» INFORMASI SAHAM APLN

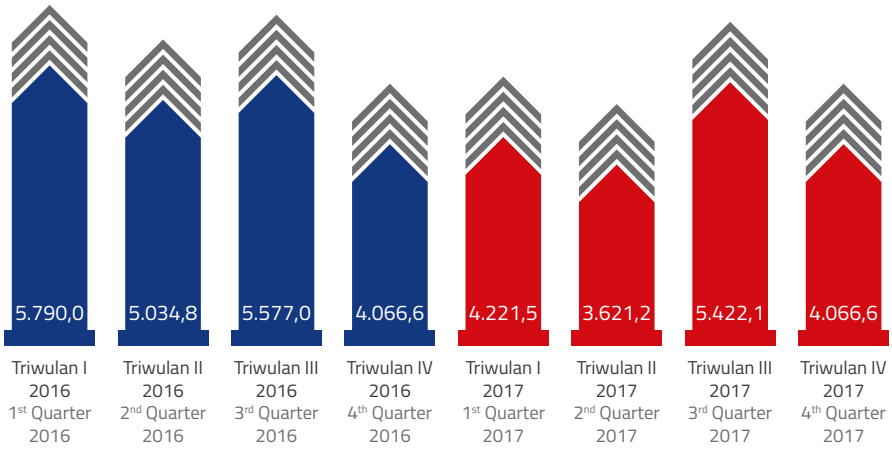
APLN Share Information

Informasi mengenai Saham APLN per triwulan dalam tahun buku 2017 dan 2016

Information on APLN Share for each quarter in the fiscal year 2017 and 2016

PERIODE Period	JUMLAH SAHAM BEREDAR Number of Outstanding Shares	KAPITALISASI PASAR (Rp MILIAR) Market Capitalization (IDR billion)	HARGA SAHAM (Rp) Share Price (IDR)			VOLUME PERDAGANGAN Trading Volume	
			TERTINGGI Highest	TERENDAH Lowest	PENUTUPAN Closing	(JUTA LOT SAHAM) (million Share lots)	(Rp MILIAR) (IDR billion)
2017							
Triwulan 4 4th Quarter	19.364.561.700	4.066,6	300	196	210	20,2	516,6
Triwulan 3 3rd Quarter	19.364.561.700	5.422,1	310	184	280	33,6	863,9
Triwulan 2 2nd Quarter	19.364.561.700	3.621,2	226	183	187	8,5	170,3
Triwulan 1 1st Quarter	19.364.561.700	4.221,5	246	206	218	13,4	302,7
2016							
Triwulan 4 4th Quarter	19.364.561.700	4.066,6	304	200	210	22,1	579,0
Triwulan 3 3rd Quarter	19.364.561.700	5.577,0	332	248	288	14,9	443,8
Triwulan 2 2nd Quarter	19.364.561.700	5.034,8	302	232	260	11,2	304,4
Triwulan 1 1st Quarter	19.364.561.700	5.790,0	339	291	299	3,7	116,9

KAPITALISASI PASAR SAHAM APLN 2016-2017 (Rp MILIAR)
2016-2017 APLN Share Market Capitalization (IDR Billion)



PT AGUNG PODOMORO LAND Tbk DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
31 DESEMBER 2017 DAN 2016

PT AGUNG PODOMORO LAND Tbk AND ITS SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
DECEMBER 31, 2017 AND 2016

	Catatan/ *Notes*	31 Desember/*December 31,* 2017 Rp'000	2016 Rp'000	
ASET				**ASSETS**
ASET LANCAR				**CURRENT ASSETS**
Kas dan setara kas	5	2.297.047.219	1.172.966.926	Cash and cash equivalents
Piutang usaha kepada pihak ketiga - setelah dikurangi cadangan kerugian penurunan nilai sebesar Rp 217.745 ribu tahun 2017 dan Rp 277.284 ribu tahun 2016	6	1.315.395.092	988.678.996	Trade accounts receivable from third parties - net of allowance for impairment losses of Rp 217,745 thousand in 2017 and Rp 277,284 thousand in 2016
Piutang lain-lain				Other accounts receivable
Pihak berelasi	7,42	16.152.698	17.659.062	Related parties
Pihak ketiga		218.295.340	204.423.637	Third parties
Persediaan				Inventories
Hotel	8	7.649.006	11.499.315	Hotel
Aset real estat	9	3.709.353.855	4.610.405.233	Real estate assets
Pajak dibayar dimuka	10	288.868.500	196.826.402	Prepaid taxes
Biaya dibayar dimuka	11	330.653.612	336.896.363	Prepaid expenses
Uang muka		1.249.558.379	634.602.936	Advances
Jumlah Aset Lancar		9.432.973.701	8.173.958.870	Total Current Assets
ASET TIDAK LANCAR				**NON-CURRENT ASSETS**
Persediaan				Inventories
Hotel	8	152.812.890	62.312.537	Hotel
Aset real estat	9	5.810.746.465	5.259.089.687	Real estate assets
Biaya dibayar dimuka	11	77.019.122	77.779.895	Prepaid expenses
Aset keuangan lainnya	12	566.328.610	170.370.037	Other financial assets
Investasi saham pada entitas asosiasi	13	727.347.509	252.709.507	Investment in associates
Uang muka investasi saham	44bb	132.929.475	-	Advance in investment in stock
Properti investasi - setelah dikurangi akumulasi penyusutan sebesar Rp 1.357.976.601 ribu tahun 2017 dan Rp 1.109.894.944 ribu tahun 2016	14	7.725.980.758	7.520.413.571	Investment properties - net of accumulated depreciation of Rp 1,357,976,601 thousand in 2017 and Rp 1,109,894,944 thousand in 2016
Aset tetap - setelah dikurangi akumulasi penyusutan sebesar Rp 606.512.347 ribu tahun 2017 dan Rp 590.629.136 ribu tahun 2016	15	4.019.617.009	4.048.794.446	Property and equipment - net of accumulated depreciation of Rp 606,512,347 thousand in 2017 and Rp 590,629,136 thousand in 2016
Biaya yang ditangguhkan - setelah dikurangi akumulasi amortisasi sebesar Rp 94.703.288 ribu tahun 2017 dan Rp 84.079.616 ribu tahun 2016	16	27.478.340	18.580.380	Deferred charges - net of accumulated amortization of Rp 94,703,288 thousand in 2017 and Rp 84,079,616 thousand in 2016
Aset pajak tangguhan	39	74.654.125	67.279.782	Deferred tax assets
Goodwill		30.334.910	30.334.910	Goodwill
Lain-lain		11.893.100	30.329.760	Others
Jumlah Aset Tidak Lancar		19.357.142.313	17.537.994.512	Total Non-Current Assets
JUMLAH ASET		28.790.116.014	25.711.953.382	**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.

	Catatan/ *Notes*	31 Desember/*December 31,* 2017 Rp'000	2016 Rp'000	
LIABILITAS DAN EKUITAS				**LIABILITIES AND EQUITY**
LIABILITAS JANGKA PENDEK				**CURRENT LIABILITIES**
Utang bank	17	83.000.000	44.420.294	Bank loans
Surat utang jangka menengah	18	300.000.000	-	Medium term notes
Utang usaha kepada pihak ketiga	19	710.852.975	1.174.672.223	Trade accounts payable to third parties
Utang lain-lain				Other accounts payable
Pihak berelasi	20,42	313.925.319	166.202.979	Related parties
Pihak ketiga		870.886.212	714.000.284	Third parties
Utang pajak	21	148.914.761	81.012.267	Taxes payable
Biaya yang masih harus dibayar		182.763.473	233.980.781	Accrued expenses
Utang jangka panjang - yang jatuh tempo dalam satu tahun:				Current maturity of long-term liabilities:
Utang bank	22	453.538.726	463.016.539	Bank loans
Utang obligasi	23	1.200.000.000	1.200.000.000	Bonds payable
Utang pembelian aset tetap		890.653	217.668	Liabilities for purchase of property and equipment
Uang muka penjualan dan pendapatan diterima dimuka - bagian yang direalisasi dalam satu tahun	24	2.955.450.660	3.577.229.664	Advances from customers and unearned revenues - realizable within one year
Jumlah Liabilitas Jangka Pendek		7.220.222.779	7.654.752.699	Total Current Liabilities
LIABILITAS JANGKA PANJANG				**NON-CURRENT LIABILITIES**
Utang jangka panjang - setelah dikurangi bagian yang jatuh tempo dalam satu tahun:				Long-term liabilities - net of current maturity:
Utang bank	22	1.912.277.772	2.318.292.513	Bank loans
Utang obligasi	23	5.283.775.869	2.487.505.641	Bonds payable
Utang pembelian aset tetap		763.048	-	Liabilities for purchase of property and equipment
Instrumen keuangan derivatif	26	83.421.757	-	Derivative financial instruments
Uang muka penjualan dan pendapatan diterima dimuka - setelah dikurangi bagian yang direalisasi dalam satu tahun	24	2.387.527.894	2.932.005.290	Advances from customers and unearned revenues - net of realizable within one year
Uang jaminan penyewa		170.096.155	153.434.575	Tenants' security deposits
Liabilitas imbalan pasca kerja	25	234.504.467	194.745.857	Post-employment benefits obligation
Liabilitas pajak tangguhan	39	548.724	454.098	Deferred tax liabilities
Jumlah Liabilitas Jangka Panjang		10.072.915.686	8.086.437.974	Total Non-Current Liabilities
Jumlah Liabilitas		17.293.138.465	15.741.190.673	Total Liabilities
EKUITAS				**EQUITY**
Modal saham - nilai nominal Rp 100 per saham				Capital stock - Rp 100 par value per share
Modal dasar - 57.400.000.000 saham				Authorized - 57,400,000,000 shares
Modal ditempatkan dan disetor 19.364.561.700 saham pada 31 Desember 2017 dan 20.500.900.000 saham pada 31 Desember 2016	27	1.936.456.170	2.050.090.000	Subscribed and paid-up - 19,364,561,700 shares at December 31, 2017 and 20,500,900,000 shares at December 31, 2016
Tambahan modal disetor - bersih	28	1.030.476.588	1.389.679.134	Additional paid-in capital - net
Komponen ekuitas lainnya		35.411.406	35.411.406	Other equity component
Selisih transaksi perubahan ekuitas entitas anak		45.845.060	45.845.060	Difference due to change in equity of subsidiaries
Selisih transaksi ekuitas dengan pihak non-pengendali		(30.589.867)	16.496.412	Difference in value of equity transaction with non-controlling interests
Penghasilan komprehensif lain		(18.815.482)	(7.628.821)	Other comprehensive income
Saldo laba				Retained earnings
Ditentukan penggunaannya	29	95.000.000	85.000.000	Appropriated
Tidak ditentukan penggunaannya		5.689.458.536	4.366.549.106	Unappropriated
Jumlah		8.783.242.411	7.981.442.297	Total
Dikurangi dengan biaya perolehan saham diperoleh kembali - 1.136.338.300 saham pada 31 Desember 2016	30	-	(472.836.376)	Less cost of treasury stocks - 1,136,338,300 shares at December 31, 2016
Ekuitas yang dapat diatribusikan kepada pemilik entitas induk		8.783.242.411	7.508.605.921	**Equity attributable to the owners of the Company**
Kepentingan non-pengendali	31	2.713.735.138	2.462.156.788	Non-controlling interests
Jumlah Ekuitas		11.496.977.549	9.970.762.709	Total Equity
JUMLAH LIABILITAS DAN EKUITAS		28.790.116.014	25.711.953.382	**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 AGUNG PODOMORO LAND Tbk DAN ENTITAS ANAK
LAPORAN LABA RUGI DAN PENGHASILAN KOMPREHENSIF LAIN KONSOLIDASIAN
UNTUK TAHUN-TAHUN YANG BERAKHIR
31 DESEMBER 2017 DAN 2016

PT AGUNG PODOMORO LAND Tbk AND ITS SUBSIDIARIES
CONSOLIDATED STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE YEARS ENDED
DECEMBER 31, 2017 AND 2016

	Catatan/ *Notes*	2017	2016	
		Rp'000	Rp'000	
PENJUALAN DAN PENDAPATAN USAHA	32	7.043.036.602	6.006.952.123	**SALES AND REVENUES**
BEBAN POKOK PENJUALAN DAN BEBAN LANGSUNG	33	3.620.910.976	2.982.518.366	**COST OF SALES AND DIRECT COSTS**
LABA KOTOR		3.422.125.626	3.024.433.757	**GROSS PROFIT**
Beban penjualan	34	(252.951.214)	(294.437.763)	Selling expenses
Beban umum dan administrasi	35	(1.130.489.822)	(1.029.312.527)	General and administrative expenses
Bagian laba bersih entitas asosiasi	13	58.294.115	66.845.644	Share in profit of associates
Keuntungan penjualan aset tetap	15	919.682.125	570.862	Gain on sale of property and equipment
Penghasilan bunga	36	85.784.476	156.101.203	Interest income
Beban bunga dan keuangan	37	(795.650.074)	(674.223.816)	Interest expense and financial charges
Beban pajak final	39a	(285.264.728)	(284.050.708)	Final tax expense
Kerugian instrumen keuangan derivatif	26	(83.421.757)	-	Loss on derivative financial instruments
Kerugian lainnya - bersih		(41.616.337)	(4.992.741)	Other losses - net
LABA SEBELUM PAJAK		1.896.492.410	960.933.911	**PROFIT BEFORE TAX**
BEBAN PAJAK PENGHASILAN - BERSIH	39b	(13.911.010)	(21.196.803)	**INCOME TAX EXPENSE - NET**
LABA BERSIH TAHUN BERJALAN		1.882.581.400	939.737.108	**PROFIT 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 atas program imbalan pasti	25	(7.924.063)	21.830.543	Remeasurement of defined benefits obligation
Beban pajak penghasilan	39b	(48.696)	(1.767.067)	Income tax expense
Pengukuran kembali atas program imbalan pasti - setelah dikurangi pajak		(7.972.759)	20.063.476	Remeasurement of defined benefits obligation - net of tax
Bagian penghasilan komprehensif lain atas entitas asosiasi	13	(24.138)	1.276.415	Share in other comprehensive income of associates
Pos-pos yang akan direklasifikasi ke laba rugi:				Items that may be reclassified subsequently to profit or loss:
Kerugian nilai wajar bersih atas aset keuangan lainnya tersedia untuk dijual		(2.649.436)	-	Net fair value loss on available-for-sale financial assets
Selisih kurs karena penjabaran laporan keuangan dari kegiatan usaha luar negeri		(42.234)	-	Exchange difference on translating foreign operations
Jumlah Penghasilan Komprehensif Lain Tahun Berjalan Setelah Dikurangi Pajak		(10.688.567)	21.339.891	Total Other Comprehensive Income for the Year - Net of Tax
JUMLAH LABA KOMPREHENSIF TAHUN BERJALAN		1.871.892.833	961.076.999	**TOTAL COMPREHENSIVE INCOME FOR THE YEAR**
LABA BERSIH TAHUN BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA:				**PROFIT FOR THE YEAR ATTRIBUTABLE TO:**
Pemilik Entitas Induk		1.371.638.553	631.857.638	Owners of the Company
Kepentingan Non-pengendali	31	510.942.847	307.879.470	Non-controlling interests
Jumlah		1.882.581.400	939.737.108	**Total**
JUMLAH LABA KOMPREHENSIF TAHUN BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA:				**TOTAL COMPREHENSIVE INCOME FOR THE YEAR ATTRIBUTABLE TO:**
Pemilik Entitas Induk		1.360.451.892	653.101.236	Owners of the Company
Kepentingan Non-pengendali		511.440.941	307.975.763	Non-controlling interests
Jumlah		1.871.892.833	961.076.999	**Total**
		Rp	Rp	
LABA PER SAHAM DASAR (Dalam Rupiah penuh)	40	70,83	32,63	**BASIC EARNINGS PER SHARE** (In full Rupiah amount)

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.

INFORMASI SAHAM APLN

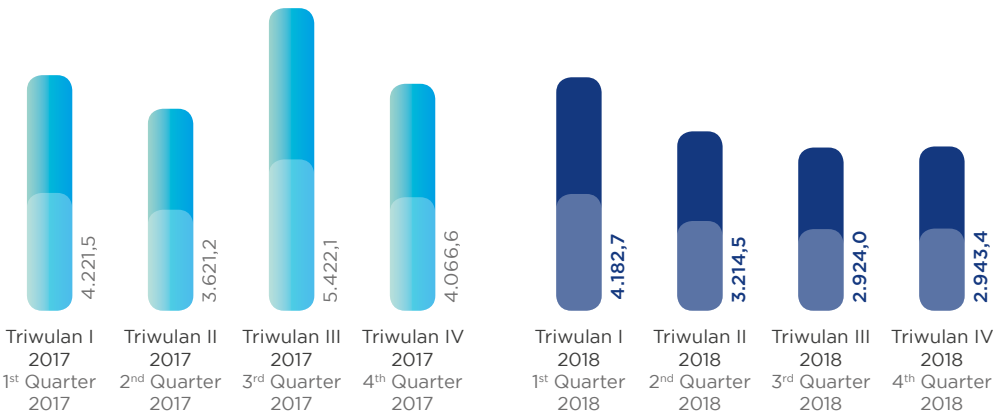
APLN Share Information

INFORMASI SAHAM APLN PER TRIWULAN DALAM TAHUN BUKU 2018 DAN 2017

QUARTERLY APLN SHARE INFORMATION IN 2018 AND 2017 FISCAL YEAR

PERIODE Period	JUMLAH SAHAM BEREDAR Number of Outstanding Shares	KAPITALISASI PASAR (Rp Miliar) Market Capitalization (IDR Billion)	HARGA SAHAM (Rp) Share Price (IDR)			VOLUME PERDAGANGAN Trading Volume	
			TERTINGGI Highest	TERENDAH Lowest	PENUTUPAN Closing	(Juta Lot Saham) (Million Share Lots)	(Rp Miliar) (IDR Billion)
2018							
Triwulan IV 4th Quarter	19.364.561.700	2.943,4	171	131	152	4,7	72,5
Triwulan III 3rd Quarter	19.364.561.700	2.924,0	175	140	151	4,5	70,8
Triwulan II 2nd Quarter	19.364.561.700	3.214,5	242	164	166	7,0	147,6
Triwulan I 1st Quarter	19.364.561.700	4.182,7	250	208	216	17,7	402,7
2017							
Triwulan IV 4th Quarter	19.364.561.700	4.066,6	300	196	210	20,2	516,6
Triwulan III 3rd Quarter	19.364.561.700	5.422,1	310	184	280	33,6	863,9
Triwulan II 2nd Quarter	19.364.561.700	3.621,2	226	183	187	8,5	170,3
Triwulan I 1st Quarter	19.364.561.700	4.221,5	246	206	218	13,4	302,7

Kapitalisasi Pasar Saham APLN 2017-2018 (Rp Miliar)
2017-2018 APLN Share Market Capitalization (IDR Billion)



These Consolidated Financial Statements are Originally Issued in Indonesian Language.

Ekshibit A | ***Exhibit A***

PT AGUNG PODOMORO LAND Tbk DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
31 DESEMBER 2018
(Disajikan dalam ribuan Rupiah, kecuali dinyatakan lain)

PT AGUNG PODOMORO LAND Tbk AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
DECEMBER 31, 2018
(Expressed in thousand of Rupiah, unless otherwise stated)

	Catatan/ *Notes*	2018	2017	
ASET				***ASSETS***
ASET LANCAR				***CURRENT ASSETS***
Kas dan setara kas	5	845.979.035	2.297.047.219	*Cash and cash equivalents*
Piutang usaha kepada pihak ketiga - bersih	6	1.435.849.108	1.315.395.092	*Trade account receivable from third parties - net*
Piutang lain-lain				*Other account receivable*
Pihak berelasi	7,40	16.258.231	16.152.698	*Related parties*
Pihak ketiga		226.015.431	218.295.340	*Third parties*
Persediaan				*Inventories*
Hotel	8	11.162.477	7.649.006	*Hotel*
Aset real estat	9	3.681.225.623	3.709.353.855	*Real estate assets*
Pajak dibayar di muka	10	384.736.270	288.868.500	*Prepaid taxes*
Biaya dibayar di muka	11	288.826.899	330.653.612	*Prepaid expenses*
Uang muka		1.385.369.658	1.249.558.379	*Advances*
Jumlah Aset Lancar		8.275.422.732	9.432.973.701	*Total Current Assets*
ASET TIDAK LANCAR				***NON-CURRENT ASSETS***
Persediaan				*Inventories*
Hotel	8	59.909.205	152.812.890	*Hotel*
Aset real estat	9	7.455.044.337	5.810.746.465	*Real estate assets*
Biaya dibayar di muka	11	75.416.931	77.019.122	*Prepaid expenses*
Aset keuangan lainnya	12	862.319.896	566.328.610	*Other financial assets*
Investasi saham pada entitas asosiasi	13	81.040.406	727.347.509	*Investment in associates*
Uang muka investasi saham	42bb	-	132.929.475	*Advance in investment in stock*
Properti investasi – bersih	14	8.163.467.192	7.725.980.758	*Investment properties - net*
Aset tetap – bersih	15	4.433.790.374	4.019.617.009	*Property and equipment - net*
Biaya yang ditangguhkan - bersih	16	30.495.281	27.478.340	*Deferred charges - net*
Aset pajak tangguhan	38c	103.341.557	74.654.125	*Deferred tax assets*
Goodwill		30.334.910	30.334.910	*Goodwill*
Lain-lain		13.247.083	11.893.100	*Others*
Jumlah Aset Tidak Lancar		21.308.407.172	19.357.142.313	*Total Non-Current Assets*
JUMLAH ASET		29.583.829.904	28.790.116.014	***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 AGUNG PODOMORO LAND Tbk DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
31 DESEMBER 2018
(Disajikan dalam ribuan Rupiah, kecuali dinyatakan lain)
(Lanjutan)

PT AGUNG PODOMORO LAND Tbk AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
DECEMBER 31, 2018
(Expressed in thousand of Rupiah, unless otherwise stated)
(Continued)

	Catatan/ *Notes*	2018	2017	
LIABILITAS DAN EKUITAS				***LIABILITIES AND EQUITY***
LIABILITAS JANGKA PENDEK				***CURRENT LIABILITIES***
Utang bank	17	56.000.000	83.000.000	*Bank loans*
Surat utang jangka menengah	18	-	300.000.000	*Medium term notes*
Utang usaha kepada pihak ketiga	19	1.033.066.195	710.852.975	*Trade account payable to third parties*
Utang lain-lain				*Other account payable*
Pihak berelasi	20,40	1.755.002	313.925.319	*Related parties*
Pihak ketiga		885.407.755	870.886.212	*Third parties*
Utang pajak	21	95.014.796	148.914.761	*Taxes payable*
Utang akrual		179.107.474	182.763.473	*Accrued payable*
Utang jangka panjang yang jatuh tempo dalam satu tahun:				*Current maturity of long-term liabilities:*
Utang bank	22	1.829.467.424	453.538.726	*Bank loans*
Utang obligasi	23	1.201.000.000	1.200.000.000	*Bonds payable*
Utang pembelian aset tetap		2.038.805	890.653	*Liabilities for purchase property and equipment*
Uang muka penjualan dan pendapatan diterima di muka - bagian yang direalisasi dalam satu tahun	24	2.555.847.825	2.955.450.660	*Advances from customers and unearned revenues - realizable within one year*
Jumlah Liabilitas Jangka Pendek		7.838.705.276	7.220.222.779	*Total Current Liabilities*
LIABILITAS JANGKA PANJANG				***NON-CURRENT LIABILITIES***
Utang jangka panjang - setelah dikurangi bagian yang jatuh tempo dalam satu tahun:				*Long-term liabilities - net of current maturity:*
Utang bank	22	2.944.019.618	1.912.277.772	*Bank loans*
Utang obligasi	23	4.373.936.215	5.283.775.869	*Bonds payable*
Utang pembelian aset tetap		875.263	763.048	*Liabilities for purchase property and equipment*
Instrumen keuangan derivatif	26	-	83.421.757	*Derivative financial instruments*
Uang muka penjualan dan pendapatan diterima di muka - setelah dikurangi bagian yang direalisasi dalam satu tahun	24	1.840.707.989	2.387.527.894	*Advances from customers and unearned revenues - net of realizable within one year*
Uang jaminan penyewa		165.266.465	170.096.155	*Tenants' security deposits*
Liabilitas imbalan pascakerja	25	212.122.249	234.504.467	*Post-employment benefits obligation*
Liabilitas pajak tangguhan	38c	643.350	548.724	*Deferred tax liabilities*
Jumlah Liabilitas Jangka Panjang		9.537.571.149	10.072.915.686	*Total Non-current Liabilities*
JUMLAH LIABILITAS		17.376.276.425	17.293.138.465	***TOTAL LIABILITIES***
EKUITAS				***EQUITY***
Modal saham	27	1.936.456.170	1.936.456.170	*Capital stock*
Tambahan modal disetor - bersih	28	1.030.476.588	1.030.476.588	*Additional paid-in capital - net*
Komponen ekuitas lainnya		35.411.406	35.411.406	*Other equity component*
Selisih transaksi perubahan ekuitas entitas anak		45.845.060	45.845.060	*Difference due to change in equity of subsidiaries*
Selisih transaksi ekuitas dengan pihak non-pengendali		(30.589.867)	(30.589.867)	*Difference in value of equity transaction with non-controlling interests*
Penghasilan komprehensif lain		31.222.390	(18.815.482)	*Other comprehensive income*
Saldo laba				*Retained earnings*
Ditentukan penggunaannya	29	105.000.000	95.000.000	*Appropriated*
Tidak ditentukan penggunaannya		5.709.015.575	5.689.458.536	*Unappropriated*
Ekuitas yang dapat diatribusikan kepada pemilik entitas induk		8.862.837.322	8.783.242.411	***Equity attributable to the owners of the Company***
Kepentingan non-pengendali	30a	3.344.716.157	2.713.735.138	*Non-controlling interests*
JUMLAH EKUITAS		12.207.553.479	11.496.977.549	***TOTAL EQUITY***
JUMLAH LIABILITAS DAN EKUITAS		29.583.829.904	28.790.116.014	***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 AGUNG PODOMORO LAND Tbk DAN ENTITAS ANAK
LAPORAN LABA RUGI DAN PENGHASILAN KOMPREHENSIF LAIN KONSOLIDASIAN
UNTUK TAHUN YANG BERAKHIR
31 DESEMBER 2018
(Disajikan dalam ribuan Rupiah, kecuali dinyatakan lain)

PT AGUNG PODOMORO LAND Tbk AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE YEAR ENDED
DECEMBER 31, 2018
(Expressed in thousand of Rupiah, unless otherwise stated)

	Catatan/ *Notes*	2018	2017	
PENJUALAN DAN PENDAPATAN USAHA	31	5.035.325.429	7.043.036.602	***SALES AND REVENUES***
BEBAN POKOK PENJUALAN DAN BEBAN LANGSUNG	32	(2.616.667.124)	(3.620.910.976)	***COST OF SALES AND DIRECT COSTS***
LABA KOTOR		2.418.658.305	3.422.125.626	***GROSS PROFIT***
Beban penjualan	33	(262.405.074)	(252.951.214)	*Selling expenses*
Beban umum dan administrasi	34	(1.015.453.907)	(1.130.489.822)	*General and administrative expenses*
Bagian laba bersih entitas asosiasi	13	51.185.864	58.294.115	*Share in profit of associates*
Laba penjualan aset tetap	15	202.925	919.682.125	*Gain on sale of property and equipment*
Penghasilan bunga	35	71.145.637	85.784.476	*Interest income*
Beban bunga dan keuangan	36	(849.366.237)	(795.650.074)	*Interest expense and financial charges*
Beban pajak final	38a	(179.935.082)	(285.264.728)	*Final tax expense*
Laba (rugi) instrumen keuangan derivatif	26	240.268.901	(83.421.757)	*Gain (loss) on derivative financial instruments*
Kerugian lainnya - bersih		(277.562.620)	(41.616.337)	*Other losses - net*
LABA SEBELUM PAJAK		196.738.712	1.896.492.410	***PROFIT BEFORE TAX***
BEBAN PAJAK PENGHASILAN - BERSIH	38b	(3.008.420)	(13.911.010)	***INCOME TAX EXPENSE - NET***
LABA BERSIH TAHUN BERJALAN		193.730.292	1.882.581.400	***PROFIT 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 atas program imbalan pasti	25	63.227.287	(7.924.063)	*Remeasurement of defined benefits obligation*
Beban pajak penghasilan	38c	(319.821)	(48.696)	*Income tax expense*
Pengukuran kembali atas program imbalan pasti - setelah dikurangi pajak		62.907.466	(7.972.759)	*Remeasurement of defined benefits obligation - net of tax*
Bagian penghasilan komprehensif lain atas entitas asosiasi	13	1.223.371	(24.138)	*Share in other comprehensive income of associates*
Pos-pos yang akan direklasifikasi ke laba rugi:				*Items that may be reclassified subsequently to profit or loss:*
Rugi nilai wajar bersih atas aset keuangan lainnya tersedia untuk dijual		(9.013.972)	(2.649.436)	*Net fair value loss on available-for-sale financial assets*
Selisih kurs karena penjabaran laporan keuangan dari kegiatan usaha luar negeri		(636.683)	(42.234)	*Exchange difference on translating foreign operations*
Jumlah Penghasilan Komprehensif Lain tahun Berjalan - Setelah Dikurangi Pajak		54.480.182	(10.688.567)	*Total Other Comprehensive Income for the Year - Net of Tax*
JUMLAH LABA KOMPREHENSIF TAHUN BERJALAN		248.210.474	1.871.892.833	***TOTAL COMPREHENSIVE INCOME FOR THE YEAR***
LABA BERSIH TAHUN BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA:				***PROFIT FOR THE YEAR ATTRIBUTABLE TO:***
Pemilik Entitas Induk		29.557.039	1.371.638.553	*Owners of the Company*
Kepentingan Non-pengendali	30b	164.173.253	510.942.847	*Non-controlling interests*
Jumlah		193.730.292	1.882.581.400	***Total***
JUMLAH LABA KOMPREHENSIF TAHUN BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA:				***TOTAL COMPREHENSIVE INCOME FOR THE YEAR ATTRIBUTABLE TO:***
Pemilik Entitas Induk		79.594.911	1.360.451.892	*Owners of the Company*
Kepentingan Non-pengendali		168.615.563	511.440.941	*Non-controlling interests*
Jumlah		248.210.474	1.871.892.833	***Total***
LABA PER SAHAM DASAR (Dalam Rupiah penuh)	39	1,53	70,83	***BASIC EARNINGS PER SHARE*** *(In full Rupiah amount)*

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.

INFORMASI SAHAM APLN

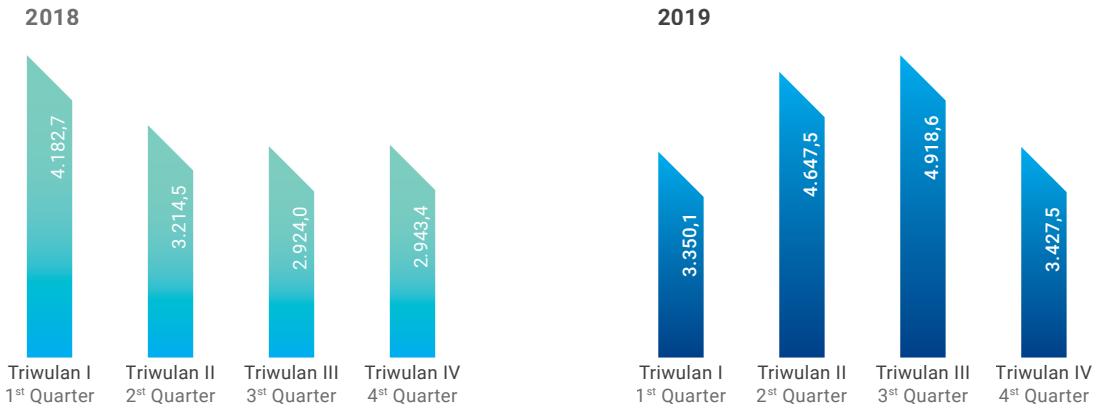
APLN Share Information

INFORMASI MENGENAI SAHAM APLN UNTUK SETIAP MASA TRIWULAN DALAM TAHUN BUKU 2019 DAN 2018

INFORMATION ON APLN SHARE FOR EACH QUARTER IN THE FISCAL YEAR 2019 AND 2018

PERIODE Period	JUMLAH SAHAM BEREDAR Number of Outstanding Shares	KAPITALISASI PASAR (Rp Miliar) Market Capitalization (IDR Billion)	HARGA SAHAM (Rp) Share Price (IDR)			VOLUME PERDAGANGAN Trading Volume
			TERTINGGI Highest	TERENDAH Lowest	PENUTUPAN Closing	
2019						
Triwulan IV 4th Quarter	19.364.561.700	3.427,5	266	167	177	1,9
Triwulan III 3rd Quarter	19.364.561.700	4.918,6	284	166	254	6,4
Triwulan II 2nd Quarter	19.364.561.700	4.647,5	272	154	240	2,2
Triwulan I 1st Quarter	19.364.561.700	3.350,1	206	151	173	0,9
2018						
Triwulan IV 4th Quarter	19.364.561.700	2.943,4	171	131	152	72,5
Triwulan III 3rd Quarter	19.364.561.700	2.924,0	175	140	151	70,8
Triwulan II 2nd Quarter	19.364.561.700	3.214,5	242	164	166	147,6
Triwulan I 1st Quarter	19.364.561.700	4.182,7	250	208	216	402,7

Grafik Kapitalisasi Pasar Saham APLN 2018 – 2019
Graph of 2018 – 2019 APLN Share Market Capitalization



These Consolidated Financial Statements are Originally Issued in Indonesian Language.

Ekshibit A | ***Exhibit A***

PT AGUNG PODOMORO LAND Tbk DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
31 DESEMBER 2019
(Disajikan dalam ribuan Rupiah, kecuali dinyatakan lain)

PT AGUNG PODOMORO LAND Tbk AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
DECEMBER 31, 2019
(Expressed in thousand of Rupiah, unless otherwise stated)

	Catatan/ *Notes*	31 Desember/*December 31,* 2019	2018	1 Januari/ *January 1,* 2018	
ASET					***ASSETS***
ASET LANCAR					***CURRENT ASSETS***
Kas dan setara kas	5	849.718.766	845.979.035	2.297.047.219	*Cash and cash equivalents*
Piutang usaha kepada pihak ketiga - bersih	6	1.289.675.741	1.435.849.108	1.315.395.092	*Trade accounts receivable from third parties - net*
Piutang lain-lain					*Other accounts receivable*
Pihak berelasi	7,42	16.615.528	16.258.231	16.152.698	*Related parties*
Pihak ketiga		308.646.362	226.015.431	218.295.340	*Third parties*
Persediaan					*Inventories*
Hotel	8	7.419.560	11.162.477	7.649.006	*Hotel*
Aset real estat	9	3.671.652.930	3.681.225.623	3.709.353.855	*Real estate assets*
Pajak dibayar di muka	10	387.518.961	384.736.270	288.868.500	*Prepaid taxes*
Biaya dibayar di muka	11	270.332.842	288.826.899	330.653.612	*Prepaid expenses*
Uang muka		1.369.257.375	1.385.369.658	1.249.558.379	*Advances*
Jumlah Aset Lancar		8.170.838.065	8.275.422.732	9.432.973.701	*Total Current Assets*
ASET TIDAK LANCAR					***NON-CURRENT ASSETS***
Persediaan					*Inventories*
Hotel	8	29.459.246	59.909.205	152.812.890	*Hotel*
Aset real estat	9	8.091.184.618	7.455.044.337	5.810.746.465	*Real estate assets*
Biaya dibayar di muka	11	73.490.097	75.416.931	77.019.122	*Prepaid expenses*
Aset keuangan lainnya	12	1.022.929.201	862.319.896	566.328.610	*Other financial assets*
Investasi saham pada entitas asosiasi	13	77.338.360	81.040.406	727.347.509	*Investments in associates*
Uang muka investasi saham	44z	-	-	132.929.475	*Advances for investment in stock*
Properti investasi – bersih	14	8.215.899.972	8.163.467.192	7.725.980.758	*Investment properties - net*
Aset tetap – bersih	15	3.658.026.494	4.433.790.374	4.019.617.009	*Property and equipment – net*
Biaya yang ditangguhkan - bersih	16	24.696.307	30.495.281	27.478.340	*Deferred charges - net*
Aset pajak tangguhan	40c	56.545.178	103.341.557	74.654.125	*Deferred tax assets*
Goodwill		30.334.910	30.334.910	30.334.910	*Goodwill*
Lain-lain		9.602.632	13.247.083	11.893.100	*Others*
Jumlah Aset Tidak Lancar		21.289.507.015	21.308.407.172	19.357.142.313	*Total Non-Current Assets*
JUMLAH ASET		29.460.345.080	29.583.829.904	28.790.116.014	***TOTAL ASSETS***

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

See accompanying Notes to Consolidated Financial Statements which are an integral part of the Consolidated Financial Statements as whole.

PT AGUNG PODOMORO LAND Tbk DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
31 DESEMBER 2019
(Disajikan dalam ribuan Rupiah, kecuali dinyatakan lain)

PT AGUNG PODOMORO LAND Tbk AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
DECEMBER 31, 2019
(Expressed in thousand of Rupiah, unless otherwise stated)

	Catatan/ *Notes*	31 Desember/*December 31,* 2019	2018*)	1 Januari/ *January 1,* 2018*)	
LIABILITAS DAN EKUITAS					***LIABILITIES AND EQUITY***
LIABILITAS JANGKA PENDEK					***CURRENT LIABILITIES***
Utang bank	17	33.767.243	56.000.000	83.000.000	*Bank loans*
Surat utang jangka menengah	18	350.000.000	-	300.000.000	*Medium-term notes*
Utang usaha kepada pihak ketiga	19	736.405.207	1.033.066.195	710.852.975	*Trade accounts payable to third parties*
Utang lain-lain					*Other accounts payable*
Pihak berelasi	20,42	3.520.683	1.755.002	313.925.319	*Related parties*
Pihak ketiga		1.504.725.957	885.407.755	870.886.212	*Third parties*
Utang pajak	21	81.289.990	95.014.796	148.914.761	*Tax payables*
Utang akrual		143.944.830	225.488.070	213.020.673	*Accrued payable*
Utang jangka panjang yang jatuh tempo dalam satu tahun:					*Current maturity of long-term liabilities:*
Utang bank	22	480.290.258	1.829.467.424	453.538.726	*Bank loans*
Utang obligasi	23	-	1.201.000.000	1.200.000.000	*Bonds payables*
Utang lembaga keuangan lainnya	26	112.139.544	-	-	*Other financial institution loans*
Utang pembelian aset tetap		1.049.844	2.038.805	890.653	*Liabilities for purchase of property and equipment*
Uang muka penjualan dan pendapatan diterima di muka - bagian yang direalisasi dalam satu tahun	24	1.462.298.026	2.555.847.825	2.955.450.660	*Advances from customers and unearned revenues - realizable within one year*
Jumlah Liabilitas Jangka Pendek		4.909.431.582	7.885.085.872	7.250.479.979	*Total Current Liabilities*
LIABILITAS JANGKA PANJANG					***NON-CURRENT LIABILITIES***
Utang akrual		-	32.340.900	60.514.400	*Accrued payable*
Utang jangka panjang - setelah dikurangi bagian yang jatuh tempo dalam satu tahun:					*Long-term liabilities - net of current maturity:*
Utang bank	22	3.091.656.993	2.944.019.618	1.912.277.772	*Bank loans*
Utang obligasi	23	4.115.000.560	4.373.936.215	5.283.775.869	*Bonds payable*
Utang lembaga keuangan lainnya	26	1.621.303.650	-	-	*Other financial institution loans*
Utang pembelian aset tetap		-	875.263	763.048	*Liabilities for purchase of property and equipment*
Instrumen keuangan derivatif	27	172.138.365	-	83.421.757	*Derivative financial instruments*
Uang muka penjualan dan pendapatan diterima di muka – setelah dikurangi bagian yang direalisasi dalam satu tahun	24	2.248.831.791	1.840.707.989	2.387.527.894	*Advances from customers and unearned revenues - net of realizable within one year*
Uang jaminan penyewa		218.916.814	165.266.465	170.096.155	*Tenants' security deposits*
Liabilitas imbalan pascakerja	25	246.381.739	212.122.249	234.504.467	*Post-employment benefits obligation*
Liabilitas pajak tangguhan	40c	737.976	643.350	548.724	*Deferred tax liabilities*
Jumlah Liabilitas Jangka Panjang		11.714.967.888	9.569.912.049	10.133.430.086	*Total Non-current Liabilities*
JUMLAH LIABILITAS		16.624.399.470	17.454.997.921	17.383.910.065	***TOTAL LIABILITIES***

*) Setelah penyajian kembali (Catatan 50)

**) After restatement (Note 50)*

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

See accompanying Notes to Consolidated Financial Statements which are an integral part of the Consolidated Financial Statements as whole.

These Consolidated Financial Statements are Originally Issued in Indonesian Language.

Ekshibit A/3 | ***Exhibit A/3***

PT AGUNG PODOMORO LAND Tbk DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
31 DESEMBER 2019
(Disajikan dalam ribuan Rupiah, kecuali dinyatakan lain)

PT AGUNG PODOMORO LAND Tbk AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
DECEMBER 31, 2019
(Expressed in thousand of Rupiah, unless otherwise stated)

	Catatan/ *Notes*	31 Desember/*December 31,* 2019	2018*)	1 Januari/ *January 1*, 2018*)	
EKUITAS					***EQUITY***
Modal saham	28	1.936.456.170	1.936.456.170	1.936.456.170	*Capital stock*
Tambahan modal disetor - bersih	29	1.030.476.588	1.030.476.588	1.030.476.588	*Additional paid-in capital - net*
Uang muka setoran modal	30	800.000.000	-	-	*Advance for capital stock subscription*
Komponen ekuitas lainnya		35.411.406	35.411.406	35.411.406	*Other equity component*
Selisih transaksi perubahan ekuitas entitas anak		45.845.060	45.845.060	45.845.060	*Difference due to change in equity of subsidiaries*
Selisih transaksi ekuitas dengan pihak nonpengendali		(30.589.867)	(30.589.867)	(30.589.867)	*Difference in value of equity transaction with non-controlling interests*
Penghasilan komprehensif lain		(95.919.483)	31.222.390	(18.815.482)	*Other comprehensive income*
Saldo laba					*Retained earnings*
Ditentukan penggunaannya	31	110.000.000	105.000.000	95.000.000	*Appropriated*
Tidak ditentukan penggunaannya		5.616.636.380	5.630.294.079	5.598.686.936	*Unappropriated*
Ekuitas yang dapat diatribusikan kepada pemilik entitas induk		9.448.316.254	8.784.115.826	8.692.470.811	***Equity attributable to the owners of the Company***
Kepentingan nonpengendali	32a	3.387.629.356	3.344.716.157	2.713.735.138	*Non-controlling interests*
JUMLAH EKUITAS		12.835.945.610	12.128.831.983	11.406.205.949	***TOTAL EQUITY***
JUMLAH LIABILITAS DAN EKUITAS		29.460.345.080	29.583.829.904	28.790.116.014	***TOTAL LIABILITIES AND EQUITY***

*) Setelah penyajian kembali (Catatan 50)

**) After restatement (Note 50)*

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

See accompanying Notes to Consolidated Financial Statements which are an integral part of the Consolidated Financial Statements as whole.

Ekshibit B | ***Exhibit B***

PT AGUNG PODOMORO LAND Tbk DAN ENTITAS ANAK
LAPORAN LABA RUGI DAN PENGHASILAN KOMPREHENSIF LAIN KONSOLIDASIAN
UNTUK TAHUN YANG BERAKHIR
31 DESEMBER 2019
(Disajikan dalam ribuan Rupiah, kecuali dinyatakan lain)

PT AGUNG PODOMORO LAND Tbk AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE YEAR ENDED
DECEMBER 31, 2019
(Expressed in thousand of Rupiah, unless otherwise stated)

	Catatan/ *Notes*	2019	2018*)	
PENJUALAN DAN PENDAPATAN USAHA	33	3.792.475.607	5.035.325.429	***SALES AND REVENUES***
BEBAN POKOK PENJUALAN DAN BEBAN LANGSUNG	34	(1.831.408.704)	(2.616.667.124)	***COST OF SALES AND DIRECT COSTS***
LABA KOTOR		1.961.066.903	2.418.658.305	***GROSS PROFIT***
Beban penjualan	35	(203.137.188)	(262.405.074)	*Selling expenses*
Beban umum dan administrasi	36	(987.705.292)	(1.015.453.907)	*General and administrative expenses*
Penghasilan bunga	37	64.919.876	71.145.637	*Interest income*
Beban bunga dan keuangan	38	(968.104.816)	(849.366.237)	*Interest expense and financial charges*
Beban pajak final	40a	(153.038.865)	(179.935.082)	*Final tax expense*
Laba (rugi) instrumen keuangan derivatif	27	(328.985.509)	240.268.901	*Gain (loss) on derivative financial instruments*
Bagian laba bersih entitas asosiasi	13	54.718.091	51.185.864	*Share in profit of associates*
Laba penjualan aset tetap	14,15	765.922	202.925	*Gain on sale of property and equipment*
Keuntungan pelepasan entitas anak	39	366.349.040	-	*Gain on divestment of subsidiary*
Keuntungan (Kerugian) lainnya - bersih		324.373.187	(265.512.516)	*Other gains (losses) - net*
LABA SEBELUM PAJAK		131.221.349	208.788.816	***PROFIT BEFORE TAX***
BEBAN PAJAK PENGHASILAN - BERSIH	40b	(10.409.652)	(3.008.420)	***INCOME TAX EXPENSE - NET***
LABA BERSIH TAHUN BERJALAN		120.811.697	205.780.396	***NET PROFIT 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 atas program imbalan pasti	25	2.738.940	63.227.287	*Remeasurement of defined benefits obligation*
Manfaat (beban) pajak penghasilan	40c	229.188	(319.821)	*Income tax benefit (expense)*
Pengukuran kembali atas program imbalan pasti - setelah dikurangi pajak		2.968.128	62.907.466	*Remeasurement of defined benefits obligation - net of tax*
Bagian penghasilan komprehensif lain atas entitas asosiasi	13	104.863	1.223.371	*Share in other comprehensive income of associates*
Pos-pos yang akan direklasifikasi ke laba rugi				*Items that may be reclassified subsequently to profit or loss:*
Rugi nilai wajar bersih atas aset keuangan lainnya tersedia untuk dijual		(132.543.478)	(9.013.972)	*Net fair value loss on available-for-sale financial assets*
Selisih kurs karena penjabaran laporan keuangan dari kegiatan usaha luar negeri		1.381.585	(636.683)	*Exchange difference on translating foreign operations*
Jumlah Penghasilan Komprehensif Lain - Setelah Dikurangi Pajak		(128.088.902)	54.480.182	*Total Other Comprehensive Income - Net of Tax*
JUMLAH LABA (RUGI) KOMPREHENSIF TAHUN BERJALAN		(7.277.205)	260.260.578	***TOTAL COMPREHENSIVE INCOME (LOSS) FOR THE YEAR***
LABA (RUGI) BERSIH TAHUN BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA:				***PROFIT (LOSS) FOR THE YEAR ATTRIBUTABLE TO:***
Pemilik Entitas Induk		(8.657.699)	41.607.143	*Owners of the Company*
Kepentingan Nonpengendali	32b	129.469.396	164.173.253	*Non-controlling interests*
Jumlah		120.811.697	205.780.396	***Total***
JUMLAH LABA (RUGI) KOMPREHENSIF TAHUN BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA:				***TOTAL COMPREHENSIVE INCOME (LOSS) FOR THE YEAR ATTRIBUTABLE TO:***
Pemilik Entitas Induk		(135.799.572)	91.645.015	*Owners of the Company*
Kepentingan Nonpengendali		128.522.367	168.615.563	*Non-controlling interests*
Jumlah		(7.277.205)	260.260.578	***Total***
LABA PER SAHAM DASAR (Dalam Rupiah penuh)	41	(0,45)	2,15	***BASIC EARNINGS PER SHARE*** *(In full Rupiah amount)*

*) Setelah penyajian kembali (Catatan 50)

**) After restatement (Note 50)*

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

See accompanying Notes to Consolidated Financial Statements which are an integral part of the Consolidated Financial Statements as whole.

INFORMASI SAHAM APLN

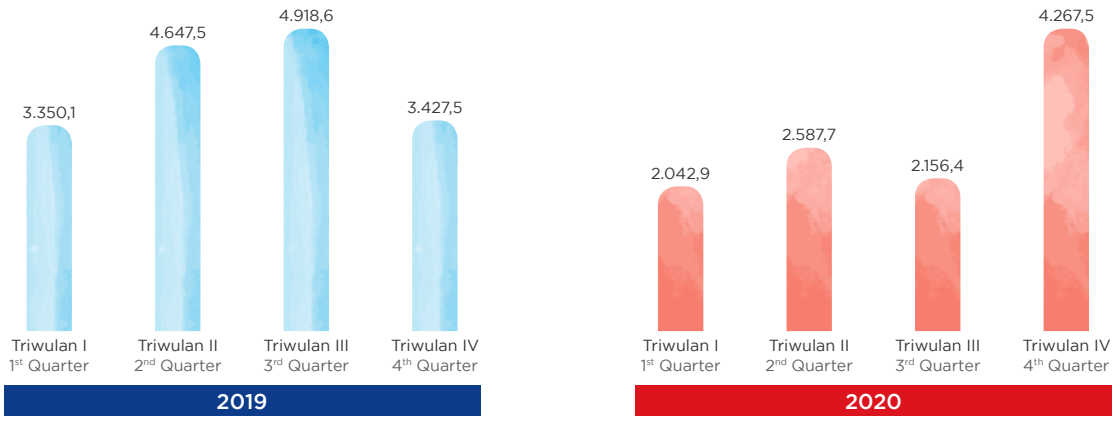
APLN Share Information

INFORMASI MENGENAI SAHAM APLN UNTUK SETIAP MASA TRIWULAN DALAM TAHUN BUKU 2019 DAN 2020

INFORMATION ON APLN SHARE FOR EACH QUARTER IN THE FISCAL YEAR 2019 AND 2020

Periode Period	Jumlah Saham Beredar Number Of Outstanding Shares	Kapitalisasi Pasar (Rp Miliar) Market Capitalization (IDR Billion)	Harga Saham (Rp) Share Price (Idr)			Volume Perdagangan Trading Volume	
			Tertinggi Highest	Terendah Lowest	Penutupan Closing	(Juta Lot Saham) (Million Share Lots)	(Rp miliar) (IDR billion)
2020							
Triwulan IV 4th Quarter	22.699.326.779	4.267,5	222	93	188	111,3	1.858,5
Triwulan III 3rd Quarter	22.699.326.779	2.156,4	128	94	95	22,8	256,9
Triwulan II 2nd Quarter	22.699.326.779	2.587,7	134	86	114	13,9	156,3
Triwulan I 1st Quarter	22.699.326.779	2.042,9	181	75	90	9,2	128,3
2019							
Triwulan IV 4th Quarter	19.364.561.700	3.427,5	266	167	177	19,1	387,9
Triwulan III 3rd Quarter	19.364.561.700	4.918,6	284	166	254	64,1	1.466,8
Triwulan II 2nd Quarter	19.364.561.700	4.647,5	272	154	240	17,0	387,9
Triwulan I 1st Quarter	19.364.561.700	3.350,1	206	151	174	8,7	157,2

Grafik Kapitalisasi Pasar Saham APLN 2019 – 2020
Graph of 2019 – 2020 APLN Share Market Capitalization



PT AGUNG PODOMORO LAND Tbk DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
31 DESEMBER 2020
(Disajikan dalam ribuan Rupiah, kecuali dinyatakan lain)

PT AGUNG PODOMORO LAND Tbk AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
DECEMBER 31, 2020
(Expressed in thousand of Rupiah, unless otherwise stated)

	Catatan/ *Notes*	2020	2019	
ASET				***ASSETS***
ASET LANCAR				***CURRENT ASSETS***
Kas dan setara kas	5	844.705.788	849.718.766	*Cash and cash equivalents*
Piutang usaha kepada pihak ketiga - bersih	6	1.076.730.077	1.289.675.741	*Trade accounts receivable from third parties - net*
Piutang lain-lain				*Other accounts receivable*
Pihak berelasi	7,43	20.415.089	16.615.528	*Related parties*
Pihak ketiga		275.510.686	308.646.362	*Third parties*
Persediaan				*Inventories*
Hotel	8	6.011.169	7.419.560	*Hotels*
Aset real estat	9	7.356.251.579	3.671.652.930	*Real estate assets*
Pajak dibayar di muka	10	205.163.452	387.518.961	*Prepaid taxes*
Biaya dibayar di muka	11	240.257.372	270.332.842	*Prepaid expenses*
Uang muka		1.651.531.283	1.369.257.375	*Advances*
Jumlah Aset Lancar		11.676.576.495	8.170.838.065	*Total Current Assets*
ASET TIDAK LANCAR				***NON-CURRENT ASSETS***
Persediaan				*Inventories*
Hotel	8	22.772.653	29.459.246	*Hotels*
Aset real estat	9	5.739.917.197	8.091.184.618	*Real estate assets*
Biaya dibayar di muka	11	-	73.490.097	*Prepaid expenses*
Aset keuangan lainnya	12	819.622.193	1.022.929.201	*Other financial assets*
Investasi saham pada entitas asosiasi	13	102.949.929	77.338.360	*Investment in associates*
Properti investasi - bersih	14	7.918.344.981	8.215.899.972	*Investment properties - net*
Aset tetap - bersih	15	3.911.456.238	3.658.026.494	*Property and equipment - net*
Aset hak-guna - bersih	16	71.979.811	-	*Right-of-use assets - net*
Biaya yang ditangguhkan - bersih	17	17.505.146	24.696.307	*Deferred charges - net*
Aset pajak tangguhan	41c	63.725.768	56.545.178	*Deferred tax assets*
Goodwill		30.334.910	30.334.910	*Goodwill*
Lain-lain		16.174.635	9.602.632	*Others*
Jumlah Aset Tidak Lancar		18.714.783.461	21.289.507.015	*Total Non-Current Assets*
JUMLAH ASET		**30.391.359.956**	**29.460.345.080**	***TOTAL ASSETS***

Catatan atas Laporan Keuangan Konsolidasian merupakan bagian yang tidak terpisahkan dari Laporan Keuangan Konsolidasian secara keseluruhan.

Notes to Consolidated Financial Statements are an integral part of the Consolidated Financial Statements taken as a whole.

PT AGUNG PODOMORO LAND Tbk DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
31 DESEMBER 2020
(Disajikan dalam ribuan Rupiah, kecuali dinyatakan lain)

PT AGUNG PODOMORO LAND Tbk AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
DECEMBER 31, 2020
(Expressed in thousand of Rupiah, unless otherwise stated)

	Catatan/ *Notes*	2020	2019	
LIABILITAS DAN EKUITAS				***LIABILITIES AND EQUITY***
LIABILITAS JANGKA PENDEK				***CURRENT LIABILITIES***
Utang bank	18	19.320.367	33.767.243	*Bank loans*
Surat utang jangka menengah	19	350.000.000	350.000.000	*Medium term notes*
Utang usaha kepada pihak ketiga	20	793.056.794	736.405.207	*Trade accounts payable to third parties*
Utang lain-lain				*Other accounts payable*
Pihak berelasi	21,43	5.014.601	3.520.683	*Related parties*
Pihak ketiga		1.213.238.059	1.504.725.957	*Third parties*
Utang pajak	22	64.851.386	81.289.990	*Taxes payable*
Utang akrual		209.797.873	143.944.830	*Accrued payable*
Utang jangka panjang yang jatuh tempo dalam satu tahun:				*Current maturity of long-term liabilities:*
Utang bank	23	420.126.058	480.290.258	*Bank loans*
Utang lembaga keuangan lainnya	27	-	112.139.544	*Other financial institution loans*
Utang pembelian aset tetap		975.773	1.049.844	*Liabilities for purchase property and equipment*
Liabilitas sewa		3.964.728	-	*Lease liabilities*
Uang muka penjualan dan pendapatan diterima di muka - bagian yang direalisasi dalam satu tahun	25	3.078.566.342	1.462.298.026	*Advances from customers and unearned revenues - realizable within one year*
Jumlah Liabilitas Jangka Pendek		6.158.911.981	4.909.431.582	*Total Current Liabilities*
LIABILITAS JANGKA PANJANG				***NON-CURRENT LIABILITIES***
Utang jangka panjang - setelah dikurangi bagian yang jatuh tempo dalam satu tahun:				*Long-term liabilities - net of current maturity:*
Utang bank	23	3.155.987.914	3.091.656.993	*Bank loans*
Utang obligasi	24	4.187.084.122	4.115.000.560	*Bonds payable*
Utang lembaga keuangan lainnya	27	1.820.242.276	1.621.303.650	*Other financial institution loans*
Instrumen keuangan derivatif	28	105.688.133	172.138.365	*Derivative financial instruments*
Uang muka penjualan dan pendapatan diterima di muka - setelah dikurangi bagian yang direalisasi dalam satu tahun	25	3.217.991.490	2.248.831.791	*Advances from customers and unearned revenues - net of realizable within one year*
Uang jaminan penyewa		197.236.621	218.916.814	*Tenants' security deposits*
Liabilitas imbalan pascakerja	26	191.308.601	246.381.739	*Post-employment benefits obligation*
Liabilitas pajak tangguhan	41c	1.683.784	737.976	*Deferred tax liabilities*
Jumlah Liabilitas Jangka Panjang		12.877.222.941	11.714.967.888	*Total Non-current Liabilities*
JUMLAH LIABILITAS		**19.036.134.922**	**16.624.399.470**	***TOTAL LIABILITIES***

Catatan atas Laporan Keuangan Konsolidasian merupakan bagian yang tidak terpisahkan dari Laporan Keuangan Konsolidasian secara keseluruhan.

Notes to Consolidated Financial Statements are an integral part of the Consolidated Financial Statements taken as a whole.

PT AGUNG PODOMORO LAND Tbk DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
31 DESEMBER 2020
(Disajikan dalam ribuan Rupiah, kecuali dinyatakan lain)

PT AGUNG PODOMORO LAND Tbk AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
DECEMBER 31, 2020
(Expressed in thousand of Rupiah, unless otherwise stated)

	Catatan/ *Notes*	2020	2019	
EKUITAS				***EQUITY***
Modal saham	29	2.269.932.678	1.936.456.170	*Capital stock*
Tambahan modal disetor – bersih	30	1.497.343.699	1.030.476.588	*Additional paid-in capital - net*
Uang muka setoran modal	31	-	800.000.000	*Advance for capital stock subscription*
Komponen ekuitas lainnya		35.411.406	35.411.406	*Other equity component*
Selisih transaksi perubahan ekuitas entitas anak		45.845.060	45.845.060	*Difference due to change in equity of subsidiaries*
Selisih transaksi ekuitas dengan pihak nonpengendali		(67.036.657)	(30.589.867)	*Difference in value of equity transaction with non-controlling interests*
Penghasilan komprehensif lain		(105.851.032)	(95.919.483)	*Other comprehensive income*
Saldo laba				*Retained earnings*
Ditentukan penggunaannya	32	110.000.000	110.000.000	*Appropriated*
Tidak ditentukan penggunaannya		4.758.954.964	5.616.636.380	*Unappropriated*
Ekuitas yang dapat diatribusikan kepada pemilik entitas induk		**8.544.600.118**	**9.448.316.254**	***Equity attributable to the owners of the Company***
Kepentingan nonpengendali	33a	2.810.624.916	3.387.629.356	*Non-controlling interests*
JUMLAH EKUITAS		11.355.225.034	12.835.945.610	***TOTAL EQUITY***
JUMLAH LIABILITAS DAN EKUITAS		**30.391.359.956**	**29.460.345.080**	***TOTAL LIABILITIES AND EQUITY***

Catatan atas Laporan Keuangan Konsolidasian merupakan bagian yang tidak terpisahkan dari Laporan Keuangan Konsolidasian secara keseluruhan.

Notes to Consolidated Financial Statements are an integral part of the Consolidated Financial Statements taken as a whole.

