

BUMI SERPONG DAMAI TBK.

Company Profile

PT Bumi Serpong Damai Tbk. was established in 1984 and started its commercial operations in 1989. The Company's purpose and objective is to engage in real estate development activities.

Nowadays, the Company has become a leading property developer in Indonesia with the main property projects situated in Serpong (BSD City), and diversifying to Jakarta, Bekasi, Cibubur, Surabaya, Medan and Balikpapan, also expanding to Samarinda, Manado and Palembang.

Since 2008, the Company has become a public company that listed in the Indonesia Stock Exchange. In end of 2010, the Company has done the acquisition process on affiliated companies in PT Duta Pertiwi Tbk., PT Sinar Mas Teladan and PT Sinar Mas Wisesa. The acquisition is expected to increase Company's performance particularly due to higher revenue portfolio and business diversification.

The Company's purpose and objective is to engage in real estate development activities. The Company has been developing a new city, which is a planned and integrated residential area, with amenities/infrastructure, environmental facilities and parks, called the BSD City.

February 2017

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BSDE Bumi Serpong Damai Tbk. [S]

COMPANY REPORT : JANUARY 2017

Main Board
Industry Sector : Property, Real Estate And Building Construction (6)
Industry Sub Sector : Property And Real Estate (61)

As of 31 January 2017

Individual Index : 358.469
Listed Shares : 19,246,696,192
Market Capitalization : 35,221,454,031,360

28 | 35.2T | 0.61% | 63.65%
22 | 18.9T | 1.02% | 58.72%

COMPANY HISTORY

Established Date : 16-Jan-1984
Listing Date : 06-Jun-2008
Under Writer IPO :
PT CLSA Indonesia
PT Nusadana Capital Indonesia
PT Sinarmas Sekuritas
Securities Administration Bureau :
PT Sinartama Gunita
Sinar Mas Land Plaza Menara I, 9th Fl.
Jln. M.H. Thamrin No. 51, Jakarta 10350
Phone : (021) 392-2332
Fax : (021) 392-3003

BOARD OF COMMISSIONERS

1. Muktar Widjaja
2. Yoseph Fransciscus Bonang
3. Susiyati Bambang Hirawan *)
4. Teddy Pawitra *)
5. Teky Mailoa

*) *Independent Commissioners*

BOARD OF DIRECTORS

1. Franciscus Xaverius Ridwan Darmali
2. Syukur Lawigena
3. Petrus Kusuma
4. Monik William
5. Michael J.P. Widjaja
6. Hermawan Wijaya
7. Liauw Herry Hendarta
8. Lie Jani Harjanto

AUDIT COMMITTEE

1. Susiyati Bambang Hirawan
2. Herawan Hadidjaja
3. Rusli Prakarsa

CORPORATE SECRETARY

Christy Grassela

HEAD OFFICE

Sinar Mas Land Plaza
Grand Boulevard, BSD Green Office Park
Tangerang 15345
Phone : (021) 503-68368
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Homepage : www.bsdcity.com

Email : christy.grassela@sinarmasland.com

SHAREHOLDERS (January 2017)

1. PT Paraga Arta Mida 5,113,851,730 : 26.57%
2. PT Ekacentra Usahamaju 4,813,031,900 : 25.01%
3. Public (<5%) 9,319,812,562 : 48.42%

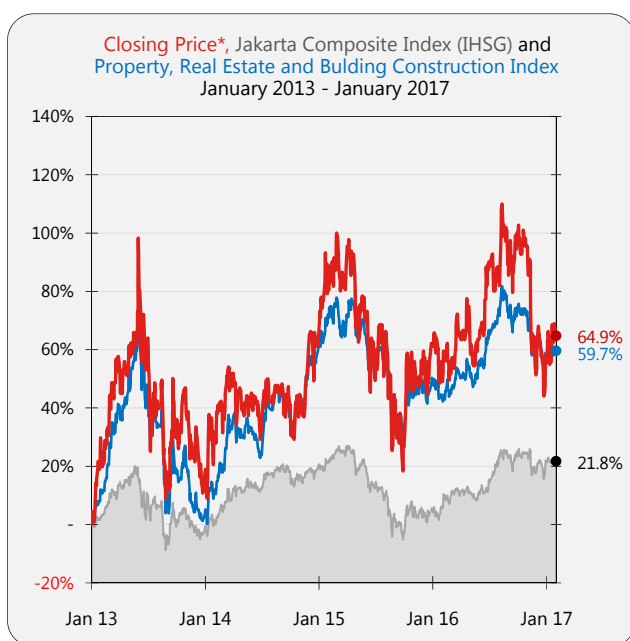
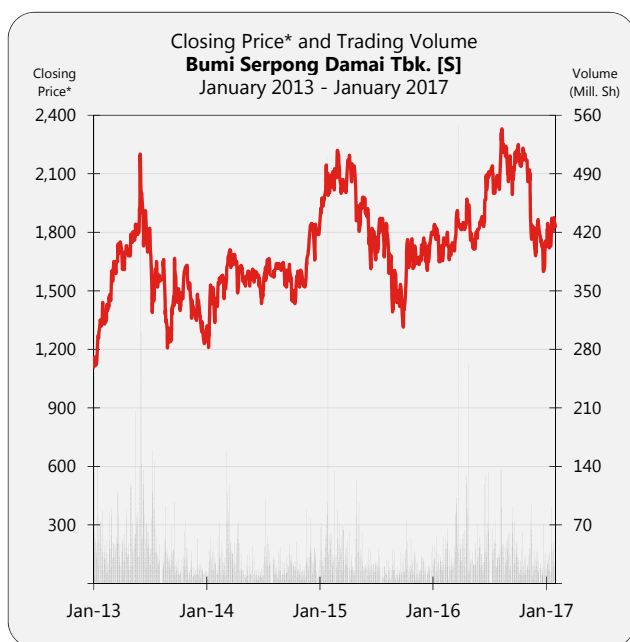
DIVIDEND ANNOUNCEMENT

Year	Bonus Shares	Cash Dividend	Cum Date	Ex Date	Recording Date	Payment Date	F/I
2008		4.00	01-Jul-09	02-Jul-09	06-Jul-09	22-Jul-09	F
2009		6.00	01-Jul-10	02-Jul-10	06-Jul-10	20-Jul-10	F
2010		6.00	05-Jul-11	06-Jul-11	08-Jul-11	22-Jul-11	F
2012		15.00	21-Jun-13	24-Jun-13	26-Jun-13	10-Jul-13	F
2013		15.00	12-Jun-14	13-Jun-14	17-Jun-14	01-Jul-14	F
2014		15.00	13-May-15	15-May-15	19-May-15	05-Jun-15	F
2015		5.00	26-May-16	27-May-16	31-May-16	15-Jun-16	F

