

Hoki-hokie Bento Investama

11 September 2018

Effective Date
10 September 2018

Currency
Rupiah

Fund size
Rp.3,000,000.00

Risk Factor

- Politic
- Risk of Decrease investment value

Risk profile
High

About HOKI-HOKI BENTO INVESTAMA

Hoki-hoki Bento Investama is managed by Eric Cahyadi Widjaja, Biyan Iskandar, and Eggy M prayoga. The firm was founded in September 2018, Managing Rp.3,000,000.00. Hokben investama only provide one investment product which is “Champion Equity”. Champion Equity is product investment that place the money in equity market. The risk profile for this product is moderate to high.

Investment Objective:

The investment objective of Champion Equity is to provide long term capital gain by capitalizing the growth of Indonesia stock market.

To achieve its investment objective, our firm will stick to its philosophy and value that provide moderate to high risk portfolio with satisfactory return. At least 40% of the NAV will be placed in well selected stock.

Asset allocation

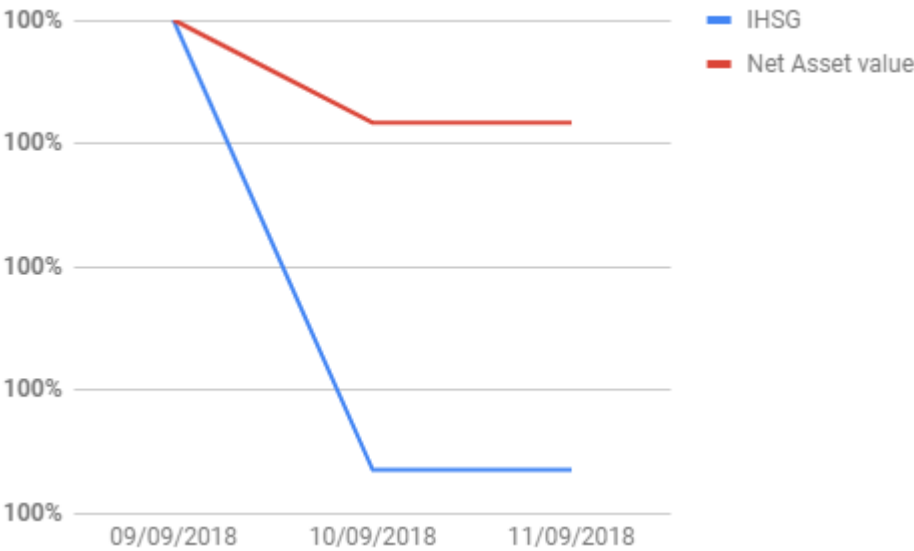
Equity : 40%-100%
Cash in hand : 0%-60%

Portfolio Breakdown (Real time portfolio)

Equity : 47.22%
Cash in hand : 52.78%

Performance

Performance	Day 1	Week 1	Since Inception
Hokieben investama	+1%	N/A	
IHSG	+2%	N/A	



Hokiben Investama Performance is beating the market in the first day. Due to IHSG fluctuation we assume that the money invested should be around 50%. We see that IHSG potentially experience down trend soon.

Company member

Eric Cahyadi Widjaja 19016151

Biyan Iskandar 19016096

Eggy M Prayoga 19016073

Activity Record

Date	Name	Buy/Sell	Stock	Lot	Price (in IDR)	Value (in IDR)
10-sep	Eric	Buy	SRIL	14	340	Rp.476,000
10-sep	Biyan	Buy	PWON	8	520	Rp.420,000
10-sep	Eggy	Buy	ADRO	3	1750	Rp.525,000

Reasoning

1. PWON

- The performance of this property company in the first quarter of 2018 was brilliant. The company's revenue jumped 19.54% to Rp 1.65 trillion. The increase also succeeded in hoisting PWON's net profit soared by 61.79% to Rp 562.85 billion. Coupled with PWON's recurring income portion of 39% of total revenue in Q1 2018 which will be a sustainable catalyst.
- The recurring income is the best option for property business in this recession era. We believe that PWON big recurring income can be their strength compare to its peer and better financial position.

2. ADRO

- Adaro Energy Maintains Healthy Margins and Strong Liquidity Underpinned by Solid Balance Sheet and Robust Operating Cash Flow Generated Thursday, PT Adaro 1H18 performance proves the company's success in maintaining strong liquidity and healthy margins on the back of improved operations which rounded up a satisfying performance.
- Mining industry is in good condition, top 5 foreign buy

3. SRIL

- The performance of the company in the last 5 years shows tremendous growth. The total asset was growing 20% on average in the last 5 years, the net income grows 7-10% on average, The revenue grows 10-20% on average. The growth seems to be superior compare to its peer such as PBRX, INDR, MYTX, and etc.
- SRIL has good financial condition due to finished of machine rejuvenation. All machine in SRIL age is around 1-5 years old. It gives SRIL advantage in maintaining its productivity and product quality. After the rejuvenation, The Capex goes down from 80 million to 30 million. It gives SRIL advantage in bad currency condition.
- SRIL financial history shows that management is good in allocating their money. We believe the CEO (Iwan Setiawan Lukminto) will keep expanding in the near future by acquiring more company related to textile.
- SRIL is the largest textile company in Indonesia and the best growth textile company in Indonesia. We believe that Indonesia still has good opportunity to expand its market share seeing their share is only 2% in the world. The opportunity to seize market share is wide open, however we should aware with the Vietnam textile business. Vietnam still get subsidize American tariff.

