

LAMPIRAN

Lampiran 1. Hasil Perhitungan Rasio Solvabilitas (DER)

$$\text{DER} = \frac{\text{TOTAL HUTANG}}{\text{TOTAL MODAL}} \times 100\%$$

2016			
perusahaan	total hutang	total modal	DER
BEST	1.814.537.354.523	3.390.835.762.307	53,513
BSDE	14.074.217.874.315	24.462.607.305.888	57,534
DMAS	415.467.051.316	7.388.384.802.975	5,623
DUTI	1.899.304.756.790	7.792.913.029.035	24,372
EMDE	675.649.658.921	687.992.002.736	98,206
JRPT	3.578.037.749	4.906.398.903	72,926
MKPI	2.897.296.559.011	3.714.904.308.188	77,991
MMLP	681.509.496	4.670.189.629	14,593
PLIN	2.301.324.680	2.285.244.690	100,704
PPRO	5.858.373.083.290	2.991.460.782.965	195,837
RBMS	5.615.874.579	161.873.846.519	3,469
SMRA	12.644.764.172	8.165.555.485	154,855
2017			
perusahaan	total hutang	total modal	DER
BEST	1.870.815.438.091	3.848.185.561.449	48,616
BSDE	16.754.337.385.933	29.196.851.089.224	57,384
DMAS	465.103.754.344	7.005.837.802.975	6,639
DUTI	2.240.819.998.834	8.334.861.687.451	26,885
EMDE	1.081.693.156.648	786.930.567.158	137,457
JRPT	3.496.187.155	5.976.495.533	58,499
MKPI	2.276.438.836.762	4.551.607.678.081	50,014
MMLP	693.479.770	3.284.259.945	21,115
PLIN	3.652.525.537	986.912.868	370,096
PPRO	7.559.823.781.195	5.000.108.540.934	151,193
RBMS	42.614.232.845	176.146.969.405	24,192
SMRA	13.308.969.928	8.353.742.063	159,317

2018			
perusahaan	total hutang	total modal	DER
BEST	2.118.132.306.800	4.171.994.244.591	50,770
BSDE	21.814.594.254.302	30.286.897.950.250	72,027
DMAS	311.529.808.844	7.188.503.626.528	4,334
DUTI	3.227.976.940.583	9.414.918.798.240	34,286
EMDE	1.292.022.707.779	804.591.552.373	160,581
JRPT	3.847.899.580	6.693.348.687	57,488
MKPI	1.776.589.738.461	5.231.665.104.900	33,958
MMLP	783.095.982	5.308.226.825	14,752
PLIN	3.811.773.076	11.331.982.414	33,637
PPRO	10.657.152.475.401	5.818.568.010.883	183,158
RBMS	268.758.850.964	629.209.176.674	42,714
SMRA	14.238.537.503	9.060.704.565	157,146
2019			
perusahaan	total hutang	total modal	DER
BEST	1.930.728.238.615	4.468.749.285.275	43,205
BSDE	20.897.343.170.602	33.547.505.881.845	62,292
DMAS	1.121.231.243.313	6.495.739.786.307	17,261
DUTI	3.197.457.277.140	10.590.770.182.820	30,191
EMDE	1.371.713.130.382	772.231.107.983	177,630
JRPT	3.762.437.184	7.402.497.916	50,827
MKPI	1.771.631.581.519	5.503.602.936.059	32,190
MMLP	1.128.774.113	5.626.779.471	20,061
PLIN	972.457.079	11.575.574.237	8,401
PPRO	13.459.622.235.742	6.125.058.340.691	219,747

RBMS	202.261.071.362	604.330.383.918	33,469
SMRA	14.990.297.354	9.451.359.922	158,605

Lampiran 2. Hasil Perhitungan Rasio Likuiditas (*Current Ratio*)

$$\text{Current Ratio} = \frac{\text{Aktiva Lancar}}{\text{Hutang Lancar}} \times 100\%$$

2016			
perusahaan	Aktiva Lancar	hutang lancar	Current Ratio
BEST	1.848.611.926.078	561.897.035.973	328,995
BSDE	16.563.751.088.957	5.566.196.840.616	297,578
DMAS	3.713.836.842.046	395.408.905.579	939,240
DUTI	4.131.536.311.603	1.062.796.457.582	388,742
EMDE	739.085.551.100	358.671.663.722	206,062
JRPT	3.033.295.022	3.111.632.814	97,482
MKPI	2.371.095.095.740	2.132.759.200.507	111,175
MMLP	199.951.967	235.175.661	85,022
PLIN	833.290.615	930.849.091	89,519
PPRO	5.538.915.570.502	2.778.511.765.531	199,348
RBMS	37.853.388.866	52.990.947.678	71,434
SMRA	8.664.233.108	4.217.371.528	205,442
2017			
perusahaan	Aktiva Lancar	hutang lancar	Current Ratio
BEST	2.044.717.085.481	740.813.856.691	276,010
BSDE	17.964.523.956.819	7.568.816.957.723	237,349
DMAS	3.535.827.633.604	437.801.866.027	807,632
DUTI	4.449.119.467.288	1.172.699.957.282	379,391

EMDE	1.239.289.490.850	410.834.297.149	301,652
JRPT	3.448.797.910	3.093.711.769	111,478
MKPI	2.106.111.311.420	1.324.393.909.545	159,025
MMLP	390.679.024	294.513.141	132,652
PLIN	961.962.801	824.154.197	116,721
PPRO	7.106.225.520.311	3.395.076.140.604	209,310
RBMS	101.609.634.121	80.001.583.655	127,010
SMRA	9.158.268.565	6.275.827.667	145,929

2018			
perusahaan	Aktiva Lancar	hutang lancar	Current Ratio
BEST	2.755.020.904.347	355.040.758.137	775,973
BSDE	20.948.678.473.652	6.231.233.383.026	336,188
DMAS	3.567.619.991.194	279.406.145.584	1.276,858
DUTI	5.665.261.049.077	1.571.910.026.185	360,406
EMDE	1.444.946.388.625	484.290.316.125	298,364
JRPT	3.923.648.209	3.480.039.223	112,747
MKPI	1.622.783.914.689	864.766.415.319	187,656
MMLP	398.155.774	296.640.051	134,222
PLIN	1.412.275.572	1.135.313.268	124,395
PPRO	10.413.442.231.664	5.685.378.489.565	183,162
RBMS	298.062.795.147	140.941.418.487	211,480
SMRA	10.498.095.322	7.229.216.830	145,218
2019			
perusahaan	Aktiva Lancar	hutang lancar	Current Ratio
BEST	2.600.730.976.855	228.163.127.983	1.139,856
BSDE	24.256.712.740.291	6.159.441.542.866	393,814

DMAS	4.009.185.451.871	1.080.280.696.768	371,124
DUTI	6.724.985.445.000	1.755.044.091.811	383,180
EMDE	1.513.884.585.928	381.032.836.607	397,311
JRPT	3.882.837.365	3.385.768.357	114,681
MKPI	1.141.219.410.744	945.950.522.245	120,643
MMLP	567.365.568	469.905.452	120,740
PLIN	956.474.290	582.233.582	164,277
PPRO	12.684.155.509.975	7.147.437.444.680	177,464
RBMS	146.858.246.203	55.003.737.709	266,997
SMRA	11.150.744.753	9.017.332.185	123,659

Lampiran 3. Hasil Perhitungan Rasio Profitabilitas (ROA)

$$ROA = \frac{\text{Laba Setelah Pajak}}{\text{Total Aset}} \times 100\%$$

2016			
perusahaan	Laba stlh Pajak	total aset	ROA
BEST	336.287.878.603	5.205.373.116.830	6,460
BSDE	2.037.537.680.130	38.536.825.180.203	5,287
DMAS	757.548.336.781	7.803.851.935.273	9,707
DUTI	840.650.624.016	9.692.217.785.825	8,673
EMDE	65.470.178.568	1.363.641.661.657	4,801
JRPT	1.017.849.186	8.484.436.652	11,997
MKPI	1.199.373.747.588	6.612.200.867.199	18,139
MMLP	399.206.997	3.965.769.441	10,066
PLIN	725.619.401	4.586.569.370	15,821
PPRO	366.102.013.395	8.849.833.866.255	4,137
RBMS	-6.713.147.549	167.489.721.098	-4,008
SMRA	605.050.858	20.810.319.657	2,907

2017			
perusahaan	Laba stlh Pajak	total aset	ROA
BEST	483.387.486.933	5.719.000.999.540	8,452
BSDE	5.166.720.070.985	45.951.188.475.157	11,244
DMAS	657.119.635.819	7.470.941.557.319	8,796
DUTI	648.646.197.979	10.575.681.686.285	6,133
EMDE	106.211.882.512	1.868.623.723.806	5,684
JRPT	1.117.126.108	9.472.682.688	11,793
MKPI	1.193.639.823.893	6.828.046.514.843	17,481
MMLP	293.064.581	5.363.669.399	5,464
PLIN	286.288.858	4.639.438.405	6,171
PPRO	459.642.836.412	12.559.932.322.129	3,660
RBMS	14.519.780.720	218.761.202.250	6,637
SMRA	532.437.613	21.662.711.991	2,458

2018			
perusahaan	Laba stlh Pajak	total aset	ROA
BEST	422.536.948.687	6.290.126.551.391	6,717
BSDE	1.701.817.694.927	52.101.492.204.552	3,266
DMAS	496.364.970.438	7.500.033.435.372	6,618
DUTI	1.126.657.230.110	12.642.895.738.823	8,911
EMDE	16.095.009.620	2.096.614.260.152	0,768
JRPT	1.049.745.761	10.541.248.267	9,958
MKPI	1.018.559.536.819	7.008.254.843.361	14,534
MMLP	281.313.117	6.091.322.807	4,618
PLIN	580.422.733	15.143.755.490	3,833
PPRO	496.783.496.820	16.475.720.486.284	3,015
RBMS	5.403.552.648	897.968.027.638	0,602

SMRA	690.623.630	23.299.242.068	2,964
2019			
perusahaan	Laba stlh Pajak	total aset	ROA
BEST	380.152.937.259	6.399.477.523.890	5,940
BSDE	3.130.076.103.452	54.444.849.052.447	5,749
DMAS	1.335.420.919.293	7.616.971.029.620	17,532
DUTI	1.289.962.965.315	13.788.227.459.960	9,356
EMDE	-34.638.520.599	2.143.944.238.365	-1,616
JRPT	1.037.201.837	11.164.935.100	9,290
MKPI	614.639.392.159	7.275.234.517.578	8,448
MMLP	273.821.192	6.755.553.584	4,053
PLIN	548.538.232	12.548.031.316	4,372
PPRO	360.895.336.040	19.584.680.576.433	1,843
RBMS	-23.680.248.765	806.591.455.280	-2,936
SMRA	613.020.426	24.441.657.276	2,508

Lampiran 4. Hasil Perhitungan Ukuran Perusahaan (*Size*)

$$\text{Size} = \ln \text{Total Asset}$$

perusahaan	2016		2017	
	TOTAL ASET	SIZE (LN)	TOTAL ASET	SIZE (LN)
BEST	5.205.373.116.830	29,281	5.719.000.999.540	29,375
BSDE	38.536.825.180.203	31,283	45.951.188.475.157	31,459
DMAS	7.803.851.935.273	29,686	7.470.941.557.319	29,642

DUTI	9.692.217.785.825	29,902	10.575.681.686.285	29,990
EMDE	1.363.641.661.657	27,941	1.868.623.723.806	28,256
JRPT	8.484.436.652	22,861	9.472.682.688	22,972
MKPI	6.612.200.867.199	29,520	6.828.046.514.843	29,552
MMLP	3.965.769.441	22,101	5.363.669.399	22,403
PLIN	4.586.569.370	22,246	4.639.438.405	22,258
PPRO	8.849.833.866.255	29,811	12.559.932.322.129	30,162
RBMS	167.489.721.098	25,844	218.761.202.250	26,111
SMRA	20.810.319.657	23,759	21.662.711.991	23,799
	2018		2019	
perusahaan	TOTAL ASET	SIZE (LN)	TOTAL ASET	SIZE (LN)
BEST	6.290.126.551.391	29,470	6.399.477.523.890	29,487
BSDE	52.101.492.204.552	31,584	54.444.849.052.447	31,628
DMAS	7.500.033.435.372	29,646	7.616.971.029.620	29,661
DUTI	12.642.895.738.823	30,168	13.788.227.459.960	30,255
EMDE	2.096.614.260.152	28,371	2.143.944.238.365	28,394
JRPT	10.541.248.267	23,079	11.164.935.100	23,136
MKPI	7.008.254.843.361	29,578	7.275.234.517.578	29,615
MMLP	6.091.322.807	22,530	6.755.553.584	22,634
PLIN	15.143.755.490	23,441	12.548.031.316	23,253
PPRO	16.475.720.486.284	30,433	19.584.680.576.433	30,606
RBMS	897.968.027.638	27,523	806.591.455.280	27,416
SMRA	23.299.242.068	23,872	24.441.657.276	23,920

Lampiran 5. Hasil Perhitungan Nilai Perusahaan (*Tobins'q*)

$$Q = \frac{ME + DEBT}{TA}$$

2016				
perusahaan	me+debt	debt	total aset perusahaan	Tobins'Q
BEST	2.450.417.032.100	1.814.537.354.523	5.205.373.116.830	0,819

BSDE	33.777.951.816.96 0	14.074.217.874.31 5	38.536.825.180.20 3	1,242
DMAS	11.085.565.553.00 0	415.467.051.316	7.803.851.935.273	1,474
DUTI	11.100.000.000.00 0	1.899.304.756.790	9.692.217.785.825	1,341
EMDE	469.000.000.000	675.649.658.921	1.363.641.661.657	0,839
JRPT	11.785.553.325.00 0	3.578.037.749	8.484.436.652	1.389,50 1
MKPI	24.415.995.500.00 0	2.897.296.559.011	6.612.200.867.199	4,131
MMLP	3.914.285.225.000	681.509.496	3.965.769.441	987,190
PLIN	17.217.500.000.00 0	2.301.324.680	4.586.569.370	3.754,39 7
PPRO	19.100.520.000.00 0	5.858.373.083.290	8.849.833.866.255	2,820
RBMS	27.771.412.500	5.615.874.579	167.489.721.098	0,199
SMRA	19.115.485.726.00 0	12.644.764.172	20.810.319.657	919,166
2017				
perusahaan	me+debt	debt	total aset perusahaan	Tobins'Q
BEST	2.411.827.787.500	1.870.815.438.091	5.719.000.999.540	0,749
BSDE	32.719.383.526.40 0	16.754.337.385.93 3	45.951.188.475.15 7	1,077
DMAS	8.241.876.998.100	465.103.754.344	7.470.941.557.319	1,165
DUTI	9.990.000.000.000	2.240.819.998.834	10.575.681.686.28 5	1,157
EMDE	871.000.000.000	1.081.693.156.648	1.868.623.723.806	1,045
JRPT	12.375.000.000.00 0	3.496.187.155	9.472.682.688	1.306,75 7
MKPI	34.609.081.000.00 0	2.276.438.836.762	6.828.046.514.843	5,402
MMLP	3.457.404.561.780	693.479.770	5.363.669.399	644,726
PLIN	12.602.500.000.00 0	3.652.525.537	4.639.438.405	2.717,17 2
PPRO	11.656.764.000.00 0	7.559.823.781.195	12.559.932.322.12 9	1,530
RBMS	77.759.955.000	42.614.232.845	218.761.202.250	0,550
SMRA	13.633.308.687.60 0	13.308.969.928	21.662.711.991	629,959

2018				
perusahaan	me+debt	debt	total aset perusahaan	Tobins'Q
BEST	2.006.640.719.200	2.118.132.306.800	6.290.126.551.391	0,656
BSDE	24.154.603.720.960	21.814.594.254.302	52.101.492.204.552	0,882
DMAS	7.663.499.664.900	311.529.808.844	7.500.033.435.372	1,063
DUTI	8.121.500.000.000	3.227.976.940.583	12.642.895.738.823	0,898
EMDE	850.900.000.000	1.292.022.707.779	2.096.614.260.152	1,022
JRPT	10.175.000.000.000	3.847.899.580	10.541.248.267	965,621
MKPI	21.334.365.000.000	1.776.589.738.461	7.008.254.843.361	3,298
MMLP	3.582.349.996.160	783.095.982	6.091.322.807	588,236
PLIN	10.224.000.000.000	3.811.773.076	15.143.755.490	675,381
PPRO	7.216.053.610.311	10.657.152.475.401	16.475.720.486.284	1,085
RBMS	249.684.005.644	268.758.850.964	897.968.027.638	0,577
SMRA	11.613.559.252.400	14.238.537.503	23.299.242.068	499,063
2019				
perusahaan	me+debt	debt	total aset perusahaan	Tobins'Q
BEST	2.083.819.208.400	1.930.728.238.615	6.399.477.523.890	0,627324251
BSDE	2.415.460.363.060	20.897.343.170.602	54.444.849.052.447	0,428191168
DMAS	14.266.640.885.600	1.121.231.243.313	7.616.971.029.620	2,02020883
DUTI	9.250.000.000.000	3.197.457.277.140	13.788.227.459.960	0,902759786
EMDE	750.400.000.000	1.371.713.130.382	2.143.944.238.365	0,989817315

JRPT	8.250.000.000.000	3.762.437.184	11.164.935.100	739,2575383
MKPI	13.740.742.800.000	1.771.631.581.519	7.275.234.517.578	2,132216404
MMLP	1.364.048.652.384	1.128.774.113	6.755.553.584	202,0822438
PLIN	11.715.000.000.000	972.457.079	12.548.031.316	933,6900875
PPRO	4.193.945.688.044	13.459.622.235.742	19.584.680.576.433	0,901396776
RBMS	180.622.472.168	202.261.071.362	806.591.455.280	0,47469328
SMRA	14.066.112.138.000	14.990.297.354	24.441.657.276	576,1107881

Lampiran 6. Laporan Keuangan Perusahaan

- 1. Laporan Keuangan Bekasi Fajar Industrial Estate Tbk.
(Tahun 2016 – 2019 Berurutan)**
- 2. Laporan Keuangan Bumi Serpong Damai Tbk.
(Tahun 2016 – 2019 Berurutan)**
- 3. Laporan Keuangan Puradelta Lestari Tbk.
(Tahun 2016 – 2019 Berurutan)**
- 4. Laporan Keuangan Duta Pertiwi Tbk.
(Tahun 2016 – 2019 Berurutan)**
- 5. Laporan Keuangan Megapolitan Developments Tbk.
(Tahun 2016 – 2019 Berurutan)**
- 6. Laporan Keuangan Jaya Real Property Tbk.
(Tahun 2016 – 2019 Berurutan)**
- 7. Laporan Keuangan Metropolitan Kenjtana Tbk.
(Tahun 2016 – 2019 Berurutan)**
- 8. Laporan Keuangan Mega Manunggal property Tbk
(Tahun 2016 – 2019 Berurutan)**
- 9. Laporan Keuangan Plaza Indonesia Realty Tbk.
(Tahun 2016 – 2019 Berurutan)**

- 10. Laporan Keuangan Pp Properti Tbk.**
(Tahun 2016 – 2019 Berurutan)
- 11. Laporan Keuangan Ristia Bintang Mahkotasejati Tbk.**
(Tahun 2016 – 2019 Berurutan)
- 12. Laporan Keuangan PT Summarecon Agung Tbk.**
(Tahun 2016 – 2019 Berurutan)

**PT Bekasi Fajar Industrial Estate Tbk
dan Entitas Anak**
Laporan Posisi Keuangan Konsolidasian
Per tanggal 31 Desember 2016 dan 2015

**PT Bekasi Fajar Industrial Estate Tbk
and Subsidiaries**
Consolidated Statements of Financial Position
As of 31 December 2016 and 2015

(Dalam Rupiah)

(In Rupiah)

	Catatan/ Notes	31 Desember/ December		
		2016	2015	
Aset				Assets
Aset lancar				Current assets
Kas dan setara kas	5	442,482,672,616	378,227,520,732	Cash and cash equivalents
Piutang usaha	6			Trade receivables
Pihak berelasi		84,510,678,072	6,508,191,746	Related parties
Pihak ketiga - setelah dikurangi penyisihan penurunan nilai Rp 373.124.922 per 31 Desember 2016 dan Rp 378.616.922 per 31 Desember 2015				Third parties - net of provision for impairment Rp 373,124,922 as of 31 December 2016 and Rp 378,616,922 as of 31 December 2015
Piutang lain-lain		149,713,008,069	98,809,819,752	Other receivables
Persediaan	7	865,063,137	709,911,757	Inventories
Pajak dibayar di muka	8a	735,698,298,372	365,893,393,511	Prepaid taxes
Biaya dibayar di muka		66,738,126,454	78,687,235,082	Prepaid expenses
Uang muka pembelian	9	3,124,496,954	2,311,153,434	Advance payment
		<u>365,479,582,404</u>	<u>577,477,853,116</u>	
Jumlah aset lancar		1,848,611,926,078	1,508,625,079,130	Total current assets
Aset tidak lancar				Noncurrent assets
Persediaan	7	2,847,757,282,741	2,736,857,319,809	Inventories
Investasi atas pengendalian bersama entitas	10	229,034,990,117	172,259,813,921	Investment in jointly controlled entities
Properti investasi - setelah dikurangi akumulasi penyusutan sebesar Rp 7.309.925.033 per 31 Desember 2016 dan Rp 3.566.450.399 per 31 Desember 2015	11	102,162,988,948	100,832,111,316	Investment properties - net of accumulated depreciation Rp 7,309,925,033 as of 31 December 2016 and Rp 3,566,450,399 as of 31 December 2015
Aset tetap - setelah dikurangi akumulasi penyusutan sebesar Rp 43.762.225.575 per 31 Desember 2016 dan Rp 38.457.786.770 per 31 Desember 2015	12	172,432,586,749	109,533,049,116	Fixed assets - net of accumulated depreciation Rp 43,762,225,575 as of 31 December 2016 and Rp 38,457,786,770 as of 31 December 2015
Piutang pihak berelasi	13	1,700,000,000	2,900,000,000	Due from related parties
Aset lain-lain		3,673,342,197	308,066,130	Other assets
Jumlah aset tidak lancar		<u>3,356,761,190,752</u>	<u>3,122,690,360,292</u>	Total noncurrent assets
Jumlah aset		<u>5,205,373,116,830</u>	<u>4,631,315,439,422</u>	Total assets

Catatan atas laporan keuangan konsolidasian merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

The accompanying notes to the consolidated financial statements form an integral part of the consolidated financial statements.

**PT Bekasi Fajar Industrial Estate Tbk
dan Entitas Anak**
Laporan Posisi Keuangan Konsolidasian
(lanjutan)
Per tanggal 31 Desember 2016 dan 2015

**PT Bekasi Fajar Industrial Estate Tbk
and Subsidiaries**
Consolidated Statements of Financial Position
(continued)
As of 31 December 2016 and 2015

(Dalam Rupiah)

(In Rupiah)

	Catatan/ Notes	31 Desember/ December		
		2016	2015	
Liabilitas dan ekuitas				Liabilities and equity
Liabilitas jangka pendek				Currents liabilities
Utang usaha :	14			Trade payables :
Pihak berelasi		7,899,226,535	33,510,308,286	Related parties
Pihak ketiga		9,668,295,189	30,766,747,911	Third parties
Utang lain-lain	15	47,709,558,044	34,822,791,248	Other payables
Utang pajak	8b	22,169,125,955	15,145,119,737	Taxes payable
Beban masih harus dibayar		1,789,759,532	3,319,700,158	Accrued expenses
Uang muka penjualan	16	15,893,335,480	30,736,026,910	Sales advances
Utang dividen		78,095,238	-	Dividen payable
Utang bank dan lembaga keuangan - yang jatuh tempo dalam satu tahun	17	<u>456,689,640,000</u>	<u>236,184,021,277</u>	Bank loan and financial institution - due in one year
Jumlah liabilitas jangka pendek		561,897,035,973	384,484,715,527	Total current liabilities
Liabilitas jangka panjang				Noncurrents liabilities
Utang bank dan lembaga keuangan	17	1,234,727,738,830	1,186,987,495,661	Bank loan and financial institution
Uang jaminan		732,799,047	752,799,047	Security deposits
Utang pihak berelasi	18	6,913,441,332	6,913,441,332	Due to related parties
Liabilitas imbalan kerja	19	<u>10,266,339,341</u>	<u>10,021,715,116</u>	Employee benefits obligation
Jumlah liabilitas jangka panjang		<u>1,252,640,318,550</u>	<u>1,204,675,451,156</u>	Total noncurrent liabilities
Jumlah liabilitas		<u>1,814,537,354,523</u>	<u>1,589,160,166,683</u>	Total liabilities

Catatan atas laporan keuangan konsolidasian merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

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**PT Bekasi Fajar Industrial Estate Tbk
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**PT Bekasi Fajar Industrial Estate Tbk
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Consolidated Statements of Financial Position
(continued)
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(Dalam Rupiah)

(In Rupiah)

	Catatan/ Notes	31 Desember/ December		
		2016	2015	
Ekuitas				Equity
Ekuitas yang dapat diatribusikan kepada pemilik entitas induk				Equity attributable to owners of the parent company
Modal saham - nilai nominal Rp 100 per saham Modal dasar sebesar 28.000.000.000 saham				Share capital - nominal value Rp 100 per share Authorized - 28,000,000,000 shares
Modal ditempatkan dan disetor penuh 9.647.311.150 saham	20	964,731,115,000	964,731,115,000	Issued and fully paid 9,647,311,150 shares
Tambahan modal disetor	21	220,232,492,728	198,220,075,098	Other paid in capital :
Saldo laba :				Retained earnings :
Dicadangkan	24	166,598,992,719	165,598,992,719	Appropriated
Belum dicadangkan		<u>2,036,571,889,124</u>	<u>1,711,440,154,805</u>	Unappropriated
Jumlah ekuitas yang dapat diatribusikan kepada pemilik entitas induk		3,388,134,489,571	3,039,990,337,622	Total equity attributable to owners of the parent
Kepentingan nonpengendali	22	<u>2,701,272,736</u>	<u>2,164,935,117</u>	Noncontrolling interests
Jumlah ekuitas		<u>3,390,835,762,307</u>	<u>3,042,155,272,739</u>	Total equity
Jumlah liabilitas dan ekuitas		<u>5,205,373,116,830</u>	<u>4,631,315,439,422</u>	Total liabilities and equity

Catatan atas laporan keuangan konsolidasian merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

The accompanying notes to the consolidated financial statements form an integral part of the consolidated financial statements.

**PT Bekasi Fajar Industrial Estate Tbk
dan Entitas Anak**
**Laporan Laba Rugi dan Penghasilan
Komprehensif Lain Konsolidasian**
Untuk tahun-tahun yang berakhir pada tanggal
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**PT Bekasi Fajar Industrial Estate Tbk
and Subsidiaries**
**Consolidated Statements of Profit or Loss
and Other Comprehensive Income**
For the years ended
31 December 2016 and 2015

(Dalam Rupiah)

(In Rupiah)

	Catatan/ Notes	31 Desember/ December		
		2016	2015	
Pendapatan	25	824,408,087,980	686,980,990,156	Revenues
Beban pokok pendapatan	26	(211,141,861,204)	(201,339,744,739)	Cost of revenues
Laba bruto		613,266,226,776	485,641,245,417	Gross profit
Beban penjualan	27	(1,906,726,284)	(2,759,974,976)	Selling expenses
Beban umum dan administrasi	28	(90,826,286,654)	(86,933,874,827)	General and administrative expenses
Beban keuangan	29	(118,162,574,814)	(90,244,639,650)	Finance cost
Pendapatan (beban) lainnya	30	(29,825,885,508)	(64,902,577,016)	Other income (expenses)
Bagian laba (rugi) investasi dari pengendalian bersama entitas	10	(3,075,943,079)	4,590,668,998	Share of income (loss) on investments in jointly controlled entities
Beban pajak final	8c	(28,958,673,084)	(30,864,632,899)	Final tax expenses
Laba sebelum beban pajak		340,510,137,353	214,526,215,047	Income before tax expense
Beban pajak	8d	(4,222,258,750)	(2,590,305,750)	Tax expenses
Laba bersih tahun berjalan		336,287,878,603	211,935,909,297	Net income for the year
Penghasilan komprehensif lain :				Other comprehensive income :
- Pos-pos yang tidak akan direklasifikasi ke laba rugi :				- Items that will not be reclassified subsequently to profit or loss :
- Pengukuran kembali liabilitas imbalan pasti	19	2,024,498,917	2,219,264,100	- Remeasurement of a net defined benefit liability
- Pajak penghasilan terkait pos-pos yang tidak akan direklasifikasi ke laba rugi		-	-	- Income tax related to items that will not be reclassified subsequently to profit or loss
- Pos-pos yang akan direklasifikasi ke laba rugi		-	-	- Items that will be reclassified subsequently to profit or loss
Jumlah penghasilan komprehensif lain setelah pajak		2,024,498,917	2,219,264,100	Total other comprehensive income after tax
Jumlah penghasilan komprehensif tahun berjalan		338,312,377,520	214,155,173,397	Total comprehensive income for the year

Catatan atas laporan keuangan konsolidasian merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

The accompanying notes to the consolidated financial statements form an integral part of the consolidated financial statements.

**PT Bekasi Fajar Industrial Estate Tbk
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Laporan Posisi Keuangan Konsolidasian
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**PT Bekasi Fajar Industrial Estate Tbk
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Consolidated Statements of Financial Position
As of 31 December 2018 and 2017

(Dalam Rupiah)

(In Rupiah)

	Catatan/ Notes	31 Desember/ December		
		2018	2017	
Aset				Assets
Aset lancar				Current assets
Kas dan setara kas	5	1,128,567,996,205	502,176,284,260	Cash and cash equivalents
Piutang usaha	6			Trade receivables
Pihak berelasi - bersih		15,997,757,360	56,357,222,867	Related parties - net
Pihak ketiga - bersih		47,767,903,822	292,771,961,396	Third parties - net
Piutang lain-lain		686,444,856	689,941,561	Other receivables
Piutang lain-lain atas pelepasan kepemilikan entitas asosiasi	10, 31	80,636,298,860	-	Other receivables on disposal of associates
Persediaan	7	1,248,314,477,904	926,615,517,975	Inventories
Pajak dibayar di muka	8a	324,566,633	4,942,195,562	Prepaid taxes
Biaya dibayar di muka		1,204,060,133	1,322,827,884	Prepaid expenses
Uang muka pembelian	9	231,521,398,574	259,841,133,976	Advance payment
Jumlah aset lancar		2,755,020,904,347	2,044,717,085,481	Total current assets
Aset tidak lancar				Noncurrent assets
Persediaan	7	3,030,285,958,202	3,240,528,955,593	Inventories
Investasi pada entitas asosiasi	10	-	123,414,900,756	Investment in associates
Aset keuangan tersedia untuk dijual	10	80,636,298,860	-	Available for sale financial assets
Properti investasi - bersih	11	169,061,229,449	137,196,294,910	Investment properties - net
Aset tetap - bersih	12	180,889,635,342	162,614,587,392	Fixed assets - net
Aset keuangan tidak lancar lainnya	13	71,803,397,250	8,076,480,000	Other non-current financial assets
Piutang pihak berelasi		-	500,000,000	Due from related parties
Aset lain-lain		2,429,127,941	1,952,695,408	Other assets
Jumlah aset tidak lancar		3,535,105,647,044	3,674,283,914,059	Total noncurrent assets
Jumlah aset		6,290,126,551,391	5,719,000,999,540	Total assets

Catatan atas laporan keuangan konsolidasian merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

The accompanying notes to the consolidated financial statements form an integral part of the consolidated financial statements.

**PT Bekasi Fajar Industrial Estate Tbk
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(lanjutan)
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**PT Bekasi Fajar Industrial Estate Tbk
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Consolidated Statements of Financial Position
(continued)
As of 31 December 2018 and 2017

(Dalam Rupiah)

(In Rupiah)

	Catatan/ Notes	31 Desember/ December		
		2018	2017	
Liabilitas dan ekuitas				Liabilities and equity
Liabilitas jangka pendek				Currents liabilities
Utang usaha :	14			Trade payables :
Pihak berelasi		19,495,667,928	36,336,229,518	Related parties
Pihak ketiga		11,949,832,498	11,419,111,541	Third parties
Utang lain-lain		3,773,657,849	589,863,230	Other payables
Utang pajak	8b	37,271,993,893	33,533,846,184	Taxes payable
Beban masih harus dibayar		16,877,157,554	1,261,960,306	Accrued expenses
Uang muka yang diterima	15	19,203,671,821	159,203,531,421	Advances received
Utang bank dan lembaga keuangan - yang jatuh tempo dalam satu tahun	16	193,886,873,994	448,384,357,515	Bank and financial institution loan - due in one year
Uang jaminan	17	<u>52,581,902,600</u>	<u>50,084,956,976</u>	Security deposits
Jumlah liabilitas jangka pendek		355,040,758,137	740,813,856,691	Total current liabilities
Liabilitas jangka panjang				Noncurrents liabilities
Utang usaha :				Trade payable :
Pihak berelasi	14	16,000,000,000	23,520,000,000	Related parties
Utang lain-lain		4,565,541,284	-	- Other payables
Utang bank dan lembaga keuangan - setelah dikurangi bagian yang jatuh tempo dalam satu tahun	16	1,703,410,916,496	1,067,334,783,862	Bank and financial institution - net of current maturity
Uang jaminan	17	18,855,778,120	17,957,299,120	Security deposits
Utang pihak berelasi	31	-	6,604,941,332	Due to related parties
Liabilitas imbalan kerja	18	<u>20,259,312,763</u>	<u>14,584,557,086</u>	Employee benefits obligation
Jumlah liabilitas jangka panjang		<u>1,763,091,548,663</u>	<u>1,130,001,581,400</u>	Total noncurrent liabilities
Jumlah liabilitas		<u>2,118,132,306,800</u>	<u>1,870,815,438,091</u>	Total liabilities

Catatan atas laporan keuangan konsolidasian merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

The accompanying notes to the consolidated financial statements form an integral part of the consolidated financial statements.

**PT Bekasi Fajar Industrial Estate Tbk
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Laporan Laba Rugi dan Penghasilan
Komprehensif Lain Konsolidasian
Untuk tahun-tahun yang berakhir pada tanggal
31 Desember 2018 dan 2017

**PT Bekasi Fajar Industrial Estate Tbk
and Subsidiaries**
Consolidated Statements of Profit or Loss
and Other Comprehensive Income
For the years ended
31 December 2018 and 2017

(Dalam Rupiah)

(In Rupiah)

	Catatan/ Notes	31 Desember/ December		
		2018	2017	
Pendapatan	24	962,801,481,480	1,006,096,715,440	Revenues
Beban pokok pendapatan	25	(271,640,106,964)	(285,563,650,794)	Cost of revenues
Laba bruto		691,161,374,516	720,533,064,646	Gross profit
Beban penjualan	26	(6,404,971,806)	(9,282,112,433)	Selling expenses
Beban umum dan administrasi	27	(114,957,599,787)	(111,885,986,080)	General and administrative expenses
Beban keuangan	28	(141,253,647,916)	(139,937,602,725)	Finance cost
Pendapatan (beban) lainnya	29	808,473,252	23,589,760,555	Other income (expenses)
Bagian laba investasi	10	2,518,734,622	4,161,029,147	Share of income on investments
Keuntungan pelepasan kepemilikan entitas asosiasi	10	15,560,577,743	-	Gain on disposal of associates
Keuntungan pelepasan kepemilikan ventura bersama	10	-	21,785,349,825	Gain on disposal of joint ventures
Beban pajak final	8c	(20,298,111,126)	(20,802,436,202)	Final tax expenses
Laba sebelum beban pajak		427,134,829,498	488,161,066,733	Income before tax expense
Beban pajak	8d	(4,597,880,811)	(4,773,579,800)	Tax expenses
Laba bersih tahun berjalan		422,536,948,687	483,387,486,933	Net income for the year
Penghasilan komprehensif lain :				Other comprehensive income :
- Pos-pos yang tidak akan direklasifikasi ke laba rugi :				- Items that will not be reclassified subsequently to profit or loss :
- Pengukuran kembali liabilitas imbalan pasti	18	(2,245,630,235)	(1,667,410,546)	- Remeasurement of a net defined benefit liability
- Pajak penghasilan terkait		-	-	- Related income tax
- Pos-pos yang akan direklasifikasi ke laba rugi		-	-	- Items that will be reclassified subsequently to profit or loss
Jumlah penghasilan (rugi) komprehensif lain setelah pajak		(2,245,630,235)	(1,667,410,546)	Total other comprehensive income (loss) after tax
Jumlah penghasilan komprehensif tahun berjalan		420,291,318,452	481,720,076,387	Total comprehensive income for the year

Catatan atas laporan keuangan konsolidasian merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

The accompanying notes to the consolidated financial statements form an integral part of the consolidated financial statements.

**PT Bekasi Fajar Industrial Estate Tbk
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(lanjutan)
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**PT Bekasi Fajar Industrial Estate Tbk
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Consolidated Statements of Financial Position
(continued)
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(Dalam Rupiah)

(In Rupiah)

	Catatan/ Notes	31 Desember/ December		
		2018	2017	
Ekuitas				Equity
Ekuitas yang dapat diatribusikan kepada pemilik entitas induk				Equity attributable to owners of the parent company
Modal saham - nilai nominal Rp 100 per saham Modal dasar sebesar 28.000.000.000 saham				Share capital - nominal value Rp 100 per share Authorized - 28,000,000,000 shares
Modal ditempatkan dan disetor penuh 9.647.311.150 saham	19	964,731,115,000	964,731,115,000	Issued and fully paid 9,647,311,150 shares
Tambahan modal disetor	20	231,153,572,841	228,952,492,728	Additional paid in capital
Saldo laba :				Retained earnings :
Dicadangkan	23	192,946,223,000	192,946,223,000	Appropriated
Belum dicadangkan		<u>2,782,696,528,419</u>	<u>2,458,798,821,456</u>	Unappropriated
Jumlah ekuitas yang dapat diatribusikan kepada pemilik entitas induk		4,171,527,439,260	3,845,428,652,184	Total equity attributable to owners of the parent
Kepentingan nonpengendali	21	<u>466,805,331</u>	<u>2,756,909,265</u>	Noncontrolling interest
Jumlah ekuitas		<u>4,171,994,244,591</u>	<u>3,848,185,561,449</u>	Total equity
Jumlah liabilitas dan ekuitas		<u>6,290,126,551,391</u>	<u>5,719,000,999,540</u>	Total liabilities and equity

Catatan atas laporan keuangan konsolidasian merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

The accompanying notes to the consolidated financial statements form an integral part of the consolidated financial statements.

**PT Bekasi Fajar Industrial Estate Tbk
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Laporan Posisi Keuangan Konsolidasian
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**PT Bekasi Fajar Industrial Estate Tbk
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(Dalam Rupiah)

(In Rupiah)

	Catatan/ Notes	31 Desember/ December		
		2019	2018	
Aset				Assets
Aset lancar				Current assets
Kas dan setara kas	5	678,968,087,047	1,128,567,996,205	Cash and cash equivalents
Piutang usaha	6			Trade receivables
Pihak berelasi - bersih		9,303,038,512	15,997,757,360	Related parties - net
Pihak ketiga - bersih		532,994,827,050	47,767,903,822	Third parties - net
Piutang lain-lain		2,819,445,887	686,444,856	Other receivables
Piutang lain-lain atas pelepasan kepemilikan entitas asosiasi	10, 33	-	80,636,298,860	Other receivables on disposal of associates
Persediaan	7	1,143,529,793,010	1,248,314,477,904	Inventories
Pajak dibayar di muka	8a	5,322,465,866	324,566,633	Prepaid taxes
Biaya dibayar di muka		6,207,799,691	1,204,060,133	Prepaid expenses
Uang muka	9	221,585,519,792	231,521,398,574	Advance payment
Jumlah aset lancar		2,600,730,976,855	2,755,020,904,347	Total current assets
Aset tidak lancar				Noncurrent assets
Persediaan	7	3,300,531,304,185	3,030,285,958,202	Inventories
Aset keuangan tersedia untuk dijual	10	107,072,298,860	80,636,298,860	Available for sale financial assets
Properti investasi - bersih	11	165,968,146,708	169,061,229,449	Investment properties - net
Aset tetap - bersih	12	185,394,346,501	180,889,635,342	Fixed assets - net
Aset keuangan tidak lancar lainnya	13	37,750,689,500	71,803,397,250	Other non-current financial assets
Aset lain-lain		2,029,761,281	2,429,127,941	Other assets
Jumlah aset tidak lancar		3,798,746,547,035	3,535,105,647,044	Total noncurrent assets
Jumlah aset		6,399,477,523,890	6,290,126,551,391	Total assets

Catatan atas laporan keuangan konsolidasian merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

The accompanying notes to the consolidated financial statements form an integral part of the consolidated financial statements.

**PT Bekasi Fajar Industrial Estate Tbk
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(lanjutan)
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**PT Bekasi Fajar Industrial Estate Tbk
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Consolidated Statements of Financial Position
(continued)
As of 31 December 2019 and 2018

(Dalam Rupiah)

(In Rupiah)

	Catatan/ Notes	31 Desember/ December		
		2019	2018	
Liabilitas dan ekuitas				Liabilities and equity
Liabilitas jangka pendek				Current liabilities
Utang usaha :	14			<i>Trade payables :</i>
Pihak berelasi		23,464,504,210	19,495,667,928	<i>Related parties</i>
Pihak ketiga		18,502,833,152	11,949,832,498	<i>Third parties</i>
Utang lain-lain	15	10,636,543,266	3,773,657,849	<i>Other payables</i>
Utang pajak	8b	30,518,878,677	37,271,993,893	<i>Taxes payable</i>
Beban masih harus dibayar	16	20,049,726,256	16,877,157,554	<i>Accrued expenses</i>
Uang muka yang diterima	17	7,857,159,025	19,203,671,821	<i>Advances received</i>
Utang bank dan lembaga keuangan - yang jatuh tempo dalam satu tahun	18	110,570,438,750	193,886,873,994	<i>Bank and financial institution loan - due in one year</i>
Uang jaminan	19	<u>6,563,044,647</u>	<u>52,581,902,600</u>	<i>Security deposits</i>
Jumlah liabilitas jangka pendek		228,163,127,983	355,040,758,137	<i>Total current liabilities</i>
Liabilitas jangka panjang				Noncurrent liabilities
Utang usaha :				<i>Trade payable :</i>
Pihak berelasi	14	8,000,000,000	16,000,000,000	<i>Related parties</i>
Utang lain-lain	15	2,218,781,105	4,565,541,284	<i>Other payables</i>
Utang bank dan lembaga keuangan - setelah dikurangi bagian yang jatuh tempo dalam satu tahun	18	1,650,608,662,652	1,703,410,916,496	<i>Bank and financial institution - net of current maturity</i>
Uang jaminan	19	18,297,238,120	18,855,778,120	<i>Security deposits</i>
Liabilitas imbalan kerja	20	<u>23,440,428,755</u>	<u>20,259,312,763</u>	<i>Employee benefits obligation</i>
Jumlah liabilitas jangka panjang		<u>1,702,565,110,632</u>	<u>1,763,091,548,663</u>	<i>Total noncurrent liabilities</i>
Jumlah liabilitas		<u>1,930,728,238,615</u>	<u>2,118,132,306,800</u>	<i>Total liabilities</i>

Catatan atas laporan keuangan konsolidasian merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

The accompanying notes to the consolidated financial statements form an integral part of the consolidated financial statements.

**PT Bekasi Fajar Industrial Estate Tbk
dan Entitas Anak**
Laporan Posisi Keuangan Konsolidasian
(lanjutan)
Per tanggal 31 Desember 2019 dan 2018

**PT Bekasi Fajar Industrial Estate Tbk
and Subsidiaries**
Consolidated Statements of Financial Position
(continued)
As of 31 December 2019 and 2018

(Dalam Rupiah)

(In Rupiah)

	Catatan/ Notes	31 Desember/ December		
		2019	2018	
Ekuitas				Equity
Ekuitas yang dapat diatribusikan kepada pemilik entitas induk				Equity attributable to owners of the parent company
Modal saham - nilai nominal Rp 100 per saham Modal dasar sebesar 28.000.000.000 saham				Share capital - nominal value Rp 100 per share Authorized - 28,000,000,000 shares
Modal ditempatkan dan disetor penuh 9.647.311.150 saham	21	964,731,115,000	964,731,115,000	Issued and fully paid 9,647,311,150 shares
Tambahan modal disetor	22	231,153,572,841	231,153,572,841	Additional paid in capital
Saldo laba :				Retained earnings :
Dicadangkan	25	192,946,223,000	192,946,223,000	Appropriated
Belum dicadangkan		<u>3,079,487,751,169</u>	<u>2,782,696,528,419</u>	Unappropriated
Jumlah ekuitas yang dapat diatribusikan kepada pemilik entitas induk		4,468,318,662,010	4,171,527,439,260	Total equity attributable to owners of the parent
Kepentingan nonpengendali	23	<u>430,623,265</u>	<u>466,805,331</u>	Noncontrolling interest
Jumlah ekuitas		<u>4,468,749,285,275</u>	<u>4,171,994,244,591</u>	Total equity
Jumlah liabilitas dan ekuitas		<u>6,399,477,523,890</u>	<u>6,290,126,551,391</u>	Total liabilities and equity

Catatan atas laporan keuangan konsolidasian merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

The accompanying notes to the consolidated financial statements form an integral part of the consolidated financial statements.

**PT Bekasi Fajar Industrial Estate Tbk
dan Entitas Anak**
Laporan Laba Rugi dan Penghasilan
Komprehensif Lain Konsolidasian
Untuk tahun-tahun yang berakhir pada tanggal
31 Desember 2019 dan 2018

**PT Bekasi Fajar Industrial Estate Tbk
and Subsidiaries**
Consolidated Statements of Profit or Loss
and Other Comprehensive Income
For the years ended
31 December 2019 and 2018

(Dalam Rupiah)

(In Rupiah)

	Catatan/ Notes	31 Desember/ December		
		2019	2018	
Pendapatan	26	950,545,546,999	962,801,481,480	Revenues
Beban pokok pendapatan	27	(317,295,643,689)	(271,640,106,964)	Cost of revenues
Laba bruto		633,249,903,310	691,161,374,516	Gross profit
Beban penjualan	28	(5,944,992,687)	(6,404,971,806)	Selling expenses General and
Beban umum dan administrasi	29	(120,278,248,034)	(114,957,599,787)	administrative expenses
Beban keuangan	30	(162,544,837,559)	(141,253,647,916)	Finance cost
Pendapatan lainnya	31	64,282,874,744	808,473,252	Other income
Bagian laba investasi	10	-	2,518,734,622	Share of income on investments
Keuntungan pelepasan kepemilikan entitas asosiasi	10	-	15,560,577,743	Gain on disposal of associates
Beban pajak final	8c	(21,738,637,515)	(20,298,111,126)	Final tax expenses
Laba sebelum beban pajak		387,026,062,259	427,134,829,498	Income before tax expense
Beban pajak	8d	(6,873,125,000)	(4,597,880,811)	Tax expenses
Laba bersih tahun berjalan		380,152,937,259	422,536,948,687	Net income for the year
Penghasilan komprehensif lain :				Other comprehensive income :
- Pos-pos yang tidak akan direklasifikasi ke laba rugi :				- Items that will not be reclassified subsequently to profit or loss :
- Pengukuran kembali liabilitas imbalan pasti	20	1,027,682,883	(2,245,630,235)	- Remeasurement of a net defined benefit liability
- Pajak penghasilan terkait		-	-	- Related income tax
- Pos-pos yang akan direklasifikasi ke laba rugi		-	-	- Items that will be reclassified subsequently to profit or loss
Jumlah penghasilan komprehensif setelah pajak		1,027,682,883	(2,245,630,235)	Total other comprehensive income after tax
Jumlah penghasilan komprehensif tahun berjalan		381,180,620,142	420,291,318,452	Total comprehensive income for the year

Catatan atas laporan keuangan konsolidasian merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

The accompanying notes to the consolidated financial statements form an integral part of the consolidated financial statements.

PT BUMI SERPONG DAMAI Tbk DAN ENTITAS ANAK
Laporan Posisi Keuangan Konsolidasian
31 Desember 2016 dan 2015
(Angka-angka Disajikan dalam Rupiah, kecuali Dinyatakan Lain)

PT BUMI SERPONG DAMAI Tbk AND ITS SUBSIDIARIES
Consolidated Statements of Financial Position
December 31, 2016 and 2015
(Figures are Presented in Rupiah, unless Otherwise Stated)

	2016	Catatan/ Notes	2015	
ASET				ASSETS
ASET LANCAR				CURRENT ASSETS
Kas dan setara kas	3.568.915.922.508	4	6.109.239.577.200	Cash and cash equivalents
Investasi jangka pendek	612.194.828.562	5	683.279.177.510	Short-term investments
Piutang usaha - setelah dikurangi cadangan kerugian penurunan nilai sebesar Rp 1.738.390.404		6		Trade accounts receivable - net of allowance for impairment of Rp 1,738,390,404
Pihak berelasi	31.918.028.652		18.760.319.453	Related parties
Pihak ketiga	369.307.567.395		122.993.172.435	Third parties
Investasi sewa neto pembiayaan yang akan jatuh tempo dalam waktu satu tahun	889.852.270	7	894.970.794	Current portion of net investment in finance lease
Piutang lain-lain	15.739.847.836	8	23.788.799.983	Other accounts receivable
Piutang pihak berelasi non-usaha yang akan jatuh tempo dalam waktu satu tahun	99.533.332.618	13	-	Current portion of due from related parties
Persediaan - setelah dikurangi cadangan kerugian penurunan nilai masing-masing sebesar Rp 19.705.934.215 dan Rp 21.612.283.651 pada tanggal 31 Desember 2016 dan 2015	7.440.631.663.835	9	6.547.651.545.914	Inventories - net of allowance for decline in value of Rp 19,705,934,215 and Rp 21,612,283,651 as of December 31, 2016 and 2015, respectively
Perlengkapan	3.712.490.571		3.663.787.698	Supplies
Uang muka	3.667.030.090.494	10	2.786.107.552.711	Advances
Pajak dibayar dimuka	509.010.516.729	11	479.181.872.873	Prepaid taxes
Biaya dibayar dimuka yang akan jatuh tempo dalam waktu satu tahun	22.371.676.242	12	13.798.856.594	Current portion of prepaid expenses
Aset lain-lain	200.000.000	19	200.000.000	Other assets
Jumlah Aset Lancar	16.341.455.817.712		16.789.559.633.165	Total Current Assets
ASET TIDAK LANCAR				NONCURRENT ASSETS
Piutang usaha - pihak ketiga	5.085.510.192	6	2.566.351.406	Trade accounts receivable - third parties
Investasi sewa neto pembiayaan - setelah dikurangi bagian yang akan jatuh tempo dalam waktu satu tahun	233.558.594.660	7	234.421.299.777	Net investment in finance lease - net of current portion
Piutang pihak berelasi non-usaha - setelah dikurangi bagian yang akan jatuh tempo dalam waktu satu tahun	239.404.625.418	13	235.050.621.146	Due from related parties - net of current portion
Uang muka	649.881.444.464	10	618.958.601.509	Advances
Investasi dalam saham	5.863.127.223.756	14	5.414.214.739.304	Investments in shares
Biaya dibayar dimuka - setelah dikurangi bagian yang akan jatuh tempo dalam waktu satu tahun	49.503.511.289	12	42.663.503.239	Prepaid expenses - net of current portion
Tanah yang belum dikembangkan	10.076.111.943.103	15	8.594.183.050.278	Land for development
Aset tetap - setelah dikurangi akumulasi penyusutan masing-masing sebesar Rp 805.095.242.440 dan Rp 683.208.132.614 pada tanggal 31 Desember 2016 dan 2015	823.400.890.386	16	803.252.704.495	Property and equipment - net of accumulated depreciation of Rp 805,095,242,440 and Rp 683,208,132,614 as of December 31, 2016 and 2015, respectively
Properti investasi - setelah dikurangi akumulasi penyusutan masing-masing sebesar Rp 753.641.123.844 dan Rp 650.439.503.190 pada tanggal 31 Desember 2016 dan 2015	4.000.957.997.954	17	3.277.559.560.530	Investment properties - net of accumulated depreciation of Rp 753,641,123,844 and Rp 650,439,503,190 as of December 31, 2016 and 2015, respectively
Goodwill	9.302.932.297	18	9.302.932.297	Goodwill
Aset lain-lain - setelah dikurangi akumulasi amortisasi sebesar Rp 4.120.703.537	415.492.500	19	415.492.500	Other assets - net of accumulated amortization of Rp 4,120,703,537
Jumlah Aset Tidak Lancar	21.950.750.166.019		19.232.588.856.481	Total Noncurrent Assets
JUMLAH ASET	38.292.205.983.731		36.022.148.489.646	TOTAL ASSETS

Lihat catatan atas laporan keuangan konsolidasian yang merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

See accompanying notes to consolidated financial statements which are an integral part of the consolidated financial statements.

