KIWOOM SEKURITAS INDONESIA

Published 10 September 2026

PT Jasa Marga (Persero) Tbk (JSMR)

Earnings Resilience and Inorganic Growth Potential

Core Toll Revenue Remains the Main Growth Driver. JSMR's 1H26 toll road revenue reached IDR 9.51 trillion (+7% y/y), supported by special tariff adjustments and growth from new toll roads. Toll revenue from mature roads at the parent level grew 1.95% y/y, while subsidiaries and JVs grew 10.76%, led by JMJ Section 1.2A (+58% y/y). Other business income also rose 18% to IDR 798 billion. Total revenue declined 6% y/y to IDR 13.11 trillion due to a 36% drop in construction income, but gross profit rose 9% to IDR 6.11 trillion, lifting gross margin to 46.6% from 40.3%. EBITDA increased 9% to IDR 6.55 trillion, with margin improving to 49.9%, while net profit grew 2% to IDR 1.91 trillion, reflecting resilient toll operations and margin expansion offsetting weaker construction income. **Quarterly Earnings Rebound.** JSMR's 2Q26 revenue declined 4% y/y to IDR 6.66 trillion, while net income rebounded 20% y/y and 46% q/q to IDR 1.13 trillion, supported by margin improvement.

Leverage Increases, but Debt Metrics Remain Manageable. JSMR's cash balance rose to IDR 7.08 trillion (+11% y/y), while total liabilities increased to IDR 99.98 trillion (+15% y/y). Long-term debt rose to IDR 69.38 trillion (+21% y/y), mainly reflecting funding needs for expansion and subsidiary support, while short-term debt increased to IDR 8.70 trillion (+135% q/q). Interest-bearing debt ratio increased to 1.23x in 1H26 from 1.13x, while ICR slightly declined to 3.66x from 3.68x, but remained comfortably above the 2.5x target. The IDR 2.06 trillion bond issuance provides additional funding flexibility, while the increase in TLKJ ownership to 21.29% could support earnings contribution. Overall, leverage increased, but debt servicing capacity remains manageable.

Potential Toll Acquisition Could Drive Inorganic Growth. JSMR is evaluating toll-road acquisitions from BUMN Karya under Danantara's streamlining program. The move could boost revenue and EBITDA, but higher debt and interest expenses remain key risks. Given the lack of details on assets, valuation, and funding, we have not incorporated the potential acquisition into JSMR's valuation or target price.

KEY TAKEAWAYS:

- **Toll Operations Drive Earnings Growth.** Toll revenue rose 7% y/y, while EBITDA and net profit increased 9% and 2%, respectively, supported by margin expansion that offset weaker construction income.
- **Leverage Rises but Remains Manageable.** Debt increased alongside expansion needs, but ICR remained healthy at 3.66x, above JSMR's 2.5x target, supported by higher cash and additional bond funding.
- **Toll Acquisition Offers Upside, but Funding Is Key.** Potential acquisitions from BUMN Karya could boost revenue and EBITDA, but higher leverage and interest costs remain risks. The potential acquisition is not yet reflected in our valuation or target price.

RECOMMENDATION "BUY"

We revised our target price for **JSMR at IDR 3,800 per share** (from IDR 3,850), based on a blended valuation approach using EV/EBITDA and DCF methods, and supported by the company's long-term prospects and potential. This target implies a forward P/E of 7.36x, EV/EBITDA of 10x, and PBV of 0.42x. At the current price of IDR 3,010, the stock is trading at an estimated P/E of 5.83x (vs. peers' average of 8.43x) and a PBV of 0.33x (vs. peers' average of 1.59x). *Downside risks: Traffic growth slowdown, tariff adjustment delays, higher leverage and interest costs, rising capex requirements, weaker construction contribution, project execution risks, and regulatory intervention.*