ISSUED HISTORY

No.	Type of Listing	Shares	Listing Date	Trading Date
1.	First Issue	1,093,562,000	06-Jun-08	06-Jun-08
2.	Company Listing	9,842,060,870	06-Jun-08	01-Feb-09
3.	Right Issue I	6,561,373,722	21-Dec-10	21-Dec-10
4.	Add. Listing without Right Issue	874,849,800	16-May-14	16-May-14
5.	Add. Listing without Right Issue	874,849,800	14-Apr-15	14-Apr-15

BSDE Bumi Serpong Damai Tbk. [S]



SHARES TRADED	2013	2014	2015	2016	Jan-17
Volume (Million Sh.)	11,028	6,167	7,020	9,687	616
Value (Billion Rp)	17,817	9,857	13,220	18,663	1,115
Frequency (Thou. X)	404	441	584	634	50
Days	244	242	244	246	21

Price (Rupiah)	2013	2014	2015	2016	Jan-17
High	2,200	1,895	2,230	2,380	1,900
Low	1,090	1,200	1,235	1,550	1,705
Close	1,290	1,805	1,800	1,755	1,830
Close*	1,290	1,805	1,800	1,755	1,830

PER (X)	8.39	7.76	16.19	21.87	22.81
PER Industry (X)	9.57	16.29	13.36	24.89	28.26
PBV (X)	1.68	1.89	1.57	1.44	1.51

* Adjusted price after corporate action

TRADING ACTIVITIES

Month	Closing Price			Freq. (X)	Volume (Thou. Sh.)	Value (Million Rp)	Day
	High	Low	Close				
Jan-13	1,450	1,090	1,400	26,871	1,122,431	1,405,038	21
Feb-13	1,600	1,320	1,600	18,943	766,112	1,103,713	20
Mar-13	1,790	1,530	1,750	23,894	948,716	1,580,124	19
Apr-13	1,760	1,590	1,730	26,272	941,130	1,588,336	22
May-13	2,200	1,730	2,200	59,301	1,979,407	3,721,967	22
Jun-13	2,125	1,660	1,800	64,726	1,530,160	2,863,844	19
Jul-13	1,850	1,370	1,580	50,647	1,333,112	2,061,537	23
Aug-13	1,670	1,180	1,310	29,602	615,728	878,562	17
Sep-13	1,850	1,200	1,440	36,856	637,213	913,406	21
Oct-13	1,650	1,390	1,570	27,378	544,059	848,331	21
Nov-13	1,580	1,330	1,350	19,446	284,234	407,498	20
Dec-13	1,480	1,220	1,290	19,589	325,381	444,297	19
Jan-14	1,600	1,200	1,440	37,323	489,096	698,307	20
Feb-14	1,600	1,405	1,535	33,288	536,893	824,896	20
Mar-14	1,750	1,490	1,635	49,830	1,086,155	1,786,918	20
Apr-14	1,705	1,455	1,560	41,654	642,305	1,023,903	20
May-14	1,620	1,510	1,610	25,751	310,042	488,501	18
Jun-14	1,610	1,425	1,485	29,429	250,899	386,497	21
Jul-14	1,685	1,470	1,585	41,820	581,695	937,267	18
Aug-14	1,655	1,525	1,605	35,408	402,011	642,263	20
Sep-14	1,660	1,510	1,545	38,489	410,647	651,533	22
Oct-14	1,610	1,420	1,605	44,191	469,700	713,262	23
Nov-14	1,790	1,510	1,770	25,353	415,384	676,549	20
Dec-14	1,895	1,620	1,805	38,562	571,770	1,026,692	20
Jan-15	2,185	1,790	2,020	54,447	1,380,570	2,725,175	21
Feb-15	2,230	1,990	2,220	53,279	819,829	1,719,779	19
Mar-15	2,220	1,995	2,135	62,387	862,616	1,783,198	22
Apr-15	2,210	1,800	1,865	47,444	642,577	1,310,178	21
May-15	1,995	1,780	1,905	46,933	599,520	1,140,180	19
Jun-15	1,925	1,605	1,670	49,946	418,594	739,731	21
Jul-15	1,885	1,660	1,790	40,599	339,339	597,979	19
Aug-15	1,845	1,285	1,605	50,155	345,195	555,520	20
Sep-15	1,605	1,235	1,405	52,164	309,768	451,821	21
Oct-15	1,795	1,380	1,620	48,845	539,657	893,122	21
Nov-15	1,750	1,565	1,685	39,619	389,705	657,357	21
Dec-15	1,835	1,580	1,800	38,504	372,398	645,560	19
Jan-16	1,850	1,650	1,730	40,294	505,407	890,031	20
Feb-16	1,825	1,630	1,685	48,500	621,828	1,080,765	20
Mar-16	1,940	1,675	1,835	55,999	1,460,762	2,583,391	21
Apr-16	2,005	1,795	1,850	46,125	1,220,928	2,300,898	21
May-16	1,845	1,695	1,830	42,386	640,007	1,136,003	20
Jun-16	2,210	1,815	2,110	58,891	1,084,821	2,158,806	22
Jul-16	2,170	2,000	2,090	51,646	598,437	1,220,871	16
Aug-16	2,380	2,010	2,150	79,592	1,049,840	2,311,552	22
Sep-16	2,230	1,965	2,200	60,899	889,291	1,878,939	21
Oct-16	2,260	2,120	2,170	37,358	459,528	1,006,669	21
Nov-16	2,180	1,680	1,700	61,762	704,861	1,311,439	22
Dec-16	1,890	1,550	1,755	50,767	451,173	783,762	20
Jan-17	1,900	1,705	1,830	50,289	616,470	1,115,405	21

BSDE Bumi Serpong Damai Tbk. [S]

Financial Data and Ratios

Book End : December

Public Accountant : Mulyamin Sensi Suryanto & Lianny (Member of Moore Stephens International Limited)

BALANCE SHEET	Dec-12	Dec-13	Dec-14	Dec-15	Sep-16
<i>(Million Rp except Par Value)</i>					
Cash & Cash Equivalents	3,961,465	4,331,624	2,966,814	6,109,240	3,996,398
Receivables	83,188	110,327	138,627	165,542	236,329
Inventories	3,374,802	3,796,776	5,239,017	6,547,652	7,355,689
Investment	769,378	1,652,477	5,735,418	6,332,810	5,733,130
Fixed Assets	415,371	437,868	607,790	803,253	813,315
Other Assets	415	415	415	415	415
Total Assets	16,756,718	22,572,159	28,134,725	36,022,148	37,182,150
Growth (%)		34.71%	24.64%	28.03%	3.22%