PT BUMI SERPONG DAMAI Tbk DAN ENTITAS ANAK
Laporan Posisi Keuangan Konsolidasian
31 Desember 2016 dan 2015
(Angka-angka Disajikan dalam Rupiah, kecuali Dinyatakan Lain)

PT BUMI SERPONG DAMAI Tbk AND ITS SUBSIDIARIES
Consolidated Statements of Financial Position
December 31, 2016 and 2015
(Figures are Presented in Rupiah, unless Otherwise Stated)

	2016	Catatan/ Notes	2015	
LIABILITAS DAN EKUITAS				LIABILITIES AND EQUITY
LIABILITAS JANGKA PENDEK				CURRENT LIABILITIES
Utang bank jangka pendek	377.000.000.000	20	1.897.000.000.000	Short-term bank loans
Surat sanggup jangka menengah	167.301.020.860	21	-	Medium term notes
Utang usaha - pihak ketiga	261.224.455.766	22	316.601.005.643	Trade accounts payable - third parties
Utang pajak	71.670.463.047	23	62.270.878.398	Taxes payable
Beban akrual	156.203.110.964	24	155.259.151.942	Accrued expenses
Setoran jaminan	152.988.322.655	25	144.995.227.519	Security deposits
Uang muka diterima	3.436.320.706.331	26	3.068.651.509.685	Advances received
Sewa diterima dimuka	226.180.500.870	27	215.875.832.836	Rental advances
Uang muka setoran modal	28.910.000.000	28	-	Deposit for future stock subscription
Bagian liabilitas jangka panjang yang akan jatuh tempo dalam waktu satu tahun:				Current portion of long-term liabilities:
Utang bank jangka panjang	34.088.000.000	30	91.627.581.035	Long-term bank loan
Liabilitas sewa pembiayaan	64.097.554.264	31	66.830.408.332	Lease liabilities
Utang obligasi	478.373.576.264	32	-	Bonds payable
Liabilitas lain-lain	111.839.129.595	34	127.291.469.096	Other liabilities
Jumlah Liabilitas Jangka Pendek	5.566.196.840.616		6.146.403.064.486	Total Current Liabilities
LIABILITAS JANGKA PANJANG				NONCURRENT LIABILITIES
Dana syirkah temporer	6.779.469.916	29	-	Temporary syirkah fund
Setoran jaminan	93.092.450.013	25	67.737.293.764	Security deposits
Uang muka diterima	790.200.542.697	26	763.715.681.367	Advances received
Sewa diterima dimuka	507.620.486.302	27	491.204.157.028	Rental advances
Liabilitas imbalan kerja jangka panjang	321.457.957.960	47	272.456.412.109	Long-term employee benefits liability
Taksiran liabilitas untuk pengembangan prasarana	127.201.766.522	33	140.483.036.967	Estimated liabilities for future improvements
Liabilitas jangka panjang - setelah dikurangi bagian yang akan jatuh tempo dalam waktu satu tahun:				Long-term liabilities - net of current portion:
Utang bank jangka panjang	34.084.000.000	30	68.172.000.000	Long-term bank loan
Liabilitas sewa pembiayaan	46.601.137.825	31	107.897.923.855	Lease liabilities
Utang obligasi	6.446.064.322.488	32	5.693.363.130.028	Bonds payable
Liabilitas lain-lain	-	34	174.025.306.706	Other liabilities
Jumlah Liabilitas Jangka Panjang	8.373.102.133.723		7.779.054.941.824	Total Noncurrent Liabilities
Jumlah Liabilitas	13.939.298.974.339		13.925.458.006.310	Total Liabilities
EKUITAS				EQUITY
Ekuitas yang dapat Diatribusikan kepada Pemilik Entitas Induk				Equity Attributable to Owners of the Company
Modal saham - nilai nominal Rp 100 per saham				Capital stock - Rp 100 par value per share
Modal dasar - 40.000.000.000 saham				Authorized - 40,000,000,000 shares
Modal ditempatkan dan disetor penuh - 19.246.696.192 saham	1.924.669.619.200	36	1.924.669.619.200	Issued and paid-up - 19,246,696,192 shares
Tambahan modal disetor	6.390.182.537.388	37	6.378.253.160.104	Additional paid-in capital
Selisih nilai transaksi dengan kepentingan nonpengendali	(144.720.257.167)	38	(182.172.269.641)	Difference in value arising from transactions with non-controlling interests
Selisih penjabaran mata uang asing	(5.040.251.030)		(98.435.062)	Translation adjustment
Ekuitas pada keuntungan belum direalisasi atas kenaikan nilai investasi tersedia untuk dijual	3.112.865.407	39	1.212.014.001	Share in unrealized gain on increase in value of available for sale investments
Saldo laba	35.812.873.217	40	33.812.873.217	Retained earnings
Ditentukan penggunaannya	12.376.630.229.116		10.693.844.044.487	Appropriated
Belum ditentukan penggunaannya	20.580.647.616.131		18.849.521.006.306	Unappropriated
Jumlah	20.580.647.616.131		18.849.521.006.306	Total
Keuntungan Nonpengendali	3.772.259.393.261	42	3.247.169.477.030	Non-controlling interests
Jumlah Ekuitas	24.352.907.009.392		22.096.690.483.336	Total Equity
JUMLAH LIABILITAS DAN EKUITAS	38.292.205.983.731		36.022.148.489.646	TOTAL LIABILITIES AND EQUITY

Lihat catatan atas laporan keuangan konsolidasian yang merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

See accompanying notes to consolidated financial statements which are an integral part of the consolidated financial statements.

PT BUMI SERPONG DAMAI Tbk DAN ENTITAS ANAK
Laporan Laba Rugi dan Penghasilan Komprehensif Lain Konsolidasian
Untuk Tahun-tahun yang Berakhir 31 Desember 2016 dan 2015
(Angka-angka Disajikan dalam Rupiah, kecuali Dinyatakan Lain)

PT BUMI SERPONG DAMAI Tbk AND ITS SUBSIDIARIES
Consolidated Statements of Profit or Loss and Other Comprehensive Income
For the Years Ended December 31, 2016 and 2015
(Figures are Presented in Rupiah, unless Otherwise Stated)

	2016	Catatan/ Notes	2015	
PENDAPATAN USAHA	6.521.770.279.079	43	6.209.574.072.348	REVENUES
BEBAN POKOK PENJUALAN	1.840.304.062.208	44	1.571.558.558.979	COST OF REVENUES
LABA KOTOR	<u>4.681.466.216.871</u>		<u>4.638.015.513.369</u>	GROSS PROFIT
BEBAN USAHA				OPERATING EXPENSES
Penjualan	541.321.478.992	45	530.181.558.159	Selling
Umum dan administrasi	1.304.797.230.838	46	1.207.249.084.531	General and administrative
Pajak final	359.270.269.874	51	353.175.229.053	Final tax
Jumlah Beban Usaha	<u>2.205.388.979.704</u>		<u>2.090.605.871.743</u>	Total Operating Expenses
LABA USAHA	<u>2.476.077.237.167</u>		<u>2.547.409.641.626</u>	OPERATING PROFIT
PENGHASILAN (BEBAN) LAIN-LAIN				OTHER INCOME (EXPENSES)
Pendapatan bunga dan investasi	222.407.007.539	48	251.444.511.424	Interest and investment income
Keuntungan (kerugian) selisih kurs mata uang asing - bersih	(116.421.421.740)		138.534.244.938	Gain (loss) on foreign exchange - net
Keuntungan penjualan aset tetap	2.965.023.187	16	2.390.878.508	Gain on sale of property and equipment
Pendapatan dividen	2.994.008.168		2.276.741.385	Dividend income
Dampak pendiskontoan aset dan liabilitas keuangan - bersih	8.076.033.182		(12.471.397.705)	Impact of discounting of financial asset and liabilities - net
Beban bunga dan keuangan lainnya	(612.614.134.366)	49	(574.966.702.317)	Interest and other financial charges
Kerugian atas pelunasan obligasi	(143.315.641.200)	32	-	Loss on redemption of bonds payable
Lain-lain - bersih	(16.003.320.847)	50	(40.157.066.656)	Others - net
Beban Lain-lain - Bersih	<u>(651.912.446.077)</u>		<u>(232.948.790.423)</u>	Other Expenses - Net
EKUITAS PADA LABA BERSIH ENTITAS ASOSIASI DAN VENTURA BERSAMA	<u>241.278.110.215</u>	14	<u>47.621.071.430</u>	SHARE IN NET INCOME OF ASSOCIATES AND JOINT VENTURES
LABA SEBELUM PAJAK	2.065.442.901.305		2.362.081.922.633	PROFIT BEFORE TAX
BEBAN PAJAK KINI	27.905.221.175	51	10.701.865.488	CURRENT TAX EXPENSE
LABA TAHUN BERJALAN	<u>2.037.537.680.130</u>		<u>2.351.380.057.145</u>	PROFIT FOR THE YEAR
PENGHASILAN (RUGI) KOMPREHENSIF LAIN				OTHER COMPREHENSIVE INCOME (LOSS)
Pos yang tidak akan direklasifikasi ke laba rugi: Ekuitas pada pengukuran kembali liabilitas imbalan pasti dari entitas asosiasi dan ventura bersama	1.695.323.066	14	3.075.814.076	Share in remeasurement of defined benefit liability of associates and joint ventures
Pengukuran kembali liabilitas imbalan pasti	(18.554.349.016)	47	(6.410.042.531)	Remeasurement of defined benefit liability
	<u>(16.859.025.950)</u>		<u>(3.334.228.455)</u>	
Pos yang akan direklasifikasi ke laba rugi: Selisih penjabaran mata uang asing	(4.941.815.968)		(98.435.062)	Translation adjustment
Ekuitas pada keuntungan (kerugian) belum direalisasi atas kenaikan (penurunan) nilai investasi tersedia untuk dijual	2.405.454.930	5	(1.837.594.747)	Unrealized gain (loss) on increase (decrease) in value of available for sale investments
	<u>(2.536.361.038)</u>		<u>(1.936.029.809)</u>	
Jumlah Rugi Komprehensif Lain	<u>(19.395.386.988)</u>		<u>(5.270.258.264)</u>	Total Other Comprehensive Loss
JUMLAH PENGHASILAN KOMPREHENSIF	<u>2.018.142.293.142</u>		<u>2.346.109.798.881</u>	TOTAL COMPREHENSIVE INCOME
LABA TAHUN BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA:				PROFIT FOR THE YEAR ATTRIBUTABLE TO:
Pemilik entitas induk	1.796.156.479.042		2.139.496.597.748	Owners of the Company
Kepentingan nonpengendali	241.381.201.088	42	211.883.459.397	Non-controlling interests
	<u>2.037.537.680.130</u>		<u>2.351.380.057.145</u>	
JUMLAH PENGHASILAN KOMPREHENSIF YANG DAPAT DIATRIBUSIKAN KEPADA:				TOTAL COMPREHENSIVE INCOME ATTRIBUTABLE TO:
Pemilik entitas induk	1.777.978.701.027		2.134.233.025.231	Owners of the Company
Kepentingan nonpengendali	240.163.592.115	42	211.876.773.650	Non-controlling interests
	<u>2.018.142.293.142</u>		<u>2.346.109.798.881</u>	
LABA PER SAHAM DASAR	<u>93,32</u>	52	<u>112,44</u>	BASIC EARNINGS PER SHARE

Lihat catatan atas laporan keuangan konsolidasian yang merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

See accompanying notes to consolidated financial statements which are an integral part of the consolidated financial statements.

PT BUMI SERPONG DAMAI Tbk DAN ENTITAS ANAK
Laporan Posisi Keuangan Konsolidasian
31 Desember 2018 dan 2017
(Angka-angka Disajikan dalam Rupiah, kecuali Dinyatakan Lain)

PT BUMI SERPONG DAMAI Tbk AND ITS SUBSIDIARIES
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December 31, 2018 and 2017
(Figures are Presented in Rupiah, unless Otherwise Stated)

	2018	Catatan/ Notes	2017	
ASET				ASSETS
ASET LANCAR				CURRENT ASSETS
Kas dan setara kas	8.139.323.593.710	4	5.793.029.077.323	Cash and cash equivalents
Investasi	935.127.890.512	5	763.402.579.273	Investments
Piutang usaha - setelah dikurangi cadangan kerugian penurunan nilai sebesar Rp 1.738.390.404		6		Trade accounts receivable - net of allowance for impairment of Rp 1,738,390,404
Pihak berelasi	15.358.231.092		24.501.431.664	Related parties
Pihak ketiga	277.393.244.346		465.114.282.787	Third parties
Investasi sewa neto pembiayaan yang akan jatuh tempo dalam waktu satu tahun	88.729.979.489	7	966.620.550	Current portion of net investment in finance lease
Piutang lain-lain	54.179.720.468	8	39.545.896.445	Other accounts receivable
Piutang pihak berelasi non-usaha yang akan jatuh tempo dalam waktu satu tahun	162.661.047.536	13	95.792.901.969	Current portion of due from related parties
Persediaan - setelah dikurangi cadangan kerugian penurunan nilai masing-masing sebesar Rp 14.059.897.177 dan Rp 16.539.930.569 pada tanggal 31 Desember 2018 dan 2017	9.044.390.118.830	9	7.910.269.422.155	Inventories - net of allowance for decline in value of Rp 14,059,897,177 and Rp 16,539,930,569 as of December 31, 2018 and 2017, respectively
Perengkapan	3.882.920.684		4.302.461.438	Supplies
Uang muka	1.697.952.556.530	10	2.054.092.836.813	Advances
Pajak dibayar dimuka	506.721.285.334	11	792.048.537.407	Prepaid taxes
Biaya dibayar dimuka yang akan jatuh tempo dalam waktu satu tahun	22.757.885.221	12	21.257.908.995	Current portion of prepaid expenses
Aset lain-lain	200.000.000	19	200.000.000	Other assets
Jumlah Aset Lancar	20.948.678.473.652		17.964.523.956.819	Total Current Assets
ASET TIDAK LANCAR				NONCURRENT ASSETS
Investasi	1.349.843.446.395	5	-	Investments
Piutang usaha		6		Trade accounts receivable
Pihak berelasi	-		9.467.836	Related parties
Pihak ketiga	198.290.293		1.614.127.493	Third parties
Investasi sewa neto pembiayaan - setelah dikurangi bagian yang akan jatuh tempo dalam waktu satu tahun	-	7	232.548.011.060	Net investment in finance lease - net of current portion
Piutang pihak berelasi non-usaha - setelah dikurangi bagian yang akan jatuh tempo dalam waktu satu tahun	14.409.514.881	13	19.339.861.967	Due from related parties - net of current portion
Uang muka	1.602.982.458.378	10	1.220.253.896.678	Advances
Investasi dalam saham	7.476.691.157.018	14	7.205.168.114.017	Investments in shares
Biaya dibayar dimuka - setelah dikurangi bagian yang akan jatuh tempo dalam waktu satu tahun	22.881.174.731	12	30.523.624.421	Prepaid expenses - net of current portion
Tanah yang belum dikembangkan	11.913.374.148.535	15	11.124.003.862.571	Land for development
Aset tetap - setelah dikurangi akumulasi penyusutan masing-masing sebesar Rp 1.063.354.343.552 dan Rp 936.693.656.796 pada tanggal 31 Desember 2018 dan 2017	676.536.086.022	16	771.936.999.821	Property and equipment - net of accumulated depreciation of Rp 1,063,354,343,552 and Rp 936,693,656,796 as of December 31, 2018 and 2017, respectively
Properti investasi - setelah dikurangi akumulasi penyusutan masing-masing sebesar Rp 1.183.937.981.505 dan Rp 926.524.937.902 pada tanggal 31 Desember 2018 dan 2017	8.084.982.223.550	17	7.370.388.893.677	Investment properties - net of accumulated depreciation of Rp 1,183,937,981,505 and Rp 926,524,937,902 as of December 31, 2018 and 2017, respectively
Goodwill	9.302.932.297	18	9.302.932.297	Goodwill
Aset lain-lain - setelah dikurangi akumulasi amortisasi sebesar Rp 4.120.703.537	1.612.298.800	19	1.574.726.500	Other assets - net of accumulated amortization of Rp 4,120,703,537
Jumlah Aset Tidak Lancar	31.152.813.730.900		27.986.664.518.338	Total Noncurrent Assets
JUMLAH ASET	52.101.492.204.552		45.951.188.475.157	TOTAL ASSETS

Lihat catatan atas laporan keuangan konsolidasian yang merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

See accompanying notes to consolidated financial statements which are an integral part of the consolidated financial statements.

PT BUMI SERPONG DAMAI Tbk DAN ENTITAS ANAK
Laporan Posisi Keuangan Konsolidasian
31 Desember 2018 dan 2017
(Angka-angka Disajikan dalam Rupiah, kecuali Dinyatakan Lain)

PT BUMI SERPONG DAMAI Tbk AND ITS SUBSIDIARIES
Consolidated Statements of Financial Position
December 31, 2018 and 2017
(Figures are Presented in Rupiah, unless Otherwise Stated)

	2018	Catatan/ Notes	2017	
LIABILITAS DAN EKUITAS				LIABILITIES AND EQUITY
LIABILITAS JANGKA PENDEK				CURRENT LIABILITIES
Utang bank jangka pendek	250.000.000.000	20	250.000.000.000	Short-term bank loans
Utang usaha	1.162.638.344.339	21	1.767.640.710.376	Trade accounts payable
Utang pajak	125.221.452.840	22	112.151.697.988	Taxes payable
Beban akrual	229.822.449.573	23	156.398.046.661	Accrued expenses
Setoran jaminan	197.583.540.340	24	177.441.099.009	Security deposits
Uang muka diterima	2.984.663.163.388	25	2.833.478.719.525	Advances received
Sewa diterima dimuka	308.933.995.042	26	315.417.111.108	Rental advances
Uang muka setoran modal	7.592.400.000	27	144.000.000	Deposit for future stock subscription
Bagian liabilitas jangka panjang yang akan jatuh tempo dalam waktu satu tahun:				Current portion of long-term liabilities:
Dana syirkah temporer	6.779.469.916	28	-	Temporary syirkah fund
Utang bank jangka panjang	131.250.000.000	29	8.518.000.000	Long-term bank loan
Liabilitas sewa pembiayaan	3.481.887.520	30	43.463.497.854	Lease liabilities
Utang obligasi	435.554.090.719	31	1.748.678.161.911	Bonds payable
Liabilitas lain-lain	387.712.589.349	33	155.485.913.291	Other liabilities
Jumlah Liabilitas Jangka Pendek	6.231.233.383.026		7.568.816.957.233	Total Current Liabilities
LIABILITAS JANGKA PANJANG				NONCURRENT LIABILITIES
Setoran jaminan	138.453.717.276	24	108.465.821.003	Security deposits
Uang muka diterima	1.290.880.696.522	25	1.036.512.094.049	Advances received
Sewa diterima dimuka	571.087.733.472	26	491.671.986.899	Rental advances
Liabilitas imbalan kerja jangka panjang	377.573.429.675	46	406.045.104.321	Long-term employee benefits liability
Taksiran liabilitas untuk pengembangan prasarana	74.134.832.465	32	108.633.285.822	Estimated liabilities for future improvements
Liabilitas jangka panjang - setelah dikurangi bagian yang akan jatuh tempo dalam waktu satu tahun:				Long-term liabilities - net of current portion:
Dana syirkah temporer	-	28	6.779.469.916	Temporary syirkah fund
Utang bank jangka panjang	3.247.272.359.948	29	1.328.772.359.948	Long-term bank loan
Liabilitas sewa pembiayaan	-	30	3.526.095.419	Lease liabilities
Utang obligasi	9.883.958.101.918	31	5.695.114.210.833	Bonds payable
Jumlah Liabilitas Jangka Panjang	15.583.360.871.276		9.185.520.428.210	Total Noncurrent Liabilities
Jumlah Liabilitas	21.814.594.254.302		16.754.337.385.933	Total Liabilities
EKUITAS				EQUITY
Ekuitas yang dapat Diatribusikan kepada Pemilik Entitas Induk				Equity Attributable to Owners of the Company
Modal saham - nilai nominal Rp 100 per saham				Capital stock - Rp 100 par value per share
Modal dasar - 40.000.000.000 saham				Authorized - 40,000,000,000 shares
Modal ditempatkan dan disetor penuh - 19.246.696.192 saham	1.924.669.619.200	35	1.924.669.619.200	Issued and paid-up - 19,246,696,192 shares
Tambahan modal disetor	6.411.155.813.452	36	6.411.155.813.452	Additional paid-in capital
Saham treasury	(288.001.650.093)	35	-	Treasury shares
Ekuitas pada perubahan ekuitas lainnya dari entitas asosiasi	459.993.195		459.993.195	Share in other changes in equity of an associate
Selisih nilai transaksi dengan kepentingan nonpengendali	(138.832.791.854)	37	(162.073.744.852)	Difference in value arising from transactions with non-controlling interests
Selisih penjabaran mata uang asing	(325.385.471.215)		(6.523.355.442)	Translation adjustment
Ekuitas pada keuntungan belum direalisasi atas kenaikan nilai investasi tersedia untuk dijual	6.778.455.642	38	5.560.808.829	Share in unrealized gain on increase in fair value of available for sale investments
Saldo laba	39.812.873.217	39	37.812.873.217	Retained earnings
Ditentukan penggunaannya	18.478.076.131.565		17.130.410.813.931	Appropriated
Belum ditentukan penggunaannya	26.109.732.973.109		25.341.472.821.530	Unappropriated
Jumlah	4.177.164.977.141	41	3.855.378.267.694	Total
Kepentingan Nonpengendali	30.286.897.950.250		29.196.851.089.224	Non-controlling Interests
Jumlah Ekuitas	52.101.492.204.552		45.951.188.475.157	Total Equity
JUMLAH LIABILITAS DAN EKUITAS	52.101.492.204.552		45.951.188.475.157	TOTAL LIABILITIES AND EQUITY

Lihat catatan atas laporan keuangan konsolidasian yang merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

See accompanying notes to consolidated financial statements which are an integral part of the consolidated financial statements.

PT BUMI SERPONG DAMAI Tbk DAN ENTITAS ANAK
Laporan Laba Rugi dan Penghasilan Komprehensif Lain Konsolidasian
Untuk Tahun-tahun yang Berakhir 31 Desember 2018 dan 2017
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PT BUMI SERPONG DAMAI Tbk AND ITS SUBSIDIARIES
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(Figures are Presented in Rupiah, unless Otherwise Stated)

	2018	Catatan/ Notes	2017	
PENDAPATAN USAHA	6.628.782.185.008	42	10.347.343.192.163	REVENUES
BEBAN POKOK PENJUALAN	1.874.274.191.288	43	2.756.914.142.298	COST OF REVENUES
LABA KOTOR	4.754.507.993.720		7.590.429.049.865	GROSS PROFIT
BEBAN USAHA				OPERATING EXPENSES
Penjualan	1.014.991.016.488	44	912.603.848.105	Selling
Umum dan administrasi	1.301.675.569.437	45	1.202.328.379.604	General and administrative
Pajak final	272.666.588.041	50	413.101.152.425	Final tax
Jumlah Beban Usaha	2.589.333.173.966		2.528.033.380.134	Total Operating Expenses
LABA USAHA	2.165.174.819.754		5.062.395.669.731	OPERATING PROFIT
PENGHASILAN (BEBAN) LAIN-LAIN				OTHER INCOME (EXPENSES)
Pendapatan bunga dan investasi	386.665.017.718	47	265.993.198.809	Interest and investment income
Keuntungan direalisasi dari penjualan investasi	58.154.781.264	5	988.040.784	Realized gain on sale of investments
Dampak pendiskontoan aset dan liabilitas keuangan - bersih	17.334.165.056		(6.270.322.741)	Impact of discounting of financial asset and liabilities - net
Pendapatan dividen	4.230.760.320		4.038.609.095	Dividend income
Keuntungan (kerugian) selisih kurs mata uang asing - bersih	1.671.295.596		(47.580.504.424)	Gain (loss) on foreign exchange - net
Keuntungan penjualan aset tetap dan properti investasi	1.665.750.590	16,17	228.456.364	Gain on sale of property and equipment and investment properties
Kerugian yang belum direalisasi dari perubahan nilai wajar investasi yang diukur pada nilai wajar melalui laba rugi	(15.317.760.928)	5	-	Unrealized loss on change in fair value of investments
Beban bunga dan keuangan lainnya	(912.706.869.025)	48	(549.130.850.528)	Interest and other financial charges
Lain-lain - bersih	(9.316.335.261)	49	2.871.585.333	Others - net
Beban Lain-lain - Bersih	(467.619.194.670)		(328.861.787.328)	Other Expenses - Net
EKUITAS PADA LABA BERSIH ENTITAS ASOSIASI DAN VENTURA BERSAMA	62.865.020.343	14	494.587.176.739	SHARE IN NET INCOME OF ASSOCIATES AND JOINT VENTURES
LABA SEBELUM PAJAK	1.760.420.845.427		5.228.121.059.142	PROFIT BEFORE TAX
BEBAN PAJAK KINI	58.602.950.500	50	39.349.089.255	CURRENT TAX EXPENSE
LABA SETELAH DAMPAK TRANSAKSI KOMBINASI BISNIS ENTITAS SEPENGENDALI	1.701.817.694.927		5.188.771.969.887	INCOME AFTER EFFECT OF BUSINESS COMBINATION TRANSACTION AMONG ENTITIES UNDER COMMON CONTROL
LABA PRA-AKUISISI DARI DAMPAK TRANSAKSI KOMBINASI BISNIS ENTITAS SEPENGENDALI	-	2	(22.051.898.902)	PRE-ACQUISITION INCOME ARISING FROM BUSINESS COMBINATION TRANSACTION AMONG ENTITIES UNDER COMMON CONTROL
LABA TAHUN BERJALAN	1.701.817.694.927		5.166.720.070.985	PROFIT FOR THE YEAR
PENGHASILAN (RUGI) KOMPREHENSIF LAIN				OTHER COMPREHENSIVE INCOME (LOSS)
Pos yang tidak akan direklasifikasi ke laba rugi:				Items that will not be reclassified subsequently to profit or loss:
Ekuitas pada pengukuran kembali liabilitas imbalan pasti dari entitas asosiasi dan ventura bersama	6.246.455.070	14	(4.181.963.455)	Share in remeasurement of defined benefit liability of associates and joint ventures
Pengukuran kembali liabilitas imbalan pasti	53.048.904.991	46	(67.000.670.620)	Remeasurement of defined benefit liability
	59.295.360.061		(71.182.634.075)	
Pos yang akan direklasifikasi ke laba rugi:				Items that will be reclassified subsequently to profit or loss:
Selisih penjabaran mata uang asing	(318.862.115.773)		(1.483.104.412)	Translation adjustment
Ekuitas pada keuntungan belum direalisasi atas kenaikan nilai investasi tersedia untuk dijual	3.765.160.872	5	3.944.286.426	Unrealized gain on increase in value of available for sale investments
Reklasifikasi penyesuaian untuk keuntungan yang diakui dalam laba rugi	(2.048.737.723)		(988.040.784)	Reclassification adjustments for gains included in profit or loss
	(317.145.692.624)		1.473.141.250	
Jumlah Rugi Komprehensif Lain	(257.850.332.563)		(69.709.492.825)	Total Other Comprehensive Loss
JUMLAH PENGHASILAN KOMPREHENSIF	1.443.967.362.364		5.097.010.578.160	TOTAL COMPREHENSIVE INCOME
LABA TAHUN BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA:				PROFIT FOR THE YEAR ATTRIBUTABLE TO:
Pemilik entitas induk	1.293.850.222.563		4.920.228.055.346	Owners of the Company
Kepentingan nonpengendali	407.967.472.364	41	246.492.015.639	Non-controlling interests
	1.701.817.694.927		5.166.720.070.985	
JUMLAH PENGHASILAN KOMPREHENSIF YANG DAPAT DIATRIBUSIKAN KEPADA:				TOTAL COMPREHENSIVE INCOME ATTRIBUTABLE TO:
Pemilik entitas induk	1.033.020.848.674		4.852.978.904.785	Owners of the Company
Kepentingan nonpengendali	410.946.513.690	41	244.031.673.375	Non-controlling interests
	1.443.967.362.364		5.097.010.578.160	
LABA PER SAHAM DASAR	67,43	51	255,64	BASIC EARNINGS PER SHARE

Lihat catatan atas laporan keuangan konsolidasian yang merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

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PT BUMI SERPONG DAMAI Tbk DAN ENTITAS ANAK
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PT BUMI SERPONG DAMAI Tbk AND ITS SUBSIDIARIES
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	2019	Catatan/ Notes	2018	
LIABILITAS DAN EKUITAS				LIABILITIES AND EQUITY
LIABILITAS JANGKA PENDEK				CURRENT LIABILITIES
Utang bank jangka pendek	-	21	250.000.000.000	Short-term bank loans
Utang usaha	695.301.096.484	22	1.162.638.344.339	Trade accounts payable
Utang pajak	108.665.621.511	23	125.221.452.840	Taxes payable
Beban akrual	198.794.687.658	24	229.822.449.573	Accrued expenses
Setoran jaminan	235.849.116.437	25	197.583.540.340	Security deposits
Uang muka diterima	3.823.018.465.816	26	2.984.663.163.388	Advances received
Sewa diterima dimuka	270.753.733.099	27	308.933.995.042	Rental advances
Uang muka setoran modal	7.166.000.000	28	7.592.400.000	Deposit for future stock subscription
Bagian liabilitas jangka panjang yang akan jatuh tempo dalam waktu satu tahun:				Current portion of long-term liabilities:
Dana syirkah temporer	-	29	6.779.469.916	Temporary syirkah fund
Utang bank jangka panjang	640.663.650.000	30	131.250.000.000	Long-term bank loan
Liabilitas sewa pembiayaan	-	31	3.481.887.520	Lease liabilities
Utang obligasi	-	32	435.554.090.719	Bonds payable
Liabilitas lain-lain	179.429.171.861	34	387.712.589.349	Other liabilities
Jumlah Liabilitas Jangka Pendek	6.159.441.542.866		6.231.233.383.026	Total Current Liabilities
LIABILITAS JANGKA PANJANG				NONCURRENT LIABILITIES
Setoran jaminan	100.222.441.734	25	138.453.717.276	Security deposits
Uang muka diterima	840.891.346.140	26	1.290.880.696.522	Advances received
Sewa diterima dimuka	531.518.226.184	27	571.087.733.472	Rental advances
Liabilitas imbalan kerja jangka panjang	436.517.744.583	46	377.573.429.675	Long-term employee benefits liability
Taksiran liabilitas untuk pengembangan prasarana	62.278.400.000	33	74.134.832.465	Estimated liabilities for future improvements
Liabilitas jangka panjang - setelah dikurangi bagian yang akan jatuh tempo dalam waktu satu tahun:				Long-term liabilities - net of current portion:
Utang bank jangka panjang	4.291.279.189.976	30	3.247.272.359.948	Long-term bank loan
Utang obligasi	8.475.194.279.119	32	9.883.958.101.918	Bonds payable
Jumlah Liabilitas Jangka Panjang	14.737.901.627.736		15.583.360.871.276	Total Noncurrent Liabilities
Jumlah Liabilitas	20.897.343.170.602		21.814.594.254.302	Total Liabilities
EKUITAS				EQUITY
Ekuitas yang dapat Diatribusikan kepada Pemilik Entitas Induk				Equity Attributable to Owners of the Company
Modal saham - nilai nominal Rp 100 per saham				Capital stock - Rp 100 par value per share
Modal dasar - 40.000.000.000 saham				Authorized - 40,000,000,000 shares
Modal ditempatkan dan disetor penuh -				Issued and paid-up -
19.246.696.192 saham	1.924.669.619.200	36	1.924.669.619.200	19,246,696,192 shares
Tambah modal disetor	6.411.155.813.452	37	6.411.155.813.452	Additional paid-in capital
Saham treasuri	(288.001.650.093)	36	(288.001.650.093)	Treasury shares
Ekuitas pada perubahan ekuitas lainnya dari entitas asosiasi	459.993.195		459.993.195	Share in other changes in equity of an associate
Seisih nilai transaksi dengan kepentingan nonpengendali	(125.691.070.374)	38	(138.832.791.854)	Difference in value arising from transactions with non-controlling interests
Seisih penjabaran mata uang asing	(70.050.012.840)		(325.385.471.215)	Translation adjustment
Ekuitas pada keuntungan belum direalisasi atas kenaikan nilai investasi tersedia untuk dijual	6.966.298.928	39	6.778.455.642	Share in unrealized gain on increase in fair value of available for sale investments
Saldo laba				Retained earnings
Ditentukan penggunaannya	41.812.873.217	40	39.812.873.217	Appropriated
Belum ditentukan penggunaannya	21.248.132.166.540		18.479.076.131.565	Unappropriated
Jumlah	29.149.454.031.225		26.109.732.973.109	Total
Kepentingan Nonpengendali	4.398.051.850.620	41	4.177.164.977.141	Non-controlling Interests
Jumlah Ekuitas	33.547.505.881.845		30.286.897.950.250	Total Equity
JUMLAH LIABILITAS DAN EKUITAS	54.444.849.052.447		52.101.492.204.552	TOTAL LIABILITIES AND EQUITY

Lihat catatan atas laporan keuangan konsolidasian yang merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

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PT BUMI SERPONG DAMAI Tbk DAN ENTITAS ANAK
Laporan Laba Rugi dan Penghasilan Komprehensif Lain Konsolidasian
Untuk Tahun-tahun yang Berakhir 31 Desember 2019 dan 2018
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PT BUMI SERPONG DAMAI Tbk AND ITS SUBSIDIARIES
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For the Years Ended December 31, 2019 and 2018
(Figures are Presented in Rupiah, unless Otherwise Stated)

	2019	Catatan/ Notes	2018	
PENDAPATAN USAHA	7.084.864.038.574	42	6.628.782.185.008	REVENUES
BEBAN POKOK PENJUALAN	2.018.798.088.448	43	1.874.274.191.288	COST OF REVENUES
LABA KOTOR	5.066.065.950.126		4.754.507.993.720	GROSS PROFIT
BEBAN USAHA				OPERATING EXPENSES
Penjualan	948.980.580.405	44	1.014.991.016.488	Selling
Umum dan administrasi	1.324.227.847.413	45	1.301.675.569.437	General and administrative
Pajak final	263.409.603.974	50	272.666.588.041	Final tax
Jumlah Beban Usaha	2.536.617.831.792		2.589.333.173.966	Total Operating Expenses
LABA USAHA	2.529.448.118.334		2.165.174.819.754	OPERATING PROFIT
PENGHASILAN (BEBAN) LAIN-LAIN				OTHER INCOME (EXPENSES)
Dampak atas perubahan dasar pengukuran investasi pada entitas asosiasi	864.861.093.925	14	-	Impact of change in measurement basis of investment in associate
Pendapatan bunga dan investasi	461.953.042.653	47	386.665.017.718	Interest and investment income
Keuntungan dari perubahan nilai wajar investasi yang diukur pada nilai wajar melalui laba rugi	129.240.213.926	5,14,60	17.798.260.072	Gain on change in fair value of investments at fair value through profit and loss
Keuntungan penilaian kembali nilai wajar investasi pada entitas yang dicatat dengan menggunakan metode ekuitas pada tanggal akuisisi	35.074.314.869	1	-	Gain on remeasurement to fair value of investment in associate company accounted for using equity method at acquisition date
Keuntungan dari akuisisi saham entitas anak	21.932.727.066	1	-	Gain on bargain purchase of a subsidiary
Keuntungan direalisasi dari penjualan investasi	7.788.083.591	5,14,60	25.038.760.254	Realized gain on sale of investments
Pendapatan dividen	4.667.635.802		4.230.760.320	Dividend income
Keuntungan penjualan aset tetap	570.158.085	16	1.665.750.590	Gain on sale of property and equipment
Dampak pendiskontanan aset dan liabilitas keuangan - bersih	(17.500.609.388)		17.334.165.056	Impact of discounting of financial asset and liabilities - net
Kerugian atas pelepasan obligasi	(18.850.582.575)	32	-	Loss on redemption of bonds payable
Keuntungan (kerugian) selisih kurs mata uang asing - bersih	(73.212.643.476)		1.671.295.596	Gain (loss) on foreign exchange - net
Beban bunga dan keuangan lainnya	(1.043.353.008.806)	48	(912.706.869.025)	Interest and other financial charges
Lain-lain - bersih	98.917.106.102	49	(9.316.335.261)	Others - net
Penghasilan (Beban) Lain-lain - Bersih	472.087.532.374		(467.619.194.670)	Other Income (Expenses) - Net
EKUITAS PADA LABA BERSIH ENTITAS ASOSIASI DAN VENTURA BERSAMA	163.561.865.750	14	62.865.020.343	SHARE IN NET INCOME OF ASSOCIATES AND JOINT VENTURES
LABA SEBELUM PAJAK	3.165.097.516.458		1.760.420.645.427	PROFIT BEFORE TAX
BEBAN PAJAK KINI	35.021.413.006	50	58.602.950.500	CURRENT TAX EXPENSE
LABA TAHUN BERJALAN	3.130.076.103.452		1.701.817.694.927	PROFIT FOR THE YEAR
PENGHASILAN (RUGI) KOMPREHENSIF LAIN				OTHER COMPREHENSIVE INCOME (LOSS)
Pos yang tidak akan direklasifikasi ke laba rugi:				Items that will not be reclassified subsequently to profit or loss:
Ekuitas pada pengukuran kembali liabilitas imbalan pasti dari entitas asosiasi dan ventura bersama	(5.376.640.616)	14	6.246.455.070	Share in remeasurement of defined benefit liability of associates and joint ventures
Pengukuran kembali liabilitas imbalan pasti	(17.196.250.369)	46	53.048.904.991	Remeasurement of defined benefit liability
	(22.572.890.985)		59.295.360.061	
Pos yang akan direklasifikasi ke laba rugi:				Items that will be reclassified subsequently to profit or loss:
Selisih penjabaran mata uang asing	255.335.458.375		(318.862.115.773)	Translation adjustment
Ekuitas pada keuntungan belum direalisasi atas kenaikan nilai investasi tersedia untuk dijual	2.640.331.255	5	3.765.160.872	Unrealized gain on increase in value of available for sale investments
Reklasifikasi penyesuaian untuk keuntungan yang diakui dalam laba rugi	(2.313.929.706)	5	(2.048.737.723)	Reclassification adjustments for gains included in profit or loss
	255.661.859.924		(317.145.662.624)	
Jumlah Penghasilan (Rugi) Komprehensif Lain	233.088.968.939		(257.850.332.563)	Total Other Comprehensive Income (Loss)
JUMLAH PENGHASILAN KOMPREHENSIF	3.363.165.072.391		1.443.967.362.364	TOTAL COMPREHENSIVE INCOME
LABA TAHUN BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA:				PROFIT FOR THE YEAR ATTRIBUTABLE TO:
Pemilik entitas induk	2.791.416.326.399		1.293.850.222.563	Owners of the Company
Keperentingan nonpengendali	338.659.777.053	41	407.967.472.364	Non-controlling interests
	3.130.076.103.452		1.701.817.694.927	
JUMLAH PENGHASILAN KOMPREHENSIF YANG DAPAT DIATRIBUSIKAN KEPADA:				TOTAL COMPREHENSIVE INCOME ATTRIBUTABLE TO:
Pemilik entitas induk	3.026.579.336.636		1.033.020.848.674	Owners of the Company
Keperentingan nonpengendali	336.585.735.755	41	410.946.513.690	Non-controlling interests
	3.363.165.072.391		1.443.967.362.364	
LABA PER SAHAM DASAR	147.00	51	67.43	BASIC EARNINGS PER SHARE

Lihat catatan atas laporan keuangan konsolidasian yang merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

See accompanying notes to consolidated financial statements which are an integral part of the consolidated financial statements.

PT BUMI SERPONG DAMAI Tbk DAN ENTITAS ANAK
Laporan Posisi Keuangan Konsolidasian
31 Desember 2019 dan 2018
(Angka-angka Disajikan dalam Rupiah, kecuali Dinyatakan Lain)

PT BUMI SERPONG DAMAI Tbk AND ITS SUBSIDIARIES
Consolidated Statements of Financial Position
December 31, 2019 and 2018
(Figures are Presented in Rupiah, unless Otherwise Stated)

	2019	Catatan/ Nofes	2018	
ASET				ASSETS
ASET LANCAR				CURRENT ASSETS
Kas dan setara kas	6.860.252.636.474	4	8.139.323.593.710	Cash and cash equivalents
Investasi	2.917.382.282.267	5	935.127.890.512	Investments
Piutang usaha - setelah dikurangi cadangan kerugian penurunan nilai sebesar Rp 1.738.390.404	12.145.970.302	6	15.358.231.092	Trade accounts receivable - net of allowance for impairment of Rp 1,738,390,404
Pihak berelasi	168.785.053.764		277.393.244.346	Related parties
Pihak ketiga				Third parties
Investasi sewa neto pembiayaan yang akan jatuh tempo dalam waktu satu tahun	-	7	88.729.979.489	Current portion of net investment in finance lease
Piutang lain-lain	77.810.671.193	8	54.179.720.468	Other accounts receivable
Piutang pihak berelasi non-usaha yang akan jatuh tempo dalam waktu satu tahun	243.550.000.000	13	162.661.047.536	Current portion of due from related parties
Persediaan - setelah dikurangi cadangan kerugian penurunan nilai masing-masing sebesar Rp 10.709.602.015 dan Rp 14.059.897.177 pada tanggal 31 Desember 2019 dan 2018	10.176.880.621.363	9	9.044.390.118.830	Inventories - net of allowance for decline in value of Rp 10,709,602,015 and Rp 14,059,897,177 as of December 31, 2019 and 2018, respectively
Perlengkapan	-		3.882.920.584	Supplies
Uang muka	3.330.711.850.268	10	1.697.952.556.530	Advances
Pajak dibayar dimuka	455.421.320.391	11	506.721.285.334	Prepaid taxes
Biaya dibayar dimuka yang akan jatuh tempo dalam waktu satu tahun	13.530.334.269	12	22.757.885.221	Current portion of prepaid expenses
Aset lain-lain	242.000.000	20	200.000.000	Other assets
Jumlah Aset Lancar	24.256.712.740.291		20.948.678.473.652	Total Current Assets
ASET TIDAK LANCAR				NONCURRENT ASSETS
Investasi	440.945.711.331	5	1.349.843.446.395	Investments
Piutang usaha - pihak ketiga	5.176.226	6	198.290.293	Trade accounts receivable - third parties
Piutang lain-lain	21.744.122.522	8	-	Other accounts receivable
Piutang pihak berelasi non-usaha - setelah dikurangi bagian yang akan jatuh tempo dalam waktu satu tahun	18.572.500.286	13	14.409.514.881	Due from related parties - net of current portion
Uang muka	-	10	1.602.982.458.378	Advances
Investasi dalam saham	7.065.871.748.856	14	7.476.691.157.018	Investments in shares
Biaya dibayar dimuka - setelah dikurangi bagian yang akan jatuh tempo dalam waktu satu tahun	25.506.434.680	12	22.881.174.731	Prepaid expenses - net of current portion
Tanah yang belum dikembangkan	12.068.737.024.723	15	11.913.374.148.535	Land for development
Aset tetap - setelah dikurangi akumulasi penyusutan masing-masing sebesar Rp 1.152.408.615.413 dan Rp 1.063.354.343.552 pada tanggal 31 Desember 2019 dan 2018	631.541.383.154	16	676.536.086.022	Property and equipment - net of accumulated depreciation of Rp 1,152,408,615,413 and Rp 1,063,354,343,552 as of December 31, 2019 and 2018, respectively
Properti investasi - setelah dikurangi akumulasi penyusutan masing-masing sebesar Rp 1.450.641.958.060 dan Rp 1.183.937.981.505 pada tanggal 31 Desember 2019 dan 2018	8.251.942.578.182	17	8.084.982.223.550	Investment properties - net of accumulated depreciation of Rp 1,450,641,958,060 and Rp 1,183,937,981,505 as of December 31, 2019 and 2018, respectively
Goodwill	9.302.932.297	18	9.302.932.297	Goodwill
Aset tak berwujud	1.652.225.606.549	19	-	Intangible assets
Aset lain-lain - setelah dikurangi akumulasi amortisasi sebesar Rp 4.120.703.537	1.741.093.350	20	1.612.298.800	Other assets - net of accumulated amortization of Rp 4,120,703,537
Jumlah Aset Tidak Lancar	30.188.136.312.156		31.152.813.730.900	Total Noncurrent Assets
JUMLAH ASET	54.444.849.052.447		52.101.492.204.552	TOTAL ASSETS

Lihat catatan atas laporan keuangan konsolidasian yang merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

See accompanying notes to consolidated financial statements which are an integral part of the consolidated financial statements.

PT PURADELTA LESTARI Tbk DAN ENTITAS ANAK
Laporan Posisi Keuangan Konsolidasian
31 Desember 2016 dan 2015
(Angka-angka Disajikan dalam Rupiah, kecuali Dinyatakan Lain)

PT PURADELTA LESTARI Tbk AND ITS SUBSIDIARY
Consolidated Statements of Financial Position
December 31, 2016 and 2015
(Figures are Presented in Rupiah, unless Otherwise Stated)

	2016	Catatan/ Notes	2015	
ASET				ASSETS
ASET LANCAR				CURRENT ASSETS
Kas dan setara kas	1.219.104.170.177	4	1.174.606.073.353	Cash and cash equivalents
Persediaan	2.379.892.055.470	5	2.427.525.773.529	Inventories
Uang muka	78.340.205.221	6	769.507.692.892	Advances
Biaya dibayar dimuka	2.163.275.047		1.531.734.739	Prepaid expenses
Pajak dibayar dimuka	29.227.031.358	7	117.311.938.758	Prepaid taxes
Aset lain-lain	5.110.104.773	10	4.691.584.013	Other current assets
Jumlah Aset Lancar	3.713.836.842.046		4.495.174.797.284	Total Current Assets
ASET TIDAK LANCAR				NONCURRENT ASSETS
Persediaan	3.754.844.566.005	5	3.309.626.714.161	Inventories
Properti investasi - setelah dikurangi akumulasi penyusutan masing-masing sebesar Rp 500.034.583 dan Rp 92.715.250 pada tanggal 31 Desember 2016 dan 2015	29.796.307.373	8	18.957.104.430	Investment properties - net of accumulated depreciation of Rp 500,034,583 and Rp 92,715,250 as of December 31, 2016 and 2015, respectively
Aset tetap - setelah dikurangi akumulasi penyusutan masing-masing sebesar Rp 34.542.545.746 dan Rp 25.217.775.244 pada tanggal 31 Desember 2016 dan 2015	305.374.219.849	9	183.362.392.664	Property, plant and equipment - net of accumulated depreciation of Rp 34,542,545,746 and Rp 25,217,775,244 as of December 31, 2016 and 2015, respectively
Jumlah Aset Tidak Lancar	4.090.015.093.227		3.511.946.211.255	Total Noncurrent Assets
JUMLAH ASET	7.803.851.935.273		8.007.121.008.539	TOTAL ASSETS

Lihat catatan atas laporan keuangan konsolidasian yang merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

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PT PURADELTA LESTARI Tbk DAN ENTITAS ANAK
Laporan Posisi Keuangan Konsolidasian
31 Desember 2016 dan 2015
(Angka-angka Disajikan dalam Rupiah, kecuali Dinyatakan Lain)

PT PURADELTA LESTARI Tbk AND ITS SUBSIDIARY
Consolidated Statements of Financial Position
December 31, 2016 and 2015
(Figures are Presented in Rupiah, unless Otherwise Stated)

	2016	Catatan/ Notes	2015	
LIABILITAS DAN EKUITAS				LIABILITIES AND EQUITY
LIABILITAS JANGKA PENDEK				CURRENT LIABILITIES
Utang usaha	39.345.000.729	11	53.561.943.325	Trade accounts payable
Utang pajak	24.360.649.339	12	8.116.126.583	Taxes payable
Beban akrual	17.961.929.131	13	5.276.204.713	Accrued expenses
Uang muka penjualan	163.001.433.828	14	635.626.111.521	Sales advances
Uang muka lain-lain diterima dan setoran jaminan	146.951.232.971	15	123.915.923.300	Other advances received and security deposits
Utang lain-lain	3.788.659.581	16	2.899.027.866	Other payables
Jumlah Liabilitas Jangka Pendek	395.408.905.579		829.395.337.308	Total Current Liabilities
LIABILITAS JANGKA PANJANG				NONCURRENT LIABILITY
Liabilitas imbalan kerja jangka panjang	20.058.145.737	28	17.127.805.229	Long-term employee benefits liability
JUMLAH LIABILITAS	415.467.051.316		846.523.142.537	TOTAL LIABILITIES
EKUITAS				EQUITY
Ekuitas yang Dapat Diatribusikan kepada Pemilik Entitas Induk				Equity Attributable to Owners of the Company
Modal saham - nilai nominal Rp 100 per saham				Capital stock - Rp 100 par value per shares
Modal dasar - 60.000.000.000 saham				Authorized - 60,000,000,000 shares
Modal ditempatkan dan disetor - 48.198.111.100 saham	4.819.811.110.000	18	4.819.811.110.000	Issued and paid-up capital - 48,198,111,100 shares
Tambahan modal disetor	379.730.372.583	19	379.730.372.583	Additional paid-in capital
Saldo laba				Retained earnings
Ditentukan penggunaannya	2.000.000.000	20	-	Appropriated
Belum ditentukan penggunaannya	2.183.479.565.002		1.958.002.519.767	Unappropriated
Jumlah Ekuitas yang Dapat Diatribusikan kepada Pemilik Entitas Induk	7.385.021.047.585		7.157.544.002.350	Total Equity Attributable to Owners of the Company
Kepentingan Nonpengendali	3.363.836.372	21	3.053.863.652	Non-controlling Interests
JUMLAH EKUITAS	7.388.384.883.957		7.160.597.866.002	TOTAL EQUITY
JUMLAH LIABILITAS DAN EKUITAS	7.803.851.935.273		8.007.121.008.539	TOTAL LIABILITIES AND EQUITY

Lihat catatan atas laporan keuangan konsolidasian yang merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

See accompanying notes to consolidated financial statements which are an integral part of the consolidated financial statements.