FINANCIAL HIGHLIGHTS

End 31 Dec	2023A	2024A	2025A	2026F	2027F	2028F
Revenue (IDR Bn)	21,319	28,703	29,890	30,307	30,968	31,671
Net Profit (IDR Bn)	6,794	4,536	3,660	3,749	3,633	3,519
EPS (IDR Full)	936	625	504	517	501	485
EBITDA Margin	33%	32%	32%	34%	35%	35%
NPM	31.9%	15.8%	12.2%	12.4%	11.7%	11.1%
Div. Yield (%)	0.8%	3.6%	4.3%	2.7%	2.6%	2.6%
ROE	17%	8%	6%	6%	5%	5%
P/E (x)	5.2	6.93	6.76	7.36	7.59	7.84
P/BV (x)	0.9	0.55	0.40	0.42	0.40	0.38
EV/EBITDA (x)	13.9	9.44	9.72	10.06	10.52	11.03

Source: Company, KSI Research estimates.

STOCK RATING

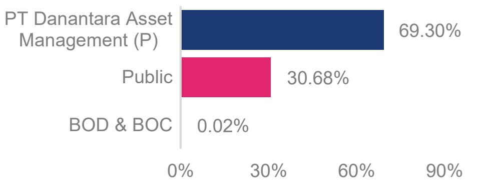
BUY

REITERATED

TP 12M (IDR)	3,800
vs. Last Price	+26%
Previous TP	*IDR 3,850*

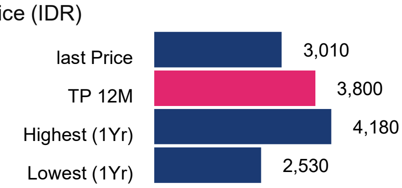
Ticker	JSMR
Sub-Sector	Transportation Infra.
Last Price (IDR)	3,010
Market Cap (IDR Tn)	21.85
Shares Issued (Bn)	7.26
AVG 3M Turnover (Bn)	15.12

SHAREHOLDER STRUCTURE

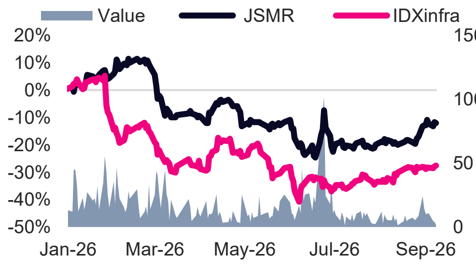


Sukarno Alatas
Senior Equity Analyst
sukarno@kiwoom.co.id

Price (IDR)



Price Performance, YTD(%), Turnover(Bn)