Trade Payable	177,681	95,715	158,055	316,601	288,358
Total Liabilities	6,225,014	9,156,861	9,661,295	13,925,458	13,782,639
Growth (%)		47.10%	5.51%	44.14%	-1.03%

Minority Interest	-	-	-	-	-
Authorized Capital	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000
Paid up Capital	1,749,700	1,749,700	1,837,185	1,924,670	1,924,670
Paid up Capital (Shares)	17,497	17,497	18,372	19,247	19,247
Par Value	100	100	100	100	100
Retained Earnings	2,939,944	5,368,885	8,913,859	10,727,657	11,789,717
Total Equity	10,531,704	13,415,298	18,473,430	22,096,690	23,399,511
Growth (%)		27.38%	37.70%	19.61%	5.90%

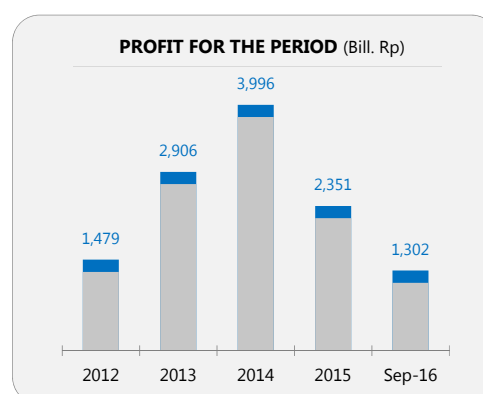
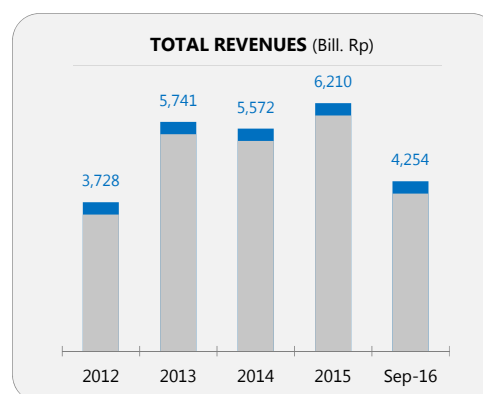
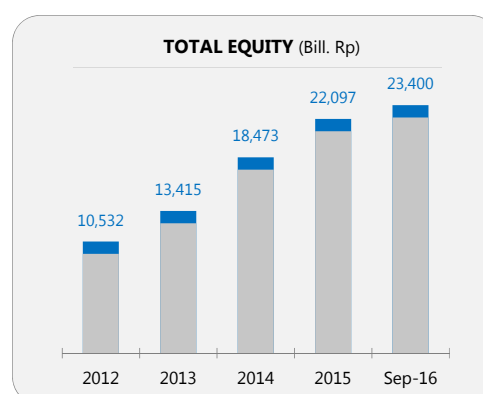
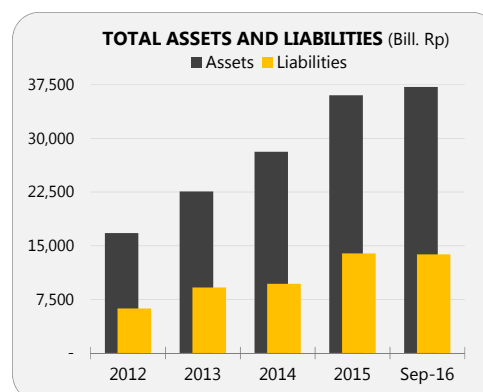
INCOME STATEMENTS	Dec-12	Dec-13	Dec-14	Dec-15	Sep-16
Total Revenues	3,727,812	5,741,264	5,571,872	6,209,574	4,253,599
Growth (%)		54.01%	-2.95%	11.45%	

Cost of Revenues	1,346,826	1,575,447	1,440,361	1,571,559	1,105,388
Gross Profit	2,380,986	4,165,817	4,131,511	4,638,016	3,148,211
Operating Expenses	949,431	1,256,190	1,499,935	2,090,606	1,592,972
Operating Profit	1,431,555	2,909,627	2,631,576	2,547,410	1,555,239
Growth (%)		103.25%	-9.56%	-3.20%	

Other Income (Expenses)	221,921	322,189	8,170	-232,949	-307,268
Income before Tax	1,696,564	3,278,954	4,306,326	2,362,082	1,306,998
Tax	217,705	373,306	309,862	10,702	5,156
Profit for the period	1,478,859	2,905,649	3,996,464	2,351,380	1,301,842
Growth (%)		96.48%	37.54%	-41.16%	

Period Attributable	1,286,047	2,691,396	3,820,552	2,139,497	1,158,296
Comprehensive Income	1,480,581	2,909,347	3,994,332	2,346,110	1,305,701
Comprehensive Attributable	1,287,149	2,695,880	3,817,256	2,134,233	1,161,418

RATIOS	Dec-12	Dec-13	Dec-14	Dec-15	Sep-16
Dividend (Rp)	15.00	15.00	15.00	5.00	-
EPS (Rp)	84.52	166.07	217.53	122.17	67.64
BV (Rp)	601.91	766.72	1,005.53	1,148.08	1,215.77
DAR (X)	0.37	0.41	0.34	0.39	0.37
DER(X)	0.59	0.68	0.52	0.63	0.59
ROA (%)	8.83	12.87	14.20	6.53	3.50
ROE (%)	14.04	21.66	21.63	10.64	5.56
GPM (%)	63.87	72.56	74.15	74.69	74.01
OPM (%)	38.40	50.68	47.23	41.02	36.56
NPM (%)	39.67	50.61	71.73	37.87	30.61
Payout Ratio (%)	17.75	9.03	6.90	4.09	-
Yield (%)	0.68	0.68	0.68	0.23	-



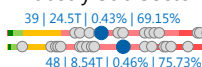
CTRA Ciputra Development Tbk. [S]

COMPANY REPORT : JANUARY 2017

As of 31 January 2017

Main Board
Industry Sector : Property, Real Estate And Building Construction (6)
Industry Sub Sector : Property And Real Estate (61)

Individual Index : 295,541
Listed Shares : 18,560,303,397
Market Capitalization : 24,499,600,484,040