PT PURADELTA LESTARI Tbk DAN ENTITAS ANAK
Laporan Laba Rugi dan Penghasilan Komprehensif Lain
Konsolidasian
Untuk Tahun-tahun yang Berakhir 31 Desember 2016 dan 2015
(Angka-angka Disajikan dalam Rupiah, kecuali Dinyatakan Lain)

PT PURADELTA LESTARI Tbk AND ITS SUBSIDIARY
Consolidated Statements of Profit or Loss and Other
Comprehensive Income
For the Years Ended December 31, 2016 and 2015
(Figures are Presented in Rupiah, unless Otherwise Stated)

	2016	Catatan/ Notes	2015	
PENDAPATAN USAHA	1.593.793.682.966	22	2.285.853.817.278	REVENUES
BEBAN POKOK PENDAPATAN	697.941.651.438	23	836.804.004.001	COST OF REVENUES
LABA KOTOR	895.852.031.528		1.449.049.813.277	GROSS PROFIT
BEBAN USAHA				OPERATING EXPENSES
Penjualan	34.352.238.299	24	86.688.941.283	Selling
Umum dan administrasi	71.561.296.397	25	63.587.049.823	General and administrative
Pajak final	65.812.409.075	29	114.318.891.553	Final tax
Jumlah Beban Usaha	171.725.943.771		264.594.882.659	Total Operating Expenses
LABA USAHA	724.126.087.757		1.184.454.930.618	OPERATING PROFIT
PENGHASILAN (BEBAN) LAIN-LAIN				OTHER INCOME (EXPENSES)
Pendapatan bunga	9.811.891.161		19.362.427.444	Interest income
Keuntungan (kerugian) selisih kurs mata uang asing - bersih	(27.400.045.513)		135.068.438.623	Gain (loss) on foreign exchange - net
Keuntungan kegiatan pengelolaan dan lain-lain - bersih	68.824.084.376	26	43.271.187.212	Gain on estate management operations and others - net
Beban bunga	-	27	(1.459.666.063)	Interest expense
Penghasilan Lain-lain - Bersih	51.235.930.024		196.242.387.216	Other Income - Net
LABA SEBELUM PAJAK	775.362.017.781		1.380.697.317.834	PROFIT BEFORE TAX
BEBAN PAJAK KINI	17.813.681.000	29	12.489.082.500	CURRENT TAX EXPENSE
LABA TAHUN BERJALAN	757.548.336.781		1.368.208.235.334	PROFIT FOR THE YEAR
PENGHASILAN (RUGI) KOMPREHENSIF LAIN				OTHER COMPREHENSIVE INCOME (LOSS)
Pos yang tidak akan direklasifikasi ke laba rugi -				Item that will not be reclassified subsequently to profit or loss -
Pengukuran kembali liabilitas imbalan pasti	417.903.274	28	(2.416.119.753)	Remeasurement of defined benefit liability
JUMLAH PENGHASILAN KOMPREHENSIF	757.966.240.055		1.365.792.115.581	TOTAL COMPREHENSIVE INCOME
JUMLAH LABA TAHUN BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA				TOTAL PROFIT FOR THE YEAR ATTRIBUTABLE TO:
Pemilik entitas induk	757.238.221.682		1.367.928.454.823	Owners of the Company
Kepentingan nonpengendali	310.115.099	21	279.780.511	Non-controlling interests
	757.548.336.781		1.368.208.235.334	
JUMLAH PENGHASILAN KOMPREHENSIF YANG DAPAT DIATRIBUSIKAN KEPADA:				TOTAL COMPREHENSIVE INCOME ATTRIBUTABLE TO:
Pemilik entitas induk	757.656.267.335		1.365.511.551.143	Owners of the Company
Kepentingan nonpengendali	309.972.720	21	280.564.438	Non-controlling interests
	757.966.240.055		1.365.792.115.581	
LABA PER SAHAM DASAR	15,71	31	29,58	BASIC EARNINGS PER SHARE

Lihat catatan atas laporan keuangan konsolidasian yang merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

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PT PURADELTA LESTARI Tbk DAN ENTITAS ANAK
Laporan Posisi Keuangan Konsolidasian
31 Desember 2018 dan 2017
(Angka-angka Disajikan dalam Rupiah, kecuali Dinyatakan Lain)

PT PURADELTA LESTARI Tbk AND ITS SUBSIDIARY
Consolidated Statements of Financial Position
December 31, 2018 and 2017
(Figures are Presented in Rupiah, unless Otherwise Stated)

	2018	Catatan/ Notes	2017	
ASET				ASSETS
ASET LANCAR				CURRENT ASSETS
Kas dan setara kas	744.929.332.880	4	785.379.220.213	Cash and cash equivalents
Piutang usaha:		5		Trade accounts receivable:
Pihak berelasi	15.667.209.307		9.086.981.399	Related party
Pihak ketiga	67.081.080.000		40.730.778.000	Third parties
Persediaan	2.679.078.099.404	6	2.601.936.751.011	Inventories
Uang muka	32.095.211.929	7	81.061.206.868	Advances
Biaya dibayar dimuka	1.617.235.555		1.412.657.578	Prepaid expenses
Pajak dibayar dimuka	15.068.110.622	8	9.582.006.091	Prepaid taxes
Aset lain-lain	12.083.711.497	12	6.638.032.444	Other current assets
Jumlah Aset Lancar	<u>3.567.619.991.194</u>		<u>3.535.827.633.604</u>	Total Current Assets
ASET TIDAK LANCAR				NONCURRENT ASSETS
Piutang usaha - pihak berelasi	-	5	14.827.027.937	Trade accounts receivable - related party
Investasi dalam ventura bersama	97.186.135.722	9	52.454.260.769	Investment in a joint venture
Persediaan	3.411.460.615.786	6	3.517.092.475.949	Inventories
Properti investasi - setelah dikurangi akumulasi penyusutan masing-masing sebesar Rp 2.882.869.789 dan Rp 1.574.604.726 pada tanggal 31 Desember 2018 dan 2017	110.963.849.570	10	31.238.597.230	Investment properties - net of accumulated depreciation of Rp 2,882,869,789 and Rp 1,574,604,726 as of December 31, 2018 and 2017, respectively
Aset tetap - setelah dikurangi akumulasi penyusutan masing-masing sebesar Rp 72.672.351.420 dan Rp 53.692.940.421 pada tanggal 31 Desember 2018 dan 2017	<u>312.802.843.100</u>	11	<u>319.501.561.830</u>	Property, plant and equipment - net of accumulated depreciation of Rp 72,672,351,420 and Rp 53,692,940,421 as of December 31, 2018 and 2017, respectively
Jumlah Aset Tidak Lancar	<u>3.932.413.444.178</u>		<u>3.935.113.923.715</u>	Total Noncurrent Assets
JUMLAH ASET	<u><u>7.500.033.435.372</u></u>		<u><u>7.470.941.557.319</u></u>	TOTAL ASSETS

Lihat catatan atas laporan keuangan konsolidasian yang merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

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PT PURADELTA LESTARI Tbk DAN ENTITAS ANAK
Laporan Posisi Keuangan Konsolidasian
31 Desember 2018 dan 2017
(Angka-angka Disajikan dalam Rupiah, kecuali Dinyatakan Lain)

PT PURADELTA LESTARI Tbk AND ITS SUBSIDIARY
Consolidated Statements of Financial Position
December 31, 2018 and 2017
(Figures are Presented in Rupiah, unless Otherwise Stated)

	2018	Catatan/ Notes	2017	
LIABILITAS DAN EKUITAS				LIABILITIES AND EQUITY
LIABILITAS JANGKA PENDEK				CURRENT LIABILITIES
Utang usaha	2.099.451.051	13	18.364.007.763	Trade accounts payable
Utang pajak	37.546.489.412	14	59.870.626.480	Taxes payable
Beban akrual	6.571.685.149	15	18.998.589.164	Accrued expenses
Uang muka penjualan	164.598.120.758	16	271.541.217.624	Sales advances
Uang muka lain-lain diterima dan setoran jaminan	64.075.253.471	17	60.865.644.755	Other advances received and security deposits
Utang lain-lain	4.515.145.743	18	8.161.780.241	Other payables
Jumlah Liabilitas Jangka Pendek	279.406.145.584		437.801.886.027	Total Current Liabilities
LIABILITAS JANGKA PANJANG				NONCURRENT LIABILITY
Liabilitas imbalan kerja jangka panjang	32.123.663.260	29	27.301.888.317	Long-term employee benefits liability
JUMLAH LIABILITAS	311.529.808.844		465.103.754.344	TOTAL LIABILITIES
EKUITAS				EQUITY
Ekuitas yang Dapat Diatribusikan kepada Pemilik Entitas Induk				Equity Attributable to Owners of the Company
Modal saham - nilai nominal Rp 100 per saham				Capital stock - Rp 100 par value per share
Modal dasar - 60.000.000.000 saham				Authorized - 60,000,000,000 shares
Modal ditempatkan dan disetor - 48.198.111.100 saham	4.819.811.110.000	20	4.819.811.110.000	Issued and paid-up capital - 48,198,111,100 shares
Tambahan modal disetor	379.730.372.583	21	379.730.372.583	Additional paid-in capital
Saldo laba				Retained earnings
Ditentukan penggunaannya	6.000.000.000	22	4.000.000.000	Appropriated
Belum ditentukan penggunaannya	1.979.453.424.339		1.798.532.034.885	Unappropriated
Jumlah Ekuitas yang Dapat Diatribusikan kepada Pemilik Entitas Induk	7.184.994.906.922		7.002.073.517.468	Total Equity Attributable to Owners of the Company
Kepentingan Nonpengendali	3.508.719.606	23	3.764.285.507	Non-controlling Interests
JUMLAH EKUITAS	7.188.503.626.528		7.005.837.802.975	TOTAL EQUITY
JUMLAH LIABILITAS DAN EKUITAS	7.500.033.435.372		7.470.941.557.319	TOTAL LIABILITIES AND EQUITY

Lihat catatan atas laporan keuangan konsolidasian yang merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

See accompanying notes to consolidated financial statements which are an integral part of the consolidated financial statements.

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	2018	Catatan/ Notes	2017	
PENDAPATAN USAHA	1.036.229.521.794	24	1.336.390.680.684	REVENUES
BEBAN POKOK PENDAPATAN	455.409.447.543	25	521.538.142.529	COST OF REVENUES
LABA KOTOR	580.820.074.251		814.852.538.155	GROSS PROFIT
BEBAN USAHA				OPERATING EXPENSES
Penjualan	22.002.264.173	26	47.127.975.069	Selling
Umum dan administrasi	117.154.977.853	27	106.563.235.403	General and administrative
Pajak final	26.234.050.911	30	37.093.194.907	Final tax
Jumlah Beban Usaha	165.391.292.937		190.784.405.379	Total Operating Expenses
LABA USAHA	415.428.781.314		624.068.132.776	OPERATING PROFIT
PENGHASILAN (BEBAN) LAIN-LAIN				OTHER INCOME (EXPENSES)
Pendapatan bunga	19.326.705.767		23.720.248.849	Interest income
Keuntungan selisih kurs mata uang asing - bersih	11.030.537.873		1.614.504.126	Gain on foreign exchange - net
Keuntungan penjualan aset tetap	382.920.500	11	-	Gain on sale of property, plant and equipment
Ekuitas pada rugi bersih ventura bersama	(4.237.415.029)	9	(261.871.581)	Share in net loss of a joint venture
Dampak pendiskontoan aset keuangan	-	5	(2.242.890.664)	Impact of discounting of financial assets
Keuntungan kegiatan pengelolaan dan lain-lain - bersih	72.444.548.763	28	23.345.563.313	Gain on estate management operations and others - net
Penghasilan Lain-lain - Bersih	98.947.297.874		46.175.554.043	Other Income - Net
LABA SEBELUM PAJAK	514.376.079.188		670.243.686.819	PROFIT BEFORE TAX
BEBAN PAJAK KINI	18.011.108.750	30	13.124.051.000	CURRENT TAX EXPENSE
LABA TAHUN BERJALAN	496.364.970.438		657.119.635.819	PROFIT FOR THE YEAR
RUGI KOMPREHENSIF LAIN				OTHER COMPREHENSIVE LOSS
Pos yang tidak akan direklasifikasi ke laba rugi - Pengukuran kembali liabilitas imbalan pasti	(40.354.735)	29	(3.407.328.151)	Item that will not be reclassified subsequently to profit or loss - Remeasurement of defined benefit liability
JUMLAH PENGHASILAN KOMPREHENSIF	496.324.615.703		653.712.307.668	TOTAL COMPREHENSIVE INCOME
JUMLAH LABA TAHUN BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA:				TOTAL PROFIT FOR THE YEAR ATTRIBUTABLE TO:
Pemilik entitas induk	496.250.204.093		656.718.024.626	Owners of the Company
Kepentingan nonpengendali	114.766.345	23	401.611.193	Non-controlling interests
	496.364.970.438		657.119.635.819	
JUMLAH PENGHASILAN KOMPREHENSIF YANG DAPAT DIATRIBUSIKAN KEPADA:				TOTAL COMPREHENSIVE INCOME ATTRIBUTABLE TO:
Pemilik entitas induk	496.209.111.604		653.311.858.533	Owners of the Company
Kepentingan nonpengendali	115.504.099	23	400.449.135	Non-controlling interests
	496.324.615.703		653.712.307.668	
LABA PER SAHAM DASAR	10,30	32	13,63	BASIC EARNINGS PER SHARE

Lihat catatan atas laporan keuangan konsolidasian yang merupakan bagian yang tidak terpisahkan dan laporan keuangan konsolidasian.

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	2019	Catatan/ Notes	2018	
ASET				ASSETS
ASET LANCAR				CURRENT ASSETS
Kas dan setara kas	666.865.442.923	4	744.929.332.880	Cash and cash equivalents
Piutang usaha:		5		Trade accounts receivable:
Pihak berelasi	-		15.667.209.307	Related party
Pihak ketiga	1.090.422.216.000		67.081.080.000	Third parties
Persediaan	2.175.572.634.012	6	2.679.078.099.404	Inventories
Uang muka	33.199.620.359	7	32.095.211.929	Advances
Biaya dibayar dimuka	2.015.400.655		1.617.235.555	Prepaid expenses
Pajak dibayar dimuka	22.989.549.156	8	15.068.110.622	Prepaid taxes
Aset lain-lain	18.120.588.766	12	12.083.711.497	Other current assets
Jumlah Aset Lancar	4.009.185.451.871		3.567.619.991.194	Total Current Assets
ASET TIDAK LANCAR				NONCURRENT ASSETS
Investasi dalam ventura bersama	91.448.672.038	9	97.186.135.722	Investment in a joint venture
Persediaan	3.053.975.555.082	6	3.411.460.615.786	Inventories
Properti investasi - setelah dikurangi akumulasi penyusutan masing-masing sebesar Rp 6.802.072.352 dan Rp 2.882.869.789 pada tanggal 31 Desember 2019 dan 2018	152.731.422.007	10	110.963.849.570	Investment properties - net of accumulated depreciation of Rp 6,802,072,352 and Rp 2,882,869,789 as of December 31, 2019 and 2018, respectively
Aset tetap - setelah dikurangi akumulasi penyusutan masing-masing sebesar Rp 94.685.293.201 dan Rp 72.672.351.420 pada tanggal 31 Desember 2019 dan 2018	309.629.928.622	11	312.802.843.100	Property, plant and equipment - net of accumulated depreciation of Rp 94,685,293,201 and Rp 72,672,351,420 as of December 31, 2019 and 2018, respectively
Jumlah Aset Tidak Lancar	3.607.785.577.749		3.932.413.444.178	Total Noncurrent Assets
JUMLAH ASET	7.616.971.029.620		7.500.033.435.372	TOTAL ASSETS

Lihat catatan atas laporan keuangan konsolidasian yang merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

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	2019	Catatan/ Notes	2018	
LIABILITAS DAN EKUITAS				LIABILITIES AND EQUITY
LIABILITAS JANGKA PENDEK				CURRENT LIABILITIES
Utang usaha	31.092.709.407	13	2.099.451.051	Trade accounts payable
Utang pajak	51.514.581.127	14	37.546.489.412	Taxes payable
Beban akrual	41.191.651.516	15	6.571.685.149	Accrued expenses
Utang muka penjualan	819.643.961.895	16	164.598.120.758	Sales advances
Utang muka lain-lain diterima dan setoran jaminan	129.036.344.252	17	64.075.253.471	Other advances received and security deposits
Utang lain-lain	<u>7.801.448.571</u>	18	<u>4.515.145.743</u>	Other payables
Jumlah Liabilitas Jangka Pendek	1.080.280.696.768		279.406.145.584	Total Current Liabilities
LIABILITAS JANGKA PANJANG				NONCURRENT LIABILITY
Liabilitas imbalan kerja jangka panjang	<u>40.950.546.545</u>	29	<u>32.123.663.260</u>	Long-term employee benefits liability
JUMLAH LIABILITAS	<u>1.121.231.243.313</u>		<u>311.529.808.844</u>	TOTAL LIABILITIES
EKUITAS				EQUITY
Ekuitas yang Dapat Diatribusikan kepada Pemilik Entitas Induk				Equity Attributable to Owners of the Company
Modal saham - nilai nominal				Capital stock - Rp 100 par value per share
Rp 100 per saham				Authorized - 60,000,000,000 shares
Modal dasar - 60.000.000.000 saham				Issued and paid-up capital -
Modal ditempatkan dan disetor - 48.198.111.100 saham	4.819.811.110.000	20	4.819.811.110.000	48,198,111,100 shares
Tambahan modal disetor	379.730.372.583	21	379.730.372.583	Additional paid-in capital
Saldo laba				Retained earnings
Ditentukan penggunaannya	8.000.000.000	22	6.000.000.000	Appropriated
Belum ditentukan penggunaannya	<u>1.284.792.360.745</u>		<u>1.979.453.424.339</u>	Unappropriated
Jumlah Ekuitas yang Dapat Diatribusikan kepada Pemilik Entitas Induk	6.492.333.843.328		7.184.994.906.922	Total Equity Attributable to Owners of the Company
Kepentingan Nonpengendali	<u>3.405.942.979</u>	23	<u>3.508.719.606</u>	Non-controlling interests
JUMLAH EKUITAS	<u>6.495.739.786.307</u>		<u>7.188.503.626.528</u>	TOTAL EQUITY
JUMLAH LIABILITAS DAN EKUITAS	<u>7.616.971.029.620</u>		<u>7.500.033.435.372</u>	TOTAL LIABILITIES AND EQUITY

Lihat catatan atas laporan keuangan konsolidasian yang merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

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PT PURADELTA LESTARI Tbk DAN ENTITAS ANAK
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	2019	Catatan/ Notes	2018	
PENDAPATAN USAHA	2.650.255.153.377	24	1.036.229.521.794	REVENUES
BEBAN POKOK PENDAPATAN	<u>1.167.154.497.552</u>	25	<u>455.409.447.543</u>	COST OF REVENUES
LABA KOTOR	<u>1.483.100.655.825</u>		<u>580.820.074.251</u>	GROSS PROFIT
BEBAN USAHA				OPERATING EXPENSES
Penjualan	81.721.933.589	26	22.002.264.173	Selling
Umum dan administrasi	112.912.182.537	27	117.154.977.853	General and administrative
Pajak final	<u>54.704.359.096</u>	30	<u>26.234.050.911</u>	Final tax
Jumlah Beban Usaha	<u>249.338.475.222</u>		<u>165.391.292.937</u>	Total Operating Expenses
LABA USAHA	<u>1.233.762.180.603</u>		<u>415.428.781.314</u>	OPERATING PROFIT
PENGHASILAN (BEBAN) LAIN-LAIN				OTHER INCOME (EXPENSES)
Pendapatan bunga	58.464.257.039		19.326.705.767	Interest income
Keuntungan (kerugian) selisih kurs mata uang asing - bersih	(1.733.532.672)		11.030.537.873	Gain (loss) on foreign exchange - net
Ekuitas pada rugi bersih ventura bersama	(5.735.903.977)	9	(4.237.415.029)	Share in net loss of a joint venture
Keuntungan penjualan aset tetap	-	11	382.920.500	Gain on sale of property, plant and equipment
Keuntungan kegiatan pengelolaan dan lain-lain - bersih	<u>65.586.015.550</u>	28	<u>72.444.548.763</u>	Gain on estate management operations and others - net
Penghasilan Lain-lain - Bersih	<u>116.580.835.940</u>		<u>98.947.297.874</u>	Other income - Net
LABA SEBELUM PAJAK	1.350.343.016.543		514.376.079.188	PROFIT BEFORE TAX
BEBAN PAJAK KINI	<u>14.922.097.250</u>	30	<u>18.011.108.750</u>	CURRENT TAX EXPENSE
LABA TAHUN BERJALAN	<u>1.335.420.919.293</u>		<u>496.364.970.438</u>	PROFIT FOR THE YEAR
RUGI KOMPREHENSIF LAIN				OTHER COMPREHENSIVE LOSS
Pos yang tidak akan direklasifikasi ke laba rugi:				Item that will not be reclassified subsequently to profit or loss:
Ekuitas pada pengukuran kembali liabilitas imbalan pasti dari ventura bersama	(1.559.707)		-	Share in remeasurement of defined benefit liability of a joint venture
Pengukuran kembali liabilitas imbalan pasti	<u>(3.276.633.607)</u>	29	<u>(40.354.735)</u>	Remeasurement of defined benefit liability
Jumlah Rugi Komprehensif Lain	<u>(3.278.193.314)</u>		<u>(40.354.735)</u>	Total Other Comprehensive Loss
JUMLAH PENGHASILAN KOMPREHENSIF	<u>1.332.142.725.979</u>		<u>496.324.615.703</u>	TOTAL COMPREHENSIVE INCOME
JUMLAH LABA TAHUN BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA:				TOTAL PROFIT FOR THE YEAR ATTRIBUTABLE TO:
Pemilik entitas induk	1.334.935.791.773		496.250.204.093	Owners of the Company
Keentingan nonpengendali	<u>485.127.520</u>		<u>114.766.345</u>	Non-controlling interests
	<u>1.335.420.919.293</u>		<u>496.364.970.438</u>	
JUMLAH PENGHASILAN KOMPREHENSIF YANG DAPAT DIATRIBUSIKAN KEPADA:				TOTAL COMPREHENSIVE INCOME ATTRIBUTABLE TO:
Pemilik entitas induk	1.331.659.602.606		496.209.111.604	Owners of the Company
Keentingan nonpengendali	<u>483.123.373</u>		<u>115.504.099</u>	Non-controlling interests
	<u>1.332.142.725.979</u>		<u>496.324.615.703</u>	
LABA PER SAHAM DASAR	<u>27,70</u>	32	<u>10,30</u>	BASIC EARNINGS PER SHARE

Lihat catatan atas laporan keuangan konsolidasian yang merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

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	2016	Catatan/ Notes	2015	
ASET				ASSETS
ASET LANCAR				CURRENT ASSETS
Kas dan setara kas	1.480.367.038.928	4	1.767.352.103.328	Cash and cash equivalents
Investasi jangka pendek	59.388.431.981	5	86.884.602.494	Short-term investments
Piutang usaha		6		Trade accounts receivable
Pihak berelasi	28.420.996.742		16.302.554.472	Related parties
Pihak ketiga	36.514.899.900		30.938.166.813	Third parties
Piutang lain-lain	66.781.156.224	7	12.804.568.819	Other accounts receivable
Persediaan - setelah dikurangi cadangan kerugian penurunan nilai masing-masing sebesar Rp 19.705.934.215 dan Rp 21.612.283.651 pada tanggal 31 Desember 2016 dan 2015	2.185.857.347.393	8	2.131.669.474.095	Inventories - net of allowance for decline in value of Rp 19,705,934,215 and Rp 21,612,283,651 as of December 31, 2016 and 2015, respectively
Perlengkapan	3.512.084.301		3.554.887.739	Supplies
Uang muka	137.407.828.690	9	160.442.425.549	Advances
Pajak dibayar dimuka	125.642.970.157	10	129.173.799.880	Prepaid taxes
Biaya dibayar dimuka	7.643.557.287	11	5.263.606.872	Prepaid expenses
Jumlah Aset Lancar	4.131.536.311.603		4.344.386.190.061	Total Current Assets
ASET TIDAK LANCAR				NONCURRENT ASSETS
Investasi dalam saham	193.820.920.777	12	289.330.471.800	Investments in shares
Piutang usaha - pihak ketiga	5.085.510.192	6	2.566.351.406	Trade accounts receivable - third parties
Biaya dibayar dimuka	7.959.808.420	11	11.044.246.874	Prepaid expenses
Tanah yang belum dikembangkan	3.895.915.037.630	13	2.921.649.977.564	Land for development
Aset tetap - setelah dikurangi akumulasi penyusutan masing-masing sebesar Rp 463.682.359.891 dan Rp 428.056.450.174 pada tanggal 31 Desember 2016 dan 2015	343.658.065.497	14	309.347.200.786	Property and equipment - net of accumulated depreciation of Rp 463,682,359,891 and Rp 428,056,450,174 as of December 31, 2016 and 2015, respectively
Properti investasi - setelah dikurangi akumulasi penyusutan masing-masing sebesar Rp 428.215.987.391 dan Rp 384.885.740.693 pada tanggal 31 Desember 2016 dan 2015	1.104.689.199.409	15	1.127.033.845.663	Investment properties - net of accumulated depreciation of Rp 428,215,987,391 and Rp 384,885,740,693 as of December 31, 2016 and 2015, respectively
Goodwill	9.302.932.297	16	9.302.932.297	Goodwill
Aset lain-lain	250.000.000		250.000.000	Other assets
Jumlah Aset Tidak Lancar	5.560.681.474.222		4.670.525.026.390	Total Noncurrent Assets
JUMLAH ASET	9.692.217.785.825		9.014.911.216.451	TOTAL ASSETS

Lihat catatan atas laporan keuangan konsolidasian yang merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

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	2016	Catatan/ Notes	2015	
LIABILITAS DAN EKUITAS				LIABILITIES AND EQUITY
LIABILITAS				LIABILITIES
LIABILITAS JANGKA PENDEK				CURRENT LIABILITIES
Utang bank jangka pendek	27.000.000.000	17	257.000.000.000	Short-term bank loans
Surat sanggup jangka menengah	167.301.020.860	18	-	Medium term notes
Utang usaha - pihak ketiga	33.027.796.688	19	27.694.273.156	Trade accounts payable - third parties
Utang pajak	25.250.555.030	20	22.186.229.671	Taxes payable
Beban akrual	28.672.466.105	21	33.200.963.495	Accrued expenses
Setoran jaminan	112.380.408.607	22	108.052.060.404	Security deposits
Uang muka diterima	620.225.793.975	23	702.104.148.777	Advances received
Bagian liabilitas jangka panjang yang akan jatuh tempo dalam waktu satu tahun:				Current portion of long-term liabilities:
Utang bank jangka panjang	34.088.000.000	24	34.088.000.000	Long-term bank loan
Liabilitas sewa pembiayaan	2.543.490.694	25	2.512.039.151	Lease liabilities
Liabilitas lain-lain	12.306.925.623		11.965.418.026	Other liabilities
Jumlah Liabilitas Jangka Pendek	1.062.796.457.582		1.198.803.132.680	Total Current Liabilities
LIABILITAS JANGKA PANJANG				NONCURRENT LIABILITIES
Liabilitas jangka panjang - setelah dikurangi bagian yang akan jatuh tempo dalam waktu satu tahun:				Long-term liabilities - net of current portion:
Utang bank jangka panjang	34.084.000.000	24	68.172.000.000	Long-term bank loan
Liabilitas sewa pembiayaan	4.005.205.360	25	6.723.672.378	Lease liabilities
Setoran jaminan	30.125.583.130	22	17.954.877.859	Security deposits
Uang muka diterima	658.276.987.776	23	794.703.005.637	Advances received
Liabilitas imbalan kerja jangka panjang	110.016.522.942	36	97.496.455.295	Long-term employee benefits liability
Jumlah Liabilitas Jangka Panjang	836.508.299.208		985.050.011.169	Total Noncurrent Liabilities
Jumlah Liabilitas	1.899.304.756.790		2.183.853.143.849	Total Liabilities
EKUITAS				EQUITY
Ekuitas yang dapat Diatribusikan kepada Pemilik Entitas Induk				Equity Attributable to Owners of the Company
Modal saham - nilai nominal Rp 500 per saham				Capital stock - Rp 500 par value per share
Modal dasar - 3.000.000.000 saham				Authorized - 3,000,000,000 shares
Modal ditempatkan dan disetor - 1.850.000.000 saham	925.000.000.000	27	925.000.000.000	Issued and paid-up - 1,850,000,000 shares
Tambahan modal disetor	463.891.634.211	28	452.294.849.950	Additional paid-in capital
Selisih nilai transaksi dengan kepentingan nonpengendali	(18.815.911.219)	29	(22.244.797.979)	Difference in value arising from transaction with non-controlling interest
Ekuitas pada keuntungan belum direalisasi dari kenaikan nilai wajar efek tersedia untuk dijual milik entitas anak	7.135.769.835	30	5.722.411.089	Share in unrealized gain on increase in fair value of available for sale securities of subsidiaries
Saldo laba				Retained earnings
Telah ditentukan penggunaannya	13.589.383.000	31	11.589.383.000	Appropriated
Belum ditentukan penggunaannya	4.745.656.184.984		4.050.064.921.063	Unappropriated
Jumlah Ekuitas yang dapat Diatribusikan kepada Pemilik Entitas Induk	6.136.457.060.811		5.422.426.767.123	Total Equity Attributable to Owners of the Company
Kepentingan Nonpengendali	1.656.455.968.224	32	1.408.631.305.479	Non-controlling Interests
Jumlah Ekuitas	7.792.913.029.035		6.831.058.072.602	Total Equity
JUMLAH LIABILITAS DAN EKUITAS	9.692.217.785.825		9.014.911.216.451	TOTAL LIABILITIES AND EQUITY

Lihat catatan atas laporan keuangan konsolidasian yang merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

See accompanying notes to consolidated financial statements which are an integral part of the consolidated financial statements.

PT DUTA PERTIWI Tbk DAN ENTITAS ANAK
Laporan Laba Rugi dan Penghasilan Komprehensif
Lain Konsolidasian
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PT DUTA PERTIWI Tbk AND ITS SUBSIDIARIES
Consolidated Statements of Profit or Loss
and Other Comprehensive Income
For the Years Ended December 31, 2016 and 2015
(Figures are Presented in Rupiah, unless Otherwise Stated)

	2016	Catatan/ Notes	2015	
PENDAPATAN USAHA	2.019.459.161.815	33	1.686.812.400.465	REVENUES
BEBAN POKOK PENJUALAN	485.073.052.724	34	388.305.796.442	COST OF REVENUES
LABA KOTOR	1.534.386.109.091		1.298.506.604.023	GROSS PROFIT
BEBAN USAHA		35		OPERATING EXPENSES
Penjualan	188.564.095.778		185.886.634.327	Selling
Umum dan administrasi	430.441.257.904		435.549.936.218	General and administrative
Pajak final	130.931.964.713		110.782.096.681	Final tax
Jumlah Beban Usaha	749.937.318.395		732.218.667.226	Total Operating Expenses
LABA USAHA	784.448.790.696		566.287.936.797	PROFIT FROM OPERATIONS
PENGHASILAN (BEBAN) LAIN-LAIN				OTHER INCOME (EXPENSES)
Pendapatan bunga dan investasi	70.388.771.427	37	69.168.010.505	Interest and investment income
Keuntungan (kerugian) selisih kurs mata uang asing - bersih	(16.571.339.911)		32.235.569.857	Gain (loss) on foreign exchange - net
Dampak pendiskontoan aset dan liabilitas keuangan	16.284.035.955		2.548.696.614	Effect of discounting financial assets and liabilities
Labanya penjualan aset tetap	718.261.187	14	928.151.235	Gain on sale of property and equipment
Beban bunga	(27.705.808.994)	38	(35.540.884.188)	Interest expense
Beban utang mudharabah	-		(362.250.000)	Mudharabah loan expense
Lain-lain - bersih	(8.791.472.091)	39	11.022.185.988	Others - net
Penghasilan Lain-lain - bersih	34.322.447.573		79.999.480.011	Other Income - net
EKUITAS PADA LABA BERSIH DARI INVESTASI DALAM SAHAM	25.603.843.497	12	25.592.416.473	SHARE IN NET INCOME OF INVESTEEs
LABA SEBELUM PAJAK	844.375.081.766		671.879.833.281	PROFIT BEFORE TAX
BEBAN PAJAK KINI	3.724.457.750	40	930.336.534	CURRENT TAX EXPENSE
LABA TAHUN BERJALAN	840.650.624.016		670.949.496.747	NET PROFIT FOR THE YEAR
PENGHASILAN KOMPREHENSIF LAIN				OTHER COMPREHENSIVE INCOME
Pos yang tidak akan direklasifikasi ke laba rugi:				Items that will not be reclassified subsequently to profit and loss:
Ekuifas pada pengukuran kembali liabilitas imbalan pasti dari entitas asosiasi	(210.019.910)	12	314.545.863	Share in remeasurement of defined benefit liability of associates
Pengukuran kembali liabilitas imbalan pasti	(6.541.469.904)	36	4.049.682.844	Remeasurement of defined benefit liability
Pos yang akan direklasifikasi ke laba rugi -				Items that will be reclassified subsequently to profit and loss -
Keuntungan (kerugian) belum direalisasi dari kenaikan (penurunan) nilai wajar efek tersedia untuk dijual	1.990.434.856	5	(1.294.594.747)	Unrealized gain (loss) on increase (decrease) in fair value of available for sale securities
Jumlah Penghasilan (Rugi) Komprehensif Lain	(4.761.054.958)		3.069.633.960	Total Other Comprehensive Income (Loss)
JUMLAH PENGHASILAN KOMPREHENSIF	835.889.569.058		674.019.130.707	TOTAL COMPREHENSIVE INCOME
Jumlah laba tahun berjalan yang dapat diatribusikan kepada:				Total profit for the year attributable to:
Pemilik entitas induk	703.671.697.717		534.915.278.377	Owners of the Company
Kepentingan nonpengendali	136.978.926.299	32	136.034.218.370	Non-controlling interests
Jumlah	840.650.624.016		670.949.496.747	Total
Jumlah penghasilan komprehensif yang dapat diatribusikan kepada:				Total comprehensive income attributable to:
Pemilik entitas induk	699.004.622.667		538.170.706.075	Owners of the Company
Kepentingan nonpengendali	136.884.946.391	32	135.848.424.632	Non-controlling interests
Jumlah	835.889.569.058		674.019.130.707	Total
LABA PER SAHAM DASAR	380,36	41	289,14	BASIC EARNINGS PER SHARE

Lihat catatan atas laporan keuangan konsolidasian yang merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

See accompanying notes to consolidated financial statements which are an integral part of the consolidated financial statements.

PT DUTA PERTIWI Tbk DAN ENTITAS ANAK
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PT DUTA PERTIWI Tbk AND ITS SUBSIDIARIES
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	2018	Catatan/ Notes	2017	
ASET				ASSETS
ASET LANCAR				CURRENT ASSETS
Kas dan setara kas	2.533.281.889.883	4	1.598.097.714.883	Cash and cash equivalents
Investasi jangka pendek	156.700.336.654	5	75.372.817.831	Short-term investments
Piutang usaha		6		Trade accounts receivable
Pihak berelasi	14.043.887.742		17.992.266.061	Related parties
Pihak ketiga	27.423.361.994		32.308.972.856	Third parties
Piutang lain-lain	171.940.819.672	7	103.178.405.956	Other accounts receivable
Persediaan - setelah dikurangi cadangan kerugian penurunan nilai masing-masing sebesar Rp 14.059.897.177 dan Rp 16.539.930.569 pada tanggal 31 Desember 2018 dan 2017	2.435.895.164.487	8	2.252.586.799.592	Inventories - net of allowance for decline in value of Rp 14,059,897,177 and Rp 16,539,930,569 as of December 31, 2018 and 2017, respectively
Perengkapan	3.581.806.476		4.061.503.539	Supplies
Uang muka	77.978.448.940	9	201.802.715.068	Advances
Pajak dibayar dimuka	240.496.501.798	10	157.435.549.844	Prepaid taxes
Biaya dibayar dimuka	3.918.831.431	11	6.282.721.658	Prepaid expenses
Jumlah Aset Lancar	5.665.261.049.077		4.449.119.467.288	Total Current Assets
ASET TIDAK LANCAR				NONCURRENT ASSETS
Investasi dalam saham	377.794.946.597	12	191.833.897.390	Investments in shares
Piutang usaha - pihak ketiga	198.290.293	6	1.614.127.493	Trade accounts receivable - third parties
Biaya dibayar dimuka	1.395.878.730	11	3.893.871.724	Prepaid expenses
Tanah yang belum dikembangkan	4.426.474.122.024	13	4.253.685.333.948	Land for development
Aset tetap - setelah dikurangi akumulasi penyusutan masing-masing sebesar Rp 531.820.191.753 dan Rp 498.114.901.398 pada tanggal 31 Desember 2018 dan 2017	317.166.296.444	14	352.197.975.439	Property and equipment - net of accumulated depreciation of Rp 531,820,191,753 and Rp 498,114,901,398 as of December 31, 2018 and 2017, respectively
Properti investasi - setelah dikurangi akumulasi penyusutan masing-masing sebesar Rp 521.597.119.260 dan Rp 473.861.783.725 pada tanggal 31 Desember 2018 dan 2017	1.843.952.223.361	15	1.312.684.080.706	Investment properties - net of accumulated depreciation of Rp 521,597,119,260 and Rp 473,861,783,725 as of December 31, 2018 and 2017, respectively
Goodwill	9.302.932.297	16	9.302.932.297	Goodwill
Aset lain-lain	1.350.000.000		1.350.000.000	Other assets
Jumlah Aset Tidak Lancar	6.977.634.689.746		6.126.562.218.997	Total Noncurrent Assets
JUMLAH ASET	12.642.895.738.823		10.575.681.686.285	TOTAL ASSETS

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PT DUTA PERTIWI Tbk DAN ENTITAS ANAK
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	2018	Catatan/ Notes	2017	
LIABILITAS DAN EKUITAS				LIABILITIES AND EQUITY
LIABILITAS				LIABILITIES
LIABILITAS JANGKA PENDEK				CURRENT LIABILITIES
Utang usaha - pihak ketiga	49.496.529.336	17	35.284.495.857	Trade accounts payable - third parties
Utang pajak	85.934.493.088	18	24.320.457.113	Taxes payable
Beban akrual	29.339.645.334	19	27.436.885.020	Accrued expenses
Setoran jaminan	136.465.571.585	20	121.799.125.916	Security deposits
Uang muka diterima	1.063.257.698.105	21	939.785.767.070	Advances received
Bagian liabilitas jangka panjang yang akan jatuh tempo dalam waktu satu tahun:				Current portion of long-term liabilities:
Utang bank jangka panjang	-	22	8.518.000.000	Long-term bank loan
Liabilitas sewa pembiayaan	1.466.916.177	23	2.666.188.144	Lease liabilities
Liabilitas lain-lain	205.949.172.560	24	12.889.038.162	Other liabilities
Jumlah Liabilitas Jangka Pendek	1.571.910.026.185		1.172.699.957.282	Total Current Liabilities
LIABILITAS JANGKA PANJANG				NONCURRENT LIABILITIES
Liabilitas jangka panjang - setelah dikurangi bagian yang akan jatuh tempo dalam waktu satu tahun:				Long-term liabilities - net of current portion:
Utang bank jangka panjang	369.442.839.976	22	263.442.839.976	Long-term bank loan
Liabilitas sewa pembiayaan	-	23	1.372.403.864	Lease liabilities
Setoran jaminan	30.452.765.521	20	34.224.472.777	Security deposits
Uang muka diterima	1.146.560.100.972	21	647.733.824.480	Advances received
Liabilitas imbalan kerja jangka panjang	109.611.207.929	35	121.346.500.455	Long-term employee benefits liability
Jumlah Liabilitas Jangka Panjang	1.656.066.914.398		1.068.120.041.552	Total Noncurrent Liabilities
Jumlah Liabilitas	3.227.976.940.583		2.240.819.998.834	Total Liabilities
EKUITAS				EQUITY
Ekuitas yang dapat Diatribusikan kepada Pemilik Entitas Induk				Equity Attributable to Owners of the Company
Modal saham - nilai nominal Rp 500 per saham				Capital stock - Rp 500 par value per share
Modal dasar - 3.000.000.000 saham				Authorized - 3,000,000,000 shares
Modal ditempatkan dan disetor - 1.850.000.000 saham	925.000.000.000	26	925.000.000.000	Issued and paid-up - 1,850,000,000 shares
Tambahan modal disetor	465.031.634.211	27	465.031.634.211	Additional paid-in capital
Selisih nilai transaksi dengan kepentingan nonpengendali	4.594.749.181	28	(18.815.914.222)	Difference in value arising from transaction with non-controlling interest
Ekuitas pada keuntungan belum direalisasi dari kenaikan nilai wajar efek tersedia untuk dijual milik entitas anak	9.073.311.290	29	7.997.803.876	Share in unrealized gain on increase in fair value of available for sale securities of subsidiaries
Saldo laba				Retained earnings
Telah ditentukan penggunaannya	17.589.383.000	30	15.589.383.000	Appropriated
Belum ditentukan penggunaannya	6.184.880.870.542		5.267.124.286.367	Unappropriated
Jumlah Ekuitas yang dapat Diatribusikan kepada Pemilik Entitas Induk	7.606.169.948.224		6.661.927.193.232	Total Equity Attributable to Owners of the Company
Kepentingan Nonpengendali	1.808.748.850.016	31	1.672.934.494.219	Non-controlling Interests
Jumlah Ekuitas	9.414.918.798.240		8.334.861.687.451	Total Equity
JUMLAH LIABILITAS DAN EKUITAS	12.642.895.738.823		10.575.681.686.285	TOTAL LIABILITIES AND EQUITY

Lihat catatan atas laporan keuangan konsolidasian yang merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

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PT DUTA PERTIWI Tbk DAN ENTITAS ANAK
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	2018	Catatan/ Notes	2017	
PENDAPATAN USAHA	2.225.704.530.841	32	1.718.746.728.686	REVENUES
BEBAN POKOK PENJUALAN	451.850.024.775	33	361.773.553.769	COST OF REVENUES
LABA KOTOR	<u>1.773.854.506.066</u>		<u>1.356.973.174.917</u>	GROSS PROFIT
BEBAN USAHA		34		OPERATING EXPENSES
Penjualan	358.617.411.105		324.284.426.323	Selling
Umum dan administrasi	328.308.617.511		299.356.144.648	General and administrative
Pajak final	113.575.942.213	39	106.323.507.238	Final tax
Jumlah Beban Usaha	<u>800.501.970.829</u>		<u>729.964.078.209</u>	Total Operating Expenses
LABA USAHA	<u>973.352.535.237</u>		<u>627.009.096.708</u>	PROFIT FROM OPERATIONS
PENGHASILAN (BEBAN) LAIN-LAIN				OTHER INCOME (EXPENSES)
Pendapatan bunga dan investasi	107.716.711.281	36	67.774.448.638	Interest and investment income
Keuntungan (kerugian) selisih kurs mata uang asing - bersih	(3.315.512.352)		1.141.614.444	Gain (loss) on foreign exchange - net
Dampak pendiskontoan aset dan liabilitas keuangan	5.395.540.447		4.027.061.041	Effect of discounting financial assets and liabilities
Kerugian direalisasi dari penjualan investasi tersedia untuk dijual	-		(815.314.800)	Realized loss on sale of AFS investments
Keuntungan penjualan aset tetap dan properti investasi	1.129.384.500	14,15	80.070.000	Gain on sale of property and equipment and investment property
Beban bunga	(5.807.213.152)	37	(12.141.377.378)	Interest expense
Lain-lain - bersih	51.010.209.261	38	(60.072.665.907)	Others - net
Penghasilan (Beban) Lain-lain - bersih	<u>156.129.119.985</u>		<u>(6.163.962)</u>	Other Income (Expenses) - net
EKUITAS PADA LABA BERSIH DARI INVESTASI DALAM SAHAM	<u>3.700.932.710</u>	12	<u>26.009.340.483</u>	SHARE IN NET INCOME OF INVESTEES
LABA SEBELUM PAJAK	1.133.182.587.932		653.012.273.229	PROFIT BEFORE TAX
BEBAN PAJAK KINI	<u>6.525.357.822</u>	39	<u>4.366.075.250</u>	CURRENT TAX EXPENSE
LABA TAHUN BERJALAN	<u>1.126.657.230.110</u>		<u>648.646.197.979</u>	NET PROFIT FOR THE YEAR
PENGHASILAN KOMPREHENSIF LAIN				OTHER COMPREHENSIVE INCOME
Pos yang tidak akan direklasifikasi ke laba rugi:				Items that will not be reclassified subsequently to profit and loss:
Ekuitas pada pengukuran kembali liabilitas imbalan pasti dari entitas asosiasi	610.116.497	12	(546.363.870)	Share in remeasurement of defined benefit liability of associates
Pengukuran kembali liabilitas imbalan pasti	8.756.602.698	35	(12.303.681.756)	Remeasurement of defined benefit liability
Pos yang akan direklasifikasi ke laba rugi:				Items that will be reclassified subsequently to profit and loss:
Keuntungan belum direalisasi dari kenaikan nilai wajar efek tersedia untuk dijual	1.451.231.167	5	456.393.138	Unrealized gain on increase in fair value of available for sale securities
Reklasifikasi penyesuaian untuk kerugian yang diakui dalam laba rugi	-		815.314.800	Reclassification adjustments for loss included in profit or loss
Jumlah Penghasilan (Rugi) Komprehensif Lain	<u>10.817.950.362</u>		<u>(11.578.337.688)</u>	Total Other Comprehensive Income (Loss)
JUMLAH PENGHASILAN KOMPREHENSIF	<u>1.137.475.180.472</u>		<u>637.067.860.291</u>	TOTAL COMPREHENSIVE INCOME
Jumlah laba tahun berjalan yang dapat diatribusikan kepada:				Total profit for the year attributable to:
Pemilik entitas induk	911.492.519.460		535.308.856.527	Owners of the Company
Kepentingan nonpengendali	215.164.710.650	31	113.337.341.452	Non-controlling interests
Jumlah	<u>1.126.657.230.110</u>		<u>648.646.197.979</u>	Total
Jumlah penghasilan komprehensif yang dapat diatribusikan kepada:				Total comprehensive income attributable to:
Pemilik entitas induk	920.832.091.589		524.330.135.424	Owners of the Company
Kepentingan nonpengendali	216.643.088.883	31	112.737.724.867	Non-controlling interests
Jumlah	<u>1.137.475.180.472</u>		<u>637.067.860.291</u>	Total
LABA PER SAHAM DASAR	<u>492.70</u>	40	<u>289.36</u>	BASIC EARNINGS PER SHARE

Lihat catatan atas laporan keuangan konsolidasian yang merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

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	2019	Catatan/ Notes	2018	
ASET				ASSETS
ASET LANCAR				CURRENT ASSETS
Kas dan setara kas	3.030.524.159.572	4	2.533.281.889.883	Cash and cash equivalents
Investasi jangka pendek	208.626.920.934	5	156.700.336.654	Short-term investments
Piutang usaha		6		Trade accounts receivable
Pihak berelasi	11.869.579.265		14.043.887.742	Related parties
Pihak ketiga	43.356.496.703		27.423.361.994	Third parties
Piutang lain-lain	283.391.538.949	7	171.940.819.672	Other accounts receivable
Persediaan - setelah dikurangi cadangan kerugian penurunan nilai masing-masing sebesar Rp 10.709.602.015 dan Rp 14.059.897.177 pada tanggal 31 Desember 2019 dan 2018	2.816.499.046.776	8	2.435.895.164.487	Inventories - net of allowance for decline in value of Rp 10,709,602,015 and Rp 14,059,897,177 as of December 31, 2019 and 2018, respectively
Perlengkapan	-		3.581.806.476	Supplies
Uang muka	105.089.447.282	9	77.978.448.940	Advances
Pajak dibayar dimuka	222.645.222.066	10	240.496.501.798	Prepaid taxes
Biaya dibayar dimuka	2.983.033.453	11	3.918.831.431	Prepaid expenses
Jumlah Aset Lancar	6.724.985.445.000		5.665.261.049.077	Total Current Assets
ASET TIDAK LANCAR				NONCURRENT ASSETS
Investasi dalam saham	383.318.283.473	12	377.794.946.597	Investments in shares
Piutang usaha - pihak ketiga	5.176.226	6	198.290.293	Trade accounts receivable - third parties
Biaya dibayar dimuka	2.570.295.812	11	1.395.878.730	Prepaid expenses
Tanah yang belum dikembangkan	4.308.948.170.792	13	4.426.474.122.024	Land for development
Aset tetap - setelah dikurangi akumulasi penyusutan masing-masing sebesar Rp 566.110.274.070 dan Rp 531.820.191.753 pada tanggal 31 Desember 2019 dan 2018	304.735.856.152	14	317.166.296.444	Property and equipment - net of accumulated depreciation of Rp 566,110,274,070 and Rp 531,820,191,753 as of December 31, 2019 and 2018, respectively
Properti investasi - setelah dikurangi akumulasi penyusutan masing-masing sebesar Rp 572.173.491.507 dan Rp 521.597.119.260 pada tanggal 31 Desember 2019 dan 2018	2.053.011.300.208	15	1.843.952.223.361	Investment properties - net of accumulated depreciation of Rp 572,173,491,507 and Rp 521,597,119,260 as of December 31, 2019 and 2018, respectively
Goodwill	9.302.932.297	16	9.302.932.297	Goodwill
Aset lain-lain	1.350.000.000		1.350.000.000	Other assets
Jumlah Aset Tidak Lancar	7.063.242.014.960		6.977.634.689.746	Total Noncurrent Assets
JUMLAH ASET	13.788.227.459.960		12.642.895.738.823	TOTAL ASSETS

Lihat catatan atas laporan keuangan konsolidasian yang merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

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	2019	Catatan/ Notes	2018	
LIABILITAS DAN EKUITAS				LIABILITIES AND EQUITY
LIABILITAS				LIABILITIES
LIABILITAS JANGKA PENDEK				CURRENT LIABILITIES
Utang usaha - pihak ketiga	90.268.453.599	17	49.496.529.336	Trade accounts payable - third parties
Utang pajak	38.986.041.807	18	85.934.493.088	Taxes payable
Beban akrual	33.573.707.046	19	29.339.645.334	Accrued expenses
Setoran jaminan	153.077.768.951	20	136.465.571.585	Security deposits
Uang muka diterima	1.306.475.936.705	21	1.063.257.698.105	Advances received
Bagian liabilitas jangka panjang yang akan jatuh tempo dalam waktu satu tahun:				Current portion of long-term liabilities:
Utang bank jangka panjang	115.663.650.000	22	-	Long-term bank loan
Liabilitas sewa pembiayaan	-	23	1.466.916.177	Lease liabilities
Liabilitas lain-lain	16.998.533.703	24	205.949.172.560	Other liabilities
Jumlah Liabilitas Jangka Pendek	1.755.044.091.811		1.571.910.026.185	Total Current Liabilities
LIABILITAS JANGKA PANJANG				NONCURRENT LIABILITIES
Utang bank jangka panjang - setelah dikurangi bagian yang akan jatuh tempo dalam waktu satu tahun	253.779.189.976	22	369.442.839.976	Long-term bank loans - net of current portion
Setoran jaminan	18.423.059.347	20	30.452.765.521	Security deposits
Uang muka diterima	1.046.642.341.715	21	1.146.560.100.972	Advances received
Liabilitas imbalan kerja jangka panjang	123.568.594.291	35	109.611.207.929	Long-term employee benefits liability
Jumlah Liabilitas Jangka Panjang	1.442.413.185.329		1.656.066.914.398	Total Noncurrent Liabilities
Jumlah Liabilitas	3.197.457.277.140		3.227.976.940.583	Total Liabilities
EKUITAS				EQUITY
Ekuitas yang dapat Diatribusikan kepada Pemilik Entitas Induk				Equity Attributable to Owners of the Company
Modal saham - nilai nominal Rp 500 per saham				Capital stock - Rp 500 par value per share
Modal dasar - 3.000.000.000 saham				Authorized - 3,000,000,000 shares
Modal ditempatkan dan disetor - 1.850.000.000 saham	925.000.000.000	26	925.000.000.000	Issued and paid-up - 1,850,000,000 shares
Tambahan modal disetor	465.031.634.211	27	465.031.634.211	Additional paid-in capital
Selisih nilai transaksi dengan kepentingan nonpengendali	19.436.755.162	28	4.594.749.181	Difference in value arising from transaction with non-controlling interest
Ekuitas pada keuntungan belum direalisasi dari kenaikan nilai wajar efek tersedia untuk dijual milik entitas anak	9.372.083.366	29	9.073.311.290	Share in unrealized gain on increase in fair value of available for sale securities of subsidiaries
Saldo laba				Retained earnings
Telah ditentukan penggunaannya	19.589.383.000	30	17.589.383.000	Appropriated
Belum ditentukan penggunaannya	7.280.313.774.381		6.184.880.870.542	Unappropriated
Jumlah Ekuitas yang dapat Diatribusikan kepada Pemilik Entitas Induk	8.718.743.630.120		7.606.169.948.224	Total Equity Attributable to Owners of the Company
Kepentingan Nonpengendali	1.872.026.552.700	31	1.808.748.850.016	Non-controlling interests
Jumlah Ekuitas	10.590.770.182.820		9.414.918.798.240	Total Equity
JUMLAH LIABILITAS DAN EKUITAS	13.788.227.459.960		12.642.895.738.823	TOTAL LIABILITIES AND EQUITY

Lihat catatan atas laporan keuangan konsolidasian yang merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

See accompanying notes to consolidated financial statements which are an integral part of the consolidated financial statements.