ESG Rating

Environmental	7.38
Social	3.32
Governance	5.50

PERFORMANCE OVERVIEW

Earnings Recovery Amid Softer Revenue

	1H25	1H26	y/y	Q2-25	Q1-26	Q2-26	y/y	q/q
Toll revenue	8,902	9,509	7%	4,600	4,706	4,803	4%	2%
Other business income	679	798	18%	359	398	401	12%	1%
Construction income	4,368	2,804	-36%	1,970	1,345	1,459	-26%	9%
Revenue	13,949	13,111	-6%	6,929	6,448	6,663	-4%	3%
Cost of Revenue	7,326	7,003	-4%	3,544	3,515	3,488	-2%	-1%
Gross Profit	5,616	6,108	9%	2,938	2,933	3,175	8%	8%
Selling, General & Adm. Exp.	945	1,072	13%	450	530	542	20%	2%
EBIT	4,623	4,983	8%	2,433	2,379	2,604	7%	9%
Finance Cost	1,637	1,790	9%	847	889	900	6%	1%
Pre-Tax Income	3,242	3,540	9%	1,724	1,634	1,907	11%	17%
EBITDA	6,028	6,546	9%	3,153	3,158	3,388	7%	7%
Net income	1,871	1,909	2%	944	775	1,134	20%	46%
EPS (Full IDR)	258	264	3%	130.0	107	156	20%	46%
	1H25	**1H26**		**Q2-25**	**Q1-26**	**Q2-26**		
Cash and Cash Equivalents	6,365	7,082	11%	6,365	5,813	7,082	11%	22%
Short Term Debt	8,235	8,695	6%	8,235	3,705	8,695	6%	135%
Long Term Debt	57,396	69,384	21%	57,396	71,632	69,384	21%	-3%
Liabilities	87,100	99,984	15%	87,100	97,078	99,984	15%	3%
Equity	58,286	63,230	8.5%	58,286	63,460	63,230	8%	0%
Total Asset	145,386	163,214	12%	145,386	160,538	163,214	12%	2%
	1H25	**1H26**		**Q2-25**	**Q1-26**	**Q2-26**		
GPM %	*40.26%*	*46.59%*	6%	*42.41%*	*45.49%*	*47.65%*	5%	2%
OPM %	*33.14%*	*38.01%*	5%	*35.11%*	*36.89%*	*39.08%*	4%	2%
NPM %	*13.41%*	*14.56%*	1%	*13.62%*	*12.01%*	*17.03%*	3%	5%
EBITDA %	*43.21%*	*49.93%*	7%	*45.50%*	*48.97%*	*50.85%*	5%	2%
ROE (%)	6.4%	6.0%	0%	6.5%	4.9%	7.2%	1%	2%
ROA (%)	2.6%	2.3%	0%	2.6%	1.9%	2.8%	0%	1%
	1H25	**1H26**		**Q2-25**	**Q1-26**	**Q2-26**		
Debt to Equity (x)	1.13x	1.23x	0.11	1.13x	1.19x	1.23x	0.11	0.05
DER (x)	1.49x	1.58x	0.09	1.49x	1.53x	1.58x	0.09	0.05
DAR (x)	0.60x	0.61x	0.01	0.60x	0.60x	0.61x	0.01	0.01
ICR (x)	3.68x	3.66x	(0.02)	3.72x	3.55x	3.76x	0.04	0.21
Current Ratio (x)	0.44x	0.50x	0.06	0.44x	0.58x	0.50x	0.06	(0.08)
Cash Ratio (%)	32%	35%	4%	32%	39%	35%	0.04	(0.04)

Source : KSI Research & Bloomberg

Tariff Adjustment Plan in 2026

No	Toll Road	Target Implementation	Tariff Increase (%)
1	Solo-Ngawi	Monday, January 5, 2026	24.98
2	Ngawi-Kertosono	Monday, January 5, 2026	4.08
3	Prof Dr Ir Sedyatmo	Monday, January 5, 2026	4.19
4	Semarang-Batang	Saturday, March 7, 2026	29.5
5	Jagorawi	4th Quarter	TBC
6	Surabaya-Gempol		
7	Cipularang		
8	Padaleunyi		
9	Palikanci		
10	Medan-Kualanamu-Tebing Tinggi		
11	Semarang-Solo		
12	Kunciran-Cengkareng		
13	Cinere-Serpong		
14	Jakarta Outer Ring Road (JORR)		
15	JORR W2 Utara		
16	Gempol-Pandaan		
17	Balikpapan-Samarinda		
18	Bali-Mandara		
19	Surabaya-Mojokerto		
20	Cawang-Tomang-Pluit		

Source : KSI Research & Bloomberg

VALUATION

Revised TP IDR 3,800; Rated BUY

BUY TP 12M: IDR 3,800

vs. Last Price (IDR 3,010, 09 September 2026): +26.2% upside | Previous TP: IDR 3,850