COMPANY HISTORY

Established Date : 22-Oct-1981
Listing Date : 28-Mar-1994
Under Writer IPO :
PT Bapindo Bumi Securities
PT Baring Securities
PT Danareksa Sekuritas
PT Indovest Securities
PT Inter-Pacific Securities
Securities Administration Bureau :
PT EDI Indonesia
Wisma SMR 10th Fl.
Jln. Yos Sudarso Kav. 89, Jakarta 14350
Phone : (021) 651-5130, 650-5829
Fax : (021) 651-5131, 650-5987

BOARD OF COMMISSIONERS

1. Dr. Ir. Ciputra
 2. Dian Sumeler
 3. Kodradi *)
- *) Independent Commissioners

BOARD OF DIRECTORS

1. Candra Ciputra
2. Tanan Herwandi Antonius
3. Drs. Tulus Santoso
4. Junita Ciputra
5. Rina Ciputra Sastrawinata

AUDIT COMMITTEE

1. Widigdo Sukarman
2. Henk Wangitan
3. Lany Wihardjo

CORPORATE SECRETARY

Tulus Santoso Brotosiswojo

HEAD OFFICE

Ciputra World 1 DBS Bank Tower 39th Fl.
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tulus@ciputra.com
lina@ciputra.com

SHAREHOLDERS (January 2017)

1. PT Sang Pelopor	4,724,219,353	: 25.45%
2. Credit Suisse Sg Tr A/C CI Fine-C Capital Group Ltd-2023904332	965,000,000	: 5.20%
3. Public (<5%)	12,871,084,044	: 69.35%

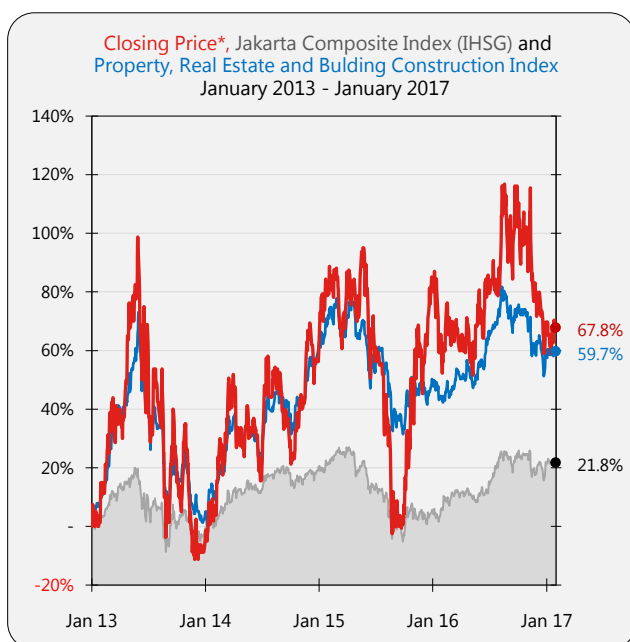
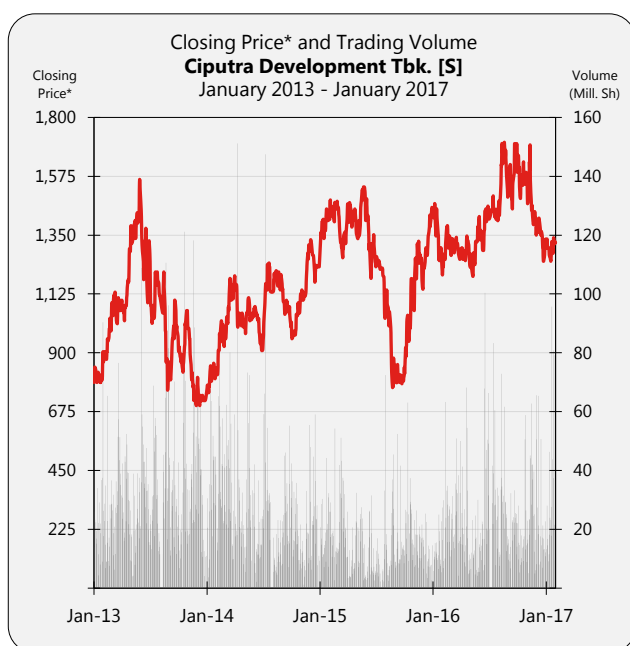
DIVIDEND ANNOUNCEMENT

Year	Bonus Shares	Cash Dividend	Cum Date	Ex Date	Recording Date	Payment Date	F/I
1994		89.00	19-Jul-95	20-Jul-95	28-Jul-95	25-Aug-95	F
1995		80.00	17-Jul-96	18-Jul-96	26-Jul-96	23-Aug-96	F
1996		41.00	07-Jul-97	08-Jul-97	16-Jul-97	14-Aug-97	F
2000	20 : 23		14-Nov-00	15-Nov-00	20-Nov-00	04-Dec-00	B
2010		6.00	25-Jul-11	26-Jul-11	28-Jul-11	11-Aug-11	F
2011		7.00	24-Jul-12	25-Jul-12	27-Jul-12	10-Aug-12	F
2012		12.00	05-Jul-13	08-Jul-13	10-Jul-13	24-Jul-13	F
2013		19.00	03-Jul-14	04-Jul-14	08-Jul-14	22-Jul-14	F
2014		8.00	07-Jul-15	08-Jul-15	10-Jul-15	31-Jul-15	F
2014		800.00	29-Sep-15	30-Sep-15	02-Oct-15	19-Oct-15	F
2015		2.25	29-Sep-15	30-Sep-15	02-Oct-15	19-Oct-15	I
2015		6.00	22-Jun-16	23-Jun-16	27-Jun-16	15-Jul-16	F
2015		6.00	22-Jun-16	23-Jun-16	27-Jun-16	15-Jul-16	F
2015	161 : 1		12-Jul-16	13-Jul-16	15-Jul-16	28-Jul-16	S
2015	162 : 1		12-Jul-16	13-Jul-16	15-Jul-16	28-Jul-16	S

ISSUED HISTORY

No.	Type of Listing	Shares	Listing Date	Trading Date
1.	First Issue	50,000,000	28-Mar-94	28-Mar-94
2.	Company Listing	200,000,000	T: 28-Mar-94	: 18-Oct-94
3.	Stock Split	250,000,000	05-Aug-96	05-Aug-96
4.	Right Issue	2,699,860,570	T: 08-Oct-96	: 27-Dec-06
5.	Bonus Shares	862,500,000	04-Dec-00	04-Dec-00
6.	Additional Listing without RI	2,307,276,912	03-Apr-06	03-Apr-06
7.	Warrant I	1,213,270,515	T: 06-Jun-07	: 03-Dec-09
8.	Stock Splits	7,582,907,997	15-Jun-10	15-Jun-10
9.	Dividend Shares	259,475,226	T: 19-Oct-15	: 28-Jul-16
10.	Konversi Saham CTRP & CTRS menjadi CTRA	3,135,012,177	19-Jan-17	19-Jan-17