PT DUTA PERTIWI Tbk DAN ENTITAS ANAK
Laporan Laba Rugi dan Penghasilan Komprehensif
Lain Konsolidasian
Untuk Tahun-tahun yang Berakhir 31 Desember 2019 dan 2018
(Angka-angka Disajikan dalam Rupiah, kecuali Dinyatakan Lain)

PT DUTA PERTIWI Tbk AND ITS SUBSIDIARIES
Consolidated Statements of Profit or Loss
and Other Comprehensive Income
For the Years Ended December 31, 2019 and 2018
(Figures are Presented in Rupiah, unless Otherwise Stated)

	2019	Catatan/ Notes	2018	
PENDAPATAN USAHA	2.459.812.402.375	32	2.225.704.530.841	REVENUES
BEBAN POKOK PENJUALAN	588.845.015.999	33	451.850.024.775	COST OF REVENUES
LABA KOTOR	1.870.967.386.376		1.773.854.506.066	GROSS PROFIT
BEBAN USAHA		34		OPERATING EXPENSES
Penjualan	342.577.632.420		358.617.411.105	Selling
Umum dan administrasi	349.757.558.980		328.308.617.511	General and administrative
Pajak final	128.135.119.243	39	113.575.942.213	Final tax
Jumlah Beban Usaha	820.470.310.643		800.501.970.829	Total Operating Expenses
LABA USAHA	1.050.497.075.733		973.352.535.237	PROFIT FROM OPERATIONS
PENGHASILAN (BEBAN) LAIN-LAIN				OTHER INCOME (EXPENSES)
Pendapatan bunga dan investasi	169.855.581.806	36	107.716.711.281	Interest and investment income
Kerugian selisih kurs mata uang asing - bersih	(3.784.390.685)		(3.315.512.352)	Loss on foreign exchange - net
Dampak pendiskontoan aset dan liabilitas keuangan	3.928.539.661		5.395.540.447	Effect of discounting financial assets and liabilities
Keuntungan penjualan aset tetap	325.585.273	14	1.129.384.500	Gain on sale of property and equipment
Beban bunga	(5.539.276.113)	37	(5.807.213.152)	Interest expense
Lain-lain - bersih	52.716.842.787	38	51.010.209.261	Others - net
Penghasilan Lain-lain - bersih	217.502.882.729		156.129.119.985	Other income - net
EKUITAS PADA LABA BERSIH DARI INVESTASI DALAM SAHAM	30.473.601.103	12	3.700.932.710	SHARE IN NET INCOME OF INVESTEEES
LABA SEBELUM PAJAK	1.298.473.559.565		1.133.182.587.932	PROFIT BEFORE TAX
BEBAN PAJAK KINI	8.510.594.250	39	6.525.357.822	CURRENT TAX EXPENSE
LABA TAHUN BERJALAN	1.289.962.965.315		1.126.657.230.110	NET PROFIT FOR THE YEAR
PENGHASILAN KOMPREHENSIF LAIN				OTHER COMPREHENSIVE INCOME
Pos yang tidak akan direklasifikasi ke laba rugi:				Items that will not be reclassified subsequently to profit and loss:
Ekuitas pada pengukuran kembali liabilitas imbalan pasti dari entitas asosiasi	(84.608.187)	12	610.116.497	Share in remeasurement of defined benefit liability of associates
Pengukuran kembali liabilitas imbalan pasti	(6.582.728.530)	35	8.756.602.698	Remeasurement of defined benefit liability
Pos yang akan direklasifikasi ke laba rugi - Keuntungan belum direalisasi dari kenaikan nilai wajar efek tersedia untuk dijual	403.146.778	5	1.451.231.167	Items that will be reclassified subsequently to profit and loss - Unrealized gain on increase in fair value of available for sale securities
Jumlah Penghasilan (Rugi) Komprehensif Lain	(6.264.189.939)		10.817.950.362	Total Other Comprehensive Income (Loss)
JUMLAH PENGHASILAN KOMPREHENSIF	1.283.698.775.376		1.137.475.180.472	TOTAL COMPREHENSIVE INCOME
Jumlah laba tahun berjalan yang dapat diatribusikan kepada:				Total profit for the year attributable to:
Pemilik entitas induk	1.102.853.913.328		911.492.519.460	Owners of the Company
Keputusan nonpengendali	187.109.051.987	31	215.164.710.650	Non-controlling interests
Jumlah	1.289.962.965.315		1.126.657.230.110	Total
Jumlah penghasilan komprehensif yang dapat diatribusikan kepada:				Total comprehensive income attributable to:
Pemilik entitas induk	1.097.731.675.915		920.832.091.589	Owners of the Company
Keputusan nonpengendali	185.967.099.461	31	216.643.088.883	Non-controlling interests
Jumlah	1.283.698.775.376		1.137.475.180.472	Total
LABA PER SAHAM DASAF	596,14	40	492,70	BASIC EARNINGS PER SHARE

Lihat catatan atas laporan keuangan konsolidasian yang merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

See accompanying notes to consolidated financial statements which are an integral part of the consolidated financial statements.

Laporan Posisi Keuangan Konsolidasian
PT MEGAPOLITAN DEVELOPMENTS Tbk DAN ENTITAS ANAK
31 Desember 2016 dan 2015
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

Consolidated Statement of Financial Position
PT MEGAPOLITAN DEVELOPMENTS Tbk AND ITS SUBSIDIARIES
December 31, 2016 and 2015
(Figures are presented in Rupiah, unless otherwise stated)

Catatan/ Notes	31 Desember / December, 31			
	2016	2015		
ASET			ASSETS	
<u>ASET LANCAR</u>			<u>CURRENT ASSETS</u>	
Kas dan setara kas	2e,2u,4,41	155.448.589.979	127.054.477.065	Cash and cash equivalents
Aset keuangan lancar lainnya	2u,5,41	13.050.000.000	-	Other current financial assets
Piutang usaha				Trade receivables
Pihak ketiga	2h,2u,6,41	146.196.411.271	107.499.823.968	Third parties
Pihak berelasi	2f,2h,2u,6,33,41	4.322.115.042	462.906.745	Related parties
Piutang lain-lain - pihak ketiga	2u,7,41	1.120.811.842	741.518.995	Other receivables - third parties
Persediaan	2g,8	400.078.634.161	313.170.959.674	Inventories
Pajak dibayar dimuka	2s,20a	113.663.079	804.735.229	Prepaid taxes
Uang muka dan biaya dibayar dimuka	2i,10	18.355.325.726	8.594.651.132	Advance and prepaid expenses
Aset pengampunan pajak	2i,14	400.000.000	-	Tax amnesty assets
Jumlah aset lancar		<u>739.085.551.100</u>	<u>558.329.072.808</u>	Total current assets
<u>ASET TIDAK LANCAR</u>				<u>NON-CURRENT ASSETS</u>
Tanah yang belum dikembangkan	2j,9	319.691.475.461	252.513.908.650	Land for development
Piutang pihak berelasi-non usaha	2f,2u,34,41	73.509.897.085	71.470.134.718	Non trade - receivables related parties
Investasi pada entitas asosiasi	2d,10	7.383.119.594	77.726.921.163	Investments in associates
Goodwill	3g,27	2.109.551.639	2.109.551.639	Goodwill
Aset tetap - setelah dikurangi akumulasi penyusutan sebesar : tahun 2015 Rp 29.289.371.712 dan tahun 2016 Rp 31.153.053.038	2k,13,43	28.901.931.808	31.473.909.924	Fixed assets - net of accumulated depreciation of Rp 29,289,371,712 in 2015 and Rp 31,153,053,038 in 2016
Properti investasi - setelah dikurangi akumulasi penyusutan sebesar : tahun 2015 Rp 41.227.189.955 dan tahun 2016 Rp 53.134.450.851	2i,12,43	190.844.268.970	202.417.470.879	Investment properties - net of accumulated depreciation of Rp 41,227,189,955 in 2015 and Rp 53,134,450,851 in 2016
Aset pengampunan pajak	2i,14	2.115.866.000	-	Tax amnesty assets
Jumlah aset tidak lancar		<u>624.556.110.557</u>	<u>637.711.896.973</u>	Total non-current assets
JUMLAH ASET		<u><u>1.363.641.661.657</u></u>	<u><u>1.196.040.969.781</u></u>	TOTAL ASSETS

Catatan atas laporan keuangan konsolidasian terlampir merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian secara keseluruhan. /
The accompanying notes to the consolidated financial statements form an integral part of these consolidated financial statements taken as a whole.

Laporan Posisi Keuangan Konsolidasian (Lanjutan)
PT MEGAPOLITAN DEVELOPMENTS Tbk DAN ENTITAS ANAK
31 Desember 2016 dan 2015
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

Consolidated Statement of Financial Position (Continued)
PT MEGAPOLITAN DEVELOPMENTS Tbk AND ITS SUBSIDIARIES
December 31, 2016 and 2015
(Figures are presented in Rupiah, unless otherwise stated)

Catatan/ Notes	31 Desember / December, 31			
	2016	2015		
LIABILITAS DAN EKUITAS			LIABILITIES AND EQUITY	
<u>LIABILITAS JANGKA PENDEK</u>			<u>CURRENT LIABILITIES</u>	
Utang bank jangka pendek	2u,15,41	41.745.000.000	-	Short term bank loans
Utang usaha				Trade payables
Pihak ketiga	2u,18,41	77.404.061.408	48.972.263.807	Third parties
Pihak berelasi	2u,18,34,41	1.206.996.738	10.012.401.737	Related parties
Utang lain-lain - pihak ketiga	2u,19,41	21.506.888.092	17.860.570.832	Other payables - third parties
Utang pajak	2s,20b	21.211.525.799	30.043.397.476	Taxes payable
Beban yang masih harus dibayar	2u,21,41	6.361.621.757	6.344.372.244	Accrued expenses
Estimasi biaya penyelesaian proyek	2y,22	20.640.456.406	20.522.719.721	Estimated cost to complete projects
Pendapatan diterima dimuka	23	104.747.313.936	145.511.109.046	Unearned revenues
Bagian pinjaman jangka panjang yang jatuh tempo dalam waktu satu tahun				Current maturities of long - term debts
Utang bank dan lembaga keuangan lainnya	2m,2u,2z,16,41	62.487.139.775	93.196.197.516	Bank loan and other financial institutions
Utang sewa pembiayaan	2m,2u,17,41	1.360.659.811	1.305.600.276	Finance lease payables
Jumlah liabilitas jangka pendek		<u>358.671.663.722</u>	<u>373.768.632.655</u>	Total current liabilities
<u>LIABILITAS JANGKA PANJANG</u>				<u>NON-CURRENT LIABILITIES</u>
Utang pihak berelasi - non usaha	2u,34,41	-	41.108.210	Non trade payable- related parties
Pinjaman jangka panjang - setelah dikurangi bagian yang jatuh tempo dalam waktu satu tahun				Long - term debts net of current maturities
Utang bank dan lembaga keuangan lainnya	2m,2u,2z,16,41	304.563.170.983	150.207.046.913	Bank loan and other financial institutions
Utang sewa pembiayaan	2m,2u,17,41	147.913.232	1.509.007.760	Finance lease liabilities
Imbalan kerja - jangka panjang	2p,35,43	12.266.910.984	10.581.057.826	Employee benefit liability
Jumlah liabilitas jangka panjang		<u>316.977.995.199</u>	<u>162.338.220.709</u>	Total non-current liabilities
<u>EKUITAS</u>				<u>EQUITY</u>
Modal saham				Capital stock-
nilai nominal, Rp 100 per saham				Rp 100,- per share
Modal dasar - 10.000.000.000 saham				Authorized - 10,000,000,000 shares
Modal ditempatkan dan disetor penuh - 3.350.000.000	24	335.000.000.000	335.000.000.000	Issued and fully paid - 3,350,000,000
Tambahan modal disetor - neto	25	126.054.412.723	140.724.020.161	Additional paid-in capital - net
Saldo laba	26	224.152.116.576	165.185.529.891	Retained earnings
JUMLAH EKUITAS YANG DAPAT DIATRIBUSIKAN KEPADA PEMILIK ENTITAS INDUK		<u>685.206.529.299</u>	<u>640.909.550.052</u>	TOTAL EQUITY ATTRIBUTABLE TO THE OWNERS OF THE COMPANY
Kepentingan non pengendali	2b,28	2.785.473.437	19.024.566.365	Non controlling interest
JUMLAH EKUITAS		<u>687.992.002.736</u>	<u>659.934.116.417</u>	TOTAL EQUITY
JUMLAH LIABILITAS DAN EKUITAS		<u>1.363.641.661.657</u>	<u>1.196.040.969.781</u>	TOTAL LIABILITIES AND EQUITY

Catatan atas laporan keuangan konsolidasian terlampir merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian secara keseluruhan. /
The accompanying notes to the consolidated financial statements form an integral part of these consolidated financial statements taken as a whole.

Laporan Laba Rugi dan Penghasilan Komprehensif Lain Konsolidasian PT MEGAPOLITAN DEVELOPMENTS Tbk DAN ENTITAS ANAK Untuk tahun-tahun yang berakhir pada tanggal 31 Desember 2016 dan 2015 (Disajikan dalam Rupiah, kecuali dinyatakan lain)		Consolidated Statement of Profit or Loss and Other Comprehensive Income PT MEGAPOLITAN DEVELOPMENTS Tbk AND ITS SUBSIDIARIES For the years ended December 31, 2016 and 2015 (Figures are presented in Rupiah, unless otherwise stated)		
	Catatan/ Notes	2016	2015	
PENJUALAN USAHA	2o,29,43	330.444.925.707	325.313.686.454	REVENUES
BEBAN POKOK PENJUALAN	2o,30,43	(137.709.146.845)	(126.343.960.586)	COST OF SALES
LABA BRUTO		192.735.778.862	198.969.725.868	GROSS PROFIT
Pendapatan lainnya	2o,33	8.394.780.961	3.520.133.298	Others income
Pendapatan bunga	2o	4.972.276.086	3.840.295.797	Interest income
Keuntungan neto dari pelepasan entitas anak	2o,3d	19.725.345.904	-	Gain on disposal of a subsidiary - net
Beban umum dan administrasi	2o,32	(69.648.777.148)	(66.915.553.829)	General and administrative expenses
Beban penjualan	2o,31	(16.059.695.283)	(20.786.352.211)	Selling expenses
Beban pajak final	2o,2s,18c,20c	(14.455.777.264)	(20.211.367.450)	Final income tax
Beban penyusutan dan amortisasi	2o	(4.325.965.090)	(4.584.068.683)	Depreciation and amortization expenses
Beban bunga-bersih	2o	(37.085.279.333)	(29.700.388.312)	Interest expenses
Beban penyisihan piutang ragu-ragu	2h,2o,5,34	(15.866.896.587)	(5.614.572.296)	Bad debt expenses
Beban lainnya	2o	(1.060.622.048)	(674.179.157)	Others expenses
Bagian laba/(rugi) entitas asosiasi	2d	(45.174.859)	3.424.605.909	Equity in net income/(loss) associates entity
LABA SEBELUM PAJAK		67.279.994.201	61.268.278.934	PROFIT BEFORE TAX
MANFAAT (BEBAN) PAJAK PENGHASILAN				INCOME TAX BENEFIT (EXPENSES)
Pajak kini	2s,20c	(1.809.815.633)	-	Current tax
Pajak langguhan	2s	-	-	Deferred tax
LABA TAHUN BERJALAN		65.470.178.568	61.268.278.934	PROFIT FOR THE YEAR
PENGHASILAN KOMPREHENSIF LAIN				OTHER COMPREHENSIVE INCOME
Pos yang tidak akan direklasifikasi ke laba rugi:				Items that will not be reclassified subsequently to profit or loss:
Pengukuran kembali atas program imbalan kerja		285.939.629	25.174.600	Remeasurement on employee benefits program
JUMLAH PENGHASILAN KOMPREHENSIF		65.756.118.197	61.293.453.534	TOTAL COMPREHENSIVE INCOME
LABA TAHUN BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA:				NET INCOME ATTRIBUTABLE TO:
Pemilik entitas induk		65.377.610.761	59.860.788.070	Owners of the Company
Kepentingan non pengendali	2b,28	92.567.807	1.407.490.864	Non - controlling interest
		65.470.178.568	61.268.278.934	
JUMLAH PENGHASILAN KOMPREHENSIF YANG DIATRIBUSIKAN KEPADA:				TOTAL COMPREHENSIVE INCOME ATTRIBUTABLE TO:
Pemilik entitas induk		65.666.586.685	59.885.865.308	Owners of the Company
Kepentingan non pengendali		89.531.512	1.407.588.226	Non - controlling interest
		65.756.118.197	61.293.453.534	
LABA PER SAHAM DASAR	2w,36	19,52	17,87	BASIC EARNINGS PER SHARE

Catatan atas laporan keuangan konsolidasian terlampir merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian secara keseluruhan. /
The accompanying notes to the consolidated financial statements form an integral part of these consolidated financial statements taken as a whole.

The original consolidated financial statements included herein are in the Indonesian language.

**PT MEGAPOLITAN DEVELOPMENTS Tbk
DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN
KONSOLIDASIAN**

31 Desember 2018 dan 2017

(Disajikan dalam Rupiah, kecuali dinyatakan lain)

**PT MEGAPOLITAN DEVELOPMENTS Tbk
AND ITS SUBSIDIARIES
CONSOLIDATED STATEMENTS OF
FINANCIAL POSITION**

December 31, 2018 and 2017

(Expressed in Rupiah, unless otherwise stated)

	Catatan/ Notes	2018	2017	
ASET				ASSETS
ASET LANCAR				CURRENT ASSETS
Kas dan setara kas	4	59.060.202.817	184.744.378.109	<i>Cash and cash equivalents</i>
Aset keuangan lancar lainnya	5	10.000.000.000	30.000.000.000	<i>Other current financial assets</i>
Piutang usaha:				<i>Trade receivables:</i>
- Pihak ketiga	6	149.199.692.593	162.903.133.787	<i>Third parties -</i>
- Pihak berelasi	6, 35	2.582.894.257	3.054.208.297	<i>Related parties -</i>
Piutang lain-lain	7	48.715.326.315	12.621.721.812	<i>Other receivables</i>
Persediaan	8	1.148.525.164.132	815.841.437.508	<i>Inventories</i>
Uang muka dan beban dibayar dimuka	10	29.182.919.726	25.995.244.904	<i>Advance and prepaid expenses</i>
Pajak dibayar dimuka	18a	21.339.984.435	3.729.366.433	<i>Prepaid taxes</i>
Aset pengampunan pajak	14, 18e	400.000.000	400.000.000	<i>Tax amnesty assets</i>
JUMLAH ASET LANCAR		<u>1.469.006.184.275</u>	<u>1.239.289.490.850</u>	TOTAL CURRENT ASSETS
ASET TIDAK LANCAR				NON-CURRENT ASSETS
Piutang				<i>Non-trade receivables</i>
pihak berelasi	35	44.121.931.836	76.279.746.334	<i>related parties</i>
Tanah yang belum dikembangkan	9	358.806.197.744	351.255.171.100	<i>Land of development</i>
Investasi pada entitas asosiasi	11	7.119.961.704	7.251.151.451	<i>Investment in an associate</i>
Properti investasi	12	188.069.000.363	157.231.605.945	<i>Investment properties</i>
Aset tetap - bersih	13	25.454.811.279	32.494.541.874	<i>Fixed assets - net</i>
Aset lain-lain		841.915	691.641.914	<i>Other assets</i>
Aset pengampunan pajak	14, 18e	1.925.779.397	2.020.822.699	<i>Tax amnesty assets</i>
Goodwill	28	2.109.551.639	2.109.551.639	<i>Goodwill</i>
JUMLAH ASET TIDAK LANCAR		<u>627.608.075.877</u>	<u>629.334.232.956</u>	TOTAL NON- CURRENT ASSETS
JUMLAH ASET		<u>2.096.614.260.152</u>	<u>1.868.623.723.806</u>	TOTAL ASSETS

Catatan atas laporan keuangan konsolidasian terlampir merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian ini secara keseluruhan.

The accompanying notes to the consolidated financial statements form an integral part of these consolidated financial statements taken as a whole.

The original consolidated financial statements included herein are in the Indonesian language.

PT MEGAPOLITAN DEVELOPMENTS Tbk
DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN
KONSOLIDASIAN
31 Desember 2018 dan 2017
 (Disajikan dalam Rupiah, kecuali dinyatakan lain)

PT MEGAPOLITAN DEVELOPMENTS Tbk
AND ITS SUBSIDIARIES
CONSOLIDATED STATEMENTS OF
FINANCIAL POSITION
December 31, 2018 and 2017
 (Expressed in Rupiah, unless otherwise stated)

	Catatan/ Notes	2018	2017	
LIABILITAS DAN EKUITAS				LIABILITIES AND EQUITY
LIABILITAS JANGKA PENDEK				CURRENT LIABILITIES
Utang bank dan lembaga keuangan lainnya	15	7.500.000.000	-	Bank loan and other financial institutions
Utang usaha				Trade payables
- Pihak ketiga	16	188.898.195.051	68.966.520.994	Third parties -
- Pihak berelasi	16, 35	2.637.446.534	3.559.317.537	Related parties -
Utang lain-lain	17	24.358.105.275	32.240.501.448	Other payables
Utang pajak	18b	19.704.322.019	20.146.069.811	Taxes payable
Beban yang masih harus dibayar	19	7.170.639.684	5.192.859.011	Accrued expenses
Estimasi biaya penyelesaian proyek	20	15.560.512.706	19.162.333.960	Estimated cost to complete projects
Pendapatan diterima dimuka	21	91.459.144.510	83.379.638.482	Unearned revenue
Bagian pinjaman jangka panjang yang jatuh tempo dalam waktu satu tahun:				Current maturities of long-term debts:
- Utang bank dan lembaga keuangan lainnya	15	127.001.950.346	178.038.707.721	Bank loan and other financial institutions
- Utang sewa pembiayaan	22	-	148.348.185	Finance lease liabilities -
JUMLAH LIABILITAS JANGKA PENDEK		484.290.316.125	410.834.297.149	TOTAL CURRENT LIABILITIES
LIABILITAS JANGKA PANJANG				NON-CURRENT LIABILITIES
Pinjaman jangka panjang setelah dikurangi bagian yang jatuh tempo dalam waktu satu tahun				Long-term debts net of current maturities
- Utang bank dan lembaga keuangan lainnya	15	756.409.156.807	656.851.943.262	Bank loan and other financial institutions
Utang pihak berelasi	23, 35	36.077.749.574	-	Related parties payables
Kewajiban lmbalan kerja	24	15.245.485.273	14.006.916.237	Employee benefit liability
JUMLAH LIABILITAS JANGKA PANJANG		807.732.391.654	670.858.859.499	TOTAL NON-CURRENT LIABILITIES
JUMLAH LIABILITAS		1.292.022.707.779	1.081.693.156.648	TOTAL LIABILITIES

Catatan atas laporan keuangan konsolidasian terlampir merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian ini secara keseluruhan.

The accompanying notes to the consolidated financial statements form an integral part of these consolidated financial statements taken as a whole.

The original consolidated financial statements included herein are in the Indonesian language.

PT MEGAPOLITAN DEVELOPMENTS Tbk
DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN
KONSOLIDASIAN
31 Desember 2018 dan 2017

(Disajikan dalam Rupiah, kecuali dinyatakan lain)

PT MEGAPOLITAN DEVELOPMENTS Tbk
AND ITS SUBSIDIARIES
CONSOLIDATED STATEMENTS OF
FINANCIAL POSITION
December 31, 2018 and 2017

(Expressed in Rupiah, unless otherwise stated)

	Catatan/ Notes	2018	2017	
EKUITAS				EQUITY
Ekuitas yang dapat diatribusikan kepada pemilik entitas induk				Equity attributable to owners of the parent entity
Modal saham				Capital stock -
saham – nilai nominal Rp100 per saham. Modal dasar - 10.000.000.000 saham				Rp100 par value per share. Authorized - 10,000,000,000 shares
Modal ditempatkan dan disetor penuh 3.350.000.000	25	335.000.000.000	335.000.000.000	Issued and fully paid 3,350,000,000 shares
Tambahan modal disetor	26	126.054.412.723	126.054.412.723	Additional paid-in capital
Saldo laba (defisit)	27	<u>339.670.369.378</u>	<u>322.162.828.347</u>	Retained earnings (deficit)
Ekuitas neto yang dapat diatribusikan kepada pemilik entitas induk		800.724.782.101	783.217.241.070	Net equity attributable to owners of the parent entity
Kepentingan non pengendali	29	<u>3.866.770.272</u>	<u>3.713.326.088</u>	Non-controlling interest
JUMLAH EKUITAS		<u>804.591.552.373</u>	<u>786.930.567.158</u>	TOTAL EQUITY
JUMLAH LIABILITAS DAN EKUITAS		<u>2.096.614.260.152</u>	<u>1.868.623.723.806</u>	TOTAL LIABILITIES AND EQUITY

Catatan atas laporan keuangan konsolidasian terlampir merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian ini secara keseluruhan.

The accompanying notes to the consolidated financial statements form an integral part of these consolidated financial statements taken as a whole.

The original consolidated financial statements included herein are in the Indonesian language.

PT MEGAPOLITAN DEVELOPMENTS Tbk
DAN ENTITAS ANAK
LAPORAN LABA RUGI
DAN PENGHASILAN KOMPREHENSIF LAIN
KONSOLIDASIAN
31 Desember 2018 dan 2017

(Disajikan dalam Rupiah, kecuali dinyatakan lain)

PT MEGAPOLITAN DEVELOPMENTS Tbk
AND ITS SUBSIDIARIES
CONSOLIDATED STATEMENTS OF
PROFIT OR LOSS
AND OTHER COMPREHENSIVE INCOME
December 31, 2018 and 2017

(Expressed in Rupiah, unless otherwise stated)

	Catatan/ Notes	2018	2017	
PENJUALAN	30	227.645.690.310	396.684.909.930	SALES
BEBAN POKOK				
 PENJUALAN	31	(125.717.387.744)	(126.525.502.873)	COST OF SALES
LABA BRUTO		101.928.302.566	270.159.407.057	GROSS PROFIT
Pendapatan lainnya	34	55.814.487.095	15.845.959.779	Other income
Pendapatan bunga		1.018.607.695	5.389.635.028	Interest income
Beban penjualan	32	(17.202.361.567)	(20.437.319.733)	Selling expenses
Beban umum dan administrasi	33	(76.238.283.437)	(74.768.453.503)	General and administrative expenses
Beban penyisihan piutang ragu-ragu	6	(3.639.790.767)	(5.204.207.810)	Provision for impairment of trade receivable
Bagian laba/(rugi) entitas asosiasi	11	(131.189.747)	(131.968.143)	Equity in net income/(loss) associates entity
Beban kerugian kebakaran	12	(6.831.874.208)	(34.731.468.740)	Fire losses expenses
Beban penyusutan dan amortisasi	13	(3.884.498.615)	(4.717.375.700)	Depreciation and amortization expenses
Beban pajak final	18c	(10.379.779.967)	(15.082.279.126)	Final income tax
Beban bunga		(23.333.179.484)	(27.282.783.449)	Interest expenses
Beban lainnya	34	(1.025.429.944)	(2.827.263.148)	Others expenses
LABA SEBELUM PAJAK		16.095.009.620	106.211.882.512	PROFIT BEFORE TAX
MANFAAT (BEBAN) PAJAK				INCOME TAX BENEFIT
PENGHASILAN				(EXPENSES)
Beban pajak tidak final				Non-final tax expenses
Pajak kini	18d	-	-	Current tax
Pajak tangguhan		-	-	Deferred tax
LABA TAHUN BERJALAN		16.095.009.620	106.211.882.512	PROFIT FOR THE YEAR

Catatan atas laporan keuangan konsolidasian terlampir merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian ini secara keseluruhan.

The accompanying notes to the consolidated financial statements form an integral part of these consolidated financial statements taken as a whole.

The original consolidated financial statements included herein are in the Indonesian language.

PT MEGAPOLITAN DEVELOPMENTS Tbk	PT MEGAPOLITAN DEVELOPMENTS Tbk
DAN ENTITAS ANAK	AND ITS SUBSIDIARIES
LAPORAN LABA RUGI	CONSOLIDATED STATEMENTS OF
DAN PENGHASILAN KOMPREHENSIF LAIN	PROFIT OR LOSS
KONSOLIDASIAN	AND OTHER COMPREHENSIVE INCOME
31 Desember 2018 dan 2017	December 31, 2018 and 2017
(Disajikan dalam Rupiah, kecuali dinyatakan lain)	(Expressed in Rupiah, unless otherwise stated)

	Catatan/ Notes	2018	2017	
PENGHASILAN KOMPREHENSIF LAIN				OTHER COMPREHENSIVE INCOME
Pos yang tidak akan direklasifikasi ke laba rugi:				Items that will not be reclassified to profit or loss:
Penghasilan komprehensif lain				
Pengkukuran kembali atas program imbalan kerja		1.565.975.595	(573.318.090)	<i>Remeasurement on employee benefits program</i>
JUMLAH PENGHASILAN KOMPREHENSIF		17.660.985.215	105.638.564.422	TOTAL COMPREHENSIVE INCOME FOR THE YEAR
LABA YANG DIATRIBUSIKAN KEPADA:				PROFIT ATTRIBUTABLE TO:
- Pemilik entitas induk		15.943.111.996	105.283.741.930	<i>Owners of the company -</i>
- Kepentingan non pengendali	29	151.897.624	928.140.582	<i>Non-controlling interests -</i>
		16.095.009.620	106.211.882.512	
JUMLAH PENGHASILAN KOMPREHENSIF YANG DIATRIBUSIKAN KEPADA:				COMPREHENSIVE INCOME ATTRIBUTABLE TO:
- Pemilik entitas induk		17.507.541.031	104.710.711.771	<i>Owners of the company -</i>
- Kepentingan non pengendali		153.444.184	927.852.651	<i>Non-controlling interests -</i>
		17.660.985.215	105.638.564.422	
LABA PER SAHAM DASAR	36	5,23	31,26	BASIC EARNINGS PER SHARE

Catatan atas laporan keuangan konsolidasian terlampir merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian ini secara keseluruhan.

The accompanying notes to the consolidated financial statements form an integral part of these consolidated financial statements taken as a whole.

The original consolidated financial statements included herein are in the Indonesian language.

**PT MEGAPOLITAN DEVELOPMENTS Tbk
DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN
KONSOLIDASIAN**

31 Desember 2019 dan 2018

(Disajikan dalam Rupiah, kecuali dinyatakan lain)

**PT MEGAPOLITAN DEVELOPMENTS Tbk
AND ITS SUBSIDIARIES
CONSOLIDATED STATEMENTS OF
FINANCIAL POSITION**

December 31, 2019 and 2018

(Expressed in Rupiah, unless otherwise stated)

	Catatan/ Notes	2019	2018	
ASET				ASSETS
ASET LANCAR				CURRENT ASSETS
Kas dan setara kas	4	64.408.300.819	59.060.202.817	Cash and cash equivalents
Aset keuangan lancar lainnya	5	10.000.000.000	10.000.000.000	Other current financial assets
Piutang usaha:				Trade receivables:
- Pihak ketiga	6	124.815.418.550	149.199.692.593	Third parties -
- Pihak berelasi	6, 34	442.871.920	2.582.894.257	Related parties -
Piutang lain-lain	7	2.255.764.698	48.715.326.315	Other receivables
Persediaan	8	1.277.002.506.761	1.148.525.164.132	Inventories
Uang muka dan beban dibayar dimuka	10	8.972.316.095	5.123.124.076	Advance and prepaid expenses
Pajak dibayar dimuka	18a	25.587.407.085	21.339.984.435	Prepaid taxes
Aset pengampunan pajak	14,18e	400.000.000	400.000.000	Tax amnesty assets
JUMLAH ASET LANCAR		1.513.884.585.928	1.444.946.388.625	TOTAL CURRENT ASSETS
ASET TIDAK LANCAR				NON-CURRENT ASSETS
Piutang				Non-trade receivables
pihak berelasi	34	42.867.441.817	44.121.931.836	related parties
Uang muka	10	28.898.950.480	24.059.795.650	Advance
Tanah yang belum dikembangkan	9	345.449.790.472	358.806.197.744	Land of Development
Investasi pada entitas asosiasi	11	7.021.383.580	7.119.961.704	Investment in an associate
Properti investasi	12	178.038.726.975	188.069.000.363	Investment properties
Aset tetap - bersih	13	23.693.071.379	25.454.811.279	Fixed assets - net
Aset lain-lain		150.000.000	841.915	Other assets
Aset pengampunan pajak	14, 18e	1.830.736.095	1.925.779.397	Tax amnesty assets
Goodwill	27	2.109.551.639	2.109.551.639	Goodwill
JUMLAH ASET TIDAK LANCAR		630.059.652.437	651.667.871.527	TOTAL NON - CURRENT ASSETS
JUMLAH ASET		2.143.944.238.365	2.096.614.260.152	TOTAL ASSETS

Catatan atas laporan keuangan konsolidasian terlampir merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian ini secara keseluruhan.

The accompanying notes to the consolidated financial statements form an integral part of these consolidated financial statements taken as a whole.

The original consolidated financial statements included herein are in the Indonesian language.

**PT MEGAPOLITAN DEVELOPMENTS Tbk
DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN
KONSOLIDASIAN**

31 Desember 2019 dan 2018

(Disajikan dalam Rupiah, kecuali dinyatakan lain)

**PT MEGAPOLITAN DEVELOPMENTS Tbk
AND ITS SUBSIDIARIES
CONSOLIDATED STATEMENTS OF
FINANCIAL POSITION**

December 31, 2019 and 2018

(Expressed in Rupiah, unless otherwise stated)

	Catatan/ Notes	2019	2018	
LIABILITAS DAN EKUITAS				LIABILITIES AND EQUITY
LIABILITAS JANGKA PENDEK				CURRENT LIABILITIES
Utang bank dan lembaga keuangan lainnya	15	-	7.500.000.000	Bank loan and other financial institutions
Utang usaha				Trade payables
- Pihak ketiga	16	140.430.620.975	188.898.195.051	Third parties -
- Pihak berelasi	16, 34	4.031.599.874	2.637.446.534	Related parties -
Utang lain-lain	17	37.222.662.936	24.358.105.275	Other payables
Utang pajak	18b	20.208.936.045	19.704.322.019	Taxes payable
Beban yang masih harus dibayar	19	24.887.671.058	7.170.639.684	Accrued expenses
Estimasi biaya penyelesaian proyek	20	13.895.809.716	15.560.512.706	Estimated cost to complete Projects
Pendapatan diterima dimuka	21	111.697.032.203	91.459.144.510	Unearned revenue
Bagian pinjaman jangka panjang yang jatuh tempo dalam waktu satu tahun:				Current maturities of long-term debts:
- Utang bank dan lembaga keuangan lainnya	15	28.658.503.800	127.001.950.346	Bank loan and other financial institutions
JUMLAH LIABILITAS JANGKA PENDEK		381.032.836.607	484.290.316.125	TOTAL CURRENT LIABILITIES
LIABILITAS JANGKA PANJANG				NON-CURRENT LIABILITIES
Pinjaman jangka panjang setelah dikurangi bagian yang jatuh tempo dalam waktu satu tahun				Long-term debts net of current maturities
- Utang bank dan lembaga keuangan lainnya	15	948.381.456.200	756.409.156.807	Bank loan and other financial institutions
Utang pihak berelasi	22, 34	27.691.540.106	36.077.749.574	Related parties payables
Kewajiban Imbalan kerja	23	14.607.297.469	15.245.485.273	Employee benefit liability
JUMLAH LIABILITAS JANGKA PANJANG		990.680.293.775	807.732.391.654	TOTAL NON-CURRENT LIABILITIES
JUMLAH LIABILITAS		1.371.713.130.382	1.292.022.707.779	TOTAL LIABILITIES

Catatan atas laporan keuangan konsolidasian terlampir merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian ini secara keseluruhan.

The accompanying notes to the consolidated financial statements form an integral part of these consolidated financial statements taken as a whole.

The original consolidated financial statements included herein are in the Indonesian language.

**PT MEGAPOLITAN DEVELOPMENTS Tbk
DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN
KONSOLIDASIAN**

31 Desember 2019 dan 2018

(Disajikan dalam Rupiah, kecuali dinyatakan lain)

**PT MEGAPOLITAN DEVELOPMENTS Tbk
AND ITS SUBSIDIARIES
CONSOLIDATED STATEMENTS OF
FINANCIAL POSITION**

December 31, 2019 and 2018

(Expressed in Rupiah, unless otherwise stated)

	Catatan/ Notes	2019	2018	
EKUITAS				EQUITY
Ekuitas yang dapat diatribusikan kepada pemilik entitas induk				Equity attributable to owners of the parent entity
Modal saham				Capital stock -
saham – nilai nominal Rp100 per saham. Modal dasar - 10.000.000.000 saham				Rp100 par value per share. Authorized - 10.000.000.000 shares
Modal ditempatkan dan disetor penuh 3.350.000.000	24	335.000.000.000	335.000.000.000	Issued and fully paid 3.350.000.000 shares
Tambahan modal disetor	25	126.054.412.723	126.054.412.723	Additional paid-in capital
Saldo laba (defisit)	26	307.463.663.479	339.670.369.378	Retained earnings (deficit)
Ekuitas neto yang dapat diatribusikan kepada pemilik entitas induk		768.518.076.202	800.724.782.101	Net equity attributable to owners of the parent entity
Kepentingan non pengendali	28	3.713.031.781	3.866.770.272	Non-controlling interest
JUMLAH EKUITAS		772.231.107.983	804.591.552.373	TOTAL EQUITY
JUMLAH LIABILITAS DAN EKUITAS		2.143.944.238.365	2.096.614.260.152	TOTAL LIABILITIES AND EQUITY

Catatan atas laporan keuangan konsolidasian terlampir merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian ini secara keseluruhan.

The accompanying notes to the consolidated financial statements form an integral part of these consolidated financial statements taken as a whole.

The original consolidated financial statements included herein are in the Indonesian language.

PT MEGAPOLITAN DEVELOPMENTS Tbk DAN ENTITAS ANAK LAPORAN LABA RUGI DAN PENGHASILAN KOMPREHENSIF LAIN KONSOLIDASIAN Untuk Tahun yang Berakhir pada 31 Desember 2019 dan 2018 (Disajikan dalam Rupiah, kecuali dinyatakan lain)	PT MEGAPOLITAN DEVELOPMENTS Tbk AND ITS SUBSIDIARIES CONSOLIDATED STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME For the Year Ended December 31, 2019 and 2018 (Expressed in Rupiah, unless otherwise stated)
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	Catatan/ Notes	2019	2018	
PENJUALAN	29	165.189.625.230	227.645.690.310	SALES
BEBAN POKOK				
PENJUALAN	30	(69.394.629.868)	(125.717.387.744)	COST OF SALES
LABA BRUTO		95.794.995.362	101.928.302.566	GROSS PROFIT
Pendapatan lainnya	33	23.689.822.967	55.814.487.095	Other income
Pendapatan bunga		650.595.340	1.018.607.695	Interest income
Beban penjualan	31	(15.794.498.321)	(17.202.361.567)	Selling expenses
Beban umum dan administrasi	32	(82.820.483.639)	(76.238.283.437)	General and administrative Expenses
Beban penyisihan piutang ragu-ragu	6	(5.294.314.473)	(3.639.790.767)	Provision for impairment of trade receivable
Bagian laba/(rugi) entitas asosiasi	11	(98.578.125)	(131.189.747)	Equity in net income/(loss) associates entity
Beban kerugian kebakaran	12	(7.400.081.615)	(6.831.874.208)	Fire losses expenses
Beban penyusutan dan amortisasi	13	(3.076.483.512)	(3.884.498.615)	Depreciation and amortization expenses
Beban pajak final	18c	(9.345.371.551)	(10.379.779.967)	Final income tax
Beban bunga		(27.235.676.178)	(23.333.179.484)	Interest expenses
Beban lainnya	33	(3.708.446.854)	(1.025.429.944)	Others expenses
LABA SEBELUM PAJAK		(34.638.520.599)	16.095.009.620	PROFIT BEFORE TAX
MANFAAT (BEBAN) PAJAK				INCOME TAX BENEFIT
PENGHASILAN				(EXPENSES)
Beban pajak tidak final				Non-final tax expenses
Pajak kini	18d	-	-	Current tax
Pajak tangguhan		-	-	Deferred tax
LABA TAHUN BERJALAN		(34.638.520.599)	16.095.009.620	PROFIT FOR THE YEAR

Catatan atas laporan keuangan konsolidasian terlampir merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian ini secara keseluruhan.

The accompanying notes to the consolidated financial statements form an integral part of these consolidated financial statements taken as a whole.

**PT JAYA REAL PROPERTY Tbk
DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN
KONSOLIDASIAN**
Per 31 Desember 2016 dan 2015
(Dalam Ribuan Rupiah, Kecuali Dinyatakan Lain)

**PT JAYA REAL PROPERTY Tbk
AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF
FINANCIAL POSITION**
As of December 31, 2016 and 2015
(In Thousand Rupiah, Unless Otherwise Stated)

	Catatan/ Note	2016 Rp	2015 Rp	
ASET				ASSETS
Aset Lancar				Current Assets
Kas dan Setara Kas	3, 31, 32	342,704,464	221,004,359	Cash and Cash Equivalents
Piutang Usaha	4, 29, 31			Accounts Receivable
Pihak Berelasi		4,102,297	579,922	Related Parties
Pihak Ketiga		62,869,141	64,453,546	Third Parties
Aset Keuangan Lancar Lainnya	31	4,015,661	3,734,584	Other Current Financial Assets
Persediaan	5	2,380,325,235	2,216,103,145	Inventories
Uang Muka Investasi	6	106,700,000	264,477,100	Advances of Investment
Biaya Dibayar di Muka		4,054,123	5,585,118	Prepaid Expenses
Pajak Dibayar Di Muka	28.a	128,524,101	144,194,774	Prepaid Taxes
Total Aset Lancar		3,033,295,022	2,920,132,548	Total Current Assets
Aset Tidak Lancar				Non-Current Assets
Investasi Pada Entitas Asosiasi dan Ventura Bersama	7, 29	572,239,168	291,956,468	Investment in Associates and Joint Ventures
Piutang Pihak Berelasi - Non Usaha	29, 31	6,107,583	2,950,065	Due from Related Parties - Non Trade
Uang Muka Pembelian Tanah	33.j, 33.k	--	80,525,725	Advances for Land Acquisition
Tanah untuk Pengembangan	8	3,765,717,349	3,191,511,891	Land for Development
Properti Investasi	9	819,448,840	822,298,371	Investment Properties
Aset Tetap	10	85,783,712	87,985,596	Fixed Assets
Aset Keuangan Tidak Lancar Lainnya	11, 31	185,676,732	166,007,241	Other Non Current Financial Assets
Aset Non Keuangan Tidak Lancar Lainnya		16,168,246	14,733,533	Other Non Current Non Financial Assets
Total Aset Tidak Lancar		5,451,141,630	4,657,968,890	Total Non-Current Assets
TOTAL ASET		8,484,436,652	7,578,101,438	TOTAL ASSETS
LIABILITAS DAN EKUITAS				LIABILITIES AND EQUITY
LIABILITAS				LIABILITIES
Liabilitas Jangka Pendek				Current Liabilities
Utang Usaha				Accounts Payable
Pihak Berelasi	12, 29	36,736,974	18,000,376	Related Parties
Pihak Ketiga		171,243,507	105,548,873	Third Parties
Liabilitas Keuangan Jangka Pendek Lainnya	13	66,937,295	56,446,682	Other Current Financial Liabilities
Utang Pajak	28.d	50,854,955	50,695,193	Tax Payables
Beban Akrual	14, 31	147,718,316	140,454,634	Accrued Expenses
Liabilitas Imbalan Kerja Jangka Pendek		153,247,057	114,020,117	Short Term Employee Benefits Liabilities
Uang Muka Penjualan	15	2,378,536,864	2,426,187,261	Advances from Customers
Pendapatan Diterima di Muka dan Setoran Jaminan	17	95,286,007	62,141,580	Unearned Revenue and Customers' Deposits
Utang Pihak Berelasi - Non Usaha	29, 31	8,371,839	864,661	Due to Related Parties - Non Trade
Bagian Utang Bank Jangka Panjang yang Jatuh Tempo Dalam Satu Tahun	16	2,700,000	--	Current Portion of Long Term Bank Loan
Total Liabilitas Jangka Pendek		3,111,632,814	2,974,359,377	Total Current Liabilities
Liabilitas Jangka Panjang				Non-Current Liabilities
Utang Bank Jangka Panjang - Setelah Dikurangi Bagian yang Jatuh Tempo Dalam Satu Tahun	16	79,542,735	27,563,406	Long Term Bank Loan - Net of Current Portion
Pendapatan Diterima di Muka dan Setoran Jaminan	17	356,299,984	409,129,315	Unearned Revenue and Customers' Deposits
Liabilitas Imbalan Kerja Jangka Panjang	18	30,562,216	26,118,200	Long Term Employee Benefits Liabilities
Total Liabilitas Jangka Panjang		466,404,935	462,810,921	Total Non-Current Liabilities
TOTAL LIABILITAS		3,578,037,749	3,437,170,298	TOTAL LIABILITIES
EKUITAS				EQUITY
Ekuitas yang Dapat Diatribusikan Kepada Pemilik Entitas Induk:				Equity Attributable to Owners of the Parent:
Modal Saham - Nilai Nominal Rp20 (angka penuh)				Capital Stock - Par Value Rp20 (full amount)
Modal Dasar - 25.000.000.000 saham				Authorized Capital - 25,000,000,000 shares
Modal Ditempatkan dan Disetor Penuh - 13.750.000.000 Saham	19	275,000,000	275,000,000	Issued and Fully Paid - 13,750,000,000 shares
Tambahan Modal Disetor	20	509,710,395	493,425,053	Additional Paid in Capital
Saldo Laba				Retained Earnings
Telah Ditentukan Penggunaannya	21	55,000,000	44,000,000	Appropriated
Belum Ditentukan Penggunaannya		3,904,522,910	3,191,406,382	Unappropriated
Saham Treasuri	19	(45,178,514)	(48,396,400)	Treasury Stocks
		4,699,054,791	3,955,435,035	
Kepentingan Nonpengendali	22	207,344,112	185,496,105	Non-Controlling Interest
TOTAL EKUITAS		4,906,398,903	4,140,931,140	TOTAL EQUITY
TOTAL LIABILITAS DAN EKUITAS		8,484,436,652	7,578,101,438	TOTAL LIABILITIES AND EQUITY

Catatan terlampir merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian secara keseluruhan

The accompanying notes form an integral part of these consolidated financial statements

**PT JAYA REAL PROPERTY Tbk
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	Catatan/ Note	2016 Rp	2015 Rp	
PENDAPATAN USAHA	23	2,381,022,659	2,150,206,788	REVENUES
BEBAN POKOK PENJUALAN DAN BEBAN LANGSUNG	24	942,653,475	884,696,930	COST OF REVENUES AND DIRECT EXPENSES
LABA KOTOR		<u>1,438,369,184</u>	<u>1,265,509,858</u>	GROSS PROFIT
Pendapatan Lainnya		30,263,874	27,584,535	Other incomes
Beban Usaha	25	(355,582,745)	(333,090,823)	Operating Expenses
Beban Lainnya		<u>(170,212)</u>	<u>(6,547,764)</u>	Other Expenses
LABA USAHA		<u>1,112,880,102</u>	<u>953,455,806</u>	INCOME FROM OPERATION
Beban Pajak Final	27	(123,480,132)	(115,266,523)	Final Expenses Tax
Pendapatan Keuangan	26	18,586,236	27,056,510	Financial Income
Beban Keuangan		(4,398,308)	--	Finance Charge
Bagian Laba Entitas Asosiasi dan Ventura Bersama	7	<u>23,891,982</u>	<u>11,372,476</u>	Equity In Net Earnings of Associates and Joint Ventures
LABA SEBELUM PAJAK PENGHASILAN		<u>1,027,479,880</u>	<u>876,618,269</u>	INCOME BEFORE INCOME TAX
BEBAN PAJAK PENGHASILAN	28			INCOME TAX EXPENSES
Pajak Kini		(9,630,694)	(6,841,091)	Current Tax
Pajak Tanggahan		--	--	Deferred Tax
Total		<u>(9,630,694)</u>	<u>(6,841,091)</u>	Total
LABA TAHUN BERJALAN		<u>1,017,849,186</u>	<u>869,777,178</u>	INCOME FOR THE YEAR
PENGHASILAN KOMPRESIF LAIN				OTHER COMPREHENSIVE INCOME
Pos yang Tidak akan Direklasifikasi ke Laba Rugi				Item That Will Not Reclassified to Profit and Loss
Pengukuran Kembali atas Program Imbalan Pasti	18	(3,617,013)	1,488,710	Remeasurement of Defined Benefits Plan
Pengukuran Kembali atas Program Imbalan Pasti Entitas Asosiasi		--	3,754	Remeasurement of Defined Benefits Plan of Associates
Pajak Penghasilan Terkait		--	--	Related Income Tax
Total Penghasilan Komprehensif Lain		<u>(3,617,013)</u>	<u>1,492,464</u>	Total Other Comprehensive Income
LABA KOMPRESIF TAHUN BERJALAN		<u>1,014,232,173</u>	<u>871,269,642</u>	COMPREHENSIVE INCOME FOR THE YEAR
Laba Tahun Berjalan yang Dapat Diatribusikan Kepada:				Income for the Year Attributable to:
Pemilik Entitas Induk		1,010,519,626	872,945,782	Owners of the Parent Entity
Kepentingan Nonpengendali		<u>7,329,560</u>	<u>(3,168,604)</u>	Non-Controlling Interest
Total		<u>1,017,849,186</u>	<u>869,777,178</u>	Total
Laba Komprehensif Tahun Berjalan yang Dapat Diatribusikan Kepada:				Comprehensive Income for the Year Attributable to:
Pemilik Entitas Induk		1,006,835,418	874,199,452	Owners of the Parent Entity
Kepentingan Nonpengendali		<u>7,396,755</u>	<u>(2,929,810)</u>	Non-Controlling Interest
Total		<u>1,014,232,173</u>	<u>871,269,642</u>	Total
LABA PER SAHAM (Rupiah Penuh)	30			EARNINGS PER SHARE (Full Rupiah)
Dasar		75.05	64.93	Basic

Catatan terlampir merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian secara keseluruhan