DCF (IDR Bn)	2025A	2026F	2027F	2028F	2029F	2030F
EBIT	9,327	10,110	10,331	10,565	10,815	11,081
marginal tax rate	24%	24%	24%	24%	24%	24%
EBIT (1-tax)	7,056	7,649	7,816	7,993	8,182	8,383
+ D & A	255	356	403	450	499	548
- Capex	(1,402)	(1,212)	(619)	(633)	(648)	(664)
Changes in working capital	(6,575)	1,880	1,092	10	11	11
Free Cash Flow	**-665**	**8,673**	**8,691**	**7,820**	**8,043**	**8,279**
Terminal Value						**116,463**
Discount Factor	1.00	0.93	0.86	0.80	0.75	0.69
Firm Value	113,710		**Key Assumption**			
Cash	9,900					
Interest Bearing Debt	87,405		**Perpetuity Growth**	**0.5%**	**W.E**	32.6%
Equity Value	**36,205**		Beta	0.70	**W.D**	67.4%
Share	7.3		RF	7.14%		
Fair Value (IDR)	**5,000**		RP	7.59%		
Last Price	IDR 3,010		Cost of Equity	12.45%		
Potential Upside (%)	66.1%		Cost of Debt	5.24%		
			WACC	7.59%		

BLENDED VALUATION

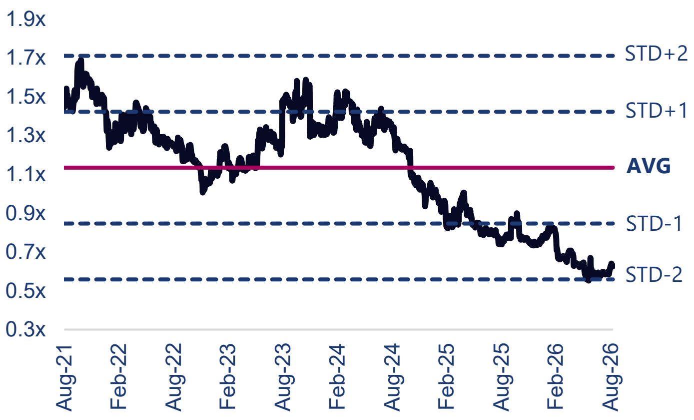
Multiple Valuation	Base Amount	Target Multiple	Value (Bn)	Weight (%)	The Value of the firm
DCF	36,205	1	36,205	60%	21,723
EV/EBITDA	10,466	8	83,728	40%	33,491

Total Value (Bn)	55,214
Share (Bn)	7.3
Margin of safety	*50%*
Target Price (IDR)	3,800

Blended fair value: IDR3,800/share (Total Value IDR55,214bn ÷ 7.3Bn shares), combining DCF valuation (60% weight) and EV/EBITDA valuation (40% weight). DCF assumptions use a 7.59% WACC, 0.70 beta, and 0.5% perpetual growth.

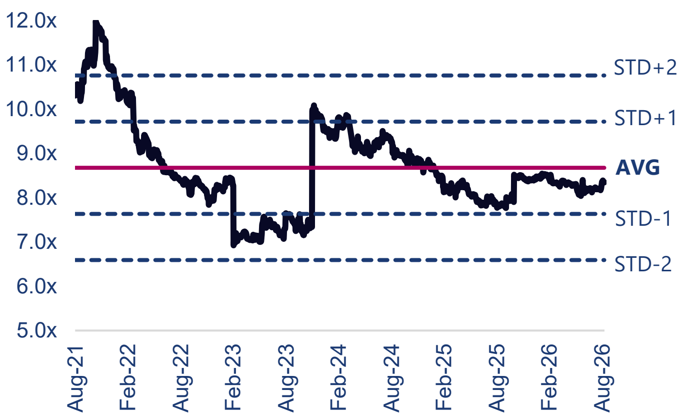
Source : KSI Research & Bloomberg

HISTORICAL PBV 5Y (BELOW AVG)



Source : KSI Research & Bloomberg

HISTORICAL EV/EBITDA 5Y (BELOW AVG)