CTRA Ciputra Development Tbk. [S]



SHARES TRADED	2013	2014	2015	2016	Jan-17
Volume (Million Sh.)	7,702	6,412	3,852	5,498	736
Value (Billion Rp)	7,932	6,845	4,779	7,900	967
Frequency (Thou. X)	252	326	347	412	39
Days	244	242	244	246	21
Price (Rupiah)					
High	1,660	1,370	1,585	1,745	1,365
Low	690	750	735	1,170	1,245
Close	750	1,250	1,460	1,335	1,320
Close*	737	1,229	1,451	1,335	1,320
PER (X)					
PER (X)	11.65	16.12	17.44	32.24	38.36
PER Industry (X)	9.57	16.29	13.36	24.89	28.26
PBV (X)	1.16	1.78	1.72	1.52	1.81

* Adjusted price after corporate action

Month	Closing Price			Freq. (X)	Volume (Thou. Sh.)	Value (Million Rp)	Day
	High	Low	Close				
Jan-13	950	780	920	12,617	492,647	412,442	21
Feb-13	1,140	860	1,110	13,284	441,451	428,604	20
Mar-13	1,160	1,020	1,080	14,637	631,303	690,134	19
Apr-13	1,410	1,040	1,380	15,774	668,842	764,483	22
May-13	1,660	1,290	1,540	20,043	459,060	668,141	22
Jun-13	1,550	1,050	1,350	31,006	761,959	999,370	19
Jul-13	1,360	960	1,150	27,780	721,829	829,980	23
Aug-13	1,240	690	810	22,460	762,534	729,287	17
Sep-13	1,140	780	980	22,998	601,732	589,377	21
Oct-13	1,110	840	1,030	28,391	744,894	709,533	21
Nov-13	1,060	700	730	24,531	793,303	643,125	20
Dec-13	840	700	750	18,761	622,891	467,990	19
Jan-14	890	750	855	26,138	668,360	553,096	20
Feb-14	1,075	825	975	32,859	757,992	725,870	20
Mar-14	1,215	950	1,160	31,909	677,349	741,908	20
Apr-14	1,245	975	1,015	35,036	643,602	693,465	20
May-14	1,165	975	1,055	25,946	539,769	582,155	18
Jun-14	1,115	915	925	20,398	361,390	369,902	21
Jul-14	1,285	925	1,155	31,650	724,249	831,982	18
Aug-14	1,250	1,125	1,215	22,305	230,736	278,171	20
Sep-14	1,215	990	1,015	30,700	557,735	609,379	22
Oct-14	1,145	940	1,145	30,348	469,685	482,997	23
Nov-14	1,360	1,110	1,310	15,214	300,576	368,513	20
Dec-14	1,370	1,150	1,250	23,067	480,618	607,496	20
Jan-15	1,540	1,265	1,440	23,557	400,391	567,209	21
Feb-15	1,585	1,420	1,485	25,132	337,859	502,740	19
Mar-15	1,510	1,260	1,475	32,049	550,226	750,288	22
Apr-15	1,500	1,350	1,375	25,077	229,226	327,139	21
May-15	1,575	1,315	1,430	21,752	254,522	372,134	19
Jun-15	1,515	1,195	1,265	32,907	219,607	289,992	21
Jul-15	1,300	1,025	1,050	20,259	237,081	274,974	19
Aug-15	1,190	735	865	32,454	322,858	296,067	20
Sep-15	900	760	815	29,748	310,946	257,707	21
Oct-15	1,215	810	1,085	40,953	457,447	466,124	21
Nov-15	1,365	1,040	1,150	39,797	321,359	399,091	21
Dec-15	1,490	1,170	1,460	23,686	210,220	275,871	19
Jan-16	1,500	1,225	1,270	31,211	244,908	331,688	20
Feb-16	1,410	1,195	1,280	34,688	445,856	588,036	20
Mar-16	1,370	1,235	1,305	37,046	541,960	716,017	21
Apr-16	1,370	1,225	1,245	28,892	435,936	571,419	21
May-16	1,435	1,170	1,380	24,482	248,157	322,329	20
Jun-16	1,650	1,275	1,450	50,052	660,840	948,674	22
Jul-16	1,530	1,350	1,405	33,951	501,071	730,879	16
Aug-16	1,745	1,405	1,545	41,463	587,090	943,694	22
Sep-16	1,720	1,400	1,590	35,224	403,981	642,963	21
Oct-16	1,675	1,490	1,580	30,816	381,878	604,747	21
Nov-16	1,700	1,350	1,350	39,213	563,067	840,855	22
Dec-16	1,435	1,250	1,335	25,044	482,868	659,120	20
Jan-17	1,365	1,245	1,320	38,605	735,866	966,787	21

BALANCE SHEET	Dec-12	Dec-13	Dec-14	Dec-15	Sep-16
<i>(Million Rp except Par Value)</i>					
Cash & Cash Equivalents	2,708,109	3,463,817	2,888,343	3,034,144	2,892,377
Receivables	580,855	779,270	1,070,672	1,323,274	1,603,593
Inventories	3,310,134	4,891,787	6,428,908	7,531,394	7,528,784
Investment	360,672	255,963	462,649	499,037	498,946
Fixed Assets	1,240,096	1,779,149	2,351,719	2,961,999	3,088,576
Other Assets	-	894,675	1,101,426	1,163,802	1,035,606
Total Assets	15,023,392	20,114,871	23,283,478	26,258,719	27,402,684
Growth (%)		33.89%	15.75%	12.78%	4.36%

Trade Payable	10,495	662,647	772,909	913,690	704,923
Total Liabilities	6,542,647	10,349,358	11,862,107	13,208,497	13,864,640
Growth (%)		58.18%	14.62%	11.35%	4.97%

Minority Interest	-	-	-	-	-
Authorized Capital	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000
Paid up Capital	3,791,454	3,791,454	3,791,454	3,832,665	3,856,323
Paid up Capital (Shares)	15,166	15,166	15,166	15,331	15,425
Par Value	250	250	250	250	250
Retained Earnings	924,494	1,714,219	2,750,992	3,746,250	3,974,842
Total Equity	8,480,745	9,765,513	11,421,371	13,050,221	13,538,044
Growth (%)		15.15%	16.96%	14.26%	3.74%