PT AGUNG PODOMORO LAND Tbk DAN ENTITAS ANAK
LAPORAN LABA RUGI DAN PENGHASILAN KOMPREHENSIF LAIN KONSOLIDASIAN
UNTUK TAHUN YANG BERAKHIR
31 DESEMBER 2020
(Disajikan dalam ribuan Rupiah, kecuali dinyatakan lain)

PT AGUNG PODOMORO LAND Tbk AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE YEAR ENDED
DECEMBER 31, 2020
(Expressed in thousand of Rupiah, unless otherwise stated)

	Catatan/ *Notes*	2020	2019	
PENJUALAN DAN PENDAPATAN USAHA	34	4.956.324.696	3.792.475.607	***SALES AND REVENUES***
BEBAN POKOK PENJUALAN DAN BEBAN LANGSUNG	35	(2.755.057.908)	(1.831.408.704)	***COST OF SALES AND DIRECT COSTS***
LABA BRUTO		**2.201.266.788**	**1.961.066.903**	***GROSS PROFIT***
Beban penjualan	36	(130.644.628)	(203.137.188)	*Selling expenses*
Beban umum dan administrasi	37	(816.141.705)	(987.705.292)	*General and administrative expenses*
Penghasilan bunga	38	46.475.819	64.919.876	*Interest income*
Beban bunga dan keuangan	39	(883.190.462)	(968.104.816)	*Interest expense and financial charges*
Beban pajak final	41a	(187.687.552)	(153.038.865)	*Final tax expense*
Laba (rugi) instrumen keuangan derivatif	28	66.450.232	(328.985.509)	*Gain (loss) on derivative financial instruments*
Bagian laba bersih entitas asosiasi	13	55.246.979	54.718.091	*Share in profit of associates*
Laba penjualan aset tetap	14,15	2.858	765.922	*Gain on sale of property and equipment*
Keuntungan pelepasan entitas anak	40	-	366.349.040	*Gain on divestment of subsidiary*
Keuntungan (kerugian) lainnya - bersih		(144.766.088)	324.373.187	*Other gains (losses) - net*
LABA SEBELUM PAJAK		**207.012.241**	**131.221.349**	***PROFIT BEFORE TAX***
BEBAN PAJAK PENGHASILAN – BERSIH	41b	(26.867.553)	(10.409.652)	*INCOME TAX EXPENSE - NET*
LABA BERSIH TAHUN BERJALAN		**180.144.688**	**120.811.697**	***NET PROFIT 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 atas program imbalan pasti	26	78.593.051	2.738.940	*Remeasurement of defined benefits obligation*
Manfaat (beban) pajak penghasilan	41c	(4.123.991)	229.188	*Income tax benefit (expense)*
Pengukuran kembali atas program imbalan pasti - setelah dikurangi pajak		74.469.060	2.968.128	*Remeasurement of defined benefits obligation - net of tax*
Bagian penghasilan komprehensif lain atas entitas asosiasi	13	3.314.590	104.863	*Share in other comprehensive income of associates*
Pos-pos yang akan direklasifikasi ke laba rugi:				*Items that may be reclassified subsequently to profit or loss:*
Rugi nilai wajar bersih atas aset keuangan lainnya *"FVOCI"*		(158.009.966)	(132.543.478)	*Net fair value loss on financial assets at "FVOCI"*
Selisih kurs karena penjabaran laporan keuangan dari kegiatan usaha luar negeri		(596.365)	1.381.585	*Exchange difference on translating foreign operations*
Jumlah Rugi Komprehensif Lain - Setelah Dikurangi Pajak		(80.822.681)	(128.088.902)	*Total Other Comprehensive Loss - Net of Tax*
JUMLAH LABA (RUGI) KOMPREHENSIF TAHUN BERJALAN		**99.322.007**	**(7.277.205)**	***TOTAL COMPREHENSIVE INCOME (LOSS) FOR THE YEAR***
LABA (RUGI) BERSIH TAHUN BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA:				***PROFIT (LOSS) FOR THE YEAR ATTRIBUTABLE TO:***
Pemilik Entitas Induk		(136.786.109)	(8.657.699)	*Owners of the Company*
Kepentingan Nonpengendali	33b	316.930.797	129.469.396	*Non-controlling Interests*
Jumlah		**180.144.688**	**120.811.697**	***Total***
JUMLAH LABA (RUGI) KOMPREHENSIF TAHUN BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA:				***TOTAL COMPREHENSIVE INCOME (LOSS) FOR THE YEAR ATTRIBUTABLE TO:***
Pemilik Entitas Induk		(225.259.315)	(135.799.572)	*Owners of the Company*
Kepentingan Nonpengendali		324.581.322	128.522.367	*Non-controlling Interests*
Jumlah		**99.322.007**	**(7.277.205)**	***Total***
RUGI PER SAHAM DASAR				***BASIC LOSS PER SHARE***
(Dalam Rupiah penuh)	42	(6,17)	(0,45)	*(In full Rupiah amount)*

Catatan atas Laporan Keuangan Konsolidasian merupakan bagian yang tidak terpisahkan dari Laporan Keuangan Konsolidasian secara keseluruhan.

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INFORMASI SAHAM APLN

APLN Share Information

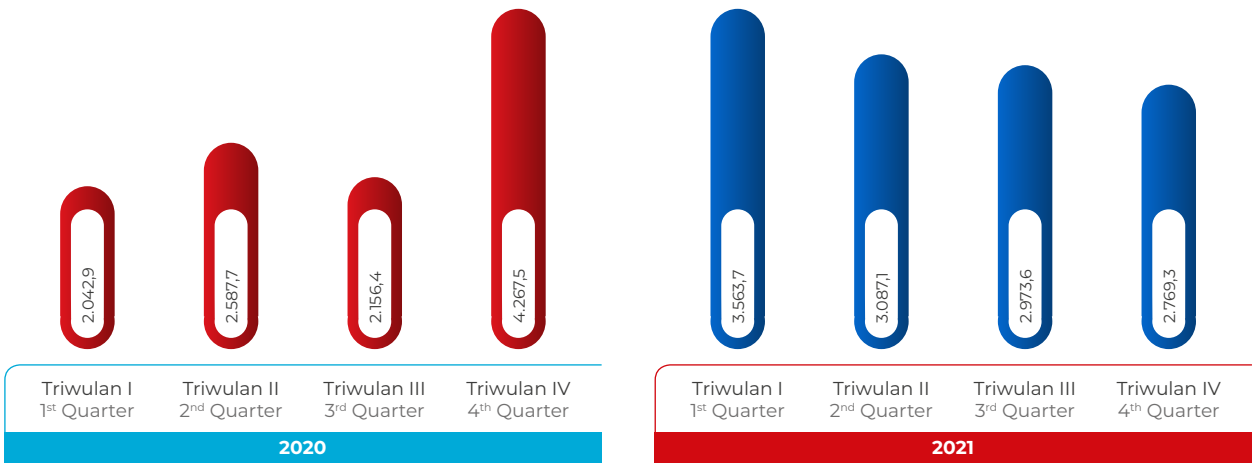
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INFORMATION ON APLN SHARE FOR EACH QUARTER IN THE FISCAL YEAR 2021 AND 2020

Periode Period	**Jumlah Saham Beredar** Number Of Outstanding Shares	**Kapitalisasi Pasar (Rp Miliar)** Market Capitalization (IDR Billion)	**Harga Saham (Rp)** Share Price (IDR)			**Volume Perdagangan** Trading Volume	
			Tertinggi Highest	**Terendah** Lowest	**Penutupan** Closing	**(Juta Lot Saham)** (Million Share Lots)	**(Rp miliar)** (IDR billion)
2021							
Triwulan IV 4th Quarter	22.699.326.779	2.769,3	156	121	122	11,9	167,40
Triwulan III 3rd Quarter	22.699.326.779	2.973,6	141	120	131	10,4	133,73
Triwulan II 2nd Quarter	22.699.326.779	3.087,1	168	134	136	13,2	202,43
Triwulan I 1st Quarter	22.699.326.779	3.563,7	226	146	157	62,1	1.179,6
2020							
Triwulan IV 4th Quarter	22.699.326.779	4.267,5	222	93	188	111,3	1.858,5
Triwulan III 3rd Quarter	22.699.326.779	2.156,4	128	94	95	22,8	256,9
Triwulan II 2nd Quarter	22.699.326.779	2.587,7	134	86	114	13,9	156,3
Triwulan I 1st Quarter	22.699.326.779	2.042,9	181	154	90	9,2	128,3

Grafik Kapitalisasi Pasar Saham APLN 2020 – 2021

Graph of 2020 – 2021 APLN Share Market Capitalization



PT AGUNG PODOMORO LAND Tbk
DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
31 DESEMBER 2021
(Disajikan dalam ribuan Rupiah, kecuali dinyatakan lain)

PT AGUNG PODOMORO LAND Tbk
AND ITS SUBSIDIARIES
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
DECEMBER 31, 2021
(Expressed in thousand of Rupiah, unless otherwise stated)

	Catatan/ *Notes*	2021	2020	
ASET				***ASSETS***
ASET LANCAR				***CURRENT ASSETS***
Kas dan setara kas	5	1.062.242.703	844.705.788	*Cash and cash equivalents*
Piutang usaha kepada pihak ketiga - neto	6	640.039.667	1.076.730.077	*Trade receivables from third parties - net*
Piutang lain-lain				*Other receivables*
Pihak berelasi	7,42	16.641.296	20.415.089	*Related parties*
Pihak ketiga		293.924.133	275.510.686	*Third parties*
Persediaan				*Inventories*
Hotel	8	7.379.772	6.011.169	*Hotels*
Aset real estat	9	7.766.590.666	7.356.251.579	*Real estate assets*
Pajak dibayar di muka	10	205.515.850	205.163.452	*Prepaid taxes*
Biaya dibayar di muka	11	229.835.526	240.257.372	*Prepaid expenses*
Uang muka		1.736.722.148	1.651.531.283	*Advances*
Jumlah Aset Lancar		**11.958.891.761**	**11.676.576.495**	***Total Current Assets***
ASET TIDAK LANCAR				***NON-CURRENT ASSETS***
Persediaan				*Inventories*
Hotel	8	22.139.569	22.772.653	*Hotels*
Aset real estat	9	4.879.826.727	5.739.917.197	*Real estate assets*
Aset keuangan lainnya	12	679.956.965	818.048.120	*Other financial assets*
Investasi pada entitas asosiasi	13	141.889.021	102.949.929	*Investment in associates*
Properti investasi - neto	14	7.885.075.191	7.918.344.981	*Investment properties - net*
Aset tetap - neto	15	3.835.220.367	3.911.456.238	*Property and equipment - net*
Aset hak-guna - neto	16	68.720.672	71.979.811	*Right-of-use assets - net*
Biaya yang ditangguhkan - neto	17	24.135.263	17.505.146	*Deferred charges - net*
Aset pajak tangguhan	40c	68.465.939	63.725.768	*Deferred tax assets*
Goodwill		30.334.910	30.334.910	*Goodwill*
Lain-lain		16.454.808	17.748.708	*Others*
Jumlah Aset Tidak Lancar		**17.652.219.432**	**18.714.783.461**	***Total Non-current Assets***
JUMLAH ASET		**29.611.111.193**	**30.391.359.956**	***TOTAL ASSETS***

Catatan atas Laporan Keuangan Konsolidasian merupakan bagian yang tidak terpisahkan dari Laporan Keuangan Konsolidasian secara keseluruhan.

Notes to Consolidated Financial Statements are an integral part of the Consolidated Financial Statements taken as a whole.

PT AGUNG PODOMORO LAND Tbk
DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
31 DESEMBER 2021
(Disajikan dalam ribuan Rupiah, kecuali dinyatakan lain)

PT AGUNG PODOMORO LAND Tbk
AND ITS SUBSIDIARIES
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
DECEMBER 31, 2021
(Expressed in thousand of Rupiah, unless otherwise stated)

	Catatan/ *Notes*	2021	2020	
LIABILITAS DAN EKUITAS				***LIABILITIES AND EQUITY***
LIABILITAS				***LIABILITIES***
LIABILITAS JANGKA PENDEK				***CURRENT LIABILITIES***
Utang bank	18	52.013.421	19.320.367	*Bank loans*
Surat utang jangka menengah	19	-	350.000.000	*Medium term notes*
Utang lembaga keuangan lainnya	27	1.811.168.671	-	*Other financial institution loans*
Utang usaha kepada pihak ketiga	20	961.857.865	793.056.794	*Trade payables to third parties*
Utang lain-lain				*Other payables*
Pihak berelasi	21,42	6.162.502	5.014.601	*Related parties*
Pihak ketiga		1.133.874.141	1.213.238.059	*Third parties*
Utang pajak	22	111.003.048	64.851.386	*Taxes payable*
Utang akrual		184.937.270	209.797.873	*Accrued payables*
Utang jangka panjang yang jatuh tempo dalam waktu satu tahun:				*Long-term liabilities maturing in one year:*
Utang bank	23	522.363.211	420.126.058	*Bank loans*
Utang pembelian aset tetap		-	975.773	*Liabilities for purchase property and equipment*
Liabilitas sewa		-	3.964.728	*Lease liabilities*
Uang muka penjualan dan pendapatan diterima di muka - bagian yang direalisasi dalam waktu satu tahun	25	2.530.965.415	3.078.566.342	*Advances from customers and unearned revenues - realizable within one year*
Jumlah Liabilitas Jangka Pendek		**7.314.345.544**	**6.158.911.981**	***Total Current Liabilities***
LIABILITAS JANGKA PANJANG				***NON-CURRENT LIABILITIES***
Surat utang jangka menengah	19	350.000.000	-	*Medium term notes*
Utang jangka panjang - setelah dikurangi bagian yang jatuh tempo dalam waktu satu tahun:				*Long-term liabilities - net of current maturity:*
Utang bank	23	3.114.785.577	3.155.987.914	*Bank loans*
Utang obligasi	24	4.248.118.958	4.187.084.122	*Bonds payable*
Utang lembaga keuangan lainnya	27	-	1.820.242.276	*Other financial institution loans*
Instrumen keuangan derivatif	28	53.528.497	105.688.133	*Derivative financial instruments*
Uang muka penjualan dan pendapatan diterima di muka - setelah dikurangi bagian yang direalisasi dalam waktu satu tahun	25	3.606.804.796	3.217.991.490	*Advances from customers and unearned revenues - net of realizable within one year*
Uang jaminan penyewa		232.332.720	197.236.621	*Tenants' security deposits*
Liabilitas imbalan pascakerja	26	149.733.423	191.308.601	*Post-employment benefits obligation*
Liabilitas pajak tangguhan	40c	1.683.998	1.683.784	*Deferred tax liabilities*
Jumlah Liabilitas Jangka Panjang		**11.756.987.969**	**12.877.222.941**	***Total Non-current Liabilities***
JUMLAH LIABILITAS		**19.071.333.513**	**19.036.134.922**	***TOTAL LIABILITIES***

Catatan atas Laporan Keuangan Konsolidasian merupakan bagian yang tidak terpisahkan dari Laporan Keuangan Konsolidasian secara keseluruhan.

Notes to Consolidated Financial Statements are an integral part of the Consolidated Financial Statements taken as a whole.

PT AGUNG PODOMORO LAND Tbk
DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
31 DESEMBER 2021
(Disajikan dalam ribuan Rupiah, kecuali dinyatakan lain)

PT AGUNG PODOMORO LAND Tbk
AND ITS SUBSIDIARIES
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
DECEMBER 31, 2021
(Expressed in thousand of Rupiah, unless otherwise stated)

	Catatan/ *Notes*	2021	2020	
EKUITAS				***EQUITY***
Modal saham				*Share capital*
Modal dasar - 57.400.000.000 saham dengan nominal Rp 100 (Rupiah penuh) per saham				*Authorised - 57,400,000,000 shares with par value of Rp 100 (full Rupiah) per share*
Modal ditempatkan dan disetor penuh - 22.699.326.779 saham	29	2.269.932.678	2.269.932.678	*Issued and fully paid - 22,699,326,779 shares*
Tambahan modal disetor - neto	30	1.497.343.699	1.497.343.699	*Additional paid-in capital - net*
Komponen ekuitas lainnya		35.411.406	35.411.406	*Other equity component*
Selisih transaksi perubahan ekuitas entitas anak		45.845.060	45.845.060	*Difference due to change in equity of subsidiaries*
Selisih transaksi ekuitas dengan pihak nonpengendali		(86.512.205)	(67.036.657)	*Difference in value of equity transaction with non-controlling interests*
Penghasilan komprehensif lain		(166.612.195)	(105.851.032)	*Other comprehensive income*
Saldo laba				*Retained earnings*
Ditentukan penggunaannya	32	110.000.000	110.000.000	*Appropriated*
Tidak ditentukan penggunaannya		4.108.595.396	4.758.954.964	*Unappropriated*
Ekuitas yang dapat diatribusikan kepada pemilik entitas induk		**7.814.003.839**	**8.544.600.118**	***Equity attributable to the owners of the company***
Kepentingan nonpengendali	33a	2.725.773.841	2.810.624.916	*Non-controlling interests*
JUMLAH EKUITAS		**10.539.777.680**	**11.355.225.034**	***TOTAL EQUITY***
JUMLAH LIABILITAS DAN EKUITAS		**29.611.111.193**	**30.391.359.956**	***TOTAL LIABILITIES AND EQUITY***

Catatan atas Laporan Keuangan Konsolidasian merupakan bagian yang tidak terpisahkan dari Laporan Keuangan Konsolidasian secara keseluruhan.

Notes to Consolidated Financial Statements are an integral part of the Consolidated Financial Statements taken as a whole.

PT AGUNG PODOMORO LAND Tbk
DAN ENTITAS ANAK
LAPORAN LABA RUGI DAN PENGHASILAN KOMPREHENSIF LAIN KONSOLIDASIAN
UNTUK TAHUN YANG BERAKHIR 31 DESEMBER 2021
(Disajikan dalam ribuan Rupiah, kecuali dinyatakan lain)

PT AGUNG PODOMORO LAND Tbk
AND ITS SUBSIDIARIES
CONSOLIDATED STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE YEAR ENDED DECEMBER 31, 2021
(Expressed in thousand of Rupiah, unless otherwise stated)

	Catatan/ *Notes*	2021	2020	
PENJUALAN DAN PENDAPATAN USAHA	34	4.256.245.345	4.956.324.696	***SALES AND REVENUES***
BEBAN POKOK PENJUALAN DAN BEBAN LANGSUNG	35	(2.826.930.295)	(2.755.057.908)	***COST OF SALES AND DIRECT COSTS***
LABA BRUTO		**1.429.315.050**	**2.201.266.788**	***GROSS PROFIT***
Beban penjualan	36	(152.214.758)	(130.644.628)	*Selling expenses*
Beban umum dan administrasi	37	(722.987.012)	(816.141.705)	*General and administrative expenses*
Penghasilan bunga	38	28.875.239	46.475.819	*Interest income*
Beban bunga dan biaya keuangan	39	(1.000.757.691)	(883.190.462)	*Interest expense and financial charges*
Beban pajak final	40a	(155.786.411)	(187.687.552)	*Final tax expenses*
Laba instrumen keuangan derivatif	28	52.159.636	66.450.232	*Gain on derivative financial instruments*
Bagian laba neto entitas asosiasi	13	40.875.401	55.246.979	*Share in net profit of associates*
Laba penjualan aset tetap	15	907.782	2.858	*Gain on sale of property and equipment*
Keuntungan (kerugian) lainnya - neto		21.986.130	(144.766.088)	*Other gains (losses) - net*
LABA (RUGI) SEBELUM PAJAK		**(457.626.634)**	**207.012.241**	***PROFIT (LOSS) BEFORE TAX***
Beban pajak penghasilan - neto	40b	(27.600.998)	(26.867.553)	*Income tax expenses - net*
LABA (RUGI) NETO TAHUN BERJALAN		**(485.227.632)**	**180.144.688**	***NET PROFIT (LOSS) 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 atas liabilitas imbalan pascakerja	26	16.009.832	78.593.051	*Remeasurement of post-employment benefits obligation*
Beban pajak penghasilan	40c	(472.511)	(4.123.991)	*Income tax expense*
Pengukuran kembali atas liabilitas imbalan pascakerja - setelah dikurangi pajak		15.537.321	74.469.060	*Remeasurement of post-employment benefits obligation - net of tax*
Bagian penghasilan (rugi) komprehensif lain atas entitas asosiasi	13	(536.309)	3.314.590	*Share in other comprehensive income (loss) of associates*
Pos-pos yang akan direklasifikasi ke laba rugi:				***Items that may be reclassified subsequently to profit or loss:***
Rugi nilai wajar neto atas aset keuangan lainnya "*FVOCI*"		(75.019.763)	(158.009.966)	*Net fair value loss on financial assets at "FVOCI"*
Selisih kurs karena penjabaran laporan keuangan dari kegiatan usaha luar negeri		(405.997)	(596.365)	*Exchange difference losses on translating foreign operations*
JUMLAH PENGHASILAN KOMPREHENSIF LAIN - SETELAH DIKURANGI PAJAK		**(60.424.748)**	**(80.822.681)**	***TOTAL OTHER COMPREHENSIVE INCOME - NET OF TAX***
JUMLAH LABA (RUGI) KOMPREHENSIF TAHUN BERJALAN		**(545.652.380)**	**99.322.007**	***TOTAL COMPREHENSIVE INCOME (LOSS) FOR THE YEAR***
LABA (RUGI) NETO TAHUN BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA:				***NET PROFIT (LOSS) FOR THE YEAR ATTRIBUTABLE TO:***
Pemilik entitas induk		(650.359.568)	(136.786.109)	*Owners of the Company*
Kepentingan nonpengendali	33b	165.131.936	316.930.797	*Non-controlling interests*
Jumlah		**(485.227.632)**	**180.144.688**	***Total***
JUMLAH LABA (RUGI) KOMPREHENSIF TAHUN BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA:				***TOTAL COMPREHENSIVE INCOME (LOSS) FOR THE YEAR ATTRIBUTABLE TO:***
Pemilik entitas induk		(711.120.731)	(225.259.315)	*Owners of the Company*
Kepentingan nonpengendali		165.468.351	324.581.322	*Non-controlling interests*
Jumlah		**(545.652.380)**	**99.322.007**	***Total***
RUGI PER SAHAM DASAR				***BASIC LOSS PER SHARE***
(Dalam Rupiah penuh)	41	(28,65)	(6,17)	*(In full Rupiah amount)*

Catatan atas Laporan Keuangan Konsolidasian merupakan bagian yang tidak terpisahkan dari Laporan Keuangan Konsolidasian secara keseluruhan.

Notes to Consolidated Financial Statements are an integral part of the Consolidated Financial Statements taken as a whole.

PT BEKASI ASRI PEMULA TBK DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
31 DESEMBER 2017
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

	Catatan	2017	2016
ASET			
ASET LANCAR			
Kas dan setara kas	2,3,4,27	2.893.180.312	3.600.527.491
Piutang usaha			
Pihak ketiga	2,3,5,27	-	315.000.000
Piutang non-usaha			
Pihak ketiga	2,3,6,27	3.800.000	1.250.000
Aset real estat	2,7	124.326.715.172	126.855.492.715
Uang muka dan biaya dibayar dimuka	8	2.105.828.330	1.868.946.931
Pajak dibayar dimuka	2,23a	37.295.020	99.309.782
Jumlah Aset Lancar		**129.366.818.834**	**132.740.526.919**
ASET TIDAK LANCAR			
Piutang non-usaha			
Pihak berelasi	2,3,24,27	33.195.708.880	32.592.150.537
Aset tetap - setelah dikurangi akumulasi penyusutan sebesar Rp.4.102.559.037 dan Rp.4.037.265.513 masing-masing pada tanggal 31 Desember 2017 dan 2016	2,3,9	43.196.422	88.974.946
Uang muka jangka panjang	2,8	6.148.268.064	7.856.375.628
Aset lain-lain	2,3,10,27	10.281.981.852	5.982.850.086
Jumlah Aset Tidak Lancar		**49.669.155.218**	**46.520.351.197**
JUMLAH ASET		**179.035.974.052**	**179.260.878.116**

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

PT BEKASI ASRI PEMULA TBK DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
31 DESEMBER 2017
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

	Catatan	2017	2016
LIABILITAS DAN EKUITAS			
LIABILITAS			
LIABILITAS JANGKA PENDEK			
Utang bank jangka pendek	2,3,11,27	855.830.188	2.775.095.833
Utang kontraktor	2,3,12,27	753.492.705	447.743.386
Biaya yang masih harus dibayar	2,3,27	106.583.417	187.721.734
Utang pajak	2,3,23b	1.405.598.838	1.405.702.652
Uang muka diterima	2,13	32.967.595.669	33.397.118.245
Bagian utang jangka panjang yang jatuh tempo dalam satu tahun	2,3,27		
Utang bank	15	19.285.000.000	22.602.666.668
Jumlah Liabilitas Jangka Pendek		**55.374.100.817**	**60.816.048.518**
LIABILITAS JANGKA PANJANG			
Liabilitas imbalan kerja karyawan	2,3,16	3.410.714.110	2.723.941.132
Utang bank jangka panjang - setelah dikurangi bagian yang jatuh tempo dalam satu tahun	2,3,15,27	-	8.400.000.000
Utang non-usaha			
Pihak berelasi	2,3,24,27	100.613.800	100.613.800
Jumlah Liabilitas Jangka Panjang		**3.511.327.910**	**11.224.554.932**
JUMLAH LIABILITAS		**58.885.428.727**	**72.040.603.450**
EKUITAS YANG DAPAT DIATRIBUSIKAN KEPADA PEMILIK ENTITAS INDUK			
Modal saham - nilai nominal Rp100 per saham			
Modal dasar - 2.000.000.000 saham			
Modal ditempatkan dan disetor penuh - 661.784.520 saham	17	66.178.452.000	66.178.452.000
Tambahan modal disetor	2,18	(3.502.098.555)	(3.502.098.555)
Saldo laba		57.579.944.057	44.371.049.038
Penghasilan komprehensif lain	2	(121.018.290)	160.986.095
Sub-jumlah		**120.135.279.212**	**107.208.388.578**
KEPENTINGAN NON-PENGENDALI	2,19	15.266.113	11.886.088
JUMLAH EKUITAS		**120.150.545.325**	**107.220.274.666**
JUMLAH LIABILITAS DAN EKUITAS		**179.035.974.052**	**179.260.878.116**

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

PT BEKASI ASRI PEMULA TBK DAN ENTITAS ANAK
LAPORAN LABA RUGI DAN PENGHASILAN KOMPREHENSIF LAIN KONSOLIDASIAN
UNTUK TAHUN YANG BERAKHIR PADA TANGGAL 31 DESEMBER 2017
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

	Catatan	2017	2016
PENDAPATAN USAHA	2,20	46.437.737.073	34.022.502.954
BEBAN POKOK PENDAPATAN	2,21	15.103.094.860	10.597.749.361
LABA BRUTO		**31.334.642.214**	**23.424.753.593**
BEBAN USAHA	2		
Pemasaran	22a	4.151.992.076	2.755.836.169
Umum dan administrasi	22b	9.305.039.667	8.189.090.051
Pajak final	22c,23c	1.552.732.732	1.850.315.714
Jumlah Beban Usaha		15.009.764.475	12.795.241.934
LABA USAHA		**16.324.877.738**	**10.629.511.659**
PENGHASILAN (BEBAN) LAIN-LAIN			
Penghasilan bunga		1.642.701.118	633.451.028
Penghasilan pembatalan konsumen		181.244.840	582.669.076
Laba penjualan aset tetap		-	2.200.000
Beban bunga dan keuangan		(4.896.290.224)	(8.083.487.542)
Denda pajak	23e,23f	(9.004.891)	(2.272.244.504)
Lain-lain - neto	23e	-	468.965.684
Jumlah Beban Lain-lain - Neto		**(3.081.349.157)**	**(8.668.446.258)**
LABA SEBELUM BEBAN PAJAK PENGHASILAN		**13.243.528.581**	**1.961.065.401**
BEBAN PAJAK PENGHASILAN			
Pajak kini	2,3,23d	31.146.666	143.003.271
LABA TAHUN BERJALAN		**13.212.381.915**	**1.818.062.130**
PENGHASILAN KOMPREHENSIF LAIN			
Pos yang tidak akan direklasifikasikan ke laba rugi :			
Pengukuran kembali liabilitas imbalan kerja		(282.111.252)	(19.747.760)
LABA KOMPREHENSIF TAHUN BERJALAN		**12.930.270.663**	**1.798.314.370**

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

PT BEKASI ASRI PEMULA TBK DAN ENTITAS ANAK
LAPORAN LABA RUGI DAN PENGHASILAN KOMPREHENSIF LAIN KONSOLIDASIAN
UNTUK TAHUN YANG BERAKHIR PADA TANGGAL 31 DESEMBER 2017
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

	Catatan	2017	2016
LABA YANG DAPAT DIATRIBUSIKAN KEPADA:			
Pemilik entitas induk		13.208.950.420	1.816.783.028
Kepentingan non-pengendali	19	3.431.495	1.279.102
Jumlah		**13.212.381.915**	**1.818.062.130**
LABA KOMPREHENSIF YANG DAPAT DIATRIBUSIKAN KEPADA:			
Pemilik entitas induk		12.926.890.638	1.797.035.166
Kepentingan non-pengendali	19	3.380.025	1.279.204
Jumlah		**12.930.270.663**	**1.798.314.370**
LABA PER SAHAM DASAR		**19,54**	**2,72**

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

Ikhtisar Saham

KINERJA SAHAM BAPA BULANAN TAHUN 2018

	Harga Pembukaan *(Rp)*	Tertinggi *Rp)*	Terendah *(Rp)*	Harga Penutupan *(Rp)*	Volume Transaksi
Januari	97	99	97	98	364.200
Februari	103	105	102	103	70.880.000
Maret	97	98	95	96	211.900
April	167	168	154	157	97.710.000
Mei	144	144	133	134	719.000
Juni	134	140	126	128	33.510.000
Juli	130	135	127	132	1.458.700
Agustus	118	123	118	120	871.700
September	117	118	114	117	804.600
Oktober	107	115	107	111	33.750.000
November	102	109	101	104	136.800
Desember	112	116	108	109	764.500

KINERJA SAHAM BAPA TRIWULANAN PERIODE 2018

	Q1	**Q2**	**Q3**	**Q4**
Pembukaan *(Rp)*	97	134	117	112
Tertinggi *(Rp)*	98	140	118	116
Terendah *(Rp)*	95	126	114	108
Penutupan *(Rp)*	96	128	117	109
Volume Transaksi	211.900	33.510.000	804.600	764.500
Kapitalisasi Pasar	63.531.313.920	84.708.418.560	77.428.788.840	72.134.512.680
Jumlah Saham yang Beredar	661.784.520	661.784.520	661.784.520	661.784.520
Saham Ditempatkan dan Disetor	661.784.520	661.784.520	661.784.520	661.784.520

PT BEKASI ASRI PEMULA Tbk
DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
TANGGAL 31 DESEMBER 2018
(Disajikan dalam rupiah, kecuali dinyatakan lain)

PT BEKASI ASRI PEMULA Tbk
AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
DECEMBER 31, 2018
(Expressed in Rupiah, unless otherwise stated)

	2018	Catatan / *Notes*	2017	
ASET				***ASSETS***
ASET LANCAR				***CURRENT ASSETS***
Kas dan bank	1.278.751.135	2,3,4,30	2.893.180.312	*Cash and banks*
Piutang non-usaha				*Non-trade receivables*
Pihak ketiga	7.500.000	2,3,5,30	3.800.000	*Third parties*
Aset real estat	108.408.555.597	2,6	124.326.715.172	*Real estate assets*
Uang muka dan				*Advances payments and*
biaya dibayar di muka	1.463.646.240	7	2.105.828.330	*prepaid expenses*
Pajak dibayar dimuka	-	2,27a	37.295.020	*Prepaid tax*
Jumlah Aset Lancar	**111.158.452.972**		**129.366.818.834**	***Total Current Assets***
ASET TIDAK LANCAR				***NON-CURRENT ASSETS***
Piutang non-usaha				*Non-trade receivables*
Pihak berelasi	33.797.267.225	2,3,5,30	33.195.708.880	*Related parties*
Aset tetap - setelah dikurangi akumulasi penyusutan masing-masing adalah sebesar Rp1.783.374.828 dan Rp4.102.559.037 pada tahun 2018 dan 2017	1.277.381.264	2,3,8	43.196.422	*Fixed assets - net of accumulated depreciation Rp1,783,374,828 and Rp4,102,559,037 in 2018 and 2017 respectively*
Properti investasi - setelah dikurangi akumulasi penyusutan sebesar Rp467.816.942 pada tahun 2018.	10.877.988.759	2,3,9	-	*Investment property - net of accumulated depreciation Rp467,816,942 in 2018*
Uang muka jangka panjang	-	2,7	6.148.268.064	*Long term - advance*
Setara kas yang dibatasi penggunaannya	15.116.941.509	2,3,10,30	10.281.981.852	*Restricted cash equivalents*
Biaya ditangguhkan	85.406.000		-	*Deferred charges*
Jumlah Aset Tidak Lancar	**61.154.984.757**		**49.669.155.218**	***Total Non-Current Assets***
JUMLAH ASET	**172.313.437.729**		**179.035.974.052**	***TOTAL ASSETS***

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

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

	2018	Catatan / *Notes*	2017	
LIABILITAS DAN EKUITAS				***LIABILITIES AND EQUITY***
LIABILITAS JANGKA PENDEK				***CURRENT LIABILITIES***
Utang bank jangka pendek	-	2,3,11,30	855.830.188	*Short-term bank loan*
Utang kontraktor	-	2,3,12,30	753.492.705	*Contractors payable*
Biaya yang masih harus dibayar	19.890.614	2,3,30	106.583.417	*Accrued expenses*
Utang lain-lain	935.710.238	2,3,13	5.159.918.230	*Other payables*
Utang pajak	54.668.192	2,3,27b	1.405.598.838	*Tax payables*
Uang muka diterima	26.444.830.472	2,14	27.807.677.440	*Advances receipt*
Uang jaminan yang dapat dikembalikan	57.000.000		-	*Refundable deposit*
Pendapatan ditangguhkan	295.000.000	16	-	*Deferred income*
Bagian pinjaman jangka panjang yang jatuh tempo dalam waktu satu tahun:				*Current maturities of long – term debts*
Pembiayaan konsumen	279.225.000	2,3,15,30	-	*Consumer financing*
Utang bank	14.801.000.000	11	19.285.000.000	*Bank loan*
Jumlah Liabilitas Jangka Pendek	**42.887.324.516**		**55.374.100.817**	***Total Current Liabilities***
LIABILITAS JANGKA PANJANG				***NON-CURRENT LIABILITIES***
Pembiayaan konsumen - setelah dikurangi bagian yang jatuh tempo dalam satu tahun	465.375.000	2,3,15,30	-	*Consumer financing - net of current maturities*
Utang non-usaha Pihak berelasi	100.613.800	2,3,25,30	100.613.800	*Non-trade payables Related parties*
Liabilitas imbalan kerja karyawan	969.819.177	2,3,17	3.410.714.110	*Employee benefit liability*
Jumlah Liabilitas Jangka Panjang	**1.535.807.977**		**3.511.327.910**	***Total Non-Current Liabilities***
JUMLAH LIABILITAS	**44.423.132.493**		**58.885.428.727**	***TOTAL LIABILITIES***

PT BEKASI ASRI PEMULA Tbk
DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN
KONSOLIDASIAN
TANGGAL 31 DESEMBER 2018
(Disajikan dalam rupiah, kecuali dinyatakan lain)

PT BEKASI ASRI PEMULA Tbk
AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF
FINANCIAL POSITION
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 the Owners of the Parent Company***
Modal saham - nilai nominal Rp100 per saham. Modal dasar - 2.000.000.000 saham. Modal ditempatkan dan disetor penuh - 661.784.520 saham	66.178.452.000	18	66.178.452.000	*Capital stock - Rp100 par value per share. Authorized - 2.000.000.000 shares. Issued and fully paid - 661.784.520 shares*
Tambahan modal disetor	(3.502.098.555)	2,19	(3.502.098.555)	*Additional paid in capital*
Saldo laba	62.530.317.785		57.579.944.057	*Retained earnings*
Penghasilan komprehensif lain	2.670.367.893	2	(121.018.290)	*Other comprehensive income*
Sub-jumlah	**127.877.039.123**		**120.135.279.212**	***Sub-total***
Kepentingan non-pengendali	**13.266.113**	2,2	**15.266.113**	***Non-controlling interests***
JUMLAH EKUITAS	**127.890.305.236**		**120.150.545.325**	***TOTAL EQUITY***
JUMLAH LIABILITAS DAN EKUITAS	**172.313.437.729**		**179.035.974.052**	***TOTAL LIABILITIES AND EQUITY***

Jakarta, 28 Maret 2019/*March 28, 2019*
Atas nama dan mewakili Direksi/*On behalf of the Board of Directors*

PT BEKASI ASRI PEMULA Tbk

Warinton Simanjuntak, SE, SH
Direktur Utama/*President Director*

Salomon Adiwarna, SP
Direktur/*Director*

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

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

PT BEKASI ASRI PEMULA Tbk
DAN ENTITAS ANAK
LAPORAN LABA RUGI DAN PENGHASILAN KOMPREHENSIF LAIN KONSOLIDASIAN
Untuk Tahun yang Berakhir pada Tanggal 31 Desember 2018
(Disajikan dalam rupiah, kecuali dinyatakan lain)

PT BEKASI ASRI PEMULA Tbk
AND SUBSIDIARIES
CONSOLIDATED STATEMENTS 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 USAHA	28.451.499.193	2,21	46.437.737.073	***REVENUES***
BEBAN POKOK PENDAPATAN	12.781.247.177	2,22	15.103.094.860	***COST OF REVENUES***
LABA BRUTO	**15.670.252.016**		**31.334.642.214**	***GROSS PROFIT***
Beban penjualan	(1.262.072.158)	23	(4.151.992.076)	*Selling expenses*
Beban umum dan administrasi	(7.688.315.717)	24	(9.305.039.667)	*General and administrative expenses*
Beban pajak final	(769.248.555)	27c	(1.552.732.732)	*Final tax expenses*
LABA USAHA	**5.950.615.586**		**16.324.877.738**	***INCOME FROM OPERATIONS***
Pendapatan keuangan	640.861.436	25	1.648.840.391	*Finance income*
Beban keuangan	(1.941.504.539)	26	(4.902.429.497)	*Finance cost*
Laba penjualan aset tetap	301.000.000	25	-	*Gain on sale of fixed assets*
Lain-lain - neto	(709.000)	26	172.239.949	*Others - net*
LABA SEBELUM BEBAN PAJAK PENGHASILAN	**4.950.263.483**		**13.243.528.581**	***INCOME BEFORE INCOME TAX EXPENSES***
Beban Pajak Penghasilan	-	2,3,27d	(31.146.666)	*IncomeTax Expense*
LABA NETO TAHUN BERJALAN	**4.950.263.483**		**13.212.381.915**	***NET INCOME FOR THE YEAR***
PENGHASILAN KOMPREHENSIF LAIN				***OTHER COMPREHENSIVE INCOME***
Pos yang tidak akan direklasifikasi ke laba rugi:				***Unreclassified account to profit or loss:***
Imbalan kerja	2.791.496.431		(282.111.252)	*Employee benefits*
LABA KOMPREHENSIF TAHUN BERJALAN	**7.741.759.914**		**12.930.270.663**	***COMPREHENSIVE INCOME FOR THE YEAR***

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

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

PT BEKASI ASRI PEMULA Tbk
DAN ENTITAS ANAK
LAPORAN LABA RUGI DAN PENGHASILAN KOMPREHENSIF LAIN KONSOLIDASIAN
Untuk Tahun yang Berakhir pada
Tanggal 31 Desember 2018
(Disajikan dalam rupiah, kecuali dinyatakan lain)

PT BEKASI ASRI PEMULA Tbk
AND SUBSIDIARIES
CONSOLIDATED STATEMENTS 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	
LABA NETO YANG DAPAT DIATRIBUSIKAN KEPADA:				***NET INCOME ATTRIBUTABLE TO:***
Pemilik entitas induk	4.950.263.483		13.208.950.420	*Owner of the parent entity*
Kepentingan non-pengendali	-	20	3.431.495	*Non-controlling interests*
Jumlah	**4.950.263.483**		**13.212.381.915**	***Total***
LABA KOMPREHENSIF YANG DAPAT DIATRIBUSIKAN KEPADA:				***COMPREHENSIVE INCOME ATTRIBUTABLE TO:***
Pemilik entitas induk	7.741.759.914		12.926.890.638	*Owner of the parent entity*
Kepentingan non-pengendali	-	20	3.380.025	*Non-controlling interests*
Jumlah	**7.741.759.914**		**12.930.270.663**	***Total***
LABA PER SAHAM DASAR	**11,70**		**19,54**	***BASIC EARNINGS PER SHARE***

Jakarta, 28 Maret 2019/*March 28, 2019*
Atas nama dan mewakili Direksi/*For and on behalf of the Board of Directors*

PT. BEKASI ASRI PEMULA Tbk

Warinton Simanjuntak, SE, SH
Direktur Utama/*President Director*

Salomon Adiwarna, SP
Direktur/*Director*

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

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INFORMASI HARGA DAN PERDAGANGAN SAHAM
SHARE PRICE AND TRADE INFORMATION

KINERJA SAHAM BAPA BULANAN TAHUN 2019 / *MONTHLY BAPA SHARE PERFORMANCE IN 2019*

	Harga Pembukaan *Open Price (Rp)*	Tertinggi *Highest Price (Rp)*	Terendah *Lowest Price (Rp)*	Harga Penutupan *Closing Price (Rp)*	Volume Transaksi *Transaction Volume*
Januari / *January*	109	109	103	103	14.559.900
Februari / *February*	107	121	108	108	23.098.600
Maret / *March*	103	104	96	96	1.935.300
April / *April*	99	98	93	96	1.209.900
Mei / *May*	96	96	86	91	1.069.900
Juni / *June*	91	94	85	91	3.338.400
Juli / *July*	90	94	87	88	10.035.400
Agustus / *August*	91	91	84	88	735.700
September / *September*	88	89	81	81	719.900
Oktober / *October*	80	85	79	82	1.735.200
November / *November*	78	81	69	73	681.500
Desember / *December*	73	72	67	71	163.442.200

KINERJA SAHAM BAPA TRIWULANAN PERIODE 2019 / *QUARTERLY BAPA SHARE PERFORMANCE IN 2019*

	Q1	Q2	Q3	Q4
Pembukaan *(Rp)* / *Opening*	103	91	88	73
Tertinggi *(Rp)* / *Highest*	104	94	89	72
Terendah *(Rp)* / *Lowest*	96	85	81	67
Penutupan *(Rp)* / *Closing*	96	91	81	71
Volume Transaksi / *Trading Volume*	1.935.300	3.338.670	719.900	163.442.200
Kapitalisasi Pasar / *Market Capitalisation*	63.531.313.920	60.222.391.320	53.604.546.120	46.986.700.920
Jumlah Saham yang Beredar / *Outstanding Share*	661.784.520	661.784.520	661.784.520	661.784.520
Saham Ditempatkan dan Disetor *Issued and Fully Paid*	661.784.520	661.784.520	661.784.520	661.784.520

The original financial statements included herein are in Indonesian language.

PT BEKASI ASRI PEMULA TBK DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN

31 Desember 2019, 2018 dan 1 Januari 2018 / 31 Desember 2017
(Dinyatakan dalam Rupiah, kecuali dinyatakan lain)

PT BEKASI ASRI PEMULA TBK AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
December 31, 2019, 2018 and January 1, 2018 / December 31, 2017
(Expressed in Rupiah, unless otherwise stated)

	Catatan/ *Notes*	2019	(Disajikan kembali / As restated) 2018	(Disajikan kembali / As restated) 2017	
ASET					***ASSETS***
Aset Lancar					***Current Assets***
Kas dan bank	2,3,5,31,32	1.388.919.786	1.278.751.135	2.893.180.312	*Cash and banks*
Piutang usaha	2,6,31,32	136.484.320	-	-	*Trade receivables*
Piutang lain-lain - Pihak ketiga	2,3,31,32	43.000.000	7.500.000	3.800.000	*Other receivables - Third parties*
Aset real estat	2,7	103.801.759.332	108.408.555.597	124.326.715.172	*Real estate assets*
Uang muka dan biaya dibayar di muka	2,8	1.128.571.574	1.463.646.240	2.105.828.330	*Advances payments and prepaid expenses*
Pajak dibayar dimuka	2,3	-	-	37.295.020	*Prepaid tax*
Jumlah Aset lancar		**106.498.735.012**	**111.158.452.972**	**129.366.818.834**	***Total Current Assets***
Aset Tidak Lancar					***Non-Current Assets***
Piutang pihak berelasi	2,3,4,29,31,32	14.056.860.142	27.797.267.225	28.757.420.415	*Due from related parties*
Aset tetap - setelah dikurangi akumulasi penyusutan masing-masing adalah sebesar Rp 2.242.952.913 Rp 1.783.374.828, dan Rp 4.102.559.037 pada tahun 2019, 2018 dan 2017	2,3,9	1.394.649.669	1.277.381.264	43.196.422	*Fixed assets - net of accumulated depreciation Rp 2,242,952,913 Rp 1,783,374,828 and Rp 4,102,559,037 in 2019, 2018 and 2017, respectively*
Properti investasi – setelah dikurangi akumulasi penyusutan sebesar Rp 935.633.889 Rp 467.816.942 tahun 2019 dan 2018	2,3,10	10.410.171.812	10.877.988.759	-	*Investment property - net of accumulated depreciation Rp 935,633,889 Rp 467,816,942 in 2019 dan 2018, respectively*
Uang muka jangka panjang	2,3	-	-	6.148.268.064	*Long term – advance Payment*
Setara kas yang dibatasi penggunaannya	2,11,31,32	10.632.240.163	15.116.941.509	10.281.981.852	*Restricted cash Equivalents*
Biaya ditangguhkan	2	68.779.919	85.406.000	-	*Deferred charges*
Aset takberwujud	2	75.000.000	-	-	*Intangible assets*
Jumlah Aset Tidak Lancar		**36.637.701.705**	**55.154.984.757**	**45.230.866.753**	***Total Non – current Assets***
JUMLAH ASET		**143.136.436.717**	**166.313.437.729**	**174.597.685.587**	***TOTAL ASSETS***

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

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PT BEKASI ASRI PEMULA TBK DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN

31 Desember 2019, 2018 dan 1 Januari 2018 / 31 Desember 2017
(Dinyatakan dalam Rupiah, kecuali dinyatakan lain)

PT BEKASI ASRI PEMULA TBK AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
December 31, 2019, 2018 and January 1, 2018 / December 31, 2017
(Expressed in Rupiah, unless otherwise stated)

	Catatan/ *Notes*	2019	(Disajikan kembali / As restated) 2018	(Disajikan kembali / As restated) 2017	
LIABILITAS DAN EKUITAS					***LIABILITEIS AND EQUITY***
Liabilitas Jangka Pendek					***Short-term Liabilities***
Utang bank jangka pendek	2,12,31,32	1.170.445.398	-	855.830.188	*Short-term bank Loan*
Utang kontraktor	2,3	-	-	753.492.704	*Contractor payables*
Biaya yang masih harus dibayar	2,3,31,32	76.760.502	19.890.614	106.583.418	*Accrued expenses*
Utang lain-lain	2,3,13	188.121.292	935.710.238	-	*Other payables*
Utang pajak	2,3,4,28a	239.661.752	178.019.001	1.453.504.972	*Tax payables*
Uang muka diterima	2,4,14	1.883.540.085	16.386.319.583	24.470.796.315	*Advance received*
Uang jaminan yang dapat dikembalikan		56.600.000	57.000.000	-	*Refundable deposit*
Pendapatan diterima di muka	2,3,15	235.000.000	295.000.000	-	*Unearned revenue*
Bagian pinjaman jangka panjang yang jatuh tempo dalam waktu satu tahun:					*Current maturities of long – term debts:*
Utang bank	2,3,16,31,32	-	14.801.000.000	19.285.000.00	*Bank loan*
Pembiayaan konsumen	2,3,17,31,32	430.044.000	279.225.000	-	*Consumer financing*
Jumlah Liabilitas Jangka Pendek		**4.280.173.029**	**32.952.164.436**	**46.925.207.597**	***Total Short-term Liabilities***
Liabilitas Jangka Panjang					***Long-term Liabilities***
Pembiayaan konsumen - setelah dikurangi bagian yang jatuh tempo dalam satu tahun		445.565.500	465.375.000	-	*Consumer financing – net of current maturities*
Utang pihak berelasi	2,3,4,29,31,32	100.613.800	100.613.800	100.613.800	*Due to related parties*
Liabilitas imbalan kerja karyawan	2,3,18	2.699.696.447	969.819.177	3.410.714.110	*Employee benefit liability*
Jumlah Liabilitas Jangka Panjang		**3.245.875.747**	**1.535.807.977**	**3.511.327.910**	***Total Long-term Liabilities***
JUMLAH LIABILITAS		**7.526.048.776**	**34.487.972.413**	**50.436.535.507**	***TOTAL LIABILITIES***

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

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PT BEKASI ASRI PEMULA TBK DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN

31 Desember 2019, 2018 dan 1 Januari 2018 / 31 Desember 2017
(Dinyatakan dalam Rupiah, kecuali dinyatakan lain)

PT BEKASI ASRI PEMULA TBK AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
December 31, 2019, 2018 and January 1, 2018 / December 31, 2017
(Expressed in Rupiah, unless otherwise stated)

	Catatan/ *Notes*	2019	(Disajikan kembali / As restated) 2018	(Disajikan kembali / As restated) 2017	
EKUITAS					***EQUITY***
Modal saham nilai nominal Rp 100 per saham. Modal dasar – 2.000.000.000 saham. Modal ditempatkan dan disetor penuh - 661.784.520 saham	19	66.178.452.000	66.178.452.000	66.178.452.000	*Capital stock – Rp100 par value per share. Authorized - 2.000.000.000 shares. Issued and fully paid - 661.784.520 shares*
Tambahan modal disetor	20	(3.502.098.555)	(3.502.098.555)	(3.502.098.555)	*Additional paid in Capital*
Saldo laba	4	71.421.708.679	66.465.477.865	61.591.828.018	*Retained earnings*
Penghasilan komprehensif lain		1.499.059.704	2.670.367.893	(121.018.290)	*Other comprehensive Income*
Sub-jumlah		**135.597.121.828**	**131.812.199.203**	**124.147.163.173**	***Sub-total***
Kepentingan non pengendali	4,21	**13.266.113**	**13.266.113**	**13.986.907**	***Non-controlling Interests***
JUMLAH EKUITAS		**135.610.387.941**	**131.825.465.316**	**124.161.150.080**	***TOTAL EQUITY***
JUMLAH LIABILITAS DAN EKUITAS		**143.136.436.717**	**166.313.437.729**	**174.597.685.587**	***TOTAL LIABILITIES AND EQUITY***

Atas nama dan mewakili Direksi / *For and on behalf of the Board of Directors*

JAKARTA,
22 Mei 2020 / *May 22, 2020*

METERAI TEMPEL E03BDAHF407246150 6000 ENAM RIBU RUPIAH

PT. BEKASI ASRI PEMULA Tbk

Salomon Adiwarna,SP
Direktur Utama / *President Director*

Warinton Simanjutak,SE.,SH
Direktur / *Director*

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

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

PT BEKASI ASRI PEMULA TBK DAN ENTITAS ANAK
LAPORAN LABA RUGI DAN PENGHASILAN KOMPREHENSIF LAIN KONSOLIDASIAN
Untuk Tahun Yang Berakhir Pada Tanggal-tanggal 31 Desember 2019 dan 2018
(Dinyatakan dalam Rupiah, kecuali dinyatakan lain)

PT BEKASI ASRI PEMULA TBK AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
For The Years Ended December 31, 2019 and 2018
(Expressed in Rupiah, unless otherwise stated)

	2019	Catatan/ *Notes*	2018	
PENDAPATAN USAHA	**24.233.788.566**	2,22	**28.451.499.193**	***REVENUES***
BEBAN POKOK PENDAPATAN	**(9.587.765.762)**	2,23	**(12.781.247.177)**	***COST OF REVENUES***
LABA KOTOR	**14.646.022.804**		**15.670.252.016**	***GROSS INCOME***
Beban penjualan	(591.310.459)	2,24	(1.262.072.158)	*Selling expenses*
Beban umum dan administrasi	(8.566.597.106)	2,25	(7.688.315.717)	*General and administrative expenses*
Beban pajak final	(330.089.638)	2,28b	(769.248.555)	*Final tax expenses*
Penghasilan (beban) lain-lain	2.274.434	2	300.291.000	*Other income (expense)*
LABA USAHA	**5.160.300.035**		**6.250.906.586**	***INCOME FROM OPERATIONS***
Penghasilan keuangan	269.632.834	26	640.861.436	*Finance income*
Beban bunga dan keuangan lainnya	(441.503.129)	27	(1.941.504.539)	*Interest and other finance costs*
LABA SEBELUM BEBAN PAJAK PENGHASILAN	**4.988.429.740**		**4.950.263.483**	***INCOME BEFORE INCOME TAX EXPENSE***
Beban Pajak Penghasilan	**(32.198.925)**	2,3,4,28c	**(75.444.675)**	*Income Tax Expense*
LABA NETO TAHUN BERJALAN	**4.956.230.815**		**4.874.818.808**	***NET INCOME FOR THE CURRENT YEAR***
PENGHASILAN KOMPREHENSIF LAIN				***OTHER COMPREHENSIVE INCOME***
Pos yang tidak akan direklasifikasi ke laba rugi:				***Unreclassified account to profit or loss:***
Imbalan kerja	(1.171.308.190)		2.791.496.431	*Employee benefits*
JUMLAH LABA KOMPREHENSIF TAHUN BERJALAN	**3.784.922.625**		**7.666.315.239**	***TOTAL COMPREHENSIVE INCOME FOR THE CURRENT YEAR***

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

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

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PT BEKASI ASRI PEMULA TBK DAN ENTITAS ANAK
LAPORAN LABA RUGI DAN PENGHASILAN KOMPREHENSIF LAIN KONSOLIDASIAN
Untuk Tahun Yang Berakhir Pada Tanggal-tanggal 31 Desember 2019 dan 2018
(Dinyatakan dalam Rupiah, kecuali dinyatakan lain)

PT BEKASI ASRI PEMULA TBK AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
For The Years Ended December 31, 2019 and 2018
(Expressed in Rupiah, unless otherwise stated)

	2019	Catatan/ *Notes*	2018	
LABA NETO YANG DAPAT DIATRIBUSIKAN KEPADA:				***NET INCOME ATTRIBUTABLE TO:***
Pemilik entitas induk	4.956.230.815		4.874.818.808	*Owner of the parent entity*
Kepentingan non-pengendali	-		-	*Non-controlling interests*
Jumlah	**4.956.230.815**		**4.874.818.808**	***Total***
PENGHASILAN KOMPREHENSIF YANG DAPAT DIATRIBUSIKAN KEPADA:				***COMPREHENSIVE INCOME ATTRIBUTABLE TO:***
Pemilik entitas induk	3.784.922.625		7.666.315.239	*Owner of the parent entity*
Kepentingan non-pengendali	-		-	*Non-controlling interests*
Jumlah	**3.784.922.625**		**7.666.315.239**	***Total***
LABA PER SAHAM DASAR	**5,72**		**11,58**	***BASIC EARNINGS PER SHARE***

Atas nama dan mewakili Direksi / *For and on behalf of the Board of Directors*

JAKARTA,
22 Mei 2020 / *May 22, 2020*



PT. BEKASI ASRI PEMULA Tbk

Salomon Adiwarna,SP
Direktur Utama / *President Director*

Warinton Simanjutak,SE.,SH
Direktur / *Director*

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

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

INFORMASI SAHAM
SHARE HIGHLIGHTS

Kinerja Harga Saham 2020 PT Bekasi Asri Pemula Tbk (BAPA)
/ Share Performance 2020 Pt Bekasi Asri Pemula Tbk (Bapa)

Bulan *Month*	Tertinggi *Highest (Rp)*	Terendah *Lowest (Rp)*	Penutupan *Closing (Rp)*	Volume Perdagangan *Trading Volume*	Jumlah Saham Beredar *Total Outstanding Shares*	Kapitalisasi Pasar *Market Capitalization*
Januari / *January*	74	54	51	263.988	661.784.520	33.751.010.520
Februari / *February*	63	50	50	130.624	661.784.520	33.089.226.000
Maret / *March*	50	50	50	712	661.784.520	33.089.226.000
April / *April*	52	50	50	12.169	661.784.520	33.089.226.000
Mei / *May*	75	50	50	1.370	661.784.520	33.089.226.000
Juni / *June*	50	50	50	1.495	661.784.520	33.089.226.000
Juli / *July*	51	50	50	145	661.784.520	33.089.226.000
Agustus / *August*	51	50	50	558	661.784.520	33.089.226.000
September / *September*	50	50	50	18	661.784.520	33.089.226.000
Oktober / *October*	50	50	50	37	661.784.520	33.089.226.000
November / *November*	50	50	50	162	661.784.520	33.089.226.000
Desember / *December*	50	50	50	643	661.784.520	133.089.226.000

Kinerja Harga Saham 2019 PT Bekasi Asri Pemula Tbk (BAPA)
/ Share Performance 2019 Pt Bekasi Asri Pemula Tbk (Bapa)

Bulan *Month*	Tertinggi *Highest (Rp)*	Terendah *Lowest (Rp)*	Penutupan *Closing (Rp)*	Volume Perdagangan *Trading Volume*	Jumlah Saham Beredar *Total Outstanding Shares*	Kapitalisasi Pasar *Market Capitalization*
Januari / *January*	109	103	103	14.559.900	661.784.520	68.163.805.560
Februari / *February*	121	108	108	23.098.600	661.784.520	71.472.728.160
Maret / *March*	104	96	96	1.935.300		63.531.313.920
April / *April*	98	93	96	1.209.200	661.784.520	63.531.313.920
Mei / *May*	96	86	91	1.069.900	661.784.520	60.222.391.320
Juni / *June*	94	85	91	3.338.670	661.784.520	60.222.391.320
Juli / *July*	94	87	88	10.035.400	661.784.520	58.237.037.760
Agustus / *August*	91	84	88	735.700	661.784.520	58.237.037.760
September / *September*	89	81	81	719.900	661.784.520	53.604.546.120
Oktober / *October*	85	79	82	1.735.200	661.784.520	54.266.330.640
November / *November*	81	69	73	681.500	661.784.520	48.310.269.960
Desember / *December*	72	67	71	163.442.200	661.784.520	46.986.700.920

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

PT BEKASI ASRI PEMULA TBK DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
31 Desember 2020 Dan 2019
(Dinyatakan dalam Rupiah, kecuali dinyatakan lain)

PT BEKASI ASRI PEMULA TBK AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
December 31, 2020 And 2019
(Expressed in Rupiah, unless otherwise stated)

	Catatan/ *Notes*	**2020**	**2019**	
ASET				***ASSETS***
Aset Lancar				***Current Assets***
Kas dan bank	2,4,29,30	1.603.723.974	1.388.919.786	*Cash and banks*
Piutang usaha				*Trade receivables*
Pihak ketiga	2,5,29,30	127.550.000	136.484.320	*Third parties*
Piutang lain-lain				*Other receivables*
Pihak ketiga	2,3,29,30	71.701.391	43.000.000	*third parties*
Aset real estat	2,6	104.987.709.591	103.801.759.332	*Real estate assets*
Uang muka dan biaya				*Advances payments*
dibayar di muka	2,7	953.951.371	1.128.571.574	*and prepaid expenses*
Jumlah Aset lancar		**107.744.636.327**	**106.498.735.012**	***Total Current Assets***
Aset Tidak Lancar				***Non-Current Assets***
Piutang pihak berelasi	2 ,27,29,30	14.314.453.062	14.056.860.142	*Due from related parties*
Aset tetap - neto	2,3,8	925.167.363	1.394.649.669	*Fixed assets - net*
Properti investasi - neto	2,3,9	9.942.354.872	10.410.171.812	*Investment property - net*
Setara kas yang dibatasi penggunaannya	2,10,29,30	9.263.338.347	10.632.240.163	*Restricted cash equivalent*
Biaya ditangguhkan	2	66.821.058	68.779.919	*Deferred charges*
Aset takberwujud - neto	2	50.000.000	75.000.000	*Intangible assets - net*
Jumlah Aset Tidak Lancar		**34.562.134.702**	**36.637.701.705**	***Total Non – Current Assets***
JUMLAH ASET		**142.306.771.029**	**143.136.436.717**	***TOTAL ASSETS***

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

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

PT BEKASI ASRI PEMULA TBK DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
31 Desember 2020 Dan 2019
(Dinyatakan dalam Rupiah, kecuali dinyatakan lain)

PT BEKASI ASRI PEMULA TBK AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
December 31, 2020 And 2019
(Expressed in Rupiah, unless otherwise stated)

	Catatan/ *Notes*	2020	2019	
LIABILITAS DAN EKUITAS				***LIABILITEIS AND EQUITY***
LIABILITAS				***LIABILITIES***
Liabilitas Jangka Pendek				***Current Liabilities***
Utang bank jangka pendek	2,11,29,30	2.942.161.201	1.170.445.398	*Short-term bank loan*
Utang kontraktor	2,3	60.375.000	-	*Contractor payables*
Biaya akrual	2,3,29,30	151.605.000	76.760.502	*Accrued expenses*
Utang lain-lain	2,3,12	313.382.644	188.121.292	*Other payables*
Utang pajak	2,26a	1.475.403.937	239.661.752	*Tax payables*
Uang muka diterima	2,13	1.729.032.644	1.883.540.085	*Advance received*
Uang jaminan yang dapat dikembalikan		114.743.655	56.600.000	*Refundable deposit*
Pendapatan diterima di muka	2,3,14	230.965.913	235.000.000	*Unearned revenue*
Pembiayaan konsumen - utang jangka panjang yang jatuh tempo satu tahun	2,3,15,29,30	427.711.500	430.044.000	*Consumer financing - current maturity of long term liability*
Jumlah Liabilitas Jangka Pendek		**7.445.381.494**	**4.280.173.029**	***Total Current Liabilities***
Liabilitas Jangka Panjang				***Non Current Liabilities***
Pembiayaan konsumen - setelah dikurangi bagian yang jatuh tempo dalam satu tahun	2,3,15,29,30	172.121.000	445.565.500	*Consumer financing – net of current maturitiy*
Utang pihak berelasi	2,3 ,27,29,30	-	100.613.800	*Due to related parties*
Liabilitas imbalan kerja karyawan	2,3,16	481.420.865	2.699.696.447	*Employee benefit liability*
Jumlah Liabilitas Jangka Panjang		**653.541.865**	**3.245.875.747**	***Total Non Current Liabilities***
JUMLAH LIABILITAS		**8.098.923.359**	**7.526.048.776**	***TOTAL LIABILITIES***

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

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

PT BEKASI ASRI PEMULA TBK DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
31 Desember 2020 Dan 2019
(Dinyatakan dalam Rupiah, kecuali dinyatakan lain)

PT BEKASI ASRI PEMULA TBK AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
December 31, 2020 And 2019 (Expressed in Rupiah, unless otherwise stated)

	Catatan/ *Notes*	**2020**	**2019**	
EKUITAS				***EQUITY***
Modal saham - nilai nominal Rp 100 per saham Modal dasar - 2.000.000.000 saham. Modal ditempatkan dan disetor penuh - 661.784.520 saham	17	66.178.452.000	66.178.452.000	*Capital stock – Rp100 par value per share* *Authorized - 2.000.000.000 shares.* *Issued and fully paid - 661.784.520 shares*
Tambahan modal disetor	18	(3.502.098.555)	(3.502.098.555)	*Additional paid in capital*
Saldo laba		67.683.882.099	71.421.708.679	*Retained earnings*
Penghasilan komprehensif lain		3.834.346.013	1.499.059.704	*Other comprehensive income*
Ekuitas yang dapat diatribusikan kepada pemilik entitas induk		**134.194.581.557**	**135.597.121.828**	***Equity attributable to the owner of the Company***
Kepentingan nonpengendali	19	**13.266.113**	**13.266.113**	***Non-controlling interests***
JUMLAH EKUITAS		**134.207.847.670**	**135.610.387.941**	***TOTAL EQUITY***
JUMLAH LIABILITAS DAN EKUITAS		**142.306.771.029**	**143.136.436.717**	***TOTAL LIABILITIES AND EQUITY***

