-	-	-
Chg in Opr Ass&Liab	69.8	161.0	84.1	43.4	32.9
CF's from Oprs	143.6	273.4	245.0	237.9	243.3
Capex	2	(12)	(12)	(9)	(6)
Others	-	-	-	-	-
CF's from Investing	8	(14)	(102)	(6)	(52)
Net Change in Debt	-	-	-	-	-
Others	(18)	(58)	27	(68)	(104)
CF's from Financing	(18)	(58)	27	(68)	(104)
Net Cash Flow	133	202	170	164	87
Cash at BoY	500	633	835	1,005	1,169
Cash at EoY	633	835	1,005	1,169	1,256
Free Cashflow	154	248	131	223	185

Key Ratio Analysis

Year end 31 Dec	2010	2011	2012E	2013F	2014F
Profitability					
Gross Margins (%)	12.7	15.6	15.5	15.9	15.9
Op Margins (%)	6.6	8.8	8.0	8.4	8.4
EBITDA Margins (%)	11.1	13.6	12.4	13.3	13.5
Net Margins (%)	5.2	7.8	8.7	10.1	10.1
ROE (%)	15.4	20.7	23.2	23.1	21.7
ROA (%)	5.6	7.1	8.1	8.5	8.4
Stability					
Current Ratio (x)	1.5	1.4	1.4	1.5	1.5
Net Debt/Equity (x)	-	-	-	-	-
Int Coverage (x)	174.6	253.4	284.7	317.8	342.4
Efficiency					
A/P days	15	15	15	15	15
A/R days	46	41	41	41	41
Inventory Days	-	317	317	317	317

Interim Result (Rpbn)

	1Q11	2Q11	3Q11	4Q11	1Q12
Sales	411	352	343	463	344
Gross Profit	67	55	50	72	57
Operating Profit	42	31	25	41	27
Net Profit	30	31	22	42	32
Gross Margins (%)	16.3	15.7	14.6	15.6	16.4
Opr Margins (%)	10.3	8.8	7.2	8.8	7.8
Net Margins (%)	7.3	8.7	6.4	9.1	9.4

Capital History

Date	
1-Jul-06	IPO @ Rp345
28-Jun-10	Bonus share 100:24

PT Trimegah Securities Tbk
18th Fl, Artha Graha Building
Jl. Jend. Sudirman Kav. 52-53
Jakarta 12190, INDONESIA
Tel : (6221) 2924 9088 Fax : (6221) 2924 9163

DISCLAIMER

This report has been prepared by PT Trimegah Securities Tbk on behalf of itself and its affiliated companies and is provided for information purposes only. Under no circumstances is it to be used or considered as an offer to sell, or a solicitation of any offer to buy. This report has been produced independently and the forecasts, opinions and expectations contained herein are entirely those of Trimegah Securities.

While all reasonable care has been taken to ensure that information contained herein is not untrue or misleading at the time of publication, Trimegah Securities makes no representation as to its accuracy or completeness and it should not be relied upon as such. This report is provided solely for the information of clients of Trimegah Securities who are expected to make their own investment decisions without reliance on this report. Neither Trimegah Securities nor any officer or employee of Trimegah Securities accept any liability whatsoever for any direct or consequential loss arising from any use of this report or its contents. Trimegah Securities and/or persons connected with it may have acted upon or used the information herein contained, or the research or analysis on which it is based, before publication. Trimegah Securities may in future participate in an offering of the company's equity securities.