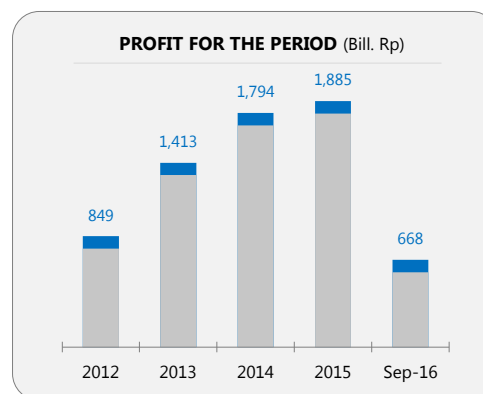
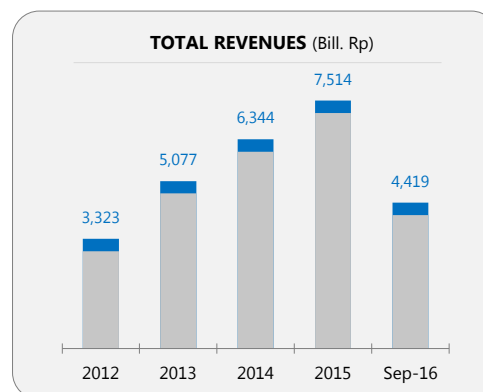
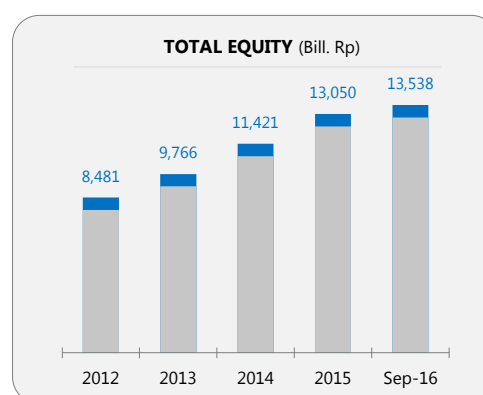
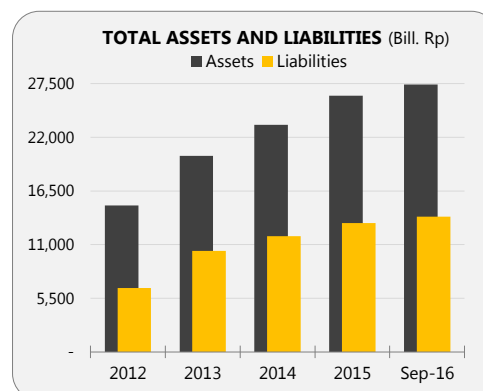
INCOME STATEMENTS	Dec-12	Dec-13	Dec-14	Dec-15	Sep-16
Total Revenues	3,322,669	5,077,062	6,344,236	7,514,287	4,418,995
Growth (%)		52.80%	24.96%	18.44%	

Cost of Revenues	1,656,106	2,530,589	3,010,551	3,785,577	2,280,407
Gross Profit	1,666,563	2,546,473	3,333,684	3,728,709	2,138,588
Operating Expenses	686,190	894,946	1,086,236	1,313,884	970,070
Operating Profit	980,373	1,651,527	2,247,449	2,414,825	1,168,518
Growth (%)		68.46%	36.08%	7.45%	

Other Income (Expenses)	49,038	57,964	-100,080	-250,144	-270,497
Income before Tax	1,029,411	1,709,492	2,147,368	2,164,681	898,021
Tax	180,028	296,103	353,226	279,597	204,747
Profit for the period	849,383	1,413,388	1,794,143	1,885,084	668,155
Growth (%)		66.40%	26.94%	5.07%	

Period Attributable	589,100	976,715	1,324,923	1,283,693	478,990
Comprehensive Income	849,383	1,413,388	1,794,143	1,753,690	624,623
Comprehensive Attributable	589,100	976,715	1,324,923	1,296,467	440,961

RATIOS	Dec-12	Dec-13	Dec-14	Dec-15	Sep-16
Dividend (Rp)	12.00	19.00	808.00	14.25	-
EPS (Rp)	56.01	93.20	118.30	122.96	43.32
BV (Rp)	559.20	643.92	753.10	851.25	877.65
DAR (X)	0.44	0.51	0.51	0.50	0.51
DER(X)	0.77	1.06	1.04	1.01	1.02
ROA (%)	5.65	7.03	7.71	7.18	2.44
ROE (%)	10.02	14.47	15.71	14.44	4.94
GPM (%)	50.16	50.16	52.55	49.62	48.40
OPM (%)	29.51	32.53	35.43	32.14	26.44
NPM (%)	25.56	27.84	28.28	25.09	15.12
Payout Ratio (%)	21.43	20.39	683.00	11.59	-
Yield (%)	0.75	1.19	50.82	0.90	-



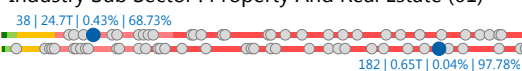
MKPI Metropolitan Kentjana Tbk. [S]

COMPANY REPORT : JANUARY 2017

As of 31 January 2017

Development Board
Industry Sector : Property, Real Estate And Building Construction (6)
Industry Sub Sector : Property And Real Estate (61)

Individual Index : 1,242.857
Listed Shares : 948,194,000
Market Capitalization : 24,747,863,400,000



COMPANY HISTORY

Established Date : 29-Mar-1972
Listing Date : 10-Jul-2009
Under Writer IPO :
PT Mandiri Sekuritas
PT Lautandhana Securindo
Securities Administration Bureau :
PT Sirca Datapro Perdana
Jln. Johar No. 18
Menteng, Jakarta 10340
Phone : (021) 314-0032, 390-5920, 390-0645
Fax : (021) 314-0185, 390-0652, 390-0671

BOARD OF COMMISSIONERS

1. Siti Hartati Murdaya
 2. Arief Harsono *)
 3. Ciputra
 4. Samin Tan, Kirana Widjaja
 5. Soekrisman, Hiskak Secakusuma
 6. Cosmas Batubara, Citra Surya *)
 7. Djokosantoso Moeljono *)
 8. Fx Budi Santoso
 9. Karuna Murdaya, Erick Purwanto
 10. Metta Margaretha Murdaya, Iwan Putra Brasali
 11. Mia Puspawati *)
 12. Murdaya Widyawimarta, H. Ismail Sofyan
 13. Prajna Murdaya, H. Agam Nugraha Subagdja
- *) *Independent Commissioners*