PT BEKASI ASRI PEMULA TBK DAN ENTITAS ANAK
LAPORAN LABA RUGI DAN PENGHASILAN KOMPREHENSIF LAIN KONSOLIDASIAN
Untuk Tahun Yang Berakhir Pada Tanggal-tanggal 31 Desember 2020 dan 2019
(Dinyatakan dalam Rupiah, kecuali dinyatakan lain)

PT BEKASI ASRI PEMULA TBK AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
For The Years Ended December 31, 2020 and 2019
(Expressed in Rupiah, unless otherwise stated)

	2020	Catatan/ *Notes*	2019	
PENJUALAN DAN PENDAPATAN USAHA	**9.518.983.284**	2,20	**24.233.788.566**	***SALES AND REVENUES***
BEBAN POKOK PENJUALAN DAN BEBAN LANGSUNG	**(4.737.890.003)**	2,21	**(9.587.765.762)**	***COST OF SALES AND DIRECT COST***
LABA KOTOR	**4.781.093.281**		**14.646.022.804**	***GROSS INCOME***
Beban penjualan	(649.884.684)	2,22	(591.310.459)	*Selling expenses*
Beban umum dan administrasi	(6.547.370.830)	2,23	(8.566.597.106)	*General and administrative expenses*
Beban pajak final	(342.228.425)	2,26b	(330.089.638)	*Final tax expenses*
Penghasilan keuangan	273.204.488	24	269.632.834	*Finance income*
Beban bunga dan keuangan lainnya	(341.280.716)	25	(441.503.129)	*Interest and other finance costs*
Penghasilan (beban) lain-lain - net	(875.455.138)	2	2.274.434	*Other income (expense) - net*
LABA (RUGI) SEBELUM BEBAN PAJAK PENGHASILAN	**(3.701.922.025)**		**4.988.429.740**	***INCOME (LOSS) BEFORE INCOME TAX EXPENSE***
Beban Pajak Penghasilan	**(35.904.555)**	2,3,26c	**(32.198.925)**	*Income Tax Expense*
LABA (RUGI) NETO TAHUN BERJALAN	**(3.737.826.580)**		**4.956.230.815**	***NET INCOME (LOSS) FOR THE CURRENT YEAR***
PENGHASILAN KOMPREHENSIF LAIN				***OTHER COMPREHENSIVE INCOME***
Pos yang tidak akan direklasifikasi ke laba rugi:				***Unreclassified account to profit or loss:***
Imbalan kerja	2.335.286.309		(1.171.308.190)	*Employee benefits*
LABA (RUGI) KOMPREHENSIF TAHUN BERJALAN	**(1.402.540.271)**		**3.784.922.625**	***COMPREHENSIVE INCOME (LOSS) FOR THE CURRENT YEAR***

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

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

PT BEKASI ASRI PEMULA TBK DAN ENTITAS ANAK
LAPORAN LABA RUGI DAN PENGHASILAN KOMPREHENSIF LAIN KONSOLIDASIAN
Untuk Tahun Yang Berakhir Pada Tanggal-tanggal 31 Desember 2020 dan 2019
(Dinyatakan dalam Rupiah, kecuali dinyatakan lain)

PT BEKASI ASRI PEMULA TBK AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
For The Years Ended December 31, 2020 and 2019
(Expressed in Rupiah, unless otherwise stated)

	2020	Catatan/ *Notes*	2019	
LABA (RUGI) NETO YANG DAPAT DIATRIBUSIKAN KEPADA:				***NET INCOME (LOSS) ATTRIBUTABLE TO:***
Pemilik entitas induk	(3.737.826.580)		4.956.230.815	*Owner of the parent entity*
Kepentingan non-pengendali	-		-	*Non-controlling interests*
Jumlah	**(3.737.826.580)**		**4.956.230.815**	***Total***
LABA (RUGI) KOMPREHENSIF YANG DAPAT DIATRIBUSIKAN KEPADA:				***COMPREHENSIVE INCOME (LOSS) ATTRIBUTABLE TO:***
Pemilik entitas induk	(1.402.540.271)		3.784.922.625	*Owner of the parent entity*
Kepentingan non-pengendali	-		-	*Non-controlling interests*
Jumlah	**(1.402.540.271)**		**3.784.922.625**	***Total***
LABA (RUGI) PER SAHAM DASAR	**(2,12)**		**5,72**	***BASIC EARNINGS (LOSS) PER SHARE***

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

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

INFORMASI SAHAM
SHARE HIGHLIGHTS

Kinerja Harga Saham 2021PT Bekasi Asri Pemula Tbk (BAPA)
/ Share Performance 2021 Pt Bekasi Asri Pemula Tbk (Bapa)

Bulan *Month*	Tertinggi *Highest (Rp)*	Terendah *Lowest (Rp)*	Penutupan *Closing (Rp)*	Volume Perdagangan *Trading Volume*	Jumlah Saham Beredar *Total Outstanding Shares*	Kapitalisasi Pasar *Market Capitalization*
Januari / *January*	50	54	50	2.321	661.784.520	33.751.010.520
Februari / *February*	59	50	50	3.393	661.784.520	33.089.226.000
Maret / *March*	52	50	50	34.769	661.784.520	33.089.226.000
April / *April*	50	50	50	1.724	661.784.520	33.089.226.000
Mei / *May*	50	50	50	251	661.784.520	33.089.226.000
Juni / *June*	50	50	50	236	661.784.520	33.089.226.000
Juli / *July*	50	50	50	676	661.784.520	33.089.226.000
Agustus / *August*	67	50	53	18.577	661.784.520	33.089.226.000
September / *September*	78	50	59	1.364.139	661.784.520	33.089.226.000
Oktober / *October*	63	50	58	464.582	661.784.520	33.089.226.000
November / *November*	88	57	69	2.340.441	661.784.520	33.089.226.000
Desember / *December*	84	62	68	723.950	661.784.520	33.089.226.000

Kinerja Harga Saham 2021 PT Bekasi Asri Pemula Tbk (BAPA)
/ Share Performance 2021 Pt Bekasi Asri Pemula Tbk (Bapa)

Bulan *Month*	Tertinggi *Highest (Rp)*	Terendah *Lowest (Rp)*	Penutupan *Closing (Rp)*	Volume Perdagangan *Trading Volume*	Jumlah Saham Beredar *Total Outstanding Shares*	Kapitalisasi Pasar *Market Capitalization*
Januari / *January*	74	54	51	263.988	661.784.520	68.163.805.560
Februari / *February*	63	50	50	130.624	661.784.520	71.472.728.160
Maret / *March*	50	50	50			63.531.313.920
April / *April*	52	50	50	12.169	661.784.520	63.531.313.920
Mei / *May*	75	50	50	1.370	661.784.520	60.222.391.320
Juni / *June*	50	50	50	1.495	661.784.520	60.222.391.320
Juli / *July*	51	50	50		661.784.520	58.237.037.760
Agustus / *August*	51	50	50	558	661.784.520	58.237.037.760
September / *September*	50	50	50		661.784.520	53.604.546.120
Oktober / *October*	50	50	50	37	661.784.520	54.266.330.640
November / *November*	50	50	50	162	661.784.520	48.310.269.960
Desember / *December*	50	50	50	643	661.784.520	46.986.700.920

PT BEKASI ASRI PEMULA Tbk
DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
31 Desember 2021 dan 2020
Disajikan dalam Rupiah, kecuali dinyatakan lain)

PT BEKASI ASRI PEMULA Tbk
AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
December 31, 2021 and 2020
(Expressed in Rupiah, unless otherwise stated)

	2021	Catatan / *Notes*	2020	
ASET				***ASSETS***
Aset Lancar				***Current Assets***
Kas dan bank	723.563.201	2,4,29,30	1.603.723.974	*Cash and banks*
Piutang usaha				*Trade receivables*
Pihak ketiga	707.255.148	2,5,29,30	127.550.000	*Third parties*
Piutang lain - lain				*Other receivables*
Pihak ketiga	130.500.000	2,3,29,30	71.701.391	*Third parties*
Aset real estat	104.128.519.144	2,6	104.987.709.591	*Real estate assets*
Pajak dibayar dimuka	2.500.000	2,26a	-	*Prepaid tax*
Uang muka dan biaya dibayar dimuka	708.302.373	2,7	953.951.371	*Advances payments and prepaid expenses*
Jumlah Aset Lancar	**106.400.639.866**		**107.744.636.327**	***Total Current Assets***
Aset Tidak Lancar				***Non - Current Assets***
Piutang pihak berelasi	14.570.525.979	2,27,29,30	14.314.453.062	*Due from related parties*
Aset tetap - neto	435.606.877	2,3,8	925.167.363	*Fixed assets - net*
Properti investasi - neto	9.474.537.932	2,3,9	9.942.354.872	*Investment property - net*
Setara kas yang dibatasi penggunaannya	8.615.505.163	2,10,29,30	9.263.338.347	*Restricted cash equivalent*
Biaya ditangguhkan	49.182.602	2	66.821.058	*Deffered charges*
Aset tak berwujud - neto	24.999.916	2	50.000.000	*Intangible assets - net*
Jumlah Aset Tidak Lancar	33.170.358.469		**34.562.134.702**	***Total Non-current Assets***
JUMLAH ASET	**139.570.998.335**		**142.306.771.029**	***TOTAL ASSETS***

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

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

PT BEKASI ASRI PEMULA Tbk
DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
31 Desember 2021 dan 2020
Disajikan dalam Rupiah, kecuali dinyatakan lain)

PT BEKASI ASRI PEMULA Tbk
AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
December 31, 2021 and 2020
(Expressed in Rupiah, unless otherwise stated)

	2021	Catatan / *Notes*	2020	
LIABILITAS DAN EKUITAS				***LIABILITIES AND EQUITY***
LIABILITAS				***LIABILITIES***
Liabilitas Jangka Pendek:				***Current Liabilities***
Utang bank jangka pendek	2.970.752.061	2,11,29,30	2.942.161.201	*Short - term bank loan*
Utang usaha				*Trade payables*
Pihak ketiga	21.940.628	2,3,30	60.375.000	*Third parties*
Biaya akrual	-	2,3,29,30	151.605.000	*Accrued expenses*
Utang lain - lain				*Other payables*
Pihak ketiga	508.869.265	2,3,12,30	313.382.644	*Third parties*
Utang pajak	1.156.840.673	2,26b	1.475.403.937	*Tax payables*
Uang muka diterima	1.794.499.951	2,13,30	1.729.032.644	*Advance received*
Uang jaminan yang dapat dikembalikan	50.100.000		114.743.655	*Refundable deposit*
Pendapatan diterima dimuka	168.125.000	2,3,14	230.965.913	*Unearned revenue*
Pembiayaan konsumen - utang jangka panjang yang jatuh tempo satu tahun	172.121.000	2,3,15,29,30	427.711.500	*Consumer financing - current maturity of long - term liability*
Jumlah Liabilitas Jangka Pendek	**6.843.248.577**		**7.445.381.494**	***Total Current Liabilities***
Liabilitas Jangka Panjang				***Non Current Liabilities***
Pembiayaan konsumen - setelah dikurangi bagian yang jatuh tempo dalam satu tahun	-	2,3,15,29,30	172.121.000	*Customer financing - net off current maturity*
Liabilitas imbalan kerja karyawan	327.837.262	2,3,16	481.420.865	*Employe benefit liability*
Jumlah Liabilitas Jangka Pendek	**327.837.262**		**653.541.865**	***Total Non Current Liabilities***
JUMLAH LIABILITAS	**7.171.085.839**		**8.098.923.359**	***TOTAL LIABILITIES***

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

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

PT BEKASI ASRI PEMULA Tbk
DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
31 Desember 2021 dan 2020
Disajikan dalam Rupiah, kecuali dinyatakan lain)

PT BEKASI ASRI PEMULA Tbk
AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
December 31, 2021 and 2020
(Expressed in Rupiah, unless otherwise stated)

	2021	Catatan / *Notes*	2020	
LIABILITAS DAN EKUITAS				***LIABILITIES AND EQUITY***
EKUITAS				***EQUITY***
Modal saham - nilai nominal Rp100,- per saham				*Capital stock - Rp100,- par Value per share*
Modal dasar - 2.000.000.000 Saham				*Authorized - 2,000,000,000 Shares*
Modal ditempatkan dan di - setor penuh - 661.784.520 saham	66.178.452.000	17	66.178.452.000	*Issued and fully paid - 661,784,520 Shares*
Tambahan modal disetor	(3.502.098.555)	18	(3.502.098.555)	*Additional paid in capital*
Saldo laba	65.631.626.647		67.683.882.099	*Retained earnings*
Penghasilan komprehensif lain	4.078.666.291	19	3.834.346.013	*Other comprehensive income*
Ekuitas yang dapat di - atribusikan kepada pemilik entitas induk	**132.386.646.383**		**134.194.581.557**	***Equity attributable to the owner of the company***
Kepentingan Non Pengendali	13.266.113		13.266.113	***Non - Controlling Interest***
JUMLAH EKUITAS	**132.399.912.496**		**134.207.847.670**	***TOTAL EQUITY***
JUMLAH LIABILITAS DAN EKUITAS	**139.570.998.335**		**142.306.771.029**	***TOTAL LIABILITY AND EQUITY***

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

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

PT BEKASI ASRI PEMULA Tbk
DAN ENTITAS ANAK
LAPORAN LABA RUGI DAN PENGHASILAN KOMPREHENSIF LAIN KONSOLIDASIAN
Untuk Tahun Yang Berakhir Pada Tanggal
31 Desember 2021 dan 2020
Disajikan dalam Rupiah, kecuali dinyatakan lain)

PT BEKASI ASRI PEMULA Tbk
AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
For The Years Ended
December 31, 2021 and 2020
(Expressed in Rupiah, unless otherwise stated)

	2021	Catatan / Notes	2020	
Penjualan dan Pendapatan Usaha	6.194.779.683	2,20	9.518.983.284	***Sales and Revenue***
Beban Pokok Penjualan dan Beban Langsung	(2.160.090.278)	2,21	(4.737.890.003)	***Cost of Sales and Direct Cost***
LABA KOTOR	**4.034.689.405**		**4.781.093.281**	***GROSS INCOME***
Beban penjualan	(348.876.366)	2,22	(649.884.684)	*Selling expenses*
Beban umum dan administrasi	(5.394.393.350)	2,23	(6.547.370.830)	*General and administrative expenses*
Beban pajak final	(247.455.347)	2,26c	(342.228.425)	*Final tax expenses*
Penghasilan keuangan	265.994.572	24	273.204.488	*Finance income*
Beban bunga dan keuangan lainnya	(325.257.423)	25	(341.280.716)	*Interest and other finance cost*
Penghasilan (beban) lain - lain	-	2	(875.455.138)	*Other income (expenses)*
RUGI SEBELUM BEBAN PAJAK PENGHASILAN	**(2.015.298.510)**		**(3.701.922.025)**	***LOSS BEFORE INCOME TAX EXPENSES***
Beban pajak penghasilan	(36.956.942)	2,3,26d	(35.904.555)	*Income tax expenses*
RUGI NETO TAHUN BERJALAN	**(2.052.255.452)**		**(3.737.826.580)**	***NET LOSS FOR THE CURRENT YEAR***
Penghasilan Komprehensif Lain				***Other Comprehensive Income***
Pos yang tidak akan di reklasifikasi ke laba rugi:				*Unreclassified account to profit or loss:*
Imbalan kerja	244.320.278		2.335.286.309	*Employee benefits*
RUGI KOMPREHENSIF TAHUN BERJALAN	**(1.807.935.174)**		**(1.402.540.271)**	***COMPREHENSIVE LOSS FOR THE CURRENT YEAR***
RUGI NETO YANG DAPAT DIATRIBUSIKAN KEPADA:				***NET LOSS ATTRIBUTABLE TO:***
Pemilik entitas induk	(2.052.255.452)		(3.737.826.580)	*Owner to the parent Entity*
Kepentingan non - pengendali	-		-	*non - controlling interest*
Jumlah	**(2.052.255.452)**		**(3.737.826.580)**	***Total***
RUGI KOMPREHENSIF YANG DAPAT DIATRIBUSIKAN KEPADA:				***COMPREHENSIF LOSS ATTRIBUTABLE TO:***
Pemilik entitas induk	(1.807.935.174)		(1.402.540.271)	*Owner to the parent entity*
Kepentingan non - pengendali	-		-	*non - controlling interest*
Jumlah	**(1.807.935.174)**		**(1.402.540.271)**	***Total***
LABA (RUGI) PER SAHAM DASAR	***(2,73)***		***(2,12)***	***BASIC EARNINGS (LOSS) PER SHARE***

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

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

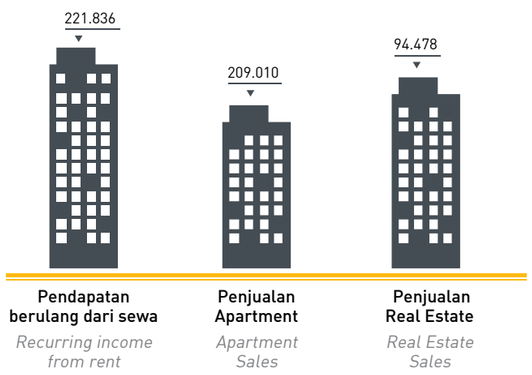
KILAS KINERJA 2017

Performance Overview 2017

PENJUALAN & PENDAPATAN USAHA

Sales & Revenue

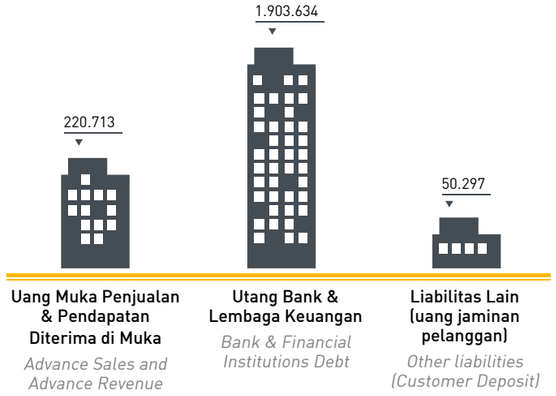
Rp juta/Rp million



LIABILITAS

Liabilities

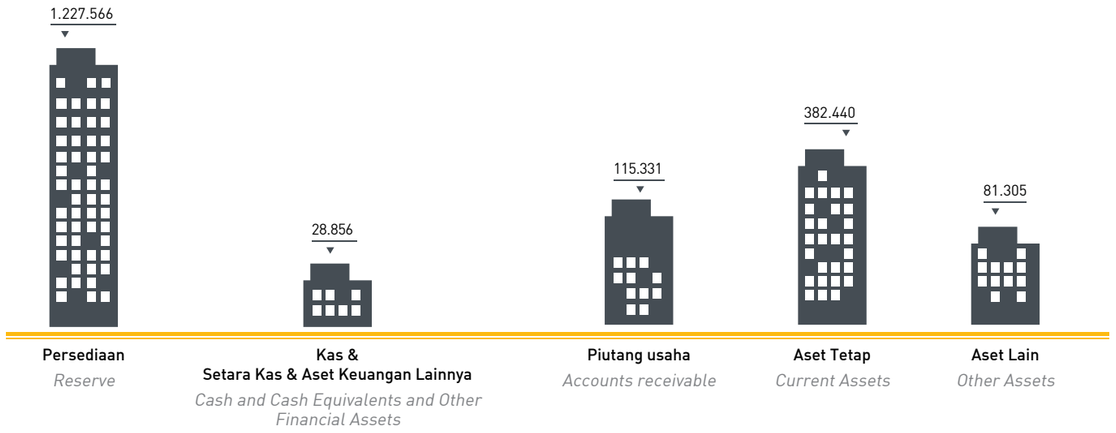
Rp juta/Rp million



ASET

Assets

Rp juta/Rp million



IKTISAR SAHAM

SHARE HIGHLIGHTS

Saham Diterbitkan per Triwulan (dalam 2 tahun buku terakhir) *Quarterly Share Issuance (in the last 2 years)*

2017	Jumlah Saham Beredar *Total Outstanding Shares*	Kapitalisasi Pasar *Market Capitalization*	Harga Saham *Share Value*			Volume Perdagangan *Trade Volume*	
			Tertinggi *Highest*	Terendah *Lowest*	Harga Penutupan *Closing Price*	(juta lot saham) *(million lot shares)*	(Rp miliar) *(Billion Rp)*
Kuartal 1 1st Quarter	4.871.214.021	5.918.525.035.515	1.340	1.035	1.215	143.580.500	166.434.674.000
Kuartal 2 2nd Quarter	4.871.214.021	5.967.237.175.725	1.255	1.180	1.225	103.415.200	132.785.611.500
Kuartal 3 3rd Quarter	4.871.214.021	5.723.676.474.675	1.255	1.160	1.175	146.148.800	177.922.012.000
Kuartal 4 4th Quarter	4.871.214.021	4.286.668.338.480	1.255	840	880	51.289.200	55.251.352.500

2016	Jumlah Saham Beredar *Total Outstanding Shares*	Kapitalisasi Pasar *Market Capitalization*	Harga Saham *Share Value*			Volume Perdagangan *Trade Volume*	
			Tertinggi *Highest*	Terendah *Lowest*	Harga Penutupan *Closing Price*	(juta lot saham) *(million lot shares)*	(Rp miliar) *(Billion Rp)*
Kuartal 1 1st Quarter	4.871.214.021	2.971.440.552.810	610	580	610	110.297.200	65.850.359.500
Kuartal 2 2nd Quarter	4.871.214.021	3.507.274.095.120	730	575	720	185.886.000	113.793.353.500
Kuartal 3 3rd Quarter	4.871.214.021	4.676.365.460.160	990	720	960	186.340.100	161.544.842.000
Kuartal 4 4th Quarter	4.871.214.021	5.285.267.212.785	1.115	955	1.085	237.003.900	245.336.595.500

Laporan Keuangan Konsolidasian

Consolidated Financial Statements

Rödl & Partner

Teramihardja, Pradhono & Chandra

The original report included herein is in the Indonesian Language.

Suatu audit melibatkan pelaksanaan prosedur untuk memperoleh bukti audit tentang angka-angka dan pengungkapan dalam laporan keuangan. Prosedur yang dipilih bergantung pada pertimbangan auditor, termasuk penilaian atas risiko kesalahan penyajian material dalam laporan keuangan, baik yang disebabkan oleh kecurangan maupun kesalahan. Dalam melakukan penilaian risiko tersebut, auditor mempertimbangkan pengendalian internal yang relevan dengan penyusunan dan penyajian wajar laporan keuangan entitas untuk merancang prosedur audit yang tepat sesuai dengan kondisinya, tetapi bukan untuk tujuan menyatakan opini atas keefektivitasan pengendalian internal entitas. Suatu audit juga mencakup pengevaluasian atas ketepatan kebijakan akuntansi yang digunakan dan kewajaran estimasi akuntansi yang dibuat oleh manajemen, serta pengevaluasian atas penyajian laporan keuangan secara keseluruhan.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

Kami yakin bahwa bukti audit yang telah kami peroleh adalah cukup dan tepat untuk menyediakan suatu basis bagi opini audit kami.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opini

Menurut opini kami, laporan keuangan konsolidasian terlampir menyajikan secara wajar, dalam semua hal yang material, posisi keuangan konsolidasian PT Cowell Development Tbk dan entitas anaknya tanggal 31 Desember 2017, serta kinerja keuangan dan arus kas konsolidasiannya untuk tahun yang berakhir pada tanggal tersebut, sesuai dengan Standar Akuntansi Keuangan di Indonesia.

Opinion

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of PT Cowell Development Tbk and its subsidiaries as of December 31, 2017, and their consolidated financial performance and cash flows for the year then ended, in accordance with Indonesian Financial Accounting Standards.

Penekanan suatu hal

Catatan 40 atas laporan keuangan konsolidasian mengungkapkan kondisi keuangan Perusahaan dan entitas anaknya, antara lain, Perusahaan dan entitas anaknya mencatat rugi tahun berjalan konsolidasian sebesar Rp 69.033.208.868 pada tahun 2017. Rencana manajemen untuk menghadapi kondisi tersebut di atas juga dijelaskan dalam Catatan 40 atas laporan keuangan konsolidasian tersebut. Laporan keuangan konsolidasian terlampir tidak mencakup penyesuaian yang berasal dari kondisi tersebut. Opini kami tidak dimodifikasi sehubungan dengan hal tersebut.

Emphasis of matter

Note 40 to the consolidated financial statements disclosed the financial condition of the Company and its subsidiaries, among others, the Company and its subsidiaries have incurred consolidated loss for the year amounted to Rp 69,033,208,868 in 2017. Management's plan to address these matters is also discussed in Note 40 to the consolidated financial statements. The accompanying consolidated financial statements do not include any adjustments in respect of this condition. Our opinion is not modified in respect of such matter.

Kantor Akuntan Publik/*Registered Public Accountants*
TERAMIHARDJA, PRADHONO & CHANDRA

Fitradewata Teramihardja, S.E., Ak., CPA
Izin Akuntan Publik/*Licence of Public Accountant* No. AP.0455

26 Februari 2018

February 26, 2018

These Consolidated Financial Statements are Originally Issued in Indonesian Language.

PT COWELL DEVELOPMENT TBK
DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN
KONSOLIDASIAN
TANGGAL 31 DESEMBER 2017
(DISAJIKAN DALAM RUPIAH, KECUALI DINYATAKAN LAIN)

PT COWELL DEVELOPMENT TBK
AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF
FINANCIAL POSITION
AS OF DECEMBER 31, 2017
(EXPRESSED IN RUPIAH, UNLESS OTHERWISE STATED)

	Catatan/ *Notes*	2017	2016	
ASET				***ASSETS***
ASET LANCAR				***CURRENT ASSETS***
Kas dan setara kas	2e, 4, 23	28.855.932.186	21.186.936.762	*Cash and cash equivalents*
Piutang usaha - bersih				*Trade receivables - net*
Pihak ketiga - setelah dikurangi penyisihan penurunan nilai piutang usaha sebesar Rp 116.044.745 pada tahun 2017 dan 2016	2f, 5	115.331.236.951	26.177.729.544	*Third parties - net of allowance for impairment of trade receivables of Rp 116,044,745 in 2017 and 2016*
Piutang lain-lain				*Other receivables*
Pihak ketiga	6	1.994.529.206	4.735.750.573	*Third parties*
Persediaan	2i, 2j, 2k, 7, 20, 23	563.638.780.191	501.982.148.231	*Inventories*
Pajak dibayar di muka	2u, 23	13.754.551.111	11.011.861.710	*Prepaid taxes*
Uang muka dan beban dibayar di muka	2h	18.484.906.541	25.512.000.875	*Advances and prepaid expenses*
Jumlah Aset Lancar		742.059.936.186	590.606.427.695	*Total Current Assets*
ASET TIDAK LANCAR				***NON-CURRENT ASSETS***
Piutang instrumen keuangan derivatif	2w, 14	2.281.916.736	2.787.029.480	*Derivative financial instrument receivables*
Persediaan	2i, 2j, 2k, 7, 20, 23	663.927.337.744	637.824.217.055	*Inventories*
Aset tetap - setelah dikurangi akumulasi penyusutan sebesar Rp 211.620.024.588 pada tahun 2017 dan Rp 194.778.320.612 pada tahun 2016	2l, 2r, 8, 20, 23	382.439.592.672	392.648.869.825	*Fixed assets - net of accumulated depreciation of Rp 211,620,024,588 in 2017 and Rp 194,778,320,612 in 2016*
Investasi saham	2m, 9	27.000.000.000	27.000.000.000	*Investment in shares of stock*
Investasi pada ventura bersama	2n, 10	511.841.890.887	598.474.389.497	*Investment in joint venture*
Aset takberwujud				*Intangible assets*
Goodwill	2c, 2r, 11	935.599.729.533	935.599.729.533	*Goodwill*
Hak pengelolaan bangunan	2o, 2r, 11	105.253.910.413	895.991.869	*Building management rights*
Setara kas yang dibatasi penggunaannya	2e, 12, 20	127.055.459.968	109.605.604.839	*Restricted cash equivalents*
Aset pajak tangguhan	2u, 23	1.520.995	24.482.451	*Deferred tax assets*
Aset lain-lain	2o, 2p, 2q, 13	81.304.869.533	197.588.637.871	*Other assets*
Jumlah Aset Tidak Lancar		2.836.706.228.481	2.902.448.952.420	*Total Non-Current Assets*
JUMLAH ASET		**3.578.766.164.667**	**3.493.055.380.115**	***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 Keuangan Konsolidasian

Consolidated Financial Statements

These Consolidated Financial Statements are Originally Issued in Indonesian Language.

PT COWELL DEVELOPMENT TBK
DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN
KONSOLIDASIAN (lanjutan)
TANGGAL 31 DESEMBER 2017
(DISAJIKAN DALAM RUPIAH, KECUALI DINYATAKAN LAIN)

PT COWELL DEVELOPMENT TBK
AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)
AS OF DECEMBER 31, 2017
(EXPRESSED IN RUPIAH, UNLESS OTHERWISE STATED)

	Catatan/ *Notes*	2017	2016	
LIABILITAS DAN EKUITAS				***LIABILITIES AND EQUITY***
LIABILITAS				***LIABILITIES***
LIABILITAS JANGKA PENDEK				***CURRENT LIABILITIES***
Utang usaha	15	65.872.450.053	49.003.595.828	*Trade payables*
Utang lain-lain				*Other payables*
Pihak ketiga	16	127.773.536.890	95.057.273.906	*Third parties*
Beban masih harus dibayar	17	19.936.026.129	21.784.398.417	*Accrued expenses*
Utang pajak	2u, 23	11.176.283.778	12.510.140.202	*Taxes payable*
Uang muka penjualan, pendapatan sewa dan jasa diterima di muka yang direalisasi dalam satu tahun	2t, 18	147.784.668.976	101.396.266.163	*Advances on sales, unearned rent and service income realized within one year*
Uang jaminan pelanggan yang jatuh tempo dalam satu tahun	19	22.575.771.239	37.936.518.056	*Current maturities of customers deposits*
Utang jangka panjang yang jatuh tempo dalam satu tahun				*Current maturities of long-term debts*
Utang bank	20	468.602.116.989	54.751.700.000	*Bank loans*
Utang lembaga keuangan	21	359.180.306	1.008.475.445	*Financial institution loans*
Jumlah Liabilitas Jangka Pendek		864.080.034.360	373.448.368.017	*Total Current Liabilities*
LIABILITAS JANGKA PANJANG				***NON-CURRENT LIABILITIES***
Uang muka penjualan, pendapatan sewa dan jasa diterima di muka - setelah dikurangi bagian yang direalisasi dalam satu tahun	2t, 18	72.928.130.172	46.724.786.526	*Advances on sales, unearned rent and service income - net of portion of realized within one year*
Uang jaminan pelanggan - setelah dikurangi bagian yang jatuh tempo dalam satu tahun	19	27.721.178.543	4.157.592.952	*Customers deposits - net of current maturities*
Utang jangka panjang - setelah dikurangi bagian yang jatuh tempo dalam satu tahun				*Long-term debts - net of current maturities*
Utang bank	20	1.434.226.193.154	1.824.975.854.772	*Bank loans*
Utang lembaga keuangan	21	446.216.670	101.708.348	*Financial institution loans*
Estimasi liabilitas atas imbalan kerja karyawan	2s, 22	51.507.982.607	43.516.393.494	*Estimated liabilities for employees' benefits*
Jumlah Liabilitas Jangka Panjang		1.586.829.701.146	1.919.476.336.092	*Total Non-Current Liabilities*
JUMLAH LIABILITAS		**2.450.909.735.506**	**2.292.924.704.109**	***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 form an integral part of these consolidated financial statements taken as a whole.

These Consolidated Financial Statements are Originally Issued in Indonesian Language.

PT COWELL DEVELOPMENT TBK
DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN
KONSOLIDASIAN (lanjutan)
TANGGAL 31 DESEMBER 2017
(DISAJIKAN DALAM RUPIAH, KECUALI DINYATAKAN LAIN)

PT COWELL DEVELOPMENT TBK
AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)
AS OF DECEMBER 31, 2017
(EXPRESSED IN RUPIAH, UNLESS OTHERWISE STATED)

	Catatan/ *Notes*	2017	2016	
EKUITAS				***EQUITY***
Ekuitas yang Dapat Diatribusikan Kepada Pemilik Entitas Induk				***Equity Attributable to the Equity Holders of the Parent Company***
Modal saham - nilai nominal Rp 100 per saham				*Capital stock - Rp 100 par value per share*
Modal dasar - 18.000.000.000 saham				*Authorized - 18,000,000,000 shares*
Modal ditempatkan dan disetor penuh - 4.871.214.021 saham	24	487.121.402.100	487.121.402.100	*Issued and fully paid - 4,871,214,021 shares*
Tambahan modal disetor - bersih	2c, 2x, 2ad, 23, 25	541.374.285.132	541.374.285.132	*Additional paid-in capital - net*
Selisih transaksi perubahan ekuitas Entitas Anak	2ad, 23	6.526.603.799	6.526.603.799	*Differences arising from changes in equity of Subsidiaries*
Saldo laba				*Retained earnings*
Telah ditentukan penggunaannya		700.000.000	700.000.000	*Approriated*
Belum ditentukan penggunaannya		91.978.496.298	164.266.539.621	*Unappropriated*
Sub-jumlah		1.127.700.787.329	1.199.988.830.652	*Sub-total*
Kepentingan Non-Pengendali	2b	155.641.832	141.845.354	*Non-Controlling Interest*
JUMLAH EKUITAS		**1.127.856.429.161**	**1.200.130.676.006**	***TOTAL EQUITY***
JUMLAH LIABILITAS DAN EKUITAS		**3.578.766.164.667**	**3.493.055.380.115**	***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 Keuangan Konsolidasian

Consolidated Financial Statements

These Consolidated Financial Statements are Originally Issued in Indonesian Language.

PT COWELL DEVELOPMENT TBK
DAN ENTITAS ANAK
LAPORAN LABA RUGI DAN PENGHASILAN KOMPREHENSIF LAIN KONSOLIDASIAN
UNTUK TAHUN YANG BERAKHIR PADA TANGGAL 31 DESEMBER 2017
(DISAJIKAN DALAM RUPIAH, KECUALI DINYATAKAN LAIN)

PT COWELL DEVELOPMENT TBK
AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE YEAR ENDED DECEMBER 31, 2017
(EXPRESSED IN RUPIAH, UNLESS OTHERWISE STATED)

	Catatan/ *Notes*	2017	2016	
PENDAPATAN	2t, 27	525.324.518.118	570.072.055.705	***REVENUES***
BEBAN POKOK PENDAPATAN	2t, 28	(190.484.445.834)	(219.308.812.476)	***COST OF REVENUES***
LABA BRUTO		**334.840.072.284**	**350.763.243.229**	***GROSS PROFIT***
Beban penjualan	2t, 29	(18.586.113.621)	(20.899.694.698)	*Selling expenses*
Beban umum dan administrasi	2t, 30	(159.668.114.497)	(169.053.922.144)	*General and administrative expenses*
Beban keuangan	2t, 31	(162.007.728.253)	(168.493.334.017)	*Financing expenses*
Selisih kurs - bersih	2v	(14.446.369.142)	47.012.057.150	*Foreign exchange differentials - net*
Bagian atas rugi bersih ventura bersama	10	(2.557.621.601)	(1.641.532.247)	*Share of net loss of joint venture*
Pendapatan (beban) lain-lain - bersih	2t, 8, 32	(11.508.303.065)	(25.185.104.299)	*Other income (expenses) - net*
LABA (RUGI) SEBELUM BEBAN PAJAK FINAL DAN PENGHASILAN		**(33.934.177.895)**	**12.501.712.974**	***INCOME (LOSS) BEFORE FINAL AND INCOME TAX EXPENSE***
Pajak final	2u, 23	(33.704.483.091)	(35.281.686.435)	*Final tax*
RUGI SEBELUM BEBAN PAJAK PENGHASILAN		**(67.638.660.986)**	**(22.779.973.461)**	***LOSS BEFORE INCOME TAX EXPENSE***
MANFAAT (BEBAN) PAJAK PENGHASILAN	2u, 23			***INCOME TAX BENEFIT (EXPENSE)***
Pajak kini		(1.372.362.453)	(695.843.950)	*Current tax*
Pajak tangguhan		(22.185.429)	24.482.451	*Deferred tax*
Beban Pajak Penghasilan		(1.394.547.882)	(671.361.499)	*Income Tax Expense*
RUGI TAHUN BERJALAN		**(69.033.208.868)**	**(23.451.334.960)**	***LOSS FOR THE YEAR***
LABA (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***
Keuntungan (kerugian) aktuarial atas program imbalan pasti	2s, 22	(3.350.331.300)	2.527.482.893	*Actuarial gain (loss) of defined benefit plan*
Bagian penghasilan komprehensif lain dari ventura bersama	10	123.142.791	-	*Share of other comprehensive income of joint venture*
Pajak penghasilan terkait		(776.027)	-	*Related income tax*
Laba (Rugi) Komprehensif Lain - Setelah Pajak		**(3.227.964.536)**	**2.527.482.893**	***Other Comprehensive Income (Loss) - Net of Tax***
JUMLAH RUGI KOMPREHENSIF TAHUN BERJALAN		**(72.261.173.404)**	**(20.923.852.067)**	***TOTAL COMPREHENSIVE LOSS FOR THE YEAR***

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.

These Consolidated Financial Statements are Originally Issued in Indonesian Language.

PT COWELL DEVELOPMENT TBK
DAN ENTITAS ANAK
LAPORAN LABA RUGI DAN PENGHASILAN KOMPREHENSIF LAIN KONSOLIDASIAN (lanjutan)
UNTUK TAHUN YANG BERAKHIR PADA TANGGAL 31 DESEMBER 2017
(DISAJIKAN DALAM RUPIAH, KECUALI DINYATAKAN LAIN)

PT COWELL DEVELOPMENT TBK
AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME (continued)
FOR THE YEAR ENDED DECEMBER 31, 2017
(EXPRESSED IN RUPIAH, UNLESS OTHERWISE STATED)

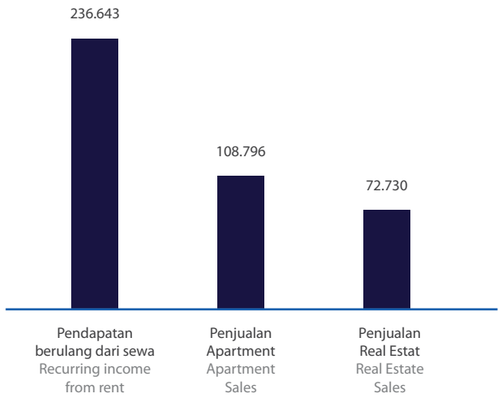
	Catatan/ *Notes*	2017	2016	
RUGI TAHUN BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA:				***LOSS FOR THE YEAR ATTRIBUTABLE TO:***
Pemilik Entitas Induk		(69.060.109.323)	(23.490.095.217)	*Equity Holders of the Parent Company*
Kepentingan Non-Pengendali		26.900.455	38.760.257	*Non-Controlling Interest*
JUMLAH		**(69.033.208.868)**	**(23.451.334.960)**	***TOTAL***
JUMLAH RUGI KOMPREHENSIF YANG DAPAT DIATRIBUSIKAN KEPADA:				***TOTAL COMPREHENSIVE LOSS ATTRIBUTABLE TO:***
Pemilik Entitas Induk		(72.288.043.323)	(20.962.681.226)	*Equity Holders of the Parent Company*
Kepentingan Non-Pengendali		26.869.919	38.829.159	*Non-Controlling Interest*
JUMLAH		**(72.261.173.404)**	**(20.923.852.067)**	***TOTAL***
RUGI PER SAHAM YANG DAPAT DIATRIBUSIKAN KEPADA PEMILIK ENTITAS INDUK	2aa, 35	(14)	(5)	***LOSS PER SHARE ATTRIBUTABLE TO EQUITY HOLDERS OF THE PARENT COMPANY***

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.

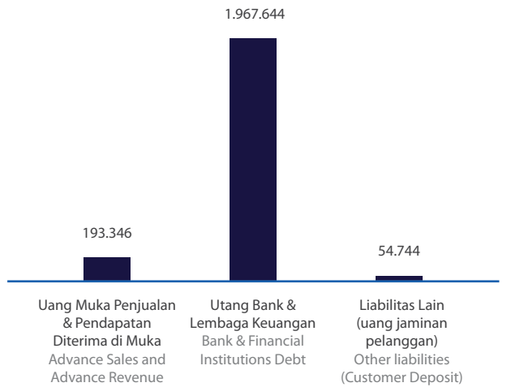
Penjualan & Pendapatan Usaha
Sales & Revenues

dalam Juta Rupiah / In Million Rupiah



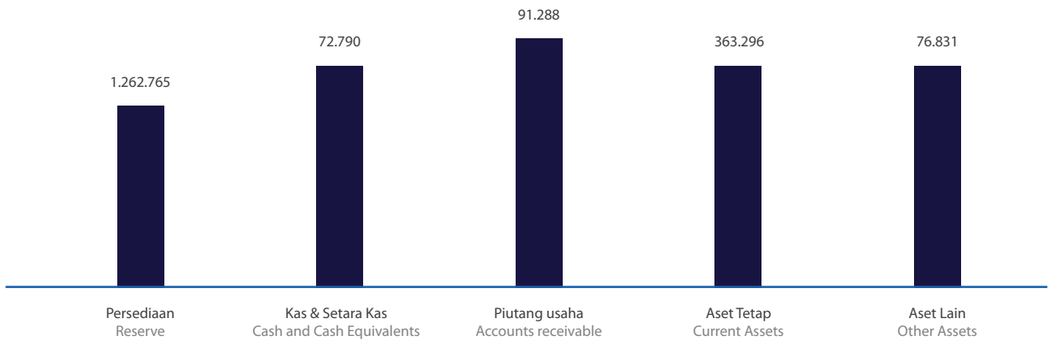
Liabilitas
Liabilities

dalam Juta Rupiah / In Million Rupiah



Aset
Assets

dalam Juta Rupiah / In Million Rupiah



Ikhtisar Saham
Share Highlights

Saham Diterbitkan per Triwulan (dalam 2 tahun buku terakhir)
Quarterly Share Issuance (in the last 2 years)

2018	JUMLAH SAHAM BEREDAR Total Outstanding Shares	KAPITALISASI PASAR Market Capitalization	HARGA SAHAM Share Value			VOLUME PERDAGANGAN Trade Volume	
			Tertinggi Highest	Terendah Lowest	Penutupan Closing	Volume Transaksi (lembar saham) Transaction Volume (shares)	Nilai (Rp) Value (Rp)
Kuartal 1 1st Quarter	4.871.214.021	5.017.350.441.630	1.050	760	1.030	60.626.500	50.523.775.000
Kuartal 2 2nd Quarter	4.871.214.021	2.289.470.589.870	1.030	468	470	105.465.300	66.028.366.600
Kuartal 3 3rd Quarter	4.871.214.021	2.201.788.737.492	695	412	452	76.998.700	42.763.262.100
Kuartal 4 4th Quarter	4.871.214.021	2.036.167.460. 778	476	410	418	11.402.500	4.853.615.000
2018	4.871.214.021	2.036.167.460.778	1.050	410	418	254.493.000	164.169.018.700

2017	JUMLAH SAHAM BEREDAR Total Outstanding Shares	KAPITALISASI PASAR Market Capitalization	HARGA SAHAM Share Value			VOLUME PERDAGANGAN Trade Volume	
			Tertinggi Highest	Terendah Lowest	Penutupan Closing	Volume Transaksi (lembar saham) Transaction Volume (shares)	Nilai (Rp) Value (Rp)
Kuartal 1 1st Quarter	4.871.214.021	5.918.525.035.515	1.340	1.035	1.215	143.580.500	166.434.674.000
Kuartal 2 2nd Quarter	4.871.214.021	5.967.237.175.725	1.255	1.180	1.225	103.415.200	132.785.611.500
Kuartal 3 3rd Quarter	4.871.214.021	5.723.676.474.675	1.255	1.160	1.175	146.148.800	177.922.012.000
Kuartal 4 4th Quarter	4.871.214.021	4.286.668.338.480	1.255	840	880	51.289.200	55.251.352.500
2017	4.871.214.021	4.286.668.338.480	1.340	840	880	444.433.700	532.393.650.000

PT COWELL DEVELOPMENT TBK
DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN
KONSOLIDASIAN
TANGGAL 31 DESEMBER 2018
(DISAJIKAN DALAM RUPIAH, KECUALI DINYATAKAN LAIN)

PT COWELL DEVELOPMENT TBK
AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF
FINANCIAL POSITION
AS OF DECEMBER 31, 2018
(EXPRESSED IN RUPIAH, UNLESS OTHERWISE STATED)

	Catatan/ *Notes*	2018	2017	
ASET				***ASSETS***
ASET LANCAR				***CURRENT ASSETS***
Kas dan setara kas	2e, 4	72.790.116.400	28.855.932.186	*Cash and cash equivalents*
Piutang usaha - bersih				*Trade receivables - net*
Pihak ketiga - setelah dikurangi penyisihan penurunan nilai piutang usaha sebesar Rp 116.044.745 pada tahun 2018 dan 2017	2f, 5	91.288.032.608	115.331.236.951	*Third parties - net of allowance for impairment of trade receivables of Rp 116,044,745 in 2018 and 2017*
Piutang lain-lain				*Other receivables*
Pihak ketiga	6	3.783.893.570	1.994.529.206	*Third parties*
Persediaan	2i, 2j, 2k, 7, 20	628.521.492.669	563.638.780.191	*Inventories*
Pajak dibayar di muka	2u, 23	10.678.709.494	13.754.551.111	*Prepaid taxes*
Uang muka dan beban dibayar di muka	2h	12.960.664.751	18.484.906.541	*Advances and prepaid expenses*
Jumlah Aset Lancar		820.022.909.492	742.059.936.186	*Total Current Assets*
ASET TIDAK LANCAR				***NON-CURRENT ASSETS***
Piutang instrumen keuangan derivatif	2w, 14	1.841.230.188	2.281.916.736	*Derivative financial instrument receivables*
Persediaan	2i, 2j, 2k, 7, 20	634.243.074.297	663.927.337.744	*Inventories*
Aset tetap - setelah dikurangi akumulasi penyusutan sebesar Rp 231.865.890.357 pada tahun 2018 dan Rp 211.620.024.588 pada tahun 2017	2l, 2q, 2r, 8, 20	363.296.391.370	382.439.592.672	*Fixed assets - net of accumulated depreciation of Rp 231,865,890,357 in 2018 and Rp 211,620,024,588 in 2017*
Investasi saham	2m, 9	-	27.000.000.000	*Investment in shares of stock*
Investasi pada ventura bersama	2n, 10	707.463.909.283	511.841.890.887	*Investment in joint venture*
Aset takberwujud				*Intangible assets*
Goodwill	2c, 2r, 11	935.599.729.533	935.599.729.533	*Goodwill*
Hak pengelolaan bangunan	2o, 2r, 11	99.902.016.665	105.253.910.413	*Building management rights*
Setara kas yang dibatasi penggunaannya	2e, 12, 20	93.766.990.866	127.055.459.968	*Restricted cash equivalents*
Aset pajak tangguhan	2u, 23	44.806.148	1.520.995	*Deferred tax assets*
Aset lain-lain	2p, 2q, 13	76.831.199.618	81.304.869.533	*Other assets*
Jumlah Aset Tidak Lancar		2.912.989.347.968	2.836.706.228.481	*Total Non-Current Assets*
JUMLAH ASET		**3.733.012.257.460**	**3.578.766.164.667**	***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.

PT COWELL DEVELOPMENT TBK
DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN
KONSOLIDASIAN (lanjutan)
TANGGAL 31 DESEMBER 2018
(DISAJIKAN DALAM RUPIAH, KECUALI DINYATAKAN LAIN)

PT COWELL DEVELOPMENT TBK
AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF
FINANCIAL POSITION (continued)
AS OF DECEMBER 31, 2018
(EXPRESSED IN RUPIAH, UNLESS OTHERWISE STATED)

	Catatan/ *Notes*	2018	2017	
LIABILITAS DAN EKUITAS				***LIABILITIES AND EQUITY***
LIABILITAS				***LIABILITIES***
LIABILITAS JANGKA PENDEK				***CURRENT LIABILITIES***
Utang usaha	15	51.859.192.027	65.872.450.053	*Trade payables*
Utang lain-lain				*Other payables*
Pihak ketiga	16	36.286.710.137	31.256.294.077	*Third parties*
Beban masih harus dibayar	17	97.662.244.487	19.936.026.129	*Accrued expenses*
Utang pajak	2u, 23	17.051.815.248	11.176.283.778	*Taxes payable*
Uang muka penjualan, pendapatan sewa dan jasa diterima di muka yang direalisasi dalam satu tahun	2t, 18	165.189.447.586	147.784.668.976	*Advances on sales, unearned rent and service income realized within one year*
Uang jaminan pelanggan yang jatuh tempo dalam satu tahun	19	24.681.071.226	22.575.771.239	*Current maturities of customers deposits*
Utang jangka panjang yang jatuh tempo dalam satu tahun				*Current maturities of long-term debts*
Utang bank	20	710.042.893.398	468.602.116.989	*Bank loans*
Utang lembaga keuangan	21	630.255.600	359.180.306	*Financial institution loans*
Jumlah Liabilitas Jangka Pendek		1.103.403.629.709	767.562.791.547	*Total Current Liabilities*
LIABILITAS JANGKA PANJANG				***NON-CURRENT LIABILITIES***
Utang lain-lain	16	349.733.985.885	96.517.242.813	*Other payables*
Uang muka penjualan, pendapatan sewa dan jasa diterima di muka - setelah dikurangi bagian yang direalisasi dalam satu tahun	2t, 18	28.156.314.549	72.928.130.172	*Advances on sales, unearned rent and service income - net of portion of realized within one year*
Uang jaminan pelanggan - setelah dikurangi bagian yang jatuh tempo dalam satu tahun	19	30.063.396.752	27.721.178.543	*Customers deposits - net of current maturities*
Utang jangka panjang - setelah dikurangi bagian yang jatuh tempo dalam satu tahun				*Long-term debts - net of current maturities*
Utang bank	20	1.256.452.900.004	1.434.226.193.154	*Bank loans*
Utang lembaga keuangan	21	518.036.713	446.216.670	*Financial institution loans*
Estimasi liabilitas atas imbalan kerja karyawan	2s, 22	46.403.246.339	51.507.982.607	*Estimated liabilities for employees' benefits*
Jumlah Liabilitas Jangka Panjang		1.711.327.880.242	1.683.346.943.959	*Total Non-Current Liabilities*
JUMLAH LIABILITAS		**2.814.731.509.951**	**2.450.909.735.506**	***TOTAL LIABILITIES***

PT COWELL DEVELOPMENT TBK
DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN
KONSOLIDASIAN (lanjutan)
TANGGAL 31 DESEMBER 2018
(DISAJIKAN DALAM RUPIAH, KECUALI DINYATAKAN LAIN)

PT COWELL DEVELOPMENT TBK
AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF
FINANCIAL POSITION (continued)
AS OF DECEMBER 31, 2018
(EXPRESSED IN RUPIAH, UNLESS OTHERWISE STATED)

	Catatan/ *Notes*	**2018**	**2017**	
EKUITAS				***EQUITY***
Ekuitas yang Dapat Diatribusikan Kepada Pemilik Entitas Induk				***Equity Attributable to the Equity Holders of the Parent Company***
Modal saham - nilai nominal Rp 100 per saham				*Capital stock - Rp 100 par value per share*
Modal dasar - 18.000.000.000 saham				*Authorized - 18,000,000,000 shares*
Modal ditempatkan dan disetor penuh - 4.871.214.021 saham	24	487.121.402.100	487.121.402.100	*Issued and fully paid - 4,871,214,021 shares*
Tambahan modal disetor - bersih	2c, 2x, 25	541.374.285.132	541.374.285.132	*Additional paid-in capital - net*
Selisih transaksi perubahan ekuitas Entitas Anak		6.526.603.799	6.526.603.799	*Differences arising from changes in equity of Subsidiaries*
Saldo laba (Defisit)				*Retained earnings (Deficit)*
Telah ditentukan penggunaannya		700.000.000	700.000.000	*Approriated*
Belum ditentukan penggunaannya		(117.594.271.460)	91.978.496.298	*Unappropriated*
Sub-jumlah		918.128.019.571	1.127.700.787.329	*Sub-total*
Kepentingan Non-Pengendali	2b	152.727.938	155.641.832	*Non-Controlling Interest*
JUMLAH EKUITAS		**918.280.747.509**	**1.127.856.429.161**	***TOTAL EQUITY***
JUMLAH LIABILITAS DAN EKUITAS		**3.733.012.257.460**	**3.578.766.164.667**	***TOTAL LIABILITIES AND EQUITY***

PT COWELL DEVELOPMENT TBK
DAN ENTITAS ANAK
LAPORAN LABA RUGI DAN PENGHASILAN KOMPREHENSIF LAIN KONSOLIDASIAN
UNTUK TAHUN YANG BERAKHIR PADA TANGGAL 31 DESEMBER 2018
(DISAJIKAN DALAM RUPIAH, KECUALI DINYATAKAN LAIN)

PT COWELL DEVELOPMENT 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)

	Catatan/ *Notes*	2018	2017	
PENDAPATAN	2t, 27	418.168.913.163	525.324.518.118	***REVENUES***
BEBAN POKOK PENDAPATAN	2t, 28	(143.618.080.004)	(190.484.445.834)	***COST OF REVENUES***
LABA BRUTO		**274.550.833.159**	**334.840.072.284**	***GROSS PROFIT***
Beban penjualan	2t, 29	(11.448.317.626)	(18.586.113.621)	*Selling expenses*
Beban umum dan administrasi	2t, 30	(149.791.193.822)	(159.668.114.497)	*General and administrative expenses*
Beban keuangan	2t, 31	(188.740.631.472)	(162.007.728.253)	*Financing expenses*
Selisih kurs - bersih	2v	(117.055.328.233)	(14.446.369.142)	*Foreign exchange differentials - net*
Bagian atas laba (rugi) bersih ventura bersama	10	1.403.604.675	(2.557.621.601)	*Share of net profit (loss) of joint venture*
Pendapatan (beban) lain-lain - bersih	2t, 8, 32	(47.367.911)	(11.508.303.065)	*Other income (expenses) - net*
RUGI SEBELUM BEBAN PAJAK FINAL DAN PAJAK PENGHASILAN		**(191.128.401.230)**	**(33.934.177.895)**	***LOSS BEFORE FINAL AND INCOME TAX EXPENSE***
Pajak final	2u, 23	(31.960.612.383)	(33.704.483.091)	*Final tax*
RUGI SEBELUM BEBAN PAJAK PENGHASILAN		**(223.089.013.613)**	**(67.638.660.986)**	***LOSS BEFORE INCOME TAX EXPENSE***
MANFAAT (BEBAN) PAJAK PENGHASILAN	2u, 23			***INCOME TAX BENEFIT (EXPENSE)***
Pajak kini		(1.474.963.240)	(1.372.362.453)	*Current tax*
Pajak tangguhan		30.549.394	(22.185.429)	*Deferred tax*
Beban Pajak Penghasilan		(1.444.413.846)	(1.394.547.882)	*Income Tax Expense*
RUGI TAHUN BERJALAN		**(224.533.427.459)**	**(69.033.208.868)**	***LOSS FOR THE YEAR***
LABA (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***
Keuntungan (kerugian) aktuarial atas program imbalan pasti	2s, 22	15.479.159.663	(3.350.331.300)	*Actuarial gain (loss) of defined benefit plan*
Bagian laba (rugi) komprehensif lain dari ventura bersama	10	(492.568.947)	123.142.791	*Share of other comprehensive income (loss) of joint venture*
Pajak penghasilan terkait	2u, 23	12.735.759	(776.027)	*Related income tax*
Laba (Rugi) Komprehensif Lain - Setelah Pajak		**14.999.326.475**	**(3.227.964.536)**	***Other Comprehensive Income (Loss) - Net of Tax***
JUMLAH RUGI KOMPREHENSIF TAHUN BERJALAN		**(209.534.100.984)**	**(72.261.173.404)**	***TOTAL COMPREHENSIVE LOSS FOR THE YEAR***

PT COWELL DEVELOPMENT TBK
DAN ENTITAS ANAK
LAPORAN LABA RUGI DAN PENGHASILAN KOMPREHENSIF LAIN KONSOLIDASIAN (lanjutan)
UNTUK TAHUN YANG BERAKHIR PADA TANGGAL 31 DESEMBER 2018
(DISAJIKAN DALAM RUPIAH, KECUALI DINYATAKAN LAIN)

PT COWELL DEVELOPMENT TBK
AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME (continued)
FOR THE YEAR ENDED DECEMBER 31, 2018
(EXPRESSED IN RUPIAH, UNLESS OTHERWISE STATED)

	Catatan/ *Notes*	**2018**	**2017**	
RUGI TAHUN BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA:				***LOSS FOR THE YEAR ATTRIBUTABLE TO:***
Pemilik Entitas Induk		(224.571.057.645)	(69.060.109.323)	*Equity Holders of the Parent Company*
Kepentingan Non-Pengendali		37.630.186	26.900.455	*Non-Controlling Interest*
JUMLAH		**(224.533.427.459)**	**(69.033.208.868)**	***TOTAL***
JUMLAH RUGI KOMPREHENSIF YANG DAPAT DIATRIBUSIKAN KEPADA:				***TOTAL COMPREHENSIVE LOSS ATTRIBUTABLE TO:***
Pemilik Entitas Induk		(209.572.767.758)	(72.288.043.323)	*Equity Holders of the Parent Company*
Kepentingan Non-Pengendali		38.666.774	26.869.919	*Non-Controlling Interest*
JUMLAH		**(209.534.100.984)**	**(72.261.173.404)**	***TOTAL***
RUGI PER SAHAM YANG DAPAT DIATRIBUSIKAN KEPADA PEMILIK ENTITAS INDUK	2aa, 35	**(46)**	**(14)**	***LOSS PER SHARE ATTRIBUTABLE TO EQUITY HOLDERS OF THE PARENT COMPANY***

Ikhtisar Saham

Share Highlights

Saham Diterbitkan per Triwulan (dalam 2 tahun buku terakhir)
Quarterly Share Issuance (in the last 2 years)

2019	Jumlah Saham Beredar Total Outstanding Shares	KAPITALISASI PASAR Market Capitalization	HARGA SAHAM Share Value			VOLUME PERDAGANGAN Trade Volume	
			Tertinggi Highest	Terendah Lowest	Penutupan Closing	Volume Transaksi (lembar saham) Transaction Volume (shares)	Nilai (Rp) Value (Rp)
Kuartal 1 1st Quarter	4.871.214.021	1.402.909.638.048	440	280	288	170.865.500	60.184.995.200
Kuartal 2 2nd Quarter	4.871.214.021	1.042.439.800.494	288	198	214	13.039.100	3.094.532.600
Kuartal 3 3rd Quarter	4.871.214.021	983.985.232.242	266	199	202	10.656.800	2.287.670.400
Kuartal 4 4th Quarter	4.871.214.021	243.560.701.050	210	50	50	235.944.300	19.659.578.100
2019	4.871.214.021	896.303.379.864	330	174	184	430.505.700	85.226.776.300

2018	Jumlah Saham Beredar Total Outstanding Shares	KAPITALISASI PASAR Market Capitalization	HARGA SAHAM Share Value			VOLUME PERDAGANGAN Trade Volume	
			Tertinggi Highest	Terendah Lowest	Penutupan Closing	Volume Transaksi (lembar saham) Transaction Volume (shares)	Nilai (Rp) Value (Rp)
Kuartal 1 1st Quarter	4.871.214.021	5.017.350.441.630	1.050	760	1.030	60.626.500	50.523.775.000
Kuartal 2 2nd Quarter	4.871.214.021	2.289.470.589.870	1.030	468	470	105.465.300	66.028.366.600
Kuartal 3 3rd Quarter	4.871.214.021	2.201.788.737.492	695	412	452	76.998.700	42.763.262.100
Kuartal 4 4th Quarter	4.871.214.021	2.036.167.460. 778	476	410	418	11.402.500	4.853.615.000
2018	4.871.214.021	2.036.167.460.778	1.050	410	418	254.493.000	164.169.018.700

PT COWELL DEVELOPMENT TBK
DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN
KONSOLIDASIAN
TANGGAL 31 DESEMBER 2019
(DISAJIKAN DALAM RUPIAH, KECUALI DINYATAKAN LAIN)

PT COWELL DEVELOPMENT TBK
AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF
FINANCIAL POSITION
AS OF DECEMBER 31, 2019
(EXPRESSED IN RUPIAH, UNLESS OTHERWISE STATED)

	Catatan/ *Notes*	**2019**	**2018**	
ASET				***ASSETS***
ASET LANCAR				***CURRENT ASSETS***
Kas dan setara kas	2e, 4	18.471.018.773	72.790.116.400	*Cash and cash equivalents*
Piutang usaha - bersih				*Trade receivables - net*
Pihak ketiga	2f, 5	80.013.501.513	91.288.032.608	*Third parties*
Piutang lain-lain				*Other receivables*
Pihak berelasi	2g, 6, 32	4.524.059.798	-	*Related party*
Pihak ketiga	6	7.445.059.908	3.783.893.570	*Third parties*
Persediaan	2i, 2j, 2k, 7, 19	175.121.058.831	622.837.394.862	*Inventories*
Pajak dibayar di muka	2t, 22	7.636.644.420	10.678.709.494	*Prepaid taxes*
Uang muka dan beban dibayar di muka	2h	11.156.800.874	12.960.664.751	*Advances and prepaid expenses*
Jumlah Aset Lancar		304.368.144.117	814.338.811.685	*Total Current Assets*
ASET TIDAK LANCAR				***NON-CURRENT ASSETS***
Piutang instrumen keuangan derivatif	2v, 13	-	1.841.230.188	*Derivative financial instrument receivables*
Persediaan	2i, 2j, 2k, 7, 19	645.240.833.372	639.927.172.104	*Inventories*
Aset tetap - bersih	2l, 2p, 2q, 8, 19	246.855.005.079	363.296.391.370	*Fixed assets - net*
Investasi pada ventura bersama	2m, 9	580.087.821.010	707.463.909.283	*Investment in joint venture*
Aset takberwujud				*Intangible assets*
Goodwill - bersih	2c, 2q, 10	518.047.797.505	935.599.729.533	*Goodwill - net*
Hak pengelolaan bangunan	2n, 2q, 10	94.550.122.917	99.902.016.665	*Building management rights*
Setara kas yang dibatasi penggunaannya	2e, 11, 19	94.736.572.854	93.766.990.866	*Restricted cash equivalents*
Aset pajak tangguhan	2t, 22	10.841.540	44.806.148	*Deferred tax assets*
Aset lain-lain	2o, 2p, 12	66.618.962.417	76.831.199.618	*Other assets*
Jumlah Aset Tidak Lancar		2.246.147.956.694	2.918.673.445.775	*Total Non-Current Assets*
JUMLAH ASET		**2.550.516.100.811**	**3.733.012.257.460**	***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.