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**PT JAYA REAL PROPERTY Tbk
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	Catatan/ Note	2018 Rp	2017 Rp	
ASET				ASSETS
Aset Lancar				Current Assets
Kas dan Setara Kas	4, 34, 35	966,107,445	724,156,963	Cash and Cash Equivalents
Piutang Usaha	5, 32, 34			Account Receivables
Pihak Berelasi		909,462	1,095,760	Related Parties
Pihak Ketiga		93,871,965	79,306,503	Third Parties
Aset Keuangan Lancar Lainnya	34	4,762,087	4,025,839	Other Current Financial Assets
Persediaan	6	2,743,458,817	2,521,947,822	Inventories
Uang Muka Investasi	7	4,255	7,519,515	Advance for Investments
Biaya Dibayar di Muka		3,629,504	4,526,688	Prepaid Expenses
Pajak Dibayar di Muka	31.a	110,904,674	106,218,820	Prepaid Taxes
Total Aset Lancar		3,923,648,209	3,448,797,910	Total Current Assets
Aset Tidak Lancar				Non Current Assets
Investasi Pada Entitas Asosiasi dan Ventura Bersama	8, 32	1,010,910,303	755,379,039	Investment in Associates and Joint Venture
Piutang Pihak Berelasi - Non Usaha	32, 34	1,849,867	2,111,393	Due from Related Parties - Non Trade
Uang Muka Pembelian Tanah		10,000,000	--	Advance for Land Acquisition
Tanah untuk Pengembangan	9	4,346,592,552	4,103,756,794	Land for Development
Properti Investasi	10	801,604,154	808,929,156	Investment Properties
Aset Tetap	11	133,633,966	120,194,526	Fixed Assets
Aset Keuangan Tidak Lancar Lainnya	12, 32, 34	262,423,761	216,022,697	Other Non Current Financial Assets
Aset Non Keuangan Tidak Lancar Lainnya		50,585,455	17,491,173	Other Non Current Non Financial Assets
Total Aset Tidak Lancar		6,617,600,058	6,023,884,778	Total Non Current Assets
TOTAL ASET		10,541,248,267	9,472,682,688	TOTAL ASSETS
LIABILITAS DAN EKUITAS				LIABILITIES AND EQUITY
LIABILITAS				LIABILITIES
Liabilitas Jangka Pendek				Current Liabilities
Utang Bank Jangka Pendek	13, 34	--	100,000,000	Short Term Bank Loans
Utang Usaha	14, 34			Account Payables
Pihak Berelasi	32	3,923,164	2,870,111	Related Parties
Pihak Ketiga		81,655,249	80,102,699	Third Parties
Liabilitas Keuangan Jangka Pendek Lainnya	15, 34	15,092,634	8,911,664	Other Current Financial Liabilities
Beban Akruai	16, 34	127,920,877	149,439,583	Accrued Expenses
Utang Pajak	31.d	96,457,298	117,336,400	Tax Payables
Liabilitas Imbalan Kerja Jangka Pendek	34	135,132,161	144,467,418	Short Term Employee Benefits Liabilities
Uang Muka Penjualan	17, 32	2,884,491,200	2,368,931,969	Advances from Customers
Utang Pihak Berelasi - Non Usaha	32, 34	414,950	6,392,980	Due to Related Parties - Non Trade
Bagian Liabilitas Jangka Panjang yang Jatuh Tempo Dalam Satu Tahun:				Current Portion of Long Term Liabilities:
Utang Bank	18, 34	4,700,000	3,700,000	Bank Loans
Pendapatan Diterima di Muka dan Setoran Jaminan	19, 32	130,251,690	111,558,945	Unearned Revenue and Customers Deposits
Total Liabilitas Jangka Pendek		3,480,039,223	3,093,711,769	Total Current Liabilities
Liabilitas Jangka Panjang				Non Current Liabilities
Liabilitas Jangka Panjang - Setelah Dikurangi Bagian yang Jatuh Tempo Dalam Satu Tahun:				Long Term Liabilities - Net of Current Portion:
Utang Bank	18, 34	21,211,743	25,875,148	Bank Loans
Pendapatan Diterima di Muka dan Setoran Jaminan	19, 32	309,956,267	338,584,109	Unearned Revenue and Customers Deposits
Liabilitas Imbalan Kerja Jangka Panjang	20, 32	36,692,347	38,016,129	Long Term Employee Benefits Liabilities
Total Liabilitas Jangka Panjang		367,860,357	402,475,386	Total Non Current Liabilities
TOTAL LIABILITAS		3,847,899,580	3,496,187,155	TOTAL LIABILITIES
EKUITAS				EQUITY
Ekuitas yang Dapat Diatribusikan kepada Pemilik Entitas Induk:				Equity Attributable to Owners of the Parent:
Modal Saham - nilai nominal Rp20 (angka penuh)				Capital Stock - par value Rp20 (full amount)
Modal Dasar - 25.000.000.000 saham				Authorized Capital - 25,000,000,000 shares
Modal Ditempatkan dan Disetor Penuh - 13.750.000.000 saham	21	275,000,000	275,000,000	Issued and Fully Paid - 13,750,000,000 shares
Tambahkan Modal Disetor - Neto	22	703,770,243	703,770,243	Additional Paid in Capital - Net
Saldo Laba				Retained Earnings
Telah Ditentukan Penggunaannya	23	55,000,000	55,000,000	Appropriated
Belum Ditentukan Penggunaannya		5,372,427,838	4,692,015,973	Unappropriated
		6,406,198,081	5,725,786,216	
Kepentingan Nonpengendali	24	287,150,606	250,709,317	Non-Controlling Interest
TOTAL EKUITAS		6,693,348,687	5,976,495,533	TOTAL EQUITY
TOTAL LIABILITAS DAN EKUITAS		10,541,248,267	9,472,682,688	TOTAL LIABILITIES AND EQUITY

Catatan terlampir merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian secara keseluruhan

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PT JAYA REAL PROPERTY Tbk
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	Catatan/ Note	2018 Rp	2017 Rp	
PENDAPATAN USAHA	25, 32	2,330,550,693	2,405,242,304	REVENUES
BEBAN POKOK PENJUALAN DAN BEBAN LANGSUNG	26	959,866,104	920,700,412	COST OF REVENUES AND DIRECT EXPENSES
LABA BRUTO		<u>1,370,684,589</u>	<u>1,484,541,892</u>	GROSS PROFIT
Beban Usaha	27	(365,817,293)	(393,652,365)	Operating Expenses
Pendapatan (Beban) Lainnya - Neto	28	112,168,528	162,435,455	Other Income (Expenses) - Net
LABA USAHA		<u>1,117,035,824</u>	<u>1,253,324,982</u>	INCOME FROM OPERATION
Pendapatan Keuangan	29	53,606,928	20,250,741	Financial Income
Beban Pajak Final	30	(72,523,526)	(91,073,824)	Final Tax Expense
Beban Keuangan		(3,529,999)	(10,382,826)	Financial Charge
Bagian Laba (Rugi) Entitas Asosiasi dan Ventura Bersama - Neto	8	(13,171,869)	(9,766,650)	Share of Profit (Loss) of Associates and Joint Venture - Net
LABA SEBELUM PAJAK PENGHASILAN		<u>1,081,417,358</u>	<u>1,162,352,423</u>	INCOME BEFORE INCOME TAX
BEBAN PAJAK PENGHASILAN	31.b	(31,671,597)	(45,226,315)	INCOME TAX EXPENSES
LABA TAHUN BERJALAN		<u>1,049,745,761</u>	<u>1,117,126,108</u>	INCOME FOR THE YEAR
PENGHASILAN KOMPREHENSIF LAIN				OTHER COMPREHENSIVE INCOME
Pos yang Tidak akan Direklasifikasi ke Laba Rugi				Item That Will Not Reclassified to Profit and Loss
Pengukuran Kembali atas Program Imbalan Pasti	20	4,792,633	(3,106,949)	Remeasurement of Defined Benefits Plan
Pajak Penghasilan Terkait		--	--	Related Income Tax
Total Penghasilan Komprehensif Lain		<u>4,792,633</u>	<u>(3,106,949)</u>	Total Other Comprehensive Income
LABA KOMPREHENSIF TAHUN BERJALAN		<u>1,054,538,394</u>	<u>1,114,019,159</u>	COMPREHENSIVE INCOME FOR THE YEAR
Labas Tahun Berjalan yang Dapat Diatribusikan kepada:				Income for the Year Attributable to:
Pemilik Entitas Induk		1,033,205,288	1,113,845,380	Owners of the Parent
Kepentingan Nonpengendali		16,540,473	3,280,728	Non-Controlling Interest
Total		<u>1,049,745,761</u>	<u>1,117,126,108</u>	Total
Labas Komprehensif Tahun Berjalan yang Dapat Diatribusikan kepada:				Comprehensive Income for the Year Attributable to:
Pemilik Entitas Induk		1,037,911,865	1,110,753,954	Owners of the Parent
Kepentingan Nonpengendali	24	16,626,529	3,265,205	Non-Controlling Interest
Total		<u>1,054,538,394</u>	<u>1,114,019,159</u>	Total
LABA PER SAHAM (Rupiah Penuh)				EARNINGS PER SHARE (Full Rupiah)
Dasar	33	75.14	82.05	Basic

Catatan terlampir merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian secara keseluruhan

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	Catatan/ Note	2019 Rp	2018 Rp	
ASET				ASSETS
Aset Lancar				Current Assets
Kas dan Setara Kas	4, 33, 34	814,040,955	966,107,445	Cash and Cash Equivalents
Piutang Usaha	5, 31, 33			Trade Receivables
Pihak Berelasi		796,454	909,462	Related Parties
Pihak Ketiga		96,987,951	93,871,965	Third Parties
Aset Keuangan Lancar Lainnya	33	6,083,026	4,762,087	Other Current Financial Assets
Persediaan	6	2,850,655,652	2,743,458,817	Inventories
Uang Muka Investasi	7	1,000	4,255	Advance for Investments
Biaya Dibayar di Muka		4,951,672	3,629,504	Prepaid Expenses
Pajak Dibayar di Muka	30.a	109,320,655	110,904,674	Prepaid Taxes
Total Aset Lancar		3,882,837,365	3,923,648,209	Total Current Assets
Aset Tidak Lancar				Non Current Assets
Investasi Pada Entitas Asosiasi dan Ventura Bersama	8, 31	1,114,225,454	1,010,910,303	Investment in Associates and Joint Venture
Piutang Pihak Berelasi - Non Usaha	31, 33	1,520,261	1,849,867	Due from Related Parties - Non Trade
Uang Muka Pembelian Tanah		10,000,000	10,000,000	Advance for Land Acquisition
Tanah untuk Pengembangan	9	4,736,425,797	4,346,592,552	Land for Development
Properti Investasi	10	870,885,941	801,604,154	Investment Properties
Aset Tetap	11	150,078,346	133,633,966	Fixed Assets
Aset Keuangan Tidak Lancar Lainnya	12, 31, 33	295,267,104	262,423,761	Other Non Current Financial Assets
Aset Non Keuangan Tidak Lancar Lainnya		103,694,832	50,585,455	Other Non Current Non Financial Assets
Total Aset Tidak Lancar		7,282,097,735	6,617,600,058	Total Non Current Assets
TOTAL ASET		11,164,935,100	10,541,248,267	TOTAL ASSETS
LIABILITAS DAN EKUITAS				LIABILITIES AND EQUITY
LIABILITAS				LIABILITIES
Liabilitas Jangka Pendek				Current Liabilities
Utang Usaha	13, 33			Trade Payables
Pihak Berelasi	31	4,329,026	3,923,164	Related Parties
Pihak Ketiga		85,105,477	81,655,249	Third Parties
Liabilitas Keuangan Jangka Pendek Lainnya	14, 33	24,006,127	15,092,634	Other Current Financial Liabilities
Beban Akruai	15, 33	158,701,291	127,920,877	Accrued Expenses
Utang Pajak	30.d	63,968,640	96,457,298	Tax Payables
Liabilitas Imbalan Kerja Jangka Pendek	33	132,267,067	135,132,161	Short Term Employee Benefits Liabilities
Uang Muka Penjualan	16, 31	2,804,314,249	2,884,491,200	Advances from Customers
Utang Pihak Berelasi - Non Usaha	31, 33	215,490	414,950	Due to Related Parties - Non Trade
Bagian Liabilitas Jangka Panjang yang Jatuh Tempo Dalam Satu Tahun:				Current Portion of Long Term Liabilities:
Utang Bank	17, 33	5,700,000	4,700,000	Bank Loans
Pendapatan Diterima di Muka dan Setoran Jaminan	18, 31	107,160,990	130,251,690	Unearned Revenue and Customers Deposits
Total Liabilitas Jangka Pendek		3,385,768,357	3,480,039,223	Total Current Liabilities
Liabilitas Jangka Panjang				Non Current Liabilities
Liabilitas Jangka Panjang - Setelah Dikurangi Bagian yang Jatuh Tempo Dalam Satu Tahun:				Long Term Liabilities - Net of Current Portion:
Utang Bank	17, 33	15,553,060	21,211,743	Bank Loans
Pendapatan Diterima di Muka dan Setoran Jaminan	18, 31	321,925,444	309,956,267	Unearned Revenue and Customers Deposits
Liabilitas Imbalan Kerja Jangka Panjang	19, 31	39,190,323	36,692,347	Long Term Employee Benefits Liabilities
Total Liabilitas Jangka Panjang		376,668,827	367,860,357	Total Non Current Liabilities
TOTAL LIABILITAS		3,762,437,184	3,847,899,580	TOTAL LIABILITIES
EKUITAS				EQUITY
Ekuitas yang Dapat Diatribusikan kepada Pemilik Entitas Induk:				Equity Attributable to Owners of the Parent:
Modal Saham - nilai nominal Rp20 (angka penuh)				Capital Stock - par value Rp20 (full amount)
Modal Dasar - 25.000.000.000 saham				Authorized Capital - 25,000,000,000 shares
Modal Ditempatkan dan Disetor Penuh - 13.750.000.000 saham	20	275,000,000	275,000,000	Issued and Fully Paid - 13,750,000,000 shares
Tambahan Modal Disetor - Neto	21	703,770,243	703,770,243	Additional Paid in Capital - Net
Saldo Laba				Retained Earnings
Telah Ditentukan Penggunaannya		55,000,000	55,000,000	Appropriated
Belum Ditentukan Penggunaannya		6,057,628,179	5,372,427,838	Unappropriated
Saham Treasuri	20	(3,405,946)	--	Treasury Stocks
		7,087,992,476	6,406,198,081	
Keuntungan Nonpengendali	23	314,505,440	287,150,606	Non-Controlling Interest
TOTAL EKUITAS		7,402,497,916	6,693,348,687	TOTAL EQUITY
TOTAL LIABILITAS DAN EKUITAS		11,164,935,100	10,541,248,267	TOTAL LIABILITIES AND EQUITY

Catatan terlampir merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian secara keseluruhan

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	Catatan/ Note	2019 Rp	2018 Rp	
PENDAPATAN USAHA	24, 31	2,423,269,696	2,330,550,693	REVENUES
BEBAN POKOK PENJUALAN DAN BEBAN LANGSUNG	25	<u>(1,024,472,640)</u>	<u>(959,866,104)</u>	COST OF REVENUES AND DIRECT EXPENSES
LABA BRUTO		<u>1,398,797,056</u>	<u>1,370,684,589</u>	GROSS PROFIT
Beban Usaha	26	(373,862,407)	(365,817,293)	Operating Expenses
Penghasilan (Beban) Lainnya - Neto	27	48,865,510	112,168,528	Other Income (Expenses) - Net
LABA USAHA		<u>1,073,800,159</u>	<u>1,117,035,824</u>	INCOME FROM OPERATION
Pendapatan Keuangan	28	64,202,536	53,606,928	Financial Income
Beban Pajak Final	29	(77,607,929)	(72,523,526)	Final Tax Expense
Beban Keuangan		(2,635,366)	(3,529,999)	Financial Charge
Bagian Laba (Rugi) Entitas Asosiasi dan Ventura Bersama - Neto	8	<u>(2,052,586)</u>	<u>(13,171,869)</u>	Share of Profit (Loss) of Associates and Joint Venture - Net
LABA SEBELUM PAJAK PENGHASILAN		<u>1,055,706,814</u>	<u>1,081,417,358</u>	INCOME BEFORE INCOME TAX
BEBAN PAJAK PENGHASILAN	30.b	<u>(18,504,977)</u>	<u>(31,671,597)</u>	INCOME TAX EXPENSES
LABA TAHUN BERJALAN		<u>1,037,201,837</u>	<u>1,049,745,761</u>	INCOME FOR THE YEAR
PENGHASILAN KOMPREHENSIF LAIN				OTHER COMPREHENSIVE INCOME
Pos yang Tidak akan Direklasifikasi ke Laba Rugi				Item That Will Not Reclassified to Profit and Loss
Pengukuran Kembali atas Program Imbalan Pasti Pajak Penghasilan Terkait	19	(1,705,162)	4,792,633	Remeasurement of Defined Benefits Plan Related Income Tax
Total Penghasilan Komprehensif Lain		<u>(1,705,162)</u>	<u>4,792,633</u>	Total Other Comprehensive Income
LABA KOMPREHENSIF TAHUN BERJALAN		<u>1,035,496,675</u>	<u>1,054,538,394</u>	COMPREHENSIVE INCOME FOR THE YEAR
Laba Tahun Berjalan yang Dapat Diatribusikan kepada:				Income for the Year Attributable to:
Pemilik Entitas Induk		1,016,858,196	1,033,205,288	Owners of the Parent
Kepentingan Nonpengendali		20,343,641	16,540,473	Non-Controlling Interest
Total		<u>1,037,201,837</u>	<u>1,049,745,761</u>	Total
Laba Komprehensif Tahun Berjalan yang Dapat Diatribusikan kepada:				Comprehensive Income for the Year Attributable to:
Pemilik Entitas Induk		1,015,200,341	1,037,911,865	Owners of the Parent
Kepentingan Nonpengendali	23	20,296,334	16,626,529	Non-Controlling Interest
Total		<u>1,035,496,675</u>	<u>1,054,538,394</u>	Total
LABA PER SAHAM (Rupiah Penuh)				EARNINGS PER SHARE (Full Rupiah)
Dasar	32	73.95	75.14	Basic

Catatan terlampir merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian secara keseluruhan

The accompanying notes form an integral part of these consolidated financial statements

**PT METROPOLITAN KENTJANA TBK DAN
ENTITAS ANAK
LAPORAN POSISI KEUANGAN
KONSOLIDASIAN
31 Desember 2016
(Disajikan dalam Rupiah, kecuali dinyatakan lain)**

**PT METROPOLITAN KENTJANA TBK AND
SUBSIDIARIES
CONSOLIDATED STATEMENT OF FINANCIAL
POSITION
December 31, 2016
(Expressed in Rupiah, unless otherwise stated)**

	<u>2016</u>	Catatan/ Notes	<u>2015</u>	
ASET				ASSETS
ASET LANCAR				CURRENT ASSETS
Kas dan setara kas	2.112.641.475.830	3g,3h,3q,5,32,33	1.871.711.820.045	<i>Cash and cash equivalents</i>
Piutang usaha - bersih pihak ketiga	102.970.682.663	3g,3q,6,32,33	74.378.545.520	<i>Trade receivables - net third parties</i>
Piutang lain-lain pihak ketiga	17.180.871.955	3g,7,32,33	19.751.769.936	<i>Other receivables third parties</i>
Persediaan	6.232.218.968	3i,8	6.314.353.898	<i>Inventories</i>
Biaya dibayar dimuka dan uang muka	26.786.521.325	3j,9	40.740.656.222	<i>Prepaid expenses and advance payments</i>
Pajak dibayar dimuka	<u>105.283.324.999</u>	30a	<u>116.147.509.811</u>	<i>Prepaid taxes</i>
Jumlah Aset Lancar	<u>2.371.095.095.740</u>		<u>2.129.044.655.432</u>	<i>Total Current Assets</i>
ASET TIDAK LANCAR				NON-CURRENT ASSETS
Piutang pihak berelasi	32.500.000	3e,3g,31,33	32.500.000	<i>Due from related parties</i>
Penyertaan saham	151.809.969.936	3d,3e,10	151.353.155.200	<i>Investment in shares</i>
Aset real estat	1.354.349.365.134	3l,3o,3p,11	1.109.442.532.322	<i>Real estate assets</i>
Properti investasi	22.032.550.000	3m,3p,12	22.032.550.000	<i>Investment properties property and</i>
Aset tetap - bersih	2.689.384.414.885	3k,3o,13	2.288.651.001.580	<i>Equipment - net</i>
Deposito yang dibatasi penggunaannya	17.928.722.438	3g,3h,14,32,33	7.209.816.720	<i>Restricted time deposits</i>
Aset pajak tangguhan	298.831.393	3v,30d	244.919.925	<i>Deferred tax assets</i>
Aset lain-lain	1.336.084.340	3n,3o	1.360.241.288	<i>Other assets</i>
Aset pengampunan pajak	<u>3.933.333.333</u>	15,3x	<u>-</u>	<i>Tax amnesty assets</i>
Jumlah Aset Tidak Lancar	<u>4.241.105.771.459</u>		<u>3.580.326.717.035</u>	<i>Total Non-Current Assets</i>
JUMLAH ASET	<u>6.612.200.867.199</u>		<u>5.709.371.372.467</u>	TOTAL ASSETS

Catatan atas Laporan Keuangan Konsolidasian terlampir merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian secara keseluruhan

The accompanying notes to the Consolidated Financial Statements are an integral part of these consolidated Financial Statements taken as a whole

**PT METROPOLITAN KENTJANA TBK DAN
ENTITAS ANAK
LAPORAN POSISI KEUANGAN
KONSOLIDASIAN (Lanjutan)
31 Desember 2016
(Disajikan dalam Rupiah, kecuali dinyatakan lain)**

**PT METROPOLITAN KENTJANA TBK AND
SUBSIDIARIES
CONSOLIDATED STATEMENT OF FINANCIAL
POSITION (Continued)
December 31, 2016
(Expressed in Rupiah, unless otherwise stated)**

	2016	Catatan/ Notes	2015	
LIABILITAS DAN EKUITAS				LIABILITIES AND EQUITY
LIABILITAS JANGKA PENDEK				CURRENT LIABILITIES
Utang usaha - pihak ketiga	48.796.696.254	3g,16,33	43.086.938.663	Trade payables - third parties
Utang lain-lain pihak ketiga	47.887.477.760	3g,17,33	30.939.247.530	Other payables third parties
pihak berelasi	930.644.502	3e,3g,31,33	930.644.502	related parties
Utang pajak	22.117.108.698	3v,30b	24.262.136.869	Taxes payable
Beban yang masih harus dibayar	13.703.667.517	3g,18,33	15.420.324.056	Accrued expenses
Uang muka diterima	1.860.902.881.295	3u,19	2.104.189.104.974	Advances received
Pinjaman rekening koran	78.622.292.313	3g,20,33	12.666.092.101	Overdraft
Bagian lancar atas pinjaman bank yang jatuh tempo dalam satu tahun	59.798.432.168	3g,20,33	55.948.232.168	Current maturities of long term bank loans
Jumlah Liabilitas Jangka Pendek	<u>2.132.759.200.507</u>		<u>2.287.442.720.863</u>	Total Current Liabilities
LIABILITAS JANGKA PANJANG				NON-CURRENT LIABILITIES
Uang jaminan	161.154.526.259	3u,19,32,33	147.299.661.191	Deposit
Pinjaman bank jangka panjang – setelah dikurangi bagian jatuh tempo dalam waktu 1 (satu) tahun	496.993.316.084	3g,20,33	358.491.348.252	Long term bank loans – net of current maturities within 1 (one) year
Liabilitas imbalan kerja	106.389.516.161	3r,21	86.942.163.561	Employee benefit liability
Jumlah Liabilitas Jangka Panjang	<u>764.537.358.504</u>		<u>592.733.173.004</u>	Total Non-Current Liabilities
JUMLAH LIABILITAS	<u>2.897.296.559.011</u>		<u>2.880.175.893.867</u>	TOTAL LIABILITIES

Catatan atas Laporan Keuangan Konsolidasian terlampir merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian secara keseluruhan

The accompanying notes to the Consolidated Financial Statements are an integral part of these consolidated Financial Statements taken as a whole

PT METROPOLITAN KENTJANA TBK DAN ENTITAS ANAK
LAPORAN LABA RUGI DAN PENGHASILAN KOMPREHENSIF LAIN KONSOLIDASIAN
Tahun yang Berakhir Tanggal 31 Desember 2016
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

PT METROPOLITAN KENTJANA TBK AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
For the Year Ended December 31, 2016
(Expressed in Rupiah, unless otherwise stated)

	<u>2016</u>	Catatan/ Notes	<u>2015</u>	
Pendapatan dan penjualan bersih	2.564.831.067.149	3u,25	2.094.490.911.234	<i>Revenue and net sales</i>
Beban langsung dan beban pokok penjualan	<u>(1.115.507.380.190)</u>	3u,26	<u>(1.006.671.321.769)</u>	<i>Direct expenses and cost of sales</i>
LABA KOTOR	<u>1.449.323.686.959</u>		<u>1.087.819.589.465</u>	GROSS PROFIT
Pendapatan lain-lain	159.731.129.413	3u,27	157.214.736.712	<i>Other income</i>
Beban usaha	(162.884.133.491)	3u,28	(142.190.305.200)	<i>Operating expenses</i>
Beban pajak final	(192.435.116.934)	3v,30c	(165.014.477.976)	<i>Final tax expenses</i>
Beban lain-lain	<u>(42.976.547.811)</u>	3u,29	<u>(30.912.254.696)</u>	<i>Other expenses</i>
Laba usaha	<u>1.210.759.018.136</u>		<u>906.917.288.305</u>	<i>Operating income</i>
Beban keuangan				<i>Finance expenses</i>
Beban bunga dan beban provisi	<u>(10.959.149.016)</u>		<u>(16.657.462.254)</u>	<i>Bank interest and provision expenses</i>
LABA DARI OPERASI YANG DILANJUTKAN SEBELUM PAJAK	<u>1.199.799.869.120</u>		<u>890.259.826.051</u>	INCOME FROM CONTINUING OPERATIONS - BEFORE TAX
Manfaat (beban) pajak:				<i>Tax benefit (expense):</i>
Pajak kini	(480.033.000)	3v,30c	(696.356.750)	<i>Current tax</i>
Pajak tangguhan	<u>53.911.468</u>	3v,30d	<u>65.396.431</u>	<i>Deferred tax</i>
Jumlah beban pajak - bersih	<u>(426.121.532)</u>		<u>(630.960.319)</u>	<i>Total tax expense - net</i>
LABA BERSIH TAHUN BERJALAN	<u>1.199.373.747.588</u>		<u>889.628.865.732</u>	NET INCOME FOR THE YEAR
PENGHASILAN (BEBAN) KOMPREHENSIF LAIN				OTHER COMPREHENSIVE INCOME (EXPENSE)
Tidak direklasifikasi ke laba rugi				<i>Not reclassified to profit or loss</i>
Pengukuran kembali program imbalan pasti	<u>(7.605.480.000)</u>		<u>4.814.592.000</u>	<i>Remeasurement loss on defined benefit program</i>
JUMLAH PENGHASILAN KOMPREHENSIF TAHUN BERJALAN	<u>1.191.768.267.588</u>		<u>894.443.457.732</u>	TOTAL COMPREHENSIVE INCOME FOR THE YEAR
Laba tahun berjalan yang dapat diatribusikan kepada:				<i>Net income attributable to:</i>
Pemilik Entitas induk	1.199.373.904.622		889.629.216.567	<i>Owner of the Entity</i>
Kepentingan nonpengendali	<u>(157.034)</u>	3c	<u>(350.835)</u>	<i>Non-controlling interest</i>
JUMLAH	<u>1.199.373.747.588</u>		<u>889.628.865.732</u>	TOTAL
Jumlah penghasilan komprehensif tahun berjalan yang dapat diatribusikan kepada:				<i>Total comprehensive income attributable to:</i>
Pemilik Entitas induk	1.191.768.424.622		894.443.808.567	<i>Owner of the Entity</i>
Kepentingan nonpengendali	<u>(157.034)</u>		<u>(350.835)</u>	<i>Non-controlling interest</i>
JUMLAH	<u>1.191.768.267.588</u>		<u>894.443.457.732</u>	TOTAL
LABA PER SAHAM DASAR	<u>1.264.90</u>	3w	<u>938,24</u>	EARNINGS PER SHARE

Catatan atas Laporan Keuangan Konsolidasian terlampir merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian secara keseluruhan

The accompanying notes to the Consolidated Financial Statements are an integral part of these consolidated Financial Statements taken as a whole

PT METROPOLITAN KENTJANA TBK DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
31 Desember 2018
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

PT METROPOLITAN KENTJANA TBK AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
December 31, 2018
(Expressed in Rupiah, unless otherwise stated)

	2018	Catatan/ Notes	2017	
ASET				ASSETS
ASET LANCAR				CURRENT ASSETS
Kas dan setara kas	1.340.984.802.745	3g,3h,3q,5,34	1.875.256.139.295	<i>Cash and cash equivalents</i>
Piutang usaha - bersih				<i>Trade receivables - net</i>
Pihak ketiga	179.555.034.963	3g,3q,6,34	106.960.495.562	<i>Third parties</i>
Piutang lain-lain				<i>Other receivables</i>
Pihak ketiga	10.493.973.668	3g,7,34	14.059.037.715	<i>Third parties</i>
Persediaan	7.520.149.647	3i,8	6.331.898.320	<i>Inventories</i>
Biaya dibayar dimuka dan uang muka	6.624.824.845	3j,9	15.974.726.857	<i>Prepaid expenses and advance payments</i>
Pajak dibayar dimuka	77.605.128.821	3v,31a	87.529.013.671	<i>Prepaid taxes</i>
Jumlah Aset Lancar	<u>1.622.783.914.689</u>		<u>2.106.111.311.420</u>	<i>Total Current Assets</i>
ASET TIDAK LANCAR				NON-CURRENT ASSETS
Piutang pihak berelasi	32.500.000	3e,3g,32,34	32.500.000	<i>Due from related party</i>
Penyertaan saham	153.576.518.388	3d,3e,10	153.168.438.914	<i>Investment in shares</i>
Aset real estat	1.295.049.367.228	3l,3o,3p,11	1.397.039.357.118	<i>Real estate assets</i>
Properti investasi	22.032.550.000	3m,3p,12	22.032.550.000	<i>Investment properties</i>
Aset tetap - bersih	3.868.965.026.508	3k,3o,13	3.105.972.746.485	<i>Property and equipment - net</i>
Deposito yang dibatasi penggunaannya	19.535.549.761	3g,3h,14,34	37.210.224.770	<i>Restricted time deposits</i>
Aset pajak tangguhan	9.149.088.559	3v,31d	362.881.309	<i>Deferred tax assets</i>
Aset lain-lain	13.596.994.895	3n,3o,16	2.383.171.494	<i>Other assets</i>
Aset pengampunan pajak	3.533.333.333	3x,15	3.733.333.333	<i>Tax amnesty assets</i>
Jumlah Aset Tidak Lancar	<u>5.385.470.928.672</u>		<u>4.721.935.203.423</u>	<i>Total Non-Current Assets</i>
JUMLAH ASET	<u>7.008.254.843.361</u>		<u>6.828.046.514.843</u>	TOTAL ASSETS

Catatan atas Laporan Keuangan Konsolidasian terlampir merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian secara keseluruhan

The accompanying notes to the Consolidated Financial Statements are an integral part of these consolidated Financial Statements taken as a whole

PT METROPOLITAN KENTJANA TBK DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN (Lanjutan)
31 Desember 2018
 (Disajikan dalam Rupiah, kecuali dinyatakan lain)

PT METROPOLITAN KENTJANA TBK AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF FINANCIAL POSITION (Continued)
December 31, 2018
 (Expressed in Rupiah, unless otherwise stated)

	2018	Catatan/ Notes	2017	
LIABILITAS DAN EKUITAS				LIABILITIES AND EQUITY
LIABILITAS JANGKA PENDEK				CURRENT LIABILITIES
Utang usaha - Pihak ketiga	24.892.863.442	3g,17,34	36.540.197.628	<i>Trade payables - Third parties</i>
Utang lain-lain Pihak ketiga	41.499.652.481	3g,18,34	48.440.889.260	<i>Other payables Third parties</i>
Pihak berelasi	930.644.502	3e,3g,32,34	930.644.502	<i>Related parties</i>
Utang pajak	21.044.873.312	3v,31b	14.383.883.671	<i>Taxes payable</i>
Beban yang masih harus dibayar	17.360.791.115	3g,19,34	14.132.286.833	<i>Accrued expenses</i>
Uang muka diterima	635.182.155.419	3u,20	1.073.374.752.890	<i>Advances received</i>
Pinjaman rekening koran	67.854.635.048	3g,21,34	77.052.838.677	<i>Overdraft</i>
Bagian lancar atas pinjaman bank yang jatuh tempo dalam satu tahun	<u>56.000.800.000</u>	3g,21,34	<u>60.084.416.084</u>	<i>Current maturities of long term bank loans</i>
Jumlah Liabilitas Jangka Pendek	<u>864.766.415.319</u>		<u>1.324.939.909.545</u>	<i>Total Current Liabilities</i>
LIABILITAS JANGKA PANJANG				NON-CURRENT LIABILITIES
Uang jaminan Pinjaman bank jangka panjang – setelah dikurangi bagian jatuh tempo dalam waktu 1 (satu) tahun	191.998.776.338	3g,3u,20,34	174.009.606.456	<i>Deposit</i>
Liabilitas imbalan kerja	595.008.500.000	3g,21,34	651.009.300.000	<i>Long term bank loans – net of current maturities within 1 (one) year</i>
	<u>124.816.046.804</u>	3r,22	<u>126.480.020.761</u>	<i>Employee benefit liability</i>
Jumlah Liabilitas Jangka Panjang	<u>911.823.323.142</u>		<u>951.498.927.217</u>	<i>Total Non-Current Liabilities</i>
JUMLAH LIABILITAS	<u>1.776.589.738.461</u>		<u>2.276.438.836.762</u>	TOTAL LIABILITIES

Catatan atas Laporan Keuangan Konsolidasian terlampir merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian secara keseluruhan

The accompanying notes to the Consolidated Financial Statements are an integral part of these consolidated Financial Statements taken as a whole

PT METROPOLITAN KENTJANA TBK DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN (Lanjutan)
31 Desember 2018
 (Disajikan dalam Rupiah, kecuali dinyatakan lain)

PT METROPOLITAN KENTJANA TBK AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF FINANCIAL POSITION (Continued)
December 31, 2018
 (Expressed in Rupiah, unless otherwise stated)

	2018	Catatan/ Notes	2017	
EKUITAS				EQUITY
Ekuitas yang dapat diatribusikan kepada pemilik entitas induk				Equity attributable to owners of the parent entity
Modal saham – nilai nominal Rp 100 per saham.				<i>Capital stock – par value Rp 100 per share.</i>
Modal dasar sebanyak 3.410.000.000 lembar saham. Modal ditempatkan dan disetor penuh - 948.194.000 lembar saham pada tanggal 31 Desember 2018 dan 2017.	94.819.400.000	23	94.819.400.000	<i>Authorized and fully paid 3,410,000,000 shares. Issued and fully paid 948,194,000 shares as of December 31, 2018 and 2017.</i>
Tambahan modal disetor	(126.349.854.932)	1b,3t,3x,24	(126.349.854.932)	<i>Additional paid in capital</i>
Penghasilan komprehensif lain	(13.627.713.000)		(25.009.189.000)	<i>Other comprehensive income</i>
Saldo laba				<i>Retained earnings</i>
Ditentukan penggunaannya	5.218.000.000	25a	4.218.000.000	<i>Appropriated</i>
Tidak ditentukan penggunaannya	5.271.531.695.028		4.603.829.062.661	<i>Unappropriated</i>
Sub jumlah	5.231.591.527.096		4.551.507.418.729	<i>Sub total</i>
Kepentingan nonpengendali	73.577.804		100.259.352	<i>Non-controlling interests</i>
JUMLAH EKUITAS	5.231.665.104.900		4.551.607.678.081	TOTAL EQUITY
JUMLAH LIABILITAS DAN EKUITAS	7.008.254.843.361		6.828.046.514.843	TOTAL LIABILITIES AND EQUITY

Catatan atas Laporan Keuangan Konsolidasian terlampir merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian secara keseluruhan

The accompanying notes to the Consolidated Financial Statements are an integral part of these consolidated Financial Statements taken as a whole

PT METROPOLITAN KENTJANA TBK DAN ENTITAS ANAK
LAPORAN LABA RUGI DAN PENGHASILAN KOMPREHENSIF LAIN KONSOLIDASIAN
Tahun yang Berakhir Tanggal 31 Desember 2018
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

PT METROPOLITAN KENTJANA TBK AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
For the Year Ended December 31, 2018
(Expressed in Rupiah, unless otherwise stated)

	2018	Catatan/ Notes	2017	
Pendapatan dan penjualan bersih	2.217.086.119.506	3u,26	2.541.602.115.027	<i>Revenue and net sales</i>
Beban langsung dan beban pokok penjualan	<u>(977.862.414.267)</u>	3u,27	<u>(1.112.888.900.664)</u>	<i>Direct expenses and cost of sales</i>
LABA KOTOR	1.239.223.705.239		1.428.713.214.363	GROSS PROFIT
Pendapatan lain-lain	159.922.925.184	3u,28	114.837.730.530	<i>Other income</i>
Beban usaha	(176.053.281.542)	3u,29	(169.605.904.504)	<i>Operating expenses</i>
Beban pajak final	(156.754.198.689)	31c	(160.958.093.082)	<i>Final tax expenses</i>
Beban lain-lain	<u>(53.830.686.988)</u>	3u,30	<u>(14.109.684.752)</u>	<i>Other expenses</i>
Laba usaha	<u>1.012.508.463.204</u>		<u>1.198.877.262.555</u>	<i>Operating income</i>
Beban keuangan				<i>Finance expenses</i>
Beban bunga dan beban provisi	<u>(2.571.937.010)</u>		<u>(5.147.056.328)</u>	<i>Bank interest and provision expenses</i>
LABA SEBELUM PAJAK	1.009.936.526.194		1.193.730.206.227	INCOME - BEFORE TAX
Manfaat (beban) pajak:				<i>Tax benefit (expense):</i>
Pajak kini	(163.196.625)	3v,31c	(154.432.250)	<i>Current tax</i>
Pajak tangguhan	<u>8.786.207.250</u>	3v,31d	<u>64.049.916</u>	<i>Deferred tax</i>
Jumlah beban pajak - bersih	<u>8.623.010.625</u>		<u>(90.382.334)</u>	<i>Total tax expense - net</i>
LABA BERSIH TAHUN BERJALAN	1.018.559.536.819		1.193.639.823.893	NET INCOME FOR THE YEAR
PENGHASILAN (BEBAN) KOMPREHENSIF LAIN				OTHER COMPREHENSIVE INCOME (EXPENSE)
Tidak direklasifikasi ke laba rugi				<i>Not reclassified to profit or loss</i>
Pengukuran kembali program imbalan pasti	<u>11.381.476.000</u>	22	<u>(7.052.868.000)</u>	<i>Remeasurement loss on defined benefit program</i>
JUMLAH PENGHASILAN KOMPREHENSIF TAHUN BERJALAN	1.029.941.012.819		1.186.586.955.893	TOTAL COMPREHENSIVE INCOME FOR THE YEAR
Laba tahun berjalan yang dapat diatribusikan kepada:				<i>Net income attributable to:</i>
Pemilik Entitas Induk	1.018.586.218.367		1.193.640.010.172	<i>Owner of the Parent Entity</i>
Kepentingan nonpengendali	<u>(26.681.548)</u>	3c	<u>(186.279)</u>	<i>Non-controlling interest</i>
JUMLAH	1.018.559.536.819		1.193.639.823.893	TOTAL
Jumlah penghasilan komprehensif tahun berjalan yang dapat diatribusikan kepada:				<i>Total comprehensive income attributable to:</i>
Pemilik Entitas Induk	1.029.967.694.367		1.186.587.142.172	<i>Owner of the Parent Entity</i>
Kepentingan nonpengendali	<u>(26.681.548)</u>		<u>(186.279)</u>	<i>Non-controlling interest</i>
JUMLAH	1.029.941.012.819		1.186.586.955.893	TOTAL
LABA PER SAHAM DASAR	1.086,24	3w	1.251,42	EARNINGS PER SHARE

Catatan atas Laporan Keuangan Konsolidasian terlampir merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian secara keseluruhan

The accompanying notes to the Consolidated Financial Statements are an integral part of these consolidated Financial Statements taken as a whole

**PT METROPOLITAN KENTJANA TBK DAN
ENTITAS ANAK
LAPORAN POSISI KEUANGAN
KONSOLIDASIAN
31 Desember 2019
(Disajikan dalam Rupiah, kecuali dinyatakan lain)**

**PT METROPOLITAN KENTJANA TBK AND
SUBSIDIARIES
CONSOLIDATED STATEMENT OF FINANCIAL
POSITION
December 31, 2019
(Expressed in Rupiah, unless otherwise stated)**

	2019	Catatan/ Notes	2018	
ASET				ASSETS
ASET LANCAR				CURRENT ASSETS
Kas dan setara kas	874.915.652.704	3f,3g,3p,5,35	1.340.984.802.745	<i>Cash and cash equivalents</i>
Piutang usaha - bersih				<i>Trade receivables - net</i>
Pihak ketiga	161.650.741.294	3f,3p,6,35	179.555.034.963	<i>Third parties</i>
Piutang lain-lain				<i>Other receivables</i>
Pihak ketiga	7.485.916.904	3f,7,35	10.493.973.668	<i>Third parties</i>
Persediaan	9.360.465.206	3h,8	7.520.149.647	<i>Inventories</i>
Biaya dibayar dimuka				<i>Prepaid expenses and</i>
dan uang muka	8.312.618.782	3i,9	6.624.824.845	<i>advance payments</i>
Pajak dibayar dimuka	79.494.015.854	3u,32a	77.605.128.821	<i>Prepaid taxes</i>
Jumlah Aset Lancar	<u>1.141.219.410.744</u>		<u>1.622.783.914.689</u>	<i>Total Current Assets</i>
ASET TIDAK LANCAR				NON-CURRENT ASSETS
Piutang pihak berelasi	32.500.000	3d,3f,33,35	32.500.000	<i>Due from related party</i>
Uang muka investasi	10.210.000.000	10	-	<i>Advance investments</i>
Penyertaan saham	151.820.822.449	3c,3d,11	153.576.518.388	<i>Investment in shares</i>
Aset real estat	1.416.932.093.020	3k,3n,3o,12	1.295.049.367.228	<i>Real estate assets</i>
Properti investasi	22.032.550.000	3l,3o,13	22.032.550.000	<i>Investment properties</i>
Aset tetap - bersih	4.436.070.364.083	3j,3n,14	3.868.965.026.508	<i>Property and equipment - net</i>
Deposito yang dibatasi				<i>Restricted</i>
penggunaannya	23.428.435.722	3f,3g,15,34,35	19.535.549.761	<i>time deposits</i>
Aset pajak tangguhan	57.409.747.694	3u,32d	9.149.088.559	<i>Deferred tax assets</i>
Aset pengampunan pajak	3.333.333.333	3w,16	3.533.333.333	<i>Tax amnesty assets</i>
Aset lain-lain	12.745.260.533	3m,3n,17	13.596.994.895	<i>Other assets</i>
Jumlah Aset Tidak Lancar	<u>6.134.015.106.834</u>		<u>5.385.470.928.672</u>	<i>Total Non-Current Assets</i>
JUMLAH ASET	<u>7.275.234.517.578</u>		<u>7.008.254.843.361</u>	TOTAL ASSETS

Catatan atas laporan keuangan konsolidasian terlampir merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian secara keseluruhan

The accompanying notes to the consolidated financial statements are an integral part of these consolidated financial statements taken as a whole

PT METROPOLITAN KENTJANA TBK DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN (Lanjutan)
31 Desember 2019
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

PT METROPOLITAN KENTJANA TBK AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF FINANCIAL POSITION (Continued)
December 31, 2019
(Expressed in Rupiah, unless otherwise stated)

	<u>2019</u>	Catatan/ Notes	<u>2018</u>	
LIABILITAS DAN EKUITAS				LIABILITIES AND EQUITY
LIABILITAS JANGKA PENDEK				CURRENT LIABILITIES
Utang usaha - Pihak ketiga	42.791.405.490	3f,18,34,35	24.892.863.442	<i>Trade payables - Third parties</i>
Utang lain-lain				<i>Other payables</i>
Pihak ketiga	24.414.436.137	3f,19,34,35	41.499.652.481	<i>Third parties</i>
Pihak berelasi	930.644.502	3d,3f,33,34,35	930.644.502	<i>Related parties</i>
Utang pajak	19.655.448.213	3u,32b	21.044.873.312	<i>Taxes payable</i>
Beban yang masih harus dibayar	32.974.179.467	3f,20,34,35	17.360.791.115	<i>Accrued expenses</i>
Uang muka diterima	650.101.598.499	3t,21	635.182.155.419	<i>Advances received</i>
Pinjaman rekening koran	70.081.309.937	3f,22,34,35	67.854.635.048	<i>Overdraft</i>
Bagian lancar atas pinjaman bank yang jatuh tempo dalam satu tahun	<u>105.001.500.000</u>	3f,22,34,35	<u>56.000.800.000</u>	<i>Current maturities of long term bank loans</i>
Jumlah Liabilitas Jangka Pendek	<u>945.950.522.245</u>		<u>864.766.415.319</u>	<i>Total Current Liabilities</i>
LIABILITAS JANGKA PANJANG				NON-CURRENT LIABILITIES
Uang jaminan	207.445.409.870	3f,3t,21,34,35	191.998.776.338	<i>Deposit</i>
Pinjaman bank jangka panjang – setelah dikurangi bagian jatuh tempo dalam waktu 1 (satu) tahun	490.007.000.000	3f,22,34,35	595.008.500.000	<i>Long term bank loans – net of current maturities within 1 (one) year</i>
Liabilitas imbalan kerja	<u>128.228.649.404</u>	3q,23	<u>124.816.046.804</u>	<i>Employee benefit liability</i>
Jumlah Liabilitas Jangka Panjang	<u>825.681.059.274</u>		<u>911.823.323.142</u>	<i>Total Non-Current Liabilities</i>
JUMLAH LIABILITAS	<u>1.771.631.581.519</u>		<u>1.776.589.738.461</u>	TOTAL LIABILITIES

Catatan atas laporan keuangan konsolidasian terlampir merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian secara keseluruhan

The accompanying notes to the consolidated financial statements are an integral part of these consolidated financial statements taken as a whole

PT METROPOLITAN KENTJANA TBK DAN
ENTITAS ANAK
LAPORAN POSISI KEUANGAN
KONSOLIDASIAN (Lanjutan)
31 Desember 2019
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

PT METROPOLITAN KENTJANA TBK AND
SUBSIDIARIES
CONSOLIDATED STATEMENT OF FINANCIAL
POSITION (Continued)
December 31, 2019
(Expressed in Rupiah, unless otherwise stated)

	2019	Catatan/ Notes	2018	
EKUITAS				EQUITY
Ekuitas yang dapat diatribusikan kepada pemilik entitas induk				Equity attributable to owners of the parent entity
Modal saham – nilai nominal Rp 100 per saham. Modal dasar sebanyak 3.410.000.000 lembar saham. Modal ditempatkan dan disetor penuh - 948.194.000 lembar saham pada tanggal 31 Desember 2019 dan 2018.	94.819.400.000	24	94.819.400.000	<i>Capital stock – par value Rp 100 per share. Authorized 3,410,000,000 shares. Issued and fully paid 948,194,000 shares as of December 31, 2019 and 2018.</i>
Tambahan modal disetor	(126.349.854.932)	1b,3s,3w,25	(126.349.854.932)	<i>Additional paid in capital</i>
Penghasilan komprehensif lain	(6.445.688.000)		(13.627.713.000)	<i>Other comprehensive income</i>
Saldo laba Ditetapkan penggunaannya	6.218.000.000	26a	5.218.000.000	<i>Retained earnings Appropriated</i>
Tidak ditentukan penggunaannya	5.535.432.536.731		5.271.531.695.028	<i>Unappropriated</i>
Sub jumlah	5.503.674.393.799		5.231.591.527.096	<i>Sub total</i>
Kepentingan nonpengendali	(71.457.740)		73.577.804	<i>Non-controlling interests</i>
JUMLAH EKUITAS	5.503.602.936.059		5.231.665.104.900	TOTAL EQUITY
JUMLAH LIABILITAS DAN EKUITAS	7.275.234.517.578		7.008.254.843.361	TOTAL LIABILITIES AND EQUITY

Catatan atas laporan keuangan konsolidasian terlampir merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian secara keseluruhan

The accompanying notes to the consolidated financial statements are an integral part of these consolidated financial statements taken as a whole

PT METROPOLITAN KENTJANA TBK DAN ENTITAS ANAK LAPORAN LABA RUGI DAN PENGHASILAN KOMPREHENSIF LAIN KONSOLIDASIAN Untuk Tahun yang Berakhir Tanggal 31 Desember 2019 (Disajikan dalam Rupiah, kecuali dinyatakan lain)	PT METROPOLITAN KENTJANA TBK AND SUBSIDIARIES CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME For the Year Ended December 31, 2019 (Expressed in Rupiah, unless otherwise stated)			
	2019	Catatan/ Notes	2018	
Pendapatan dan penjualan bersih	1.872.934.497.082	3t,27	2.217.086.119.506	<i>Revenue and net sales</i>
Beban langsung dan beban pokok penjualan	(986.556.008.341)	3t,28	(977.862.414.267)	<i>Direct expenses and cost of sales</i>
LABA KOTOR	886.378.488.741		1.239.223.705.239	GROSS PROFIT
Pendapatan lain-lain	124.995.770.323	3t,29	159.922.925.184	<i>Other income</i>
Beban usaha	(165.205.811.520)	3t,30	(176.053.281.542)	<i>Operating expenses</i>
Beban pajak final	(149.901.032.249)	32c	(156.754.198.689)	<i>Final tax expenses</i>
Beban lain-lain	(66.040.668.342)	3t,31	(53.830.686.988)	<i>Other expenses</i>
Laba usaha	630.226.746.953		1.012.508.463.204	<i>Operating income</i>
Beban keuangan				<i>Finance expenses</i>
Beban bunga dan beban provisi	(60.903.651.929)	34	(2.571.937.010)	<i>Bank interest and provision expenses</i>
LABA SEBELUM PAJAK	569.323.095.024		1.009.936.526.194	INCOME - BEFORE TAX
Manfaat (beban) pajak:				<i>Tax benefit (expense):</i>
Pajak kini	(2.944.362.000)	3u,32c	(163.196.625)	<i>Current tax</i>
Pajak tangguhan	48.260.659.135	3u,32d	8.786.207.250	<i>Deferred tax</i>
Jumlah beban pajak - bersih	45.316.297.135		8.623.010.625	<i>Total tax expense - net</i>
LABA BERSIH TAHUN BERJALAN	614.639.392.159		1.018.559.536.819	NET INCOME FOR THE YEAR
PENGHASILAN (BEBAN) KOMPREHENSIF LAIN				OTHER COMPREHENSIVE INCOME (EXPENSE)
Tidak direklasifikasi ke laba rugi				<i>Not reclassified to profit or loss</i>
Pengukuran kembali program imbalan pasti	7.182.025.000	23	11.381.476.000	<i>Remeasurement loss on defined benefit program</i>
JUMLAH PENGHASILAN KOMPREHENSIF TAHUN BERJALAN	621.821.417.159		1.029.941.012.819	TOTAL COMPREHENSIVE INCOME FOR THE YEAR
Laba tahun berjalan yang dapat diatribusikan kepada:				<i>Net income attributable to:</i>
Pemilik Entitas Induk	614.784.427.703		1.018.586.218.367	<i>Owner of the Parent Entity</i>
Kepentingan nonpengendali	(145.035.544)	3c	(26.681.548)	<i>Non-controlling interest</i>
JUMLAH	614.639.392.159		1.018.559.536.819	TOTAL
Jumlah penghasilan komprehensif tahun berjalan yang dapat diatribusikan kepada:				<i>Total comprehensive income attributable to:</i>
Pemilik Entitas Induk	621.966.452.703		1.029.967.694.367	<i>Owner of the Parent Entity</i>
Kepentingan nonpengendali	(145.035.544)		(26.681.548)	<i>Non-controlling interest</i>
JUMLAH	621.821.417.159		1.029.941.012.819	TOTAL
LABA PER SAHAM DASAR	655,95	3v	1.086,24	EARNINGS PER SHARE

Catatan atas laporan keuangan konsolidasian terlampir merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian secara keseluruhan *The accompanying notes to the consolidated financial statements are an integral part of these consolidated financial statements taken as a whole*

**PT MEGA MANUNGGAL PROPERTY Tbk
DAN ENTITAS ANAK/AND SUBSIDIARIES**

Lampiran - 1/1 - Schedule

**LAPORAN POSISI KEUANGAN
KONSOLIDASIAN
31 DESEMBER 2016 DAN 2015**
(Dinyatakan dalam ribuan Rupiah,
kecuali dinyatakan lain)

**CONSOLIDATED STATEMENTS OF
FINANCIAL POSITION
31 DECEMBER 2016 AND 2015**
(Expressed in thousands of Rupiah,
unless otherwise stated)

	2016	Catatan/ Notes	2015	
ASET				ASSETS
ASET LANCAR				CURRENT ASSETS
Kas dan setara kas	104,682,820	2f, 2h, 4 2f, 5	382,973,218	Cash and cash equivalents
Piutang usaha				Trade receivables
- Pihak ketiga	2,307,177		8,775,493	Third parties -
Piutang lain-lain	348,487	2f	58,314,226	Other receivables
Biaya dibayar di muka	2,738,896		1,708,149	Prepayments
Pajak dibayar di muka				Prepaid taxes
- Pajak lain-lain	<u>89,874,587</u>	12a	<u>67,077,781</u>	Other taxes -
Jumlah aset lancar	<u>199,951,967</u>		<u>518,848,867</u>	Total current assets
ASET TIDAK LANCAR				NON-CURRENT ASSETS
Aset tetap	13,342,149	2i, 2k, 8	13,482,797	Fixed assets
Properti investasi	3,318,776,048	2j, 2k, 6	2,388,399,500	Investment properties
Uang muka	426,698,738	2j, 7	280,841,938	Advances
Aset lain-lain	<u>7,000,539</u>		<u>2,747,518</u>	Other assets
Jumlah aset tidak lancar	<u>3,765,817,474</u>		<u>2,685,471,753</u>	Total non-current assets
JUMLAH ASET	<u>3,965,769,441</u>		<u>3,204,320,620</u>	TOTAL ASSETS
LIABILITAS				LIABILITIES
LIABILITAS JANGKA PENDEK				CURRENT LIABILITIES
Utang usaha		2f, 9		Trade payables
- Pihak ketiga	58,136,624		10,151,169	Third parties -
- Pihak berelasi	35,642,684	22	2,495,129	Related parties -
Pendapatan diterima di muka	42,640,746	2m, 10	25,281,185	Unearned revenues
Akrual dan utang lainnya	7,167,721	2f, 11	7,976,581	Accruals and other payables
Utang pajak		2n, 12b		Taxes payable
- Pajak lain-lain	910,571		1,112,284	Other taxes -
- Pajak penghasilan badan	16,560		-	Corporate income tax -
Pinjaman jangka pendek	27,520,000	2f, 2o, 13	-	Short-term borrowings
Pinjaman		2f, 2o		Borrowings
- Pinjaman bank	62,339,326	13	124,911,250	Bank borrowings -
- Liabilitas sewa pembiayaan	801,429		462,573	Finance lease liabilities -
Utang forward contract	<u>-</u>	2f	<u>3,078,757</u>	Forward contract payable
Jumlah liabilitas jangka pendek	<u>235,175,661</u>		<u>175,468,928</u>	Total current liabilities
LIABILITAS JANGKA PANJANG				NON-CURRENT LIABILITIES
Pinjaman		2f, 2o		Borrowings
- Pinjaman bank	427,900,657	13	460,645,655	Bank borrowings -
- Liabilitas sewa pembiayaan	1,244,788		1,424,708	Finance lease liabilities -
Liabilitas imbalan pascakerja	2,887,551		1,529,485	Post-employment benefits obligation
Pendapatan diterima di muka	2,743,200	2m, 10	-	Unearned revenues
Uang jaminan pelanggan	9,511,450		11,352,748	Customer deposits
Liabilitas jangka panjang lainnya	<u>2,046,189</u>		<u>2,872,062</u>	Other non-current liabilities
Jumlah liabilitas jangka panjang	<u>446,333,835</u>		<u>477,824,658</u>	Total non-current liabilities
JUMLAH LIABILITAS	<u>681,509,496</u>		<u>653,293,586</u>	TOTAL LIABILITIES

Catatan atas laporan keuangan konsolidasian merupakan bagian tak terpisahkan dari laporan keuangan konsolidasian secara keseluruhan.