BOARD OF DIRECTORS

1. Husin Widjakusuma
2. Alfred Felicianus Kaunang
3. Herman Widjaja
4. Jeffri Sandra Tanudjaja
5. Kenneth Suhadi Purnama
6. Tjandra Gianto Halim

AUDIT COMMITTEE

1. Citra Surya
2. Lulu Terianto
3. Relin Novita
4. Sian Christine Wiradinata

CORPORATE SECRETARY

Tan Dwi Ratih

HEAD OFFICE

Jln. Metro Duta Niaga Blok B-5
Pondok Indah
Jakarta 12310
Phone : (021) 750-5757
Fax : (021) 769-4989

Homepage : www.pondokindahgroup.co.id
Email : corsec@pondokindahgroup.co.id
ratih@pondokindahgroup.co.id

SHAREHOLDERS (January 2017)

1. PT Karuna Paramita Propertindo	449,861,650	: 47.44%
2. PT Buditama Nirwana	67,189,027	: 7.09%
3. PT Dwitunggal Permata	67,189,027	: 7.09%
4. PT Apratima Sejahtera	67,189,027	: 7.09%
5. PT Penta Cosmopolitan	63,989,550	: 6.75%
6. Public (<5%)	232,775,719	: 24.55%

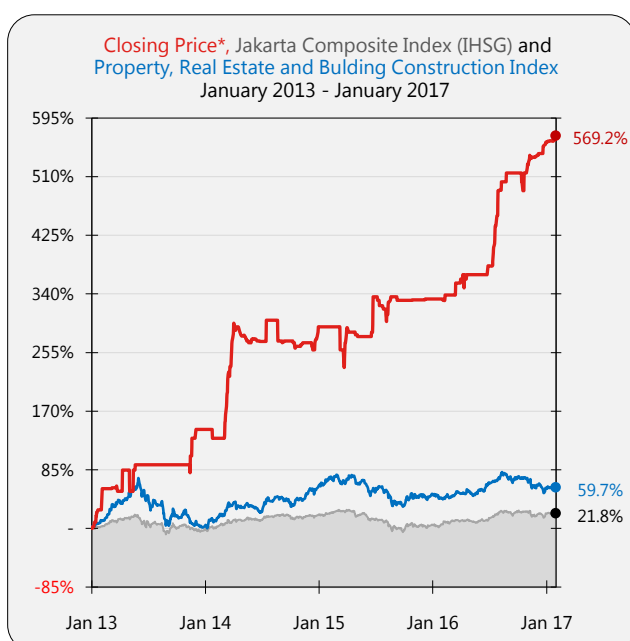
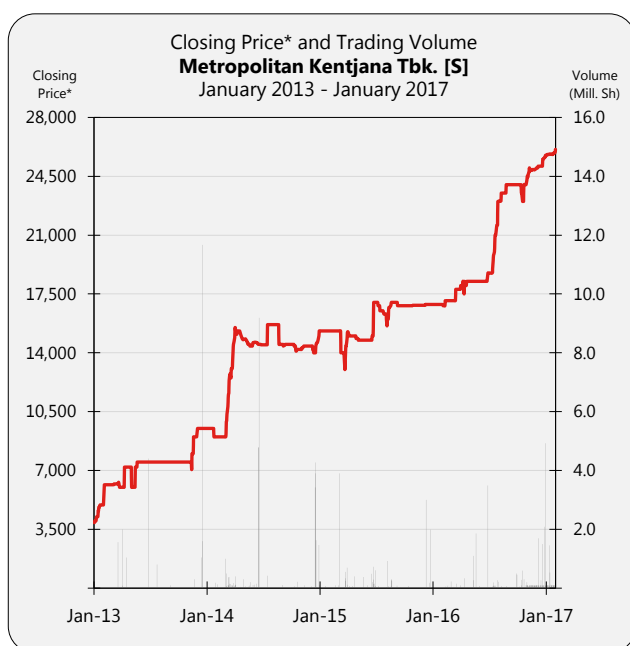
DIVIDEND ANNOUNCEMENT

Year	Bonus Shares	Cash Dividend	Cum Date	Ex Date	Recording Date	Payment Date	F/I
2009		110.00	12-May-10	14-May-10	18-May-10	02-Jun-10	F
2010		125.00	19-May-11	20-May-11	24-May-11	08-Jun-11	F
2011		150.00	21-May-12	22-May-12	24-May-12	07-Jun-12	F
2012		165.00	03-Jun-13	04-Jun-13	07-Jun-13	21-Jun-13	F
2013		205.00	10-Jul-14	11-Jul-14	15-Jul-14	05-Aug-14	F
2013		205.00	10-Jul-14	11-Jul-14	15-Jul-14	05-Aug-14	F
2014		223.70	27-May-15	28-May-15	01-Jun-15	05-Jun-15	F
2015		327.00	19-May-16	20-May-16	24-May-16	15-Jun-16	F

ISSUED HISTORY

No.	Type of Listing	Shares	Listing Date	Trading Date
1.	First Issue	95,000,000	10-Jul-09	10-Jul-09
2.	Company Listing	853,194,000	10-Jul-09	10-Jul-09

MKPI Metropolitan Kentjana Tbk. [S]



SHARES TRADED	2013	2014	2015	2016	Jan-17
Volume (Million Sh.)	25	41	17	27	4
Value (Billion Rp)	148	479	281	565	87
Frequency (Thou. X)	0.05	0.5	0.2	0.9	0.5
Days	34	89	65	126	21
Price (Rupiah)					
High	9,500	15,750	17,000	25,750	26,100
Low	4,000	9,000	13,000	16,800	25,750
Close	9,500	15,300	16,875	25,750	26,100
Close*	9,500	15,300	16,875	25,750	26,100
PER (X)					
PER (X)	24.64	35.31	17.99	20.31	20.59
PER Industry (X)	9.57	16.29	13.36	24.89	28.26
PBV (X)	4.69	7.14	5.66	7.13	7.23