PT COWELL DEVELOPMENT TBK
DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN (lanjutan)
TANGGAL 31 DESEMBER 2019
(DISAJIKAN DALAM RUPIAH, KECUALI DINYATAKAN LAIN)

PT COWELL DEVELOPMENT TBK
AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)
AS OF DECEMBER 31, 2019
(EXPRESSED IN RUPIAH, UNLESS OTHERWISE STATED)

	Catatan/ *Notes*	2019	2018	
LIABILITAS DAN EKUITAS				***LIABILITIES AND EQUITY***
LIABILITAS				***LIABILITIES***
LIABILITAS JANGKA PENDEK				***CURRENT LIABILITIES***
Utang usaha	14	49.184.737.708	51.859.192.027	*Trade payables*
Utang lain-lain				*Other payables*
Pihak ketiga	15	165.348.163.130	36.286.710.137	*Third parties*
Beban masih harus dibayar	16	43.332.882.512	97.662.244.487	*Accrued expenses*
Utang pajak	2t, 22	36.964.552.809	17.051.815.248	*Taxes payable*
Uang muka penjualan, pendapatan sewa dan jasa diterima di muka yang direalisasi dalam satu tahun	2s, 17	170.865.114.775	165.189.447.586	*Advances on sales, unearned rent and service income realized within one year*
Uang jaminan pelanggan yang jatuh tempo dalam satu tahun	18	20.974.222.824	24.681.071.226	*Current maturities of customers deposits*
Utang jangka panjang yang jatuh tempo dalam satu tahun				*Current maturities of long-term debts*
Utang bank	19	1.707.109.752.351	710.042.893.398	*Bank loans*
Utang lembaga keuangan	20	331.338.971	630.255.600	*Financial institution loans*
Jumlah Liabilitas Jangka Pendek		2.194.110.765.080	1.103.403.629.709	*Total Current Liabilities*
LIABILITAS JANGKA PANJANG				***NON-CURRENT LIABILITIES***
Utang lain-lain	15	317.774.661.505	349.733.985.885	*Other payables*
Uang muka penjualan, pendapatan sewa dan jasa diterima di muka - setelah dikurangi bagian yang direalisasi dalam satu tahun	2s, 17	3.294.911.076	28.156.314.549	*Advances on sales, unearned rent and service income - net of portion of realized within one year*
Uang jaminan pelanggan - setelah dikurangi bagian yang jatuh tempo dalam satu tahun	18	35.059.098.557	30.063.396.752	*Customers deposits - net of current maturities*
Utang jangka panjang - setelah dikurangi bagian yang jatuh tempo dalam satu tahun				*Long-term debts - net of current maturities*
Utang bank	19	-	1.256.452.900.004	*Bank loans*
Utang lembaga keuangan	20	638.589.095	518.036.713	*Financial institution loans*
Estimasi liabilitas atas imbalan kerja karyawan	2r, 21	18.917.456.607	46.403.246.339	*Estimated liabilities for employees' benefits*
Jumlah Liabilitas Jangka Panjang		375.684.716.840	1.711.327.880.242	*Total Non-Current Liabilities*
JUMLAH LIABILITAS		**2.569.795.481.920**	**2.814.731.509.951**	***TOTAL LIABILITIES***

PT COWELL DEVELOPMENT TBK
DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN
KONSOLIDASIAN (lanjutan)
TANGGAL 31 DESEMBER 2019
(DISAJIKAN DALAM RUPIAH, KECUALI DINYATAKAN LAIN)

PT COWELL DEVELOPMENT TBK
AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF
FINANCIAL POSITION (continued)
AS OF DECEMBER 31, 2019
(EXPRESSED IN RUPIAH, UNLESS OTHERWISE STATED)

	Catatan/ *Notes*	**2019**	**2018**	
EKUITAS (DEFISIENSI MODAL)				***EQUITY (CAPITAL DEFICIENCY)***
Ekuitas yang Dapat Diatribusikan Kepada Pemilik Entitas Induk				***Equity Attributable to the Equity Holders of the Parent Company***
Modal saham - nilai nominal Rp 100 per saham				*Capital stock - Rp 100 par value per share*
Modal dasar - 18.000.000.000 saham				*Authorized - 18,000,000,000 shares*
Modal ditempatkan dan disetor penuh - 4.871.214.021 saham	23	487.121.402.100	487.121.402.100	*Issued and fully paid - 4,871,214,021 shares*
Tambahan modal disetor - bersih	2c, 2w, 24	541.374.285.132	541.374.285.132	*Additional paid-in capital - net*
Selisih transaksi perubahan ekuitas Entitas Anak		6.529.147.264	6.526.603.799	*Differences arising from changes in equity of Subsidiaries*
Saldo laba (Defisit)				*Retained earnings (Deficit)*
Telah ditentukan penggunaannya		700.000.000	700.000.000	*Approriated*
Belum ditentukan penggunaannya		(1.055.097.310.939)	(117.594.271.460)	*Unappropriated*
Sub-jumlah		(19.372.476.443)	918.128.019.571	*Sub-total*
Kepentingan Non-Pengendali	2b	93.095.334	152.727.938	*Non-Controlling Interest*
JUMLAH EKUITAS (DEFISIENSI MODAL)		**(19.279.381.109)**	**918.280.747.509**	***TOTAL EQUITY (CAPITAL DEFICIENCY)***
JUMLAH LIABILITAS DAN EKUITAS (DEFISIENSI MODAL)		**2.550.516.100.811**	**3.733.012.257.460**	***TOTAL LIABILITIES AND EQUITY (CAPITAL DEFICIENCY)***

PT COWELL DEVELOPMENT TBK
DAN ENTITAS ANAK
LAPORAN LABA RUGI DAN PENGHASILAN KOMPREHENSIF LAIN KONSOLIDASIAN
UNTUK TAHUN YANG BERAKHIR PADA TANGGAL 31 DESEMBER 2019
(DISAJIKAN DALAM RUPIAH, KECUALI DINYATAKAN LAIN)

PT COWELL DEVELOPMENT 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)

	Catatan/ *Notes*	**2019**	**2018**	
PENDAPATAN	2s, 26	461.082.871.379	418.168.913.163	***REVENUES***
BEBAN POKOK PENDAPATAN	2s, 27	(514.283.353.049)	(143.618.080.004)	***COST OF REVENUES***
LABA (RUGI) BRUTO		**(53.200.481.670)**	**274.550.833.159**	***GROSS PROFIT (LOSS)***
Beban penjualan	2s, 28	(3.387.940.124)	(11.448.317.626)	*Selling expenses*
Beban umum dan administrasi	2s, 29	(157.342.064.913)	(149.791.193.822)	*General and administrative expenses*
Beban keuangan	2s, 30	(149.524.051.331)	(188.740.631.472)	*Financing expenses*
Selisih kurs - bersih	2u	69.080.169.366	(117.055.328.233)	*Foreign exchange differentials - net*
Bagian atas laba (rugi) bersih ventura bersama	9	(128.108.659.531)	1.403.604.675	*Share of net profit (loss) of joint venture*
Pendapatan (beban) lain-lain - bersih	2s, 8 10, 31	(505.787.008.340)	(47.367.911)	*Other income (expenses) - net*
RUGI SEBELUM BEBAN PAJAK FINAL DAN PAJAK PENGHASILAN		**(928.270.036.543)**	**(191.128.401.230)**	***LOSS BEFORE FINAL AND INCOME TAX EXPENSE***
Pajak final	2t, 22	(30.800.097.992)	(31.960.612.383)	*Final tax*
RUGI SEBELUM BEBAN PAJAK PENGHASILAN		**(959.070.134.535)**	**(223.089.013.613)**	***LOSS BEFORE INCOME TAX EXPENSE***
MANFAAT (BEBAN) PAJAK PENGHASILAN	2t, 22			***INCOME TAX BENEFIT (EXPENSE)***
Pajak kini		(748.188.000)	(1.474.963.240)	*Current tax*
Pajak tangguhan		(32.129.275)	30.549.394	*Deferred tax*
Beban Pajak Penghasilan		(780.317.275)	(1.444.413.846)	*Income Tax Expense*
RUGI TAHUN BERJALAN		**(959.850.451.810)**	**(224.533.427.459)**	***LOSS FOR THE YEAR***
LABA (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***
Keuntungan (kerugian) aktuarial atas program imbalan pasti	2r, 21	21.602.172.363	15.479.159.663	*Actuarial gain (loss) of defined benefit plan*
Bagian laba (rugi) komprehensif lain dari ventura bersama	9	732.571.258	(492.568.947)	*Share of other comprehensive income (loss) of joint venture*
Pajak penghasilan terkait	2t, 22	(1.835.333)	12.735.759	*Related income tax*
Laba (Rugi) Komprehensif Lain - Setelah Pajak		**22.332.908.288**	**14.999.326.475**	***Other Comprehensive Income (Loss) - Net of Tax***
JUMLAH RUGI KOMPREHENSIF TAHUN BERJALAN		**(937.517.543.522)**	**(209.534.100.984)**	***TOTAL COMPREHENSIVE LOSS FOR THE YEAR***

PT COWELL DEVELOPMENT TBK
DAN ENTITAS ANAK
LAPORAN LABA RUGI DAN PENGHASILAN KOMPREHENSIF LAIN KONSOLIDASIAN (lanjutan)
UNTUK TAHUN YANG BERAKHIR PADA TANGGAL 31 DESEMBER 2019
(DISAJIKAN DALAM RUPIAH, KECUALI DINYATAKAN LAIN)

PT COWELL DEVELOPMENT TBK
AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME (continued)
FOR THE YEAR ENDED DECEMBER 31, 2019
(EXPRESSED IN RUPIAH, UNLESS OTHERWISE STATED)

	Catatan/ *Notes*	**2019**	**2018**	
RUGI TAHUN BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA:				***LOSS FOR THE YEAR ATTRIBUTABLE TO:***
Pemilik Entitas Induk		(959.831.588.144)	(224.571.057.645)	*Equity Holders of the Parent Company*
Kepentingan Non-Pengendali		(18.863.666)	37.630.186	*Non-Controlling Interest*
JUMLAH		**(959.850.451.810)**	**(224.533.427.459)**	***TOTAL***
JUMLAH RUGI KOMPREHENSIF YANG DAPAT DIATRIBUSIKAN KEPADA:				***TOTAL COMPREHENSIVE LOSS ATTRIBUTABLE TO:***
Pemilik Entitas Induk		(937.501.153.308)	(209.572.767.758)	*Equity Holders of the Parent Company*
Kepentingan Non-Pengendali		(16.390.214)	38.666.774	*Non-Controlling Interest*
JUMLAH		**(937.517.543.522)**	**(209.534.100.984)**	***TOTAL***
RUGI PER SAHAM YANG DAPAT DIATRIBUSIKAN KEPADA PEMILIK ENTITAS INDUK	2z, 34	**(197)**	**(46)**	***LOSS PER SHARE ATTRIBUTABLE TO EQUITY HOLDERS OF THE PARENT COMPANY***

Ikhtisar Saham
Stock Highlights

Kinerja Saham Tahun 2017
Year 2017 Share Performance

Bulan *Month*	Harga Saham / *Share Price*			Volume Perdagangan (Unit) *Trading Volume (Unit)*	Jumlah Saham Beredar (Unit) *Issued Shares (Unit)*	Kapitalisasi Pasar (Rp) *Market Capitalization (Rp)*
	Tertinggi (Rp) *Highest (Rp)*	Terendah (Rp) *Lowest (Rp)*	Penutupan (Rp) *Closing (Rp)*			
Januari	380	320	374	105.000	3.141.390.962	1.174.880.219.788
Februari	380	330	364	195.700	3.141.390.962	1.143.466.310.168
Maret	378	352	378	31.200	3.141.390.962	1.187.445.783.636
April	384	340	354	47.800	3.141.390.962	1.112.052.400.548
Mei	474	302	352	401.500	3.141.390.962	1.105.769.618.624
Juni	398	322	348	352.300	3.141.390.962	1.093.204.054.776
Juli	356	306	320	3.960.200	3.141.390.962	1.005.245.107.840
Agustus	330	304	306	1.332.200	3.141.390.962	961.265.634372
September	382	304	316	7.510.900	3.141.390.962	992.679.543.992
Oktober	360	300	316	861.100	3.141.390.962	992.679.543.992
November	352	252	332	5.495.100	3.141.390.962	1.042.941.799.384
Desember	332	298	306	615.600	3.141.390.962	961.265.634.372

Kinerja Saham Tahun 2016
Year 2016 Share Performance

Bulan *Month*	Harga Saham / *Share Price*			Volume Perdagangan (Unit) *Trading Volume (Unit)*	Jumlah Saham Beredar (Unit) *Issued Shares (Unit)*	Kapitalisasi Pasar (Rp) *Market Capitalization (Rp)*
	Tertinggi (Rp) *Highest (Rp)*	Terendah (Rp) *Lowest (Rp)*	Penutupan (Rp) *Closing (Rp)*			
Januari	420	400	420	114.500	3.141.390.962	1.319.384.204.040
Februari	478	400	400	55.500	3.141.390.962	1.256.556.384.800
Maret	480	423	480	19.000	3.141.390.962	1.507.867.661.760
April	505	365	376	481.200	3.141.390.962	1.181.163.001.712
Mei	450	370	400	150.500	3.141.390.962	1.256.556.384.800
Juni	535	400	500	401.800	3.141.390.962	1.570.695.481.000
Juli	500	450	500	384.800	3.141.390.962	1.570.695.481.000
Agustus	510	444	454	1.625.400	3.141.390.962	1.426.191.496.748
September	500	402	460	1.844.800	3.141.390.962	1.445.039.842.520
Oktober	500	340	484	228.900	3.141.390.962	1.520.433.225.608
November	500	360	362	1.087.400	3.141.390.962	1.137.183.528.244
Desember	378	308	360	524.500	3.141.390.962	1.130.900.746.320

PT DUTA ANGGADA REALTY Tbk.
DAN ENTITAS ANAKNYA
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
Tanggal 31 Desember 2017
(Disajikan dalam Ribuan Rupiah, Kecuali Dinyatakan Lain)

PT DUTA ANGGADA REALTY Tbk.
AND ITS SUBSIDIARIES
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As of December 31, 2017
(Expressed in Thousands of Indonesian Rupiah, Unless Otherwise Stated)

	31 Desember 2017/ ***December 31, 2017***	**Catatan/** ***Notes***	**31 Desember 2016/** ***December 31, 2016***	
ASET				***ASSETS***
ASET LANCAR				***CURRENT ASSETS***
Kas dan setara kas	50.730.897	2,4	113.603.058	*Cash and cash equivalents*
Piutang usaha		2,5		*Trade receivables*
Pihak ketiga, neto	152.995.255	15	124.599.321	*Third parties, net*
Pihak berelasi	6.873.680	31	5.362.332	*Related parties*
Piutang lain-lain - pihak ketiga	10.850.190	2	9.289.081	*Other receivables - third parties*
Persediaan	24.707.510	2,7,15	77.730.483	*Inventories*
Uang muka	108.547.962	6	55.406.735	*Advances*
Pajak dibayar di muka	1.575.464	2,8	487.038	*Prepaid taxes*
Biaya dibayar di muka, neto	769.582	2,9	1.209.154	*Prepaid expenses, net*
Aset lancar lain-lain, neto	478.081	2,14	2.224.751	*Other current assets, net*
Total Aset Lancar	**357.528.621**		**389.911.953**	***Total Current Assets***
ASET TIDAK LANCAR				***NON-CURRENT ASSETS***
Properti investasi, neto	1.611.286.903	2,10,15,16	1.879.077.865	*Investment properties, net*
Aset tetap, neto	286.676.010	2,11	75.621.865	*Fixed assets, net*
Proyek dalam penyelesaian	3.632.452.948	2,12,15	3.265.042.346	*Constructions in progress*
Tanah untuk pengembangan	335.799.743	2,13	335.792.579	*Land for development*
Aset pajak tangguhan, neto	11.164.732	2,19	5.350.328	*Deferred tax asset, net*
Aset keuangan tidak lancar lainnya	60.502.733	2,4,15	50.079.013	*Other non-current financial assets*
Aset tidak lancar lain-lain, neto	65.433.919	2,14	65.381.647	*Other non-current assets, net*
Total Aset Tidak Lancar	**6.003.316.988**		**5.676.345.643**	***Total Non-Current Assets***
TOTAL ASET	**6.360.845.609**		**6.066.257.596**	***TOTAL ASSETS***

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

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

**PT DUTA ANGGADA REALTY Tbk.
DAN ENTITAS ANAKNYA
LAPORAN POSISI KEUANGAN
KONSOLIDASIAN (lanjutan)
Tanggal 31 Desember 2017
(Disajikan dalam Ribuan Rupiah,
Kecuali Dinyatakan Lain)**

***PT DUTA ANGGADA REALTY Tbk.
AND ITS SUBSIDIARIES
CONSOLIDATED STATEMENT OF
FINANCIAL POSITION (continued)
As of December 31, 2017
(Expressed in Thousands of Indonesian Rupiah,
Unless Otherwise Stated)***

	31 Desember 2017/ *December 31, 2017*	Catatan/ *Notes*	31 Desember 2016/ *December 31, 2016*	
LIABILITAS DAN EKUITAS				***LIABILITIES AND EQUITY***
LIABILITAS JANGKA PENDEK				***CURRENT LIABILITIES***
Utang usaha - pihak ketiga	74.191.616	2,20	136.751.668	*Trade payables - third parties*
Utang lain-lain - pihak ketiga	14.526.704	2	14.519.542	*Other payables - third parties*
Utang dividen	1.208.440	2,22	785.820	*Dividends payable*
Beban akrual - pihak ketiga	28.422.928	2,15,16,18	24.221.506	*Accrued expenses - third parties*
Utang pajak	48.659.337	2,19	56.207.929	*Taxes payable*
Bagian jangka pendek atas:				*Current maturities of:*
Utang sewa pembiayaan	43.393.003	2,21,33a	45.605.184	*Finance leases payable*
Utang bank, neto	403.144.539	2,15,18	255.774.341	*Bank loans, net*
Pendapatan diterima di muka	44.862.177	2,17	41.207.142	*Unearned income*
Uang jaminan penyewa	8.051.219	2	30.068.211	*Tenant deposits*
Total Liabilitas Jangka Pendek	**666.459.963**		**605.141.343**	***Total Current Liabilities***
LIABILITAS JANGKA PANJANG				***LONG-TERM LIABILITIES***
Bagian jangka panjang atas:				*Long-term portion of:*
Utang sewa pembiayaan	44.563.434	2,21,33a	87.956.437	*Finance leases payable*
Utang bank, neto	2.025.650.001	2,15	1.447.492.060	*Bank loans, net*
Pendapatan diterima di muka	4.080.044	2,17	3.628.246	*Unearned income*
Uang jaminan penyewa	45.230.340	2	36.825.047	*Tenant deposits*
Utang obligasi, neto	-	2,16,18	248.167.510	*Bonds payable, net*
Liabilitas imbalan kerja karyawan	15.394.403	2,30	13.698.413	*Employee benefits liability*
Total Liabilitas Jangka Panjang	**2.134.918.222**		**1.837.767.713**	***Total Long-term Liabilities***
TOTAL LIABILITAS	**2.801.378.185**		**2.442.909.056**	***TOTAL LIABILITIES***
EKUITAS				***EQUITY***
Modal saham - nilai nominal Rp500 (angka penuh) per saham Modal dasar - 10.000.000.000 saham Modal ditempatkan dan disetor penuh - 3.141.390.962 saham	1.570.695.481	22	1.570.695.481	*Share capital - at par value of Rp500 (full amount) each Authorized - 10,000,000,000 shares Issued and fully paid - 3,141,390,962 shares*
Tambahan modal disetor	454.133.542	22	454.133.542	*Additional paid-in capital*
Selisih transaksi dengan kepentingan nonpengendali	(199.483)	1c	-	*Difference in value of transaction with non-controlling interest*
Saldo laba				*Retained earnings*
Defisit sebesar Rp845.604.322 telah dieliminasi melalui kuasi-reorganisasi tanggal 1 Juli 2011				*Deficit of Rp845,604,322 was eliminated in the quasi-reorganization at July 1, 2011*
Telah ditentukan penggunaannya	5.500.000	22	4.500.000	*Appropriated*
Belum ditentukan penggunaannya	1.529.328.109		1.593.507.866	*Unappropriated*
Ekuitas yang dapat diatribusikan kepada pemilik entitas induk	3.559.457.649		3.622.836.889	*Equity attributable to owners of the parent entity*
Kepentingan nonpengendali	9.775	22	511.651	*Non-controlling interests*
TOTAL EKUITAS	**3.559.467.424**		**3.623.348.540**	***TOTAL EQUITY***
TOTAL LIABILITAS DAN EKUITAS	**6.360.845.609**		**6.066.257.596**	***TOTAL LIABILITIES AND EQUITY***

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

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

**PT DUTA ANGGADA REALTY Tbk.
DAN ENTITAS ANAKNYA
LAPORAN LABA RUGI DAN
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LAIN KONSOLIDASIAN
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pada Tanggal 31 Desember 2017
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***PT DUTA ANGGADA REALTY Tbk.
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For the Year Ended
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	Tahun yang Berakhir pada Tanggal 31 Desember/ *Year Ended December 31,*			
	2017	**Catatan/ *Notes***	**2016**	
PENJUALAN DAN PENDAPATAN USAHA	**445.956.264**	2,23,31	**754.737.513**	***SALES AND OPERATING REVENUES***
BEBAN POKOK PENJUALAN DAN BEBAN LANGSUNG	**(210.040.546)**	2,10, 11,24,31	**(316.931.602)**	***COST OF SALES AND DIRECT COSTS***
LABA BRUTO	**235.915.718**		**437.805.911**	***GROSS PROFIT***
Beban penjualan	(7.881.237)	2,25	(8.743.792)	*Selling expenses*
Beban umum dan administrasi	(107.104.707)	2,11,26	(116.024.104)	*General and administrative expenses*
Pendapatan lainnya	6.887.049	2,11,27	5.293.015	*Other income*
Beban lainnya	(4.670.903)	2,5,28	(4.817.027)	*Other expenses*
LABA USAHA	**123.145.920**		**313.514.003**	***OPERATING INCOME***
Beban keuangan	(72.224.769)	2,15 16,29	(83.849.040)	*Finance expenses*
Pendapatan keuangan	4.339.247	2,29	4.010.223	*Finance income*
LABA TAHUN BERJALAN SEBELUM BEBAN PAJAK FINAL DAN PAJAK PENGHASILAN	**55.260.398**		**233.675.186**	***INCOME FOR THE YEAR BEFORE FINAL TAX EXPENSE AND INCOME TAX***
BEBAN PAJAK FINAL	**(30.896.985)**	2,19	**(47.149.446)**	***FINAL TAX EXPENSE***
LABA TAHUN BERJALAN SEBELUM PAJAK PENGHASILAN	**24.363.413**		**186.525.740**	***INCOME FOR THE YEAR BEFORE INCOME TAX***
MANFAAT PAJAK PENGHASILAN	**5.814.404**	2,19	**5.350.328**	***INCOME TAX BENEFIT***
LABA TAHUN BERJALAN	**30.177.817**		**191.876.068**	***INCOME FOR THE YEAR***
PENGHASILAN KOMPREHENSIF LAIN:				***OTHER COMPREHENSIVE INCOME:***
Pos yang tidak akan direklasifikasi ke laba rugi:				*Item that will not be reclassified to profit or loss:*
Keuntungan aktuarial atas liabilitas imbalan kerja karyawan	881.087	2,30	335.546	*Actuarial gain on employee benefits liability*
TOTAL PENGHASILAN KOMPREHENSIF TAHUN BERJALAN	**31.058.904**		**192.211.614**	***TOTAL COMPREHENSIVE INCOME FOR THE YEAR***

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

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

**PT DUTA ANGGADA REALTY Tbk.
DAN ENTITAS ANAKNYA
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Unless Otherwise Stated)***

	Tahun yang Berakhir pada Tanggal 31 Desember/ *Year Ended December 31,*			
	2017	**Catatan/ *Notes***	**2016**	
LABA (RUGI) TAHUN BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA:				***INCOME (LOSS) FOR THE YEAR ATTRIBUTABLE TO:***
Pemilik entitas induk	30.180.885		191.879.844	*Owners of the parent entity*
Kepentingan nonpengendali	(3.068)	22	(3.776)	*Non-controlling interests*
TOTAL	**30.177.817**		**191.876.068**	***TOTAL***
TOTAL PENGHASILAN (RUGI) KOMPREHENSIF TAHUN BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA:				***TOTAL COMPREHENSIVE INCOME (LOSS) FOR THE YEAR ATTRIBUTABLE TO:***
Pemilik entitas induk	31.061.972		192.215.390	*Owners of the parent entity*
Kepentingan nonpengendali	(3.068)	22	(3.776)	*Non-controlling interests*
TOTAL	**31.058.904**		**192.211.614**	***TOTAL***
LABA PER SAHAM DASAR YANG DAPAT DIATRIBUSIKAN KEPADA PEMILIK ENTITAS INDUK (angka penuh)	**10**	2	**61**	***BASIC EARNINGS PER SHARE ATTRIBUTABLE TO OWNERS OF THE PARENT ENTITY (full amount)***

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

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

Ikhtisar Saham
Stock Highlights

Kinerja Saham Tahun 2018
Year 2018 Share Performance

Bulan *Month*	Harga Saham / *Share Price*			Volume Perdagangan (Unit) *Trading Volume (Unit)*	Jumlah Saham Beredar (Unit) *Issued Shares (Unit)*	Kapitalisasi Pasar (Rp) *Market Capitalization (Rp)*
	Tertinggi (Rp) *Highest (Rp)*	Terendah (Rp) *Lowest (Rp)*	Penutupan (Rp) *Closing (Rp)*			
Januari	350	298	324	648.800	3.141.390.962	1.017.810.671.688
Februari	338	300	326	1.012.400	3.141.390.962	1.024.093.453.612
Maret	330	300	316	567.600	3.141.390.962	992.679.543.992
April	322	302	302	103.500	3.141.390.962	948.700.070.524
Mei	316	298	302	64.500	3.141.390.962	948.700.070.524
Juni	312	292	300	185.700	3.141.390.962	942.417.288.600
Juli	300	216	282	91.800	3.141.390.962	885.872.251.284
Agustus	290	274	280	25.200	3.141.390.962	879.589.469.360
September	294	232	264	3.349.700	3.141.390.962	829.327.213.968
Oktober	294	226	250	314.100	3.141.390.962	785.347.740.500
November	274	220	246	226.600	3.141.390.962	772.782.176.652
Desember	296	240	246	622.900	3.141.390.962	772.782.176.652

Kinerja Saham Tahun 2017
Year 2017 Share Performance

Bulan *Month*	Harga Saham / *Share Price*			Volume Perdagangan (Unit) *Trading Volume (Unit)*	Jumlah Saham Beredar (Unit) *Issued Shares (Unit)*	Kapitalisasi Pasar (Rp) *Market Capitalization (Rp)*
	Tertinggi (Rp) *Highest (Rp)*	Terendah (Rp) *Lowest (Rp)*	Penutupan (Rp) *Closing (Rp)*			
Januari	380	320	374	105.000	3.141.390.962	1.174.880.219.788
Februari	380	330	364	195.700	3.141.390.962	1.143.466.310.168
Maret	378	352	378	31.200	3.141.390.962	1.187.445.783.636
April	384	340	354	47.800	3.141.390.962	1.112.052.400.548
Mei	474	302	352	401.500	3.141.390.962	1.105.769.618.624
Juni	398	322	348	352.300	3.141.390.962	1.093.204.054.776
Juli	356	306	320	3.960.200	3.141.390.962	1.005.245.107.840
Agustus	330	304	306	1.332.200	3.141.390.962	961.265.634372
September	382	304	316	7.510.900	3.141.390.962	992.679.543.992
Oktober	360	300	316	861.100	3.141.390.962	992.679.543.992
November	352	252	332	5.495.100	3.141.390.962	1.042.941.799.384
Desember	332	298	306	615.600	3.141.390.962	961.265.634.372

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PT DUTA ANGGADA REALTY Tbk.
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CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As of December 31, 2018
(Expressed in Thousands of Indonesian Rupiah, Unless Otherwise Stated)

	31 Desember 2018/ ***December 31, 2018***	**Catatan/** ***Notes***	**31 Desember 2017/** ***December 31, 2017***	
ASET				***ASSETS***
ASET LANCAR				***CURRENT ASSETS***
Kas dan setara kas	107.112.135	2,4	50.730.897	*Cash and cash equivalents*
Piutang usaha		2,5		*Trade receivables*
Pihak ketiga, neto	117.734.127	15	152.995.255	*Third parties, net*
Pihak berelasi	8.104.588	30	6.873.680	*Related parties*
Piutang lain-lain - pihak ketiga	10.051.639	2	10.850.190	*Other receivables - third parties*
Persediaan	14.717.351	2,7,15	24.707.510	*Inventories*
Uang muka	59.577.056	6	108.547.962	*Advances*
Pajak dibayar di muka	1.497.074	2,8	1.575.464	*Prepaid taxes*
Biaya dibayar di muka, neto	1.109.687	2,9	769.582	*Prepaid expenses, net*
Aset lancar lain-lain, neto	486.152	2,14	478.081	*Other current assets, net*
Total Aset Lancar	**320.389.809**		**357.528.621**	***Total Current Assets***
ASET TIDAK LANCAR				***NON-CURRENT ASSETS***
Properti investasi, neto	2.285.608.005	2,10,15	1.611.286.903	*Investment properties, net*
Aset tetap, neto	920.824.720	2,11,15	286.676.010	*Fixed assets, net*
Proyek dalam penyelesaian	2.881.121.907	2,12,15	3.632.452.948	*Constructions in progress*
Tanah untuk pengembangan	336.618.643	2,13	335.799.743	*Land for development*
Aset pajak tangguhan, neto	17.117.639	2,18	11.164.732	*Deferred tax asset, net*
Aset keuangan tidak lancar lainnya	78.625.343	2,4,15	60.502.733	*Other non-current financial assets*
Aset tidak lancar lain-lain, neto	64.980.328	2,14	65.433.919	*Other non-current assets, net*
Total Aset Tidak Lancar	**6.584.896.585**		**6.003.316.988**	***Total Non-Current Assets***
TOTAL ASET	**6.905.286.394**		**6.360.845.609**	***TOTAL ASSETS***

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

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

**PT DUTA ANGGADA REALTY Tbk.
DAN ENTITAS ANAKNYA
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Tanggal 31 Desember 2018
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***PT DUTA ANGGADA REALTY Tbk.
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FINANCIAL POSITION (continued)
As of December 31, 2018
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	31 Desember 2018/ *December 31, 2018*	Catatan/ *Notes*	31 Desember 2017/ *December 31, 2017*	
LIABILITAS DAN EKUITAS				***LIABILITIES AND EQUITY***
LIABILITAS JANGKA PENDEK				***CURRENT LIABILITIES***
Utang bank jangka pendek	310.000.000	2,15,17	110.000.000	*Short-term bank loans*
Utang usaha - pihak ketiga	153.944.358	2,19	74.191.616	*Trade payables - third parties*
Utang lain-lain - pihak ketiga	20.302.332	2	14.526.704	*Other payables - third parties*
Utang dividen	1.208.440	2,21	1.208.440	*Dividends payable*
Beban akrual		2,15,17		*Accrued expenses*
Pihak ketiga	37.263.563		28.422.928	*Third parties*
Pihak berelasi	422.500	30	-	*Related party*
Utang pajak	37.348.845	2,18	48.659.337	*Taxes payable*
Bagian jangka pendek atas:				*Current maturities of:*
Utang sewa pembiayaan	49.063.435	2,20,32a	43.393.003	*Finance leases payable*
Utang bank jangka panjang, neto	126.488.914	2,15,17	293.144.539	*Long-term bank loans, net*
Pendapatan diterima di muka	66.364.114	2,16	44.862.177	*Unearned income*
Uang jaminan penyewa	11.779.565	2	8.051.219	*Tenant deposits*
Total Liabilitas Jangka Pendek	**814.186.066**		**666.459.963**	***Total Current Liabilities***
LIABILITAS JANGKA PANJANG				***LONG-TERM LIABILITIES***
Bagian jangka panjang atas:				*Long-term portion of:*
Utang sewa pembiayaan	-	2,20,32a	44.563.434	*Finance leases payable*
Utang bank jangka panjang, neto	2.457.646.946	2,15,17	2.025.650.001	*Long-term bank loans, net*
Pendapatan diterima di muka	3.060.260	2,16	4.080.044	*Unearned income*
Uang jaminan penyewa	40.159.277	2	45.230.340	*Tenant deposits*
Liabilitas imbalan kerja karyawan	14.318.830	2,29	15.394.403	*Employee benefits liability*
Total Liabilitas Jangka Panjang	**2.515.185.313**		**2.134.918.222**	***Total Long-term Liabilities***
TOTAL LIABILITAS	**3.329.371.379**		**2.801.378.185**	***TOTAL LIABILITIES***
EKUITAS				***EQUITY***
Modal saham - nilai nominal Rp500 (angka penuh) per saham Modal dasar - 10.000.000.000 saham Modal ditempatkan dan disetor penuh - 3.141.390.962 saham	1.570.695.481	21	1.570.695.481	*Share capital - at par value of Rp500 (full amount) each Authorized - 10,000,000,000 shares Issued and fully paid - 3,141,390,962 shares*
Tambahan modal disetor	454.133.542	2,21	454.133.542	*Additional paid-in capital*
Selisih transaksi dengan kepentingan nonpengendali	(199.483)	1c	(199.483)	*Difference in value of transaction with non-controlling interest*
Saldo laba				*Retained earnings*
Defisit sebesar Rp845.604.322 telah dieliminasi melalui kuasi-reorganisasi tanggal 1 Juli 2011				*Deficit of Rp845,604,322 was eliminated in the quasi-reorganization at July 1, 2011*
Telah ditentukan penggunaannya	6.500.000	21	5.500.000	*Appropriated*
Belum ditentukan penggunaannya	1.544.779.418		1.529.328.109	*Unappropriated*
Ekuitas yang dapat diatribusikan kepada pemilik entitas induk	3.575.908.958		3.559.457.649	*Equity attributable to owners of the parent entity*
Kepentingan nonpengendali	6.057	21	9.775	*Non-controlling interests*
TOTAL EKUITAS	**3.575.915.015**		**3.559.467.424**	***TOTAL EQUITY***
TOTAL LIABILITAS DAN EKUITAS	**6.905.286.394**		**6.360.845.609**	***TOTAL LIABILITIES AND EQUITY***

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

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

**PT DUTA ANGGADA REALTY Tbk.
DAN ENTITAS ANAKNYA
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	Tahun yang Berakhir pada Tanggal 31 Desember/ *Year Ended December 31,*			
	2018	**Catatan/ *Notes***	**2017**	
PENJUALAN DAN PENDAPATAN USAHA	**379.418.062**	2,22,30	**445.956.264**	***SALES AND OPERATING REVENUES***
BEBAN POKOK PENJUALAN DAN BEBAN LANGSUNG	**(174.920.006)**	2,7,10 11,23,30	**(210.040.546)**	***COST OF SALES AND DIRECT COSTS***
LABA BRUTO	**204.498.056**		**235.915.718**	***GROSS PROFIT***
Beban penjualan	(10.088.870)	2,24	(7.881.237)	*Selling expenses*
Beban umum dan administrasi	(108.230.015)	2,11,25	(107.104.707)	*General and administrative expenses*
Pendapatan lainnya	10.620.241	2,11,26	6.887.049	*Other income*
Beban lainnya	(8.410.932)	2,5,27	(4.670.903)	*Other expenses*
LABA USAHA	**88.388.480**		**123.145.920**	***OPERATING INCOME***
Beban keuangan	(53.857.370)	2,15,28	(72.224.769)	*Finance expenses*
Pendapatan keuangan	2.259.862	2,28	4.339.247	*Finance income*
LABA TAHUN BERJALAN SEBELUM BEBAN PAJAK FINAL DAN PAJAK PENGHASILAN	**36.790.972**		**55.260.398**	***INCOME FOR THE YEAR BEFORE FINAL TAX EXPENSE AND INCOME TAX***
BEBAN PAJAK FINAL	**(29.622.859)**	2,18	**(30.896.985)**	***FINAL TAX EXPENSE***
LABA TAHUN BERJALAN SEBELUM PAJAK PENGHASILAN	**7.168.113**		**24.363.413**	***INCOME FOR THE YEAR BEFORE INCOME TAX***
MANFAAT PAJAK PENGHASILAN	**5.952.908**	2,18	**5.814.404**	***INCOME TAX BENEFIT***
LABA TAHUN BERJALAN	**13.121.021**		**30.177.817**	***INCOME FOR THE YEAR***
PENGHASILAN KOMPREHENSIF LAIN:				***OTHER COMPREHENSIVE INCOME:***
Pos yang tidak akan direklasifikasi ke laba rugi:				*Item that will not be reclassified to profit or loss:*
Keuntungan aktuarial atas liabilitas imbalan kerja karyawan	3.327.438	2,29	881.087	*Actuarial gain on employee benefits liability*
TOTAL PENGHASILAN KOMPREHENSIF TAHUN BERJALAN	**16.448.459**		**31.058.904**	***TOTAL COMPREHENSIVE INCOME FOR THE YEAR***

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

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

**PT DUTA ANGGADA REALTY Tbk.
DAN ENTITAS ANAKNYA
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	Tahun yang Berakhir pada Tanggal 31 Desember/ *Year Ended December 31,*			
	2018	**Catatan/ *Notes***	**2017**	
LABA (RUGI) TAHUN BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA:				***INCOME (LOSS) FOR THE YEAR ATTRIBUTABLE TO:***
Pemilik entitas induk	13.123.871		30.180.885	*Owners of the parent entity*
Kepentingan nonpengendali	(2.850)	21	(3.068)	*Non-controlling interests*
TOTAL	**13.121.021**		**30.177.817**	***TOTAL***
TOTAL PENGHASILAN (RUGI) KOMPREHENSIF TAHUN BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA:				***TOTAL COMPREHENSIVE INCOME (LOSS) FOR THE YEAR ATTRIBUTABLE TO:***
Pemilik entitas induk	16.451.309		31.061.972	*Owners of the parent entity*
Kepentingan nonpengendali	(2.850)	21	(3.068)	*Non-controlling interests*
TOTAL	**16.448.459**		**31.058.904**	***TOTAL***
LABA PER SAHAM DASAR YANG DAPAT DIATRIBUSIKAN KEPADA PEMILIK ENTITAS INDUK (angka penuh)	**4**	2	**10**	***BASIC EARNINGS PER SHARE ATTRIBUTABLE TO OWNERS OF THE PARENT ENTITY (full amount)***

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

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

Ikhtisar Saham
Stock Highlights

Kinerja Saham Tahun 2019
Year 2019 Share Performance

Bulan *Month*	Harga Saham / *Share Price*			Volume Perdagangan (Unit) *Trading Volume (Unit)*	Jumlah Saham Beredar (Unit) *Issued Shares (Unit)*	Kapitalisasi Pasar (Rp) *Market Capitalization (Rp)*
	Tertinggi (Rp) *Highest (Rp)*	Terendah (Rp) *Lowest (Rp)*	Penutupan (Rp) *Closing (Rp)*			
Januari	340	220	310	699.800	3.141.390.962	973.831
Februari	348	284	296	348.100	3.141.390.962	929.852
Maret	330	280	324	11.900	3.141.390.962	1.017.811
April	330	230	312	58.300	3.141.390.962	980.114
Mei	424	238	372	407.700	3.141.390.962	1.168.597
Juni	372	304	330	89.300	3.141.390.962	1.036.659
Juli	366	322	342	43.700	3.141.390.962	1.074.356
Agustus	382	312	342	130.500	3.141.390.962	1.074.356
September	370	300	344	185.200	3.141.390.962	1.080.638
Oktober	390	302	364	26.100	3.141.390.962	1.143.466
November	364	294	330	8.400	3.141.390.962	1.036.659
Desember	328	248	312	311.100	3.141.390.962	980.114

Kinerja Saham Tahun 2018
Year 2018 Share Performance

Bulan *Month*	Harga Saham / *Share Price*			Volume Perdagangan (Unit) *Trading Volume (Unit)*	Jumlah Saham Beredar (Unit) *Issued Shares (Unit)*	Kapitalisasi Pasar (Rp) *Market Capitalization (Rp)*
	Tertinggi (Rp) *Highest (Rp)*	Terendah (Rp) *Lowest (Rp)*	Penutupan (Rp) *Closing (Rp)*			
Januari	350	298	324	648.800	3.141.390.962	1.017.811
Februari	338	300	326	1.012.400	3.141.390.962	1.024.093
Maret	330	300	316	567.600	3.141.390.962	992.680
April	322	302	302	103.500	3.141.390.962	948.700
Mei	316	298	302	64.500	3.141.390.962	948.700
Juni	312	292	300	185.700	3.141.390.962	942.417
Juli	300	216	282	91.800	3.141.390.962	885.872
Agustus	290	274	280	25.200	3.141.390.962	879.589
September	294	232	264	3.349.700	3.141.390.962	829.327
Oktober	294	226	250	314.100	3.141.390.962	785.348
November	274	220	246	226.600	3.141.390.962	772.782
Desember	296	240	246	622.900	3.141.390.962	772.782

**PT DUTA ANGGADA REALTY Tbk.
DAN ENTITAS ANAKNYA
LAPORAN POSISI KEUANGAN
KONSOLIDASIAN
Tanggal 31 Desember 2019
(Disajikan dalam Ribuan Rupiah,
Kecuali Dinyatakan Lain)**

***PT DUTA ANGGADA REALTY Tbk.
AND ITS SUBSIDIARIES
CONSOLIDATED STATEMENT OF
FINANCIAL POSITION
As of December 31, 2019
(Expressed in Thousands of Indonesian Rupiah,
Unless Otherwise Stated)***

	31 Desember 2019/ ***December 31, 2019***	**Catatan/** ***Notes***	**31 Desember 2018/** ***December 31, 2018***	
ASET				***ASSETS***
ASET LANCAR				***CURRENT ASSETS***
Kas dan setara kas	71.426.576	2,4	107.112.135	*Cash and cash equivalents*
Piutang usaha		2,5		*Trade receivables*
Pihak ketiga, neto	115.055.737	15	117.734.127	*Third parties, net*
Pihak berelasi	5.978.201	30	8.104.588	*Related parties*
Piutang lain-lain - pihak ketiga	9.289.069	2	10.051.639	*Other receivables - third parties*
Persediaan	13.391.987	2,7,15	14.717.351	*Inventories*
Uang muka	36.707.443	6	59.577.056	*Advances*
Pajak dibayar di muka	1.345.313	2,8	1.497.074	*Prepaid taxes*
Biaya dibayar di muka, neto	2.094.074	2,9	1.109.687	*Prepaid expenses, net*
Aset lancar lain-lain, neto	407.507	2,14	486.152	*Other current assets, net*
Total Aset Lancar	**255.695.907**		**320.389.809**	***Total Current Assets***
ASET TIDAK LANCAR				***NON-CURRENT ASSETS***
Properti investasi, neto	2.239.585.979	2,10,15	2.285.608.005	*Investment properties, net*
Aset tetap, neto	872.618.184	2,11,15	920.824.720	*Fixed assets, net*
Proyek dalam penyelesaian	3.020.389.677	2,12,15	2.881.121.907	*Constructions in progress*
Tanah untuk pengembangan	336.961.165	2,13	336.618.643	*Land for development*
Aset pajak tangguhan, neto	37.921.230	2,18	17.117.639	*Deferred tax asset, net*
Aset keuangan tidak lancar lainnya	52.975.348	2,4,15	78.625.343	*Other non-current financial assets*
Aset tidak lancar lain-lain, neto	64.803.801	2,14	64.980.328	*Other non-current assets, net*
Total Aset Tidak Lancar	**6.625.255.384**		**6.584.896.585**	***Total Non-Current Assets***
TOTAL ASET	**6.880.951.291**		**6.905.286.394**	***TOTAL ASSETS***

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

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

**PT DUTA ANGGADA REALTY Tbk.
DAN ENTITAS ANAKNYA
LAPORAN POSISI KEUANGAN
KONSOLIDASIAN (lanjutan)
Tanggal 31 Desember 2019
(Disajikan dalam Ribuan Rupiah,
Kecuali Dinyatakan Lain)**

***PT DUTA ANGGADA REALTY Tbk.
AND ITS SUBSIDIARIES
CONSOLIDATED STATEMENT OF
FINANCIAL POSITION (continued)
As of December 31, 2019
(Expressed in Thousands of Indonesian Rupiah,
Unless Otherwise Stated)***

	31 Desember 2019/ ***December 31, 2019***	**Catatan/** ***Notes***	**31 Desember 2018/** ***December 31, 2018***	
LIABILITAS DAN EKUITAS				***LIABILITIES AND EQUITY***
LIABILITAS JANGKA PENDEK				***CURRENT LIABILITIES***
Utang bank jangka pendek	310.000.000	2,15,17	310.000.000	*Short-term bank loans*
Pinjaman jangka pendek	30.000.000	2,32f	-	*Short-term borrowing*
Utang usaha - pihak ketiga	110.127.432	2,19	153.944.358	*Trade payables - third parties*
Utang lain-lain - pihak ketiga	18.918.855	2	20.302.332	*Other payables - third parties*
Utang dividen	1.208.440	2,21	1.208.440	*Dividends payable*
Beban akrual		2,15,17		*Accrued expenses*
Pihak ketiga	49.264.874		37.263.563	*Third parties*
Pihak berelasi	1.291.750	30	422.500	*Related party*
Utang pajak	51.512.644	2,18	37.348.845	*Taxes payable*
Bagian jangka pendek atas:				*Current maturities of:*
Utang sewa pembiayaan	298.353	2,20,32a	49.063.435	*Finance leases payable*
Utang bank jangka panjang, neto	769.423.938	2,15,17	126.488.914	*Long-term bank loans, net*
Pendapatan diterima di muka	69.881.941	2,16	66.364.114	*Unearned income*
Uang jaminan penyewa	20.105.497	2	11.779.565	*Tenant deposits*
Total Liabilitas Jangka Pendek	**1.432.033.724**		**814.186.066**	***Total Current Liabilities***
LIABILITAS JANGKA PANJANG				***LONG-TERM LIABILITIES***
Bagian jangka panjang atas:				*Long-term portion of:*
Utang sewa pembiayaan	373.815	2,20	-	*Finance leases payable*
Utang bank jangka panjang, neto	2.074.102.954	2,15,17	2.457.646.946	*Long-term bank loans, net*
Pendapatan diterima di muka	3.475.848	2,16	3.060.260	*Unearned income*
Uang jaminan penyewa	39.144.815	2	40.159.277	*Tenant deposits*
Liabilitas imbalan kerja karyawan	16.691.824	2,29	14.318.830	*Employee benefits liability*
Total Liabilitas Jangka Panjang	**2.133.789.256**		**2.515.185.313**	***Total Long-term Liabilities***
TOTAL LIABILITAS	**3.565.822.980**		**3.329.371.379**	***TOTAL LIABILITIES***
EKUITAS				***EQUITY***
Modal saham - nilai nominal Rp500 (angka penuh) per saham Modal dasar - 10.000.000.000 saham Modal ditempatkan dan disetor penuh - 3.141.390.962 saham	1.570.695.481	21	1.570.695.481	*Share capital - at par value of Rp500 (full amount) each Authorized - 10,000,000,000 shares Issued and fully paid - 3,141,390,962 shares*
Tambahan modal disetor	454.133.542	2,21	454.133.542	*Additional paid-in capital*
Selisih transaksi dengan kepentingan nonpengendali	(199.483)		(199.483)	*Difference in value of transaction with non-controlling interest*
Saldo laba				*Retained earnings*
Defisit sebesar Rp845.604.322 telah dieliminasi melalui kuasi-reorganisasi tanggal 1 Juli 2011				*Deficit of Rp845,604,322 was eliminated in the quasi-reorganization at July 1, 2011*
Telah ditentukan penggunaannya	7.500.000	21	6.500.000	*Appropriated*
Belum ditentukan penggunaannya	1.282.998.855		1.544.779.418	*Unappropriated*
Ekuitas yang dapat diatribusikan kepada pemilik entitas induk	3.315.128.395		3.575.908.958	*Equity attributable to owners of the parent entity*
Kepentingan nonpengendali	(84)	21	6.057	*Non-controlling interests*
TOTAL EKUITAS	**3.315.128.311**		**3.575.915.015**	***TOTAL EQUITY***
TOTAL LIABILITAS DAN EKUITAS	**6.880.951.291**		**6.905.286.394**	***TOTAL LIABILITIES AND EQUITY***

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

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**PT DUTA ANGGADA REALTY 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,
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***PT DUTA ANGGADA REALTY Tbk.
AND ITS SUBSIDIARIES
CONSOLIDATED STATEMENT
OF PROFIT OR LOSS AND
OTHER COMPREHENSIVE INCOME
For the Year Ended
December 31, 2019
(Expressed in Thousands of Indonesian Rupiah,
Unless Otherwise Stated)***

	Tahun yang Berakhir pada Tanggal 31 Desember/ *Year Ended December 31,*			
	2019	**Catatan/ *Notes***	**2018**	
PENJUALAN DAN PENDAPATAN USAHA	**461.440.807**	2,22,30	**379.418.062**	***SALES AND OPERATING REVENUES***
BEBAN POKOK PENJUALAN DAN BEBAN LANGSUNG	**(259.832.050)**	2,7,10 11,23,30	**(174.920.006)**	***COST OF SALES AND DIRECT COSTS***
LABA BRUTO	**201.608.757**		**204.498.056**	***GROSS PROFIT***
Beban penjualan	(21.686.652)	2,24	(10.088.870)	*Selling expenses*
Beban umum dan administrasi	(151.440.887)	2,11,25	(108.230.015)	*General and administrative expenses*
Pendapatan lainnya	1.132.434	2,11,26	10.620.241	*Other income*
Beban lainnya	(16.104.241)	2,5,27	(8.410.932)	*Other expenses*
LABA USAHA	**13.509.411**		**88.388.480**	***OPERATING INCOME***
Beban keuangan	(268.548.353)	2,15,28	(53.857.370)	*Finance expenses*
Pendapatan keuangan	3.285.368	2,28	2.259.862	*Finance income*
LABA (RUGI) TAHUN BERJALAN SEBELUM BEBAN PAJAK FINAL DAN PAJAK PENGHASILAN	**(251.753.574)**		**36.790.972**	***INCOME (LOSS) FOR THE YEAR BEFORE FINAL TAX EXPENSE AND INCOME TAX***
BEBAN PAJAK FINAL	**(29.826.935)**	2,18	**(29.622.859)**	***FINAL TAX EXPENSE***
LABA (RUGI) TAHUN BERJALAN SEBELUM PAJAK PENGHASILAN	**(281.580.509)**		**7.168.113**	***INCOME (LOSS) FOR THE YEAR BEFORE INCOME TAX***
MANFAAT PAJAK PENGHASILAN	**20.803.591**	2,18	**5.952.908**	***INCOME TAX BENEFIT***
LABA (RUGI) TAHUN BERJALAN	**(260.776.918)**		**13.121.021**	***INCOME (LOSS) 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 to profit or loss:*
Keuntungan (kerugian) aktuarial atas liabilitas imbalan kerja karyawan	(9.786)	2,29	3.327.438	*Actuarial gain (loss) on employee benefits liability*
TOTAL PENGHASILAN (RUGI) KOMPREHENSIF TAHUN BERJALAN	**(260.786.704)**		**16.448.459**	***TOTAL COMPREHENSIVE INCOME (LOSS) FOR THE YEAR***

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

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**PT DUTA ANGGADA REALTY Tbk.
DAN ENTITAS ANAKNYA
LAPORAN LABA RUGI DAN
PENGHASILAN KOMPREHENSIF
LAIN KONSOLIDASIAN (lanjutan)
Untuk Tahun yang Berakhir
pada Tanggal 31 Desember 2019
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***PT DUTA ANGGADA REALTY Tbk.
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CONSOLIDATED STATEMENT
OF PROFIT OR LOSS AND OTHER
COMPREHENSIVE INCOME (continued)
For the Year Ended
December 31, 2019
(Expressed in Thousands of Indonesian Rupiah,
Unless Otherwise Stated)***

	Tahun yang Berakhir pada Tanggal 31 Desember/ *Year Ended December 31,*			
	2019	**Catatan/ *Notes***	**2018**	
LABA (RUGI) TAHUN BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA:				***INCOME (LOSS) FOR THE YEAR ATTRIBUTABLE TO:***
Pemilik entitas induk	(260.770.777)		13.123.871	*Owners of the parent entity*
Kepentingan nonpengendali	(6.141)	21	(2.850)	*Non-controlling interests*
TOTAL	**(260.776.918)**		**13.121.021**	***TOTAL***
TOTAL PENGHASILAN (RUGI) KOMPREHENSIF TAHUN BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA:				***TOTAL COMPREHENSIVE INCOME (LOSS) FOR THE YEAR ATTRIBUTABLE TO:***
Pemilik entitas induk	(260.780.563)		16.451.309	*Owners of the parent entity*
Kepentingan nonpengendali	(6.141)	21	(2.850)	*Non-controlling interests*
TOTAL	**(260.786.704)**		**16.448.459**	***TOTAL***
LABA (RUGI) PER SAHAM DASAR YANG DAPAT DIATRIBUSIKAN KEPADA PEMILIK ENTITAS INDUK (angka penuh)	**(83)**	2	**4**	***BASIC EARNINGS (LOSS) PER SHARE ATTRIBUTABLE TO OWNERS OF THE PARENT ENTITY (full amount)***

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

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Ikhtisar Saham
Stock Highlights

Kinerja Saham Tahun 2020
Year 2020 Share Performance

Bulan *Month*	Harga Saham / *Share Price*			Volume Perdagangan (Unit) *Trading Volume (Unit)*	Jumlah Saham Beredar (Unit) *Issued Shares (Unit)*	Kapitalisasi Pasar (Rp) *Market Capitalization (Rp)*
	Tertinggi (Rp) *Highest (Rp)*	Terendah (Rp) *Lowest (Rp)*	Penutupan (Rp) *Closing (Rp)*			
Januari	312	248	292	47.100	3.141.390.962	917.286
Februari	324	242	242	27.600	3.141.390.962	760.217
Maret	336	228	308	34.800	3.141.390.962	967.548
April	308	250	262	175.900	3.141.390.962	823.044
Mei	298	260	292	40.300	3.141.390.962	917.286
Juni	306	236	280	96.100	3.141.390.962	879.589
Juli	270	200	216	158.500	3.141.390.962	678.540
Agustus	250	216	232	26.100	3.141.390.962	728.803
September	248	218	238	57.700	3.141.390.962	747.651
Oktober	240	212	226	47.200	3.141.390.962	709.954
November	244	208	240	43.200	3.141.390.962	753.934
Desember	280	204	224	1.124.000	3.141.390.962	703.672

Kinerja Saham Tahun 2019
Year 2019 Share Performance

Bulan *Month*	Harga Saham / *Share Price*			Volume Perdagangan (Unit) *Trading Volume (Unit)*	Jumlah Saham Beredar (Unit) *Issued Shares (Unit)*	Kapitalisasi Pasar (Rp) *Market Capitalization (Rp)*
	Tertinggi (Rp) *Highest (Rp)*	Terendah (Rp) *Lowest (Rp)*	Penutupan (Rp) *Closing (Rp)*			
Januari	340	220	310	699.800	3.141.390.962	973.831
Februari	348	284	296	348.100	3.141.390.962	929.852
Maret	330	280	324	11.900	3.141.390.962	1.017.811
April	330	230	312	58.300	3.141.390.962	980.114
Mei	424	238	372	407.700	3.141.390.962	1.168.597
Juni	372	304	330	89.300	3.141.390.962	1.036.659
Juli	366	322	342	43.700	3.141.390.962	1.074.356
Agustus	382	312	342	130.500	3.141.390.962	1.074.356
September	370	300	344	185.200	3.141.390.962	1.080.638
Oktober	390	302	364	26.100	3.141.390.962	1.143.466
November	364	294	330	8.400	3.141.390.962	1.036.659
Desember	328	248	312	311.100	3.141.390.962	980.114

**PT DUTA ANGGADA REALTY Tbk.
DAN ENTITAS ANAKNYA
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***PT DUTA ANGGADA REALTY Tbk.
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FINANCIAL POSITION
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(Expressed in Thousands of Indonesian Rupiah,
Unless Otherwise Stated)***

	31 Desember 2020/ *December 31, 2020*	Catatan/ *Notes*	31 Desember 2019/ *December 31, 2019*	
ASET				***ASSETS***
ASET LANCAR				***CURRENT ASSETS***
Kas dan setara kas	30.173.064	2,4	71.426.576	*Cash and cash equivalents*
Piutang usaha		2,5		*Trade receivables*
Pihak ketiga, neto	121.313.693	15	115.055.737	*Third parties, net*
Pihak berelasi	370.882	30	5.978.201	*Related parties*
Piutang lain-lain - pihak ketiga	3.904.000	2,5	9.289.069	*Other receivables - third parties*
Persediaan	6.826.496	2,7,15	13.391.987	*Inventories*
Uang muka	16.436.930	6	36.707.443	*Advances*
Pajak dibayar di muka	990.536	2,8	1.345.313	*Prepaid taxes*
Biaya dibayar di muka, neto	1.659.035	2,9	2.094.074	*Prepaid expenses, net*
Aset lancar lain-lain, neto	694.081	2,14	407.507	*Other current assets, net*
Total Aset Lancar	**182.368.717**		**255.695.907**	***Total Current Assets***
ASET TIDAK LANCAR				***NON-CURRENT ASSETS***
Properti investasi, neto	2.191.068.518	2,10,15	2.239.585.979	*Investment properties, net*
Aset tetap, neto	809.951.582	2,11,15	872.618.184	*Fixed assets, net*
Proyek dalam penyelesaian	3.056.766.693	2,12,15	3.020.389.677	*Constructions in progress*
Tanah untuk pengembangan	336.961.165	2,13	336.961.165	*Land for development*
Aset pajak tangguhan, neto	57.872.138	2,18	37.921.230	*Deferred tax asset, net*
Aset keuangan tidak lancar lainnya	20.857.203	2,4,15	52.975.348	*Other non-current financial assets*
Aset tidak lancar lain-lain, neto	274.966	2,14,30	64.803.801	*Other non-current assets, net*
Total Aset Tidak Lancar	**6.473.752.265**		**6.625.255.384**	***Total Non-Current Assets***
TOTAL ASET	**6.656.120.982**		**6.880.951.291**	***TOTAL ASSETS***

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

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**PT DUTA ANGGADA REALTY Tbk.
DAN ENTITAS ANAKNYA
LAPORAN POSISI KEUANGAN
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Tanggal 31 Desember 2020
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***PT DUTA ANGGADA REALTY Tbk.
AND ITS SUBSIDIARIES
CONSOLIDATED STATEMENT OF
FINANCIAL POSITION (continued)
As of December 31, 2020
(Expressed in Thousands of Indonesian Rupiah,
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	31 Desember 2020/ *December 31, 2020*	Catatan/ *Notes*	31 Desember 2019/ *December 31, 2019*	
LIABILITAS DAN EKUITAS				***LIABILITIES AND EQUITY***
LIABILITAS JANGKA PENDEK				***CURRENT LIABILITIES***
Utang bank jangka pendek	210.000.000	2,15,17	310.000.000	*Short-term bank loans*
Pinjaman jangka pendek	-	2,32f	30.000.000	*Short-term borrowing*
Utang usaha - pihak ketiga	106.716.153	2,19	110.127.432	*Trade payables - third parties*
Utang lain-lain - pihak ketiga	43.410.943	2	18.918.855	*Other payables - third parties*
Utang dividen	1.208.440	2,21	1.208.440	*Dividends payable*
Beban akrual		2,15,17		*Accrued expenses*
Pihak ketiga	80.138.413		49.264.874	*Third parties*
Pihak berelasi	3.388.745	30	1.291.750	*Related party*
Utang pajak	67.003.178	2,18	51.512.644	*Taxes payable*
Bagian jangka pendek atas:				*Current maturities of:*
Utang sewa pembiayaan	571.423	2,20	298.353	*Finance leases payable*
Pinjaman jangka panjang	12.000.000	2,32f	-	*Long-term borrowing*
Utang bank jangka panjang, neto	8.400.000	2,15,17	769.423.938	*Long-term bank loans, net*
Pendapatan diterima di muka	58.523.603	2,16	69.881.941	*Unearned income*
Uang jaminan penyewa	17.979.985	2	20.105.497	*Tenant deposits*
Total Liabilitas Jangka Pendek	**609.340.883**		**1.432.033.724**	***Total Current Liabilities***
LIABILITAS JANGKA PANJANG				***LONG-TERM LIABILITIES***
Bagian jangka panjang atas:				*Long-term portion of:*
Utang sewa pembiayaan	589.990	2,20	373.815	*Finance leases payable*
Pinjaman jangka panjang	11.000.000	2,32f	-	*Long-term borrowing*
Utang bank jangka panjang, neto	2.896.591.526	2,15,17	2.074.102.954	*Long-term bank loans, net*
Pendapatan diterima di muka	5.336.906	2,16	3.475.848	*Unearned income*
Uang jaminan penyewa	56.382.191	2	39.144.815	*Tenant deposits*
Beban bunga pinjaman yang ditangguhkan	149.947.634	17	-	*Deferred loan interest*
Liabilitas imbalan kerja karyawan	12.823.071	2,29	16.691.824	*Employee benefits liability*
Total Liabilitas Jangka Panjang	**3.132.671.318**		**2.133.789.256**	***Total Long-term Liabilities***
TOTAL LIABILITAS	**3.742.012.201**		**3.565.822.980**	***TOTAL LIABILITIES***
EKUITAS				***EQUITY***
Modal saham - nilai nominal Rp500 (angka penuh) per saham Modal dasar - 10.000.000.000 saham Modal ditempatkan dan disetor penuh - 3.141.390.962 saham	1.570.695.481	21	1.570.695.481	*Share capital - at par value of Rp500 (full amount) each Authorized - 10,000,000,000 shares Issued and fully paid - 3,141,390,962 shares*
Tambahan modal disetor	454.133.542	2,21	454.133.542	*Additional paid-in capital*
Selisih transaksi dengan kepentingan nonpengendali	(199.483)		(199.483)	*Difference in value of transaction with non-controlling interest*
Saldo laba				*Retained earnings*
Defisit sebesar Rp845.604.322 telah dieliminasi melalui kuasi-reorganisasi tanggal 1 Juli 2011				*Deficit of Rp845,604,322 was eliminated in the quasi-reorganization at July 1, 2011*
Telah ditentukan penggunaannya	7.500.000	21	7.500.000	*Appropriated*
Belum ditentukan penggunaannya	874.127.479		1.274.293.601	*Unappropriated*
Penghasilan komprehensif lainnya	7.858.803	2,29	8.705.254	*Other comprehensive income*
Ekuitas yang dapat diatribusikan kepada pemilik entitas induk	2.914.115.822		3.315.128.395	*Equity attributable to owners of the parent entity*
Kepentingan nonpengendali	(7.041)	21	(84)	*Non-controlling interests*
TOTAL EKUITAS	**2.914.108.781**		**3.315.128.311**	***TOTAL EQUITY***
TOTAL LIABILITAS DAN EKUITAS	**6.656.120.982**		**6.880.951.291**	***TOTAL LIABILITIES AND EQUITY***