Source : KSI Research & Bloomberg

FINANCIAL EXHIBITS

Income Statement, Balance Sheet & Cash Flow

Income Stetement

End 31 Dec (IDR Bn)	2023A	2024A	2025A	2026F	2027F	2028F
Revenue	**21,319**	**28,703**	**29,890**	**30,307**	**30,968**	**31,671**
Costs of revenue	12,360	17,385	18,104	17,702	18,089	18,499
Gross profit	**8,959**	**11,318**	**11,787**	**12,604**	**12,879**	**13,172**
Operating profit	**6,903**	**9,035**	**9,327**	**10,110**	**10,331**	**10,565**
Interest expense	3,121.0	3,574.8	3,536	4,260	4,448	4,658
Interest income	256.0	261.5	297	321	469	273
EBITDA	**7,063**	**9,150**	**9,582**	**10,466**	**10,733**	**11,015**
Income before tax	**7,926**	**5,774**	**6,354**	**6,510**	**6,698**	**6,534**
Tax expenses	1,177	154	1,547	1,585	1,631	1,591
Minority interests	(44)	1,084	1,147	1,176	1,210	1,180
Net income	**6,794**	**4,536**	**3,660**	**3,749**	**3,858**	**3,763**
EPS (IDR)	936.0	624.9	504.2	516.6	531.6	518.5

Balance sheet

End 31 Dec (IDR Bn)	2023A	2024A	2025A	2026F	2027F	2028F
Cash and equivalents	5,800	4,833	6,775	9,900	5,759	2,843
Inventories	119	148	167	197	201	206
Fixed assets	1,238	1,176	2,323	4,065	4,525	5,043
Other assets	122,155	134,569	150,730	161,809	172,977	184,927
Total assets	129,312	140,726	159,995	175,970	183,462	193,019
S-T liabilities	10,752	5,806	3,768	8,741	9,050	9,582
Other S-T liabilities	12,069	14,554	12,228	12,035	12,296	12,572
L-T liabilities	58,001	53,948	71,439	78,665	81,450	86,241
Other L-T liabilities	9,578	8,876	10,199	10,341	10,566	10,806
Total liabilities	90,401	83,185	97,634	109,781	113,362	119,201
Equity	38,911	57,541	62,362	66,190	70,100	73,817
BVPS (IDR)	5,361	7,928	8,592	9,120	9,659	10,171

Cash Flows Statement

End 31 Dec (IDR Bn)	2023A	2024A	2025A	2026F	2027F	2028F
Net Income	6,794	4,536	3,660	3,749	3,858	3,763
Depreciation	160	115	255	356	403	450
Change in working capital	3,214	(6,957)	(8,752)	(60)	(3,760)	(3,480)
Operating cash flow	**10,167**	**(2,307)**	**(4,837)**	**4,045**	**500**	**734**
Capital expenditure	(156)	62	(1,147)	(1,742)	(460)	(518)
Others	(42,529)	(12,597)	(15,708)	(10,374)	(11,102)	(11,880)
Investing cash flow	**(42,685)**	**(12,535)**	**(16,855)**	**(12,117)**	**(11,562)**	**(12,398)**
Dividend paid	(38)	(156)	(146)	(103)	(106)	(104)
Net change in debt	10,127	(4,053)	17,491	7,226	2,785	4,791
Others	17,406	18,084	6,289	4,074	4,242	4,060
Financing cash flow	**27,495**	**13,875**	**23,634**	**11,196**	**6,921**	**8,748**
Effect of Foreign Exc. Rates	-	-	-	-	-	-
Change in cash	**(5,023)**	**(967)**	**1,942**	**3,124**	**(4,140)**	**(2,917)**
Beginning cash flow	10,823	5,800	4,833	6,775	9,900	5,759
Ending cash flow	5,800	4,833	6,775	9,900	5,759	2,843