* Adjusted price after corporate action

Month	Closing Price			Freq. (X)	Volume (Thou. Sh.)	Value (Million Rp)	Day
	High	Low	Close				
Jan-13	4,950	4,000	4,950	9	6	24	6
Feb-13	6,150	6,150	6,150	1	0.5	3	1
Mar-13	6,300	6,000	6,000	4	1,565	5,225	4
Apr-13	7,200	6,000	7,200	5	3,124	17,291	5
May-13	7,500	6,000	7,500	8	4	28	6
Jun-13	-	-	7,500	2	4,400	21,639	1
Jul-13	-	-	7,500	1	800	6,000	1
Aug-13	-	-	7,500	-	-	-	-
Sep-13	-	-	7,500	1	100	750	1
Oct-13	-	-	7,500	-	-	-	-
Nov-13	9,000	7,050	9,000	7	323	2,186	5
Dec-13	9,500	9,500	9,500	7	14,316	95,091	4
Jan-14	9,000	9,000	9,000	3	188	1,321	2
Feb-14	-	-	9,000	1	125	1,313	1
Mar-14	14,500	9,000	14,500	159	3,349	35,561	20
Apr-14	15,750	14,600	14,800	143	1,260	19,030	17
May-14	14,825	14,400	14,600	55	574	8,324	10
Jun-14	14,625	14,475	14,475	37	19,042	210,675	8
Jul-14	15,675	15,675	15,675	3	423	4,903	2
Aug-14	15,675	12,550	14,500	6	2	25	2
Sep-14	14,500	14,200	14,500	25	165	2,431	5
Oct-14	14,400	14,100	14,200	9	336	4,733	6
Nov-14	14,400	14,200	14,400	6	167	2,362	5
Dec-14	15,300	14,000	15,300	26	14,908	188,467	11
Jan-15	15,300	15,300	15,300	2	78	1,203	2
Feb-15	-	-	15,300	1	98	1,499	1
Mar-15	15,200	13,000	15,200	57	5,989	91,770	10
Apr-15	15,250	14,850	14,850	13	554	8,388	5
May-15	14,750	14,750	14,750	12	380	5,601	4
Jun-15	17,000	15,000	17,000	78	2,788	43,605	9
Jul-15	16,800	16,300	16,300	5	124	2,063	4
Aug-15	17,000	15,300	17,000	35	2,017	32,568	11
Sep-15	16,800	16,800	16,800	6	192	3,245	6
Oct-15	16,825	16,825	16,825	3	71	1,210	3
Nov-15	16,825	16,825	16,825	2	0.2	3	2
Dec-15	16,875	16,850	16,875	10	5,168	89,907	8
Jan-16	16,875	16,875	16,875	2	0.2	3	1
Feb-16	17,100	16,800	17,100	22	727	12,491	16
Mar-16	18,000	16,800	18,000	35	628	11,089	15
Apr-16	18,250	17,500	18,250	21	477	8,629	8
May-16	18,250	18,200	18,250	14	3,454	62,574	11
Jun-16	18,750	18,250	18,750	11	3,517	62,558	3
Jul-16	23,000	19,000	23,000	24	949	19,497	12
Aug-16	24,000	23,000	24,000	9	359	8,364	6
Sep-16	24,000	24,000	24,000	4	952	22,158	3
Oct-16	24,300	22,500	24,300	41	1,744	40,776	9
Nov-16	25,000	24,450	24,975	252	2,032	50,412	22
Dec-16	25,750	25,000	25,750	428	11,862	266,255	20
Jan-17	26,100	25,750	26,100	543	3,823	86,898	21

MKPI Metropolitan Kentjana Tbk. [S]

Financial Data and Ratios

Book End : December

Public Accountant : Hendrawinata Eddy Siddharta & Tanzil (Member of Kreston International)

BALANCE SHEET	Dec-12	Dec-13	Dec-14	Dec-15	Sep-16
<i>(Million Rp except Par Value)</i>					
Cash & Cash Equivalents	234,584	115,638	881,408	1,871,712	2,050,591
Receivables	42,156	56,487	64,179	94,130	75,820
Inventories	3,691	5,116	6,749	6,314	5,653
Investment	1,392	220,518	-	151,353	-
Fixed Assets	1,678,294	1,915,527	2,102,422	2,288,651	2,526,353
Other Assets	1,199	2,410	1,159	1,360	1,435
Total Assets	2,553,204	2,838,815	4,316,214	5,709,371	6,023,170
Growth (%)		11.19%	52.04%	32.28%	5.50%

Trade Payable	24,803	24,087	16,547	43,087	69,906
Total Liabilities	843,680	920,106	2,154,420	2,880,176	2,598,523
Growth (%)		9.06%	134.15%	33.69%	-9.78%

Minority Interest	-	-	-	-	-
Authorized Capital	341,000	341,000	341,000	341,000	341,000
Paid up Capital	94,819	94,819	94,819	94,819	94,819
Paid up Capital (Shares)	948	948	948	948	948
Par Value	100	100	100	100	100
Retained Earnings	1,745,028	1,954,138	2,197,224	2,874,976	3,466,429
Total Equity	1,709,523	1,918,709	2,161,794	2,829,195	3,424,648
Growth (%)		12.24%	12.67%	30.87%	21.05%

INCOME STATEMENTS	Dec-12	Dec-13	Dec-14	Dec-15	Sep-16
Total Revenues	888,506	999,233	1,154,895	2,094,491	2,184,546
Growth (%)		12.46%	15.58%	81.36%	

Cost of Revenues	365,281	442,302	513,486	1,006,671	1,056,772
Gross Profit	523,224	556,931	641,409	1,087,820	1,127,774
Operating Expenses	70,927	68,691	68,713	180,902	217,395
Operating Profit	452,297	488,240	572,696	906,917	910,379
Growth (%)		7.95%	17.30%	58.36%	

Other Income (Expenses)	-3,942	-23,755	-21,535	-16,657	-8,898
Income before Tax	448,355	464,484	551,162	890,260	901,481
Tax	85,305	98,921	113,697	631	-31
Profit for the period	363,050	365,563	437,465	889,629	901,512
Growth (%)		0.69%	19.67%	103.36%	

Period Attributable	363,050	365,562	437,465	889,629	901,512
Comprehensive Income	363,050	365,563	437,465	894,443	901,512
Comprehensive Attributable	-	365,562	437,465	894,444	901,512

RATIOS	Dec-12	Dec-13	Dec-14	Dec-15	Sep-16
Dividend (Rp)	165.00	410.00	223.70	327.00	-
EPS (Rp)	382.89	385.54	461.37	938.24	950.77
BV (Rp)	1,802.93	2,023.54	2,279.91	2,983.77	3,611.76
DAR (X)	0.33	0.32	0.50	0.50	0.43
DER(X)	0.49	0.48	1.00	1.02	0.76
ROA (%)	14.22	12.88	10.14	15.58	14.97
ROE (%)	21.24	19.05	20.24	31.44	26.32
GPM (%)	58.89	55.74	55.54	51.94	51.63
OPM (%)	50.91	48.86	49.59	43.30	41.67
NPM (%)	40.86	36.58	37.88	42.47	41.27
Payout Ratio (%)	43.09	106.35	48.49	34.85	-
Yield (%)	0.69	1.71	0.93	1.36	-