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

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

**PT DUTA ANGGADA REALTY Tbk.
DAN ENTITAS ANAKNYA
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	Tahun yang Berakhir pada Tanggal 31 Desember/ *Year Ended December 31,*			
	2020	**Catatan/ *Notes***	**2019**	
PENJUALAN DAN PENDAPATAN USAHA	**324.131.001**	2,22,30	**461.440.807**	***SALES AND OPERATING REVENUES***
BEBAN POKOK PENJUALAN DAN BEBAN LANGSUNG	**(235.807.308)**	2,7,10 11,23,30	**(259.832.050)**	***COST OF SALES AND DIRECT COSTS***
LABA BRUTO	**88.323.693**		**201.608.757**	***GROSS PROFIT***
Beban penjualan	(10.074.155)	2,24	(21.686.652)	*Selling expenses*
Beban umum dan administrasi	(139.724.356)	2,11,25	(151.440.887)	*General and administrative expenses*
Pendapatan lainnya	3.633.852	2,11,26	1.132.434	*Other income*
Beban lainnya	(4.870.234)	2,5,27	(16.104.241)	*Other expenses*
LABA (RUGI) USAHA	**(62.711.200)**		**13.509.411**	***OPERATING INCOME (LOSS)***
Beban keuangan	(332.468.608)	2,15,28	(268.548.353)	*Finance expenses*
Pendapatan keuangan	1.158.099	2,28	3.285.368	*Finance income*
RUGI TAHUN BERJALAN SEBELUM BEBAN PAJAK FINAL DAN PAJAK PENGHASILAN	**(394.021.709)**		**(251.753.574)**	***LOSS FOR THE YEAR BEFORE FINAL TAX EXPENSE AND INCOME TAX***
BEBAN PAJAK FINAL	**(26.102.277)**	2,18	**(29.826.935)**	***FINAL TAX EXPENSE***
RUGI TAHUN BERJALAN SEBELUM PAJAK PENGHASILAN	**(420.123.986)**		**(281.580.509)**	***LOSS FOR THE YEAR BEFORE INCOME TAX***
MANFAAT PAJAK PENGHASILAN	**19.950.907**	2,18	**20.803.591**	***INCOME TAX BENEFIT***
RUGI TAHUN BERJALAN	**(400.173.079)**		**(260.776.918)**	***LOSS FOR THE YEAR***
RUGI KOMPREHENSIF LAIN:				***OTHER COMPREHENSIVE LOSS:***
Pos yang tidak akan direklasifikasi ke laba rugi:				*Item that will not be reclassified to profit or loss:*
Kerugian aktuarial atas liabilitas imbalan kerja karyawan	(846.451)	2,29	(9.786)	*Actuarial loss on employee benefits liability*
TOTAL RUGI KOMPREHENSIF TAHUN BERJALAN	**(401.019.530)**		**(260.786.704)**	***TOTAL COMPREHENSIVE LOSS FOR THE YEAR***

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

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

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	Tahun yang Berakhir pada Tanggal 31 Desember/ *Year Ended December 31,*			
	2020	**Catatan/ *Notes***	**2019**	
RUGI TAHUN BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA:				***LOSS FOR THE YEAR ATTRIBUTABLE TO:***
Pemilik entitas induk	(400.166.122)		(260.770.777)	*Owners of the parent entity*
Kepentingan nonpengendali	(6.957)	21	(6.141)	*Non-controlling interests*
TOTAL	**(400.173.079)**		**(260.776.918)**	***TOTAL***
TOTAL RUGI KOMPREHENSIF TAHUN BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA:				***TOTAL COMPREHENSIVE LOSS FOR THE YEAR ATTRIBUTABLE TO:***
Pemilik entitas induk	(401.012.573)		(260.780.563)	*Owners of the parent entity*
Kepentingan nonpengendali	(6.957)	21	(6.141)	*Non-controlling interests*
TOTAL	**(401.019.530)**		**(260.786.704)**	***TOTAL***
RUGI PER SAHAM DASAR YANG DAPAT DIATRIBUSIKAN KEPADA PEMILIK ENTITAS INDUK (angka penuh)	**(127)**	2	**(83)**	***BASIC LOSS PER SHARE ATTRIBUTABLE TO OWNERS OF THE PARENT ENTITY (full amount)***

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

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

Ikhtisar Saham
Stock Highlights

Kinerja Saham Tahun 2021
Year 2021 Share Performance

Bulan *Month*	Harga Saham / *Share Price*			Volume Perdagangan (Unit) *Trading Volume (Unit)*	Jumlah Saham Beredar (Unit) *Issued Shares (Unit)*	Kapitalisasi Pasar (Rp) *Market Capitalization (Rp)*
	Tertinggi (Rp) *Highest (Rp)*	Terendah (Rp) *Lowest (Rp)*	Penutupan (Rp) *Closing (Rp)*			
Januari	228	188	200	1.292.800	3.141.390.962	628.278
Februari	216	198	206	151.400	3.141.390.962	647.127
Maret	230	198	210	281.700	3.141.390.962	659.692
April	234	204	214	148.100	3.141.390.962	672.258
Mei	222	197	210	858.800	3.141.390.962	659.692
Juni	224	198	208	326.000	3.141.390.962	653.409
Juli	264	196	212	4.669.900	3.141.390.962	665.975
Agustus	220	195	210	655.600	3.141.390.962	656.692
September	226	194	214	254.500	3.141.390.962	672.258
Oktober	342	202	242	108.968.900	3.141.390.962	760.217
November	340	240	280	155.161.000	3.141.390.962	879.589
Desember	386	266	312	194.099.600	3.141.390.962	980.114

Kinerja Saham Tahun 2020
Year 2020 Share Performance

Bulan *Month*	Harga Saham / *Share Price*			Volume Perdagangan (Unit) *Trading Volume (Unit)*	Jumlah Saham Beredar (Unit) *Issued Shares (Unit)*	Kapitalisasi Pasar (Rp) *Market Capitalization (Rp)*
	Tertinggi (Rp) *Highest (Rp)*	Terendah (Rp) *Lowest (Rp)*	Penutupan (Rp) *Closing (Rp)*			
Januari	312	248	292	47.100	3.141.390.962	917.286
Februari	324	242	242	27.600	3.141.390.962	760.217
Maret	336	228	308	34.800	3.141.390.962	967.548
April	308	250	262	175.900	3.141.390.962	823.044
Mei	298	260	292	40.300	3.141.390.962	917.286
Juni	306	236	280	96.100	3.141.390.962	879.589
Juli	270	200	216	158.500	3.141.390.962	678.540
Agustus	250	216	232	26.100	3.141.390.962	728.803
September	248	218	238	57.700	3.141.390.962	747.651
Oktober	240	212	226	47.200	3.141.390.962	709.954
November	244	208	240	43.200	3.141.390.962	753.934
Desember	280	204	224	1.124.000	3.141.390.962	703.672

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	31 Desember 2021/ ***December 31, 2021***	**Catatan/** ***Notes***	**31 Desember 2020/** ***December 31, 2020***	
ASET				***ASSETS***
ASET LANCAR				***CURRENT ASSETS***
Kas dan setara kas	95.141.814	2,4	30.173.064	*Cash and cash equivalents*
Piutang usaha		2,5		*Trade receivables*
Pihak ketiga	63.458.388	15	121.313.693	*Third parties*
Pihak berelasi	1.363.933	31	370.882	*Related parties*
Piutang lain-lain - pihak ketiga	4.480.543	2,5	3.904.000	*Other receivables - third parties*
Persediaan	5.823.290	2,7,15	6.826.496	*Inventories*
Uang muka	16.209.103	6	16.436.930	*Advances*
Pajak dibayar di muka	914.755	2,8	990.536	*Prepaid taxes*
Biaya dibayar di muka, neto	1.466.604	2,9	1.659.035	*Prepaid expenses, net*
Aset lancar lain-lain, neto	34.431	2,14	694.081	*Other current assets, net*
Total Aset Lancar	**188.892.861**		**182.368.717**	***Total Current Assets***
ASET TIDAK LANCAR				***NON-CURRENT ASSETS***
Properti investasi, neto	2.143.094.167	2,10,15	2.191.068.518	*Investment properties, net*
Aset tetap, neto	759.682.221	2,11,15	809.951.582	*Fixed assets, net*
Proyek dalam penyelesaian	3.077.081.120	2,12,15	3.056.766.693	*Constructions in progress*
Tanah untuk pengembangan	336.961.165	2,13	336.961.165	*Land for development*
Aset pajak tangguhan, neto	76.197.201	2,19	57.872.138	*Deferred tax asset, net*
Aset keuangan tidak lancar lainnya	21.876.870	2,4,15	20.857.203	*Other non-current financial assets*
Aset tidak lancar lain-lain, neto	248.985	2,14,31	274.966	*Other non-current assets, net*
Total Aset Tidak Lancar	**6.415.141.729**		**6.473.752.265**	***Total Non-Current Assets***
TOTAL ASET	**6.604.034.590**		**6.656.120.982**	***TOTAL ASSETS***
LIABILITAS DAN EKUITAS				***LIABILITIES AND EQUITY***
LIABILITAS JANGKA PENDEK				***CURRENT LIABILITIES***
Utang bank jangka pendek	210.000.000	2,15,18	210.000.000	*Short-term bank loans*
Utang obligasi, neto	294.840.589	2,16	-	*Bonds payable, net*
Utang usaha - pihak ketiga	78.792.947	2,20	106.716.153	*Trade payables - third parties*
Utang lain-lain - pihak ketiga	19.618.615	2	43.410.943	*Other payables - third parties*
Utang dividen	1.208.440	2,22	1.208.440	*Dividends payable*
Beban akrual		2,15,16,18		*Accrued expenses*
Pihak ketiga	83.045.783		80.138.413	*Third parties*
Pihak berelasi	2.645.651	31	3.388.745	*Related party*
Utang pajak	60.434.447	2,19	67.003.178	*Taxes payable*
Bagian jangka pendek atas:				*Current maturities of:*
Liabilitas sewa	578.050	2,21	571.423	*Lease liabilities*
Pinjaman jangka panjang	4.000.000	2,33f	12.000.000	*Long-term borrowing*
Utang bank jangka panjang, neto	380.775.000	2,15,18	8.400.000	*Long-term bank loans, net*
Pendapatan diterima di muka	44.950.744	2,17	58.523.603	*Unearned income*
Uang jaminan penyewa	19.339.042	2	17.979.985	*Tenant deposits*
Beban bunga pinjaman yang ditangguhkan	86.839.816	2,18	-	*Deferred loan interest*
Total Liabilitas Jangka Pendek	**1.287.069.124**		**609.340.883**	***Total Current Liabilities***

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

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**PT DUTA ANGGADA REALTY Tbk.
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	31 Desember 2021/ ***December 31, 2021***	**Catatan/** ***Notes***	**31 Desember 2020/** ***December 31, 2020***	
LIABILITAS DAN EKUITAS (LANJUTAN)				***LIABILITIES AND EQUITY (CONTINUED)***
LIABILITAS JANGKA PANJANG				***LONG-TERM LIABILITIES***
Bagian jangka panjang atas:				*Long-term portion of:*
Liabilitas sewa	398.815	2,21	589.990	*Lease liabilities*
Pinjaman jangka panjang	-	2,33f	11.000.000	*Long-term borrowing*
Utang bank jangka panjang, neto	2.519.755.245	2,15,18	2.896.591.526	*Long-term bank loans, net*
Pendapatan diterima di muka	1.223.897	2,17	5.336.906	*Unearned income*
Uang jaminan penyewa	34.189.147	2	56.382.191	*Tenant deposits*
Beban bunga pinjaman yang ditangguhkan	247.077.029	2,18	149.947.634	*Deferred loan interest*
Liabilitas imbalan kerja karyawan	11.033.871	2,30	12.823.071	*Employee benefits liability*
Total Liabilitas Jangka Panjang	**2.813.678.004**		**3.132.671.318**	***Total Long-term Liabilities***
TOTAL LIABILITAS	**4.100.747.128**		**3.742.012.201**	***TOTAL LIABILITIES***
EKUITAS				***EQUITY***
Modal saham - nilai nominal Rp500 (angka penuh) per saham Modal dasar - 10.000.000.000 saham Modal ditempatkan dan disetor penuh - 3.141.390.962 saham	1.570.695.481	22	1.570.695.481	*Share capital - at par value of Rp500 (full amount) each Authorized - 10,000,000,000 shares Issued and fully paid - 3,141,390,962 shares*
Tambahan modal disetor	454.133.542	2,22	454.133.542	*Additional paid-in capital*
Selisih transaksi dengan kepentingan nonpengendali	(199.483)		(199.483)	*Difference in value of transaction with non-controlling interest*
Saldo laba				*Retained earnings*
Telah ditentukan penggunaannya	7.500.000		7.500.000	*Appropriated*
Belum ditentukan penggunaannya	462.910.355		874.127.479	*Unappropriated*
Penghasilan komprehensif lainnya	8.259.625	2,30	7.858.803	*Other comprehensive income*
Ekuitas yang dapat diatribusikan kepada pemilik entitas induk	2.503.299.520		2.914.115.822	*Equity attributable to owners of the parent entity*
Kepentingan nonpengendali	(12.058)	22	(7.041)	*Non-controlling interests*
TOTAL EKUITAS	**2.503.287.462**		**2.914.108.781**	***TOTAL EQUITY***
TOTAL LIABILITAS DAN EKUITAS	**6.604.034.590**		**6.656.120.982**	***TOTAL LIABILITIES AND EQUITY***

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

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	Tahun yang Berakhir pada Tanggal 31 Desember/ *Year Ended December 31,*			
	2021	**Catatan/ *Notes***	**2020**	
PENJUALAN DAN PENDAPATAN USAHA	**290.570.233**	2,23,31	**324.131.001**	***SALES AND OPERATING REVENUES***
BEBAN POKOK PENJUALAN DAN BEBAN LANGSUNG	**(214.246.136)**	2,10 11,24,31	**(235.807.308)**	***COST OF SALES AND DIRECT COSTS***
LABA BRUTO	**76.324.097**		**88.323.693**	***GROSS PROFIT***
Beban penjualan	(7.607.818)	2,25	(10.074.155)	*Selling expenses*
Beban umum dan administrasi	(134.258.589)	2,11,26	(139.724.356)	*General and administrative expenses*
Pendapatan lainnya	3.706.594	2,11,27	3.633.852	*Other income*
Beban lainnya	(5.310.054)	2,5,28	(4.870.234)	*Other expenses*
RUGI USAHA	**(67.145.770)**		**(62.711.200)**	***OPERATING LOSS***
Beban keuangan	(343.635.254)	2,15,16,29	(332.468.608)	*Finance expenses*
Pendapatan keuangan	2.041.133	2,29	1.158.099	*Finance income*
RUGI TAHUN BERJALAN SEBELUM BEBAN PAJAK FINAL DAN PAJAK PENGHASILAN	**(408.739.891)**		**(394.021.709)**	***LOSS FOR THE YEAR BEFORE FINAL TAX EXPENSE AND INCOME TAX***
BEBAN PAJAK FINAL	**(20.807.313)**	2,19	**(26.102.277)**	***FINAL TAX EXPENSE***
RUGI TAHUN BERJALAN SEBELUM PAJAK PENGHASILAN	**(429.547.204)**		**(420.123.986)**	***LOSS FOR THE YEAR BEFORE INCOME TAX***
MANFAAT PAJAK PENGHASILAN	**18.325.063**	2,19	**19.950.907**	***INCOME TAX BENEFIT***
RUGI TAHUN BERJALAN	**(411.222.141)**		**(400.173.079)**	***LOSS FOR THE YEAR***
RUGI KOMPREHENSIF LAIN:				***OTHER COMPREHENSIVE LOSS:***
Pos yang tidak akan direklasifikasi ke laba rugi:				*Item that will not be reclassified to profit or loss:*
Keuntungan (kerugian) aktuarial atas liabilitas imbalan kerja karyawan	400.822	2,30	(846.451)	*Actuarial gain (loss) on employee benefits liability*
TOTAL RUGI KOMPREHENSIF TAHUN BERJALAN	**(410.821.319)**		**(401.019.530)**	***TOTAL COMPREHENSIVE LOSS FOR THE YEAR***

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

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	Tahun yang Berakhir pada Tanggal 31 Desember/ *Year Ended December 31,*			
	2021	**Catatan/ *Notes***	**2020**	
RUGI TAHUN BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA:				***LOSS FOR THE YEAR ATTRIBUTABLE TO:***
Pemilik entitas induk	(411.217.124)		(400.166.122)	*Owners of the parent entity*
Kepentingan nonpengendali	(5.017)	22	(6.957)	*Non-controlling interests*
TOTAL	**(411.222.141)**		**(400.173.079)**	***TOTAL***
TOTAL RUGI KOMPREHENSIF TAHUN BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA:				***TOTAL COMPREHENSIVE LOSS FOR THE YEAR ATTRIBUTABLE TO:***
Pemilik entitas induk	(410.816.302)		(401.012.573)	*Owners of the parent entity*
Kepentingan nonpengendali	(5.017)	22	(6.957)	*Non-controlling interests*
TOTAL	**(410.821.319)**		**(401.019.530)**	***TOTAL***
RUGI PER SAHAM DASAR YANG DAPAT DIATRIBUSIKAN KEPADA PEMILIK ENTITAS INDUK (angka penuh)	**(131)**	2	**(127)**	***BASIC LOSS PER SHARE ATTRIBUTABLE TO OWNERS OF THE PARENT ENTITY (full amount)***

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

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

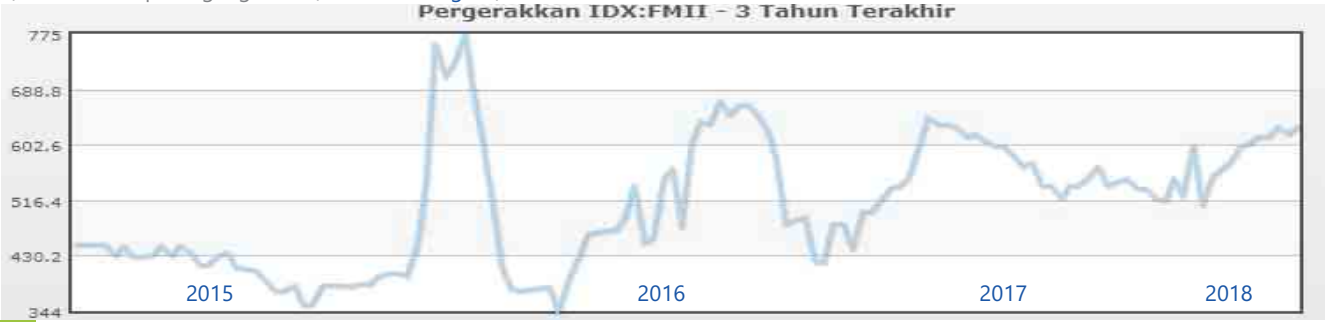
INFORMASI SAHAM
SHARE INFORMATION

1. Jumlah saham yang beredar di PT Bursa Efek Indonesia sebesar 2.721.000.000 saham dimana , sebesar 2.046.000.000 saham (75,19 %) dimiliki 2 pemegang saham utama tahun 2016 dan sebesar 2.258.000.000 saham (82,98 %) dimiliki 3 pemegang saham utama tahun 2015 dan sebesar 675.000.000 (24,81%) tahun 2016 dan sebesar 463.000.000 (17,02%) tahun 2015 dimiliki oleh masyarakat dibawah 5 % dari jumlah saham yang ditempatkan dan disetor penuh dengan nilai nominal saham Rp.100 per lembar saham.
2. Pada tanggal 15 Mei 2002, Entitas melakukan pemecahan nilai nominal saham dari Rp 500 per saham menjadi Rp 100 per saham atau dengan ratio 1:5 yang mengakibatkan jumlah saham beredar semula 320.000.000 saham menjadi sebanyak 1.600.000.000 saham.
3. Berdasarkan surat dari Bursa Efek Jakarta No. Peng-07/BEJPSR/SPT/03-2004 tanggal 25 Maret 2004, kegiatan perdagangan saham Entitas dihentikan sementara (suspend) oleh Bursa Efek Jakarta dikarenakan Usaha Industri Alas kaki ditutup, dan kemudian berdasarkan surat dari Bursa Efek Jakarta No. S-0921/BEJ/PSR/06-2005, pada tanggal 29 Juni 2005 bursa memutuskan untuk melakukan pencabutan penghentian sementara perdagangan Efek Entitas terhitung sejak tanggal 30 Juni 2005 karena telah terjadi perubahan usaha dari alas kaki ke Pembangunan perumahan atau Real Estate.
4. Pada tanggal 17 Desember 2009, melalui akta No.35 dari Notaris Wachid Hasyim, SH mengenai Pernyataan Keputusan Rapat Umum Pemegang Saham Luar Biasa, telah dilakukan perubahan Anggaran Dasar sehubungan dengan penyelesaian pembayaran utang dengan cara konversi utang menjadi ekuitas, yaitu dengan mengeluarkan saham dalam portepel sejumlah 646.000.000 saham atas nama First Property Investment (Asia) Company Ltd, dan sejumlah 475.000.000 saham atas nama Royal Investment Holdings Company Ltd, yang telah mendapatkan persetujuan dari Menteri Hukum dan Hak Asasi Manusia Republik Indonesia Nomor: AHU-AHA.01.10-23245. tahun 2009 tanggal 22 Desember 2009. Pencatatan saham baru di bursa telah mendapatkan efektif pencatatannya di PT Bursa Efek Indonesia pada tanggal 12 Januari 2010.

1. *Number of shares outstanding at the Indonesia Stock Exchange amounted to 2.721 billion shares which, at 2.046.000.000 shares (75.19%) owned by two major shareholders in 2016 and amounted to 2.258 billion shares (82.98%) owned 3 major shareholders and 675 million (24.81%) in 2016 and amounted to 463 million (17.02%) in 2015 is owned by the community of less than 5% of the number of shares issued and fully paid shares with a nominal value of Rp 100 per shares.*
2. *On May 15, 2002, the Entity have split par value of shares from Rp 500 to Rp 100 per share, with the ratio of 1 : 5, which This split made the number of outstanding shares from 320,000,000 share become 1,600,000,000 shares.*
3. *Based on letter from Jakarta Stock Exchange No.Peng07/BEJ-PSR/SPT/03-2004 dated March 25, 2004, the trading activities of the Entity shares had been suspended by Jakarta Stock Exchanges, and later based on Jakarta Stock Exchange's letter No. S-0921/BEJ/-PSR/06-2005 dated June 29, 2005, the Stock Exchange decided to cancel the suspension since June 30, 2005 2005 due to there has been changes in business from footwear became housing development or real estate.*
4. *On 17th December 2009, by deed number 35 from Wachid Hashim, SH concerning the Statement of Extraordinary General Meeting of Shareholders, the Articles of Association has been amended in accordance with the settlement of debt by conversion of debt into equity, by issuing portfolio stock for a number of 646,000,000 shares in the name of First Property Investment (Asia) Company Ltd., and a number of 475,000,000 shares in the name of Royal Investment Holdings Company Ltd., of which has obtained approval from the Minister of Justice and Human Rights of the Republic of Indonesia number: AHU-AHA.01.10-23,245. year 2009 dated 22nd December 2009 . New shares registration has been effective at Indonesia Stock Exchange on 12th January 2010.*

Bulan	Harga Tertinggi Highest Price		Harga Terendah Lowest Price		Harga Penutupan Closing Price		Frekuensi Frequency		Volume (jutaan unit) (in million unit)		Kapitalisasi Pasar Rp. Juta million Market Capitalization		Month
	2017	2016	2017	2016	2017	2016	2017	2016	2017	2016	2017	2016	
Triwulan 1	650	805	490	313	625	465	368	732	7,14	11,5	1.700.625	1.265.265	First Q
Triwulan 2	640	730	575	420	600	610	102	342	3,54	12,7	1632.600	1.251.660	Second Q
Triwulan 3	605	780	444	595	555	670	125	340	3,02	10,1	1.510.155	1.823.070	Third Q
Triwulan 4	600	685	454	380	515	500	527	415	20,74	10,1	1.401.315	1.360.500	Fourth Q

*)Sumber data perdagangan BEI (Source trading idx)



PT FORTUNE MATE INDONESIA Tbk DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASI
31 DESEMBER 2017 DAN 2016
(Dinyatakan dalam Rupiah, kecuali dinyatakan lain)

PT FORTUNE MATE INDONESIA Tbk AND SUBSIDIARY
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
DECEMBER 31, 2017 AND 2016
(Expressed in Rupiah, unless otherwise stated)

	Catatan/ *Notes*	2017	2016	
ASET				***ASSETS***
ASET LANCAR				***CURRENT ASSETS***
Kas dan setara kas	2i,4,34	2.783.733.226	3.155.270.149	*Cash and cash equivalents*
Piutang usaha – pihak ketiga	5	209.842.750	808.718.386	*Account receivables – third parties*
Piutang lain-lain				*Other receivables*
Pihak berelasi	6,34	-	125.000.000	*Related party*
Pihak ketiga	6	14.928.017	8.864.963.145	*Third parties*
Persediaan	2k,7	180.390.276.836	150.271.436.364	*Inventories*
Pajak dibayar di muka	2r,9a	1.893.472.642	1.322.790.854	*Prepaid taxes*
Biaya dibayar di muka	2l,10	554.619.847	277.288.802	*Prepaid expenses*
Uang muka pembelian	11	98.175.551.030	213.271.811.030	*Advance to supplier*
JUMLAH ASET LANCAR		284.022.424.348	378.097.278.730	***TOTAL CURRENT ASSETS***
ASET TIDAK LANCAR				***NON-CURRENT ASSETS***
Rekening bank yang dibatasi penggunaannya	12	75.376.000	75.376.000	*Restricted cash in bank*
Goodwill		136.067.616	-	*Goodwill*
Penyertaan saham	8	236.152.500.000	235.216.500.000	*Investment in shares*
Persediaan	2k,7	280.678.620.957	136.248.891.634	*Inventories*
Properti investasi – setelah dikurangi akumulasi penyusutan sebesar Rp 635.146.850 pada tahun 2016	2m,13	-	21.558.652.723	*Investment property – net of accumulated depreciation of Rp 635,146,850 in 2016*
Aset tetap – setelah dikurangi akumulasi penyusutan sebesar Rp 1.703.156.222 pada tahun 2017 dan Rp 1.428.077.926 pada tahun 2016	2n,14	414.962.606	350.912.346	*Fixed assets – net of accumulated depreciation of Rp 1,703,156,222 in 2017 and Rp 1,428,077,926 in 2016*
JUMLAH ASET TIDAK LANCAR		517.457.527.179	393.450.332.703	***TOTAL NON-CURRENT ASSETS***
JUMLAH ASET		801.479.951.527	771.547.611.433	***TOTAL ASSETS***

PT FORTUNE MATE INDONESIA Tbk DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASI (Lanjutan)
31 DESEMBER 2017 DAN 2016
(Dinyatakan dalam Rupiah, kecuali dinyatakan lain)

PT FORTUNE MATE INDONESIA Tbk AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION (Continued)
DECEMBER 31, 2017 AND 2016
(Expressed in Rupiah, unless otherwise stated)

	Catatan/ *Notes*	2017	2016	
LIABILITAS DAN EKUITAS				***LIABILITIES AND EQUITY***
LIABILITAS JANGKA PENDEK				***SHORT TERM LIABILITIES***
Hutang bank	15	37.958.007.495	36.072.440.480	*Bank loans*
Hutang usaha				*Account payables*
Pihak berelasi	16,34	1.346.806.419	556.284.034	*Related parties*
Pihak ketiga	16	939.847.292	1.603.683.142	*Third parties*
Hutang lain-lain				*Other payables*
Pihak berelasi	17,34	-	22.484.116.365	*Related parties*
Pihak ketiga	17	359.418.452	78.595.813	*Third parties*
Beban masih harus dibayar	18	1.667.587.471	3.701.102.817	*Accrued expenses*
Uang muka penjualan	19	29.003.037.022	27.355.304.866	*Advance from customer*
Hutang pajak	9b	406.497.488	205.772.158	*Taxes payable*
Hutang jangka panjang yang jatuh tempo dalam satu tahun				*Current maturities of long-term liabilities*
Bank	20	8.437.500.000	3.941.666.676	*Bank*
Lain-lain	21	-	93.249.450	*Others*
JUMLAH LIABILITAS JANGKA PENDEK		80.118.701.639	96.092.215.801	***TOTAL SHORT TERM LIABILITIES***
LIABILITAS JANGKA PANJANG				***LONG TERM LIABILITIES***
Hutang bank jangka panjang – setelah dikurangi bagian yang jatuh tempo dalam satu tahun	20	36.562.500.000	-	*Long-term bank loan – net of current maturities*
Liabilitas diestimasi atas imbalan kerja	2p,22	2.907.002.027	2.745.941.653	*Estimated liabilities for employee benefits*
JUMLAH LIABILITAS JANGKA PANJANG		39.469.502.027	2.745.941.653	***TOTAL LONG TERM LIABILITIES***
JUMLAH LIABILITAS		119.588.203.666	98.838.157.454	***TOTAL LIABILITIES***

PT FORTUNE MATE INDONESIA Tbk DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASI (Lanjutan)
31 DESEMBER 2017 DAN 2016
(Dinyatakan dalam Rupiah, kecuali dinyatakan lain)

PT FORTUNE MATE INDONESIA Tbk AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION (Continued)
DECEMBER 31, 2017 AND 2016
(Expressed in Rupiah, unless otherwise stated)

	Catatan/ *Notes*	2017	2016	
EKUITAS				***SHAREHOLDERS' 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				*Capital stocks – par value Rp100 per share*
Modal dasar – 4.400.000.000 saham				*Authorized – 4,400,000,000 share*
Modal ditempatkan dan disetor – 2.721.000.000 saham	23	272.100.000.000	272.100.000.000	*Issued and fully paid capital – 2,721,000,000 shares*
Tambahan modal disetor – bersih	24	(2.964.909.509)	(2.964.909.509)	*Additional paid in capital – net*
Selisih kurs setoran modal		456.000.000	456.000.000	*Foreign exchange of capital paid*
Selisih transaksi perubahan ekuitas Entitas Anak		(119.156.906)	(119.156.906)	*Difference in equity transactions of Subsidiaries*
Penghasilan komprehensif lain				*Other comprehensive income*
Surplus revaluasi	2n,13,14	-	41.519.069.277	*Surplus revaluation*
Penyesuaian atas pengukuran kembali liabilitas imbalan kerja		701.041.229	175.407.453	*Adjustment arising from remeasurement of employee benefit obligations*
Ekuitas lainnya		225.659.167	150.666.667	*Other equity*
Saldo laba:				*Retained earnings:*
Ditentukan penggunaannya		3.000.000.000	3.000.000.000	*Appropriate*
Belum ditentukan penggunaannya		340.725.645.113	290.496.828.209	*Unappropriated*
Sub – jumlah		614.124.279.094	604.813.905.191	*Sub – total*
Kepentingan non-pengendali	25a	67.767.468.767	67.895.548.788	*Non-controlling interest*
JUMLAH EKUITAS		681.891.747.861	672.709.453.979	***TOTAL EQUITY***
JUMLAH LIABILITAS DAN EKUITAS		801.479.951.527	771.547.611.433	***TOTAL LIABILITIES AND EQUITY***

Catatan atas Laporan keuangan konsolidasi yang merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasi secara keseluruhan.

The accompanying Notes to Consolidated financial statements which are an integral part of the consolidated financial statements.

PT FORTUNE MATE INDONESIA Tbk DAN ENTITAS ANAK
LAPORAN LABA RUGI KOMPREHENSIF KONSOLIDASI
UNTUK TAHUN-TAHUN YANG BERAKHIR PADA TANGGAL 31 DESEMBER 2017 DAN 2016
(Dinyatakan dalam Rupiah, kecuali dinyatakan lain)

PT FORTUNE MATE INDONESIA Tbk AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
FOR THE YEARS ENDED DECEMBER 31, 2017 AND 2016
(Expressed in Rupiah, unless otherwise stated)

	Catatan/ *Notes*	2017	2016	
PENJUALAN BERSIH	26	35.261.236.363	402.073.435.600	***NET SALES***
BEBAN POKOK PENJUALAN	2q,27	(10.978.310.043)	(82.670.334.227)	***COST OF GOODS SOLD***
LABA KOTOR		24.282.926.320	319.403.101.373	***GROSS PROFIT***
Beban penjualan	28	(1.041.631.500)	(917.812.230)	*Selling expense*
Beban umum dan administrasi	29	(11.651.828.960)	(11.836.232.474)	*General and administrative expense*
Beban pendanaan	30	(1.913.032.022)	(10.607.009.079)	*Financial charges*
Pendapatan lain-lain	31	256.739.467	991.168.316	*Others income*
Beban lain-lain	32	(42.689)	(80.538.268)	*Others expense*
LABA SEBELUM TAKSIRAN BEBAN PAJAK		9.933.130.616	296.952.677.638	***INCOME BEFORE PROVISION FOR TAX EXPENSES***
TAKSIRAN BEBAN PAJAK				***PROVISION FOR TAX EXPENSES***
Pajak final	9c	(1.201.936.259)	(20.043.524.906)	*Final tax*
Jumlah Taksiran Beban Pajak		(1.201.936.259)	(20.043.524.906)	*Total Provision for Tax Expense*
LABA TAHUN BERJALAN		8.731.194.357	276.909.152.732	***INCOME FOR THE YEAR***
PENDAPATAN (BEBAN) KOMPREHENSIF LAIN				***OTHERS COMPREHENSIVE INCOME (LOSS)***
Pos-pos yang tidak akan direklasifikasi ke laba rugi				*Items that will not be reclassified to profit or loss*
Surplus revaluasi		(41.519.069.277)	-	*Surplus revaluation*
Pengukuran kembali liabilitas imbalan kerja		525.633.777	304.781.210	*Remeasurement of employee benefit obligations*
JUMLAH LABA (RUGI) KOMPREHENSIF TAHUN BERJALAN		(32.262.241.143)	277.213.933.942	***TOTAL COMPREHENSIVE INCOME (LOSS) FOR THE CURRENT YEAR***
JUMLAH LABA (RUGI) YANG DAPAT DIATRIBUSIKAN KEPADA:				***TOTAL INCOME (LOSS) FOR THE YEAR ATTRIBUTABLE TO:***
-Pemilik entitas induk		8.834.451.044	250.754.952.442	*Owner of the parent-*
-Kepentingan non pengendali	25b	(103.256.687)	26.154.200.290	*Non-controlling interests-*
JUMLAH LABA TAHUN BERJALAN		8.731.194.357	276.909.152.732	***TOTAL INCOME FOR THE YEAR***

PT FORTUNE MATE INDONESIA Tbk DAN ENTITAS ANAK
LAPORAN LABA RUGI KOMPREHENSIF KONSOLIDASI (Lanjutan)
UNTUK TAHUN-TAHUN YANG BERAKHIR PADA TANGGAL 31 DESEMBER 2017 DAN 2016
(Dinyatakan dalam Rupiah, kecuali dinyatakan lain)

PT FORTUNE MATE INDONESIA Tbk AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME (Continued)
FOR THE YEARS ENDED DECEMBER 31, 2017 AND 2016
(Expressed in Rupiah, unless otherwise stated)

	Catatan/ *Notes*	2017	2016	
JUMLAH LABA (RUGI) KOMPREHENSIF TAHUN BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA:				***TOTAL COMPREHENSIVE INCOME (LOSS) FOR THE YEAR ATTRIBUTABLE TO:***
-Pemilik entitas induk		(32.158.984.456)	251.059.733.652	*Owner of the parent-*
-Kepentingan non pengendali		(103.256.687)	26.154.200.290	*Non-controlling interests-*
JUMLAH LABA (RUGI) KOMPREHENSIF TAHUN BERJALAN		(32.262.241.143)	277.213.933.942	***TOTAL COMPREHENSIVE INCOME (LOSS) FOR THE CURRENT YEAR***
LABA PER SAHAM DASAR YANG DAPAT DIATRIBUSIKAN KEPADA PEMILIK ENTITAS INDUK	2t,33	3,25	92,16	***BASIC EARNINGS PER SHARE ATTRIBUTABLE TO EQUITY HOLDERS OF THE PARENT***

Catatan atas Laporan keuangan konsolidasi yang merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasi secara keseluruhan.

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2. Pada tanggal 15 Mei 2002, Entitas melakukan pemecahan nilai nominal saham dari Rp 500 per saham menjadi Rp 100 per saham atau dengan ratio 1:5 yang mengakibatkan jumlah saham beredar semula 320.000.000 saham menjadi sebanyak 1.600.000.000 saham.

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1. *Number of shares outstanding at the Indonesia Stock Exchange amounted to 2.721 billion shares which, at 2.046.000.000 shares (75.19%) owned by two major shareholders in 2016 and amounted to 2.258 billion shares (82.98%) owned 3 major shareholders and 675 million (24.81%) in 2016 and amounted to 463 million (17.02%) in 2015 is owned by the community of less than 5% of the number of shares issued and fully paid shares with a nominal value of Rp 100 per shares.*

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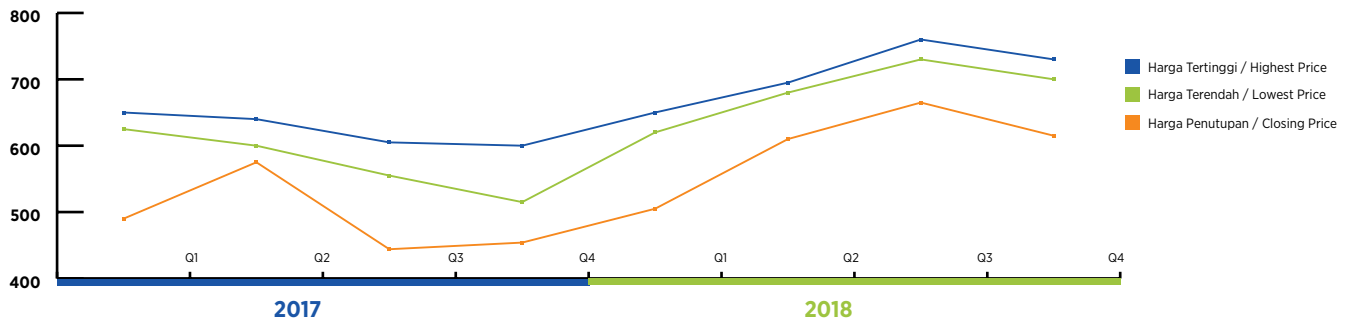
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Triwulan 4	730	600	615	454	700	515	2.839	527	13,68	20,74	3.887.142	1.401.315	Fourth Q

*)Sumber data perdagangan BEI *(Source trading idx)*

Grafik Harga Saham FMII 2017 - 2018



PT FORTUNE MATE INDONESIA Tbk DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASI
31 DESEMBER 2018 DAN 2017
(Dinyatakan dalam Rupiah, kecuali dinyatakan lain)

PT FORTUNE MATE INDONESIA Tbk AND SUBSIDIARY
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	2i,4,35	43.373.347.816	2.783.733.226	*Cash and cash equivalents*
Piutang usaha – pihak ketiga	5	112.942.750	209.842.750	*Account receivables – third parties*
Piutang lain-lain – pihak ketiga	6	-	14.928.017	*Other receivables – third parties*
Persediaan	2k,7	209.999.429.948	180.390.276.836	*Inventories*
Pajak dibayar di muka	2r,9a	6.143.267.523	1.893.472.642	*Prepaid taxes*
Biaya dibayar di muka	2l,10	948.531.628	554.619.847	*Prepaid expenses*
Uang muka pembelian	11	123.233.983.290	98.175.551.030	*Advance to supplier*
JUMLAH ASET LANCAR		383.811.502.955	284.022.424.348	***TOTAL CURRENT ASSETS***
ASET TIDAK LANCAR				***NON-CURRENT ASSETS***
Rekening bank yang dibatasi penggunaannya	12	75.376.000	75.376.000	*Restricted cash in bank*
Goodwill		136.067.616	136.067.616	*Goodwill*
Penyertaan saham	8	242.061.000.000	236.152.500.000	*Investment in shares*
Persediaan	2k,7	314.634.427.877	280.678.620.957	*Inventories*
Aset tetap – setelah dikurangi akumulasi penyusutan sebesar Rp 1.886.101.933 pada tahun 2018 dan Rp 1.703.156.222 pada tahun 2017	2n,14	237.016.895	414.962.606	*Fixed assets – net of accumulated depreciation of Rp 1,886,101,933 in 2018 and Rp 1,703,156,222 in 2017*
JUMLAH ASET TIDAK LANCAR		557.143.888.388	517.457.527.179	***TOTAL NON-CURRENT ASSETS***
JUMLAH ASET		940.955.391.343	801.479.951.527	***TOTAL ASSETS***

PT FORTUNE MATE INDONESIA Tbk DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASI (Lanjutan)
31 DESEMBER 2018 DAN 2017
(Dinyatakan dalam Rupiah, kecuali dinyatakan lain)

PT FORTUNE MATE INDONESIA Tbk AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION (Continued)
DECEMBER 31, 2018 AND 2017
(Expressed in Rupiah, unless otherwise stated)

	Catatan/ *Notes*	2018	2017	
LIABILITAS DAN EKUITAS				***LIABILITIES AND EQUITY***
LIABILITAS JANGKA PENDEK				***SHORT TERM LIABILITIES***
Hutang bank	15	56.588.336.205	37.958.007.495	*Bank loans*
Hutang usaha				*Account payables*
Pihak berelasi	16,35	1.771.000	1.346.806.419	*Related parties*
Pihak ketiga	16	297.778.276	939.847.292	*Third parties*
Hutang lain-lain				*Other payables*
Pihak berelasi	17,35	41.107.246	-	*Related parties*
Pihak ketiga	17	595.294.554	359.418.452	*Third parties*
Beban masih harus dibayar	18	1.875.062.736	1.667.587.471	*Accrued expenses*
Uang muka penjualan	19	48.696.490.042	29.003.037.022	*Advance from customer*
Hutang pajak	9b	1.003.675.765	406.497.488	*Taxes payable*
Hutang bank jangka panjang yang jatuh tempo dalam satu tahun	20	9.530.505.593	8.437.500.000	*Current maturities of long-term bank loan*
JUMLAH LIABILITAS JANGKA PENDEK		118.630.021.417	80.118.701.639	***TOTAL SHORT TERM LIABILITIES***
LIABILITAS JANGKA PANJANG				***LONG TERM LIABILITIES***
Hutang bank jangka panjang – setelah dikurangi bagian yang jatuh tempo dalam satu tahun	20	29.386.270.184	36.562.500.000	*Long-term bank loan – net of current maturities*
Liabilitas diestimasi atas imbalan kerja	2p,21	2.696.323.181	2.907.002.027	*Estimated liabilities for employee benefits*
Surat utang jangka menengah	22	114.750.000.000	-	*Medium term notes*
JUMLAH LIABILITAS JANGKA PANJANG		146.832.593.365	39.469.502.027	***TOTAL LONG TERM LIABILITIES***
JUMLAH LIABILITAS		265.462.614.782	119.588.203.666	***TOTAL LIABILITIES***

PT FORTUNE MATE INDONESIA Tbk DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASI (Lanjutan)
31 DESEMBER 2018 DAN 2017
(Dinyatakan dalam Rupiah, kecuali dinyatakan lain)

PT FORTUNE MATE INDONESIA Tbk AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION (Continued)
DECEMBER 31, 2018 AND 2017
(Expressed in Rupiah, unless otherwise stated)

	Catatan/ *Notes*	2018	2017	
EKUITAS				***SHAREHOLDERS' 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				*Capital stocks – par value Rp100 per share*
Modal dasar – 4.400.000.000 saham				*Authorized – 4,400,000,000 share*
Modal ditempatkan dan disetor – 2.721.000.000 saham	23	272.100.000.000	272.100.000.000	*Issued and fully paid capital – 2,721,000,000 shares*
Tambahan modal disetor – bersih	24	(2.964.909.509)	(2.964.909.509)	*Additional paid in capital – net*
Selisih nilai transaksi restrukturisasi entitas sepengendali	25	2.098.216.280	-	*Difference in value of restructuring transactions among entities under common control*
Selisih kurs setoran modal		456.000.000	456.000.000	*Foreign exchange of capital paid*
Selisih transaksi perubahan ekuitas Entitas Anak		(119.156.906)	(119.156.906)	*Difference in equity transactions of Subsidiaries*
Penghasilan komprehensif lain				*Other comprehensive income*
Penyesuaian atas pengukuran kembali liabilitas imbalan kerja		1.538.812.825	701.041.229	*Adjustment arising from remeasurement of employee benefit obligations*
Ekuitas lainnya		225.659.167	225.659.167	*Other equity*
Saldo laba:				*Retained earnings:*
Ditentukan penggunaannya		3.000.000.000	3.000.000.000	*Appropriate*
Belum ditentukan penggunaannya		346.641.180.750	340.725.645.113	*Unappropriated*
Sub – jumlah		622.975.802.607	614.124.279.094	*Sub – total*
Kepentingan non-pengendali	26a	52.516.973.954	67.767.468.767	*Non-controlling interest*
JUMLAH EKUITAS		675.492.776.561	681.891.747.861	***TOTAL EQUITY***
JUMLAH LIABILITAS DAN EKUITAS		940.955.391.343	801.479.951.527	***TOTAL LIABILITIES AND EQUITY***

Catatan atas Laporan keuangan konsolidasi yang merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasi secara keseluruhan.

The accompanying Notes to Consolidated financial statements which are an integral part of the consolidated financial statements.

PT FORTUNE MATE INDONESIA Tbk DAN ENTITAS ANAK
LAPORAN LABA RUGI KOMPREHENSIF KONSOLIDASI
UNTUK TAHUN-TAHUN YANG BERAKHIR PADA TANGGAL 31 DESEMBER 2018 DAN 2017
(Dinyatakan dalam Rupiah, kecuali dinyatakan lain)

PT FORTUNE MATE INDONESIA Tbk AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017
(Expressed in Rupiah, unless otherwise stated)

	Catatan/ *Notes*	2018	2017	
PENJUALAN BERSIH	27	43.232.413.637	35.261.236.363	***NET SALES***
BEBAN POKOK PENJUALAN	2q,28	(13.481.206.866)	(10.978.310.043)	***COST OF GOODS SOLD***
LABA KOTOR		29.751.206.771	24.282.926.320	***GROSS PROFIT***
Beban penjualan	29	(889.425.479)	(1.041.631.500)	*Selling expense*
Beban umum dan administrasi	30	(10.842.011.194)	(11.651.828.960)	*General and administrative expense*
Beban pendanaan	31	(11.832.706.755)	(1.913.032.022)	*Financial charges*
Pendapatan lain-lain	32	1.004.197.613	256.739.467	*Others income*
Beban lain-lain	33	(70.064)	(42.689)	*Others expense*
LABA SEBELUM TAKSIRAN BEBAN PAJAK		7.191.190.892	9.933.130.616	***INCOME BEFORE PROVISION FOR TAX EXPENSES***
TAKSIRAN BEBAN PAJAK				***PROVISION FOR TAX EXPENSES***
Pajak final	9c	(1.282.933.788)	(1.201.936.259)	*Final tax*
Jumlah Taksiran Beban Pajak		(1.282.933.788)	(1.201.936.259)	*Total Provision for Tax Expense*
LABA TAHUN BERJALAN		5.908.257.104	8.731.194.357	***INCOME FOR THE YEAR***
PENDAPATAN (BEBAN) KOMPREHENSIF LAIN				***OTHERS COMPREHENSIVE INCOME (LOSS)***
Pos-pos yang tidak akan direklasifikasi ke laba rugi				*Items that will not be reclassified to profit or loss*
Surplus revaluasi		-	(41.519.069.277)	*Surplus revaluation*
Pengukuran kembali liabilitas imbalan kerja		837.771.596	525.633.777	*Remeasurement of employee benefit obligations*
JUMLAH LABA (RUGI) KOMPREHENSIF TAHUN BERJALAN		6.746.028.700	(32.262.241.143)	***TOTAL COMPREHENSIVE INCOME (LOSS) FOR THE CURRENT YEAR***
JUMLAH LABA (RUGI) YANG DAPAT DIATRIBUSIKAN KEPADA:				***TOTAL INCOME (LOSS) FOR THE YEAR ATTRIBUTABLE TO:***
-Pemilik entitas induk		5.915.535.637	8.834.451.044	*Owner of the parent-*
-Kepentingan non pengendali	26b	(7.278.533)	(103.256.687)	*Non-controlling interests-*
JUMLAH LABA TAHUN BERJALAN		5.908.257.104	8.731.194.357	***TOTAL INCOME FOR THE YEAR***

PT FORTUNE MATE INDONESIA Tbk DAN ENTITAS ANAK
LAPORAN LABA RUGI KOMPREHENSIF KONSOLIDASI (Lanjutan)
UNTUK TAHUN-TAHUN YANG BERAKHIR PADA TANGGAL 31 DESEMBER 2018 DAN 2017
(Dinyatakan dalam Rupiah, kecuali dinyatakan lain)

PT FORTUNE MATE INDONESIA Tbk AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME (Continued)
FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017
(Expressed in Rupiah, unless otherwise stated)

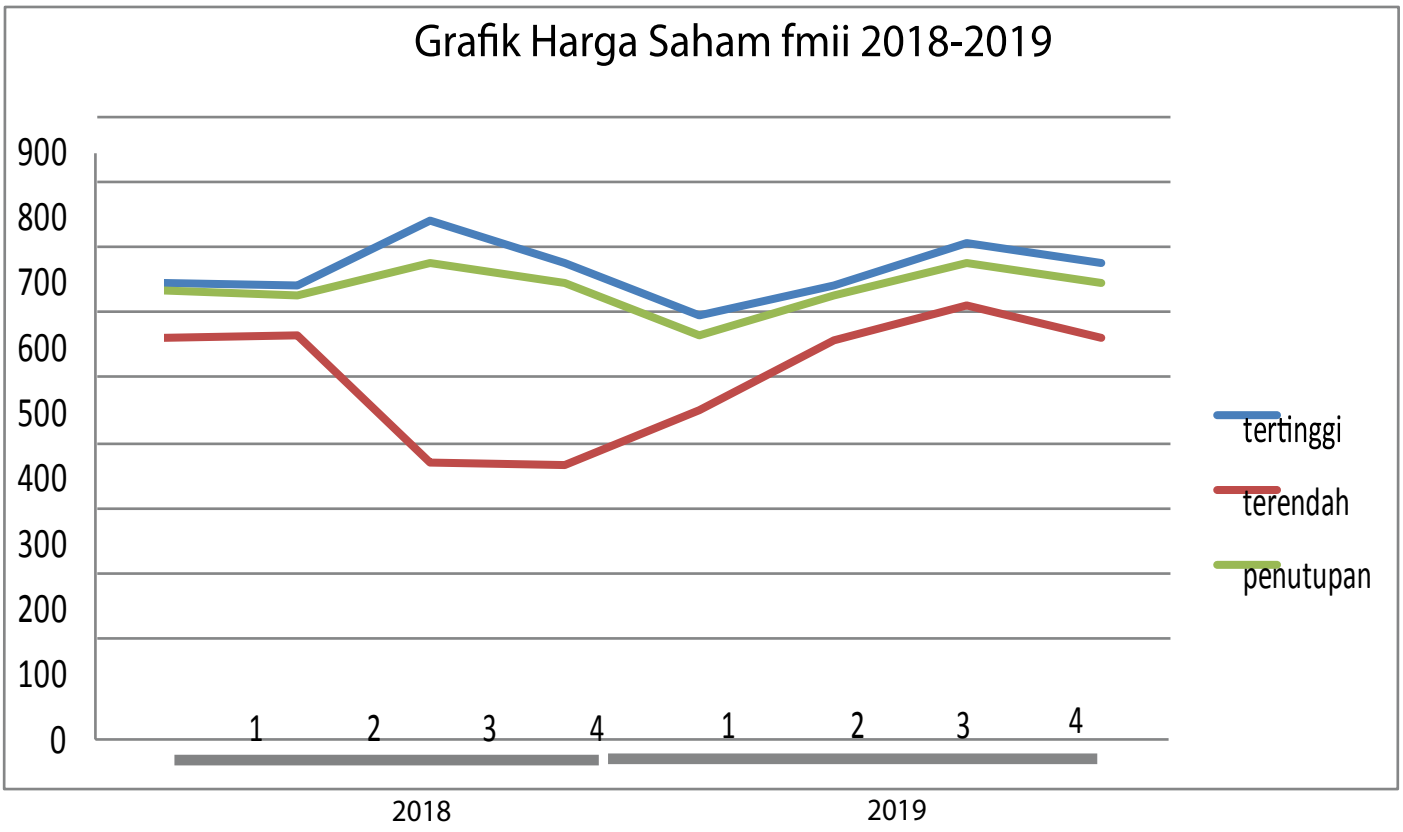
	Catatan/ *Notes*	2018	2017	
JUMLAH LABA (RUGI) KOMPREHENSIF TAHUN BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA:				***TOTAL COMPREHENSIVE INCOME (LOSS) FOR THE YEAR ATTRIBUTABLE TO:***
-Pemilik entitas induk		6.753.307.233	(32.158.984.456)	*Owner of the parent-*
-Kepentingan non pengendali	26b	(7.278.533)	(103.256.687)	*Non-controlling interests-*
JUMLAH LABA (RUGI) KOMPREHENSIF TAHUN BERJALAN		6.746.028.700	(32.262.241.143)	***TOTAL COMPREHENSIVE INCOME (LOSS) FOR THE CURRENT YEAR***
LABA PER SAHAM DASAR YANG DAPAT DIATRIBUSIKAN KEPADA PEMILIK ENTITAS INDUK	2t,34	2,17	3,25	***BASIC EARNINGS PER SHARE ATTRIBUTABLE TO EQUITY HOLDERS OF THE PARENT***

Catatan atas Laporan keuangan konsolidasi yang merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasi secara keseluruhan.

The accompanying Notes to Consolidated financial statements which are an integral part of the consolidated financial statements.

IHTISAR SAHAM
Share Hightlight

Triwulan *Quarter*	Jumlah Saham Yang beredar *Outstanding Share*	Harga Saham/Share Price			Volume Perdagangan *Trading Volume*	Frek *Freq*	Kapitalisasi Pasar/ *Market Capitalization (Rp Juta/ Millions)*
		Tertinggi *Highest*	Terendah *Lowest*	Penutupan *Closing*			
2019							
I	2.721.000.000	700	615	690	1.502.700	881	1.877.490
II	2.721.000.000	695	620	620	205.800	240	1.687.020
III	2.721.000.000	795	424	640	22.300	57	1.741.440
IV	2.721.000.000	730	422	470	10.343.500	53	1.278.870
2018							
I	2.721.000.000	650	505	620	163.050.000	7.079	4.388.709
II	2.721.000.000	695	610	680	119.430.000	12.283	4.001.470
III	2.721.000.000	760	665	730	102.660.000	8.046	3.727.397
IV	2.721.000.000	730	615	700	13.680.000	2.839	3.887.142



PT FORTUNE MATE INDONESIA Tbk DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
TANGGAL 31 DESEMBER 2019
(Dinyatakan dalam Rupiah, kecuali dinyatakan lain)

PT FORTUNE MATE INDONESIA Tbk AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
AS OF DECEMBER 31, 2019
(Expressed in Rupiah, unless otherwise stated)

	Catatan/ *Notes*	2019	2018	
ASET				***ASSETS***
ASET LANCAR				***CURRENT ASSETS***
Kas dan setara kas	2j,4,32	45.803.772.595	43.373.347.816	*Cash and cash equivalents*
Piutang usaha - pihak ketiga	5	67.342.750	112.942.750	*Account receivables - third parties*
Persediaan	2k,6	183.166.663.401	209.999.429.948	*Inventories*
Pajak dibayar di muka	2q,8a	3.341.808.185	6.143.267.523	*Prepaid taxes*
Biaya dibayar di muka	2l,9	1.094.452.700	948.531.628	*Prepaid expenses*
Uang muka pembelian	2l,10	41.309.106.240	123.233.983.290	*Advance to supplier*
JUMLAH ASET LANCAR		274.783.145.871	383.811.502.955	***TOTAL CURRENT ASSETS***
ASET TIDAK LANCAR				***NON-CURRENT ASSETS***
Bank yang dibatasi penggunaannya	11	-	75.376.000	*Restricted cash in bank*
Goodwill		136.067.616	136.067.616	*Goodwill*
Investasi saham	2i,7	295.174.788.901	242.061.000.000	*Investment in shares of stock*
Persediaan	2k,6	321.620.376.028	314.634.427.877	*Inventories*
Aset tetap – setelah dikurangi akumulasi penyusutan sebesar Rp 1.970.510.978 pada tahun 2019 dan Rp 1.886.101.933 pada tahun 2018	2m,12	152.607.850	237.016.895	*Fixed assets – net of accumulated depreciation of Rp 1,970,510,978 in 2019 and Rp 1,886,101,933 in 2018*
JUMLAH ASET TIDAK LANCAR		617.083.840.395	557.143.888.388	***TOTAL NON-CURRENT ASSETS***
JUMLAH ASET		891.866.986.266	940.955.391.343	***TOTAL ASSETS***

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

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

PT FORTUNE MATE INDONESIA Tbk DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN (Lanjutan)
TANGGAL 31 DESEMBER 2019
(Dinyatakan dalam Rupiah, kecuali dinyatakan lain)

PT FORTUNE MATE INDONESIA Tbk AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION (Continued)
AS OF DECEMBER 31, 2019
(Expressed in Rupiah, unless otherwise stated)

	Catatan/ *Notes*	2019	2018	
LIABILITAS DAN EKUITAS				***LIABILITIES AND EQUITY***
LIABILITAS				***LIABILITIES***
LIABILITAS JANGKA PENDEK				***SHORT TERM LIABILITIES***
Utang bank	13	30.593.669.737	56.588.336.205	*Bank loans*
Utang usaha				*Account payables*
Pihak berelasi	14,32	4.343.018.259	1.771.000	*Related parties*
Pihak ketiga	14	804.546.176	297.778.276	*Third parties*
Utang lain-lain				*Other payables*
Pihak berelasi	15,32	172.449.862	41.107.246	*Related parties*
Pihak ketiga	15	411.974.429	595.294.554	*Third parties*
Biaya masih harus dibayar	16	6.204.704.700	1.875.062.736	*Accrued expenses*
Uang muka penjualan	17	45.280.175.909	48.696.490.042	*Advance from customer*
Utang pajak	8b	916.046.738	1.003.675.765	*Taxes payable*
Utang bank jangka panjang yang jatuh tempo dalam satu tahun	19	5.878.489.074	9.530.505.593	*Current maturities of long-term bank loan*
JUMLAH LIABILITAS JANGKA PENDEK		94.605.074.884	118.630.021.417	***TOTAL SHORT TERM LIABILITIES***
LIABILITAS JANGKA PANJANG				***LONG TERM LIABILITIES***
Utang bank jangka panjang – setelah dikurangi bagian yang jatuh tempo dalam satu tahun	18	51.660.076.279	29.386.270.184	*Long-term bank loan – net of current maturities*
Surat utang jangka menengah	19	114.750.000.000	114.750.000.000	*Medium term notes*
Estimasi liabilitas atas imbalan kerja karyawan	2o,20	3.384.556.603	2.696.323.181	*Estimated liabilities for employee benefits*
JUMLAH LIABILITAS JANGKA PANJANG		169.794.632.882	146.832.593.365	***TOTAL LONG TERM LIABILITIES***
JUMLAH LIABILITAS		264.399.707.766	265.462.614.782	***TOTAL LIABILITIES***

PT FORTUNE MATE INDONESIA Tbk DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN (Lanjutan)
TANGGAL 31 DESEMBER 2019
(Dinyatakan dalam Rupiah, kecuali dinyatakan lain)

PT FORTUNE MATE INDONESIA Tbk AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION (Continued)
AS OF DECEMBER 31, 2019
(Expressed in Rupiah, unless otherwise stated)

	Catatan/ *Notes*	2019	2018	
EKUITAS				***SHAREHOLDERS' 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				*Capital stocks – par value Rp100 per share*
Modal dasar – 4.400.000.000 saham				*Authorized – 4,400,000,000 share*
Modal ditempatkan dan disetor – 2.721.000.000 saham	21	272.100.000.000	272.100.000.000	*Issued and fully paid capital – 2,721,000,000 shares*
Tambahan modal disetor – bersih	22	(2.964.909.509)	(2.964.909.509)	*Additional paid in capital – net*
Selisih nilai transaksi restrukturisasi entitas sepengendali	23	2.098.216.280	2.098.216.280	*Difference in value of restructuring transactions among entities under common control*
Selisih kurs setoran modal		456.000.000	456.000.000	*Foreign exchange of capital paid*
Selisih transaksi perubahan ekuitas Entitas Anak		(119.156.906)	(119.156.906)	*Difference in equity transactions of Subsidiaries*
Penghasilan komprehensif lain				*Other comprehensive income*
Penyesuaian atas pengukuran kembali liabilitas imbalan kerja		3.072.476.542	1.538.812.825	*Adjustment arising from remeasurement of employee benefit obligations*
Ekuitas lainnya		174.659.167	225.659.167	*Other equity*
Saldo laba:				*Retained earnings:*
Ditentukan penggunaannya		3.000.000.000	3.000.000.000	*Appropriate*
Belum ditentukan penggunaannya		349.359.777.332	346.641.180.750	*Unappropriated*
Sub-jumlah		627.177.062.906	622.975.802.607	*Sub-total*
Kepentingan non-pengendali	24a	290.215.594	52.516.973.954	*Non-controlling interest*
JUMLAH EKUITAS		627.467.278.500	675.492.776.561	***TOTAL EQUITY***
JUMLAH LIABILITAS DAN EKUITAS		891.866.986.266	940.955.391.343	***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 Consolidated financial statements form an integral part of these consolidated financial statements taken as a whole.