Source: Bloomberg, Company & KSI Research estimates

FINANCIAL RATIOS

Earnings Remain Resilient Despite Limited Revenue Growth

Key Ratios	2023A	2024A	2025A	2026F	2027F	2028F
Growth (%)						
Revenue Growth (%)	29%	40%	4%	1%	2%	2%
Gross Profit Growth (%)	21%	26%	4%	7%	2%	2%
Operating Profit Growth (%)	42%	31%	3%	8%	2%	2%
EBITDA Growth (%)	50%	30%	5%	9%	3%	3%
Net Profit Growth (%)	147%	-33%	-19%	2%	3%	-2%
EPS Growth (%)	147%	-33%	-19%	2%	3%	-2%
Profitability / Margin (%)						
Gross margin (%)	42%	39%	39%	42%	42%	42%
EBITDA margin (%)	33%	32%	32%	35%	35%	35%
EBIT margin (%)	32%	31%	31%	33%	33%	33%
Pretax margin (%)	37%	20%	21%	21%	22%	21%
Net margin (%)	32%	16%	12%	12%	12%	12%
ROE (%)	17%	8%	6%	6%	6%	5%
ROA (%)	5%	3%	2%	2%	2%	2%
Liquidity (x)						
Current ratio (x)	0.3x	0.3x	0.6x	0.6x	0.4x	0.3x
Quick ratio (x)	0.3x	0.3x	0.6x	0.6x	0.4x	0.3x
Leverage (x)						
LT D/Equity (x)	1.49x	0.94x	1.15x	1.19x	1.16x	1.17x
DER (x)	2.32x	1.45x	1.57x	1.66x	1.62x	1.61x
DAR (x)	0.70x	0.59x	0.61x	0.62x	0.62x	0.62x
Interest Coverage (x)	2.3x	2.6x	2.7x	2.5x	2.4x	2.4x
Activity Ratio						
Inventory turnover (x)	113.33	130.00	114.87	97.29	90.97	91.01
AP turnover (days)	3.2	2.8	3.2	3.8	4.0	4.0
Shareholder Return (%)						
Cash Ratio	25%	24%	42%	48%	27%	13%
Sustainable Growth (%)	17%	6%	4%	5%	4%	4%
Earning Yield (%)	19%	14%	15%	14%	14%	14%
Dividend Yield (%)	0.78%	3.61%	4.29%	2.72%	2.80%	2.73%
Multiple Valuation (x)						
PE (x)	5.2x	6.9x	6.8x	7.4x	7.1x	7.3x
PBV (x)	0.9x	0.5x	0.4x	0.4x	0.4x	0.4x
P/Sales	1.7x	1.1x	0.8x	0.9x	0.9x	0.9x
EV/Ebitda	13.9x	9.4x	9.7x	10.0x	10.5x	10.9x

Source: Bloomberg, Company & KSI Research estimates

Rating Guide, Disclaimer & Contact

KIWOOM SEKURITAS GUIDE TO SECTOR / STOCK RATINGS

SECTOR / INDUSTRY

OVERWEIGHT	Sector & Industry outlook has potential and good condition
NEUTRAL	Sector & Industry outlook stable or tends to be stagnant
UNDERWEIGHT	Sector & Industry outlook has challenges and bad condition

STOCK

BUY	Performance > +15% over the next 12 months (ex-dividend)
TRADING BUY	Performance +5% to +15%, minor to medium term
HOLD	Performance -10% to +15% over the next 12 months (ex-dividend)
SELL	Performance < -15% over the next 12 months (ex-dividend)
TRADING SELL	Performance -5% to -15%, minor to medium term
NOT RATED	Stock not within regular research coverage

DISCLAIMER

OTHER DISCLOSURES

All KSI Research reports are simultaneously available at www.kiwoom.co.id. Not all research content is redistributed, emailed, or made available to third-party aggregators. Any data discrepancies in this report may result from differing calculation methods or subsequent adjustments.

HEAD OFFICE

Treasury Tower 27th Floor Unit A, District 8
Kawasan SCBD Lot 28, Jl. Jend. Sudirman Kav 52-53, Jakarta Selatan 12190

Tel: (021) 5010 5800 | Fax: (021) 5010 5820 | Email: cs@kiwoom.co.id

PT Kiwoom Sekuritas Indonesia is licensed and supervised by the Financial Services Authority (OJK).