- e. In the near future, president election will boost garment business
- f. Valuation, Using DCF. We value SRIL for Rp.673,00 each share.

Assumption

WACC

- 13.24% in growing stage
- 13.61% in mature stage

CAPEX

- Around 20 million-30 million

Terminal Value

- Growth rate using average textile industry growth (4%)
- WACC=13.61%

	0	1	2	3	4	5
	2018	2019	2020	2021	2022	2023
EBIT(1-T)	149,899,863	164,889,850	181,378,835	199,516,718	213,482,888	228,426,690
CAPEX	- 20,714,570	- 21,750,298	- 22,837,813	- 23,979,704	- 25,178,689	- 26,437,624
Working capital	18,946,188	36,073,327	38,959,194	42,075,929	22,721,002	23,629,842
FCFF	148,131,481	107,066,224	119,581,828	133,461,085	165,583,197	178,359,225
Terminal value						1,930,842,172
Total FCFF	148,131,481	107,066,224	119,581,828	133,461,085	165,583,197	2,109,201,397
Present value of Total FCFF	148,131,481	94,545,921	93,249,349	91,902,132	99,402,615	1,114,538,259
Firm value	1,641,769,757					
Equity value	987,607,359					
in rupiah	13,759,345,732,414					
Amount of share	20,452,176,844					
Equity per share	673					
Closed price	348					
Upside	93%					
Recommendation	Buy					

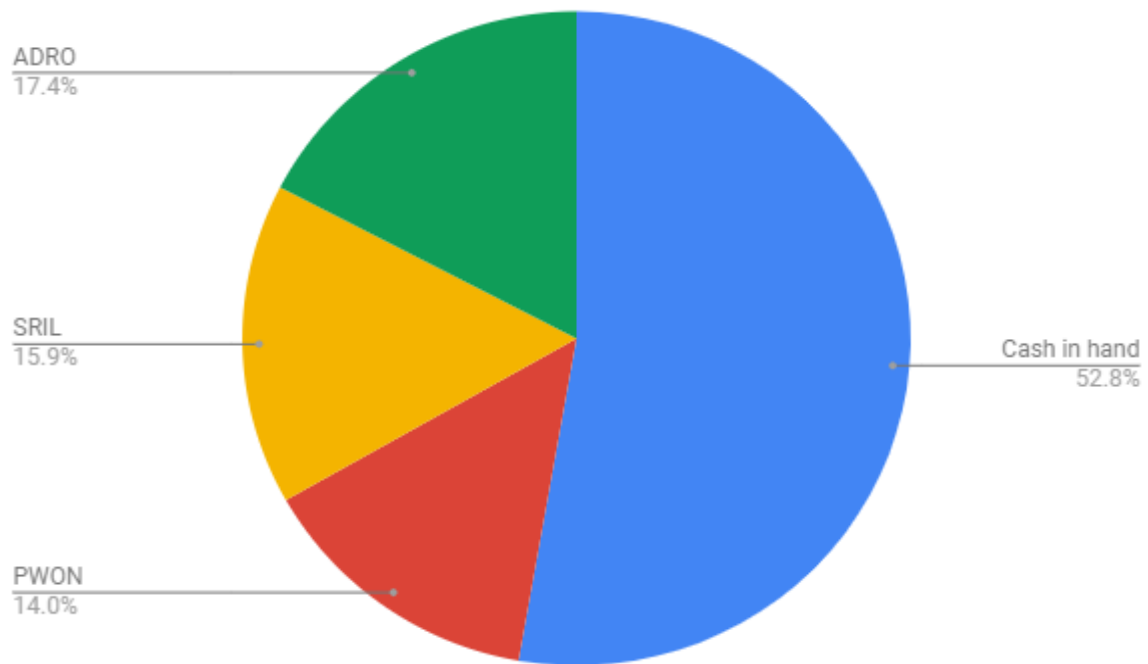
PER is below 10

PBV is below 1.0

We assume that SRIL is undervalue

Asset Distribution

Cash in hand	Rp.1,583,000.00	52.78%
Equity	Rp.1,416,500.00	47.22%
Total	Rp.2,999,500.00	100.00%
PWON	Rp.420,000.00	14.00%
SRIL	Rp.476,000.00	15.87%
ADRO	Rp.520,500.00	17.35%



Portfolio Position

Asset	Lot	Buying price	Buying value	Close price	Closing value	Gain/loss
SRIL	14	340	Rp.476,000	340	Rp.476,000	0%
ADRO	3	1750	Rp.525,000	1735	Rp.520,500	-0.86%
PWON	8	520	Rp.416,000	525	Rp.420,000	+0.96%
Cash in hand	Rp.1,583,000.00			Rp.1,583,000.00		
Total	Rp.3,000,000.00			Rp.2,999,500.00		-0.12%