PT FORTUNE MATE INDONESIA Tbk DAN ENTITAS ANAK
LAPORAN LABA RUGI DAN PENGHASILAN KOMPREHENSIF LAIN KONSOLIDASIAN
UNTUK TAHUN YANG BERAKHIR PADA TANGGAL 31 DESEMBER 2019
(Dinyatakan dalam Rupiah, kecuali dinyatakan lain)

PT FORTUNE MATE INDONESIA Tbk AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE YEAR ENDED AS OF DECEMBER 31, 2019
(Expressed in Rupiah, unless otherwise stated)

	Catatan/ *Notes*	2019	2018	
PENJUALAN BERSIH	25	84.249.947.508	43.232.413.637	***NET SALES***
BEBAN POKOK PENJUALAN	2p,26	(47.767.171.754)	(13.481.206.866)	***COST OF GOODS SOLD***
LABA KOTOR		36.482.775.754	29.751.206.771	***GROSS PROFIT***
Beban penjualan	27	(504.942.972)	(889.425.479)	*Selling expense*
Beban umum dan administrasi	28	(13.453.467.801)	(10.842.011.194)	*General and administrative expense*
Beban pendanaan	29	(18.533.617.026)	(11.832.706.755)	*Financial charges*
Bagian rugi bersih entitas asosiasi	7	(4.744.387)	-	*Share in net loss of associates*
Pendapatan lain-lain	30	855.169.414	1.004.197.613	*Others income*
Beban lain-lain		(68.378)	(70.064)	*Others expense*
LABA SEBELUM BEBAN PAJAK FINAL		4.841.104.604	7.191.190.892	***INCOME BEFORE PROVISION FOR TAX EXPENSES***
Pajak final	8c	(2.122.307.029)	(1.282.933.788)	*Final tax*
LABA TAHUN BERJALAN		2.718.797.575	5.908.257.104	***INCOME FOR THE YEAR***
PENGHASILAN KOMPREHENSIF LAIN				***OTHERS COMPREHENSIVE INCOME***
Pos-pos yang tidak akan direklasifikasi ke laba rugi				***Items that will not be reclassified to profit or loss***
Pengukuran kembali atas liabilitas imbalan kerja		1.533.663.717	837.771.596	*Remeasurement of employee benefit obligations*
JUMLAH PENGHASILAN KOMPREHENSIF TAHUN BERJALAN		4.252.461.292	6.746.028.700	***TOTAL COMPREHENSIVE INCOME FOR THE CURRENT YEAR***
JUMLAH PENGHASILAN YANG DAPAT DIATRIBUSIKAN KEPADA:				***TOTAL INCOME FOR THE YEAR ATTRIBUTABLE TO:***
Pemilik entitas induk		2.718.596.582	5.915.535.637	*Owner of the parent*
Kepentingan non pengendali	24b	200.993	(7.278.533)	*Non-controlling interests*
JUMLAH PENGHASILAN TAHUN BERJALAN		2.718.797.575	5.908.257.104	***TOTAL INCOME FOR THE YEAR***

PT FORTUNE MATE INDONESIA Tbk DAN ENTITAS ANAK
LAPORAN LABA RUGI DAN PENGHASILAN KOMPREHENSIF LAIN KONSOLIDASIAN (Lanjutan)
UNTUK TAHUN YANG BERAKHIR PADA TANGGAL 31 DESEMBER 2019
(Dinyatakan dalam Rupiah, kecuali dinyatakan lain)

PT FORTUNE MATE INDONESIA Tbk AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF PROFIT AND LOSS AND OTHER COMPREHENSIVE INCOME (Continued)
FOR THE YEAR ENDED AS OF DECEMBER 31, 2019
(Expressed in Rupiah, unless otherwise stated)

	Catatan/ *Notes*	2019	2018	
JUMLAH PENGHASILAN KOMPREHENSIF TAHUN BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA:				***TOTAL COMPREHENSIVE INCOME FOR THE YEAR ATTRIBUTABLE TO:***
Pemilik entitas induk		4.252.260.299	6.753.307.233	*Owner of the parent*
Kepentingan non pengendali	24b	200.993	(7.278.533)	*Non-controlling interests*
JUMLAH PENGHASILAN KOMPREHENSIF TAHUN BERJALAN		4.252.461.292	6.746.028.700	***TOTAL COMPREHENSIVE INCOME FOR THE CURRENT YEAR***
LABA PER SAHAM DASAR YANG DAPAT DIATRIBUSIKAN KEPADA PEMILIK ENTITAS INDUK	2s,31	1,00	2,17	***BASIC EARNINGS PER SHARE ATTRIBUTABLE TO EQUITY HOLDERS OF THE PARENT***

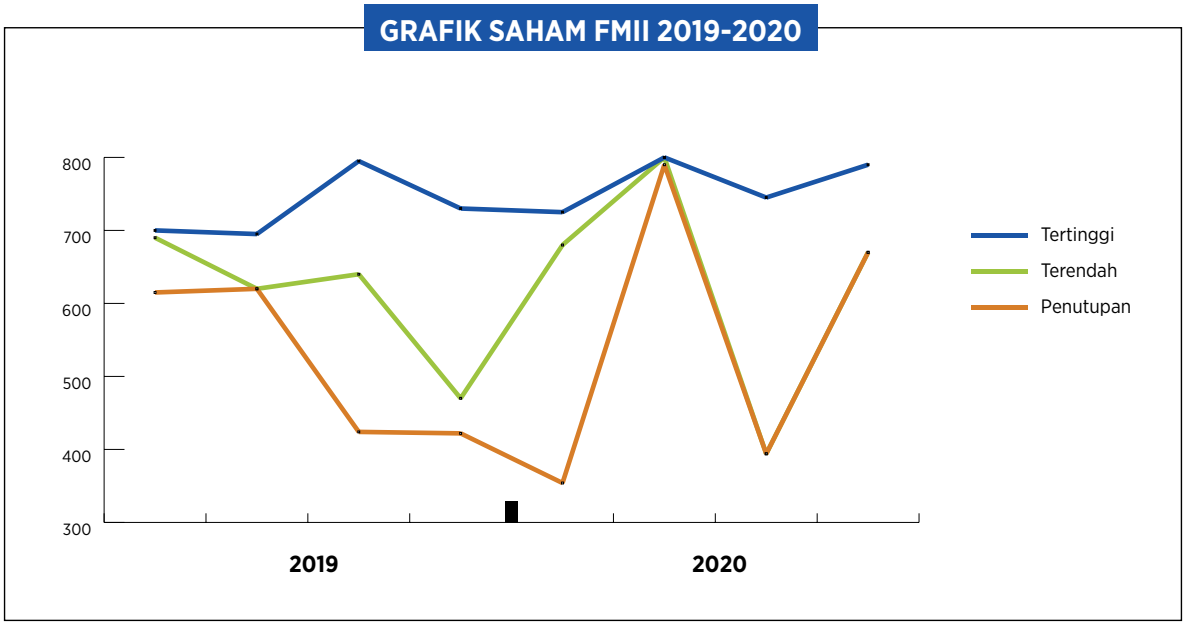
Catatan atas Laporan keuangan konsolidasian terlampir merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian secara keseluruhan.

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

Ihtisar Saham
Share Hightlight

Triwulan *Quarter*	Jumlah Saham Yang beredar *Outstanding Share*	Harga Saham / *Share Price*			Volume Perdagangan *Trading Volume*	Frek *Freq*	Kapitalisasi Pasar/ Market *Capitalization (Rp.Juta/ Millions)*
		Tertinggi *Highest*	Terendah *Lowest*	Penutupan *Closing*			
2019							
I	2.721.000.000	700	615	690	1.502.700	881	1.877.490
II	2.721.000.000	695	620	620	205.800	240	1.687.020
III	2.721.000.000	795	424	640	22.300	57	1.741.440
IV	2.721.000.000	730	422	470	10.343.500	53	1.278.870
2020							
I	2.721.000.000	725	354	680	7.356.100	11	1.850.280
II	2.721.000.000	800	790	800	2.300	5	2.176.800
III	2.721.000.000	745	394	394	20.200	36	1.072.074
IV	2.721.000.000	790	334	670	18.900	70	1.823.070

GRAFIK SAHAM FMII 2019-2020



PT FORTUNE MATE INDONESIA Tbk DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
TANGGAL 31 DESEMBER 2020
(Dinyatakan dalam Rupiah, Kecuali Dinyatakan Lain)

PT FORTUNE MATE INDONESIA Tbk AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
AS OF DECEMBER 31, 2020
(Expressed in Rupiah, Unless Otherwise Stated)

	Catatan/ *Notes*	2020	2019	
ASET				***ASSETS***
ASET LANCAR				***CURRENT ASSETS***
Kas dan setara kas	2j,4,32	2.017.445.915	45.803.772.595	*Cash and cash equivalents*
Piutang usaha	5	52.846.500	67.342.750	*Account receivables*
Persediaan				*Inventories*
Aset real estat	2k,6	208.089.696.184	183.166.663.401	*Real estat assets*
Pajak dibayar di muka	2q,8a	2.246.008.666	3.341.808.185	*Prepaid taxes*
Biaya dibayar di muka	2l,9	752.749.287	1.094.452.700	*Prepaid expenses*
Uang muka pembelian	2l,10	54.038.178.158	41.309.106.240	*Advance to supplier*
JUMLAH ASET LANCAR		267.196.924.710	274.783.145.871	***TOTAL CURRENT ASSETS***
ASET TIDAK LANCAR				***NON-CURRENT ASSETS***
Investasi reksadana	11	30.651.794.902	-	*Mutual fund investment*
Goodwill		136.067.616	136.067.616	*Goodwill*
Investasi saham	2i,7	295.160.447.776	295.174.788.901	*Investment in shares of stock*
Persediaan				*Inventories*
Aset real estat	2k,6	277.219.421.260	321.620.376.028	*Real estat assets*
Aset tetap - setelah dikurangi akumulasi penyusutan sebesar Rp 2.066.682.022 pada tahun 2020 dan Rp 1.970.510.978 pada tahun 2019	2m,12	342.796.806	152.607.850	*Fixed assets - net of accumulated depreciation of Rp 2,066,682,022 in 2020 and Rp 1,970,510,978 in 2019*
JUMLAH ASET TIDAK LANCAR		603.510.528.360	617.083.840.395	***TOTAL NON-CURRENT ASSETS***
JUMLAH ASET		870.707.453.070	891.866.986.266	***TOTAL ASSETS***

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

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PT FORTUNE MATE INDONESIA Tbk DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN (Lanjutan)
TANGGAL 31 DESEMBER 2020
(Dinyatakan dalam Rupiah, Kecuali Dinyatakan Lain)

PT FORTUNE MATE INDONESIA Tbk AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION (Continued)
AS OF DECEMBER 31, 2020
(Expressed in Rupiah, Unless Otherwise Stated)

	Catatan/ Notes	2020	2019	
LIABILITAS DAN EKUITAS				***LIABILITIES AND EQUITY***
LIABILITAS				***LIABILITIES***
LIABILITAS JANGKA PENDEK				***SHORT TERM LIABILITIES***
Utang bank	13	24.993.382.169	30.593.669.737	*Bank loans*
Utang usaha				*Account payables*
Pihak berelasi	14,32	1.771.000	4.343.018.259	*Related parties*
Pihak ketiga	14	894.265.981	804.546.176	*Third parties*
Utang lain-lain				*Other payables*
Pihak berelasi	15,32	288.679.989	172.449.862	*Related parties*
Pihak ketiga	15	349.176.909	411.974.429	*Third parties*
Biaya masih harus dibayar	16	3.409.359.673	6.204.704.700	*Accrued expenses*
Uang muka penjualan	17	43.976.373.741	45.280.175.909	*Advance from customer*
Utang pajak	2q,8b	1.162.774.950	916.046.738	*Taxes payable*
Utang bank jangka panjang yang jatuh tempo dalam satu tahun	18	6.558.740.989	5.878.489.074	*Current maturities of long-term bank loan*
JUMLAH LIABILITAS JANGKA PENDEK		81.634.525.401	94.605.074.884	***TOTAL SHORT TERM LIABILITIES***
LIABILITAS JANGKA PANJANG				***LONG TERM LIABILITIES***
Utang bank jangka panjang – setelah dikurangi bagian yang jatuh tempo dalam satu tahun	18	45.101.335.290	51.660.076.279	*Long-term bank loan – net of current maturities*
Surat utang jangka menengah	19	114.750.000.000	114.750.000.000	*Medium term notes*
Estimasi liabilitas atas imbalan kerja karyawan	2o,20	4.038.789.203	3.384.556.603	*Estimated liabilities for employee benefits*
JUMLAH LIABILITAS JANGKA PANJANG		163.890.124.493	169.794.632.882	***TOTAL LONG TERM LIABILITIES***
JUMLAH LIABILITAS		245.524.649.894	264.399.707.766	***TOTAL LIABILITIES***

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

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PT FORTUNE MATE INDONESIA Tbk DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN (Lanjutan)
TANGGAL 31 DESEMBER 2020
(Dinyatakan dalam Rupiah, Kecuali Dinyatakan Lain)

PT FORTUNE MATE INDONESIA Tbk AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION (Continued)
AS OF DECEMBER 31, 2020
(Expressed in Rupiah, Unless Otherwise Stated)

	Catatan/ Notes	2020	2019	
EKUITAS				***SHAREHOLDERS' 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 – 4.400.000.000 saham				*Capital stocks – par value Rp100 per share Authorized – 4,400,000,000*
Modal ditempatkan dan disetor – 2.721.000.000 saham	21	272.100.000.000	272.100.000.000	*Share Issued and fully paid capital – 2,721,000,000 shares*
Tambahan modal disetor – bersih	22	(2.964.909.509)	(2.964.909.509)	*Additional paid in capital – net*
Selisih nilai transaksi restrukturisasi entitas sepengendali	23	549.907.106	2.098.216.280	*Difference in value of restructuring transactions among entities under common control*
Selisih kurs setoran modal		456.000.000	456.000.000	*Foreign exchange of capital paid*
Selisih transaksi perubahan ekuitas Entitas Anak		(119.156.906)	(119.156.906)	*Difference in equity transactions of Subsidiaries*
Penghasilan komprehensif lain				*Other comprehensive income*
Penyesuaian atas pengukuran kembali liabilitas imbalan kerja		3.172.957.319	3.072.476.542	*Adjustment arising from remeasurement of employee benefit obligations*
Keuntungan yang belum terealisasi atas perubahan nilai wajar aset keuangan		651.794.902	-	*Unrealized gain on changes in fair value of financial assets*
Ekuitas lainnya		174.659.167	174.659.167	*Other equity*
Saldo laba:				*Retained earnings:*
Ditentukan penggunaannya		3.000.000.000	3.000.000.000	*Appropriate*
Belum ditentukan penggunaannya		347.879.003.726	349.359.777.332	*Unappropriated*
Sub-jumlah		624.900.255.805	627.177.062.906	*Sub-total*
Kepentingan non-pengendali	24a	282.547.371	290.215.594	*Non-controlling interest*
JUMLAH EKUITAS		625.182.803.176	627.467.278.500	***TOTAL EQUITY***
JUMLAH LIABILITAS DAN EKUITAS		870.707.453.070	891.866.986.266	***TOTAL LIABILITIES AND EQUITY***

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

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PT FORTUNE MATE INDONESIA Tbk DAN ENTITAS ANAK
LAPORAN LABA RUGI DAN PENGHASILAN KOMPREHENSIF LAIN KONSOLIDASIAN
UNTUK TAHUN YANG BERAKHIR PADA TANGGAL 31 DESEMBER 2020
(Dinyatakan dalam Rupiah, Kecuali Dinyatakan Lain)

PT FORTUNE MATE INDONESIA Tbk AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE YEAR ENDED AS OF DECEMBER 31, 2020
(Expressed in Rupiah, Unless Otherwise Stated)

	Catatan/ *Notes*	2020	2019	
PENJUALAN BERSIH	2p,25	51.320.798.915	84.249.947.508	***NET SALES***
BEBAN POKOK PENJUALAN	2p,26	(20.047.726.784)	(47.767.171.754)	***COST OF GOODS SOLD***
LABA KOTOR		31.273.072.131	36.482.775.754	***GROSS PROFIT***
Beban penjualan	2p,27	(794.479.266)	(504.942.972)	*Selling expense*
Beban umum dan administrasi	2p,28	(16.888.104.274)	(13.453.467.801)	*General and administrative expense*
Beban pendanaan	29	(16.785.208.334)	(18.533.617.026)	*Financial charges*
Bagian rugi bersih entitas asosiasi	2i,7	(14.341.125)	(4.744.387)	*Share in net loss of associates*
Pendapatan lain-lain	30	3.040.346.470	855.169.414	*Others income*
Beban lain-lain		(16.635)	(68.378)	*Others expense*
LABA SEBELUM BEBAN PAJAK FINAL		(168.731.033)	4.841.104.604	***PROFIT BEFORE INCOME TAX EXPENSES***
Pajak final	8c	(1.313.019.970)	(2.122.307.029)	*Final tax*
LABA TAHUN BERJALAN		(1.481.751.003)	2.718.797.575	***PROFIT FOR THE YEAR***
PENGHASILAN KOMPREHENSIF LAIN				***OTHERS COMPREHENSIVE INCOME***
Pos-pos yang tidak akan direklasifikasi ke laba rugi				***Items that will not be reclassified to profit or loss***
Pengukuran kembali atas liabilitas imbalan kerja		100.480.777	1.533.663.717	*Remeasurement of employee benefit obligations*
Keuntungan yang belum terealisasi atas perubahan nilai wajar aset keuangan		651.794.902	-	*Unrealized gain on changes in fair value of financial assets*
JUMLAH PENGHASILAN KOMPREHENSIF TAHUN BERJALAN		(729.475.324)	4.252.461.292	***TOTAL COMPREHENSIVE INCOME FOR THE CURRENT YEAR***
JUMLAH LABA TAHUN BERJALAN DAPAT DIATRIBUSIKAN KEPADA:				***TOTAL PROFIT FOR THE YEAR ATTRIBUTABLE TO:***
Pemilik entitas induk		(1.480.773.606)	2.718.596.582	*Owner of the parent*
Kepentingan non pengendali	24b	(977.397)	200.993	*Non-controlling interests*
JUMLAH PENGHASILAN TAHUN BERJALAN		(1.481.751.003)	2.718.797.575	***TOTAL INCOME FOR THE YEAR***

PT FORTUNE MATE INDONESIA Tbk DAN ENTITAS ANAK
LAPORAN LABA RUGI DAN PENGHASILAN KOMPREHENSIF LAIN KONSOLIDASIAN (Lanjutan)
UNTUK TAHUN YANG BERAKHIR PADA TANGGAL 31 DESEMBER 2020
(Dinyatakan dalam Rupiah, Kecuali Dinyatakan Lain)

PT FORTUNE MATE INDONESIA Tbk AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF PROFIT AND LOSS AND OTHER COMPREHENSIVE INCOME (Continued)
FOR THE YEAR ENDED AS OF DECEMBER 31, 2020
(Expressed in Rupiah, Unless Otherwise Stated)

	Catatan/ *Notes*	2020	2019	
JUMLAH PENGHASILAN KOMPREHENSIF TAHUN BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA:				***TOTAL COMPREHENSIVE INCOME FOR THE YEAR ATTRIBUTABLE TO:***
Pemilik entitas induk		(728.497.927)	4.252.260.299	*Owner of the parent*
Kepentingan non pengendali	24b	(977.397)	200.993	*Non-controlling interests*
JUMLAH PENGHASILAN KOMPREHENSIF TAHUN BERJALAN		(729.475.324)	4.252.461.292	***TOTAL COMPREHENSIVE INCOME FOR THE CURRENT YEAR***
LABA PER SAHAM DASAR YANG DAPAT DIATRIBUSIKAN KEPADA PEMILIK ENTITAS INDUK	2s,31	(0,54)	1,00	***BASIC EARNINGS PER SHARE ATTRIBUTABLE TO EQUITY HOLDERS OF THE PARENT***

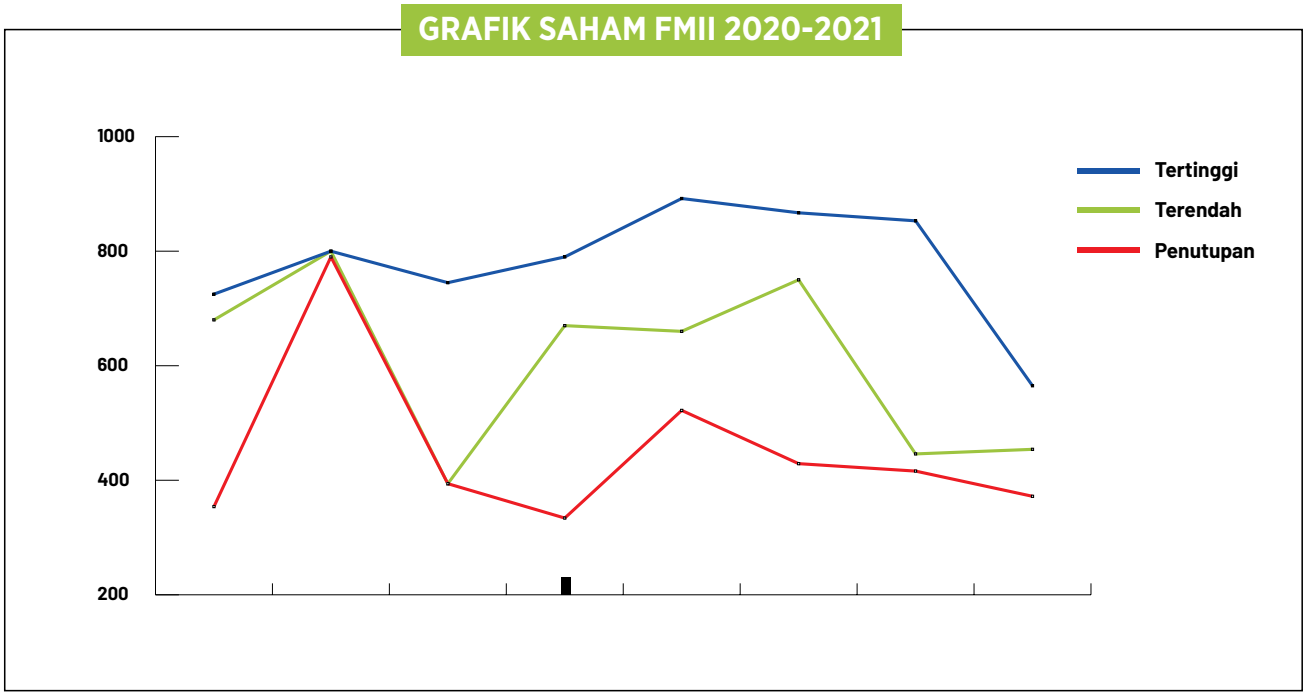
Catatan atas Laporan keuangan konsolidasian terlampir merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian secara keseluruhan.

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IKHTISAR SAHAM
Share Highlight

Triwulan Quarter	Jumlah Saham Yang beredar Outstanding Share	Harga Saham / Share Price			Volume Perdagangan Trading Volume	Frek Freq	Kapitalisasi Pasar/ Market Capitalization (Rp.Juta/ Millions)
		Tertinggi Highest	Terendah Lowest	Penutupan Closing			
2021							
I	2.721.000.000	892	522	660	230.500	410	1.795.860
II	2.721.000.000	867	429	750	121.533	196	2.040.750
III	2.721.000.000	853	416	446	1.462.200	1.533	1.213.566
IV	2.721.000.000	565	372	454	6.568.733	2.133	1.236.241
2020							
I	2.721.000.000	725	354	680	7.356.100	11	1.850.280
II	2.721.000.000	800	790	800	2.300	5	2.176.800
III	2.721.000.000	745	394	394	20.200	36	1.072.074
IV	2.721.000.000	790	334	670	18.900	70	1.823.070

GRAFIK SAHAM FMII 2020-2021



PT FORTUNE MATE INDONESIA Tbk DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
TANGGAL 31 DESEMBER 2021
(Dinyatakan dalam Rupiah, Kecuali Dinyatakan Lain)

PT FORTUNE MATE INDONESIA Tbk AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
AS OF DECEMBER 31, 2021
(Expressed in Rupiah, Unless Otherwise Stated)

	Catatan/ *Notes*	2021	2020	
ASET				***ASSETS***
ASET LANCAR				***CURRENT ASSETS***
Kas dan bank	2j,4,32	7.980.382.862	2.017.445.915	*Cash and banks*
Piutang usaha	5	2.013.997.008	52.846.500	*Account receivables*
Piutang lain-lain				*Other receivables*
Pihak berelasi	2	215.023	-	*Related parties*
Pihak ketiga	2	1.058.684	-	*Third parties*
Persediaan				*Inventories*
Aset real estat	2k,6	195.884.549.061	208.089.696.184	*Real estat assets*
Pajak dibayar di muka	2q,8a	1.320.832.688	2.246.008.666	*Prepaid taxes*
Biaya dibayar di muka	2l,9	1.067.081.493	752.749.287	*Prepaid expenses*
Uang muka pembelian	2l,10	39.801.130.995	54.038.178.158	*Advance to supplier*
JUMLAH ASET LANCAR		248.069.247.814	267.196.924.710	***TOTAL CURRENT ASSETS***
ASET TIDAK LANCAR				***NON-CURRENT ASSETS***
Investasi reksadana	11	30.681.007.468	30.651.794.902	*Mutual fund investment*
Goodwill		136.067.616	136.067.616	*Goodwill*
Investasi saham	2i,7	311.434.221.462	295.160.447.776	*Investment in shares of stock*
Persediaan				*Inventories*
Aset real estat	2k,6	278.492.431.170	277.219.421.260	*Real estat assets*
Aset tetap – setelah dikurangi akumulasi penyusutan sebesar Rp 2.191.779.733 pada tahun 2021 dan Rp 2.066.682.022 pada tahun 2020	2m,12	217.699.095	342.796.806	*Fixed assets – net of accumulated depreciation of Rp 2,191,779,733 in 2021 and Rp 2,066,682,022 in 2020*
JUMLAH ASET TIDAK LANCAR		620.961.426.811	603.510.528.360	***TOTAL NON-CURRENT ASSETS***
JUMLAH ASET		869.030.674.625	870.707.453.070	***TOTAL ASSETS***

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

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PT FORTUNE MATE INDONESIA Tbk DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN (Lanjutan)
TANGGAL 31 DESEMBER 2021
(Dinyatakan dalam Rupiah, Kecuali Dinyatakan Lain)

PT FORTUNE MATE INDONESIA Tbk AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION (Continued)
AS OF DECEMBER 31, 2021
(Expressed in Rupiah, Unless Otherwise Stated)

	Catatan/ Notes	2021	2020	
LIABILITAS DAN EKUITAS				***LIABILITIES AND EQUITY***
LIABILITAS				***LIABILITIES***
LIABILITAS JANGKA PENDEK				***SHORT TERM LIABILITIES***
Utang bank	13	24.494.171.660	24.993.382.169	*Bank loans*
Utang usaha				*Account payables*
Pihak berelasi	14,32	1.387.619.645	1.771.000	*Related parties*
Pihak ketiga	14	633.086.510	894.265.981	*Third parties*
Utang lain-lain				*Other payables*
Pihak berelasi	15,32	600.000.000	288.679.989	*Related parties*
Pihak ketiga	15	299.176.909	349.176.909	*Third parties*
Biaya masih harus dibayar	16	3.494.497.606	3.409.359.673	*Accrued expenses*
Uang muka penjualan	17	40.427.783.807	43.976.373.741	*Advance from customer*
Utang pajak	2q,8b	402.821.880	1.162.774.950	*Taxes payable*
Surat utang jangka menengah	19	114.750.000.000	-	*Medium term notes*
Utang bank jangka panjang yang jatuh tempo dalam satu tahun	18	7.317.710.863	6.558.740.989	*Current maturities of long-term bank loan*
JUMLAH LIABILITAS JANGKA PENDEK		193.806.868.880	81.634.525.401	***TOTAL SHORT TERM LIABILITIES***
LIABILITAS JANGKA PANJANG				***LONG TERM LIABILITIES***
Utang bank jangka panjang – setelah dikurangi bagian yang jatuh tempo dalam satu tahun	18	37.783.624.427	45.101.335.290	*Long-term bank loan – net of current maturities*
Surat utang jangka menengah	19	-	114.750.000.000	*Medium term notes*
Estimasi liabilitas atas imbalan kerja karyawan	2o,20	1.741.814.260	4.038.789.203	*Estimated liabilities for employee benefits*
JUMLAH LIABILITAS JANGKA PANJANG		39.525.438.687	163.890.124.493	***TOTAL LONG TERM LIABILITIES***
JUMLAH LIABILITAS		233.332.307.567	245.524.649.894	***TOTAL LIABILITIES***

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

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

PT FORTUNE MATE INDONESIA Tbk DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN (Lanjutan)
TANGGAL 31 DESEMBER 2021
(Dinyatakan dalam Rupiah, Kecuali Dinyatakan Lain)

PT FORTUNE MATE INDONESIA Tbk AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION (Continued)
AS OF DECEMBER 31, 2021
(Expressed in Rupiah, Unless Otherwise Stated)

	Catatan/ Notes	2021	2020	
EKUITAS				***SHAREHOLDERS' 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				*Capital stocks – par value Rp100 per share*
Modal dasar – 4.400.000.000 saham				*Authorized – 4,400,000,000*
Modal ditempatkan dan disetor – 2.721.000.000 saham	21	272.100.000.000	272.100.000.000	*Share Issued and fully paid capital – 2,721,000,000 shares*
Tambahan modal disetor – bersih	22	(2.964.909.509)	(2.964.909.509)	*Additional paid in capital – net*
Selisih nilai transaksi restrukturisasi entitas sepengendali	23	549.907.106	549.907.106	*Difference in value of restructuring transactions among entities under common control*
Selisih kurs setoran modal		456.000.000	456.000.000	*Foreign exchange of capital paid*
Selisih transaksi perubahan ekuitas Entitas Anak		(119.156.906)	(119.156.906)	*Difference in equity transactions of Subsidiaries*
Penghasilan komprehensif lain				***Other comprehensive income***
Penyesuaian atas pengukuran kembali liabilitas imbalan kerja		5.096.991.522	3.172.957.319	*Adjustment arising from remeasurement of employee benefit obligations*
Keuntungan yang belum terealisasi atas perubahan nilai wajar aset keuangan		681.007.468	651.794.902	*Unrealized gain on changes in fair value of financial assets*
Ekuitas lainnya		174.659.167	174.659.167	*Other equity*
Saldo laba:				*Retained earnings:*
Ditentukan penggunaannya		3.000.000.000	3.000.000.000	*Appropriate*
Belum ditentukan penggunaannya		356.437.331.557	347.879.003.726	*Unappropriated*
Sub-jumlah		635.411.830.405	624.900.255.805	*Sub-total*
Kepentingan non-pengendali	24a	286.536.653	282.547.371	*Non-controlling interest*
JUMLAH EKUITAS		635.698.367.058	625.182.803.176	***TOTAL EQUITY***
JUMLAH LIABILITAS DAN EKUITAS		869.030.674.625	870.707.453.070	***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 Consolidated financial statements form an integral part of these consolidated financial statements taken as a whole.

PT FORTUNE MATE INDONESIA Tbk DAN ENTITAS ANAK
LAPORAN LABA RUGI DAN PENGHASILAN KOMPREHENSIF LAIN KONSOLIDASIAN
UNTUK TAHUN YANG BERAKHIR PADA TANGGAL 31 DESEMBER 2021
(Dinyatakan dalam Rupiah, Kecuali Dinyatakan Lain)

PT FORTUNE MATE INDONESIA Tbk AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE YEAR ENDED AS OF DECEMBER 31, 2021
(Expressed in Rupiah, Unless Otherwise Stated)

	Catatan/ *Notes*	2021	2020	
PENJUALAN BERSIH	2p,25	52.738.265.883	51.320.798.915	***NET SALES***
BEBAN POKOK PENJUALAN	2p,26	(19.519.070.726)	(20.047.726.784)	***COST OF GOODS SOLD***
LABA KOTOR		33.219.195.157	31.273.072.131	***GROSS PROFIT***
Beban penjualan	2p,27	(3.121.709.757)	(794.479.266)	*Selling expense*
Beban umum dan administrasi	2p,28	(8.477.678.681)	(16.888.104.274)	*General and administrative expense*
Beban pendanaan	29	(16.351.875.000)	(16.785.208.334)	*Financial charges*
Bagian rugi bersih entitas asosiasi	2i,7	(10.226.314)	(14.341.125)	*Share in net loss of associates*
Pendapatan lain-lain	30	4.664.131.380	3.040.346.470	*Others income*
Beban lain-lain		(100.270)	(16.635)	*Others expense*
LABA (RUGI) SEBELUM BEBAN PAJAK FINAL		9.921.736.515	(168.731.033)	***PROFIT (LOSS) BEFORE INCOME TAX EXPENSES***
Pajak final	8c	(1.359.419.402)	(1.313.019.970)	*Final tax*
LABA (RUGI) TAHUN BERJALAN		8.562.317.113	(1.481.751.003)	***PROFIT (LOSS) FOR THE YEAR***
PENGHASILAN KOMPREHENSIF LAIN				***OTHERS COMPREHENSIVE INCOME***
Pos-pos yang tidak akan direklasifikasi ke laba rugi				***Items that will not be reclassified to profit or loss***
Pengukuran kembali atas liabilitas imbalan kerja		1.924.034.203	100.480.777	*Remeasurement of employee benefit obligations*
Keuntungan yang belum terealisasi atas perubahan nilai wajar aset keuangan		29.212.566	651.794.902	*Unrealized gain on changes in fair value of financial assets*
JUMLAH LABA (RUGI) KOMPREHENSIF TAHUN BERJALAN		10.515.563.882	(729.475.324)	***TOTAL COMPREHENSIVE INCOME (LOSS) FOR THE CURRENT YEAR***
JUMLAH LABA (RUGI) TAHUN BERJALAN DAPAT DIATRIBUSIKAN KEPADA:				***TOTAL PROFIT (LOSS) FOR THE YEAR ATTRIBUTABLE TO:***
Pemilik entitas induk		8.558.327.831	(1.480.773.606)	*Owner of the parent*
Kepentingan non pengendali	24b	3.989.282	(977.397)	*Non-controlling interests*
JUMLAH LABA (RUGI) TAHUN BERJALAN		8.562.317.113	(1.481.751.003)	***TOTAL PROFIT (LOSS) FOR THE YEAR***

PT FORTUNE MATE INDONESIA Tbk DAN ENTITAS ANAK
LAPORAN LABA RUGI DAN PENGHASILAN KOMPREHENSIF LAIN KONSOLIDASIAN (Lanjutan)
UNTUK TAHUN YANG BERAKHIR PADA TANGGAL 31 DESEMBER 2021
(Dinyatakan dalam Rupiah, Kecuali Dinyatakan Lain)

PT FORTUNE MATE INDONESIA Tbk AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME (Continued)
FOR THE YEAR ENDED AS OF DECEMBER 31, 2021
(Expressed in Rupiah, Unless Otherwise Stated)

	Catatan/ *Notes*	2021	2020	
JUMLAH LABA (RUGI) KOMPREHENSIF TAHUN BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA:				***TOTAL COMPREHENSIVE INCOME (LOSS) FOR THE YEAR ATTRIBUTABLE TO:***
Pemilik entitas induk		10.511.574.600	(728.497.927)	*Owner of the parent*
Kepentingan non pengendali	24b	3.989.282	(977.397)	*Non-controlling interests*
JUMLAH LABA (RUGI) KOMPREHENSIF TAHUN BERJALAN		10.515.563.882	(729.475.324)	***TOTAL COMPREHENSIVE INCOME (LOSS) FOR THE CURRENT YEAR***
LABA (RUGI) PER SAHAM DASAR YANG DAPAT DIATRIBUSIKAN KEPADA PEMILIK ENTITAS INDUK	2s,31	3,15	(0,54)	***BASIC EARNINGS (LOSS) PER SHARE ATTRIBUTABLE TO EQUITY HOLDERS OF THE PARENT***

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

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

Ikhtisar Saham
Share Highlights

Tabel Harga Saham, Volume Perdagangan, jumlah saham beredar dan Nilai Kapitalisasi Pasar Triwulan 2016-2017.

Share Price, Trade Volume, number of shares outstanding and Market Capitalization Value in the Quarters of 2016- 2017.

	2016				
	Q1	Q2	Q3	Q4	
Tertinggi (Rp)	140	194	175	160	*Highest Price (Rp)*
Terendah (Rp)	81	111	126	116	*Lowest Price (Rp)*
Penutupan (Rp)	110	139	143	129	*Closing (Rp)*
Volume Tertinggi Saham yang diperdagangkan (saham)	23.753.800	9.097.400	18.275.200	23.108.600	*Highest Traded Volume (shares)*
Volume Terendah Saham yang diperdagangkan (saham)	6.168.900	4.710.200	885.000	1.034.900	*Lowest Traded Volume (shares)*
Jumlah Saham Beredar (saham)	7.800.760.000	7.800.760.000	7.800.760.000	7.800.760.000	*Outstanding Number of Share (shares)*
Kapitalisasi Pasar (dalam Miliar Rupiah)	858	1.084	1.116	1.006	*Market Capitalization (in Billion of Rupiah)*

	2017				
	Q1	Q2	Q3	Q4	
Tertinggi (Rp)	140	155	144	170	*Highest Price (Rp)*
Terendah (Rp)	121	129	118	116	*Lowest Price (Rp)*
Penutupan (Rp)	130	144	125	150	*Closing (Rp)*
Volume Tertinggi Saham yang diperdagangkan (saham)	5.502.000	12.172.900	4.766.900	10.517.800	*Highest Traded Volume (shares)*
Volume Terendah Saham yang diperdagangkan (saham)	2.098.100	3.595.600	1.408.100	2.753.200	*Lowest Traded Volume (shares)*
Jumlah Saham Beredar (saham)	7.800.760.000	7.800.760.000	7.800.760.000	7.800.760.000	*Outstanding Number of Share (shares)*
Kapitalisasi Pasar (dalam Miliar Rupiah)	1.014	1.123	975	1.170	*Market Capitalization (in Billion of Rupiah)*

Aksi Korporasi
Corporate Action

Selama tahun 2017, Perusahaan tidak melakukan aksi korporasi sehingga tidak ada informasi terkait aksi korporasi.

During 2017, the Company did not take any corporate action so there is no information related to corporate action.



PT GREENWOOD SEJAHTERA Tbk DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
31 DESEMBER 2017 DAN 2016

PT GREENWOOD SEJAHTERA Tbk AND ITS SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
DECEMBER 31, 2017 AND 2016

	Catatan/ *Notes*	31 Desember/*December 31,* 2017 Rp	2016 Rp	
ASET				**ASSETS**
ASET LANCAR				**CURRENT ASSETS**
Kas dan setara kas	5	175.170.598.050	139.869.349.253	Cash and cash equivalents
Piutang usaha kepada pihak ketiga - setelah dikurangi cadangan penurunan nilai sebesar Rp 3.631.187 tahun 2016	6	12.914.015.914	24.829.518.544	Trade accounts receivable from third parties - net of allowance for impairment losses of Rp 3,631,187 in 2016
Piutang lain-lain kepada pihak ketiga		8.318.301.374	8.849.257.494	Other accounts receivable from third parties
Persediaan aset real estat	7	682.139.197.106	613.419.589.552	Real estate assets inventories
Pajak dibayar dimuka	8	9.134.240.776	9.597.979.160	Prepaid taxes
Biaya dibayar dimuka dan uang muka		11.785.773.240	14.027.153.197	Prepaid expenses and advances
Jumlah Aset Lancar		899.462.126.460	810.592.847.200	Total Current Assets
ASET TIDAK LANCAR				**NON-CURRENT ASSETS**
Piutang lain-lain kepada pihak ketiga		2.730.405.982	2.528.325.416	Other accounts receivable from third parties
Persediaan	7			Inventories
Aset real estat		292.466.370.972	277.103.661.461	Real estate assets
Hotel		4.221.446.515	4.221.446.515	Hotel
Uang muka investasi saham	37,39a	11.801.900.000	11.801.900.000	Advances for investment in stock
Investasi pada entitas asosiasi	9	3.592.040.725.375	3.415.842.394.362	Investment in associates
Properti investasi - nilai wajar	10	2.155.259.500.000	2.178.889.600.000	Investment properties - fair value
Aset tetap - setelah dikurangi akumulasi penyusutan sebesar Rp 43.947.867.269 tahun 2017 dan Rp 30.678.274.913 tahun 2016	11	191.280.335.059	202.485.570.411	Property and equipment - net of accumulated depreciation of Rp 43,947,867,269 in 2017 and Rp 30,678,274,913 in 2016
Aset pajak tangguhan	34	45.139.750	12.780.250	Deferred tax assets
Aset lainnya	12	51.553.433.290	59.794.536.589	Other assets
Jumlah Aset Tidak Lancar		6.301.399.256.943	6.152.680.215.004	Total Non-Current Assets
JUMLAH ASET		7.200.861.383.403	6.963.273.062.204	**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.

	Catatan/ *Notes*	31 Desember/*December 31,* 2017 Rp	2016 Rp	
LIABILITAS DAN EKUITAS				**LIABILITIES AND EQUITY**
LIABILITAS JANGKA PENDEK				**CURRENT LIABILITIES**
Utang bank jangka pendek	13	11.978.329.412	11.716.783.324	Short-term bank loans
Utang usaha	14			Trade accounts payable
Pihak berelasi	37	7.210.862.871	7.245.816.994	Related parties
Pihak ketiga		6.705.838.403	8.879.585.321	Third parties
Utang lain-lain	15			Other accounts payable
Pihak berelasi	37	-	4.296.963.504	Related parties
Pihak ketiga		2.226.064.124	2.714.390.074	Third parties
Utang pajak	16	1.258.976.804	3.619.508.681	Taxes payable
Biaya yang masih harus dibayar	17	6.404.961.563	5.612.970.394	Accrued expenses
Uang jaminan penyewa		863.673.247	997.345.572	Tenants' security deposits
Uang muka penjualan	19	204.733.571	4.602.890.453	Advances from customers
Utang bank jangka panjang yang jatuh tempo dalam satu tahun	20	58.282.640.029	9.677.417.531	Current maturity of long-term bank loans
Pendapatan diterima dimuka - bagian yang direalisasi dalam satu tahun	19	13.658.003.663	32.739.025.867	Unearned revenues - realized within one year
Jumlah Liabilitas Jangka Pendek		108.794.083.687	92.102.697.715	Total Current Liabilities
LIABILITAS JANGKA PANJANG				**NON-CURRENT LIABILITIES**
Uang jaminan penyewa	18	10.903.261.780	11.819.454.237	Tenants' security deposits
Uang muka penjualan	19	152.163.077.510	142.335.853.102	Advances from customers
Utang jangka panjang - setelah dikurangi bagian yang jatuh tempo dalam satu tahun				Long-term loan - net of current maturities
Utang bank	20	172.645.983.662	155.010.322.965	Bank loans
Utang obligasi	21	69.182.346.497	68.110.951.711	Bonds payable
Pendapatan diterima dimuka - setelah dikurangi yang direalisasi dalam satu tahun	19	321.851.921	1.413.443.055	Unearned revenues - net of realized within one year
Liabilitas imbalan pasca kerja	22	10.350.380.999	7.692.662.003	Post-employment benefits obligation
Jumlah Liabilitas Jangka Panjang		415.566.902.369	386.382.687.073	Total Non-Current Liabilities
JUMLAH LIABILITAS		524.360.986.056	478.485.384.788	**TOTAL LIABILITIES**
EKUITAS				**EQUITY**
Ekuitas yang dapat diatribusikan kepada pemilik entitas induk				**Equity attributable to the owners of the Company**
Modal saham - nilai nominal Rp 100 per saham				Capital stock - Rp 100 par value per share
Modal dasar - 23.000.000.000 saham				Authorized - 23,000,000,000 shares
Modal ditempatkan dan disetor penuh - 7.800.760.000 saham	23	780.076.000.000	780.076.000.000	Subscribed and fully paid-up - 7,800,760,000 shares
Tambahan modal disetor	24	222.442.743.783	222.442.743.783	Additional paid-in capital
Selisih transaksi perubahan ekuitas entitas asosiasi	9	411.856.000	411.856.000	Difference due to change in equity of associates
Penghasilan komprehensif lain		(3.220.339.545)	(3.236.305.897)	Other comprehensive income
Saldo laba				Retained earnings
Ditentukan penggunaannya	25	30.000.000.000	25.000.000.000	Appropriated
Tidak ditentukan penggunaannya		5.584.677.215.596	5.399.273.461.777	Unappropriated
Ekuitas yang dapat diatribusikan kepada pemilik entitas induk		6.614.387.475.834	6.423.967.755.663	**Equity attributable to the owners of the Company**
KEPENTINGAN NONPENGENDALI	26	62.112.921.513	60.819.921.753	**NON-CONTROLLING INTERESTS**
JUMLAH EKUITAS		6.676.500.397.347	6.484.787.677.416	**TOTAL EQUITY**
JUMLAH LIABILITAS DAN EKUITAS		7.200.861.383.403	6.963.273.062.204	**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 GREENWOOD SEJAHTERA Tbk DAN ENTITAS ANAK
LAPORAN LABA RUGI DAN PENGHASILAN KOMPREHENSIF LAIN KONSOLIDASIAN
UNTUK TAHUN-TAHUN YANG BERAKHIR
31 DESEMBER 2017 DAN 2016

PT GREENWOOD SEJAHTERA Tbk AND ITS SUBSIDIARIES
CONSOLIDATED STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE YEARS ENDED
DECEMBER 31, 2017 AND 2016

	Catatan/ *Notes*	2017	2016	
		Rp	Rp	
PENJUALAN DAN PENDAPATAN USAHA	27	84.985.760.705	141.439.630.076	**SALES AND REVENUES**
BEBAN POKOK PENJUALAN DAN BEBAN LANGSUNG	28	27.005.000.893	39.341.480.082	**COST OF SALES AND DIRECT COSTS**
LABA KOTOR		57.980.759.812	102.098.149.994	**GROSS PROFIT**
Beban penjualan	29	(5.188.479.044)	(9.584.171.612)	Selling expenses
Beban umum dan administrasi	30	(100.814.373.647)	(67.991.976.187)	General and administrative expenses
Beban pajak final	33	(4.471.319.869)	(7.278.534.348)	Final tax expense
Penurunan nilai wajar properti investasi - bersih	10	(8.171.875.477)	(137.554.920.136)	Decrease in fair value of investment properties - net
Bagian laba bersih entitas asosiasi	9	267.117.183.178	350.741.157.512	Equity in profit of associates
Penghasilan bunga	31	7.750.144.854	7.060.557.081	Interest income
Beban bunga dan keuangan	32	(24.701.171.175)	(26.559.326.837)	Interest expense and financial charges
Kerugian penjualan properti investasi	10	(685.040.000)	-	Loss on sale of investment properties
Keuntungan dan kerugian lain-lain - bersih		1.756.561.964	4.180.620.800	Other gains and losses - net
LABA SEBELUM PAJAK		190.572.390.596	215.111.556.267	**PROFIT BEFORE TAX**
BEBAN PAJAK PENGHASILAN - BERSIH	34	2.071.958.500	4.962.712.750	**INCOME TAX EXPENSE - NET**
LABA BERSIH TAHUN BERJALAN		188.500.432.096	210.148.843.517	**PROFIT 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 atas program imbalan pasti	22	(38.535.000)	(1.771.004.000)	Remeasurement of defined benefits obligation
Bagian penghasilan komprehensif lain atas entitas asosiasi	9	1.147.835	1.660.545.219	Share of other comprehensive income of associates
JUMLAH LABA KOMPREHENSIF TAHUN BERJALAN		188.463.044.931	210.038.384.736	**TOTAL COMPREHENSIVE INCOME FOR THE YEAR**
LABA BERSIH TAHUN BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA				**PROFIT FOR THE YEAR ATTRIBUTABLE TO**
Pemilik Entitas Induk		190.403.753.819	207.923.980.135	Owners of the Company
Kepentingan Nonpengendali	26	(1.903.321.723)	2.224.863.382	Non-controlling interests
Jumlah		188.500.432.096	210.148.843.517	**Total**
JUMLAH LABA KOMPREHENSIF TAHUN BERJALAN DIATRIBUSIKAN KEPADA				**TOTAL COMPREHENSIVE INCOME FOR THE YEAR ATTRIBUTABLE TO**
Pemilik Entitas Induk		190.419.720.171	207.865.653.830	Owners of the Company
Kepentingan Nonpengendali		(1.956.675.240)	2.172.730.906	Non-controlling interests
Jumlah		188.463.044.931	210.038.384.736	**Total**
LABA PER SAHAM DASAR	35	24,41	26,65	**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.

IKHTISAR SAHAM
Share Highlights

Tabel Harga Saham, Volume Perdagangan, jumlah saham beredar dan Nilai Kapitalisasi Pasar Triwulan 2017-2018.

Share Price, Trade Volume, number of shares outstanding and Market Capitalization Value in the Quarters of 2017-2018.

DATA SAHAM PERKUARTAL TAHUN 2018
2018 Quarterly Stock Data

PERIODE Time Frame	TERTINGGI Highest (Rp)	TERENDAH Lowest (Rp)	PENUTUPAN Closing (Rp)	LEMBAR SAHAM Shares Volume (Thou.shr)	KAPITALISASI PASAR SAHAM Market Capitalization **Dalam Miliar Rupiah** / In Billions Rupiah
Kuartal I 1st Quarter	**183**	145	**161**	17.036	**1.256**
Kuartal II 2nd Quarter	**175**	140	**146**	12.947	**1.139**
Kuartal III 3rd Quarter	**188**	125	**136**	36.110	**1.061**
Kuartal IV 4th Quarter	**154**	120	**142**	5.984	**1.108**

DATA SAHAM PERKUARTAL TAHUN 2017
2017 Quarterly Stock Data

PERIODE Time Frame	TERTINGGI Highest (Rp)	TERENDAH Lowest (Rp)	PENUTUPAN Closing (Rp)	LEMBAR SAHAM Shares Volume (Thou.shr)	KAPITALISASI PASAR SAHAM Market Capitalization **Dalam Miliar Rupiah** / In Billions Rupiah
Kuartal I 1st Quarter	**140**	121	**130**	49.678	**1.014**
Kuartal II 2nd Quarter	**155**	121	**144**	71.163	**1.123**
Kuartal III 3rd Quarter	**155**	118	**125**	80.201	**975**
Kuartal IV 4th Quarter	**170**	116	**150**	96.490	**1.170**

AKSI KORPORASI
Corporate Action

Selama tahun 2018, Perusahaan tidak melakukan aksi korporasi sehingga tidak ada informasi terkait aksi korporasi.

Throughout 2018, the Company did not take any corporate action so there is no information related to corporate action.



These Consolidated Financial Statements are Originally Issued in Indonesian Language.

Ekshibit A | ***Exhibit A***

PT GREENWOOD SEJAHTERA Tbk DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
31 DESEMBER 2018
(Dinyatakan dalam Rupiah, kecuali dinyatakan lain)

PT GREENWOOD SEJAHTERA Tbk AND SUBSIDIARIES
CONSOLIDATED STATEMENTS 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	382.603.313.470	5	175.170.598.050	*Cash and cash equivalents*
Piutang usaha kepada pihak ketiga	11.020.198.913	6	12.914.015.914	*Trade receivables from third parties*
Piutang lain-lain kepada pihak ketiga	4.606.288.428		8.318.301.374	*Other receivables from third parties*
Persediaan aset real estat	746.400.918.074	7	682.139.197.106	*Real estate assets inventories*
Pajak dibayar di muka	20.970.480.244	8	9.134.240.776	*Prepaid taxes*
Biaya dibayar di muka dan uang muka	8.586.445.063		11.785.773.240	*Prepaid expenses and advances*
Jumlah Aset Lancar	**1.174.187.644.192**		**899.462.126.460**	***Total Current Assets***
Aset Tidak Lancar				***Non-current Assets***
Piutang lain-lain kepada pihak ketiga	2.948.638.168		2.730.405.982	*Other receivables from third parties*
Persediaan		7		*Inventories*
Aset real estat	292.651.617.334		292.466.370.972	*Real estate assets*
Hotel	4.221.446.515		4.221.446.515	*Hotel*
Uang muka investasi saham	2.500.000.000	37,39a	11.801.900.000	*Advances for investment in stock*
Investasi pada entitas asosiasi	3.585.883.315.659	9	3.592.040.725.375	*Investment in associates*
Properti investasi – nilai wajar	2.160.671.681.383	10	2.155.259.500.000	*Investment properties - fair value*
Aset tetap - setelah dikurangi akumulasi penyusutan sebesar Rp 57.041.475.911 tahun 2018 dan Rp 43.947.867.269 tahun 2017	222.749.848.702	11	191.280.335.059	*Property and equipment – net of accumulated depreciation of Rp 57,041,475,911 in 2018 and Rp 43,947,867,269 in 2017*
Aset pajak tangguhan	130.373.029	34	45.139.750	*Deferred tax assets*
Aset lainnya	45.089.260.290	12	51.553.433.290	*Other assets*
Jumlah Aset Tidak Lancar	**6.316.846.181.080**		**6.301.399.256.943**	***Total Non-current Assets***
JUMLAH ASET	**7.491.033.825.272**		**7.200.861.383.403**	***TOTAL ASSETS***

Lihat Catatan atas Laporan Keuangan Konsolidasian pada Ekshibit E terlampir yang merupakan bagian tidak terpisahkan dari Laporan Keuangan Konsolidasian secara keseluruhan.

See accompanying Notes to Consolidated Financial Statements on Exhibit E which are an integral part of the Consolidated Financial Statements taken as a whole.

These Consolidated Financial Statements are Originally Issued in Indonesian Language.

Ekshibit A/2 | ***Exhibit A/2***

PT GREENWOOD SEJAHTERA Tbk DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
31 DESEMBER 2018
(Dinyatakan dalam Rupiah, kecuali dinyatakan lain)

PT GREENWOOD SEJAHTERA Tbk AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
DECEMBER 31, 2018
(Expressed in Rupiah, unless otherwise stated)

	2018	Catatan/ *Notes*	2017	
LIABILITAS DAN EKUITAS				***LIABILITIES AND EQUITY***
LIABILITAS				***LIABILITIES***
Liabilitas Jangka Pendek				***Current Liabilities***
Utang bank jangka pendek	13.702.749.598	13	11.978.329.412	*Short-term bank loans*
Utang usaha		14		*Trade payables*
Pihak berelasi	7.164.310.425	37	7.210.862.871	*Related parties*
Pihak ketiga	16.176.269.173		6.705.838.403	*Third parties*
Utang lain-lain				*Other payables*
Pihak ketiga	3.356.652.563	15	2.226.064.124	*Third parties*
Utang pajak	1.554.494.206	16	1.258.976.804	*Tax payables*
Biaya masih harus dibayar	28.613.599.640	17	6.404.961.563	*Accrued expenses*
Uang jaminan penyewa	717.139.876		863.673.247	*Tenants' security deposits*
Uang muka penjualan	353.166.701	19	204.733.571	*Advances from customers*
Utang bank jangka panjang - jatuh tempo dalam satu tahun:	60.541.699.919	20	58.282.640.029	*Long-term bank loans - current maturities:*
Pendapatan diterima di muka - bagian yang direalisasi dalam satu tahun	18.286.284.620	19	13.658.003.663	*Unearned revenues - realized within one year*
Jumlah Liabilitas Jangka Pendek	**150.466.366.721**		**108.794.083.687**	***Total Current Liabilities***
Liabilitas Jangka Panjang				***Non-current Liabilities***
Uang jaminan penyewa	12.154.883.428	18	10.903.261.780	*Tenants' security deposits*
Uang muka penjualan	94.536.751.030	19	152.163.077.510	*Advances from customers*
Utang jangka panjang - dikurangi bagian jatuh tempo dalam satu tahun:				*Long-term loans - net of current maturities:*
Utang bank	258.846.654.840	20	172.645.983.662	*Bank loans*
Utang obligasi	70.444.785.114	21	69.182.346.497	*Bonds payables*
Pendapatan diterima di muka - dikurangi yang direalisasi dalam satu tahun	456.273.401	19	321.851.921	*Unearned revenues - net of realized within one year*
Liabilitas imbalan pascakerja	10.584.356.042	22	10.350.380.999	*Employee benefits liability*
Jumlah Liabilitas Jangka Panjang	**447.023.703.855**		**415.566.902.369**	***Total Non-current Liabilities***
JUMLAH LIABILITAS	**597.490.070.576**		**524.360.986.056**	***TOTAL LIABILITIES***

Lihat Catatan atas Laporan Keuangan Konsolidasian pada Ekshibit E terlampir yang merupakan bagian tidak terpisahkan dari Laporan Keuangan Konsolidasian secara keseluruhan.

See accompanying Notes to Consolidated Financial Statements on Exhibit E which are an integral part of the Consolidated Financial Statements taken as a whole.

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Ekshibit A/3 | ***Exhibit A/3***

PT GREENWOOD SEJAHTERA Tbk DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
31 DESEMBER 2018
(Dinyatakan dalam Rupiah, kecuali dinyatakan lain)

PT GREENWOOD SEJAHTERA Tbk AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
DECEMBER 31, 2018
(Expressed in Rupiah, unless otherwise stated)

	2018	Catatan/ *Notes*	2017	
EKUITAS				***EQUITY***
Modal saham				
Nilai nominal Rp 100 per saham. Modal dasar 23.000.000.000 saham				*Share capital Par value Rp 100 per share Authorized 23,000,000,000 shares*
Modal ditempatkan dan disetor penuh 7.800.760.000 saham	780.076.000.000	23	780.076.000.000	*Issued and fully paid 7,800,760,000 shares*
Tambahan modal disetor	222.442.743.783	24	222.442.743.783	*Additional paid-in capital*
Selisih transaksi perubahan ekuitas entitas asosiasi	411.856.000	9	411.856.000	*Difference due to change in equity of associates*
Penghasilan komprehensif lain	37.090.041		(3.220.339.545)	*Other comprehensive income*
Saldo laba				*Retained earnings*
Ditentukan penggunaannya	35.000.000.000	25	30.000.000.000	*Appropriated*
Tidak ditentukan penggunaannya	5.791.926.249.271		5.584.677.215.596	*Unappropriated*
Ekuitas dapat diatribusikan kepada pemilik entitas induk	6.829.893.939.095		6.614.387.475.834	*Equity attributable to the owners of the Company*
KEPENTINGAN NONPENGENDALI	**63.649.815.601**	**26**	**62.112.921.513**	***NON-CONTROLLING INTERESTS***
JUMLAH EKUITAS	**6.893.543.754.696**		**6.676.500.397.347**	***TOTAL EQUITY***
JUMLAH LIABILITAS DAN EKUITAS	**7.491.033.825.272**		**7.200.861.383.403**	***TOTAL LIABILITIES AND EQUITY***

Lihat Catatan atas Laporan Keuangan Konsolidasian pada Ekshibit E terlampir yang merupakan bagian tidak terpisahkan dari Laporan Keuangan Konsolidasian secara keseluruhan.

See accompanying Notes to Consolidated Financial Statements on Exhibit E which are an integral part of the Consolidated Financial Statements taken as a whole.

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Ekshibit B | ***Exhibit B***

PT GREENWOOD SEJAHTERA Tbk DAN ENTITAS ANAK
LAPORAN LABA RUGI DAN
PENGHASILAN KOMPREHENSIF LAIN KONSOLIDASIAN
UNTUK TAHUN YANG BERAKHIR
31 DESEMBER 2018
(Dinyatakan dalam Rupiah, kecuali dinyatakan lain)

PT GREENWOOD SEJAHTERA Tbk AND SUBSIDIARIES
CONSOLIDATED STATEMENTS 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	
PENJUALAN DAN PENDAPATAN USAHA	134.413.002.080	27	84.985.760.705	*SALES AND REVENUES*
BEBAN POKOK PENJUALAN DAN BEBAN LANGSUNG	87.714.970.807	28	27.005.000.893	*COST OF SALES AND DIRECT COSTS*
LABA BRUTO	**46.698.031.273**		**57.980.759.812**	***GROSS PROFIT***
Beban penjualan	(4.945.504.284)	29	(5.188.479.044)	*Selling expenses*
Beban umum dan administrasi	(101.334.468.515)	30	(100.814.373.647)	*General and administration expenses*
Beban pajak final	(5.253.897.357)	33	(4.471.319.869)	*Final tax expense*
Kenaikan (penurunan) nilai wajar properti investasi - neto	21.438.356.256	10	(8.171.875.477)	*Increase (decrease) in fair value of investment properties - net*
Bagian laba bersih entitas asosiasi	264.722.514.716	9	267.117.183.178	*Equity in profit of associates*
Pendapatan bunga	11.716.386.679	31	7.750.144.854	*Interest income*
Beban bunga dan keuangan	(22.794.458.311)	32	(24.701.171.175)	*Interest and financial expenses*
Kerugian penjualan properti investasi	-	10	(685.040.000)	*Loss in sale of investment properties*
Keuntungan dan kerugian lain-lain - neto	2.567.771.148		1.756.561.964	*Other gains and losses - net*
LABA SEBELUM PAJAK	**212.814.731.605**		**190.572.390.596**	***PROFIT BEFORE TAX***
Beban pajak penghasilan – neto	2.244.292.428	34	2.071.958.500	*Income tax expense - net*
LABA NETO TAHUN BERJALAN	**210.570.439.177**		**188.500.432.096**	***NET PROFIT FOR THE YEAR***
PENGHASILAN KOMPREHENSIF LAIN				***OTHER COMPREHENSIVE INCOME***
Pos-pos yang tidak akan direklasifikasi ke laba (rugi)				*Items that will not be reclassified to profit or (loss)*
Pengukuran kembali atas program imbalan pasti	2.232.767.604	22,34	(38.535.000)	*Remeasurement of defined benefits obligation*
Bagian penghasilan komprehensif lain atas entitas asosiasi	1.288.825.568	9	1.147.835	*Share of other comprehensive income of associates*
JUMLAH LABA KOMPREHENSIF TAHUN BERJALAN	**214.092.032.349**		**188.463.044.931**	***TOTAL COMPREHENSIVE INCOME FOR THE YEAR***

Lihat Catatan atas Laporan Keuangan Konsolidasian pada Ekshibit E terlampir yang merupakan bagian tidak terpisahkan dari Laporan Keuangan Konsolidasian secara keseluruhan.