The accompanying notes form an integral part of these consolidated financial statements.

**PT MEGA MANUNGGAL PROPERTY Tbk
DAN ENTITAS ANAK/AND SUBSIDIARIES**

Lampiran - 1/2 - Schedule

**LAPORAN POSISI KEUANGAN
KONSOLIDASIAN
31 DESEMBER 2016 DAN 2015**
(Dinyatakan dalam ribuan Rupiah,
kecuali dinyatakan lain)

**CONSOLIDATED STATEMENTS OF
FINANCIAL POSITION
31 DECEMBER 2016 AND 2015**
(Expressed in thousands of Rupiah,
unless otherwise stated)

	<u>2016</u>	<u>Catatan/ Notes</u>	<u>2015</u>	
EKUITAS				EQUITY
Ekuitas yang diatribusikan kepada pemilik entitas induk:				<i>Equity attributable to owners of the parent:</i>
Modal saham				<i>Capital stock</i>
Modal dasar 15.000.000.000 saham dengan nilai nominal Rp 100 (Rupiah penuh) per saham				<i>Authorised 15,000,000,000 shares at Rp 100 (full Rupiah) par value per share</i>
Modal ditempatkan dan disetor penuh				<i>Issued and fully-paid up</i>
5.714.285.000 saham	571,428,500	14	571,428,500	<i>5,714,285,000 shares</i>
Tambahan modal disetor	1,045,423,882	2c, 15	1,045,111,693	<i>Additional paid-in capital</i>
Saldo laba				<i>Retained earnings</i>
- Dicadangkan	41,000,000	16	40,000,000	<i>Appropriated -</i>
- Belum dicadangkan	<u>1,232,732,192</u>		<u>891,570,769</u>	<i>Unappropriated -</i>
Kepentingan non-pengendali	2,890,584,574	17	2,548,110,962	<i>Non-controlling interest</i>
	<u>393,675,371</u>		<u>2,916,072</u>	
JUMLAH EKUITAS	<u>3,284,259,945</u>		<u>2,551,027,034</u>	TOTAL EQUITY
JUMLAH LIABILITAS DAN EKUITAS	<u>3,965,769,441</u>		<u>3,204,320,620</u>	TOTAL LIABILITIES AND EQUITY

Catatan atas laporan keuangan konsolidasian merupakan bagian
tak terpisahkan dari laporan keuangan konsolidasian secara keseluruhan.

*The accompanying notes form an integral part of
these consolidated financial statements.*

**PT MEGA MANUNGGAL PROPERTY Tbk
DAN ENTITAS ANAK/AND SUBSIDIARIES**

Lampiran - 2/1 - Schedule

**LAPORAN LABA RUGI DAN
PENGHASILAN KOMPREHENSIF LAIN
KONSOLIDASIAN
UNTUK TAHUN YANG BERAKHIR 31 DESEMBER
2016 DAN 2015**

(Dinyatakan dalam ribuan Rupiah,
kecuali dinyatakan lain)

**CONSOLIDATED STATEMENTS OF
PROFIT OR LOSS AND OTHER
COMPREHENSIVE INCOME
FOR THE YEARS ENDED 31 DECEMBER
2016 AND 2015**

(Expressed in thousands of Rupiah,
unless otherwise stated)

	<u>2016</u>	<u>Catatan/ Notes</u>	<u>2015</u>	
PENDAPATAN	175,319,744	2l, 18	163,491,579	REVENUES
BEBAN POKOK PENDAPATAN	<u>(18,444,498)</u>	2l, 19	<u>(16,059,572)</u>	COST OF REVENUES
LABA KOTOR	156,875,246		147,432,007	GROSS PROFIT
Beban umum dan administrasi	(39,143,379)	2l, 20	(25,754,380)	<i>General and administrative expenses</i>
Biaya keuangan	(46,805,858)	2l, 21	(51,843,263)	<i>Finance costs</i>
Pajak penghasilan final	(17,605,957)	2n, 12d	(16,349,158)	<i>Final income tax</i>
Laba/(rugi) selisih kurs, bersih	3,294,596		(28,939,824)	<i>Foreign exchange gain/(loss), net</i>
Penghasilan bunga	17,543,463	2l	28,203,321	<i>Interest income</i>
Kenaikan nilai wajar atas properti investasi	323,288,375	2j, 6	64,786,868	<i>Increase in fair value of investment properties</i>
Pendapatan/(beban) lainnya, bersih	<u>1,778,511</u>		<u>(2,882,069)</u>	<i>Others income/(expense), net</i>
LABA SEBELUM BEBAN PAJAK PENGHASILAN	399,224,997		114,653,502	PROFIT BEFORE INCOME TAX EXPENSE
Beban pajak penghasilan:				<i>Income tax expenses:</i>
- Pajak kini	<u>(18,000)</u>	2n, 12c	<u>-</u>	<i>Current tax -</i>
LABA TAHUN BERJALAN	<u>399,206,997</u>		<u>114,653,502</u>	PROFIT FOR THE YEAR
PENGHASILAN KOMPREHENSIF LAINNYA				OTHER COMPREHENSIVE INCOME
Pengukuran kembali liabilitas imbalan pascakerja	<u>(4,786)</u>		<u>812,310</u>	<i>Remeasurement of post employment benefits obligation</i>
LABA KOMPREHENSIF TAHUN BERJALAN	<u>399,202,211</u>		<u>115,465,812</u>	COMPREHENSIVE INCOME FOR THE YEAR

Catatan atas laporan keuangan konsolidasian merupakan bagian tak terpisahkan dari laporan keuangan konsolidasian secara keseluruhan.

The accompanying notes form an integral part of these consolidated financial statements.

**PT MEGA MANUNGGAL PROPERTY Tbk
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Lampiran - 2/2 - Schedule

**LAPORAN LABA RUGI DAN
PENGHASILAN KOMPREHENSIF LAIN
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unless otherwise stated)

	2016	Catatan/ Notes	2015	
LABA TAHUN BERJALAN DIATRIBUSIKAN KEPADA:				PROFIT FOR THE YEAR ATTRIBUTABLE TO:
Pemilik entitas induk	342,166,209		114,414,633	Owners of the parent entity
Kepentingan non-pengendali	57,040,788		238,869	Non-controlling interest
Jumlah	399,206,997		114,653,502	Total
LABA KOMPREHENSIF TAHUN BERJALAN DIATRIBUSIKAN KEPADA:				COMPREHENSIVE INCOME FOR THE YEAR ATTRIBUTABLE TO:
Pemilik entitas induk	342,161,423		115,226,943	Owners of the parent entity
Kepentingan non-pengendali	57,040,788		238,869	Non-controlling interest
Jumlah	399,202,211		115,465,812	Total
Laba per saham				Earnings per share
Dasar dan dilusian (Rupiah penuh)	60	2r, 27	24	Basic and diluted (full Rupiah)

Catatan atas laporan keuangan konsolidasian merupakan bagian tak terpisahkan dari laporan keuangan konsolidasian secara keseluruhan.

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**PT MEGA MANUNGGAL PROPERTY Tbk
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Lampiran - 1/1 - Schedule

**LAPORAN POSISI KEUANGAN
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**CONSOLIDATED STATEMENTS OF
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	<u>2018</u>	<u>Catatan/ Notes</u>	<u>2017</u>	
ASET				ASSETS
ASET LANCAR				CURRENT ASSETS
Kas dan setara kas	152,174,691	2f, 2h, 4	201,516,169	Cash and cash equivalents
Piutang usaha		2f, 5		Trade receivables
- Pihak ketiga	51,195,214		8,367,051	Third parties -
- Pihak berelasi	146,675	23	143,852	Related party -
Pajak dibayar di muka				Prepaid taxes
- Pajak lain-lain	190,875,736	13a	177,031,115	Other taxes -
Piutang dari pihak berelasi	278,695	23	13,000	Due from related party
Aset lancar lainnya	<u>3,484,763</u>		<u>3,607,837</u>	Other current assets
Jumlah aset lancar	<u>398,155,774</u>		<u>390,679,024</u>	Total current assets
ASET TIDAK LANCAR				NON-CURRENT ASSETS
Properti investasi	5,269,578,483	2j, 2k, 6	4,592,008,750	Investment properties
Aset tetap	11,917,141	2i, 2k, 8	12,326,724	Fixed assets
Uang muka	350,681,898	2j, 7, 23	356,629,226	Advances
Aset tidak lancar lainnya	<u>60,989,511</u>	9	<u>12,025,675</u>	Other non-current assets
Jumlah aset tidak lancar	<u>5,693,167,033</u>		<u>4,972,990,375</u>	Total non-current assets
JUMLAH ASET	<u>6,091,322,807</u>		<u>5,363,669,399</u>	TOTAL ASSETS
LIABILITAS				LIABILITIES
LIABILITAS JANGKA PENDEK				CURRENT LIABILITIES
Utang usaha		2f, 10		Trade payables
- Pihak ketiga	46,550,409		78,502,429	Third parties -
- Pihak berelasi	14,555,462	23	6,509,566	Related parties -
Pendapatan diterima di muka	47,992,775	2m, 11	25,398,526	Unearned revenue
Uang jaminan pelanggan	9,629,362		-	Customer deposits
Akrual dan utang lainnya	15,035,450	2f, 12	17,855,566	Accruals and other payables
Utang pajak		2h, 13b		Taxes payable
- Pajak lain-lain	2,250,574		1,232,795	Other taxes -
- Pajak penghasilan badan	12,669		26,642	Corporate income tax -
Pinjaman bank jangka pendek	51,358,544	2f, 2o, 14	60,406,518	Short-term bank borrowing
Pinjaman		2f, 2o		Borrowings
- Pinjaman bank	108,546,800	14	103,710,718	Bank borrowings -
- Liabilitas sewa pembiayaan	<u>708,006</u>	2m	<u>870,381</u>	Finance lease liabilities -
Jumlah liabilitas jangka pendek	<u>296,640,051</u>		<u>294,513,141</u>	Total current liabilities
LIABILITAS JANGKA PANJANG				NON-CURRENT LIABILITIES
Pinjaman		2f, 2o		Borrowings
- Pinjaman bank	419,068,385	14	360,161,324	Bank borrowings -
- Liabilitas sewa pembiayaan	336,952	2m	1,043,811	Finance lease liabilities -
Pendapatan diterima di muka	35,656,466	2m, 11	10,725,000	Unearned revenue
Uang jaminan pelanggan	21,194,892		22,091,752	Customer deposits
Liabilitas jangka panjang lainnya	<u>10,199,236</u>		<u>4,944,742</u>	Other non-current liabilities
Jumlah liabilitas jangka panjang	<u>486,455,931</u>		<u>398,966,629</u>	Total non-current liabilities
JUMLAH LIABILITAS	<u>783,095,982</u>		<u>693,479,770</u>	TOTAL LIABILITIES

Catatan atas laporan keuangan konsolidasian merupakan bagian tak terpisahkan dari laporan keuangan konsolidasian secara keseluruhan.

The accompanying notes form an integral part of these consolidated financial statements.

**PT MEGA MANUNGGAL PROPERTY Tbk
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Lampiran - 1/2 - Schedule

**LAPORAN POSISI KEUANGAN
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	<u>2018</u>	<u>Catatan/ Notes</u>	<u>2017</u>	
EKUITAS				EQUITY
Ekuitas yang diatribusikan kepada pemilik entitas induk:				<i>Equity attributable to owners of the parent entity:</i>
Modal saham				<i>Capital stock</i>
Modal dasar – 15.000.000.000 saham dengan nilai nominal Rp 100 (Rupiah penuh) per saham				<i>Authorised – 15,000,000,000 shares at Rp 100 (full Rupiah) par value per share</i>
Modal ditempatkan dan disetor penuh – 6.889.134.608 saham	688,913,461		688,913,461	<i>Issued and fully-paid up – 6,889,134,608 shares</i>
Tambahan modal disetor	1,571,523,925	2c, 16	1,571,156,675	<i>Additional paid-in capital</i>
Saldo laba				<i>Retained earnings</i>
- Dicadangkan	50,000,000	17	45,000,000	<i>Appropriated -</i>
- Belum dicadangkan	<u>1,695,346,928</u>		<u>1,480,012,721</u>	<i>Unappropriated -</i>
Kepentingan non-pengendali	4,005,784,314		3,785,082,857	<i>Non-controlling interest</i>
	<u>1,302,442,511</u>	18	<u>885,106,772</u>	
JUMLAH EKUITAS	<u>5,308,226,825</u>		<u>4,670,189,629</u>	TOTAL EQUITY
JUMLAH LIABILITAS DAN EKUITAS	<u>6,091,322,807</u>		<u>5,363,669,399</u>	TOTAL LIABILITIES AND EQUITY

Catatan atas laporan keuangan konsolidasian merupakan bagian tak terpisahkan dari laporan keuangan konsolidasian secara keseluruhan.

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**PT MEGA MANUNGGAL PROPERTY Tbk
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Lampiran - 2/1 - Schedule

**LAPORAN LABA RUGI DAN
PENGHASILAN KOMPREHENSIF LAIN
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	<u>2018</u>	<u>Catatan/ Notes</u>	<u>2017</u>	
PENDAPATAN	299,234,087	2l, 19	208,794,196	REVENUE
BEBAN POKOK PENDAPATAN	<u>(25,395,621)</u>	2l, 20	<u>(20,146,444)</u>	COST OF REVENUE
LABA KOTOR	273,838,466		188,647,752	GROSS PROFIT
Beban umum dan administrasi	(57,539,108)	2l, 21	(46,202,744)	<i>General and administrative expenses</i>
Biaya keuangan	(47,461,982)	2l, 22	(52,254,004)	<i>Finance costs</i>
Pajak penghasilan final	(29,979,225)	2n, 13d	(20,946,737)	<i>Final income tax</i>
Rugi selisih kurs, bersih	(9,198,338)		(864,835)	<i>Foreign exchange loss, net</i>
Penghasilan bunga	8,084,806	2l	4,890,271	<i>Interest income</i>
Laba penjualan properti investasi	-	2j	3,896,259	<i>Gain on disposal of investment properties</i>
Kenaikan nilai wajar atas properti investasi	144,269,666	2j, 6	217,211,115	<i>Increase in fair value of investment properties</i>
Beban lainnya, bersih	<u>(668,918)</u>		<u>(1,272,746)</u>	<i>Other expense, net</i>
LABA SEBELUM BEBAN PAJAK PENGHASILAN	281,345,367		293,104,331	PROFIT BEFORE INCOME TAX EXPENSE
Beban pajak penghasilan:				<i>Income tax expenses:</i>
- Kini	<u>(32,250)</u>	2n, 13c	<u>(39,750)</u>	<i>Current -</i>
LABA TAHUN BERJALAN	<u>281,313,117</u>		<u>293,064,581</u>	PROFIT FOR THE YEAR
PENGHASILAN KOMPREHENSIF LAINNYA				OTHER COMPREHENSIVE INCOME
Pengukuran kembali liabilitas imbalan pascakerja	<u>(136,820)</u>		<u>(981,892)</u>	<i>Remeasurement of post employment benefits obligation</i>
LABA KOMPREHENSIF TAHUN BERJALAN	<u>281,176,297</u>		<u>292,082,689</u>	COMPREHENSIVE INCOME FOR THE YEAR

Catatan atas laporan keuangan konsolidasian merupakan bagian tak terpisahkan dari laporan keuangan konsolidasian secara keseluruhan.

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**PT MEGA MANUNGGAL PROPERTY Tbk
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Lampiran - 2/2 - Schedule

**LAPORAN LABA RUGI DAN
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**CONSOLIDATED STATEMENTS OF
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	<u>2018</u>	<u>Catatan/ Notes</u>	<u>2017</u>	
LABA TAHUN BERJALAN DIATRIBUSIKAN KEPADA:				PROFIT FOR THE YEAR ATTRIBUTABLE TO:
Pemilik entitas induk	220,471,027		252,262,421	Owners of the parent entity
Kepentingan non-pengendali	<u>60,842,090</u>		<u>40,802,160</u>	Non-controlling interest
Jumlah	<u>281,313,117</u>		<u>293,064,581</u>	Total
LABA KOMPREHENSIF TAHUN BERJALAN DIATRIBUSIKAN KEPADA:				COMPREHENSIVE INCOME FOR THE YEAR ATTRIBUTABLE TO:
Pemilik entitas induk	220,334,207		251,280,529	Owners of the parent entity
Kepentingan non-pengendali	<u>60,842,090</u>		<u>40,802,160</u>	Non-controlling interest
Jumlah	<u>281,176,297</u>		<u>292,082,689</u>	Total
Laba per saham				Earnings per share
Dasar dan dilusian (Rupiah penuh)	<u>32</u>	2r, 28	<u>43</u>	Basic and diluted (full Rupiah)

Catatan atas laporan keuangan konsolidasian merupakan bagian tak terpisahkan dari laporan keuangan konsolidasian secara keseluruhan.

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**PT MEGA MANUNGGAL PROPERTY Tbk
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**LAPORAN POSISI KEUANGAN
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	<u>2019</u>	<u>Catatan/ Notes</u>	<u>2018</u>	
ASET				ASSETS
ASET LANCAR				CURRENT ASSETS
Kas dan setara kas	129,320,049	2f, 2h, 4 2f, 5	152,174,691	Cash and cash equivalents
Piutang usaha				Trade receivables
- Pihak ketiga	40,752,225		51,195,214	Third parties -
- Pihak berelasi	154,265	2e,24	146,675	Related party -
Pajak dibayar di muka				Prepaid taxes
- Pajak lain-lain	258,882,672	2o, 14a	190,875,736	Other taxes -
Piutang dari pihak berelasi	-	2e, 2f, 24	278,695	Due from related party
Aset yang dimiliki untuk dijual	131,682,400	2i, 6	-	Assets classified as held for sale
Aset lancar lainnya	6,573,957	2f	3,484,763	Other current assets
Jumlah aset lancar	<u>567,365,568</u>		<u>398,155,774</u>	Total current assets
ASET TIDAK LANCAR				NON-CURRENT ASSETS
Properti investasi	5,984,272,094	2k, 2l, 7	5,269,578,483	Investment properties
Aset tetap	8,212,783	2j, 9	11,917,141	Fixed assets
Uang muka	147,433,023	2k, 8, 24	350,681,898	Advances
Aset tidak lancar lainnya	48,270,116	2f, 2h, 10	60,989,511	Other non-current assets
Jumlah aset tidak lancar	<u>6,188,188,016</u>		<u>5,693,167,033</u>	Total non-current assets
JUMLAH ASET	<u>6,755,553,584</u>		<u>6,091,322,807</u>	TOTAL ASSETS
LIABILITAS				LIABILITIES
LIABILITAS JANGKA PENDEK				CURRENT LIABILITIES
Utang		2f, 11		Accounts payable
- Pihak ketiga	121,886,378		46,550,409	Third parties -
- Pihak berelasi	8,212,155	2e,24	14,555,462	Related parties -
Pendapatan diterima di muka	94,208,109	2n, 12	47,992,775	Unearned revenue
Uang jaminan pelanggan	7,347,339	2f	9,629,362	Customer deposits
Akrual dan utang lainnya	12,040,989	2f, 2m, 13 2o, 14b	15,035,450	Accruals and other payables
Utang pajak				Taxes payable
- Pajak lain-lain	12,440,435		2,250,574	Other taxes -
- Pajak penghasilan badan	73,146		12,669	Corporate income tax -
Pinjaman bank jangka pendek	71,853,200	2f, 2p, 15	51,358,544	Short-term bank borrowing
Pinjaman		2f, 2p		Borrowings
- Pinjaman bank	124,786,749	15	108,546,800	Bank borrowings -
- Liabilitas sewa pembiayaan	336,952	2n	708,006	Finance lease liabilities -
Liabilitas jangka pendek lainnya	16,720,000		-	Other current liabilities
Jumlah liabilitas jangka pendek	<u>469,905,452</u>		<u>296,640,051</u>	Total current liabilities
LIABILITAS JANGKA PANJANG				NON-CURRENT LIABILITIES
Pinjaman		2f, 2p		Borrowings
- Pinjaman bank	598,113,674	15	419,068,385	Bank borrowings -
- Liabilitas sewa pembiayaan	-	2n	336,952	Finance lease liabilities -
Pendapatan diterima di muka	18,462,069	2n, 12	35,656,466	Unearned revenue
Uang jaminan pelanggan	27,519,813	2f	21,194,892	Customer deposits
Liabilitas jangka panjang lainnya	14,773,105		10,199,236	Other non-current liabilities
Jumlah liabilitas jangka panjang	<u>658,868,661</u>		<u>486,455,931</u>	Total non-current liabilities
JUMLAH LIABILITAS	<u>1,128,774,113</u>		<u>783,095,982</u>	TOTAL LIABILITIES

Catatan atas laporan keuangan konsolidasian merupakan bagian tak terpisahkan dari laporan keuangan konsolidasian secara keseluruhan.

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**PT MEGA MANUNGGAL PROPERTY Tbk
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Lampiran - 2/1 - Schedule

**LAPORAN LABA RUGI DAN
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	<u>2019</u>	<u>Catatan/ Notes</u>	<u>2018</u>	
PENDAPATAN	333,987,373	2m, 20	299,234,087	REVENUE
BEBAN POKOK PENDAPATAN	<u>(28,566,318)</u>	2m, 21	<u>(25,395,621)</u>	COST OF REVENUE
	305,421,055		273,838,466	
Beban umum dan administrasi	(59,996,413)	2m, 22	(57,539,108)	<i>General and administrative expenses</i>
Biaya keuangan	(53,750,855)	2m, 23	(47,461,982)	<i>Finance costs</i>
Pajak penghasilan final Keuntungan/(kerugian) selisih kurs, bersih	(33,593,664)	2o, 14d	(29,979,225)	<i>Final income tax</i>
Penghasilan bunga	3,386,425	2d	(9,198,338)	<i>Foreign exchange gain/(loss), net</i>
Kenaikan nilai wajar atas properti investasi	6,697,632	2m	8,084,806	<i>Interest income</i>
Rugi penjualan properti investasi	124,003,268	2k, 7	144,269,666	<i>Increase in fair value of investment properties</i>
Penghasilan/(beban) lainnya, bersih	<u>25,798</u>	2k, 7	<u>(668,918)</u>	<i>Loss on disposal of investment properties</i>
				<i>Other income/(expense), net</i>
LABA SEBELUM BEBAN PAJAK PENGHASILAN	273,930,434		281,345,367	PROFIT BEFORE INCOME TAX EXPENSE
Beban pajak penghasilan: - Pajak kini	<u>(109,242)</u>	2o, 14c	<u>(32,250)</u>	<i>Income tax expenses: Current tax -</i>
LABA TAHUN BERJALAN	<u>273,821,192</u>		<u>281,313,117</u>	PROFIT FOR THE YEAR
PENGHASILAN KOMPREHENSIF LAINNYA				OTHER COMPREHENSIVE INCOME
Pengukuran kembali liabilitas imbangan pascakerja	<u>(629,455)</u>		<u>(136,820)</u>	<i>Remeasurement of post employment benefits obligation</i>
LABA KOMPREHENSIF TAHUN BERJALAN	<u>273,191,737</u>		<u>281,176,297</u>	COMPREHENSIVE INCOME FOR THE YEAR

Catatan atas laporan keuangan konsolidasian merupakan bagian tak terpisahkan dari laporan keuangan konsolidasian secara keseluruhan.

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**PT MEGA MANUNGGAL PROPERTY Tbk
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Lampiran - 2/2 - Schedule

**LAPORAN LABA RUGI DAN
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	<u>2019</u>	<u>Catatan/ Notes</u>	<u>2018</u>	
LABA TAHUN BERJALAN				PROFIT FOR THE YEAR
DIATRIBUSIKAN KEPADA:				ATTRIBUTABLE TO:
Pemilik entitas induk	113,178,756		220,471,027	Owners of the parent entity
Kepentingan non-pengendali	<u>160,642,436</u>		<u>60,842,090</u>	Non-controlling interest
Jumlah	<u>273,821,192</u>		<u>281,313,117</u>	Total
LABA KOMPREHENSIF TAHUN BERJALAN DIATRIBUSIKAN KEPADA:				COMPREHENSIVE INCOME FOR THE YEAR
Pemilik entitas induk	112,549,301		220,334,207	Owners of the parent entity
Kepentingan non-pengendali	<u>160,642,436</u>		<u>60,842,090</u>	Non-controlling interest
Jumlah	<u>273,191,737</u>		<u>281,176,297</u>	Total
Labas per saham				Earnings per share
Dasar dan dilusian (Rupiah penuh)	<u>16</u>	2s, 29	<u>32</u>	Basic and diluted (full Rupiah)

Catatan atas laporan keuangan konsolidasian merupakan bagian tak terpisahkan dari laporan keuangan konsolidasian secara keseluruhan.

The accompanying notes form an integral part of these consolidated financial statements.

**PT MEGA MANUNGGAL PROPERTY Tbk
DAN ENTITAS ANAK/AND SUBSIDIARIES**

Lampiran - 1/2 - Schedule

**LAPORAN POSISI KEUANGAN
KONSOLIDASIAN
31 DESEMBER 2019 DAN 2018**
(Dinyatakan dalam ribuan Rupiah,
kecuali dinyatakan lain)

**CONSOLIDATED STATEMENTS OF
FINANCIAL POSITION
AS AT 31 DECEMBER 2019 AND 2018**
(Expressed in thousands of Rupiah,
unless otherwise stated)

	<u>2019</u>	<u>Catatan/ Notes</u>	<u>2018</u>	
EKUITAS				EQUITY
Ekuitas yang diatribusikan kepada pemilik entitas induk:				Equity attributable to owners of the parent entity:
Modal saham				Capital stock
Modal dasar – 15.000.000.000 saham dengan nilai nominal Rp 100 (Rupiah penuh) per saham				Authorised – 15,000,000,000 shares at Rp 100 (full Rupiah) par value per share
Modal ditempatkan dan disetor penuh – 6.889.134.608 saham	688,913,461	16	688,913,461	Issued and fully-paid up – 6,889,134,608 shares
Tambahan modal disetor	1,571,556,487	2b, 2c, 17	1,571,523,925	Additional paid-in capital
Saldo laba				Retained earnings
- Dicadangkan	55,000,000	18	50,000,000	Appropriated -
- Belum dicadangkan	<u>1,802,896,229</u>		<u>1,695,346,928</u>	Unappropriated -
	4,118,366,177		4,005,784,314	
Kepentingan non-pengendali	<u>1,508,413,294</u>	2b, 19	<u>1,302,442,511</u>	Non-controlling interest
JUMLAH EKUITAS	<u>5,626,779,471</u>		<u>5,308,226,825</u>	TOTAL EQUITY
JUMLAH LIABILITAS DAN EKUITAS	<u>6,755,553,584</u>		<u>6,091,322,807</u>	TOTAL LIABILITIES AND EQUITY

Catatan atas laporan keuangan konsolidasian merupakan bagian tak terpisahkan dari laporan keuangan konsolidasian secara keseluruhan.

The accompanying notes form an integral part of these consolidated financial statements.

PT PLAZA INDONESIA REALTY Tbk DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
31 DESEMBER 2016 DAN 2015
(Dinyatakan dalam ribuan Rupiah, kecuali dinyatakan lain)

PT PLAZA INDONESIA REALTY Tbk AND ITS SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
31 DECEMBER 2016 AND 2015
(Expressed in thousand Rupiah, unless otherwise stated)

	<u>Catatan/Notes</u>	<u>31/12/2016</u>	<u>31/12/2015</u>	
ASET				ASSETS
Aset lancar				Current assets
Kas dan setara kas	5	394.917.680	802.942.721	Cash and cash equivalents
Aset keuangan lainnya	6,18	116.535.156	64.836.500	Other financial assets
Piutang usaha				Trade receivable
Pihak berelasi	7,32	505.280	833.806	Related parties
Pihak ketiga - bersih	7	133.491.196	130.591.773	Third parties - net
Piutang lain-lain				Other receivables
Pihak berelasi	8,32	12.389.256	13.082.191	Related parties
Pihak ketiga	8	43.162.979	51.913.493	Third parties
Persediaan		12.934.273	13.817.722	Inventories
Aset real estat	9	72.813.757	62.041.850	Real estate assets
Pajak dibayar dimuka	30	7.477.422	68.755.800	Prepaid taxes
Biaya dibayar dimuka dan uang muka	10	39.063.616	39.186.168	Prepaid expenses and advances
Jumlah aset lancar		833.290.615	1.248.002.024	Total current assets
Aset tidak lancar				Non-current assets
Deposito dibatasi penggunaannya	19	66.230.440	69.669.945	Restricted time deposits
Investasi pada entitas asosiasi	11	35.600.984	36.802.424	Investment in associates
Piutang lain-lain	34	-	5.011.628	Other receivable
Aset keuangan lainnya	6	-	10.000.000	Other financial asset
Aset tetap - bersih	12	801.057.679	823.767.691	Fixed assets - net
Properti investasi - bersih	13	2.491.333.352	2.467.781.769	Investment properties - net
Aset pajak tangguhan - bersih	30	349.108.189	-	Deferred tax assets - net
Uang jaminan dan aset lain-lain		9.948.111	10.054.504	Refundable deposits and other assets
Jumlah aset tidak lancar		3.753.278.755	3.423.087.961	Total non-current assets
JUMLAH ASET		4.586.569.370	4.671.089.985	TOTAL ASSETS

Catatan atas laporan keuangan konsolidasian merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

The accompanying notes to consolidated financial statement are an integral part of these consolidated financial statements.

PT PLAZA INDONESIA REALTY Tbk DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
31 DESEMBER 2016 DAN 2015
(Dinyatakan dalam ribuan Rupiah, kecuali dinyatakan lain)

PT PLAZA INDONESIA REALTY Tbk AND ITS SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
31 DECEMBER 2016 AND 2015
(Expressed in thousand Rupiah, unless otherwise stated)

	Catatan/Notes	31/12/2016	31/12/2015	
LIABILITAS DAN EKUITAS				LIABILITIES AND EQUITY
Liabilitas jangka pendek				Current liabilities
Utang usaha	14	41.271.343	63.809.757	Trade payables
Utang lain-lain		35.193.370	30.370.548	Other payables
Utang kontraktor		7.277.944	5.674.621	Contractor payables
Utang pajak	30	25.251.807	37.189.244	Taxes payable
Biaya masih harus dibayar	15	79.642.042	79.682.988	Accrued expenses
Jaminan	16	124.307.248	130.323.965	Deposits received
Pendapatan diterima dimuka	17	202.435.712	196.661.257	Deferred revenue
Bagian jangka pendek dari utang bank jangka panjang	18	415.469.625	202.844.280	Current portion of long-term bank loan
Jumlah liabilitas jangka pendek		930.849.091	746.556.660	Total current liabilities
Liabilitas jangka panjang				Non-current liabilities
Jaminan	16	322.274.855	347.169.380	Deposits received
Utang bank jangka panjang setelah dikurangi bagian jangka pendek	18	919.742.734	1.029.778.473	Long-term bank loan - net of current portion
Liabilitas imbalan kerja	19	128.458.000	118.710.535	Employee benefits obligations
Liabilitas pajak tangguhan - bersih	30	-	22.305.554	Deferred tax liabilities - net
Jumlah liabilitas jangka panjang		1.370.475.589	1.517.963.942	Total non-current liabilities
Ekuitas				Equity
Modal saham - nilai nominal Rp 200 per saham				Capital stock - Rp 200 par value per share
Modal dasar - 5.000 juta saham				Authorized - 5,000 million shares
Modal ditempatkan dan disetor - 3.550 juta saham	20	710.000.000	710.000.000	Subscribed and paid-up - 3,550 million shares
Tambahan modal disetor	20	22.656.487	22.656.487	Additional paid-in capital
Saham treasuri	21	(702.900.000)	-	Treasury stocks
Saldo laba				Retained earnings
Ditentukan penggunaannya		142.000.000	142.000.000	Appropriated
Belum ditentukan penggunaannya		2.047.640.485	1.478.015.969	Unappropriated
Jumlah ekuitas yang dapat diatribusikan kepada pemilik entitas induk		2.219.396.972	2.352.672.456	Total equity attributable to the owners of the parent
Kepentingan nonpengendali	23	65.847.718	53.896.927	Non-controlling interests
Jumlah ekuitas		2.285.244.690	2.406.569.383	Total equity
JUMLAH LIABILITAS DAN EKUITAS		4.586.569.370	4.671.089.985	TOTAL LIABILITIES AND EQUITY

Catatan atas laporan keuangan konsolidasian merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

The accompanying notes to consolidated financial statement are an integral part of these consolidated financial statements.

PT PLAZA INDONESIA REALTY Tbk DAN ENTITAS ANAK
LAPORAN LABA RUGI DAN PENGHASILAN KOMPREHENSIF
LAIN KONSOLIDASIAN UNTUK TAHUN-TAHUN
YANG BERAKHIR 31 DESEMBER 2016 DAN 2015
(Dinyatakan dalam ribuan Rupiah, kecuali dinyatakan lain)

PT PLAZA INDONESIA REALTY Tbk AND ITS SUBSIDIARIES
CONSOLIDATED STATEMENTS OF PROFIT OR LOSS
AND OTHER COMPREHENSIVE INCOME
FOR THE YEARS ENDED 31 DECEMBER 2016 AND 2015
(Expressed in thousand Rupiah, unless otherwise stated)

	Catatan/Notes	2016	2015	
Pendapatan	24	1.659.204.584	1.644.546.338	Revenues
Beban pokok pendapatan	25	(600.218.097)	(585.831.848)	Cost of revenues
LABA BRUTO		1.058.986.487	1.058.714.490	GROSS PROFIT
Beban umum dan administrasi	26	(475.366.546)	(509.637.660)	General and administrative expenses
Penghasilan investasi	27	15.069.245	28.751.728	Investment income
Beban keuangan	28	(48.113.727)	(62.795.772)	Finance cost
Beban pajak final	30	(130.884.415)	(104.112.830)	Final tax expense
Kerugian lain-lain - bersih	29	(22.160.086)	(138.597.817)	Other losses - net
LABA SEBELUM PAJAK		397.530.958	272.322.139	PROFIT BEFORE TAX
Manfaat pajak penghasilan - bersih	30	328.088.443	7.367.780	Income tax benefit - net
LABA TAHUN BERJALAN		725.619.401	279.689.919	PROFIT FOR THE YEAR
PENGHASILAN KOMPREHENSIF LAINNYA				OTHER COMPREHENSIVE INCOME
Pos-pos yang tidak akan direklasifikasi ke laba rugi				Items that will not be reclassified subsequently to profit or loss
Keuntungan aktuarial dari program imbalan pasti	19	7.517.733	11.909.652	Actuarial gains on defined benefit plans
Beban pajak penghasilan terkait	30	(1.955.627)	(2.858.041)	Related income tax expense
Penghasilan komprehensif lain setelah pajak		5.562.106	9.051.611	Other comprehensive income net of tax
JUMLAH LABA KOMPREHENSIF TAHUN BERJALAN		731.181.507	288.741.530	TOTAL COMPREHENSIVE INCOME FOR THE YEAR
Laba yang dapat diatribusikan kepada:				Profit attributable to:
Pemilik entitas induk		713.520.677	272.243.310	Owners of the parent
Kepentingan nonpengendali	23	12.098.724	7.446.609	Non-controlling interests
		725.619.401	279.689.919	
Jumlah laba komprehensif yang dapat diatribusikan kepada:				Total comprehensive income attributable to:
Pemilik entitas induk		719.221.516	281.077.568	Owners of the parent
Kepentingan nonpengendali	23	11.959.991	7.663.962	Non-controlling interests
		731.181.507	288.741.530	
LABA PER SAHAM DASAR (dinyatakan dalam Rupiah penuh)	31	207,58	76,69	BASIC EARNINGS PER SHARE (expressed in full Rupiah)

Catatan atas laporan keuangan konsolidasian merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

The accompanying notes to consolidated financial statements are an integral part of these consolidated financial statements.

PT PLAZA INDONESIA REALTY Tbk DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
31 DESEMBER 2018 DAN 2017
(Dinyatakan dalam ribuan Rupiah, kecuali dinyatakan lain)

PT PLAZA INDONESIA REALTY Tbk AND ITS SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
31 DECEMBER 2018 AND 2017
(Expressed in thousand Rupiah, unless otherwise stated)

	<u>Catatan/Notes</u>	<u>31/12/2018</u>	<u>31/12/2017</u>	
ASET				ASSETS
Aset lancar				Current assets
Kas dan setara kas	5	858.507.746	489.658.293	Cash and cash equivalents
Aset keuangan lainnya	6,18	180.961.133	107.859.178	Other financial assets
Piutang usaha				Trade receivable
Pihak berelasi	7,32	257.692	198.059	Related parties
Pihak ketiga - bersih	7	138.950.638	144.980.659	Third parties - net
Piutang lain-lain				Other receivables
Pihak berelasi	8,32	18.589.770	11.270.000	Related parties
Pihak ketiga	8	73.246.263	50.650.881	Third parties
Persediaan		13.487.193	10.735.180	Inventories
Aset real estat	9	73.210.679	81.289.843	Real estate assets
Pajak dibayar dimuka	30	11.334.497	10.441.316	Prepaid taxes
Biaya dibayar dimuka dan uang muka	10	43.729.961	54.879.392	Prepaid expenses and advances
Jumlah aset lancar		<u>1.412.275.572</u>	<u>961.962.801</u>	Total current assets
Aset tidak lancar				Non-current assets
Deposito dibatasi penggunaannya	19	64.250.000	64.250.000	Restricted time deposits
Investasi pada entitas asosiasi	11	42.032.157	37.865.089	Investment in associates
Aset tetap - bersih	12	781.871.305	786.424.768	Fixed assets - net
Properti investasi - bersih	13	2.341.631.638	2.419.644.614	Investment properties - net
Aset pajak tangguhan-bersih	30	387.033.927	358.619.303	Deferred tax assets - net
Uang jaminan dan aset lain-lain		14.831.005	10.671.830	Refundable deposits and other assets
Jumlah aset tidak lancar		<u>3.631.650.032</u>	<u>3.677.475.604</u>	Total non-current assets
JUMLAH ASET		<u>5.043.925.604</u>	<u>4.639.438.405</u>	TOTAL ASSETS

Catatan atas laporan keuangan konsolidasian merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

The accompanying notes to consolidated financial statement are an integral part of these consolidated financial statements.

PT PLAZA INDONESIA REALTY Tbk DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
31 DESEMBER 2018 DAN 2017

Lanjutan

(Dinyatakan dalam ribuan Rupiah, kecuali dinyatakan lain)

PT PLAZA INDONESIA REALTY Tbk AND ITS SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
31 DECEMBER 2018 AND 2017

Continued

(Expressed in thousand Rupiah, unless otherwise stated)

	Catatan/Notes	31/12/2018	31/12/2017	
LIABILITAS DAN EKUITAS				LIABILITIES AND EQUITY
Liabilitas jangka pendek				Current liabilities
Utang usaha	14	49.048.590	49.069.324	Trade payables
Utang lain-lain		53.752.794	50.519.039	Other payables
Utang kontraktor		4.684.751	4.808.569	Contractor payables
Utang pajak	30	32.049.310	36.604.210	Taxes payable
Biaya masih harus dibayar	15	98.134.167	74.420.202	Accrued expenses
Jaminan	16	164.592.478	147.605.418	Deposits received
Pendapatan diterima dimuka	17	218.799.332	207.520.144	Deferred revenue
Bagian jangka pendek dari utang bank jangka panjang	18	514.251.846	253.607.291	Current portion of long-term bank loan
Jumlah liabilitas jangka pendek		1.135.313.268	824.154.197	Total current liabilities
Liabilitas jangka panjang				Non-current liabilities
Jaminan	16	267.408.696	286.796.376	Deposits received
Utang bank jangka panjang setelah dikurangi bagian jangka pendek	18	2.278.955.125	2.397.716.371	Long-term bank loan - net of current portion
Liabilitas imbalan kerja	19	130.095.987	143.858.593	Employee benefits obligations
Jumlah liabilitas jangka panjang		2.676.459.808	2.828.371.340	Total non-current liabilities
Ekuitas				Equity
Modal saham - nilai nominal Rp 200 per saham				Capital stock - Rp 200 par value per share
Modal dasar - 5.000 juta saham				Authorized - 5,000 million shares
Modal ditempatkan dan disetor - 3.550 juta saham	20	710.000.000	710.000.000	Subscribed and paid-up - 3,550 million shares
Tambahan modal disetor	20	22.656.487	22.656.487	Additional paid-in capital
Saham treasuri	21	(1.642.980.519)	(1.642.980.519)	Treasury stocks
Saldo laba				Retained earnings
Ditentukan penggunaannya		142.000.000	142.000.000	Appropriated
Belum ditentukan penggunaannya		1.887.259.770	1.676.301.190	Unappropriated
Jumlah ekuitas yang dapat diatribusikan kepada pemilik entitas induk		1.118.935.738	907.977.158	Total equity attributable to the owners of the parent
Kepentingan nonpengendali	23	113.216.790	78.935.710	Non-controlling interests
Jumlah ekuitas		1.232.152.528	986.912.868	Total equity
JUMLAH LIABILITAS DAN EKUITAS		5.043.925.604	4.639.438.405	TOTAL LIABILITIES AND EQUITY

Catatan atas laporan keuangan konsolidasian merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

The accompanying notes to consolidated financial statement are an integral part of these consolidated financial statements.

PT PLAZA INDONESIA REALTY Tbk DAN ENTITAS ANAK
LAPORAN LABA RUGI DAN PENGHASILAN KOMPREHENSIF
LAIN KONSOLIDASIAN UNTUK TAHUN-TAHUN
YANG BERAKHIR 31 DESEMBER 2018 DAN 2017
 (Dinyatakan dalam ribuan Rupiah, kecuali dinyatakan lain)

PT PLAZA INDONESIA REALTY Tbk AND ITS SUBSIDIARIES
CONSOLIDATED STATEMENTS OF PROFIT OR LOSS
AND OTHER COMPREHENSIVE INCOME
FOR THE YEARS ENDED 31 DECEMBER 2018 AND 2017
 (Expressed in thousand Rupiah, unless otherwise stated)

	Catatan/Notes	2018	2017	
Pendapatan	24	1.689.647.742	1.609.456.677	Revenues
Beban pokok pendapatan	25	(633.186.975)	(612.130.920)	Cost of revenues
LABA BRUTO		1.056.460.767	997.325.757	GROSS PROFIT
Beban umum dan administrasi	26	(482.761.763)	(456.826.906)	General and administrative expenses
Penghasilan investasi	27	30.787.296	14.923.902	Investment income
Beban keuangan	28	(192.000.464)	(135.498.058)	Finance cost
Beban pajak final	30	(101.369.636)	(104.848.830)	Final tax expense
Kerugian lain-lain - bersih	29	(128.114.401)	(34.635.178)	Other losses - net
LABA SEBELUM PAJAK		183.001.799	280.440.687	PROFIT BEFORE TAX
Manfaat pajak penghasilan - bersih	30	31.532.505	5.848.171	Income tax benefit - net
LABA TAHUN BERJALAN		214.534.304	286.288.858	PROFIT FOR THE YEAR
PENGHASILAN KOMPREHENSIF LAINNYA				OTHER COMPREHENSIVE INCOME
Pos-pos yang tidak akan direklasifikasi ke laba rugi				Items that will not be reclassified subsequently to profit or loss
Keuntungan (kerugian) aktuarial dari program imbalan pasti	19	14.950.737	(8.664.087)	Actuarial gain (losses) on defined benefit plans
(Beban) manfaat pajak penghasilan terkait	30	(3.551.488)	2.061.926	Related income tax (expenses) benefit
Penghasilan komprehensif lain setelah pajak		11.399.249	(6.602.161)	Other comprehensive income net of tax
JUMLAH LABA KOMPREHENSIF TAHUN BERJALAN		225.933.553	279.686.697	TOTAL COMPREHENSIVE INCOME FOR THE YEAR
Laba yang dapat diatribusikan kepada:				Profit attributable to:
Pemilik entitas induk		199.898.358	273.011.329	Owners of the parent
Kepentingan nonpengendali	23	14.635.946	13.277.529	Non-controlling interests
		214.534.304	286.288.858	
Jumlah laba komprehensif yang dapat diatribusikan kepada:				Total comprehensive income attributable to:
Pemilik entitas induk		210.958.580	266.598.705	Owners of the parent
Kepentingan nonpengendali	23	14.974.973	13.087.992	Non-controlling interests
		225.933.553	279.686.697	
LABA PER SAHAM DASAR (Dinyatakan dalam Rupiah penuh)	31	65,80	89,29	BASIC EARNINGS PER SHARE (expressed in full Rupiah)

Catatan atas laporan keuangan konsolidasian merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

The accompanying notes to consolidated financial statement are an integral part of these consolidated financial statements

PT PLAZA INDONESIA REALTY Tbk DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
31 DESEMBER 2019 DAN 2018
(Dinyatakan dalam ribuan Rupiah, kecuali dinyatakan lain)

PT PLAZA INDONESIA REALTY Tbk AND ITS SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
31 DECEMBER 2019 AND 2018
(Expressed in thousand Rupiah, unless otherwise stated)

	Catatan/ Notes	31/12/2019 *)	31/12/2018 **)	01/01/2018 **)	
ASET					ASSETS
Aset lancar					Current assets
Kas dan setara kas	6	740.080.310	858.507.746	489.658.293	Cash and cash equivalents
Aset keuangan lainnya	7	6.939.010	180.961.133	107.859.178	Other financial assets
Piutang usaha					Trade receivable
Pihak berelasi	8,35	314.325	257.692	198.059	Related parties
Pihak ketiga - bersih	8	130.299.498	138.950.638	144.980.659	Third parties - net
Piutang lain-lain					Other receivables
Pihak berelasi	9,35	13.588.425	18.589.770	11.270.000	Related parties
Pihak ketiga	9	15.252.768	73.246.263	50.650.881	Third parties
Persediaan		10.370.868	13.487.193	10.735.180	Inventories
Aset real estat	10	-	73.210.679	81.289.843	Real estate assets
Pajak dibayar dimuka	32	2.169.641	11.334.497	10.441.316	Prepaid taxes
Biaya dibayar dimuka dan uang muka	11	37.459.445	43.729.961	54.879.392	Prepaid expenses and advances
Jumlah aset lancar		956.474.290	1.412.275.572	961.962.801	Total current assets
Aset tidak lancar					Non-current assets
Deposito dibatasi penggunaannya	21	67.750.000	64.250.000	64.250.000	Restricted time deposits
Investasi pada entitas asosiasi	12	-	42.032.157	37.865.089	Investment in associates
Aset tetap - bersih	13	398.030.725	823.976.367	828.529.830	Fixed assets - net
Properti investasi	14	10.821.572.523	12.399.356.462	12.111.481.009	Investment properties
Aset pajak tangguhan - bersih	32	289.540.238	387.033.927	358.619.303	Deferred tax assets - net
Uang jaminan dan aset lain-lain		14.863.540	14.831.005	10.671.830	Refundable deposits and other assets
Jumlah aset tidak lancar		11.591.557.026	13.731.479.918	13.411.417.061	Total non-current assets
JUMLAH ASET		12.548.031.316	15.143.755.490	14.373.379.862	TOTAL ASSETS

*) Hanya entitas induk setelah semua entitas anak dijual di tahun 2019
**) Disajikan kembali, lihat Catatan 43

Catatan atas laporan keuangan konsolidasian merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

*) Parent entity only after all subsidiaries were disposed of in 2019.
**) As restated, refer to Note 43

The accompanying notes to consolidated financial statement are an integral part of these consolidated financial statements.

PT PLAZA INDONESIA REALTY Tbk DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
KONSOLIDASIAN INTERIM
31 DESEMBER 2019 DAN 2018
Lanjutan
(Dinyatakan dalam ribuan Rupiah, kecuali dinyatakan lain)

PT PLAZA INDONESIA REALTY Tbk AND ITS SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
FINANCIAL POSITION
31 DECEMBER 2019 AND 2018
Continued
(Expressed in thousand Rupiah, unless otherwise stated)

	Catatan/ Notes	31/12/2019 *)	31/12/2018 **)	01/01/2018 **)	
LIABILITAS DAN EKUITAS					LIABILITIES AND EQUITY
Liabilitas jangka pendek					Current liabilities
Utang usaha					Trade payables
Pihak berelasi	15,35	3.237.922	-	-	Related party
Pihak ketiga	15	38.359.952	49.048.590	49.069.324	Third parties
Utang dividen	16	19.268.207	8.867.075	8.867.075	Dividends payable
Utang lain-lain					Other payables
Pihak berelasi	35	29.425.364	-	-	Related parties
Pihak ketiga		34.819.511	44.885.719	41.651.964	Third parties
Utang Kontraktor		-	4.684.751	4.808.569	Contractor payables
Utang pajak	32	28.278.306	32.049.310	36.604.210	Taxes payable
Biaya masih harus dibayar	17	72.475.702	98.134.167	74.420.202	Accrued expenses
Jaminan	18	140.435.780	164.592.478	147.605.418	Deposits received
Pendapatan diterima dimuka	19	215.932.838	218.799.332	207.520.144	Deferred revenues
Bagian jangka pendek dari utang jangka panjang	20	-	514.251.846	253.607.291	Current portion of long-term loans
Jumlah liabilitas jangka pendek		582.233.582	1.135.313.268	824.154.197	Total current liabilities
Liabilitas jangka panjang					Non-current liabilities
Jaminan	18	267.099.973	267.408.696	286.796.376	Deposits received
Utang jangka panjang setelah dikurangi bagian jangka pendek	20	61.391.245	2.278.955.125	2.397.716.371	Long-term loans - net of current portion
Liabilitas imbalan kerja	21	61.732.279	130.095.987	143.858.593	Employee benefits obligations
Jumlah liabilitas jangka panjang		390.223.497	2.676.459.808	2.828.371.340	Total non-current liabilities
Ekuitas					Equity
Modal saham - nilai nominal Rp 200 per saham					Capital stock - Rp 200 par value per share
Modal dasar - 5.000 juta saham					Authorized - 5,000 million shares
Modal ditempatkan dan disetor - 3.550 juta saham	22	710.000.000	710.000.000	710.000.000	Subscribed and paid-up - 3,550 million shares
Tambahan modal disetor	23	337.141.423	22.656.487	22.656.487	Additional paid-in capital
Saham treasuri	24	(41.837.455)	(1.642.980.519)	(1.642.980.519)	Treasury stocks
Saldo laba					Retained earnings
Ditentukan penggunaannya		142.000.000	142.000.000	142.000.000	Appropriated
Belum ditentukan penggunaannya		10.428.270.269	11.677.074.488	11.112.752.013	Unappropriated
Jumlah ekuitas yang dapat diatribusikan kepada pemilik entitas induk		11.575.574.237	10.908.750.456	10.344.427.981	Total equity attributable to the owners of the parent
Kepentingan nonpengendali	25	-	423.231.958	376.426.344	Non-controlling interests
Jumlah ekuitas		11.575.574.237	11.331.982.414	10.720.854.325	Total equity
JUMLAH LIABILITAS DAN EKUITAS		12.548.031.316	15.143.755.490	14.373.379.862	TOTAL LIABILITIES AND EQUITY

*) Hanya entitas induk setelah semua entitas anak dijual di tahun 2019
**) Disajikan kembali, lihat Catatan 43

*) Parent entity only after all subsidiaries were disposed of in 2019
**) As restated, refer to Note 43

Catatan atas laporan keuangan konsolidasian merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

The accompanying notes to consolidated financial statement are an integral part of these consolidated financial statements.