See accompanying Notes to Consolidated Financial Statements on Exhibit E which are an integral part of the Consolidated Financial Statements taken as a whole.

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Ekshibit B/2 | ***Exhibit B/2***

PT GREENWOOD SEJAHTERA Tbk DAN ENTITAS ANAK
LAPORAN LABA RUGI DAN
PENGHASILAN KOMPREHENSIF LAIN KONSOLIDASIAN
UNTUK TAHUN YANG BERAKHIR
31 DESEMBER 2018
(Dinyatakan dalam Rupiah, kecuali dinyatakan lain)

PT GREENWOOD SEJAHTERA Tbk AND SUBSIDIARIES
CONSOLIDATED STATEMENTS 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	
LABA NETO TAHUN BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA				***NET PROFIT FOR THE YEAR ATTRIBUTABLE TO***
Pemilik Entitas Induk	212.249.033.675	35	190.403.753.819	*Owners of the Company*
Kepentingan Nonpengendali	(1.678.594.498)	26	(1.903.321.723)	*Non-controlling Interests*
Jumlah	**210.570.439.177**		**188.500.432.096**	***Total***
JUMLAH LABA KOMPREHENSIF TAHUN BERJALAN YANG DIATRIBUSIKAN KEPADA				***TOTAL COMPREHENSIVE INCOME FOR THE YEAR ATTRIBUTABLE***
Pemilik Entitas Induk	215.506.463.261		190.419.720.171	*Owners of the Company*
Kepentingan Nonpengendali	(1.414.430.912)		(1.956.675.240)	*Non-controlling Interests*
Jumlah	**214.092.032.349**		**188.463.044.931**	***Total***
LABA PER SAHAM DASAR	**27,21**	**35**	**24,41**	***BASIC EARNINGS PER SHARE***

Lihat Catatan atas Laporan Keuangan Konsolidasian pada Ekshibit E terlampir yang merupakan bagian tidak terpisahkan dari Laporan Keuangan Konsolidasian secara keseluruhan.

See accompanying Notes to Consolidated Financial Statements on Exhibit E which are an integral part of the Consolidated Financial Statements taken as a whole.

INFORMASI SAHAM
SHARE HIGHLIGHTS

Kinerja Harga Saham 2018 dan 2019 — 2018 and 2019 Share Price Performance

TRIWULAN QUARTER	TERTINGGI HIGHEST (RP)	TERENDAH LOWEST (RP)	PENUTUPAN CLOSING (RP)	VOLUME TRANSAKSI TRANSACTION VOLUME	JUMLAH SAHAM BEREDAR OUTSTANDING SHARES	KAPITALISASI PASAR (DALAM MILIAR RUPIAH) MARKET CAPITALIZATION (IN BILLION RUPIAH)
2019						
I	182	129	176	16.169.000	7.800.760.000	1.373
II	230	175	190	29.350.000	7.800.760.000	1.482
III	200	173	176	9.434.000	7.800.760.000	1.373
IV	194	145	154	3.775.000	7.800.760.000	1.201
2018						
I	183	145	161	17.036.000	7.800.760.000	1.256
II	175	140	146	12.947.000	7.800.760.000	1.139
III	188	125	136	36.110.000	7.800.760.000	1.061
IV	154	120	142	5.984.000	7.800.760.000	1.108

AKSI KORPORASI
CORPORATE ACTION

Pada 2019, Perseroan tidak melakukan aksi korporasi.

In 2019, the Company did not conduct any corporate actions.

PENGHENTIAN PERDAGANGAN SAHAM SEMENTARA
SHARE TRADING TEMPORARY SUSPENSION

Selama 2019, Perseroan tidak mengalami penghentian perdagangan saham.

In 2019, the Company did not have any suspension on its shares trading.

INFORMASI OBLIGASI
BONDS INFORMATION

Pada 2019, Perseroan tidak menerbitkan obligasi sehingga Perseroan tidak dapat menyajikan informasi mengenai hal ini.

In 2019, the Company did not issue bonds, therefore the Company is unable to provide further information about this subject.

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Ekshibit A | ***Exhibit A***

PT GREENWOOD SEJAHTERA Tbk DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
31 DESEMBER 2019
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

PT GREENWOOD SEJAHTERA 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	374.633.166.041	5	382.603.313.470	*Cash and cash equivalents*
Piutang usaha kepada pihak ketiga	1.089.534.887	6	11.020.198.913	*Trade receivables from third parties*
Piutang lain-lain kepada pihak ketiga	3.671.163.146		4.606.288.428	*Other receivables from third parties*
Persediaan aset real estat	834.189.673.144	7	746.400.918.074	*Real estate assets inventories*
Pajak dibayar di muka	29.985.666.669	8	20.970.480.244	*Prepaid taxes*
Biaya dibayar di muka dan uang muka	6.834.024.094		8.586.445.063	*Prepaid expenses and advances*
Jumlah Aset Lancar	**1.250.403.227.981**		**1.174.187.644.192**	***Total Current Assets***
Aset Tidak Lancar				***Non-current Assets***
Piutang lain-lain kepada pihak ketiga	2.948.638.168		2.948.638.168	*Other receivables from third parties*
Persediaan		7		*Inventories*
Aset real estat	292.843.653.614		292.651.617.334	*Real estate assets*
Hotel	4.221.446.515		4.221.446.515	*Hotel*
Uang muka investasi saham	2.500.000.000	37,39a	2.500.000.000	*Advances for investment in stock*
Investasi pada entitas asosiasi	3.617.204.418.362	9	3.585.883.315.659	*Investment in associates*
Properti investasi – nilai wajar	2.178.858.779.177	10	2.160.671.681.383	*Investment properties - fair value*
Aset tetap - setelah dikurangi akumulasi penyusutan sebesar Rp 68.670.490.585 tahun 2019 dan Rp 57.041.475.911 tahun 2018	206.892.381.780	11	222.749.848.702	*Property and equipment - net of accumulated depreciation of Rp 68,670,490,585 in 2019 and Rp 57,041,475,911 in 2018*
Aset pajak tangguhan	152.700.413	34	130.373.029	*Deferred tax assets*
Aset lainnya	45.617.574.693	12	45.089.260.290	*Other assets*
Jumlah Aset Tidak Lancar	**6.351.239.592.722**		**6.316.846.181.080**	***Total Non-current Assets***
JUMLAH ASET	**7.601.642.820.703**		**7.491.033.825.272**	***TOTAL ASSETS***

Lihat Catatan atas Laporan Keuangan Konsolidasian pada Ekshibit E terlampir yang merupakan bagian tidak terpisahkan dari Laporan Keuangan Konsolidasian secara keseluruhan.

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Ekshibit A/2 | ***Exhibit A/2***

PT GREENWOOD SEJAHTERA Tbk DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
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(Disajikan dalam Rupiah, kecuali dinyatakan lain)

PT GREENWOOD SEJAHTERA Tbk AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
DECEMBER 31, 2019
(Expressed in Rupiah, unless otherwise stated)

	2019	Catatan/ *Notes*	2018	
LIABILITAS DAN EKUITAS				***LIABILITIES AND EQUITY***
LIABILITAS				***LIABILITIES***
Liabilitas Jangka Pendek				***Current Liabilities***
Utang bank jangka pendek	14.024.180.297	13	13.702.749.598	*Short-term bank loans*
Utang usaha		14		*Trade payables*
Pihak berelasi	6.871.715.123	37	7.164.310.425	*Related parties*
Pihak ketiga	5.599.539.200		16.176.269.173	*Third parties*
Utang lain-lain - pihak ketiga	3.088.874.864	15	3.356.652.563	*Other payables - third parties*
Utang pajak	1.344.049.639	16	1.554.494.206	*Tax payables*
Biaya masih harus dibayar	6.508.932.360	17	28.613.599.640	*Accrued expenses*
Uang jaminan penyewa	472.375.198		717.139.876	*Tenants' security deposits*
Uang muka penjualan	2.347.486.118	19	353.166.701	*Advances from customers*
Utang jangka panjang - jatuh tempo dalam satu tahun:				*Long-term loans - current maturities:*
Utang bank	301.008.493.625	20	60.541.699.919	*Bank loans*
Utang obligasi	71.932.333.201	21	-	*Bonds payables*
Pendapatan diterima di muka - bagian yang direalisasi dalam satu tahun	17.765.618.921	19	18.286.284.620	*Unearned revenues - realized within one year*
Jumlah Liabilitas Jangka Pendek	**430.963.598.546**		**150.466.366.721**	***Total Current Liabilities***
Liabilitas Jangka Panjang				***Non-current Liabilities***
Uang jaminan penyewa	11.676.866.187	18	12.154.883.428	*Tenants' security deposits*
Uang muka penjualan	86.689.582.258	19	94.536.751.030	*Advances from customers*
Utang jangka panjang - dikurangi bagian jatuh tempo dalam satu tahun:				*Long-term loans - net of current maturities:*
Utang bank	37.459.476.494	20	258.846.654.840	*Bank loans*
Utang obligasi	-	21	70.444.785.114	*Bonds payables*
Pendapatan diterima di muka - dikurangi yang direalisasi dalam satu tahun	90.172.412	19	456.273.401	*Unearned revenues - net of realized within one year*
Liabilitas imbalan pascakerja	13.305.090.019	22	10.584.356.042	*Post-employment benefits obligations*
Jumlah Liabilitas Jangka Panjang	**149.221.187.370**		**447.023.703.855**	***Total Non-current Liabilities***
JUMLAH LIABILITAS	**580.184.785.916**		**597.490.070.576**	***TOTAL LIABILITIES***

Lihat Catatan atas Laporan Keuangan Konsolidasian pada Ekshibit E terlampir yang merupakan bagian tidak terpisahkan dari Laporan Keuangan Konsolidasian secara keseluruhan.

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Ekshibit A/3 | ***Exhibit A/3***

PT GREENWOOD SEJAHTERA Tbk DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
31 DESEMBER 2019
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

PT GREENWOOD SEJAHTERA Tbk AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
DECEMBER 31, 2019
(Expressed in Rupiah, unless otherwise stated)

	2019	Catatan/ *Notes*	2018	
EKUITAS				***EQUITY***
Modal saham				
Nilai nominal Rp 100 per saham. Modal dasar 23.000.000.000 saham				*Share capital Par value Rp 100 per share Authorized 23,000,000,000 shares*
Modal ditempatkan dan disetor penuh 7.800.760.000 saham	780.076.000.000	23	780.076.000.000	*Issued and fully paid 7,800,760,000 shares*
Tambahan modal disetor	222.442.743.783	24	222.442.743.783	*Additional paid-in capital*
Selisih transaksi perubahan ekuitas entitas asosiasi	411.856.000	9	411.856.000	*Difference due to change in equity of associates*
Penghasilan komprehensif lain	(173.241.511)		37.090.041	*Other comprehensive income*
Saldo laba				*Retained earnings*
Ditentukan penggunaannya	40.000.000.000	25	35.000.000.000	*Appropriated*
Tidak ditentukan penggunaannya	5.914.608.910.704		5.791.926.249.271	*Unappropriated*
Ekuitas dapat diatribusikan kepada pemilik entitas induk	6.957.366.268.976		6.829.893.939.095	*Equity attributable to the owners of the parent entity*
KEPENTINGAN NONPENGENDALI	64.091.765.811	26	63.649.815.601	*NON-CONTROLLING INTERESTS*
JUMLAH EKUITAS	**7.021.458.034.787**		**6.893.543.754.696**	***TOTAL EQUITY***
JUMLAH LIABILITAS DAN EKUITAS	**7.601.642.820.703**		**7.491.033.825.272**	***TOTAL LIABILITIES AND EQUITY***

Lihat Catatan atas Laporan Keuangan Konsolidasian pada Ekshibit E terlampir yang merupakan bagian tidak terpisahkan dari Laporan Keuangan Konsolidasian secara keseluruhan.

See accompanying Notes to Consolidated Financial Statements on Exhibit E which are an integral part of the Consolidated Financial Statements taken as a whole.

These Consolidated Financial Statements are Originally Issued in Indonesian Language.

Ekshibit B | ***Exhibit B***

PT GREENWOOD SEJAHTERA Tbk DAN ENTITAS ANAK
LAPORAN LABA RUGI DAN
PENGHASILAN KOMPREHENSIF LAIN KONSOLIDASIAN
UNTUK TAHUN YANG BERAKHIR
31 DESEMBER 2019
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

PT GREENWOOD SEJAHTERA 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	
Penjualan dan pendapatan usaha	87.824.837.112	27	134.413.002.080	*Sales and revenues*
Beban pokok penjualan dan beban langsung	37.362.240.346	28	87.714.970.807	*Cost of sales and direct costs*
LABA BRUTO	**50.462.596.766**		**46.698.031.273**	***GROSS PROFIT***
Beban penjualan	(4.752.985.565)	29	(4.945.504.284)	*Selling expenses*
Beban umum dan administrasi	(95.774.241.001)	30	(101.334.468.515)	*General and administrative expenses*
Beban pajak final	(2.967.213.837)	33	(5.253.897.357)	*Final tax expense*
Kenaikan nilai wajar properti investasi - neto	6.669.796.291	10	21.438.356.256	*Increase in fair value of investment properties - net*
Bagian laba neto entitas asosiasi	177.159.577.422	9	264.722.514.716	*Equity in net income of associates*
Penghasilan bunga	21.186.229.606	31	11.716.386.679	*Interest income*
Beban bunga dan keuangan	(21.388.305.738)	32	(22.794.458.311)	*Interest and financial expenses*
Keuntungan dan kerugian lain-lain - neto	(3.252.158.914)		2.567.771.148	*Other gains and losses - net*
LABA SEBELUM PAJAK	**127.343.295.030**		**212.814.731.605**	***PROFIT BEFORE TAX***
Beban pajak penghasilan – neto	801.212.115	34	2.244.292.428	*Income tax expense - net*
LABA TAHUN BERJALAN	**126.542.082.915**		**210.570.439.177**	***PROFIT FOR THE YEAR***
PENGHASILAN KOMPREHENSIF LAIN				***OTHER COMPREHENSIVE INCOME***
Pos-pos yang tidak akan direklasifikasi ke laba (rugi):				*Items that will not be reclassified to profit or (loss):*
Pengukuran kembali atas program imbalan pasti	(858.178.105)	22,34	2.232.767.604	*Remeasurement of defined benefits obligation*
Bagian penghasilan komprehensif lain atas entitas asosiasi	469.525.281	9	1.288.825.568	*Share of other comprehensive income of associates*
JUMLAH LABA KOMPREHENSIF TAHUN BERJALAN	**126.153.430.091**		**214.092.032.349**	***TOTAL COMPREHENSIVE INCOME FOR THE YEAR***

Lihat Catatan atas Laporan Keuangan Konsolidasian pada Ekshibit E terlampir yang merupakan bagian tidak terpisahkan dari Laporan Keuangan Konsolidasian secara keseluruhan.

See accompanying Notes to Consolidated Financial Statements on Exhibit E which are an integral part of the Consolidated Financial Statements taken as a whole.

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Ekshibit B/2 | ***Exhibit B/2***

PT GREENWOOD SEJAHTERA Tbk DAN ENTITAS ANAK
LAPORAN LABA RUGI DAN
PENGHASILAN KOMPREHENSIF LAIN KONSOLIDASIAN
UNTUK TAHUN YANG BERAKHIR
31 DESEMBER 2019
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

PT GREENWOOD SEJAHTERA 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	
LABA TAHUN BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA				***PROFIT FOR THE YEAR ATTRIBUTABLE TO***
Pemilik Entitas Induk	127.682.661.433	35	212.249.033.675	*Owners of the Parent Entity*
Kepentingan Nonpengendali	(1.140.578.518)	26	(1.678.594.498)	*Non-controlling Interests*
Jumlah	**126.542.082.915**		**210.570.439.177**	***Total***
JUMLAH LABA KOMPREHENSIF TAHUN BERJALAN YANG DIATRIBUSIKAN KEPADA				***TOTAL COMPREHENSIVE INCOME FOR THE YEAR ATTRIBUTABLE***
Pemilik Entitas Induk	127.472.329.881		215.506.463.261	*Owners of the Parent Entity*
Kepentingan Nonpengendali	(1.318.899.790)		(1.414.430.912)	*Non-controlling Interests*
Jumlah	**126.153.430.091**		**214.092.032.349**	***Total***
LABA PER SAHAM DASAR	**16,37**	35	**27,21**	***BASIC EARNINGS PER SHARE***

Lihat Catatan atas Laporan Keuangan Konsolidasian pada Ekshibit E terlampir yang merupakan bagian tidak terpisahkan dari Laporan Keuangan Konsolidasian secara keseluruhan.

See accompanying Notes to Consolidated Financial Statements on Exhibit E which are an integral part of the Consolidated Financial Statements taken as a whole.

INFORMASI SAHAM
SHARE INFORMATION

Kinerja Harga Saham 2019 dan 2020 **2019 and 2020 Share Price Performance**

Triwulan Quarter	Tertinggi Highest (Rp)	Terendah Lowest (Rp)	Penutupan Closing (Rp)	Volume Transaksi Transaction Volume	Jumlah Saham Beredar Outstanding Shares	Kapitalisasi Pasar Market Capitalization (Rp)
2020						
I	169	69	84	5.259.000	7.800.760.000	655.000.000.000
II	169	69	89	25.966.000	7.800.760.000	694.000.000.000
III	169	69	89	60.368.000	7.800.760.000	694.000.000.000
IV	159	88	135	44.852.000	7.800.760.000	1.053.000.000.000
2019						
I	182	129	176	16.169.000	7.800.760.000	1.373.000.000.000
II	230	175	190	29.350.000	7.800.760.000	1.482.000.000.000
III	200	173	176	9.434.000	7.800.760.000	1.373.000.000.000
IV	194	145	154	3.775.000	7.800.760.000	1.201.000.000.000

AKSI KORPORASI
CORPORATE ACTION

Pada 2020, Perseroan tidak melakukan aksi korporasi.

In 2020, the Company did not conduct any corporate actions.

PENGHENTIAN PERDAGANGAN SAHAM SEMENTARA
SHARE TRADING TEMPORARY SUSPENSION

Selama 2020, Perseroan tidak mengalami penghentian perdagangan saham.

In 2020, the Company did not have any suspension on its shares trading.

INFORMASI OBLIGASI
BONDS INFORMATION

Pada 2020, Perseroan tidak menerbitkan obligasi sehingga Perseroan tidak dapat menyajikan informasi mengenai hal ini.

In 2020, the Company did not issue bonds, therefore the Company is unable to provide further information about this subject.

PT GREENWOOD SEJAHTERA Tbk DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
31 DESEMBER 2020
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PT GREENWOOD SEJAHTERA Tbk AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
DECEMBER 31, 2020
(Expressed in Rupiah, unless otherwise stated)

	Catatan/ *Notes*	2020	Disajikan Kembali/*As restated* (Catatan/*Note* 4) 2019	1 Januari 2019/ 31 Desember 2018/ *January 1, 2019/ December 31, 2018*	
ASET					***ASSETS***
Aset Lancar					***Current Assets***
Kas dan setara kas	5	237.315.872.451	374.633.166.041	382.603.313.470	*Cash and cash Equivalents*
Piutang usaha - pihak ketiga	4,6	822.280.319	1.040.713.354	11.020.198.913	*Trade receivables - third parties*
Piutang lain-lain - pihak ketiga		1.666.181.412	3.671.163.146	4.606.288.428	*Other receivables - third parties*
Persediaan	4,7	982.755.888.222	903.083.247.792	804.054.390.562	*Inventories*
Pajak dibayar di muka	15a	35.841.786.653	29.985.666.669	20.970.480.244	*Prepaid taxes*
Biaya dibayar di muka dan uang muka	4	8.846.696.761	9.890.552.861	11.116.134.260	*Prepaid expenses and advances*
Jumlah Aset Lancar		1.267.248.705.818	1.322.304.509.863	1.234.370.805.877	***Total Current Assets***
Aset Tidak Lancar					***Non-current Assets***
Bagian tidak lancar piutang lain-lain - pihak ketiga		2.948.638.168	2.948.638.168	2.948.638.168	*Non-current portion other receivables - third parties*
Persediaan	4,7	297.263.791.490	297.065.100.129	296.873.063.849	*Inventories*
Uang muka investasi saham		2.500.000.000	2.500.000.000	2.500.000.000	*Advances for investment in stock*
Investasi pada entitas asosiasi	4,8	3.550.444.345.725	3.631.959.201.020	3.593.892.147.859	*Investment in Associates*
Aset pajak tangguhan	15e	169.440.731	152.700.413	130.373.029	*Deferred tax assets*
Properti investasi - nilai wajar	9	2.187.908.814.773	2.178.858.779.177	2.160.671.681.383	*Investment properties - fair value*
Aset tetap - neto	10	194.020.652.230	206.892.381.780	222.749.848.702	*Property and equipment – net*
Aset lainnya	11	40.955.063.452	45.617.574.693	45.089.260.290	*Other assets*
Jumlah Aset Tidak Lancar		6.276.210.746.569	6.365.994.375.380	6.324.855.013.280	***Total Non-current Assets***
JUMLAH ASET		**7.543.459.452.387**	**7.688.298.885.243**	**7.559.225.819.157**	***TOTAL ASSETS***

Catatan atas Laporan Keuangan Konsolidasian merupakan bagian yang tidak terpisahkan dari Laporan Keuangan Konsolidasian secara keseluruhan.

Notes to Consolidated Financial Statements are an integral part of the Consolidated Financial Statements taken as a whole.

PT GREENWOOD SEJAHTERA Tbk DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
31 DESEMBER 2020
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

PT GREENWOOD SEJAHTERA Tbk AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
DECEMBER 31, 2020
(Expressed in Rupiah, unless otherwise stated)

	Catatan/ *Notes*	2020	Disajikan Kembali/*As restated* (Catatan/*Note* 4) 2019	1 Januari 2019/ 31 Desember 2018/ *January 1, 2019/ December 31, 2018*	
LIABILITAS					***LIABILITIES***
Liabilitas Jangka Pendek					***Current Liabilities***
Utang bank jangka pendek	12	14.023.886.846	14.024.180.297	13.702.749.598	*Short-term bank loans*
Utang usaha					*Trade payables*
Pihak berelasi	13,30	1.163.859.126	6.871.715.123	7.164.310.425	*Related parties*
Pihak ketiga	13	12.882.864.488	5.599.539.200	16.176.269.173	*Third parties*
Utang lain-lain - pihak ketiga	14	4.085.756.366	3.088.874.864	3.356.652.563	*Other payables - third parties*
Utang pajak	15b	1.131.000.539	1.344.049.639	1.554.494.206	*Taxes payables*
Biaya masih harus dibayar	16	3.783.162.086	6.508.932.360	28.613.599.640	*Accrued expenses*
Uang jaminan penyewa	17	359.563.187	472.375.198	717.139.876	*Tenants' security deposits*
Uang muka penjualan	18	1.606.270.118	2.347.486.118	353.166.701	*Advances from customers*
Pendapatan diterima di muka - bagian yang direalisasi dalam satu tahun	18	5.574.157.572	17.765.618.921	18.286.284.620	*Unearned revenues - realized within one year*
Bagian liabilitas jangka panjang yang jatuh tempo dalam waktu satu tahun:					*Current maturities of - long-term liabilities:*
Utang bank jangka panjang	19	34.266.247.713	301.008.493.625	60.541.699.919	*Long-term bank loans*
Utang obligasi	20	-	71.932.333.201	-	*Bonds payables*
Jumlah Liabilitas Jangka Pendek		78.876.768.041	430.963.598.546	150.466.366.721	***Total Current Liabilities***
Liabilitas Jangka Panjang					***Non-current Liabilities***
Uang jaminan penyewa	17	13.264.016.441	11.676.866.187	12.154.883.428	*Tenants' security deposits*
Uang muka penjualan	4,18	153.088.157.099	160.424.055.170	155.272.613.129	*Advances from customers*
Pendapatan diterima di muka - setelah dikurangi yang direalisasi dalam satu tahun	18	545.671.692	90.172.412	456.273.401	*Unearned revenues - net of realized within one year*
Liabilitas jangka panjang – setelah dikurangi bagian yang jatuh tempo dalam waktu satu tahun					*Long-term liabilities - net of current maturities*
Utang bank jangka panjang	19	298.518.587.282	37.459.476.494	258.846.654.840	*Long-term bank loans*
Utang obligasi	20	-	-	70.444.785.114	*Bonds payables*
Utang pihak berelasi	4,30	16.173.832.200	12.953.832.200	8.008.832.200	*Due to related party*
Liabilitas imbalan pascakerja	21	14.570.065.979	13.305.090.019	10.584.356.042	*Post-employment benefits liabilities*
Jumlah Liabilitas Jangka Panjang		496.160.330.693	235.909.492.482	515.768.398.154	***Total Non-current Liabilities***
JUMLAH LIABILITAS		**575.037.098.734**	**666.873.091.028**	**666.234.764.875**	***TOTAL LIABILITIES***

Catatan atas Laporan Keuangan Konsolidasian merupakan bagian yang tidak terpisahkan dari Laporan Keuangan Konsolidasian secara keseluruhan.

Notes to Consolidated Financial Statements are an integral part of the Consolidated Financial Statements taken as a whole.

PT GREENWOOD SEJAHTERA Tbk DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
31 DESEMBER 2020
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

PT GREENWOOD SEJAHTERA Tbk AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
DECEMBER 31, 2020
(Expressed in Rupiah, unless otherwise stated)

	Catatan/ *Notes*	2020	Disajikan Kembali/*As restated* (Catatan/*Note 4*) 2019	1 Januari 2019/ 31 Desember 2018/ *January 1, 2019/ December 31, 2018*	
EKUITAS					***EQUITY***
Ekuitas yang dapat diatribusikan kepada pemilik entitas induk					***Equity attributable to the owners of the parent entity***
Modal saham - nilai nominal Rp 100 per saham					*Share capital - par value Rp 100 per share*
Modal dasar 23.000.000.000 saham					*Authorized 23,000,000,000 shares*
Modal ditempatkan dan disetor penuh 7.800.760.000 saham	22	780.076.000.000	780.076.000.000	780.076.000.000	*Issued and fully paid 7,800,760,000 shares*
Tambahan modal disetor		222.442.743.783	222.442.743.783	222.442.743.783	*Additional paid-in capital*
Selisih transaksi perubahan ekuitas entitas asosiasi		411.856.000	411.856.000	411.856.000	*Difference due to change in equity of associates*
Penghasilan komprehensif lain		1.975.256.562	(447.457.215)	37.090.041	*Other comprehensive income*
Saldo laba					*Retained earnings*
Ditentukan penggunaannya	22	45.000.000.000	40.000.000.000	35.000.000.000	*Appropriated*
Tidak ditentukan penggunaannya		5.859.559.884.340	5.914.850.889.498	5.791.373.549.961	*Unappropriated*
Jumlah ekuitas yang dapat diatribusikan kepada pemilik entitas induk		6.909.465.740.685	6.957.334.032.066	6.829.341.239.785	*Total equity attributable to the owners of the parent entity*
Kepentingan nonpengendali	23	58.956.612.968	64.091.762.149	63.649.814.497	*Non-controlling interest*
JUMLAH EKUITAS		**6.968.422.353.653**	**7.021.425.794.215**	**6.892.991.054.282**	***TOTAL EQUITY***
JUMLAH LIABILITAS DAN EKUITAS		**7.543.459.452.387**	**7.688.298.885.243**	**7.559.225.819.157**	***TOTAL LIABILITIES AND EQUITY***

Catatan atas Laporan Keuangan Konsolidasian merupakan bagian yang tidak terpisahkan dari Laporan Keuangan Konsolidasian secara keseluruhan.

Notes to Consolidated Financial Statements are an integral part of the Consolidated Financial Statements taken as a whole.

PT GREENWOOD SEJAHTERA Tbk DAN ENTITAS ANAK
LAPORAN LABA RUGI DAN
PENGHASILAN KOMPREHENSIF LAIN KONSOLIDASIAN
UNTUK TAHUN YANG BERAKHIR
31 DESEMBER 2020
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

PT GREENWOOD SEJAHTERA Tbk AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND
OTHER COMPREHENSIVE INCOME
FOR THE YEAR ENDED
DECEMBER 31, 2020
(Expressed in Rupiah, unless otherwise stated)

	2020	Catatan/ *Notes*	2019 Disajikan kembali *)/ *As restated* *)	
Penjualan dan pendapatan usaha	32.332.146.290	4,24	74.777.404.766	*Sales and revenues*
Beban pokok penjualan dan beban langsung	(18.065.656.256)	4,25,30	(26.122.138.186)	*Cost of sales and direct costs*
Laba Bruto	**14.266.490.034**		**48.655.266.580**	***Gross Profit***
Beban penjualan	(4.750.922.197)	26	(4.752.985.565)	*Selling expenses*
Beban umum dan administrasi	(69.872.408.165)	27,30	(95.774.241.001)	*General and administrative expenses*
Beban pajak final	(1.856.649.249)	15c	(2.440.374.267)	*Final tax expense*
Kenaikan nilai wajar properti investasi - neto	190.512.001	9	6.669.796.291	*Increase in fair value of investment properties - net*
Bagian laba (rugi) neto entitas asosiasi	(2.939.321.147)	4,8	179.234.743.584	*Equity in net income (loss) of associates*
Penghasilan bunga	14.017.400.347		21.186.229.606	*Interest income*
Beban bunga dan keuangan	(8.446.991.479)	28	(21.388.305.738)	*Interest and financial expenses*
Penghasilan (beban) lain-lain - neto	2.858.729.672		(3.252.158.914)	*Other income (expenses) - net*
Laba (Rugi) Sebelum Pajak Penghasilan	**(56.533.160.183)**		**128.137.970.576**	***Profit (Loss) Before Income Tax***
Beban pajak penghasilan - neto	(681.190.872)	15c	(801.212.115)	*Income tax expense - net*
Laba (Rugi) Tahun Berjalan	**(57.214.351.055)**		**127.336.758.461**	***Profit (Loss) For The Year***
Penghasilan Komprehensif Lain				***Other Comprehensive Income***
Pos-pos Yang Tidak Akan Direklasifikasi ke Laba Rugi:				***Items That Will Not be Reclassified to Profit or Loss:***
Pengukuran kembali liabilitas imbalan pasti - neto	1.325.344.641	15e,21	(858.178.105)	*Remeasurement of defined benefits liabilities - net*
Bagian pengukuran kembali liabilitas imbalan pasti dari entitas asosiasi - neto	1.130.565.852	4,8	195.309.577	*Share in remeasurements of defined benefit liabilities of associates - net*
Jumlah Penghasilan Komprehensif Lain	**2.455.910.493**		**(662.868.528)**	***Total Other Comprehensive Income***
Jumlah Laba (Rugi) Komprehensif Tahun Berjalan	**(54.758.440.562)**		**126.673.889.933**	***Total Comprehensive Income (Loss) For The Year***

*) Lihat Catatan 4 — *See Note 4 *)*

Catatan atas Laporan Keuangan Konsolidasian merupakan bagian yang tidak terpisahkan dari Laporan Keuangan Konsolidasian secara keseluruhan.

Notes to Consolidated Financial Statements are an integral part of the Consolidated Financial Statements taken as a whole.

PT GREENWOOD SEJAHTERA Tbk DAN ENTITAS ANAK
LAPORAN LABA RUGI DAN
PENGHASILAN KOMPREHENSIF LAIN KONSOLIDASIAN
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PT GREENWOOD SEJAHTERA Tbk AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE YEAR ENDED
DECEMBER 31, 2020
(Expressed in Rupiah, unless otherwise stated)

	2020	Catatan/ *Notes*	2019 Disajikan kembali *)/ *As restated* *)	
Laba (Rugi) Tahun Berjalan Yang Dapat Diatribusikan Kepada:				***Profit (Loss) For The Year Attributable To:***
Pemilik entitas induk	(50.291.005.158)	29	128.477.339.537	*Owners of the parent entity*
Kepentingan nonpengendali	(6.923.345.897)	23	(1.140.581.076)	*Non-controlling interests*
Jumlah	**(57.214.351.055)**		**127.336.758.461**	***Total***
Jumlah Laba (Rugi) Komprehensif Tahun Berjalan Yang Dapat Diatribusikan Kepada:				***Total Comprehensive Income (Loss) For The Year Attributable***
Pemilik entitas induk	(47.868.291.381)		127.992.792.281	*Owners of the parent entity*
Kepentingan nonpengendali	(6.890.149.181)	23	(1.318.902.348)	*Non-controlling interests*
Jumlah	**(54.758.440.562)**		**126.673.889.933**	***Total***
LABA PER SAHAM	**(6,45)**	29	**16,47**	***EARNINGS PER SHARE***

*) Lihat Catatan 4 — *See Note 4* *)

Catatan atas Laporan Keuangan Konsolidasian merupakan bagian yang tidak terpisahkan dari Laporan Keuangan Konsolidasian secara keseluruhan.

Notes to Consolidated Financial Statements are an integral part of the Consolidated Financial Statements taken as a whole.

INFORMASI SAHAM
SHARE INFORMATION

Triwulan Quarter	Tertinggi Highest (Rp)	Terendah Lowest (Rp)	Penutupan Closing (Rp)	Volume Transaksi Transaction Volume	Jumlah Saham Beredar Outstanding Shares	Kapitalisasi Pasar Market Capitalization (Rp)
			2021			
I	226	129	142	270.629.000	7.800.760.000	1.108.000.000.000
II	226	110	119	415.808.000	7.800.760.000	928.000.000.000
III	155	103	129	107.126.000	7.800.760.000	1.006.000.000.000
IV	250	125	183	303.769.000	7.800.760.000	1.428.000.000.000
			2020			
I	169	69	84	5.259.000	7.800.760.000	655.000.000.000
II	169	69	89	25.966.000	7.800.760.000	694.000.000.000
III	169	69	89	60.368.000	7.800.760.000	694.000.000.000
IV	159	88	135	44.852.000	7.800.760.000	1.053.000.000.000

AKSI KORPORASI
CORPORATE ACTION

Selama tahun buku 2021, Perseroan tidak memiliki atau melakukan aksi korporasi yang mencakup pemecahan saham, penggabungan saham, dividen saham, saham bonus, perubahan nilai nominal saham.

Throughout the financial year of 2021, the Company did not undergo any corporate actions including stock split, share acquisition, share dividend, share bonus and change of par value.

PT GREENWOOD SEJAHTERA Tbk DAN ENTITAS ANAK
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31 DESEMBER 2020
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PT GREENWOOD SEJAHTERA Tbk AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
DECEMBER 31, 2020
(Expressed in Rupiah, unless otherwise stated)

	Catatan/ *Notes*	2020	Disajikan Kembali/*As restated* (Catatan/*Note* 4) 2019	1 Januari 2019/ 31 Desember 2018/ *January 1, 2019/ December 31, 2018*	
ASET					***ASSETS***
Aset Lancar					***Current Assets***
Kas dan setara kas	5	237.315.872.451	374.633.166.041	382.603.313.470	*Cash and cash Equivalents*
Piutang usaha - pihak ketiga	4,6	822.280.319	1.040.713.354	11.020.198.913	*Trade receivables - third parties*
Piutang lain-lain - pihak ketiga		1.666.181.412	3.671.163.146	4.606.288.428	*Other receivables - third parties*
Persediaan	4,7	982.755.888.222	903.083.247.792	804.054.390.562	*Inventories*
Pajak dibayar di muka	15a	35.841.786.653	29.985.666.669	20.970.480.244	*Prepaid taxes*
Biaya dibayar di muka dan uang muka	4	8.846.696.761	9.890.552.861	11.116.134.260	*Prepaid expenses and advances*
Jumlah Aset Lancar		1.267.248.705.818	1.322.304.509.863	1.234.370.805.877	***Total Current Assets***
Aset Tidak Lancar					***Non-current Assets***
Bagian tidak lancar piutang lain-lain - pihak ketiga		2.948.638.168	2.948.638.168	2.948.638.168	*Non-current portion other receivables - third parties*
Persediaan	4,7	297.263.791.490	297.065.100.129	296.873.063.849	*Inventories*
Uang muka investasi saham		2.500.000.000	2.500.000.000	2.500.000.000	*Advances for investment in stock*
Investasi pada entitas asosiasi	4,8	3.550.444.345.725	3.631.959.201.020	3.593.892.147.859	*Investment in Associates*
Aset pajak tangguhan	15e	169.440.731	152.700.413	130.373.029	*Deferred tax assets*
Properti investasi - nilai wajar	9	2.187.908.814.773	2.178.858.779.177	2.160.671.681.383	*Investment properties - fair value*
Aset tetap - neto	10	194.020.652.230	206.892.381.780	222.749.848.702	*Property and equipment – net*
Aset lainnya	11	40.955.063.452	45.617.574.693	45.089.260.290	*Other assets*
Jumlah Aset Tidak Lancar		6.276.210.746.569	6.365.994.375.380	6.324.855.013.280	***Total Non-current Assets***
JUMLAH ASET		**7.543.459.452.387**	**7.688.298.885.243**	**7.559.225.819.157**	***TOTAL ASSETS***

Catatan atas Laporan Keuangan Konsolidasian merupakan bagian yang tidak terpisahkan dari Laporan Keuangan Konsolidasian secara keseluruhan.

Notes to Consolidated Financial Statements are an integral part of the Consolidated Financial Statements taken as a whole.

PT GREENWOOD SEJAHTERA Tbk DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
31 DESEMBER 2020
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

PT GREENWOOD SEJAHTERA Tbk AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
DECEMBER 31, 2020
(Expressed in Rupiah, unless otherwise stated)

	Catatan/ *Notes*	2020	Disajikan Kembali/*As restated* (Catatan/*Note* 4) 2019	1 Januari 2019/ 31 Desember 2018/ *January 1, 2019/ December 31, 2018*	
LIABILITAS					***LIABILITIES***
Liabilitas Jangka Pendek					***Current Liabilities***
Utang bank jangka pendek	12	14.023.886.846	14.024.180.297	13.702.749.598	*Short-term bank loans*
Utang usaha					*Trade payables*
Pihak berelasi	13,30	1.163.859.126	6.871.715.123	7.164.310.425	*Related parties*
Pihak ketiga	13	12.882.864.488	5.599.539.200	16.176.269.173	*Third parties*
Utang lain-lain - pihak ketiga	14	4.085.756.366	3.088.874.864	3.356.652.563	*Other payables - third parties*
Utang pajak	15b	1.131.000.539	1.344.049.639	1.554.494.206	*Taxes payables*
Biaya masih harus dibayar	16	3.783.162.086	6.508.932.360	28.613.599.640	*Accrued expenses*
Uang jaminan penyewa	17	359.563.187	472.375.198	717.139.876	*Tenants' security deposits*
Uang muka penjualan	18	1.606.270.118	2.347.486.118	353.166.701	*Advances from customers*
Pendapatan diterima di muka - bagian yang direalisasi dalam satu tahun	18	5.574.157.572	17.765.618.921	18.286.284.620	*Unearned revenues - realized within one year*
Bagian liabilitas jangka panjang yang jatuh tempo dalam waktu satu tahun:					*Current maturities of - long-term liabilities:*
Utang bank jangka panjang	19	34.266.247.713	301.008.493.625	60.541.699.919	*Long-term bank loans*
Utang obligasi	20	-	71.932.333.201	-	*Bonds payables*
Jumlah Liabilitas Jangka Pendek		78.876.768.041	430.963.598.546	150.466.366.721	***Total Current Liabilities***
Liabilitas Jangka Panjang					***Non-current Liabilities***
Uang jaminan penyewa	17	13.264.016.441	11.676.866.187	12.154.883.428	*Tenants' security deposits*
Uang muka penjualan	4,18	153.088.157.099	160.424.055.170	155.272.613.129	*Advances from customers*
Pendapatan diterima di muka - setelah dikurangi yang direalisasi dalam satu tahun	18	545.671.692	90.172.412	456.273.401	*Unearned revenues - net of realized within one year*
Liabilitas jangka panjang – setelah dikurangi bagian yang jatuh tempo dalam waktu satu tahun					*Long-term liabilities - net of current maturities*
Utang bank jangka panjang	19	298.518.587.282	37.459.476.494	258.846.654.840	*Long-term bank loans*
Utang obligasi	20	-	-	70.444.785.114	*Bonds payables*
Utang pihak berelasi	4,30	16.173.832.200	12.953.832.200	8.008.832.200	*Due to related party*
Liabilitas imbalan pascakerja	21	14.570.065.979	13.305.090.019	10.584.356.042	*Post-employment benefits liabilities*
Jumlah Liabilitas Jangka Panjang		496.160.330.693	235.909.492.482	515.768.398.154	***Total Non-current Liabilities***
JUMLAH LIABILITAS		**575.037.098.734**	**666.873.091.028**	**666.234.764.875**	***TOTAL LIABILITIES***

Catatan atas Laporan Keuangan Konsolidasian merupakan bagian yang tidak terpisahkan dari Laporan Keuangan Konsolidasian secara keseluruhan.

Notes to Consolidated Financial Statements are an integral part of the Consolidated Financial Statements taken as a whole.

PT GREENWOOD SEJAHTERA Tbk DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
31 DESEMBER 2020
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

PT GREENWOOD SEJAHTERA Tbk AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
DECEMBER 31, 2020
(Expressed in Rupiah, unless otherwise stated)

	Catatan/ *Notes*	2020	Disajikan Kembali/*As restated* (Catatan/*Note 4*) 2019	1 Januari 2019/ 31 Desember 2018/ *January 1, 2019/ December 31, 2018*	
EKUITAS					***EQUITY***
Ekuitas yang dapat diatribusikan kepada pemilik entitas induk					***Equity attributable to the owners of the parent entity***
Modal saham - nilai nominal Rp 100 per saham					*Share capital - par value Rp 100 per share*
Modal dasar 23.000.000.000 saham					*Authorized 23,000,000,000 shares*
Modal ditempatkan dan disetor penuh 7.800.760.000 saham	22	780.076.000.000	780.076.000.000	780.076.000.000	*Issued and fully paid 7,800,760,000 shares*
Tambahan modal disetor		222.442.743.783	222.442.743.783	222.442.743.783	*Additional paid-in capital*
Selisih transaksi perubahan ekuitas entitas asosiasi		411.856.000	411.856.000	411.856.000	*Difference due to change in equity of associates*
Penghasilan komprehensif lain		1.975.256.562	(447.457.215)	37.090.041	*Other comprehensive income*
Saldo laba					*Retained earnings*
Ditentukan penggunaannya	22	45.000.000.000	40.000.000.000	35.000.000.000	*Appropriated*
Tidak ditentukan penggunaannya		5.859.559.884.340	5.914.850.889.498	5.791.373.549.961	*Unappropriated*
Jumlah ekuitas yang dapat diatribusikan kepada pemilik entitas induk		6.909.465.740.685	6.957.334.032.066	6.829.341.239.785	*Total equity attributable to the owners of the parent entity*
Kepentingan nonpengendali	23	58.956.612.968	64.091.762.149	63.649.814.497	*Non-controlling interest*
JUMLAH EKUITAS		**6.968.422.353.653**	**7.021.425.794.215**	**6.892.991.054.282**	***TOTAL EQUITY***
JUMLAH LIABILITAS DAN EKUITAS		**7.543.459.452.387**	**7.688.298.885.243**	**7.559.225.819.157**	***TOTAL LIABILITIES AND EQUITY***

Catatan atas Laporan Keuangan Konsolidasian merupakan bagian yang tidak terpisahkan dari Laporan Keuangan Konsolidasian secara keseluruhan.

Notes to Consolidated Financial Statements are an integral part of the Consolidated Financial Statements taken as a whole.

PT GREENWOOD SEJAHTERA Tbk DAN ENTITAS ANAK
LAPORAN LABA RUGI DAN
PENGHASILAN KOMPREHENSIF LAIN KONSOLIDASIAN
UNTUK TAHUN YANG BERAKHIR
31 DESEMBER 2020
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

PT GREENWOOD SEJAHTERA Tbk AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND
OTHER COMPREHENSIVE INCOME
FOR THE YEAR ENDED
DECEMBER 31, 2020
(Expressed in Rupiah, unless otherwise stated)

	2020	Catatan/ *Notes*	2019 Disajikan kembali *)/ *As restated* *)	
Penjualan dan pendapatan usaha	32.332.146.290	4,24	74.777.404.766	*Sales and revenues*
Beban pokok penjualan dan beban langsung	(18.065.656.256)	4,25,30	(26.122.138.186)	*Cost of sales and direct costs*
Laba Bruto	**14.266.490.034**		**48.655.266.580**	***Gross Profit***
Beban penjualan	(4.750.922.197)	26	(4.752.985.565)	*Selling expenses*
Beban umum dan administrasi	(69.872.408.165)	27,30	(95.774.241.001)	*General and administrative expenses*
Beban pajak final	(1.856.649.249)	15c	(2.440.374.267)	*Final tax expense*
Kenaikan nilai wajar properti investasi - neto	190.512.001	9	6.669.796.291	*Increase in fair value of investment properties - net*
Bagian laba (rugi) neto entitas asosiasi	(2.939.321.147)	4,8	179.234.743.584	*Equity in net income (loss) of associates*
Penghasilan bunga	14.017.400.347		21.186.229.606	*Interest income*
Beban bunga dan keuangan	(8.446.991.479)	28	(21.388.305.738)	*Interest and financial expenses*
Penghasilan (beban) lain-lain - neto	2.858.729.672		(3.252.158.914)	*Other income (expenses) - net*
Laba (Rugi) Sebelum Pajak Penghasilan	**(56.533.160.183)**		**128.137.970.576**	***Profit (Loss) Before Income Tax***
Beban pajak penghasilan - neto	(681.190.872)	15c	(801.212.115)	*Income tax expense - net*
Laba (Rugi) Tahun Berjalan	**(57.214.351.055)**		**127.336.758.461**	***Profit (Loss) For The Year***
Penghasilan Komprehensif Lain				***Other Comprehensive Income***
Pos-pos Yang Tidak Akan Direklasifikasi ke Laba Rugi:				***Items That Will Not be Reclassified to Profit or Loss:***
Pengukuran kembali liabilitas imbalan pasti - neto	1.325.344.641	15e,21	(858.178.105)	*Remeasurement of defined benefits liabilities - net*
Bagian pengukuran kembali liabilitas imbalan pasti dari entitas asosiasi - neto	1.130.565.852	4,8	195.309.577	*Share in remeasurements of defined benefit liabilities of associates - net*
Jumlah Penghasilan Komprehensif Lain	**2.455.910.493**		**(662.868.528)**	***Total Other Comprehensive Income***
Jumlah Laba (Rugi) Komprehensif Tahun Berjalan	**(54.758.440.562)**		**126.673.889.933**	***Total Comprehensive Income (Loss) For The Year***

*) Lihat Catatan 4 — *See Note 4 *)*

Catatan atas Laporan Keuangan Konsolidasian merupakan bagian yang tidak terpisahkan dari Laporan Keuangan Konsolidasian secara keseluruhan.

Notes to Consolidated Financial Statements are an integral part of the Consolidated Financial Statements taken as a whole.

PT GREENWOOD SEJAHTERA Tbk DAN ENTITAS ANAK
LAPORAN LABA RUGI DAN
PENGHASILAN KOMPREHENSIF LAIN KONSOLIDASIAN
UNTUK TAHUN YANG BERAKHIR
31 DESEMBER 2020
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

PT GREENWOOD SEJAHTERA Tbk AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE YEAR ENDED
DECEMBER 31, 2020
(Expressed in Rupiah, unless otherwise stated)

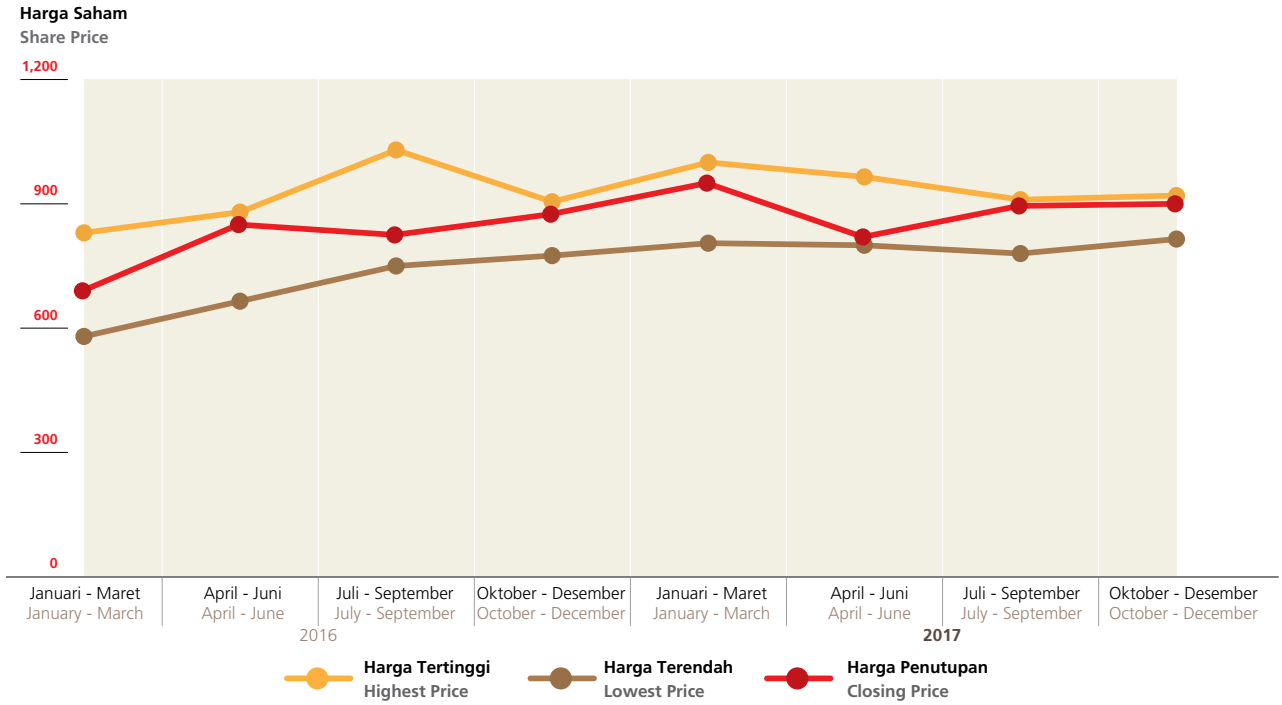
	2020	Catatan/ *Notes*	2019 Disajikan kembali *)/ *As restated* *)	
Laba (Rugi) Tahun Berjalan Yang Dapat Diatribusikan Kepada:				***Profit (Loss) For The Year Attributable To:***
Pemilik entitas induk	(50.291.005.158)	29	128.477.339.537	*Owners of the parent entity*
Kepentingan nonpengendali	(6.923.345.897)	23	(1.140.581.076)	*Non-controlling interests*
Jumlah	**(57.214.351.055)**		**127.336.758.461**	***Total***
Jumlah Laba (Rugi) Komprehensif Tahun Berjalan Yang Dapat Diatribusikan Kepada:				***Total Comprehensive Income (Loss) For The Year Attributable***
Pemilik entitas induk	(47.868.291.381)		127.992.792.281	*Owners of the parent entity*
Kepentingan nonpengendali	(6.890.149.181)	23	(1.318.902.348)	*Non-controlling interests*
Jumlah	**(54.758.440.562)**		**126.673.889.933**	***Total***
LABA PER SAHAM	**(6,45)**	29	**16,47**	***EARNINGS PER SHARE***

*) Lihat Catatan 4 — *See Note 4* *)

Catatan atas Laporan Keuangan Konsolidasian merupakan bagian yang tidak terpisahkan dari Laporan Keuangan Konsolidasian secara keseluruhan.

Notes to Consolidated Financial Statements are an integral part of the Consolidated Financial Statements taken as a whole.

IKHTISAR KINERJA SAHAM
Stock Performance Highlights



Periode Period	Harga Tertinggi Highest Price Rp (Penuh/ full amount)	Harga Terendah Lowest Price Rp (Penuh/ full amount)	Harga Penutupan Closing Price Rp (Penuh/full amount)	Volume (Lembar/Shares)	Jumlah Saham Beredar Outstanding Shares (lembar/shares)	Kapitalisasi Pasar Market Capitalization (Rp miliar/billion)
			2017			
Januari - Maret January - March	1,000	805	950	21,134,700	13,469,203,800	12,796
April - Juni April - June	965	795	820	88,632,000	13,469,203,800	11,045
Juli - September July - September	915	780	895	153,685,800	13,750,000,000	12,306
Oktober - Desember October - December	920	815	900	170,331,400	13,750,000,000	12,375
			2016			
Januari - Maret January - March	830	580	690	119,833,100	13,449,203,000	9,280
April - Juni April - June	880	665	850	59,003,700	13,469,203,800	11,449
Juli - September July - September	1,030	750	825	30,843,800	13,469,203,800	11,112
Oktober - Desember October - December	905	775	875	15,989,900	13,469,203,800	11,786

PT JAYA REAL PROPERTY Tbk
DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN
KONSOLIDASIAN
Per 31 Desember 2017 dan 2016
(Dalam Ribuan Rupiah, Kecuali Dinyatakan Lain)

PT JAYA REAL PROPERTY Tbk
AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF
FINANCIAL POSITION
As of December 31, 2017 and 2016
(In Thousand Rupiah, Unless Otherwise Stated)

	Catatan/ *Note*	2017 Rp	2016 Rp	
ASET				***ASSETS***
Aset Lancar				***Current Assets***
Kas dan Setara Kas	4, 34, 35	724,156,963	342,704,464	*Cash and Cash Equivalents*
Piutang Usaha	5, 32, 34			*Account Receivables*
Pihak Berelasi		1,095,760	4,102,297	*Related Parties*
Pihak Ketiga		79,306,503	62,869,141	*Third Parties*
Aset Keuangan Lancar Lainnya	34	4,025,839	4,015,661	*Other Current Financial Assets*
Persediaan	6	2,521,947,822	2,380,325,235	*Inventories*
Uang Muka Investasi	7	7,519,515	106,700,000	*Advances of Investment*
Biaya Dibayar di Muka		4,526,688	4,054,123	*Prepaid Expenses*
Pajak Dibayar Di Muka	31.a	106,218,820	128,524,101	*Prepaid Taxes*
Total Aset Lancar		**3,448,797,910**	**3,033,295,022**	***Total Current Assets***
Aset Tidak Lancar				***Non Current Assets***
Investasi Pada Entitas Asosiasi dan Ventura Bersama	8, 32	755,379,039	572,239,168	*Investment in Associates and Joint Ventures*
Piutang Pihak Berelasi - Non Usaha	32, 34	2,111,393	6,107,583	*Due from Related Parties - Non Trade*
Tanah untuk Pengembangan	9	4,103,756,794	3,765,717,349	*Land for Development*
Properti Investasi	10	808,929,156	819,448,840	*Investment Properties*
Aset Tetap	11	120,194,526	85,783,712	*Fixed Assets*
Aset Keuangan Tidak Lancar Lainnya	12, 32, 34	216,022,697	185,676,732	*Other Non Current Financial Assets*
Aset Non Keuangan Tidak Lancar Lainnya		17,491,173	16,168,246	*Other Non Current Non Financial Assets*
Total Aset Tidak Lancar		**6,023,884,778**	**5,451,141,630**	***Total Non Current Assets***
TOTAL ASET		**9,472,682,688**	**8,484,436,652**	***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			*Accounts Payable*
Pihak Berelasi	32	2,870,111	36,736,974	*Related Parties*
Pihak Ketiga		80,102,699	171,243,507	*Third Parties*
Liabilitas Keuangan Jangka Pendek Lainnya	15, 34	8,911,664	66,937,295	*Other Current Financial Liabilities*
Beban Akrual	16, 34	149,439,583	147,718,316	*Accrued Expenses*
Utang Pajak	31.d	117,336,400	50,854,955	*Tax Payables*
Liabilitas Imbalan Kerja Jangka Pendek	34	144,467,418	153,247,057	*Short Term Employee Benefits Liabilities*
Uang Muka Penjualan	17, 32	2,368,931,969	2,378,536,864	*Advances from Customers*
Utang Pihak Berelasi - Non Usaha	32, 34	6,392,980	8,371,839	*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	3,700,000	2,700,000	*Bank Loans*
Pendapatan Diterima di Muka dan Setoran Jaminan	19, 32	111,558,945	95,286,007	*Unearned Revenue and Customers' Deposits*
Total Liabilitas Jangka Pendek		**3,093,711,769**	**3,111,632,814**	***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	25,875,148	79,542,735	*Bank Loans*
Pendapatan Diterima di Muka dan Setoran Jaminan	19, 32	338,584,109	356,299,984	*Unearned Revenue and Customers' Deposits*
Liabilitas Imbalan Kerja Jangka Panjang	20, 32	38,016,129	30,562,216	*Long Term Employee Benefits Liabilities*
Total Liabilitas Jangka Panjang		**402,475,386**	**466,404,935**	***Total Non Current Liabilities***
TOTAL LIABILITAS		**3,496,187,155**	**3,578,037,749**	***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*
Tambahan Modal Disetor - Neto	22	703,770,243	509,710,395	*Additional Paid in Capital - Net*
Saldo Laba				*Retained Earnings*
Telah Ditentukan Penggunaannya	23	55,000,000	55,000,000	*Appropriated*
Belum Ditentukan Penggunaannya		4,692,015,973	3,904,522,910	*Unappropriated*
Saham Treasuri	21	--	(45,178,514)	*Treasury Stocks*
		5,725,786,216	4,699,054,791	
Kepentingan Nonpengendali	24	250,709,317	207,344,112	***Non-Controlling Interest***
TOTAL EKUITAS		**5,976,495,533**	**4,906,398,903**	***TOTAL EQUITY***
TOTAL LIABILITAS DAN EKUITAS		**9,472,682,688**	**8,484,436,652**	***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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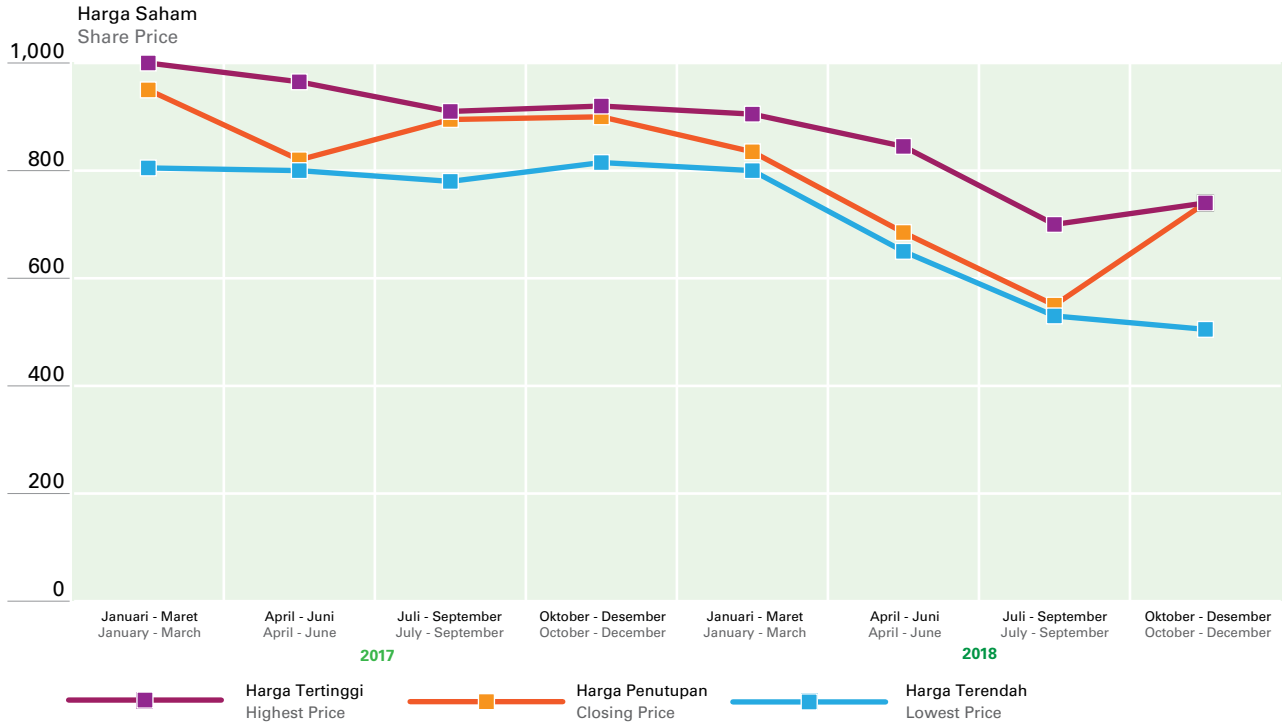
	Catatan/ *Note*	2017 Rp	2016 Rp	
PENDAPATAN USAHA	25, 32	2,405,242,304	2,381,022,659	***REVENUES***
BEBAN POKOK PENJUALAN DAN BEBAN LANGSUNG	26	920,700,412	942,653,475	***COST OF REVENUES AND DIRECT EXPENSES***
LABA BRUTO		1,484,541,892	1,438,369,184	***GROSS PROFIT***
Beban Usaha	27	(393,652,365)	(355,582,745)	*Operating Expenses*
Pendapatan Lainnya	28	162,435,455	30,263,875	*Other Incomes*
Beban Lainnya		--	(170,212)	*Other Expenses*
LABA USAHA		1,253,324,982	1,112,880,102	***INCOME FROM OPERATION***
Pendapatan Keuangan	29	20,250,741	18,586,236	*Financial Income*
Beban Pajak Final	30	(91,073,824)	(123,480,132)	*Final Tax Expense*
Beban Keuangan		(10,382,826)	(4,398,308)	*Financial Charge*
Bagian Laba (Rugi) Entitas Asosiasi dan Ventura Bersama	8	(9,766,650)	23,891,982	*Share of Profit (Loss) of Associates and Joint Venture*
LABA SEBELUM PAJAK PENGHASILAN		1,162,352,423	1,027,479,880	***INCOME BEFORE INCOME TAX***
BEBAN PAJAK PENGHASILAN	31.b	(45,226,315)	(9,630,694)	***INCOME TAX EXPENSES***
LABA TAHUN BERJALAN		**1,117,126,108**	**1,017,849,186**	***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	(3,106,949)	(3,617,013)	*Remeasurement of Defined Benefits Plan*
Pajak Penghasilan Terkait		--	--	*Related Income Tax*
Total Penghasilan Komprehensif Lain		**(3,106,949)**	**(3,617,013)**	*Total Other Comprehesive Income*
LABA KOMPREHENSIF TAHUN BERJALAN		**1,114,019,159**	**1,014,232,173**	***COMPREHENSIVE INCOME FOR THE YEAR***
Laba Tahun Berjalan yang Dapat Diatribusikan kepada:				*Income for the Year Attributable to:*
Pemilik Entitas Induk		1,113,845,380	1,010,519,626	*Owner of the Parent*
Kepentingan Nonpengendali		3,280,728	7,329,560	*Non-Controlling Interest*
Total		**1,117,126,108**	**1,017,849,186**	***Total***
Laba Komprehensif Tahun Berjalan yang Dapat Diatribusikan kepada:				*Comprehensive Income for the Year Attributable to:*
Pemilik Entitas Induk		1,110,753,954	1,006,969,808	*Owner of the Parent*
Kepentingan Nonpengendali		3,265,205	7,262,365	*Non-Controlling Interest*
Total		**1,114,019,159**	**1,014,232,173**	***Total***
LABA PER SAHAM (Rupiah Penuh)				***EARNINGS PER SHARE (Full Rupiah)***
Dasar	33	82.05	75.07	*Basic*

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

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IKHTISAR KINERJA SAHAM

Stock Performance Highlights



Periode Period	**Harga Tertinggi** Highest Price Rp (Penuh/ full amount)	**Harga Terendah** Low Price Rp (Penuh/ full amount)	**Harga Penutupan** Close Price Rp (Penuh/ full amount)	**Volume** (Lembar/Shares)	**Jumlah Saham Beredar (lembar)** Outstanding Shares (angka penuh/full amount)	**Kapitalisasi Pasar** Market Capitalization (dalam jutaan Rp/in million Rp)
2017						
Januari - Maret January - March	1,000	805	950	21,134,700	13,469,203,800	12,796
April - Juni April - June	965	800	820	88,632,000	13,469,203,800	11,045
Juli - September July - September	910	780	895	153,685,800	13,750,000,000	12,306
Oktober - Desember October - December	920	815	900	170,331,400	13,750,000,000	12,375
2018						
Januari - Maret January - March	905	800	835	169,170,600	13,750,000,000	11,481
April - Juni April - June	845	650	685	203,581,100	13,750,000,000	9,419
Juli - September July - September	700	530	550	81,942,800	13,750,000,000	7,563
Oktober - Desember October - December	740	505	740	159,859,100	13,750,000,000	10,175

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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 Akrual	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*
Tambahan 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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Untuk Tahun-tahun yang Berakhir pada Tanggal 31 Desember 2018 dan 2017
(Dalam Ribuan Rupiah, Kecuali Dinyatakan Lain)

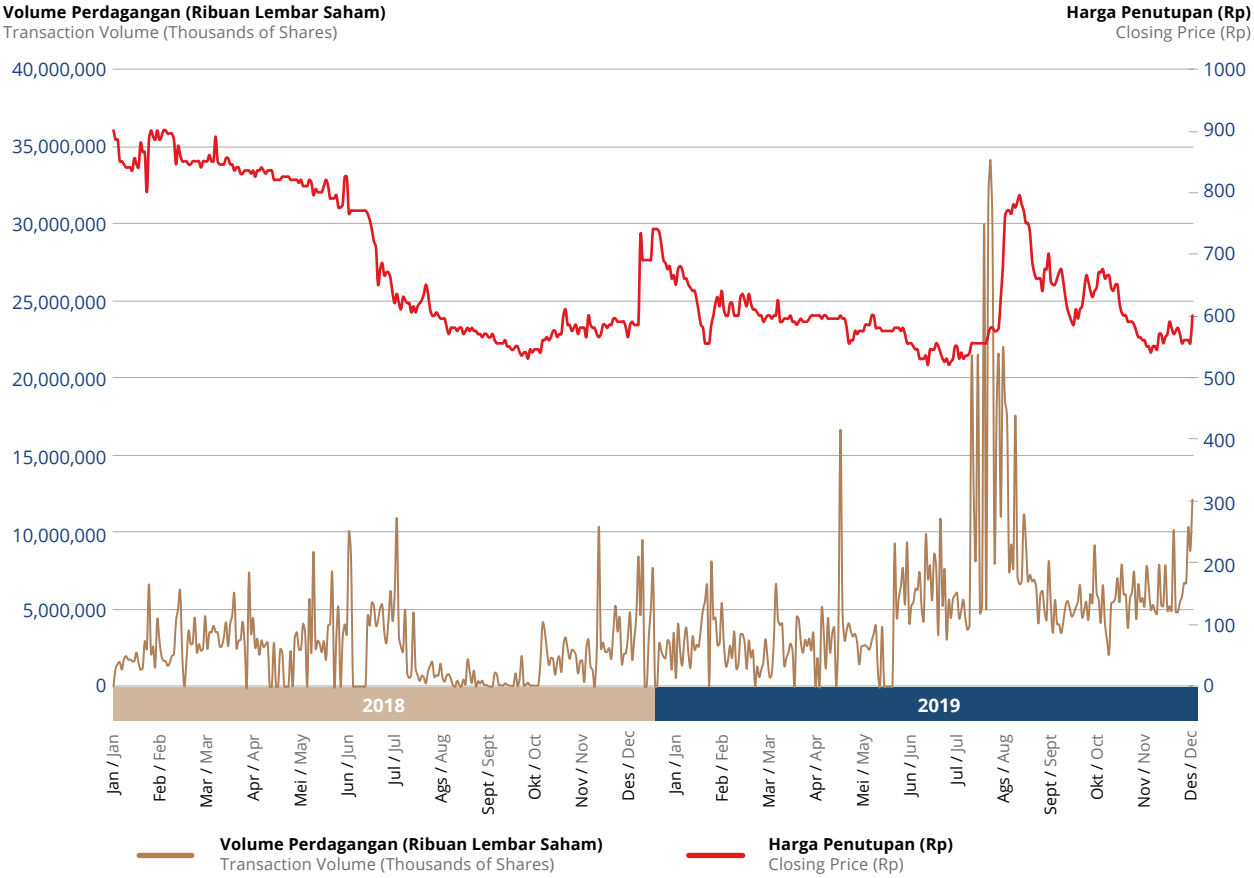
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	Catatan/ *Note*	2018 Rp	2017 Rp	
PENDAPATAN USAHA	25, 32	2,330,550,693	2,405,242,304	***REVENUES***
BEBAN POKOK PENJUALAN DAN BEBAN LANGSUNG	26	959,866,104	920,700,412	***COST OF REVENUES AND DIRECT EXPENSES***
LABA BRUTO		1,370,684,589	1,484,541,892	***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		1,117,035,824	1,253,324,982	***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		1,081,417,358	1,162,352,423	***INCOME BEFORE INCOME TAX***
BEBAN PAJAK PENGHASILAN	31.b	(31,671,597)	(45,226,315)	***INCOME TAX EXPENSES***
LABA TAHUN BERJALAN		**1,049,745,761**	**1,117,126,108**	***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		**4,792,633**	**(3,106,949)**	*Total Other Comprehensive Income*
LABA KOMPREHENSIF TAHUN BERJALAN		**1,054,538,394**	**1,114,019,159**	***COMPREHENSIVE INCOME FOR THE YEAR***
Laba 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		**1,049,745,761**	**1,117,126,108**	***Total***
Laba 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		**1,054,538,394**	**1,114,019,159**	***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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*Tidak ada aksi korporasi (seperti penggabungan saham, dividen saham, saham bonus, dan perubahan nilai nominal saham) di tahun 2019.
*No corporate action (such as reverse stock, stock dividend, bonus stock, and stock split) in 2019.