PT PLAZA INDONESIA REALTY Tbk DAN ENTITAS ANAK
LAPORAN LABA RUGI DAN PENGHASILAN KOMPREHENSIF
LAIN KONSOLIDASIAN UNTUK TAHUN-TAHUN
YANG BERAKHIR 31 DESEMBER 2019 DAN 2018
 (Dinyatakan dalam ribuan Rupiah, kecuali dinyatakan lain)

PT PLAZA INDONESIA REALTY Tbk AND ITS SUBSIDIARIES
CONSOLIDATED STATEMENTS OF PROFIT OR LOSS
AND OTHER COMPREHENSIVE INCOME
FOR THE YEARS ENDED 31 DECEMBER 2019 AND 2018
 (Expressed in thousand Rupiah, unless otherwise stated)

	Catatan/ Notes	2019	2018 *)	
OPERASI YANG DILANJUTKAN				CONTINUING OPERATIONS
Pendapatan	26	1.477.975.543	1.443.832.427	Revenues
Beban pokok pendapatan	27	(426.604.934)	(418.011.593)	Cost of revenues
LABA BRUTO		1.051.370.609	1.025.820.834	GROSS PROFIT
Beban umum dan administrasi	28	(360.656.073)	(388.808.379)	General and administrative expenses
Penghasilan investasi	29	30.712.720	20.856.550	Investment income
Beban keuangan	30	(117.654.792)	(191.883.997)	Finance cost
Beban pajak final	32	(99.612.175)	(87.494.353)	Final tax expense
Keuntungan lain-lain - bersih	31	119.046.137	63.444.398	Other gains - net
LABA SEBELUM PAJAK		623.206.426	441.935.053	PROFIT BEFORE TAX
(Beban)/Manfaat pajak penghasilan - bersih	32	(5.199.915)	33.571.353	Income tax (expenses)/benefits - net
LABA TAHUN BERJALAN DARI OPERASI YANG DILANJUTKAN		618.006.511	475.506.406	PROFIT FOR THE YEAR FROM CONTINUING OPERATIONS
OPERASI YANG DIHENTIKAN				DISCONTINUED OPERATIONS
(Rugi)/laba tahun berjalan dari operasi yang dihentikan, setelah pajak	5	(69.468.279)	104.916.327	(Loss)/profit for the year from discontinued operations, net of tax
LABA TAHUN BERJALAN		548.538.232	580.422.733	PROFIT FOR THE YEAR
PENGHASILAN KOMPREHENSIF LAINNYA				OTHER COMPREHENSIVE INCOME
Pos-pos yang tidak akan direklasifikasi ke laba rugi				Items that will not be reclassified subsequently to profit or loss
Keuntungan aktuarial dari program imbalan pasti, bersih setelah dikurangi pajak penghasilan terkait	21	4.587.605	11.399.249	Actuarial gain on defined benefit plans, net of related income tax
JUMLAH LABA KOMPREHENSIF TAHUN BERJALAN		553.125.837	591.821.982	TOTAL COMPREHENSIVE INCOME FOR THE YEAR
Laba yang dapat diatribusikan kepada:				Profit attributable to:
Pemilik entitas induk		532.693.269	553.262.253	Owners of the parent
Kepentingan nonpengendali	25	15.844.963	27.160.480	Non-controlling interests
		548.538.232	580.422.733	
Jumlah laba komprehensif yang dapat diatribusikan kepada:				Total comprehensive income attributable to:
Pemilik entitas induk		537.422.181	564.322.475	Owners of the parent
Kepentingan nonpengendali	25	15.703.656	27.499.507	Non-controlling interests
		553.125.837	591.821.982	
LABA(RUGI) PER SAHAM DASAR (dinyatakan dalam Rupiah penuh)				BASIC EARNINGS/(LOSS) PER SHARE (expressed in full Rupiah)
Operasi yang dilanjutkan	34	187,44	156,53	From continuing operations
Operasi yang dihentikan	34	(25,88)	25,60	From discontinued operations

*) Disajikan kembali, lihat Catatan 43

*) As restated, refer to Note 43

Catatan atas laporan keuangan konsolidasian merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

The accompanying notes to consolidated financial statements are an integral part of these consolidated financial statements.

PT PP PROPERTI Tbk DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
UNTUK TAHUN-TAHUN YANG BERAKHIR PADA TANGGAL
31 DESEMBER 2016 DAN 2015, SERTA 31 DESEMBER 2014/1 JANUARI 2015
(Disajikan dalam Rupiah Penuh, Kecuali Dinyatakan Lain)

PT PP PROPERTI Tbk AND ITS SUBSIDIARIES
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
FOR THE YEARS ENDED
DECEMBER 31, 2016 AND 2015, AND DECEMBER 31, 2014/JANUARY 1, 2015
(Expressed in Full IDR, Unless Otherwise Stated)

Uraian	Catatan/ Notes	31 Desember 2016/ December 31, 2016	31 Desember 2015/ December 31, 2015*)	1 Januari 2015/ January 1, 2015*)	Description
ASET					
ASET LANCAR					
CURRENT ASSETS					
Kas dan Setara Kas	3e, 4	624.472.314.516	357.422.184.987	230.025.413.563	Cash and Cash Equivalents
Piutang Usaha					Trade Receivables
Pihak Ketiga	3f, 5	2.765.315.999.570	1.198.704.737.562	327.709.485.283	Third Parties
Pihak Berelasi	3d, 6	44.975.178.172	643.561.644	56.095.890	Related Parties
Pihak Ketiga	3d, 6	-	152.054.795	16.027.397	Third Parties
Persediaan	3g, 7	1.606.415.374.401	1.498.069.952.103	1.529.414.104.506	Inventories
Pajak Dibayar Dimuka	3o, 8a	11.774.701.291	27.029.365.662	2.675.742.247	Prepaid Taxes
Beban Dibayar Dimuka	3h, 9	36.087.053.008	37.376.481.704	74.267.101.209	Prepaid Expenses
Uang Muka	10	75.312.264.685	66.986.706.605	51.405.059.874	Advances
Aset Lancar Lainnya					Other Current Assets
Jaminan Sewa Ruang	11	300.684.860	300.684.860	298.995.900	Space Rent Guarantee
JUMLAH ASET LANCAR		5.164.653.570.503	3.186.685.729.922	2.215.868.025.871	TOTAL CURRENT ASSETS
ASET TIDAK LANCAR					
NON CURRENT ASSETS					
Tanah Akan Dikembangkan	3g, 7	1.348.698.763.640	247.992.592.095	172.372.120.118	Land Development
Investasi Ventura Bersama	3m, 12	177.799.775.409	179.993.867.191	116.514.565.134	Investment in Joint Venture
Investasi Pada Entitas Asosiasi	3i, 13	129.792.873.385	23.500.000.000	23.500.000.000	Investment in Associated Entities
Investasi Jangka Panjang Lainnya	3i, 14	5.381.000.000	5.381.000.000	5.381.000.000	Other Long Term Investments
Aset Tetap-Bersih (Setelah dikurangi akumulasi penyusutan masing-masing untuk Per31 Desember 2016, 2015, 2014, 1 Januari 2014 sebesar Rp71.705.139.788, Rp41.698.821.778, Rp26.142.036.131, Rp14.012.018.276)	3k, 15	1.997.712.794.088	1.674.282.096.261	256.674.842.499	Fixed Assets-Net (Net of accumulated depreciation, each for periods ended December 31, 2016, 2015, 2014, 2013 as of Rp71.705.139.788, Rp41.698.821.778, Rp26.142.036.131, Rp14.012.018.276)
Aset Pajak Tangguhan	8	-	-	2.748.184.035	Assets of Deferred Tax
Aset Tidak Berwujud	16	2.245.011.313	1.121.447.184	881.771.194	Intangible Assets
Deposito Yang Dijaminan	17	-	-	12.085.000.000	Deposit at BCA
JUMLAH ASET TIDAK LANCAR		3.661.630.217.835	2.132.271.002.731	590.157.482.980	TOTAL NON CURRENT ASSETS
JUMLAH ASET		8.826.283.788.338	5.318.956.732.653	2.806.025.508.851	TOTAL ASSETS

*) Direklasifikasi-Catatan 42

*) Reclassified-Note 42

Lihat catatan atas laporan keuangan konsolidasian yang merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian secara keseluruhan

See Notes to the consolidated financial statements which are an integral part of the consolidated financial statements

PT PP PROPERTI Tbk DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
UNTUK TAHUN-TAHUN YANG BERAKHIR PADA TANGGAL
31 DESEMBER 2016 DAN 2015, SERTA 31 DESEMBER 2014/1 JANUARI 2015
(Disajikan dalam Rupiah Penuh, Kecuali Dinyatakan Lain)

PT PP PROPERTI Tbk AND ITS SUBSIDIARIES
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
FOR THE YEARS ENDED
DECEMBER 31, 2016 AND 2015, AND DECEMBER 31, 2014/JANUARY 1, 2015
(Expressed in Full IDR, Unless Otherwise Stated)

Uraian	Catatan/ Notes	31 Desember 2016/ December 31, 2016	31 Desember 2015/ December 31, 2015 ^{*)}	1 Januari 2015/ January 1, 2015 ^{*)}	Description
LIABILITAS DAN EKUITAS					
LIABILITAS JANGKA PENDEK					
Utang Non-Bank	18	-	-	150.000.000.000	Non Bank Loans
Utang Bank	27	-	90.075.078.012	11.685.000.000	Bank Loans
Utang Usaha					Trade Payables
Pihak Berelasi	3d,19	436.315.834.594	132.211.830.808	44.177.537.580	Related Parties
Pihak Ketiga	19	1.090.326.524.182	526.293.854.519	148.056.905.032	Third Parties
Utang Lain-lain					Other Payables
Pihak Ketiga	20a	250.783.569.730	114.477.074.940	138.411.375.000	Third Parties
Utang Pajak	3o,8b	167.708.503.095	84.131.729.931	44.506.037.522	Tax Liabilities
Beban yang Masih Harus Dibayar	21	87.280.330.222	90.169.115.921	79.035.726.560	Accrued Expenses
Uang Muka Penjualan	22	146.892.279.002	108.509.263.198	63.601.646.818	Advance Sale
Pendapatan Diterima Dimuka	23	7.105.375.868	5.827.676.444	6.929.042.009	Unearned Revenue
Uang Jaminan	24	7.447.920.268	7.779.343.939	7.572.260.402	Guarantee
Bagian Liabilitas Jangka Panjang Jatuh Tempo dalam Satu Tahun	25, 27	584.651.428.571	66.879.051.380	10.218.181.818	Short Term Portion of Long Term Liabilities
JUMLAH LIABILITAS JANGKA PENDEK		2.778.511.765.531	1.226.354.019.092	704.193.712.741	TOTAL CURRENT LIABILITIES
LIABILITAS JANGKA PANJANG					
Utang Pemegang Saham Lama		-	-	2.742.821.426	Shareholder Debt Before
Liabilitas Program Imbalan Kerja	26	470.279.826	113.842.892	-	Liabilities of Employment Benefits
Utang Lain-lain	3d,20b				Other Payables
Pihak Berelasi		1.033.253.024.826	979.812.393.798	444.116.849.793	Related Parties
Pihak Ketiga		548.416.162.704	402.613.875.000	442.905.796.051	Third Parties
Surat Berharga Jangka Menengah	25	300.000.000.000	30.000.000.000	30.000.000.000	Medium Term Notes
Utang Obligasi	28	598.358.200.906	-	-	Bonds Payable
Utang Bank Jangka Panjang Setelah Dikurangi Bagian yang Jatuh Tempo dalam Satu Tahun	27	599.363.649.497	162.475.747.632	116.327.272.730	Long Term Liabilities-Net of Current Portion
JUMLAH LIABILITAS JANGKA PANJANG		3.079.861.317.759	1.575.015.859.322	1.036.092.740.000	TOTAL NON CURRENT LIABILITIES
JUMLAH LIABILITAS		5.858.373.083.290	2.801.369.878.414	1.740.286.452.741	TOTAL LIABILITIES
EKUITAS					
Ekuitas yang Dapat Diatribusikan kepada:	29				SHAREHOLDER'S EQUITY
Pemilik Entitas Induk					Equity Attributable to: Owners of the Parent Company
Modal Saham-Nilai Nominal Rp100 per Saham	29a	1.404.440.600.000	1.404.440.600.000	913.206.000.000	Share Capital-Par Value Rp100 per shares
Modal Dasar: 36.528.240.000 Saham (Modal Ditempatkan dan Disetor masing-masing untuk Per 31 Desember 2016, 2015 sebanyak 14.044.406.000, dan Per 31 Desember 2014 dan 2013, sebanyak 9.132.060.000 lembar saham)					Authorized Capital- 36.528.240.000 shares (Issued and Paid Up Capital each for periods ended December 30, 2016, 2015 as of 14.044.406.000 shares and December 31, 2014 dan 2013, as of 9.132.060.000 shares)
Tambahannya Modal Disetor	29b	357.657.791.204	357.657.791.204	50.000.000.000	Additional Paid-in Capital
Saldo Laba:	29c				Retained Earnings :
Ditentukan Penggunaannya		20.322.294.135	5.306.042.987	-	Appropriated
Belum Ditentukan Penggunaannya		703.443.039.238	413.141.464.551	102.589.865.043	Unappropriated
Komponen Ekuitas Lainnya	29d	335.316.239.168	335.332.922.914	-	Other Component Equity
Kepentingan Non Pengendali	29e	2.821.179.963.744	2.515.878.821.656	1.065.795.865.043	Non Controlling Interest
Komponen Ekuitas Lainnya		146.730.741.303	1.708.032.583	(56.808.933)	(56.808.933)
JUMLAH EKUITAS		2.967.910.705.047	2.517.586.854.239	1.065.739.056.110	TOTAL SHAREHOLDER'S EQUITY
JUMLAH LIABILITAS EKUITAS		8.826.283.788.338	5.318.956.732.653	2.806.025.508.851	TOTAL LIABILITIES SHAREHOLDERS EQUITY

^{*)} Direklasifikasi-Catatan 42

^{*)} Reclassified-Note 42

Lihat catatan atas laporan keuangan konsolidasian yang merupakan bagian
yang tidak terpisahkan dari laporan keuangan konsolidasian secara keseluruhan

See Notes to the consolidated financial statements which are an
integral part of the consolidated financial statements

PT PP PERPERTI Tbk DAN ENTITAS ANAK		PT PP PERPERTI Tbk AND ITS SUBSIDIARIES			
LAPORAN LABA (RUGI) DAN PENGHASILAN KOMPREHENSIF LAIN KONSOLIDASIAN		CONSOLIDATED STATEMENT OF INCOME AND OTHER COMPREHENSIVE INCOME			
UNTUK TAHUN-TAHUN YANG BERAKHIR		FOR THE YEARS ENDED			
PADA TANGGAL 31 DESEMBER 2016, 2015, DAN 2014		DECEMBER 31, 2016, 2015 AND 2014			
(Disajikan dalam Rupiah Penuh, Kecuali Dinyatakan Lain)		(Expressed in Full IDR, Unless Otherwise Stated)			
Uraian	Catatan/ Notes	2016	2015*)	2014*)	Description
PENJUALAN DAN PENDAPATAN USAHA					OPERATING REVENUES AND SALES
Penjualan Realiti	3p.30a	2.015.654.898.330	1.380.553.199.348	474.904.071.664	Realty Sale
Pendapatan Properti	3p.30b	134.406.173.774	124.619.115.993	118.609.648.096	Property Revenue
JUMLAH PENJUALAN DAN PENDAPATAN USAHA		2.150.061.072.104	1.505.172.315.341	593.513.719.760	TOTAL OPERATING REVENUES AND SALES
BEBAN POKOK PENJUALAN					COST OF GOODS SOLD
Realiti	3p.31a	1.451.608.471.668	955.032.926.130	332.387.195.111	Realty
Properti	3p.31b	112.548.810.864	102.316.772.959	72.066.050.857	Property
JUMLAH BEBAN POKOK PENJUALAN		1.564.157.282.532	1.057.349.699.089	404.453.245.968	TOTAL COST OF GOODS SOLD
LABA (RUGI) KOTOR		585.903.789.572	447.822.616.252	189.060.473.792	GROSS PROFIT
BEBAN USAHA					OPERATING EXPENSES
Beban Pegawai	3p.32	38.698.331.790	29.973.534.020	24.210.657.221	Employee Expenses
Beban Umum dan Administrasi	3p.32	38.345.060.462	31.410.563.524	29.894.156.450	General and Administrative Expenses
Beban Pemasaran	3p.32	1.317.898.101	470.631.562	542.415.687	Marketing Expense
Beban Pemeliharaan	3p.32	269.907.187	467.961.189	1.231.608.211	Maintenance Expenses
JUMLAH BEBAN USAHA		78.631.197.540	62.322.690.295	55.878.837.569	TOTAL OPERATING EXPENSES
LABA USAHA		507.272.592.032	385.499.925.957	133.181.636.223	OPERATING INCOME
PENGHASILAN (BEBAN) LAIN-LAIN					OTHER INCOME (EXPENSES)
Beban Pendanaan/Beban Bunga	3p.33	(56.973.268.553)	(33.843.840.140)	(13.914.230.015)	Funding/Interest Expenses
Beban Pajak Penghasilan Final	3p.33	(92.390.141.420)	(71.670.645.964)	(24.919.865.994)	Final Income Tax Expenses
Penghasilan (Beban) Lain-lain	3p.33	12.729.599.637	19.996.149.345	4.813.393.946	Other Income/(Expenses)
JUMLAH PENGHASILAN (BEBAN) LAIN-LAIN		(136.633.810.336)	(85.518.336.759)	(34.020.702.063)	TOTAL OTHER INCOME (EXPENSES)
PENDAPATAN VENTURA BERSAMA (KSO) DAN ENTITAS ASOSIASI	3m.34	(2.416.242.051)	1.085.676.811	1.809.397.559	PROFIT FROM JOINT VENTURE AND ASSOCIATED ENTITIES
LABA (RUGI) SEBELUM PAJAK PENGHASILAN		368.222.539.645	301.067.266.009	100.970.331.719	PROFIT BEFORE INCOME TAX
BEBAN (PENGHASILAN) PAJAK					INCOME TAX EXPENSES
Pajak Penghasilan Tidak Final	3o.8c	2.848.220.500	738.678.250	630.166.389	Non Final Income Tax
Pajak Tangguhan		-	-	(115.481.026)	Deferred Tax
JUMLAH BEBAN (PENGHASILAN) PAJAK		2.848.220.500	738.678.250	514.685.363	TOTAL INCOME TAX EXPENSES
LABA TAHUN BERJALAN		365.374.319.145	300.328.587.759	100.455.646.356	NET CURRENT INCOME
PENGHASILAN KOMPREHENSIF LAIN					OTHER COMPREHENSIVE INCOME
Pos-pos yang tidak akan direklasifikasi ke Laba (Rugi)					Items will not be reclassified to Income (Loss)
Peningkatan Revaluasi		-	345.652.701.529	-	Gain on Revaluation of
Aset Tetap		-	-	-	Fixed Assets
Pajak Penghasilan Final Revaluasi		-	(10.322.517.000)	-	Final Income Tax of Revaluation
Keuntungan (Kerugian) Aktuarial		(16.683.745)	2.738.385	-	Actuarial Gain (Loss)
		(16.683.745)	335.332.922.914	-	
Pos-pos yang akan direklasifikasi ke Laba (Rugi)					Items will reclassified to Income (Loss)
JUMLAH LABA KOMPREHENSIF TAHUN BERJALAN		(16.683.745)	335.332.922.914	-	TOTAL CURRENT COMPREHENSIVE INCOME
JUMLAH LABA (RUGI) DAN PENGHASILAN KOMPREHENSIF LAIN TAHUN BERJALAN		365.357.635.400	635.661.510.673	100.455.646.356	TOTAL CURRENT PROFIT (LOSS) AND OTHER COMPREHENSIVE INCOME
Laba Tahun Berjalan yang Dapat Diatribusikan kepada:					Current Income Distributed to:
Pemilik Entitas Induk		365.362.830.425	300.325.022.955	100.512.590.557	Parent Company's Shareholders
Keputusan Non Pengendali		(8.511.280)	3.564.804	(56.944.201)	Non Controlling Interest
		365.374.319.145	300.328.587.759	100.455.646.356	
Jumlah Laba Rugi Komprehensif Tahun Berjalan yang Dapat Diatribusikan kepada:					Total Current Comprehensive Income Distributable to:
Pemilik Entitas Induk		365.366.146.680	635.657.945.869	100.512.590.557	Parent Company's shareholders
Keputusan Non Pengendali		(8.511.280)	3.564.804	(56.944.201)	Non controlling interest
		365.357.635.400	635.661.510.673	100.455.646.356	
Laba Per Saham (dalam Rupiah)					Earning Per Share (IDR)
Dasar	35	30,45	25,03	11,01	Authorized

*) Diterbitkan kembali (Catatan 45)

*) Reissued (Note 45)

Lihat catatan atas laporan keuangan konsolidasian yang merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian secara keseluruhan

See Notes to the consolidated financial statements which are an integral part of the consolidated financial statements

PT PP PROPERTI Tbk
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AND ITS SUBSIDIARIES
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(Expressed in Rupiah, unless otherwise stated)

	Catatan/ Notes	31 Desember/ December 31, 2018	31 Desember/ December 31, 2017	
ASET				ASSETS
ASET LANCAR				CURRENT ASSETS
Kas dan setara kas	5	553.969.790.532	996.491.296.843	Cash and cash equivalents
Piutang usaha - pihak ketiga	6	6.014.699.375.735	4.231.062.515.090	Trade receivables - third parties
Piutang lain-lain - pihak berelasi	7	-	8.288.392.467	Other receivables - related parties
Persediaan	8	3.512.838.197.303	1.575.007.765.584	Inventories
Pajak dibayar dimuka	9a	16.743.848.011	28.440.888.724	Prepaid taxes
Biaya dibayar dimuka	10	62.624.684.040	22.890.271.392	Prepaid expenses
Uang muka	11	252.526.453.293	243.979.274.695	Advances
Aset lancar lainnya	12	39.882.750	65.115.516	Other current assets
Jumlah Aset Lancar		10.413.442.231.663	7.106.225.520.311	Total Current Assets
ASET TIDAK LANCAR				NON CURRENT ASSETS
Tanah akan dikembangkan	13	3.439.344.303.536	3.154.069.617.116	Land for development
Investasi ventura bersama	15	176.039.797.437	168.553.955.202	Investment in joint venture
Investasi pada entitas asosiasi	14	229.188.162.427	179.663.335.044	Investment in associated entities
Investasi jangka panjang lainnya	16	13.981.000.000	8.501.000.000	Other long term investments
Aset tetap - bersih	17	2.169.718.612.941	1.940.116.421.607	Property and equipment - net accumulated depreciation of Rp. 24,234,100,658 as of December 31 2018 and of Rp. 4,019,300,972 as of December 31 2017
Setelah dikurangi akumulasi penyusutan sebesar Rp.24.234.100.658 pada 31 Desember 2018, dan sebesar Rp.4.019.300.972 pada 31 Desember 2017				
Aset tidak berwujud	18	34.006.378.279	2.802.472.849	Intangible assets
Jumlah Aset Tidak Lancar		6.062.278.254.621	5.453.706.801.818	Total Non Current Assets
JUMLAH ASET		16.475.720.486.285	12.559.932.322.129	TOTAL ASSETS

Catatan atas laporan keuangan konsolidasian merupakan bagian
tidak terpisahkan dari laporan keuangan konsolidasian

The accompanying notes to consolidated financial statements are
an integral part of the consolidated financial statements

PT PP PROPERTI Tbk
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PT PP PROPERTI Tbk
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	Catatan/ Notes	31 Desember/ December 31, 2018	31 Desember/ December 31, 2017	
LIABILITAS DAN EKUITAS				LIABILITIES AND EQUITY
LIABILITAS JANGKA PENDEK				CURRENT LIABILITIES
Utang usaha	19			Trade payables
Pihak berelasi		789.809.780.662	508.977.055.164	Related parties
Pihak ketiga		2.391.268.310.473	1.158.097.927.030	Third parties
Utang lain - lain - pihak ketiga	20	348.120.437.024	338.188.830.713	Other payables - third parties
Utang pajak	9b	264.184.021.326	256.763.400.826	Tax payable
Utang bank	27	200.000.000.000	200.000.000.000	Bank loans
Biaya yang masih harus dibayar	21	223.914.407.295	95.358.782.117	Accrued expenses
Uang muka penjualan	22	293.383.045.693	496.087.928.284	Advance sales
Pendapatan diterima dimuka	23	12.774.511.056	11.805.845.112	Unearned revenue
Uang jaminan	24	7.638.976.038	7.598.810.205	Guarantee
Bagian liabilitas jangka panjang yang jatuh tempo dalam waktu satu tahun				Long term liabilities current portion
Utang bank	27	754.284.999.998	222.197.561.153	Bank loans
Utang obligasi	28	200.000.000.000	-	Bond payable
Surat berharga jangka menengah	25	200.000.000.000	100.000.000.000	Medium term notes
Jumlah Liabilitas Jangka Pendek		5.685.378.489.566	3.395.076.140.604	Total Current Liabilities
LIABILITAS JANGKA PANJANG				NON CURRENT LIABILITIES
Liabilitas program imbalan kerja	26	2.963.059.645	4.281.080.846	Employment benefits liabilities
Utang lain-lain	20b			Other payables
Pihak berelasi		766.205.040.020	755.129.245.348	Related parties
Pihak ketiga		118.391.854.167	361.310.393.851	Third parties
Liabilitas jangka panjang - setelah dikurangi bagian yang jatuh tempo dalam satu tahun				Long terms liabilities - net of current maturity
Utang bank	27	1.309.042.391.810	1.015.011.999.995	Bank loans
Utang obligasi	28	1.065.171.640.194	599.014.920.550	Bond payable
Surat berharga jangka menengah	25	1.710.000.000.000	1.430.000.000.000	Medium term notes
Jumlah Liabilitas Jangka Panjang		4.971.773.985.836	4.164.747.640.590	Total Non Current Assets
JUMLAH LIABILITAS		10.657.152.475.402	7.559.823.781.194	TOTAL LIABILITIES
EKUITAS				EQUITY
Modal Saham - nilai nominal				Capital stock - par value of
Rp.25 per saham				Rp.25 per share
modal dasar - 146.112.960.000 saham				authorized capital - 146.112.960.000 shares
modal ditempatkan dan disetor				capital issued and paid
61.675.671.883 saham	29	1.541.891.797.075	1.541.891.797.075	61.675.671.883 shares
Tambah modal disetor	30	1.745.915.355.605	1.745.799.785.605	Additional paid up capital
Penghasilan komprehensif lain		506.071.820.737	398.151.774.094	Others comprehensive income
Saldo laba:				Retained earnings:
Ditentukan penggunaannya	31	60.825.433.425	38.591.435.656	Appropriated
Belum ditentukan penggunaannya	31	1.417.633.201.302	1.057.490.546.180	Unappropriated
Ekuitas yang dapat diatribusikan kepada pemilik entitas induk		5.272.337.608.144	4.781.925.338.610	Equity attributable to owner of the company
Kepentingan non pengendali	32	546.230.402.739	218.183.202.325	Non - controlling interest
Jumlah Ekuitas		5.818.568.010.883	5.000.108.540.935	Total Equity
JUMLAH LIABILITAS DAN EKUITAS		16.475.720.486.285	12.559.932.322.129	TOTAL LIABILITIES AND EQUITY

Catatan atas laporan keuangan konsolidasian merupakan bagian tidak terpisahkan dari laporan keuangan konsolidasian

The accompanying notes to consolidated financial statements are an integral part of the consolidated financial statements

PT PP PROPERTI Tbk
DAN ENTITAS ANAK
LAPORAN LABA RUGI DAN PENGHASILAN
KOMPREHENSIF LAIN KONSOLIDASIAN
UNTUK TAHUN-TAHUN YANG BERAKHIR 31 DESEMBER 2018 DAN 2017
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

PT PP PROPERTI T
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	Catatan/ Notes	2018	2017	
PENDAPATAN USAHA	33	2.556.174.514.577	2.708.881.065.095	REVENUE
BEBAN POKOK PENJUALAN	34	(1.893.598.010.855)	(2.059.293.428.854)	COST OF REVENUE
LABA KOTOR		662.576.503.722	649.587.636.241	GROSS PROFIT
BEBAN USAHA	35	(147.956.459.324)	(85.892.362.022)	OPERATING EXPENSES
Beban pendanaan (bunga)		(83.006.500.105)	(70.446.448.945)	Funding/interest expenses
Penghasilan (beban) lain-lain	37	98.849.505.105	39.263.757.666	Other income (expense)
Keuntungan pembelian diskon	36	11.620.376.842	-	Bargain purchase
Bagian laba ventura bersama	38	3.684.448.008	6.077.995.312	Share in profit of joint venture
Beban Pajak Final		(64.543.621.658)	(75.281.326.339)	Final tax
LABA SEBELUM PAJAK		501.224.252.591	463.309.251.913	PROFIT BEFORE TAX
PENGHASILAN (BEBAN) PAJAK				INCOME TAX EXPENSES
Pajak penghasilan tidak final	9c	(4.440.755.770)	(3.666.415.500)	Non final income tax
LABA BERSIH TAHUN BERJALAN		496.783.496.821	459.642.836.413	NET PROFIT FOR THE YEAR
PENGHASILAN KOMPREHENSIF LAIN				OTHER COMPREHENSIVE INCOME
Pos-pos yang tidak akan direklasifikasi ke Laba (Rugi)				Items will not be reclassified to Income (Loss)
Keuntungan revaluasi aset tetap	17	107.409.267.913	40.217.478.046	Gain on revaluation of property and equipment
Pengukuran kembali atas program imbalan pasti	26	577.531.644	(204.326.788)	Remeasurement of defined benefits obligation
Pos-pos yang akan direklasifikasi ke Laba (Rugi)		-	-	Items will be reclassified to Income (Loss)
Jumlah laba komprehensif lain		107.986.799.556	40.013.151.258	Total other comprehensive income
JUMLAH LABA KOMPREHENSIF TAHUN BERJALAN		604.770.296.377	499.655.987.671	TOTAL CURRENT COMPREHENSIVE INCOME
Laba Bersih Tahun Berjalan yang Dapat Diatribusikan kepada:				Current Net Profit Distributed to:
Pemilik entitas induk		471.257.608.301	444.679.955.378	Owners of the Company
Kepentingan non pengendali		25.525.888.520	14.962.881.035	Non controlling interests
Jumlah Laba Rugi Komprehensif Tahun Berjalan yang Dapat Diatribusikan kepada:				Total Current Comprehensive Income Distributable to:
Pemilik entitas induk		579.177.654.944	484.693.106.636	Owners of the Company
Kepentingan non pengendali		25.592.641.433	14.962.881.035	Non controlling interests
Jumlah Laba Komprehensif Tahun Berjalan		604.770.296.377	499.655.987.671	Total Current Comprehensive Income
Labar Per Saham Dasar		8,39	8,10	Earning Per Share Basic

Catatan atas laporan keuangan konsolidasian merupakan bagian tidak terpisahkan dari laporan keuangan konsolidasian

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PT PP PROPERTI Tbk AND ITS SUBSIDIARIES
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 (Expressed in Rupiah, unless otherwise stated)

	Catatan/ Notes	31 Desember/ December 31, 2019	31 Desember/ December 31, 2018	
ASET				ASSETS
ASET LANCAR				CURRENT ASSETS
Kas dan setara kas	5	516.016.628.187	553.969.790.532	Cash and cash equivalents
Piutang usaha				Trade accounts receivable
Pihak ketiga	6	6.897.269.185.918	6.014.699.375.735	Third parties
Persediaan	7	4.976.410.387.394	3.512.838.197.303	Cash generated from operation
Pajak dibayar dimuka	8a	12.209.967.127	16.743.848.011	Prepaid taxes
Biaya dibayar dimuka	9	89.805.873.806	62.624.684.040	Prepaid expenses
Uang muka	10	192.413.584.793	252.526.453.293	Advances
Aset lancar lainnya	11	29.882.750	39.882.750	Other current assets
Jumlah Aset Lancar		12.684.155.509.975	10.413.442.231.664	Total Current Assets
ASET TIDAK LANCAR				NON-CURRENT ASSETS
Piutang usaha				Trade accounts receivable
Pihak ketiga	6	286.784.149.204	-	Third parties
Tanah akan dikembangkan	12	3.655.593.291.045	3.439.344.303.536	Land for development
Investasi pada entitas asosiasi	13	244.727.325.133	229.188.162.427	Investment in associated entities
Investasi ventura bersama	14	176.892.964.117	176.039.797.437	Investment in joint venture
Investasi jangka panjang lainnya	15	21.134.026.000	13.981.000.000	Other long term investments
Aset tetap - bersih setelah dikurangi akumulasi penyusutan sebesar Rp.38.286.169.897 pada 31 Desember 2019 dan sebesar Rp.24.234.100.658 pada 31 Desember 2018	16	2.481.947.878.357	2.169.718.612.941	Property and equipment - net accumulated depreciation of Rp.38,286,169,897 as of December 31, 2019 and amounted Rp. 24,234,100,658 as of December 31, 2018
Aset tidak berwujud	17	33.445.432.602	34.006.378.279	Intangible assets
Jumlah Aset Tidak Lancar		6.900.525.066.458	6.062.278.254.620	Total Non-Current Assets
JUMLAH ASET		19.584.680.576.433	16.475.720.486.284	TOTAL ASSETS

Catatan atas laporan keuangan konsolidasian merupakan bagian
tidak terpisahkan dari laporan keuangan konsolidasian

Accompanying notes to consolidated financial statements are
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	Catatan/ Notes	31 Desember/ December 31, 2019	31 Desember/ December 31, 2018	
LIABILITAS DAN EKUITAS				LIABILITIES AND EQUITY
LIABILITAS JANGKA PENDEK				CURRENT LIABILITIES
Utang usaha	18			Trade accounts payable
Pihak berelasi		569.567.900.516	789.809.780.662	Related parties
Pihak ketiga		3.639.804.126.753	2.391.268.310.473	Third parties
Utang lain - lain - pihak ketiga	19	395.195.779.384	348.120.437.024	Other payables - third parties
Utang pajak	8b	359.524.575.685	264.184.021.326	Taxes payable
Utang bank	26	113.458.413.452	200.000.000.000	Bank loans
Biaya yang masih harus dibayar	20	124.943.497.274	223.914.407.295	Accrued expenses
Uang muka pelanggan	21	263.420.344.827	293.383.045.693	Advances from customer
Pendapatan diterima dimuka	22	19.304.944.493	12.774.511.056	Unearned revenue
Uang jaminan	23	8.041.282.296	7.638.976.038	Security deposit
Bagian liabilitas jangka panjang yang jatuh tempo dalam satu tahun				Long term liabilities current portion
Utang bank	26	424.176.580.000	754.284.999.998	Bank loans
Utang obligasi	27	-	200.000.000.000	Bond payable
Surat berharga jangka menengah	24	1.230.000.000.000	200.000.000.000	Medium term notes
Jumlah Liabilitas Jangka Pendek		7.147.437.444.680	5.685.378.489.565	Total Current Liabilities
LIABILITAS JANGKA PANJANG				NON-CURRENT LIABILITIES
Liabilitas program imbalan kerja	25	4.290.975.985	2.963.059.645	Employment benefit obligations
Utang lain-lain	19			Other payables
Pihak berelasi		766.410.986.205	766.205.040.020	Related parties
Pihak ketiga		72.790.312.500	118.391.854.167	Third parties
Liabilitas jangka panjang - setelah dikurangi bagian yang jatuh tempo dalam satu tahun				Long terms liabilities - net of current maturity
Utang bank	26	2.471.232.954.243	1.309.042.391.810	Bank loans
Utang obligasi	27	2.397.459.562.129	1.065.171.640.194	Bond payable
Surat berharga jangka menengah	24	600.000.000.000	1.710.000.000.000	Medium term notes
Jumlah Liabilitas Jangka Panjang		6.312.184.791.062	4.971.773.985.836	Total Non-Current Liabilities
JUMLAH LIABILITAS		13.459.622.235.742	10.657.152.475.401	TOTAL LIABILITIES
EKUITAS				EQUITY
Modal Saham - nilai nominal				Capital stock - par value of
Rp.25 per saham				Rp.25 per share
Modal dasar -				Authorized capital -
146.112.960.000 saham				146,112,960,000 shares
Modal ditempatkan dan disetor				Issued and fully paid capital
61.675.671.883 saham	28	1.541.891.797.075	1.541.891.797.075	61,675,671,883 shares
Tambahan modal disetor	29	1.745.915.355.605	1.745.915.355.605	Additional paid up capital
Penghasilan komprehensif lain		532.734.331.792	506.071.820.737	Others comprehensive income
Saldo laba:				Retained earnings:
Ditentukan penggunaannya	30	84.388.313.840	60.825.433.425	Appropriated
Belum ditentukan penggunaannya	30	1.642.514.016.676	1.417.633.201.302	Unappropriated
Ekuitas yang dapat diatribusikan kepada pemilik entitas induk		5.547.443.814.988	5.272.337.608.144	Equity attributable to owner of the Company
Kepentingan non pengendali	31	577.614.525.703	546.230.402.739	Non - controlling interest
Jumlah Ekuitas		6.125.058.340.691	5.818.568.010.883	Total Equity
JUMLAH LIABILITAS DAN EKUITAS		19.584.680.576.433	16.475.720.486.284	TOTAL LIABILITIES AND EQUITY

Catatan atas laporan keuangan konsolidasian merupakan bagian tidak terpisahkan dari laporan keuangan konsolidasian

Accompanying notes to consolidated financial statements are an integral part of the consolidated financial statements

PT PP POPERTI Tbk DAN ENTITAS ANAK
LAPORAN LABA RUGI DAN PENGHASILAN
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	Catatan/ Notes	2019	2018	
PENDAPATAN USAHA	32	2.510.417.039.278	2.556.174.514.577	REVENUES
BEBAN POKOK PENJUALAN	33	(1.929.478.428.787)	(1.965.554.651.097)	COST OF REVENUES
LABA KOTOR		580.938.610.491	590.619.863.480	GROSS PROFIT
				Cash generated from operation
BEBAN USAHA	34	(76.423.480.075)	(75.999.819.082)	OPERATING EXPENSES
Beban keuangan		(73.631.592.000)	(63.006.500.105)	Finance cost
Keuntungan pembelian diskon	35	-	11.620.376.842	Bargain purchase
Penghasilan (beban) lain-lain	36	9.687.435.942	98.849.505.105	Other income
Bagian laba ventura bersama dan asosiasi	37	(14.619.741.139)	3.684.448.008	Share in profit of joint venture and associated
Beban pajak final		(64.248.753.018)	(64.543.621.658)	Final tax expense
LABA SEBELUM PAJAK		361.702.480.201	501.224.252.591	PROFIT BEFORE TAX
				INCOME TAX EXPENSES
PENGHASILAN (BEBAN) PAJAK				Income tax
Pajak penghasilan	8c	(807.144.161)	(4.440.755.770)	
LABA BERSIH TAHUN BERJALAN		360.895.336.040	496.783.496.821	NET PROFIT FOR THE YEAR
				OTHER COMPREHENSIVE INCOME
PENGHASILAN KOMPREHENSIF LAIN				Items will not be reclassified to profit or loss
Pos-pos yang tidak akan direklasifikasi ke laba rugi				Surplus on revaluation of property and equipment
Surplus revaluasi aset tetap	16	26.846.544.730	107.409.267.912	Remeasurement of defined benefits obligation
Pengukuran kembali atas program imbalan pasti	25	19.970.698	577.531.644	Items will be reclassified to profit or loss
Pos-pos yang akan direklasifikasi ke laba rugi		-	-	
Jumlah penghasilan komprehensif lain		26.866.515.428	107.986.799.556	Total other comprehensive income
JUMLAH PENGHASILAN KOMPREHENSIF TAHUN BERJALAN		387.761.851.468	604.770.296.377	TOTAL COMPREHENSIVE INCOME FOR THE YEAR
				Net profit distributable to:
Laba Bersih yang Dapat Diatribusikan kepada:				Owners of the Company
Pemilik entitas induk		342.695.217.449	471.257.608.301	Non controlling interest
Kepentingan non pengendali		18.200.118.591	25.525.888.520	Net profit for the year
LABA BERSIH TAHUN BERJALAN		360.895.336.040	496.783.496.821	Total Comprehensive Income for the year distributable to:
Jumlah Laba Rugi Komprehensif tahun berjalan yang Dapat Diatribusikan kepada:				Owners of the Company
Pemilik entitas induk		369.357.728.504	579.177.654.944	Non controlling interest
Kepentingan non pengendali		18.404.122.964	25.592.641.433	Total comprehensive Income for the year
Jumlah Laba Komprehensif tahun berjalan		387.761.851.468	604.770.296.377	
LABA PER SAHAM DASAR	38	5,82	8,39	Earning Per Share Basic

Catatan atas laporan keuangan konsolidasian merupakan bagian tidak terpisahkan dari laporan keuangan konsolidasian

Accompanying notes to consolidated financial statements are an integral part of the consolidated financial statements

PT RISTIA BINTANG MAHKOTASEJATI Tbk DAN ENTITAS ANAKNYA
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
31 Desember 2016 Dan 2015
Dan 1 Januari 2015/31 Desember 2014
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

	Catatan	31 Desember 2016	31 Desember 2015 (Disajikan kembali)	1 Januari 2015/ 31 Desember 2014 (Disajikan kembali)
ASET				
ASET LANCAR				
Kas dan setara kas	5,28,29	17.131.245.214	32.946.713.139	43.201.550.124
Piutang usaha - pihak ketiga	6,28,29	3.982.398.622	5.435.117.423	7.226.161.277
Aset keuangan yang tersedia untuk dijual	7,28,29	277.500.000	218.350.000	11.510.000.000
Persediaan real estat	8	16.462.245.030	26.883.692.290	34.645.518.130
Biaya dibayar di muka		-	77.842.000	83.875.000
Jumlah Aset Lancar		<u>37.853.388.866</u>	<u>65.561.714.852</u>	<u>96.667.104.531</u>
ASET TIDAK LANCAR				
Penyertaan saham pada entitas asosiasi	9	60.349.670.765	67.434.528.011	30.734.547.575
Tanah yang belum dikembangkan	10	67.692.781.580	34.315.464.726	27.668.992.973
Uang muka	11	-	22.853.522.523	4.954.300.000
Aset tetap – neto	12	1.593.879.887	1.110.365.873	971.828.937
Jumlah Aset Tidak Lancar		<u>129.636.332.232</u>	<u>125.713.881.133</u>	<u>64.329.669.485</u>
JUMLAH ASET		<u>167.489.721.098</u>	<u>191.275.595.985</u>	<u>160.996.774.016</u>

Lihat Catatan atas Laporan Keuangan Konsolidasian yang merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian secara keseluruhan.

PT RISTIA BINTANG MAHKOTASEJATI Tbk DAN ENTITAS ANAKNYA
LAPORAN POSISI KEUANGAN KONSOLIDASIAN (lanjutan)
31 Desember 2016 Dan 2015
Dan 1 Januari 2015/31 Desember 2014
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

	Catatan	31 Desember 2016	31 Desember 2015 (Disajikan kembali)	1 Januari 2015/ 31 Desember 2014 (Disajikan kembali)
LIABILITAS DAN EKUITAS				
LIABILITAS JANGKA				
 PENDEK				
Utang usaha – pihak ketiga		-	-	2.490.600.220
Utang lain-lain – pihak ketiga	28,29	900.847.222	4.829.912.322	1.426.237.881
Utang pajak	13	2.125.090.115	1.279.719.723	3.346.291.987
Beban akrual	14,28,29	5.731.355	192.165.054	648.489.092
Uang muka penjualan – pihak ketiga	15	622.524.663	10.293.612.380	12.815.344.907
Bagian utang pembiayaan konsumen jangka panjang yang jatuh tempo dalam waktu satu tahun	16,28,29	106.884.000	-	-
Jumlah Liabilitas Jangka Pendek		3.761.077.355	16.595.409.479	20.726.964.087
LIABILITAS JANGKA				
 PANJANG				
Utang pembiayaan konsumen jangka panjang – setelah dikurangi bagian yang jatuh tempo dalam waktu satu tahun	16,28,29	174.730.000	-	-
Liabilitas imbalan pascakerja	17	1.680.067.224	1.462.535.613	1.669.723.248
Jumlah Liabilitas Jangka Panjang		1.854.797.224	1.462.535.613	1.669.723.248
JUMLAH LIABILITAS		5.615.874.579	18.057.945.092	22.396.687.335

Lihat Catatan atas Laporan Keuangan Konsolidasian yang merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian secara keseluruhan.

PT RISTIA BINTANG MAHKOTASEJATI Tbk DAN ENTITAS ANAKNYA
LAPORAN POSISI KEUANGAN KONSOLIDASIAN (lanjutan)
31 Desember 2016 Dan 2015
Dan 1 Januari 2015/31 Desember 2014
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

<u>Catatan</u>	<u>31 Desember 2016</u>	<u>31 Desember 2015 (Disajikan Kembali)</u>	<u>1 Januari 2015/ 31 Desember 2014 (Disajikan Kembali)</u>
EKUITAS			
Ekuitas yang Dapat			
 Diatribusikan kepada			
 Pemilik Entitas Induk			
Modal saham - Nilai nominal			
saham Seri A Rp 500 dan			
saham seri B Rp 200			
Modal dasar –			
1.013.311.000 saham			
seri A dan 66.722.500			
saham seri B			
Modal ditempatkan dan			
disetor penuh –			
260.000.000 saham			
seri A dan 66.722.500			
saham seri B			
18	143.344.500.000	143.344.500.000	143.344.500.000
19	(1.653.037.094)	(1.767.134.491)	(1.767.134.491)
18	(36.023.050)	(36.023.050)	(36.023.050)
12	39.067.341.672	39.067.341.672	-
Keuntungan (kerugian) yang			
belum direalisasi atas			
perubahan nilai wajar aset			
keuangan yang tersedia			
untuk dijual			
7	(28.750.000)	(159.900.000)	1.268.750.000
Saldo laba (defisit)			
Telah ditentukan			
penggunaannya			
20	2.300.000.000	2.300.000.000	2.300.000.000
Belum ditentukan			
penggunaannya			
4	(21.135.708.209)	(14.536.883.494)	(11.516.355.078)
4	-	4.998.628.742	4.998.906.626
Ekuitas <i>merging entity</i>			
Sub-jumlah			
21	<u>161.858.323.319</u>	<u>173.210.529.379</u>	<u>138.592.644.007</u>
Kepentingan nonpengendali			
21	15.523.200	7.121.514	7.442.674
JUMLAH EKUITAS			
	<u>161.873.846.519</u>	<u>173.217.650.893</u>	<u>138.600.086.681</u>
JUMLAH LIABILITAS DAN			
 EKUITAS			
	<u>167.489.721.098</u>	<u>191.275.595.985</u>	<u>160.996.774.016</u>

*Lihat Catatan atas Laporan Keuangan Konsolidasian yang merupakan bagian
yang tidak terpisahkan dari laporan keuangan konsolidasian secara keseluruhan.*

PT RISTIA BINTANG MAHKOTASEJATI Tbk DAN ENTITAS ANAKNYA
LAPORAN LABA RUGI DAN PENGHASILAN KOMPREHENSIF LAIN KONSOLIDASIAN
Untuk Tahun-tahun Yang Berakhir Pada Tanggal 31 Desember 2016 Dan 2015
 (Disajikan dalam Rupiah, kecuali dinyatakan lain)

	Catatan	2016	2015 (Disajikan kembali)
PENJUALAN NETO	22	17.945.077.363	16.970.149.091
BEBAN POKOK PENJUALAN	23	(10.585.186.292)	(9.238.808.304)
LABA BRUTO		7.359.891.071	7.731.340.787
Beban penjualan	24	(207.812.033)	(968.794.681)
Beban umum dan administrasi	25	(7.668.610.047)	(6.993.829.902)
Beban pajak final	13	(698.152.881)	(966.861.929)
Penghasilan (beban) usaha lainnya - neto	26	363.584.001	(2.054.813.259)
RUGI USAHA		(851.099.889)	(3.252.958.984)
Penghasilan bunga - neto		1.097.999.144	2.207.175.046
Bagian atas rugi dari entitas asosiasi	8	(7.147.671.463)	(2.040.132.167)
RUGI NETO TAHUN BERJALAN SETELAH DAMPAK PENYESUAIAN MERGING ENTITY		(6.900.772.208)	(3.085.916.105)
Penyesuaian <i>merging entity</i>	4	187.624.659	277.945
RUGI NETO TAHUN BERJALAN PENGHASILAN KOMPREHENSIF LAIN		(6.713.147.549)	(3.085.638.160)
Pos yang tidak akan direklasifikasi ke laba rugi			
Pengkuran kembali atas imbalan pascakerja	17	113.817.834	64.788.645
Surplus revaluasi	12	-	39.067.341.672
Pos yang akan direklasifikasi ke laba rugi			
Aset keuangan tersedia untuk dijual	7	131.150.000	(1.428.650.000)
JUMLAH LABA (RUGI) KOMPREHENSIF TAHUN BERJALAN		(6.468.179.715)	34.617.842.157

*Lihat Catatan atas Laporan Keuangan Konsolidasian yang merupakan bagian
yang tidak terpisahkan dari laporan keuangan konsolidasian secara keseluruhan.*

The original report included herein is in Indonesian language

PT RISTIA BINTANG MAHKOTASEJATI Tbk DAN ENTITAS ANAKNYA LAPORAN POSISI KEUANGAN KONSOLIDASIAN 31 Desember 2018 (Disajikan dalam Rupiah, kecuali dinyatakan lain)		PT RISTIA BINTANG MAHKOTASEJATI Tbk AND ITS SUBSIDIARIES CONSOLIDATED STATEMENT OF FINANCIAL POSITION December 31, 2018 (Expressed in Rupiah, unless otherwise stated)			
Catatan / Notes	2018	31 Desember (Disajikan kembali) / December 31, (As restated) (Catatan 4 / Note 4)			
		2017	2016		
ASET				ASSETS	
ASET LANCAR				CURRENT ASSETS	
Kas dan setara kas	5,34,35	191.471.687.510	18.792.814.753	35.825.871.345	Cash and cash equivalents
Piutang usaha - pihak ketiga	6,34,35	39.592.652.330	35.068.976.245	5.274.591.527	Trade receivables - third parties
Piutang lain-lain	34,35	-	-	4.930.000.000	Other receivables
Pihak berelasi		-	-	-	Related parties
Pihak ketiga		-	137.581.295	74.147.324	Third parties
Aset keuangan yang tersedia untuk dijual	7,34,35	3.140.856.000	275.000.000	277.500.000	Available-for-sale financial assets
Persediaan	8	53.530.398.111	47.176.371.982	16.484.540.946	Inventories
Beban dibayar dimuka dan uang muka	11	1.962.640.872	1.013.099.018	603.359.089	Prepaid expenses and advances
Pajak dibayar dimuka	16a	93.323.962	46.930.200	-	Prepaid taxes
Beban emisi saham ditangguhkan	39	-	10.200.000.000	-	Deferred stock issuance cost
Uang jaminan		271.236.362	2.271.236.362	2.231.636.362	Security deposits
Aset lancar lainnya	12	8.000.000.000	-	-	Other current assets
Total Aset Lancar		298.062.795.147	114.982.009.855	65.701.646.593	Total Current Assets
ASET TIDAK LANCAR					NON-CURRENT ASSETS
Investasi pada entitas asosiasi	9	160.636.847.289	-	-	Investment in associate
Aset pajak tangguhan	16d	1.930.844.024	2.614.797.976	1.912.819.253	Deferred tax assets
Tanah yang belum dikembangkan	10	34.288.716.193	26.413.716.193	67.692.781.580	Undeveloped land
Beban dibayar dimuka dan uang muka	11	52.179.131.335	40.335.705.000	-	Prepaid expenses and advances
Aset tetap - neto	12	239.536.360.317	247.709.557.175	259.994.285.002	Fixed assets - net
Aset tidak lancar lainnya	13	111.333.333.333	-	-	Other non-current assets
Total Aset Tidak Lancar		599.905.232.491	317.073.776.344	329.599.885.835	Total Non-current Assets
TOTAL ASET		897.968.027.638	432.055.786.199	395.301.532.428	TOTAL ASSETS

Lihat Catatan atas Laporan Keuangan Konsolidasian yang merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian secara keseluruhan.

See accompanying Notes to the Consolidated Financial Statements which are an integral part of the consolidated financial statements taken as a whole.

The original report included herein is in Indonesian language

PT RISTIA BINTANG MAHKOTASEJATI Tbk DAN ENTITAS ANAKNYA LAPORAN POSISI KEUANGAN KONSOLIDASIAN (lanjutan) 31 Desember 2018 (Disajikan dalam Rupiah, kecuali dinyatakan lain)		PT RISTIA BINTANG MAHKOTASEJATI Tbk AND ITS SUBSIDIARIES CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued) December 31, 2018 (Expressed in Rupiah, unless otherwise stated)			
		31 Desember (Disajikan kembali) / December 31, (As restated) (Catatan 4 / Note 4)			
	Catatan / Notes	2018	2017	2016	
LIABILITAS DAN EKUITAS					LIABILITIES AND EQUITY
LIABILITAS					CURRENT LIABILITIES
JANGKA PENDEK					Short-term bank loans
Utang bank jangka pendek	21	62.480.000.000	-	-	<i>Trade payables - third parties</i>
Utang usaha - pihak ketiga	14,34,35	28.619.421.830	15.808.501.239	2.697.332.974	<i>Other payables - related parties</i>
Utang lain-lain - pihak berelasi	36	-	12.464.727.500	-	<i>third parties</i>
Utang lain-lain - pihak ketiga	15	10.474.042.667	17.036.822.154	27.231.231.383	<i>Taxes payable</i>
Utang pajak	16b	4.732.490.683	3.825.771.424	3.710.191.219	<i>Accrued expenses</i>
Beban akrual	17,34,35	12.159.740.252	11.868.860.291	1.823.118.791	<i>Advances from sales - third parties</i>
Utang muka penjualan - pihak ketiga	18	1.476.102.145	898.845.487	622.524.663	<i>Unearned revenue</i>
Pendapatan diterima dimuka	19	3.169.438.910	763.491.560	2.349.664.648	<i>Customer deposits</i>
Uang jaminan pelanggan		50.000.000	50.000.000	50.000.000	<i>Current maturities of long-term liabilities</i>
Bagian liabilitas jangka panjang yang jatuh tempo dalam waktu satu tahun	34,35				<i>Consumer financing payables</i>
Utang pembiayaan konsumen	20	380.182.000	125.964.000	106.884.000	<i>Bank loans</i>
Utang bank	21	17.400.000.000	17.158.600.000	14.400.000.000	Total Current Liabilities
Total Liabilitas Jangka Pendek		140.941.418.487	80.001.583.655	52.990.947.678	
LIABILITAS JANGKA PANJANG					NON-CURRENT LIABILITIES
Liabilitas jangka panjang - setelah dikurangi bagian yang jatuh tempo dalam waktu satu tahun:	34,35				<i>Long-term liabilities - net of current maturities:</i>
Utang pembiayaan konsumen	20	988.785.866	106.006.000	174.730.000	<i>Consumer financing payables</i>
Utang bank	21	107.811.854.167	107.717.291.667	21.452.601.531	<i>Bank loans</i>
Utang pihak berelasi	34,35,36	4.000.356.251	189.000.000	5.688.050.372	<i>Due to related parties</i>
Penyisihan untuk perabot dan perlengkapan hotel serta kesejahteraan karyawan	22	10.404.217.514	8.935.130.534	6.972.922.456	<i>Provision for furniture and hotel equipment and employee welfare</i>
Liabilitas imbalan pascakerja	23	4.612.218.679	4.068.050.454	2.527.915.614	<i>Post-employment benefit obligation</i>
Obligasi konversi		-	-	89.600.000.000	<i>Convertible bond</i>
Total Liabilitas Jangka Panjang		127.817.432.477	121.015.478.655	126.416.219.973	Total Non-current Liabilities
TOTAL LIABILITAS		268.758.850.964	201.017.062.310	179.407.167.651	TOTAL LIABILITIES

Lihat Catatan atas Laporan Keuangan Konsolidasian yang merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian secara keseluruhan.

See accompanying Notes to the Consolidated Financial Statements which are an integral part of the consolidated financial statements taken as a whole.

The original report included herein is in Indonesian language

**PT RISTIA BINTANG MAHKOTASEJATI Tbk
DAN ENTITAS ANAKNYA
LAPORAN POSISI KEUANGAN
KONSOLIDASIAN (lanjutan)
31 Desember 2018
(Disajikan dalam Rupiah, kecuali dinyatakan lain)**

**PT RISTIA BINTANG MAHKOTASEJATI Tbk
AND ITS SUBSIDIARIES
CONSOLIDATED STATEMENT OF FINANCIAL
POSITION (continued)
December 31, 2018
(Expressed in Rupiah, unless otherwise stated)**

	Catatan / Notes	31 Desember (Disajikan kembali) / December 31, (As restated) (Catatan 4 / Note 4)			EQUITY Equity
		2018	2017	2016	
EKUITAS					EQUITY
Ekuitas					Equity
yang Dapat Distribusikan kepada Pemilik Entitas Induk					Attributable to Owners of The Parent
Modal saham - nilai nominal per saham Seri A sebesar Rp 500 dan Seri B sebesar Rp 200					Share capital - par value per share of A share of Rp 500, and B share of Rp 200
Modal dasar -					Authorized -
260.000.000 saham Seri A					260,000,000 A shares
untuk tahun 2018 dan					for year 2018 and
1.013.311.000 saham Seri A					1,013,311,000 A shares
untuk tahun 2017 dan 2016,					for year 2017 and 2016,
5.787.742.000 saham Seri B					5,787,742,000 B shares
untuk tahun 2018 dan 66.722.500 Seri B untuk tahun 2017 dan 2016					for year 2018 and 66,722,500 B shares for year 2017 and 2016
Modal ditempatkan dan disetor penuh - 260.000.000 saham Seri A					Issued and fully paid - 260,000,000 A shares
untuk tahun 2018, 2017 dan 2016					for year 2018, 2017 and 2016,
dan 2.396.212.826 saham Seri B					2,396,212,826 B shares
untuk tahun 2018 dan 66.722.500 saham Seri B					for year 2018 and 66,722,500 B shares
untuk tahun 2017 dan 2016					for year 2017 and 2016
Tambahan modal disetor	24	609.242.565.200	143.344.500.000	143.344.500.000	Additional paid-in capital
Saham treasuri	25	(23.748.279.997)	(1.453.037.094)	(1.653.037.094)	Treasury shares
Surplus revaluasi	24	(36.023.050)	(36.023.050)	(36.023.050)	Revaluation surplus
Kerugian yang belum direalisasi atas perubahan nilai wajar aset keuangan yang tersedia untuk dijual	7	(245.464.000)	(6.250.000)	(28.750.000)	Unrealized losses on changes in fair value of available-for-sale financial assets
Saldo laba (defisit) Telah ditentukan penggunaannya	26	2.300.000.000	2.300.000.000	2.300.000.000	Retained earnings (deficits)
Belum ditentukan penggunaannya		(4.204.371.803)	(7.088.744.521)	(21.135.708.209)	Appropriated
Ekuitas <i>merging entity</i>		-	53.494.090.632	52.521.714.620	Unappropriated Merging entity equity
Sub-total		622.375.768.022	229.621.877.639	214.380.037.939	Sub-total
Kepentingan non pengendali	27	6.833.408.652	1.416.846.250	1.514.326.838	Non-controlling interest
TOTAL EKUITAS		629.209.176.674	231.038.723.889	215.894.364.777	TOTAL EQUITY
TOTAL LIABILITAS DAN EKUITAS		897.968.027.638	432.055.786.199	395.301.532.428	TOTAL LIABILITIES AND EQUITY

Lihat Catatan atas Laporan Keuangan Konsolidasian yang merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian secara keseluruhan.

See accompanying Notes to the Consolidated Financial Statements which are an integral part of the consolidated financial statements taken as a whole.

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**PT RISTIA BINTANG MAHKOTASEJATI Tbk
DAN ENTITAS ANAKNYA
LAPORAN POSISI KEUANGAN
KONSOLIDASIAN
31 Desember 2019
(Disajikan dalam Rupiah, kecuali dinyatakan lain)**

**PT RISTIA BINTANG MAHKOTASEJATI Tbk
AND ITS SUBSIDIARIES
CONSOLIDATED
STATEMENT OF FINANCIAL POSITION
December 31, 2019
(Expressed in Rupiah, unless otherwise stated)**

	Catatan/ Notes	2019	2018	
ASET				ASSETS
ASET LANCAR				CURRENT ASSETS
	2h,2j,4,34,			
Kas dan setara kas	35	48.963.152.870	191.471.687.510	Cash and cash equivalents
Piutang usaha	2h,5,34,35	32.399.566.821	39.592.652.330	Trade receivables
Aset keuangan yang tersedia untuk dijual	2h,2i,6,34, 35	1.552.500.000	3.140.856.000	Available-for-sale financial assets
Persediaan	2k,7	50.359.083.951	53.530.398.111	Inventories
Beban dibayar di muka dan uang muka	10	5.291.820.138	1.962.640.872	Prepaid expenses and advances
Pajak dibayar di muka	16a	65.486.061	93.323.962	Prepaid taxes
Uang jaminan	11	226.636.362	271.236.362	Security deposits
Aset lancar lainnya	13	8.000.000.000	8.000.000.000	Other current assets
Total Aset Lancar		146.858.246.203	298.062.795.147	Total Current Assets
ASET TIDAK LANCAR				NON-CURRENT ASSETS
Investasi pada entitas asosiasi	2i,8	162.390.065.129	160.636.847.289	Investment in associate
Aset pajak tangguhan - neto	2r,16e	-	1.930.844.024	Deferred tax assets - net
Tanah yang belum dikembangkan	2k,9	86.334.377.823	34.288.716.193	Undeveloped land
Beban dibayar di muka dan uang muka	10	38.840.944.064	52.179.131.335	Prepaid expenses and advances
Uang jaminan	11	39.300.000.000	-	Security deposit
Aset tetap - neto	2m,12	229.534.488.728	239.536.360.317	Fixed assets - net
Aset tidak lancar lainnya	13	103.333.333.333	111.333.333.333	Other non-current assets
Total Aset Tidak Lancar		659.733.209.077	599.905.232.491	Total Non-current Assets
TOTAL ASET		806.591.455.280	897.968.027.638	TOTAL ASSETS

Lihat Catatan atas Laporan Keuangan Konsolidasian yang merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian secara keseluruhan.

See accompanying Notes to the Consolidated Financial Statements which are an integral part of the consolidated financial statements taken as a whole.

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**PT RISTIA BINTANG MAHKOTASEJATI Tbk
DAN ENTITAS ANAKNYA
LAPORAN POSISI KEUANGAN
KONSOLIDASIAN (lanjutan)
31 Desember 2019
(Disajikan dalam Rupiah, kecuali dinyatakan lain)**

**PT RISTIA BINTANG MAHKOTASEJATI Tbk
AND ITS SUBSIDIARIES
CONSOLIDATED
STATEMENT OF FINANCIAL POSITION (continued)
December 31, 2019
(Expressed in Rupiah, unless otherwise stated)**

	Catatan/ Notes	2019	2018	
LIABILITAS DAN EKUITAS				LIABILITIES AND EQUITY
LIABILITAS				CURRENT
JANGKA PENDEK				LIABILITIES
Utang bank jangka pendek	21,34,35	-	62.480.000.000	Short-term bank loans
Utang usaha	2h,14,34,35	10.262.315.061	28.619.421.830	Trade payables
Utang lain-lain	2h,15,34,35			Other payables
Pihak ketiga	15	8.693.563.135	10.474.042.667	Third parties
Utang pajak	2r,16b	3.377.702.508	4.732.490.683	Taxes payable
Beban akrual	2h,17,34,35	4.665.709.252	12.159.740.252	Accrued expenses
Uang muka penjualan	18	1.210.441.017	1.476.102.145	Advances from sales
Pendapatan diterima dimuka	19	2.172.992.536	3.169.438.910	Unearned revenue
Uang jaminan pelanggan		50.000.000	50.000.000	Customer deposits
Bagian liabilitas jangka panjang yang jatuh tempo dalam waktu satu tahun	2h,34,35			Current maturities of long-term liabilities
Utang pembiayaan konsumen	20,34,35	371.014.200	380.182.000	Consumer financing payables
Utang bank	21,34,35	24.200.000.000	17.400.000.000	Bank loans
Total Liabilitas Jangka Pendek		55.003.737.709	140.941.418.487	Total Current Liabilities
LIABILITAS				NON-CURRENT LIABILITIES
JANGKA PANJANG				
Liabilitas jangka panjang - setelah dikurangi bagian yang jatuh tempo dalam waktu satu tahun	2h,34,35			Long-term liabilities - net of current maturities:
Utang pembiayaan konsumen	2n,20	729.795.006	988.785.866	Consumer financing payables
Utang bank	2h,21b,34,35, 2g,2h,34,35,	123.442.304.167	107.811.854.167	Bank loans
Utang pihak berelasi	36	2.730.000.000	4.000.356.251	Due to related parties
Penyisihan untuk perabot dan perlengkapan hotel serta kesejahteraan karyawan	22	10.638.786.271	10.404.217.514	Provision for furniture and hotel equipment and employee welfare
Liabilitas pajak tangguhan - neto	16e	3.793.162.271	-	Deferred tax liabilities - net
Liabilitas imbalan kerja	2o,23	5.923.285.938	4.612.218.679	Employee benefits liability
Total Liabilitas Jangka Panjang		147.257.333.653	127.817.432.477	Total Non-current Liabilities
TOTAL LIABILITAS		202.261.071.362	268.758.850.964	TOTAL LIABILITIES

Lihat Catatan atas Laporan Keuangan Konsolidasian yang merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian secara keseluruhan.

See accompanying Notes to the Consolidated Financial Statements which are an integral part of the consolidated financial statements taken as a whole.

The original consolidated financial statements included herein are in Indonesian language

**PT RISTIA BINTANG MAHKOTASEJATI Tbk
DAN ENTITAS ANAKNYA
LAPORAN POSISI KEUANGAN
KONSOLIDASIAN (lanjutan)
31 Desember 2019
(Disajikan dalam Rupiah, kecuali dinyatakan lain)**

**PT RISTIA BINTANG MAHKOTASEJATI Tbk
AND ITS SUBSIDIARIES
CONSOLIDATED
STATEMENT OF FINANCIAL POSITION (continued)
December 31, 2019
(Expressed in Rupiah, unless otherwise stated)**

	Catatan/ Notes	2019	2018	
EKUITAS				EQUITY
Ekuitas				Equity
yang Dapat Diatribusikan kepada Pemilik Entitas Induk				Attributable to Owners of The Parent
Modal saham - nilai nominal per saham Seri A sebesar Rp 500 dan Seri B sebesar Rp 200				Share capital - par value per A share of Rp 500 and B share of Rp 200
Modal dasar - 260.000.000 saham Seri A, 5.787.742.000 saham Seri B				Authorized - 260,000,000 series A shares, 5,787,742,000 series B shares
Modal ditempatkan dan disetor penuh - 260.000.000 saham Seri A, 2.396.212.826 saham Seri B	24	609.242.565.200	609.242.565.200	Issued and fully paid - 260,000,000 series A shares, 2,396,212,826 series B shares
Tambahan modal disetor	25	(24.010.216.546)	(23.748.279.997)	Additional paid-in capital
Saham treasury	21,24	-	(36.023.050)	Treasury shares
Surplus revaluasi	12	39.067.341.672	39.067.341.672	Revaluation surplus
Keuntungan (kerugian) yang belum direalisasi atas perubahan nilai wajar aset keuangan yang tersedia untuk dijual	6	40.500.000	(245.464.000)	Unrealized gain (losses) on changes in fair value of available-for-sale financial assets
Saldo laba (defisit) Telah ditentukan penggunaannya	26	2.300.000.000	2.300.000.000	Retained earnings (deficits)
Belum ditentukan penggunaannya		(26.966.925.954)	(4.204.371.803)	Appropriated
				Unappropriated
Sub-total		599.673.264.372	622.375.768.022	Sub-total
Kepentingan non pengendali	27	4.657.119.546	6.833.408.652	Non-controlling interest
TOTAL EKUITAS		604.330.383.918	629.209.176.674	TOTAL EQUITY
TOTAL LIABILITAS DAN EKUITAS		806.591.455.280	897.968.027.638	TOTAL LIABILITIES AND EQUITY

Lihat Catatan atas Laporan Keuangan Konsolidasian yang merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian secara keseluruhan.

See accompanying Notes to the Consolidated Financial Statements which are an integral part of the consolidated financial statements taken as a whole.

The original consolidated financial statements included herein are in Indonesian language

**PT RISTIA BINTANG MAHKOTASEJATI Tbk
DAN ENTITAS ANAKNYA
LAPORAN LABA RUGI DAN PENGHASILAN
KOMPRESIF LAIN KONSOLIDASIAN
Untuk Tahun yang Berakhir pada Tanggal
31 Desember 2019
(Disajikan dalam Rupiah, kecuali dinyatakan lain)**

**PT RISTIA BINTANG MAHKOTASEJATI Tbk
AND ITS SUBSIDIARIES
CONSOLIDATED STATEMENT OF PROFIT OR LOSS
AND OTHER COMPREHENSIVE INCOME
For the Year Ended
December 31, 2019
(Expressed in Rupiah, unless otherwise stated)**

	Catatan/ Notes	2019	2018	
PENJUALAN NETO	2p,28	94.390.791.317	183.045.980.412	NET SALES
BEBAN POKOK PENJUALAN	2p,29	(35.189.669.996)	(99.032.078.159)	COST OF SALES
LABA BRUTO		59.201.121.321	84.013.902.253	GROSS PROFIT
Beban penjualan	2p,30	(4.146.948.464)	(13.097.629.796)	Selling expenses
Beban umum dan administrasi	2p,31	(62.124.655.974)	(48.235.555.167)	General and administrative expenses
Beban pajak final	16c	(484.834.905)	(1.361.832.842)	Final tax expense
Beban usaha lainnya - neto	32	(2.214.132.549)	(3.821.150.100)	Other expenses - net
LABA (RUGI) USAHA		(9.769.450.571)	17.497.734.348	OPERATING PROFIT (LOSS)
Penghasilan keuangan		1.935.162.461	1.955.764.430	Finance income
Biaya keuangan		(11.906.434.181)	(14.325.190.539)	Finance cost
Bagian atas laba neto entitas asosiasi	8	1.753.217.840	3.888.616.406	Shares of net income of associate
LABA (RUGI) NETO TAHUN BERJALAN SEBELUM DAMPAK PENYESUAIAN MERGING ENTITY		(17.987.504.451)	9.016.924.645	NET PROFIT (LOSS) FOR THE YEARS BEFORE IMPACT OF MERGING ENTITY'S ADJUSTMENTS
BEBAN PAJAK PENGHASILAN TANGGUHAN		(5.692.744.314)	(651.692.811)	DEFERRED INCOME TAX EXPENSES
Penyesuaian <i>merging entity</i>		-	(2.961.679.186)	<i>Merging entity adjustment</i>
LABA (RUGI) NETO TAHUN BERJALAN		(23.680.248.765)	5.403.552.648	NET PROFIT (LOSS) FOR THE YEAR
PENGHASILAN (RUGI) KOMPRESIF LAIN				OTHER COMPREHENSIVE INCOME (LOSS)
Pos yang tidak akan direklasifikasi ke laba rugi				<i>Item that will not be reclassified to profit or loss</i>
Pengukuran kembali atas imbalan kerja	23	172.667.489	650.398.189	Remeasurements of employee benefit
Penghasilan pajak terkait		(31.261.981)	(32.261.141)	Related income tax
Pos yang akan direklasifikasi ke laba rugi				<i>Item that will be reclassified to profit or loss</i>
Keuntungan (kerugian) yang belum direalisasi atas perubahan nilai wajar aset keuangan tersedia untuk dijual	2h,6	285.964.000	(239.214.000)	Unrealized gain (loss) on change in fair value of available-for-sale financial assets
TOTAL PENGHASILAN KOMPRESIF LAIN		427.369.508	378.923.048	TOTAL OTHER COMPREHENSIVE INCOME
TOTAL LABA (RUGI) KOMPRESIF TAHUN BERJALAN		(23.252.879.257)	5.782.475.696	TOTAL COMPREHENSIVE INCOME (LOSS) FOR THE YEAR

Lihat Catatan atas Laporan Keuangan Konsolidasian yang merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian secara keseluruhan.

See accompanying Notes to the Consolidated Financial Statements which are an integral part of the consolidated financial statements taken as a whole.

PT SUMMARECON AGUNG Tbk DAN ENTITAS ANAKNYA
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
Tanggal 31 Desember 2016
(Disajikan dalam ribuan Rupiah, kecuali dinyatakan lain)

	Catatan	31 Desember 2016	31 Desember 2015
ASET			
ASET LANCAR			
Kas dan setara kas	2d,2r,2u,4, 33,34	2.076.201.416	1.503.546.080
Piutang usaha	2l,2u,5, 14,34		
Pihak-pihak berelasi	2f,32	28.391.713	3.786.531
Pihak ketiga		510.695.474	142.134.750
Piutang lain-lain	2u,6,34 2g,2m,	9.223.228	6.114.753
Persediaan	2n,7,14	5.531.046.712	4.924.806.927
Pajak dibayar dimuka	2t,19a	202.800.881	250.754.658
Biaya dibayar dimuka	2h,8	34.529.606	35.131.972
Uang muka	10	305.821.412	423.302.020
Aset keuangan lancar lainnya	2u,13,34	106.644	103.829
Total aset lancar		8.698.817.086	7.289.681.520
ASET TIDAK LANCAR			
Piutang usaha	2l,2u,5, 14,34		
Pihak berelasi	2f,32	10.794.659	-
Pihak ketiga		28.720.906	-
Piutang lain-lain	2u,6,34	347.067	347.067
Piutang pihak-pihak berelasi non-usaha	2f,2u, 32,34	66.041.843	55.749.280
Tanah yang belum dikembangkan	2i,9,14,15	6.157.514.444	5.737.443.704
Uang muka	10	512.064.525	660.130.972
Aset tetap	2j,2m,2n, 11,14	451.343.312	420.472.052
Properti investasi	2k,2l,2m,2n, 12,14,15	4.486.693.698	4.311.751.806
Aset pajak tangguhan	2t,19f	10.218.110	15.929.958
Aset keuangan tidak lancar lainnya	2d,2e,2u, 13,14,34	226.775.487	99.005.586
Aset tidak lancar lainnya		160.988.520	167.750.077
Total aset tidak lancar		12.111.502.571	11.468.580.502
TOTAL ASET		20.810.319.657	18.758.262.022

Catatan atas laporan keuangan konsolidasian terlampir merupakan bagian integral dari laporan keuangan konsolidasian ini.

PT SUMMARECON AGUNG Tbk DAN ENTITAS ANAKNYA
LAPORAN POSISI KEUANGAN KONSOLIDASIAN (lanjutan)
Tanggal 31 Desember 2016
(Disajikan dalam ribuan Rupiah, kecuali dinyatakan lain)

	Catatan	31 Desember 2016	31 Desember 2015
LIABILITAS DAN EKUITAS			
LIABILITAS JANGKA PENDEK			
Utang bank jangka pendek	2r,2u,14, 33,34	1.040.798.732	808.553.471
Utang usaha kepada pihak ketiga	2r,2u,16, 33,34	57.614.375	63.006.515
Utang lain-lain	2r,2u,17, 33,34	231.571.989	264.562.084
Utang pihak berelasi non-usaha	2f,2u,32,34	79.512.731	-
Beban akrual	2r,2u, 18,33,34	1.515.289.485	1.697.306.503
Utang pajak	2t,19b	45.773.975	39.643.616
Liabilitas imbalan kerja jangka pendek	2q,2u,20,34	19.125.408	6.485.405
Uang muka dan jaminan yang diterima	2l,2u,21,34		
Pihak-pihak berelasi	2f,32	206.336	119.690
Pihak ketiga		553.150.011	1.077.496.769
Pendapatan diterima dimuka	2l,2p,22		
Pihak berelasi	2f,32	-	2.065
Pihak ketiga		312.817.434	277.629.533
Utang jangka panjang yang jatuh tempo dalam satu tahun - neto:	2u,14,34		
Utang bank dan lembaga pembiayaan	2r,33	361.511.052	174.880.393
Total liabilitas jangka pendek		4.217.371.528	4.409.686.044
LIABILITAS JANGKA PANJANG			
Utang jangka panjang setelah dikurangi bagian yang jatuh tempo dalam satu tahun - neto:	2u,14,34		
Utang bank dan lembaga pembiayaan	2r,33	3.542.370.341	2.738.013.302
Utang obligasi dan sukuk ijarah	2u,2y,15,34	2.481.961.543	2.476.372.934
Utang lain-lain	2u,17,33,34	4.076.542	14.471.483
Utang pihak-pihak berelasi non-usaha	2f,2u,32,34	-	2.765.597
Liabilitas imbalan kerja jangka panjang	2q,20	113.614.609	119.190.420
Uang muka dan jaminan yang diterima	2l,2u,21,34		
Pihak-pihak berelasi	2f,32	10.362.320	8.280.618
Pihak ketiga		2.199.026.889	1.380.234.364
Pendapatan diterima dimuka	2l,2p,22	60.846.896	62.004.533
Liabilitas keuangan jangka panjang lainnya	2u,34	12.842.452	16.342.450
Liabilitas pajak tangguhan	2t,19f	2.291.052	1.150.363
Total liabilitas jangka panjang		8.427.392.644	6.818.826.064
TOTAL LIABILITAS		12.644.764.172	11.228.512.108

Catatan atas laporan keuangan konsolidasian terlampir merupakan bagian integral dari laporan keuangan konsolidasian ini.

PT SUMMARECON AGUNG Tbk DAN ENTITAS ANAKNYA
LAPORAN POSISI KEUANGAN KONSOLIDASIAN (lanjutan)
Tanggal 31 Desember 2016
(Disajikan dalam ribuan Rupiah, kecuali dinyatakan lain)

	<u>Catatan</u>	<u>31 Desember 2016</u>	<u>31 Desember 2015</u>
EKUITAS			
Ekuitas yang dapat diatribusikan kepada pemilik Entitas Induk			
Modal saham			
Modal dasar - 25.000.000.000 saham dengan nominal Rp100 per saham (satuan penuh)			
Modal ditempatkan dan disetor penuh - 14.426.781.680 saham	1b,24	1.442.678.168	1.442.678.168
Tambahan modal disetor	1b,2o,2x,25	22.996.315	22.996.315
Selisih transaksi dengan kepentingan nonpengendali	1e,2c	1.557.398	1.773.189
Saldo laba			
Telah ditentukan penggunaannya - cadangan umum	26	93.698.522	82.534.109
Belum ditentukan penggunaannya		4.682.027.841	4.462.831.991
Total ekuitas yang dapat diatribusikan kepada pemilik Entitas Induk		6.242.958.244	6.012.813.772
Kepentingan Nonpengendali	2c,23	1.922.597.241	1.516.936.142
TOTAL EKUITAS		8.165.555.485	7.529.749.914
TOTAL LIABILITAS DAN EKUITAS		20.810.319.657	18.758.262.022

Catatan atas laporan keuangan konsolidasian terlampir merupakan bagian integral dari laporan keuangan konsolidasian ini.

PT SUMMARECON AGUNG Tbk DAN ENTITAS ANAKNYA
LAPORAN LABA RUGI DAN PENGHASILAN KOMPREHENSIF LAIN KONSOLIDASIAN
Untuk Tahun yang Berakhir Pada Tanggal 31 Desember 2016
(Disajikan dalam ribuan Rupiah, kecuali dinyatakan lain)

	Catatan	Tahun yang berakhir pada tanggal 31 Desember	
		2016	2015
PENDAPATAN NETO	2f,2p,28,32	5.397.948.907	5.623.560.624
BEBAN POKOK PENJUALAN DAN BEBAN LANGSUNG	2p,29	(2.799.538.204)	(2.716.755.658)
LABA KOTOR		2.598.410.703	2.906.804.966
Beban penjualan	2p,30	(348.970.044)	(258.296.059)
Beban umum dan administrasi	2p,30	(840.502.532)	(880.878.969)
Penghasilan operasi lain		4.429.154	29.030.496
Beban operasi lain		(3.431.817)	(5.263.019)
LABA USAHA		1.409.935.464	1.791.397.415
Pendapatan keuangan		101.097.479	74.279.112
Biaya keuangan	31	(633.527.946)	(483.493.607)
LABA SEBELUM BEBAN PAJAK FINAL DAN PAJAK PENGHASILAN		877.504.997	1.382.182.920
BEBAN PAJAK FINAL	2t,19d,19g	(261.365.173)	(316.174.047)
LABA SEBELUM PAJAK PENGHASILAN		616.139.824	1.066.008.873
BEBAN PAJAK PENGHASILAN - NETO	2t,19d	(11.088.966)	(1.928.934)
LABA TAHUN BERJALAN PENGHASILAN (BEBAN) KOMPREHENSIF LAIN		605.050.858	1.064.079.939
Pos yang tidak akan direklasifikasi ke laba rugi periode berikutnya: Keuntungan (kerugian) atas liabilitas imbalan kerja	2q,20	(9.171.644)	22.361.342
TOTAL PENGHASILAN KOMPREHENSIF TAHUN BERJALAN		595.879.214	1.086.441.281
LABA TAHUN BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA:			
Pemilik Entitas Induk		311.665.815	855.185.525
Kepentingan Nonpengendali	2c,23	293.385.043	208.894.414
TOTAL		605.050.858	1.064.079.939

Catatan atas laporan keuangan konsolidasian terlampir merupakan bagian integral dari laporan keuangan konsolidasian ini.

PT SUMMARECON AGUNG Tbk DAN ENTITAS ANAKNYA
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
Tanggal 31 Desember 2018
(Disajikan dalam ribuan Rupiah, kecuali dinyatakan lain)

	Catatan	31 Desember 2018	31 Desember 2017
ASET			
ASET LANCAR			
Kas dan setara kas	2d,2r,2u,4, 31,32	1.533.562.079	1.473.752.325
Piutang usaha - neto	2l,2u,5, 32		
Pihak-pihak berelasi	2f,30	51.232.423	198.264.948
Pihak ketiga		342.635.716	447.150.574
Piutang lain-lain	2u,32	17.837.038	15.415.576
Piutang pihak-pihak berelasi non-usaha	2f,2u, 30,32	43.169.875	38.159.546
Persediaan	2g,2m,2n, 6,12	7.890.253.215	6.498.456.658
Pajak dibayar dimuka	2t,17	252.831.843	188.250.224
Biaya dibayar dimuka	2h	29.083.035	37.050.412
Uang muka	8	347.100.725	291.213.626
Aset keuangan lancar lainnya	2u,11,32	60.013	145.869
Aset lancar lainnya		43.164	-
Total aset lancar		10.507.809.126	9.187.859.758
ASET TIDAK LANCAR			
Piutang usaha - neto	2l,2u,5, 32		
Pihak berelasi	2f,30	4.268.941	21.548.021
Pihak ketiga		46.844.718	18.205.563
Piutang lain-lain	2u,32	-	347.067
Piutang pihak-pihak berelasi non-usaha	2f,2u, 30,32	30.988.752	70.124
Tanah yang belum dikembangkan	2i,7,12,13	6.435.862.052	6.296.152.673
Investasi pada entitas asosiasi	1f,2z	5.754.948	-
Uang muka	8	627.225.107	646.016.096
Aset tetap	2j,2m,2n, 9,12	376.728.691	421.578.607
Properti investasi	2k,2l,2m,2n, 10,12,13	4.385.918.890	4.461.322.679
Aset pajak tangguhan	2t,17f	605.798	11.125.176
Aset keuangan tidak lancar lainnya	2d,2e,2u, 11,12,32	701.497.350	427.799.626
Aset tidak lancar lainnya		175.737.695	170.925.330
Total aset tidak lancar		12.791.432.942	12.475.090.962
TOTAL ASET		23.299.242.068	21.662.950.720

Catatan atas laporan keuangan konsolidasian terlampir merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian secara keseluruhan.

PT SUMMARECON AGUNG Tbk DAN ENTITAS ANAKNYA
LAPORAN POSISI KEUANGAN KONSOLIDASIAN (lanjutan)
Tanggal 31 Desember 2018
(Disajikan dalam ribuan Rupiah, kecuali dinyatakan lain)

	Catatan	31 Desember 2018	31 Desember 2017
LIABILITAS DAN EKUITAS			
LIABILITAS JANGKA PENDEK			
Utang bank jangka pendek	2r,2u,12, 31,32	1.782.154.804	905.840.236
Utang usaha kepada pihak ketiga	2r,2u,14, 31,32	76.740.768	80.937.455
Utang lain-lain	2u,15, 31,32	261.345.102	216.155.598
Utang pihak berelasi non-usaha	2f,2u,30,32	1.540.354	125.909.333
Beban akrual	2r,2u, 16,31,32	1.026.275.642	1.195.747.002
Utang pajak	2t,17b	61.282.470	67.008.652
Liabilitas imbalan kerja jangka pendek	2q,2u,18,32	17.480.794	29.264.062
Utang muka dan jaminan yang diterima	2l,2u,19,32		
Pihak-pihak berelasi	2f,30	4.512.936	4.290.631
Pihak ketiga		1.632.545.643	1.815.337.793
Pendapatan diterima dimuka	2l,2p,20	435.221.014	346.587.025
Utang jangka panjang yang jatuh tempo dalam satu tahun - neto:	2u,12,32		
Utang bank dan lembaga pembiayaan	2r,31	833.070.713	591.349.578
Utang obligasi dan sukuk ijarah	2u,2y,13,32	1.098.443.190	897.400.302
Total liabilitas jangka pendek		7.230.613.430	6.275.827.667
LIABILITAS JANGKA PANJANG			
Utang jangka panjang setelah dikurangi bagian yang jatuh tempo dalam satu tahun - neto:	2u,12,32		
Utang bank dan lembaga pembiayaan	2r,31	3.191.392.773	3.203.295.476
Utang obligasi dan sukuk ijarah	2u,2y,13,32	1.701.539.899	2.385.823.569
Utang lain-lain	2u,15,31,32	11.033.504	8.518.365
Liabilitas imbalan kerja jangka panjang	2q,18	128.017.375	136.954.671
Utang muka dan jaminan yang diterima	2l,2u,19,32		
Pihak-pihak berelasi	2f,30	7.796.159	9.136.083
Pihak ketiga		1.904.111.709	1.201.780.878
Pendapatan diterima dimuka	2l,2p,20	53.034.649	71.316.508
Liabilitas keuangan jangka panjang lainnya	2u,32	7.842.450	12.842.450
Liabilitas pajak tangguhan	2t,17f	3.155.555	3.712.990
Total liabilitas jangka panjang		7.007.924.073	7.033.380.990
TOTAL LIABILITAS		14.238.537.503	13.309.208.657

Catatan atas laporan keuangan konsolidasian terlampir merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian secara keseluruhan.

PT SUMMARECON AGUNG Tbk DAN ENTITAS ANAKNYA
LAPORAN POSISI KEUANGAN KONSOLIDASIAN (lanjutan)
Tanggal 31 Desember 2018
(Disajikan dalam ribuan Rupiah, kecuali dinyatakan lain)

	<u>Catatan</u>	<u>31 Desember 2018</u>	<u>31 Desember 2017</u>
EKUITAS			
Ekuitas yang dapat diatribusikan kepada pemilik Entitas Induk			
Modal saham			
Modal dasar - 25.000.000.000 saham dengan nominal Rp100 per saham (satuan penuh)			
Modal ditempatkan dan disetor penuh - 14.426.781.680 saham	1b,22	1.442.678.168	1.442.678.168
Tambahan modal disetor	1b,2o,2x,23	22.996.315	22.996.315
Selisih transaksi dengan kepentingan nonpengendali	1f,2c	1.557.398	1.557.398
Saldo laba			
Telah ditentukan penggunaannya - cadangan umum	24	104.451.832	99.357.313
Belum ditentukan penggunaannya		5.331.907.420	4.943.312.285
Total ekuitas yang dapat diatribusikan kepada pemilik Entitas Induk		6.903.591.133	6.509.901.479
Kepentingan Nonpengendali	2c,21	2.157.113.432	1.843.840.584
TOTAL EKUITAS		9.060.704.565	8.353.742.063
TOTAL LIABILITAS DAN EKUITAS		23.299.242.068	21.662.950.720

Catatan atas laporan keuangan konsolidasian terlampir merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian secara keseluruhan.

PT SUMMARECON AGUNG Tbk DAN ENTITAS ANAKNYA
LAPORAN LABA RUGI DAN PENGHASILAN KOMPREHENSIF LAIN KONSOLIDASIAN
Untuk Tahun yang Berakhir Pada Tanggal 31 Desember 2018
(Disajikan dalam ribuan Rupiah, kecuali dinyatakan lain)

	Catatan	Tahun yang berakhir pada tanggal 31 Desember	
		2018	2017
PENDAPATAN NETO	2f,2p,26,30	5.661.360.114	5.640.751.810
BEBAN POKOK PENJUALAN DAN BEBAN LANGSUNG	2p,27	(2.922.477.422)	(3.075.097.379)
LABA KOTOR		2.738.882.692	2.565.654.431
Beban penjualan	2p,28	(343.490.605)	(338.760.160)
Beban umum dan administrasi	2p,28	(855.166.574)	(888.055.142)
Laba (rugi) atas penjualan entitas anak	1f	10.327.604	(48.159)
Penghasilan operasi lain		9.138.794	4.596.313
Beban operasi lain		(1.559.816)	(2.296.804)
LABA USAHA		1.558.132.095	1.341.090.479
Pendapatan keuangan		77.668.853	90.613.868
Biaya keuangan	29	(685.280.458)	(632.441.670)
Rugi pada ekuitas entitas asosiasi	2z	(210.001)	-
LABA SEBELUM BEBAN PAJAK FINAL DAN PAJAK PENGHASILAN		950.310.489	799.262.677
BEBAN PAJAK FINAL	2t,17d,17g	(249.230.029)	(259.088.589)
LABA SEBELUM PAJAK PENGHASILAN		701.080.460	540.174.088
BEBAN PAJAK PENGHASILAN - NETO	2t,17d	(10.456.830)	(7.736.475)
LABA TAHUN BERJALAN		690.623.630	532.437.613
BEBAN KOMPREHENSIF LAIN			
Pos yang tidak akan direklasifikasi ke laba rugi periode berikutnya:			
Keuntungan (kerugian) atas liabilitas imbalan kerja	2q,18	17.215.876	(23.048.511)
Pajak penghasilan tangguhan terkait		(37.869)	62.839
TOTAL PENGHASILAN KOMPREHENSIF TAHUN BERJALAN		707.801.637	509.451.941
LABA TAHUN BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA:			
Pemilik Entitas Induk		448.709.527	362.062.815
Kepentingan Nonpengendali	2c,21	241.914.103	170.374.798
TOTAL		690.623.630	532.437.613

Catatan atas laporan keuangan konsolidasian terlampir merupakan bagian
yang tidak terpisahkan dari laporan keuangan konsolidasian secara keseluruhan.

PT SUMMARECON AGUNG Tbk DAN ENTITAS ANAKNYA
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
Tanggal 31 Desember 2019
(Disajikan dalam ribuan Rupiah, kecuali dinyatakan lain)

	Catatan	31 Desember 2019	31 Desember 2018
ASET			
ASET LANCAR			
Kas dan setara kas	2d,2r,2u,4, 31,32	1.664.424.147	1.523.848.275
Piutang usaha - neto	2l,2u,5, 32		
Pihak-pihak berelasi	2f,30	8.209.472	51.232.423
Pihak ketiga		212.703.598	342.635.716
Piutang lain-lain	2u,32	22.191.078	17.837.038
Piutang pihak-pihak berelasi non-usaha	2f,2u, 30,32	48.093.195	43.169.875
Persediaan	2g,2m,2n, 6,12	8.514.331.945	7.890.253.215
Pajak dibayar dimuka	2t,17a	305.838.398	252.831.843
Biaya dibayar dimuka	2h	29.592.011	29.083.035
Uang muka	8	340.197.458	347.100.725
Aset keuangan lancar lainnya	2u,11,32	5.163.451	60.013
Aset lancar lainnya		-	43.164
Total aset lancar		11.150.744.753	10.498.095.322
ASET TIDAK LANCAR			
Piutang usaha - neto	2l,2u,5, 32		
Pihak berelasi	2f,30	-	4.268.941
Pihak ketiga		44.107.985	46.844.718
Piutang pihak-pihak berelasi non-usaha	2f,2u, 30,32	66.900.902	30.988.752
Tanah yang belum dikembangkan	2i,7,12,13	6.536.035.736	6.435.862.052
Investasi pada entitas asosiasi	1f,2z,11	59.716.226	5.754.948
Uang muka	8	716.621.243	627.225.107
Aset tetap	2j,2m,2n, 9,12	338.338.677	376.728.691
Properti investasi	2k,2l,2m,2n, 10,12,13	4.356.718.748	4.385.918.890
Aset pajak tangguhan	2t,17f	151.448	605.798
Aset keuangan tidak lancar lainnya	2d,2e,2u, 11,12,32	1.024.559.786	711.211.154
Aset tidak lancar lainnya	2j	147.761.772	175.737.695
Total aset tidak lancar		13.290.912.523	12.801.146.746
TOTAL ASET		24.441.657.276	23.299.242.068

Catatan atas laporan keuangan konsolidasian terlampir merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian secara keseluruhan.

PT SUMMARECON AGUNG Tbk DAN ENTITAS ANAKNYA
LAPORAN POSISI KEUANGAN KONSOLIDASIAN (lanjutan)
Tanggal 31 Desember 2019
(Disajikan dalam ribuan Rupiah, kecuali dinyatakan lain)

	Catatan	31 Desember 2019	31 Desember 2018
LIABILITAS DAN EKUITAS			
LIABILITAS JANGKA PENDEK			
Utang bank jangka pendek	2r,2u,12, 31,32	2.139.382.311	1.782.154.804
Utang usaha kepada pihak ketiga	2r,2u,14, 31,32	86.133.850	76.740.768
Utang lain-lain	2u,15, 31,32	359.441.982	261.345.102
Utang pihak-pihak berelasi non-usaha	2f,2u,30,32	66.995.184	143.754
Beban akrual	2r,2u, 16,31,32	1.174.971.742	1.026.275.642
Utang pajak	2t,17b	65.974.000	61.282.470
Liabilitas imbalan kerja jangka pendek	2q,2u,18,32	20.208.944	17.480.794
Uang muka dan jaminan yang diterima	2l,2u,19,32		
Pihak-pihak berelasi	2f,30	5.220.318	4.512.936
Pihak ketiga		2.155.102.949	1.632.545.643
Pendapatan diterima dimuka	2l,2p,20	431.278.493	435.221.014
Utang jangka panjang yang jatuh tempo dalam satu tahun - neto:	2u,12,32		
Utang bank dan lembaga pembiayaan	2r,31	1.216.411.396	833.070.713
Utang obligasi dan sukuk ijarah	2u,2y,13,32	1.296.211.016	1.098.443.190
Total liabilitas jangka pendek		9.017.332.185	7.229.216.830
LIABILITAS JANGKA PANJANG			
Utang jangka panjang setelah dikurangi bagian yang jatuh tempo dalam satu tahun - neto:	2u,12,32		
Utang bank dan lembaga pembiayaan	2r,31	3.209.876.713	3.191.392.773
Utang obligasi dan sukuk ijarah	2u,2y,13,32	1.107.125.135	1.701.539.899
Utang lain-lain	2u,15,31,32	14.718.076	11.033.504
Utang pihak-pihak berelasi non-usaha	2f,2u,30,32	29.183.000	1.396.600
Liabilitas imbalan kerja jangka panjang	2q,18	120.678.351	128.017.375
Uang muka dan jaminan yang diterima	2l,2u,19,32		
Pihak-pihak berelasi	2f,30	6.652.551	7.796.159
Pihak ketiga		1.340.673.535	1.904.111.709
Pendapatan diterima dimuka	2l,2p,20	111.843.388	53.034.649
Liabilitas keuangan jangka panjang lainnya	2u,32	3.111	7.842.450
Liabilitas pajak tangguhan	2t,17f	32.211.309	3.155.555
Total liabilitas jangka panjang		5.972.965.169	7.009.320.673
TOTAL LIABILITAS		14.990.297.354	14.238.537.503

Catatan atas laporan keuangan konsolidasian terlampir merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian secara keseluruhan.

PT SUMMARECON AGUNG Tbk DAN ENTITAS ANAKNYA
LAPORAN POSISI KEUANGAN KONSOLIDASIAN (lanjutan)
Tanggal 31 Desember 2019
(Disajikan dalam ribuan Rupiah, kecuali dinyatakan lain)

	Catatan	31 Desember 2019	31 Desember 2018
EKUITAS			
Ekuitas yang dapat diatribusikan kepada pemilik Entitas Induk			
Modal saham			
Modal dasar - 25.000.000.000 saham dengan nominal Rp100 per saham (satuan penuh)			
Modal ditempatkan dan disetor penuh - 14.426.781.680 saham	1b,22	1.442.678.168	1.442.678.168
Tambahan modal disetor	1b,20,2x,23	22.996.315	22.996.315
Selisih transaksi dengan kepentingan nonpengendali	1f,2c	1.557.398	1.557.398
Saldo laba			
Telah ditentukan penggunaannya - cadangan umum	24	111.529.848	104.451.832
Belum ditentukan penggunaannya		5.788.884.251	5.331.907.420
Total ekuitas yang dapat diatribusikan kepada pemilik Entitas Induk		7.367.645.980	6.903.591.133
Kepentingan Nonpengendali	2c,21	2.083.713.942	2.157.113.432
TOTAL EKUITAS		9.451.359.922	9.060.704.565
TOTAL LIABILITAS DAN EKUITAS		24.441.657.276	23.299.242.068


Catatan atas laporan keuangan konsolidasian terlampir merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian secara keseluruhan.

PT SUMMARECON AGUNG Tbk DAN ENTITAS ANAKNYA
LAPORAN LABA RUGI
DAN PENGHASILAN KOMPREHENSIF LAIN KONSOLIDASIAN
Untuk Tahun yang Berakhir Pada Tanggal 31 Desember 2019
(Disajikan dalam ribuan Rupiah, kecuali dinyatakan lain)


	Catatan	Tahun yang berakhir pada tanggal 31 Desember	
		2019	2018
PENDAPATAN NETO	2f,2p,26,30	5.941.625.762	5.661.360.114
BEBAN POKOK PENJUALAN DAN BEBAN LANGSUNG	2p,27	(3.091.570.022)	(2.922.477.422)
LABA KOTOR		2.850.055.740	2.738.882.692
Beban penjualan	2p,28	(354.465.636)	(343.490.605)
Beban umum dan administrasi	2p,28	(915.771.074)	(855.248.235)
Laba atas penjualan entitas anak	1f	-	10.327.604
Penghasilan operasi lain		14.248.031	9.138.794
Beban operasi lain		(5.202.305)	(1.559.816)
LABA USAHA		1.588.864.756	1.558.050.434
Pendapatan keuangan		125.331.813	96.385.499
Biaya keuangan	29	(795.238.012)	(685.198.797)
Laba (rugi) pada ekuitas entitas asosiasi	2z,11	3.961.278	(210.001)
LABA SEBELUM BEBAN PAJAK FINAL DAN PAJAK PENGHASILAN		922.919.835	969.027.135
BEBAN PAJAK FINAL	2t,17d,17h	(269.885.120)	(267.946.675)
LABA SEBELUM PAJAK PENGHASILAN		653.034.715	701.080.460
BEBAN PAJAK PENGHASILAN - NETO	2t,17d	(40.014.289)	(10.456.830)
LABA TAHUN BERJALAN		613.020.426	690.623.630
BEBAN KOMPREHENSIF LAIN			
Pos yang tidak akan direklasifikasi ke laba rugi periode berikutnya:			
Keuntungan atas liabilitas imbalan kerja	2q,18	21.585.334	17.215.876
Pajak penghasilan tangguhan terkait	2t,17	(381.008)	(37.869)
TOTAL PENGHASILAN KOMPREHENSIF TAHUN BERJALAN		634.224.752	707.801.637
LABA TAHUN BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA:			
Pemilik Entitas Induk		514.984.429	448.709.527
Kepentingan Nonpengendali	2c,21	98.035.997	241.914.103
TOTAL		613.020.426	690.623.630

Catatan atas laporan keuangan konsolidasian terlampir merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian secara keseluruhan.

Lampiran 7. Kartu Bimbingan



UNIVERSITAS 17 AGUSTUS 1945 (UNTAG) SURABAYA
FAKULTAS EKONOMI DAN BISNIS
Kampus II Sonekhawatu 45 Surabaya 60118. Telp (031) 5925289, 081314781179 | email



U 0 MAR 2020

KARTU BIMBINGAN SKRIPSI

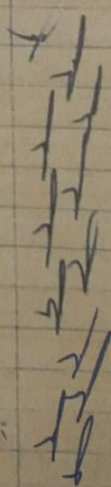
SEMESTER
Gasat/ Genap
2019 / 2020

Nama Mahasiswa / NIM : Muhammad Rizal Erhanah / 1211600018

Nama Pembimbing : Dr. G. Istiono MBA

Judul Skripsi : Pengaruh Solvabilitas, Likuiditas, Profitabilitas, dan ukuran Perusahaan terhadap nilai Perusahaan (Studi Empiris Perusahaan Properti dan Real Estate yang terdaftar di Bursa Efek Indonesia periode 2016 - 2019)

Mulai Program Skripsi : Semester Genap Thn. Ak. 2020 Selesai Bimbingan Tanggal.....

No.	HARI / TANGGAL	KONSENTRASI		PARAF
		BAB / HAL	KETERANGAN REVISI	
1	Selasa / 10-03-2020	Judul	ACC	
2	Senin / 23-03-2020	BAB j	Mengirim Proposal BAB j via email	
3	Kamis / 26-03-2020	BAB i	Revisi BAB i (pertama)	
4	Senin / 30-03-2020	BAB i - iii	Mengirim BAB i (Sudah Revisi) + Bab i & iii	
5	Jumat / 03-04-2020	BAB j - iii	Revisi Proposal (Bab ii - iii) (ketua)	
6	Minggu / 05-04-2020	PROPOSAL	Mengirim Revisi BAB i - iii via email	
7	Kamis / 09-04-2020	PROPOSAL	Revisi Proposal (ketiga)	
8	Kamis / 09-04-2020	PROPOSAL	Mengirim Revisi Proposal	
9	Senin / 11-05-2020	BAB iv - v	Mengirim Bab iv - v bu email	
10	Senin / 18-05-2020	Re-BAB iv - v	Revisi oleh dosen pembimbing	
11	Rabu / 27-05-2020	SKRIPSI	Mengirim Revisi dan kelengkapan Skripsi	
12	Senin / 01-06-2020	ACC	SKRIPSI ACC dosen pembimbing	

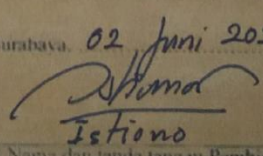
Perpanjangan 1 _____

Semester _____

Th. Ak _____

Paraf Kajar _____

Surabaya, 02 Juni 2020



Istiono
 (Nama dan tanda tangan Pembimbing)