Periode Period	Harga Tertinggi Highest Price Rp (angka penuh/ full amount)	Harga Terendah Lowest Price Rp (angka penuh/ full amount)	Harga Penutupan Closing Price Rp (angka penuh/ full amount)	Volume Perdagangan Trading Volume (Lembar/ Shares)	Jumlah Saham Beredar (Lembar) Outstanding Shares (Shares)	Kapitalisasi Pasar Market Capitalization (dalam Jutaan Rp/in Million Rp)
2018						
Januari - Maret January - March	905	800	835	169,170,600	13,750,000,000	11,481,250
April - Juni April - June	845	650	685	203,581,100	13,750,000,000	9,418,750
Juli - September July - September	700	530	550	81,942,800	13,750,000,000	7,562,500
Oktober - Desember October - December	740	505	740	159,859,100	13,750,000,000	10,175,000
2019						
Januari - Maret January - March	740	550	595	162,772,500	13,750,000,000	8,181,250
April - Juni April - June	610	520	530	229,433,600	13,750,000,000	7,287,500
Juli - September July - September	820	515	675	627,999,000	13,750,000,000	9,281,250
Oktober - Desember October - December	705	530	600	368,269,400	13,743,893,900	8,246,336

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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 Akrual	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	
Kepentingan 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

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

PT JAYA REAL PROPERTY Tbk
DAN ENTITAS ANAK
LAPORAN LABA RUGI DAN PENGHASILAN KOMPREHENSIF LAIN KONSOLIDASIAN
Untuk Tahun-tahun yang Berakhir pada Tanggal 31 Desember 2019 dan 2018
(Dalam Ribuan Rupiah, Kecuali Dinyatakan Lain)

PT JAYA REAL PROPERTY Tbk
AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
For the Years Ended December 31, 2019 and 2018
(In Thousand Rupiah, Unless Otherwise Stated)

	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	(1,024,472,640)	(959,866,104)	***COST OF REVENUES AND DIRECT EXPENSES***
LABA BRUTO		1,398,797,056	1,370,684,589	***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		1,073,800,159	1,117,035,824	***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	(2,052,586)	(13,171,869)	*Share of Profit (Loss) of Associates and Joint Venture - Net*
LABA SEBELUM PAJAK PENGHASILAN		1,055,706,814	1,081,417,358	***INCOME BEFORE INCOME TAX***
BEBAN PAJAK PENGHASILAN	30.b	(18,504,977)	(31,671,597)	***INCOME TAX EXPENSES***
LABA TAHUN BERJALAN		**1,037,201,837**	**1,049,745,761**	***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	19	(1,705,162)	4,792,633	*Remeasurement of Defined Benefits Plan*
Pajak Penghasilan Terkait		--	--	*Related Income Tax*
Total Penghasilan Komprehensif Lain		**(1,705,162)**	**4,792,633**	*Total Other Comprehensive Income*
LABA KOMPREHENSIF TAHUN BERJALAN		**1,035,496,675**	**1,054,538,394**	***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		**1,037,201,837**	**1,049,745,761**	***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		**1,035,496,675**	**1,054,538,394**	***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

Periode Period	**Harga Tertinggi** Rp (angka penuh) **Highest Price** Rp (full amount)	**Harga Terendah** Rp (angka penuh) **Lowest Price** Rp (full amount)	**Harga Penutupan** Rp (angka penuh) **Closing Price** Rp (full amount)	**Volume Perdagangan** (Lembar) **Trading Volume** (Shares)	**Jumlah Saham Beredar** (Lembar) **Outstanding Shares** (Shares)	**Kapitalisasi Pasar** (dalam Jutaan Rp) **Market Capitalization** (in Million Rp)
2020						
Januari - Maret January - March	420	384	388	476,167,300	13,665,397,800	5,302,174
April - Juni April - June	410	406	408	109,200,100	13,657,838,700	5,572,398
Juli - September July - September	414	410	412	95,686,600	13,665,397,800	5,630,144
Oktober - Desember October - December	600	570	600	242,681,800	13,615,512,100	8,169,307
2019						
Januari - Maret January - March	740	550	595	162,772,500	13,750,000,000	8,181,250
April - Juni April - June	610	520	530	229,433,600	13,750,000,000	7,287,500
Juli - September July - September	820	515	675	627,999,000	13,750,000,000	9,281,250
Oktober - Desember October - December	705	530	600	368,269,400	13,743,893,900	8,246,336

PT JAYA REAL PROPERTY Tbk
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PT JAYA REAL PROPERTY Tbk
AND SUBSIDIARIES
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FINANCIAL POSITION
As of December 31, 2020 and 2019
(In Thousand Rupiah, Unless Otherwise Stated)

	Catatan/ *Note*	2020 Rp	2019 Rp	
ASET				***ASSETS***
Aset Lancar				***Current Assets***
Kas dan Setara Kas	4, 34, 35	1,009,019,620	814,040,955	*Cash and Cash Equivalents*
Piutang Usaha	5, 32, 34			*Trade Receivables*
Pihak Berelasi		810,228	796,454	*Related Parties*
Pihak Ketiga		28,432,882	96,987,951	*Third Parties*
Aset Keuangan Lancar Lainnya	34	7,787,904	6,083,026	*Other Current Financial Assets*
Persediaan	6	2,880,962,046	2,850,655,652	*Inventories*
Uang Muka Investasi	7	154,731,387	1,000	*Advance for Investments*
Biaya Dibayar di Muka		6,733,744	4,951,672	*Prepaid Expenses*
Pajak Dibayar di Muka	31.a	100,692,922	109,320,655	*Prepaid Taxes*
Total Aset Lancar		**4,189,170,733**	**3,882,837,365**	***Total Current Assets***
Aset Tidak Lancar				***Non Current Assets***
Investasi Pada Entitas Asosiasi dan Ventura Bersama	8, 32	1,002,704,368	1,114,225,454	*Investment in Associates and Joint Venture*
Piutang Pihak Berelasi - Non Usaha	32, 34	1,579,383	1,520,261	*Due from Related Parties - Non Trade*
Uang Muka Pembelian Tanah		10,000,000	10,000,000	*Advance for Land Acquisition*
Tanah untuk Pengembangan	9	4,727,797,427	4,736,425,797	*Land for Development*
Properti Investasi	10	950,942,381	870,885,941	*Investment Properties*
Aset Tetap	11	160,171,913	150,078,346	*Fixed Assets*
Aset Hak Guna	12	1,390,328	--	*Rights of Use Assets*
Aset Keuangan Tidak Lancar Lainnya	13, 32, 34	357,084,226	295,267,104	*Other Non Current Financial Assets*
Aset Non Keuangan Tidak Lancar Lainnya		80,680,506	103,694,832	*Other Non Current Non Financial Assets*
Total Aset Tidak Lancar		**7,292,350,532**	**7,282,097,735**	***Total Non Current Assets***
TOTAL ASET		**11,481,521,265**	**11,164,935,100**	***TOTAL ASSETS***
LIABILITAS DAN EKUITAS				***LIABILITIES AND EQUITY***
LIABILITAS				***LIABILITIES***
Liabilitas Jangka Pendek				***Current Liabilities***
Utang Usaha	14, 34			*Trade Payables*
Pihak Berelasi	32	6,597,986	4,329,026	*Related Parties*
Pihak Ketiga		68,025,073	85,105,477	*Third Parties*
Liabilitas Keuangan Jangka Pendek Lainnya	15, 34	34,915,028	24,006,127	*Other Current Financial Liabilities*
Beban Akrual	16, 34	180,723,847	158,701,291	*Accrued Expenses*
Utang Pajak	31.c	119,365,554	63,968,640	*Tax Payables*
Liabilitas Imbalan Kerja Jangka Pendek	34	104,600,277	132,267,067	*Short Term Employee Benefits Liabilities*
Uang Muka Penjualan	17, 32	2,624,096,054	2,804,314,249	*Advances from Customers*
Utang Pihak Berelasi - Non Usaha	32, 34	258,234	215,490	*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	2,000,000	5,700,000	*Bank Loans*
Liabilitas Sewa	12	1,269,238	--	*Lease Liabilities*
Pendapatan Diterima di Muka dan Setoran Jaminan	19, 32	102,958,647	107,160,990	*Unearned Revenue and Customers Deposits*
Total Liabilitas Jangka Pendek		**3,244,809,938**	**3,385,768,357**	***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	15,149,707	15,553,060	*Bank Loans*
Liabilitas Sewa	12	368,416	--	*Lease Liabilities*
Pendapatan Diterima di Muka dan Setoran Jaminan	19, 32	302,123,512	321,925,444	*Unearned Revenue and Customers Deposits*
Liabilitas Imbalan Kerja Jangka Panjang	20, 32	43,985,309	39,190,323	*Long Term Employee Benefits Liabilities*
Total Liabilitas Jangka Panjang		**361,626,944**	**376,668,827**	***Total Non Current Liabilities***
TOTAL LIABILITAS		**3,606,436,882**	**3,762,437,184**	***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*
Tambahan Modal Disetor - Neto	22	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		6,563,042,546	6,057,628,179	*Unappropriated*
Saham Treasuri	21	(65,586,758)	(3,405,946)	*Treasury Stocks*
		7,531,226,031	7,087,992,476	
Kepentingan Nonpengendali	24	343,858,352	314,505,440	***Non-Controlling Interest***
TOTAL EKUITAS		**7,875,084,383**	**7,402,497,916**	***TOTAL EQUITY***
TOTAL LIABILITAS DAN EKUITAS		**11,481,521,265**	**11,164,935,100**	***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
DAN ENTITAS ANAK
LAPORAN LABA RUGI DAN PENGHASILAN KOMPREHENSIF LAIN KONSOLIDASIAN
Untuk Tahun-tahun yang Berakhir pada
Tanggal 31 Desember 2020 dan 2019
(Dalam Ribuan Rupiah, Kecuali Dinyatakan Lain)

PT JAYA REAL PROPERTY Tbk
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For the Years Ended
December 31, 2020 and 2019
(In Thousand Rupiah, Unless Otherwise Stated)

	Catatan/ *Note*	2020 Rp	2019 Rp	
PENDAPATAN USAHA	25, 32	2,184,941,986	2,423,269,696	***REVENUES***
BEBAN POKOK PENJUALAN DAN BEBAN LANGSUNG	26	(1,024,060,615)	(1,024,472,640)	***COST OF REVENUES AND DIRECT EXPENSES***
LABA BRUTO		1,160,881,371	1,398,797,056	***GROSS PROFIT***
Beban Usaha	27	(332,070,847)	(373,862,407)	*Operating Expenses*
Penghasilan Lainnya - Neto	28	268,580,310	48,865,510	*Other Income - Net*
LABA USAHA		1,097,390,834	1,073,800,159	***INCOME FROM OPERATION***
Pendapatan Keuangan	29	49,259,886	64,202,536	*Financial Income*
Beban Pajak Final	30	(64,198,959)	(77,607,929)	*Final Tax Expense*
Beban Keuangan		(7,687,478)	(2,635,366)	*Financial Charge*
Bagian Rugi Entitas Asosiasi dan Ventura Bersama - Neto	8	(7,685,688)	(2,052,586)	*Share of Loss of Associates and Joint Venture - Net*
LABA SEBELUM PAJAK PENGHASILAN		1,067,078,595	1,055,706,814	***INCOME BEFORE INCOME TAX***
BEBAN PAJAK PENGHASILAN	31.b	(53,660,442)	(18,504,977)	***INCOME TAX EXPENSES***
LABA TAHUN BERJALAN		**1,013,418,153**	**1,037,201,837**	***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	(2,024,082)	(1,705,162)	*Remeasurement of Defined Benefits Plan*
Pajak Penghasilan Terkait		--	--	*Related Income Tax*
Total Penghasilan Komprehensif Lain		**(2,024,082)**	**(1,705,162)**	*Total Other Comprehensive Income*
LABA KOMPREHENSIF TAHUN BERJALAN		**1,011,394,071**	**1,035,496,675**	***COMPREHENSIVE INCOME FOR THE YEAR***
Laba Tahun Berjalan yang Dapat Diatribusikan kepada:				*Income for the Year Attributable to:*
Pemilik Entitas Induk		924,905,073	1,016,858,196	*Owners of the Parent*
Kepentingan Nonpengendali		88,513,080	20,343,641	*Non-Controlling Interest*
Total		**1,013,418,153**	**1,037,201,837**	***Total***
Laba Komprehensif Tahun Berjalan yang Dapat Diatribusikan kepada:				*Comprehensive Income for the Year Attributable to:*
Pemilik Entitas Induk		922,918,043	1,015,200,341	*Owners of the Parent*
Kepentingan Nonpengendali	24	88,476,028	20,296,334	*Non-Controlling Interest*
Total		**1,011,394,071**	**1,035,496,675**	***Total***
LABA PER SAHAM (Rupiah Penuh)				***EARNINGS PER SHARE (Full Rupiah)***
Dasar	33	74.40	73.95	*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

The original consolidated financial statements included herein are in Indonesian language

Ekshibit A | ***Exhibit A***

PT KAWASAN INDUSTRI JABABEKA Tbk
DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
31 DESEMBER 2017
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

PT KAWASAN INDUSTRI JABABEKA Tbk
AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
DECEMBER 31, 2017
(Expressed in Rupiah, unless otherwise stated)

	Catatan/ *Notes*	31 Des/ *Dec 31*, 2017	31 Des/ *Dec 31*, 2016	
A S E T				***A S S E T S***
ASET LANCAR				***CURRENT ASSETS***
Kas dan setara kas	**4**	895.199.081.666	791.865.371.859	*Cash and cash equivalents*
Investasi jangka pendek		5.000.000.000	23.963.826.572	*Short-term investment*
Piutang usaha dari pihak ketiga setelah dikurangi penyisihan kerugian penurunan nilai sebesar Rp 9.006.145.457 dan Rp 8.863.078.496 masing-masing pada tanggal 31 Desember 2017 dan 2016	**5**	373.830.607.590	704.332.625.573	*Trade receivables from third parties - net of allowance for impairment losses of Rp 9,006,145,457 and Rp 8,863,078,496 as of December 31, 2017 and 2016, respectively*
Piutang lain-lain dari pihak ketiga setelah dikurangi penyisihan kerugian penurunan nilai sebesar Rp 4.279.108.296 dan Rp 4.430.587.851 masing-masing pada tanggal 31 Desember 2017 dan 2016		95.263.685.730	55.298.552.628	*Other receivables from third parties - net of allowance for impairment losses of Rp 4,279,108,296 and Rp 4,430,587,851 as of December 31, 2017 and 2016, respectively*
Persediaan	**6**	1.101.759.296.414	1.008.624.071.796	*Inventories*
Tanah untuk pengembangan – bagian lancar	**7**	4.540.659.635.266	4.182.969.698.479	*Land for development - current portion*
Pajak dibayar di muka	**18**	16.415.445.322	7.438.256.373	*Prepaid taxes*
Biaya dibayar di muka		11.683.927.710	16.206.549.043	*Prepaid expenses*
Penyertaan saham	**8**	-	11.000.000.000	*Investments in shares of stocks*
Uang muka	**13**	637.820.132.670	653.194.816.457	*Advances*
Bank garansi		-	3.760.471.443	*Bank guarantee*
Total Aset Lancar		7.677.631.812.368	7.458.654.240.223	***Total Current Assets***
ASET TIDAK LANCAR				***NON-CURRENT ASSETS***
Investasi pada entitas asosiasi	**8**	217.123.085.140	148.758.733.379	*Investment in associates*
Penyertaan saham	**8**	28.621.862.500	-	*Investments in shares of stocks*
Aset keuangan derivatif	**9**	315.843.616.283	220.822.003.599	*Derivative financial assets*
Aset tetap - setelah dikurangi akumulasi penyusutan sebesar Rp 951.621.081.493 dan Rp 812.538.603.523 masing-masing pada tanggal 31 Desember 2017 dan 2016	**10**	2.369.819.209.018	2.307.112.077.449	*Property, plant and equipment - net of accumulated depreciation of Rp 951,621,081,493 and Rp 812,538,603,523 as of December 31, 2017 and 2016, respectively*
Properti investasi - setelah dikurangi akumulasi penyusutan sebesar Rp 1.427.671.515 dan Rp 1.314.585.819 masing-masing pada tanggal 31 Desember 2017 dan 2016	**11**	1.446.718.882	1.502.037.578	*Investment properties - net of accumulated depreciation of Rp 1,427,671,515 and Rp 1,314,585,819 as of December 31, 2017 and 2016, respectively*
Tanah untuk pengembangan – bagian tidak lancar	**7**	537.997.027.202	467.950.387.103	*Land for development - non-current portion*
Aset pajak tangguhan	**18**	28.621.841.359	23.254.679.371	*Deferred tax assets*
Taksiran tagihan restitusi pajak	**18**	44.650.735.546	62.260.039.168	*Estimated claims for tax refund*
Uang jaminan		6.501.580.539	5.827.153.358	*Refundable deposits*
Kas yang dibatasi penggunaannya	**12**	38.062.823.511	37.456.853.887	*Restricted cash*
Total Aset Tidak Lancar		3.588.688.499.980	3.274.943.964.892	***Total Non-current Assets***
TOTAL ASET		11.266.320.312.348	10.733.598.205.115	***TOTAL ASSETS***

Lihat Catatan atas Laporan Keuangan Konsolidasian pada Ekshibit E terlampir yang merupakan bagian tidak terpisahkan dari Laporan Keuangan Konsolidasian secara keseluruhan

See accompanying Notes to the Consolidated Financial Statements on Exhibit E 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

Ekshibit A/2 | ***Exhibit A/2***

PT KAWASAN INDUSTRI JABABEKA Tbk
DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
31 DESEMBER 2017
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

PT KAWASAN INDUSTRI JABABEKA Tbk
AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
DECEMBER 31, 2017
(Expressed in Rupiah, unless otherwise stated)

	Catatan/ *Notes*	31 Des/ *Dec 31*, 2017	31 Des/ *Dec 31*, 2016	
LIABILITAS DAN EKUITAS				***LIABILITIES AND EQUITY***
LIABILITAS				***LIABILITIES***
LIABILITAS JANGKA PENDEK				***CURRENT LIABILITIES***
Pinjaman bank jangka pendek	**14**	88.062.000.000	-	*Short-term bank loans*
Utang usaha kepada pihak ketiga	**16**	194.351.913.618	276.839.692.176	*Trade payables to third parties*
Utang lain-lain	**17**	186.628.745.141	219.042.073.631	*Other payables*
Uang muka setoran modal		16.952.699.223	-	*Advances for stock subscriptions*
Utang pajak	**18**	28.808.284.162	52.051.906.938	*Taxes payable*
Biaya masih harus dibayar	**19**	215.870.302.199	167.909.973.178	*Accrued expenses*
Utang dividen		147.949.389	124.011.643	*Dividend payable*
Uang muka pelanggan - bagian jangka pendek	**21**	279.869.002.742	407.880.892.335	*Customers' deposits - current portion*
Uang jaminan pelanggan - bagian jangka pendek		435.540.880	-	*Security deposits - current portion*
Pendapatan ditangguhkan - bagian jangka pendek		10.478.971.768	13.636.521.908	*Unearned income - current portion*
Utang jangka panjang - bagian jangka pendek:	**15**			*Current portion of long-term debts:*
Pinjaman bank		43.151.265.802	19.025.041.844	*Bank loans*
Utang sewa pembiayaan		2.440.180.133	735.368.074	*Finance lease payables*
Total Liabilitas Jangka Pendek		1.067.196.855.057	1.157.245.481.727	***Total Current Liabilities***
LIABILITAS JANGKA PANJANG				***NON-CURRENT LIABILITIES***
Utang jangka panjang setelah dikurangi bagian jangka pendek:	**15**			*Long-term debts - net of current portion:*
Senior Notes		3.815.527.302.116	3.340.164.249.726	*Senior Notes*
Pinjaman bank		89.046.439.124	205.041.681.819	*Bank loans*
Utang sewa pembiayaan		3.003.646.178	15.835.308	*Finance lease payables*
Pendapatan ditangguhkan - bagian jangka panjang		14.491.647.631	8.425.342.806	*Unearned income - non-current portion*
Uang muka pelanggan - bagian jangka panjang	**21**	174.080.701	128.187.544	*Customers' deposit - non-current portion*
Uang jaminan pelanggan - bagian jangka panjang		80.243.163.178	69.080.405.704	*Security deposits - non-current portion*
Liabilitas imbalan pasca kerja	**20**	196.186.052.308	160.183.612.101	*Post-employment benefits liabilities*
Liabilitas pajak tangguhan	**18**	100.210.887.493	154.822.827.579	*Deferred tax liabilities*
Total Liabilitas Jangka Panjang		4.298.883.218.729	3.937.862.142.587	***Total Non-current Liabilities***
TOTAL LIABILITAS		5.366.080.073.786	5.095.107.624.314	***TOTAL LIABILITIES***

Lihat Catatan atas Laporan Keuangan Konsolidasian pada Ekshibit E terlampir yang merupakan bagian tidak terpisahkan dari Laporan Keuangan Konsolidasian secara keseluruhan

See accompanying Notes to the Consolidated Financial Statements on Exhibit E 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

Ekshibit A/3 | *Exhibit A/3*

PT KAWASAN INDUSTRI JABABEKA Tbk
DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
31 DESEMBER 2017
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

PT KAWASAN INDUSTRI JABABEKA Tbk
AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
DECEMBER 31, 2017
(Expressed in Rupiah, unless otherwise stated)

	Catatan/ *Notes*	31 Des/ *Dec 31,* 2017	31 Des/ *Dec 31,* 2016	
EKUITAS				***EQUITY***
Modal saham				*Share capital*
Modal dasar - 1.800.000.000 saham Seri A dengan nilai nominal Rp 500 per saham dan 28.000.000.000 saham Seri B dengan nilai nominal Rp 75 per saham				*Authorized - 1,800,000,000 Class A shares with par value of Rp 500 per share and 28,000,000,000 Class B shares with par value of Rp 75 per share*
Modal ditempatkan dan disetor penuh - 711.956.815 saham Seri A dan 20.112.931.554 saham Seri B pada tanggal 31 Desember 2017 dan 711.956.815 saham Seri A dan 19.950.221.870 saham Seri B pada tanggal 31 Desember 2016	22	1.864.448.274.050	1.852.245.047.750	*Issued and fully paid - 711,956,815 Class A shares and 20,112,931,554 Class B shares as of December 31, 2017 and 711,956,815 Class A shares and 19,950,221,870 Class B shares as of December 31, 2016*
Tambahan modal disetor - Neto	23	1.396.068.999.121	1.355.879.707.173	*Additional paid-in capital - Net*
Saldo laba				*Retained earnings*
Telah ditentukan penggunaannya	25	350.000.000	300.000.000	*Appropriated*
Belum ditentukan penggunaannya		1.889.500.304.969	1.870.179.683.576	*Unappropriated*
Cadangan penjabaran mata uang asing		37.086.231.834	36.104.263.011	*Foreign currency translation reserve*
Cadangan lainnya		(16.423.595.773)	(954.304.433)	*Other capital reserves*
Ekuitas yang dapat diatribusikan kepada pemilik Entitas Induk		5.171.030.214.201	5.113.754.397.077	***Equity attributable to owners of the Parent Company***
Kepentingan non-pengendali	26	729.210.024.361	524.736.183.724	***Non-controlling interests***
TOTAL EKUITAS		5.900.240.238.562	5.638.490.580.801	***TOTAL EQUITY***
TOTAL LIABILITAS DAN EKUITAS		11.266.320.312.348	10.733.598.205.115	***TOTAL LIABILITIES AND EQUITY***

Lihat Catatan atas Laporan Keuangan Konsolidasian pada Ekshibit E terlampir yang merupakan bagian tidak terpisahkan dari Laporan Keuangan Konsolidasian secara keseluruhan

See accompanying Notes to the Consolidated Financial Statements on Exhibit E which are an integral part of the Consolidated Financial Statements taken as a whole

Bekasi, 27 Maret 2018

Tedjo Budianto Liman
Direktur Utama/ *President Director*

Bekasi, March 27, 2018

Hyanto Wihadhi
Direktur/ Director

The original consolidated financial statements included herein are in Indonesian language

Ekshibit B

Exhibit B

PT KAWASAN INDUSTRI JABABEKA Tbk
DAN ENTITAS ANAK
LAPORAN LABA RUGI DAN PENGHASILAN
KOMPREHENSIF LAIN KONSOLIDASIAN
UNTUK TAHUN YANG BERAKHIR PADA 31 DESEMBER 2017
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

PT KAWASAN INDUSTRI JABABEKA Tbk
AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF PROFIT OR LOSS
AND OTHER COMPREHENSIVE INCOME
FOR THE YEAR ENDED DECEMBER 31, 2017
(Expressed in Rupiah, unless otherwise stated)

	Catatan/ *Notes*	2017	2016	
PENJUALAN DAN PENDAPATAN JASA	28	2.994.759.224.061	2.931.015.007.454	*SALES AND SERVICE REVENUE*
BEBAN POKOK PENJUALAN DAN PENDAPATAN JASA	29	1.857.862.018.897	1.687.839.195.955	*COST OF SALES AND SERVICE REVENUE*
LABA BRUTO		1.136.897.205.164	1.243.175.811.499	*GROSS PROFIT*
Beban penjualan	30	(76.854.552.914)	(67.173.451.127)	*Selling expenses*
Beban umum dan administrasi	31	(450.029.898.600)	(433.738.161.808)	*General and administrative expenses*
Pendapatan keuangan	32	125.027.338.011	163.613.835.945	*Financial income*
Beban keuangan	33	(431.496.090.519)	(333.239.568.392)	*Financial expenses*
Beban pajak final	18	(35.668.102.911)	(46.359.942.033)	*Final tax expense*
Pendapatan lain-lain	34	81.953.047.005	71.500.056.551	*Other income*
Beban lain-lain	35	(219.749.051.942)	(85.278.852.419)	*Other expenses*
LABA SEBELUM MANFAAT (BEBAN) PAJAK PENGHASILAN		130.079.893.294	512.499.728.216	*PROFIT BEFORE INCOME TAX BENEFIT (EXPENSE)*
MANFAAT (BEBAN) PAJAK PENGHASILAN				*INCOME TAX BENEFIT (EXPENSE)*
Kini	18	(38.257.985.133)	(23.154.190.170)	*Current*
Tangguhan		58.018.670.375	(62.803.215.541)	*Deferred*
Manfaat (Beban) Pajak Penghasilan - Neto		19.760.685.242	(85.957.405.711)	*Income Tax Benefit (Expense) - Net*
LABA NETO TAHUN BERJALAN		149.840.578.536	426.542.322.505	*NET PROFIT FOR THE YEAR*
PENGHASILAN KOMPREHENSIF LAIN				*OTHER COMPREHENSIVE INCOME*
Pos-pos yang tidak akan direklasifikasi ke laba rugi				*Items that will not be reclassified to profit or loss*
Rugi pengukuran kembali atas liabilitas imbalan pasca kerja	20	(17.429.723.039)	(6.590.526.760)	*Remeasurement loss on post-employement benefit liabilities*
Pajak penghasilan terkait	18	1.960.431.699	1.146.834.031	*Related income tax*
Pos-pos yang akan direklasifikasi ke laba rugi				*Item that will be reclassified subsequently to profit or loss*
Cadangan penjabaran mata uang asing		981.968.823	(5.037.318.573)	*Foreign currency translation reserve*
Rugi Komprehensif Lain - Setelah Pajak		(14.487.322.517)	(10.481.011.302)	*Other Comprehensive Loss - Net of Tax*
PENGHASILAN KOMPREHENSIF NETO		135.353.256.019	416.061.311.203	*NET COMPREHENSIVE INCOME*
Laba neto yang diatribusikan kepada:				*Net income attributable to:*
Pemilik entitas induk		84.861.555.899	436.615.675.735	*Owners of the parent company*
Kepentingan non-pengendali		64.979.022.637	(10.073.353.230)	*Non-controlling interests*
Total		149.840.578.536	426.542.322.505	*Total*
Penghasilan komprehensif neto yang dapat diatribusikan kepada:				*Net comprehensive income attributable to:*
Pemilik entitas induk		70.374.233.382	426.134.664.433	*Owners of the parent company*
Kepentingan non-pengendali		64.979.022.637	(10.073.353.230)	*Non-controlling interests*
Total		135.353.256.019	416.061.311.203	*Total*
LABA PER SAHAM DASAR	27	4,08	20,97	*BASIC EARNINGS PER SHARE*

Lihat Catatan atas Laporan Keuangan Konsolidasian pada Ekshibit E terlampir yang merupakan bagian tidak terpisahkan dari Laporan Keuangan Konsolidasian secara keseluruhan

See accompanying Notes to the Consolidated Financial Statements on Exhibit E which are an integral part of the Consolidated Financial Statements taken as a whole

Bekasi, 27 Maret 2018

Tedjo Budianto Liman
Direktur Utama/ *President Director*

Bekasi, March 27, 2018

Hyanto Wihadhi
Direktur/ *Director*

The original consolidated financial statements included herein are in Indonesian language

Ekshibit A | ***Exhibit A***

PT KAWASAN INDUSTRI JABABEKA Tbk
DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
31 DESEMBER 2018
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

PT KAWASAN INDUSTRI JABABEKA Tbk
AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
DECEMBER 31, 2018
(Expressed in Rupiah, unless otherwise stated)

	Catatan/ *Notes*	31 Desember/ *December 31*, 2018	31 Desember/ *December 31*, 2017	
A S E T				***A S S E T S***
ASET LANCAR				***CURRENT ASSETS***
Kas dan setara kas	**4**	878.874.959.963	895.199.081.666	*Cash and cash equivalents*
Investasi jangka pendek		46.800.000.000	5.000.000.000	*Short-term investment*
Piutang usaha dari pihak ketiga - Neto	**5**	716.399.919.042	373.830.607.590	*Trade receivables from third parties - Net*
Piutang lain-lain dari pihak ketiga – Neto		69.977.029.361	95.263.685.730	*Other receivables from third parties - Net*
Persediaan	**6**	1.281.882.400.412	1.101.759.296.414	*Inventories*
Tanah untuk pengembangan – bagian lancar	**7**	4.676.770.759.103	4.540.659.635.266	*Land for development - current portion*
Pajak dibayar di muka	**18**	25.408.979.583	16.415.445.322	*Prepaid taxes*
Biaya dibayar di muka		8.784.710.780	11.683.927.710	*Prepaid expenses*
Uang muka	**13**	477.927.114.842	637.820.132.670	*Advances*
Total Aset Lancar		8.182.825.873.086	7.677.631.812.368	***Total Current Assets***
ASET TIDAK LANCAR				***NON-CURRENT ASSETS***
Investasi pada entitas asosiasi dan ventura bersama	**8**	253.905.503.887	217.123.085.140	*Investment in associates and joint venture*
Penyertaan saham	**8**	28.971.862.500	28.621.862.500	*Investments in shares of stocks*
Aset keuangan derivatif	**9**	351.273.074.714	315.843.616.283	*Derivative financial assets*
Aset tetap - Neto	**10**	2.247.379.289.162	2.369.819.209.018	*Property, plant and equipment - Net*
Properti investasi - Neto	**11**	664.769.675	1.446.718.882	*Investment properties - Net*
Tanah untuk pengembangan – bagian tidak lancar	**7**	586.450.010.473	537.997.027.202	*Land for development - non-current portion*
Aset pajak tangguhan	**18**	26.313.880.710	28.621.841.359	*Deferred tax assets*
Taksiran tagihan restitusi pajak penghasilan	**18**	79.506.934.152	44.650.735.546	*Estimated claims for income tax refund*
Uang jaminan		10.650.976.688	6.501.580.539	*Refundable deposits*
Kas yang dibatasi penggunaannya	**12**	15.830.068.980	38.062.823.511	*Restricted cash*
Total Aset Tidak Lancar		3.600.946.370.941	3.588.688.499.980	***Total Non-current Assets***
TOTAL ASET		11.783.772.244.027	11.266.320.312.348	***TOTAL ASSETS***

Lihat Catatan atas Laporan Keuangan Konsolidasian pada Ekshibit E terlampir yang merupakan bagian tidak terpisahkan dari Laporan Keuangan Konsolidasian secara keseluruhan

See accompanying Notes to the Consolidated Financial Statements on Exhibit E 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

Ekshibit A/2 | ***Exhibit A/2***

PT KAWASAN INDUSTRI JABABEKA Tbk
DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
31 DESEMBER 2018
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

PT KAWASAN INDUSTRI JABABEKA Tbk
AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
DECEMBER 31, 2018
(Expressed in Rupiah, unless otherwise stated)

	Catatan/ *Notes*	31 Desember/ *December 31*, 2018	31 Desember/ *December 31*, 2017	
LIABILITAS DAN EKUITAS				***LIABILITIES AND EQUITY***
LIABILITAS				***LIABILITIES***
LIABILITAS JANGKA PENDEK				***CURRENT LIABILITIES***
Pinjaman bank jangka pendek	**14**	94.874.699.703	88.062.000.000	*Short-term bank loans*
Utang usaha kepada pihak ketiga	**16**	135.847.167.024	194.351.913.618	*Trade payables to third parties*
Utang lain-lain	**17**	123.917.591.732	186.628.745.141	*Other payables*
Uang muka setoran modal		-	16.952.699.223	*Advances for stock subscriptions*
Utang pajak	**18**	54.028.335.359	28.808.284.162	*Taxes payable*
Biaya masih harus dibayar	**19**	278.015.723.131	215.870.302.199	*Accrued expenses*
Utang dividen		147.949.389	147.949.389	*Dividend payable*
Uang muka pelanggan – bagian jangka pendek	**21**	390.032.402.553	279.869.002.742	*Customers' deposits - current portion*
Uang jaminan pelanggan – bagian jangka pendek		-	435.540.880	*Security deposits - current portion*
Pendapatan ditangguhkan – bagian jangka pendek		9.711.650.056	10.478.971.768	*Unearned income - current portion*
Utang jangka panjang – bagian jangka pendek:	**15**			*Current portion of long-term debts:*
Pinjaman bank		55.737.256.453	43.151.265.802	*Bank loans*
Utang sewa pembiayaan		2.604.582.452	2.440.180.133	*Finance lease payables*
Total Liabilitas Jangka Pendek		1.144.917.357.852	1.067.196.855.057	***Total Current Liabilities***
LIABILITAS JANGKA PANJANG				***NON-CURRENT LIABILITIES***
Utang jangka panjang setelah dikurangi bagian jangka pendek:	**15**			*Long-term debts - net of current portion:*
Senior Notes		4.113.191.486.278	3.815.527.302.116	*Senior Notes*
Pinjaman bank		92.150.267.564	89.046.439.124	*Bank loans*
Utang sewa pembiayaan		399.063.266	3.003.646.178	*Finance lease payables*
Pendapatan ditangguhkan – bagian jangka panjang		14.396.461.087	14.491.647.631	*Unearned income - non-current portion*
Uang muka pelanggan – bagian jangka panjang	**21**	151.949.671	174.080.701	*Customers' deposit - non-current portion*
Uang jaminan pelanggan – bagian jangka panjang		86.625.653.802	80.243.163.178	*Security deposits - non-current portion*
Liabilitas imbalan pasca kerja	**20**	182.077.406.231	196.186.052.308	*Post-employment benefits liabilities*
Liabilitas pajak tangguhan	**18**	97.353.720.083	100.210.887.493	*Deferred tax liabilities*
Total Liabilitas Jangka Panjang		4.586.346.007.982	4.298.883.218.729	***Total Non-current Liabilities***
TOTAL LIABILITAS		5.731.263.365.834	5.366.080.073.786	***TOTAL LIABILITIES***

Lihat Catatan atas Laporan Keuangan Konsolidasian pada Ekshibit E terlampir yang merupakan bagian tidak terpisahkan dari Laporan Keuangan Konsolidasian secara keseluruhan

See accompanying Notes to the Consolidated Financial Statements on Exhibit E 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

Ekshibit A/3 | *Exhibit A/3*

PT KAWASAN INDUSTRI JABABEKA Tbk
DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
31 DESEMBER 2018
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

PT KAWASAN INDUSTRI JABABEKA Tbk
AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
DECEMBER 31, 2018
(Expressed in Rupiah, unless otherwise stated)

	Catatan/ *Notes*	31 Desember/ *December 31,* 2018	31 Desember/ *December 31,* 2017	
EKUITAS				***EQUITY***
Modal saham				*Share capital*
Modal dasar - 1.800.000.000 saham Seri A dengan nilai nominal Rp 500 per saham dan 28.000.000.000 saham Seri B dengan nilai nominal Rp 75 per saham				*Authorized - 1,800,000,000 Series A shares with par value of Rp 500 per share and 28,000,000,000 Series B shares with par value of Rp 75 per share*
Modal ditempatkan dan disetor penuh - 711.956.815 saham Seri A dan 20.112.931.554 saham Seri B masing-masing pada tanggal 31 Desember 2018 dan 2017	22	1.864.448.274.050	1.864.448.274.050	*Issued and fully paid - 711,956,815 Series A shares and 20,112,931,554 Series B shares as of December 31, 2018 and 2017 respectively*
Tambahan modal disetor - Neto	23	1.396.068.999.121	1.396.068.999.121	*Additional paid-in capital - Net*
Saldo laba				*Retained earnings*
Telah ditentukan penggunaannya	25	400.000.000	350.000.000	*Appropriated*
Belum ditentukan penggunaannya		1.930.421.313.044	1.889.500.304.969	*Unappropriated*
Cadangan penjabaran mata uang asing		53.000.646.217	37.086.231.834	*Foreign currency translation reserves*
Komponen ekuitas lainnya		15.847.712.353	(16.423.595.773)	*Other capital reserves*
Ekuitas yang dapat diatribusikan kepada pemilik Entitas Induk		5.260.186.944.785	5.171.030.214.201	***Equity attributable to owners of the Parent Company***
Kepentingan non-pengendali	26	792.321.933.408	729.210.024.361	***Non-controlling interests***
TOTAL EKUITAS		6.052.508.878.193	5.900.240.238.562	*TOTAL EQUITY*
TOTAL LIABILITAS DAN EKUITAS		11.783.772.244.027	11.266.320.312.348	*TOTAL LIABILITIES AND EQUITY*

Lihat Catatan atas Laporan Keuangan Konsolidasian pada Ekshibit E terlampir yang merupakan bagian tidak terpisahkan dari Laporan Keuangan Konsolidasian secara keseluruhan

See accompanying Notes to the Consolidated Financial Statements on Exhibit E which are an integral part of the Consolidated Financial Statements taken as a whole

Bekasi, 27 Maret 2019

Tedjo Budianto Liman
Direktur Utama/ *President Director*

Bekasi, March 27, 2019

Hyanto Wihadhi
Direktur/ *Director*

The original consolidated financial statements included herein are in Indonesian language

Ekshibit B

Exhibit B

PT KAWASAN INDUSTRI JABABEKA Tbk
DAN ENTITAS ANAK
LAPORAN LABA RUGI DAN PENGHASILAN
KOMPREHENSIF LAIN KONSOLIDASIAN
UNTUK TAHUN YANG BERAKHIR PADA 31 DESEMBER 2018
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

PT KAWASAN INDUSTRI JABABEKA 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)

	Catatan/ *Notes*	2018	2017	
PENJUALAN DAN PENDAPATAN JASA	28	2.711.870.473.438	2.994.759.224.061	*SALES AND SERVICE REVENUE*
BEBAN POKOK PENJUALAN DAN PENDAPATAN JASA	29	1.532.846.064.249	1.857.862.018.897	*COST OF SALES AND SERVICE REVENUE*
LABA BRUTO		1.179.024.409.189	1.136.897.205.164	*GROSS PROFIT*
Beban penjualan	30	(99.149.800.244)	(76.854.552.914)	*Selling expenses*
Beban umum dan administrasi	31	(442.973.236.212)	(450.029.898.600)	*General and administrative expenses*
Pendapatan keuangan	32	63.929.348.564	125.023.641.821	*Financial income*
Beban keuangan	33	(384.855.701.622)	(609.867.534.138)	*Financial expenses*
Beban pajak final	18	(32.558.979.103)	(35.668.102.911)	*Final tax expense*
(Beban) pendapatan lain-lain - Neto	34	(197.986.761.237)	40.579.134.872	*Other (expenses) income - Net*
LABA SEBELUM (BEBAN) MANFAAT PAJAK PENGHASILAN		85.429.279.335	130.079.893.294	*PROFIT BEFORE INCOME TAX (EXPENSE) BENEFIT*
(BEBAN) MANFAAT PAJAK PENGHASILAN				*INCOME TAX (EXPENSE) BENEFIT*
Kini	18	(23.969.915.267)	(38.257.985.133)	*Current*
Tangguhan		5.641.038.875	58.018.670.375	*Deferred*
(Beban) Manfaat Pajak Penghasilan - Neto		(18.328.876.392)	19.760.685.242	*Income Tax (Expense) Benefit - Net*
LABA NETO TAHUN BERJALAN		67.100.402.943	149.840.578.536	*NET PROFIT FOR THE YEAR*
PENGHASILAN KOMPREHENSIF LAIN				*OTHER COMPREHENSIVE INCOME*
Pos-pos yang tidak akan direklasifikasi ke laba rugi				*Items that will not be reclassified to profit or loss*
Laba (rugi) pengukuran kembali atas liabilitas imbalan pasca kerja	20	37.363.140.240	(17.429.723.039)	*Remeasurement gain (loss) post-employment benefits liabilities*
Pajak penghasilan terkait	18	(5.091.832.114)	1.960.431.699	*Related income tax*
Pos-pos yang akan direklasifikasi ke laba rugi				*Item that will be reclassified subsequently to profit or loss*
Cadangan penjabaran mata uang asing		15.914.414.383	981.968.823	*Foreign currency translation reserve*
Laba (Rugi) Komprehensif Lain - Setelah Pajak		48.185.722.509	(14.487.322.517)	*Other Comprehensive Income (Loss) - Net of Tax*
PENGHASILAN KOMPREHENSIF NETO		115.286.125.452	135.353.256.019	*NET COMPREHENSIVE INCOME*
Laba neto yang diatribusikan kepada:				*Net profit attributable to:*
Pemilik entitas induk		40.971.008.075	84.861.555.899	*Owners of the parent company*
Kepentingan non-pengendali		26.129.394.868	64.979.022.637	*Non-controlling interests*
Total		67.100.402.943	149.840.578.536	*Total*
Penghasilan komprehensif neto yang dapat diatribusikan kepada:				*Net comprehensive income attributable to:*
Pemilik entitas induk		89.156.730.584	70.374.233.382	*Owners of the parent company*
Kepentingan non-pengendali		26.129.394.868	64.979.022.637	*Non-controlling interests*
Total		115.286.125.452	135.353.256.019	*Total*
LABA PER SAHAM DASAR	27	1,97	4,08	*BASIC EARNINGS PER SHARE*

Lihat Catatan atas Laporan Keuangan Konsolidasian pada Ekshibit E terlampir yang merupakan bagian tidak terpisahkan dari Laporan Keuangan Konsolidasian secara keseluruhan

See accompanying Notes to the Consolidated Financial Statements on Exhibit E which are an integral part of the Consolidated Financial Statements taken as a whole

Bekasi, 27 Maret 2019

Tedjo Budianto Liman
Direktur Utama/ *President Director*

Bekasi, March 27, 2019

Hyanto Wihadhi
Direktur/ *Director*

The original consolidated financial statements included herein are in Indonesian language

Ekshibit A | ***Exhibit A***

PT KAWASAN INDUSTRI JABABEKA Tbk
DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
31 DESEMBER 2019
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

PT KAWASAN INDUSTRI JABABEKA Tbk
AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
DECEMBER 31, 2019
(Expressed in Rupiah, unless otherwise stated)

	Catatan/ *Notes*	31 Desember/ *December 31,* 2019	2018	
ASET				***ASSETS***
ASET LANCAR				***CURRENT ASSETS***
Kas dan setara kas	**4**	1.005.108.029.387	878.874.959.963	*Cash and cash equivalents*
Investasi jangka pendek		23.500.000.000	46.800.000.000	*Short-term investments*
Piutang usaha dari pihak ketiga - Neto	**5**	563.138.417.937	716.399.919.042	*Trade receivables from third parties – Net*
Piutang lain-lain dari pihak ketiga – Neto		81.905.626.143	69.977.029.361	*Other receivables from third parties - Net*
Persediaan	**6**	1.398.737.903.587	1.281.882.400.412	*Inventories*
Tanah untuk pengembangan – Bagian lancar	**7**	4.909.582.422.607	4.676.770.759.103	*Land for development - Current portion*
Pajak dibayar di muka	**18**	39.035.231.034	25.408.979.583	*Prepaid taxes*
Biaya dibayar di muka		6.688.998.968	8.784.710.780	*Prepaid expenses*
Uang muka	**13**	513.189.112.802	477.927.114.842	*Advances*
Total Aset Lancar		8.540.885.742.465	8.182.825.873.086	***Total Current Assets***
ASET TIDAK LANCAR				***NON-CURRENT ASSETS***
Investasi pada entitas asosiasi dan ventura bersama	**8**	260.053.092.199	253.905.503.887	*Investment in associates and joint venture*
Penyertaan saham	**8**	28.971.862.500	28.971.862.500	*Investments in shares of stocks*
Aset keuangan derivatif	**9**	342.725.151.511	351.273.074.714	*Derivative financial assets*
Aset tetap - Neto	**10**	2.140.893.989.406	2.247.379.289.162	*Property, plant and equipment – Net*
Aset takberwujud - Neto		4.013.207.917	-	*Intangible assets - Net*
Properti investasi - Neto	**11**	71.584.675.974	664.769.675	*Investment properties - Net*
Tanah untuk pengembangan -Bagian tidak lancar	**7**	620.509.379.331	586.450.010.473	*Land for development - Non-current portion*
Aset pajak tangguhan	**18**	29.923.594.249	26.313.880.710	*Deferred tax assets*
Taksiran tagihan restitusi pajak penghasilan	**18**	74.950.002.305	79.506.934.152	*Estimated claims for income tax refund*
Uang jaminan dan deposit lain		12.975.872.689	10.650.976.688	*Refundable deposits and other deposits*
Kas yang dibatasi penggunaannya	**12**	57.125.008.766	15.830.068.980	*Restricted cash*
Total Aset Tidak Lancar		3.643.725.836.847	3.600.946.370.941	***Total Non-current Assets***
TOTAL ASET		12.184.611.579.312	11.783.772.244.027	***TOTAL ASSETS***

Lihat Catatan atas Laporan Keuangan Konsolidasian pada Ekshibit E terlampir yang merupakan bagian tidak terpisahkan dari Laporan Keuangan Konsolidasian secara keseluruhan

See accompanying Notes to the Consolidated Financial Statements on Exhibit E 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

Ekshibit A/2 | ***Exhibit A/2***

PT KAWASAN INDUSTRI JABABEKA Tbk
DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
31 DESEMBER 2019
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

PT KAWASAN INDUSTRI JABABEKA Tbk
AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
DECEMBER 31, 2019
(Expressed in Rupiah, unless otherwise stated)

	Catatan/ *Notes*	31 Desember/ *December 31,* 2019	2018	
LIABILITAS DAN EKUITAS				***LIABILITIES AND EQUITY***
LIABILITAS				***LIABILITIES***
LIABILITAS JANGKA PENDEK				***CURRENT LIABILITIES***
Pinjaman bank jangka pendek	**14**	64.554.522.499	94.874.699.703	*Short-term bank loans*
Utang usaha kepada pihak ketiga	**16**	136.977.520.450	135.847.167.024	*Trade payables to third parties*
Utang lain-lain	**17**	138.307.871.702	123.917.591.732	*Other payables*
Utang pajak	**18**	55.289.745.236	54.028.335.359	*Taxes payable*
Biaya masih harus dibayar	**19**	237.149.056.488	278.015.723.131	*Accrued expenses*
Utang dividen		147.949.389	147.949.389	*Dividend payable*
Uang muka pelanggan - Bagian jangka pendek	**21**	703.941.724.648	390.032.402.553	*Customers' deposits - Current portion*
Uang jaminan pelanggan - Bagian jangka pendek		463.524.525	-	*Security deposits - Current portion*
Pendapatan ditangguhkan - Bagian jangka pendek		10.207.122.586	9.711.650.056	*Unearned income - Current portion*
Utang jangka panjang - Bagian jangka pendek:	**15**			*Current portion of long-term debts:*
Pinjaman bank		48.485.606.540	55.737.256.453	*Bank loans*
Utang sewa pembiayaan		399.063.266	2.604.582.452	*Finance lease payables*
Total Liabilitas Jangka Pendek		1.395.923.707.329	1.144.917.357.852	***Total Current Liabilities***
LIABILITAS JANGKA PANJANG				***NON-CURRENT LIABILITIES***
Utang jangka panjang setelah dikurangi bagian jangka pendek:	**15**			*Long-term debts - Net of current portion:*
Senior Notes		3.984.609.348.477	4.113.191.486.278	*Senior Notes*
Pinjaman bank		79.381.801.460	92.150.267.564	*Bank loans*
Utang sewa pembiayaan		-	399.063.266	*Finance lease payables*
Pendapatan ditangguhkan - Bagian jangka panjang		17.556.687.129	14.396.461.087	*Unearned income - Non-current portion*
Uang muka pelanggan - Bagian jangka panjang	**21**	1.853.242.930	151.949.671	*Customers' deposit - Non-current portion*
Uang jaminan pelanggan - Bagian jangka panjang		91.618.521.788	86.625.653.802	*Security deposits - Non-current portion*
Liabilitas imbalan pasca kerja	**20**	206.022.876.503	182.077.406.231	*Post-employment benefits liabilities*
Liabilitas pajak tangguhan	**18**	100.630.164.380	97.353.720.083	*Deferred tax liabilities*
Total Liabilitas Jangka Panjang		4.481.672.642.667	4.586.346.007.982	***Total Non-current Liabilities***
TOTAL LIABILITAS		5.877.596.349.996	5.731.263.365.834	***TOTAL LIABILITIES***

Lihat Catatan atas Laporan Keuangan Konsolidasian pada Ekshibit E terlampir yang merupakan bagian tidak terpisahkan dari Laporan Keuangan Konsolidasian secara keseluruhan

See accompanying Notes to the Consolidated Financial Statements on Exhibit E 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

Ekshibit A/3 | *Exhibit A/3*

PT KAWASAN INDUSTRI JABABEKA Tbk
DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
31 DESEMBER 2019
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

PT KAWASAN INDUSTRI JABABEKA Tbk
AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
DECEMBER 31, 2019
(Expressed in Rupiah, unless otherwise stated)

	Catatan/ *Notes*	31 Desember/ *December 31,* 2019	2018	
EKUITAS				***EQUITY***
Modal saham				*Share capital*
Modal dasar - 1.800.000.000 saham Seri A dengan nilai nominal Rp 500 per saham dan 28.000.000.000 saham Seri B dengan nilai nominal Rp 75 per saham				*Authorized - 1,800,000,000 Series A shares with par value of Rp 500 per share and 28,000,000,000 Series B shares with par value of Rp 75 per share*
Modal ditempatkan dan disetor penuh - 711.956.815 saham Seri A dan 20.112.931.554 saham Seri B masing-masing pada tanggal 31 Desember 2019 dan 2018	22	1.864.448.274.050	1.864.448.274.050	*Issued and fully paid - 711,956,815 Series A shares and 20,112,931,554 Series B shares as of December 31, 2019 and 2018, respectively*
Tambahan modal disetor - Neto	23	1.396.068.999.121	1.396.068.999.121	*Additional paid-in capital - Net*
Saldo laba				*Retained earnings*
Telah ditentukan penggunaannya	24	450.000.000	400.000.000	*Appropriated*
Belum ditentukan penggunaannya		2.049.177.515.313	1.930.421.313.044	*Unappropriated*
Cadangan penjabaran mata uang asing		44.908.936.248	53.000.646.217	*Foreign currency translation reserves*
Komponen ekuitas lainnya		17.649.116.446	15.847.712.353	*Other capital reserves*
Ekuitas yang dapat diatribusikan kepada pemilik Entitas Induk		5.372.702.841.178	5.260.186.944.785	***Equity attributable to owners of the Parent Company***
Kepentingan non-pengendali	25	934.312.388.138	792.321.933.408	***Non-controlling interests***
TOTAL EKUITAS		6.307.015.229.316	6.052.508.878.193	***TOTAL EQUITY***
TOTAL LIABILITAS DAN EKUITAS		12.184.611.579.312	11.783.772.244.027	***TOTAL LIABILITIES AND EQUITY***

Lihat Catatan atas Laporan Keuangan Konsolidasian pada Ekshibit E terlampir yang merupakan bagian tidak terpisahkan dari Laporan Keuangan Konsolidasian secara keseluruhan

See accompanying Notes to the Consolidated Financial Statements on Exhibit E which are an integral part of the Consolidated Financial Statements taken as a whole

Bekasi, 15 April 2020

Tedjo Budianto Liman
Direktur Utama/ *President Director*

Bekasi, April 15, 2020

Setiawan Mardjuki
Direktur/ *Director*

The original consolidated financial statements included herein are in Indonesian language

Ekshibit B

Exhibit B

PT KAWASAN INDUSTRI JABABEKA Tbk
DAN ENTITAS ANAK
LAPORAN LABA RUGI DAN PENGHASILAN
KOMPREHENSIF LAIN KONSOLIDASIAN
UNTUK TAHUN YANG BERAKHIR PADA 31 DESEMBER 2019
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

PT KAWASAN INDUSTRI JABABEKA 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)

	Catatan/ Notes	2019	2018	
PENJUALAN DAN PENDAPATAN JASA	27	2.253.944.326.651	2.711.870.473.438	*SALES AND SERVICE REVENUE*
BEBAN POKOK PENJUALAN DAN PENDAPATAN JASA	28	1.410.492.976.216	1.532.846.064.249	*COST OF SALES AND SERVICE REVENUE*
LABA BRUTO		843.451.350.435	1.179.024.409.189	*GROSS PROFIT*
Beban penjualan	29	(89.763.363.236)	(99.149.800.244)	*Selling expenses*
Beban umum dan administrasi	30	(455.780.429.434)	(442.973.236.212)	*General and administrative expenses*
Pendapatan keuangan	31	39.011.582.419	63.929.348.564	*Financial income*
Beban keuangan	32	(424.681.442.452)	(384.855.701.622)	*Financial expenses*
Beban pajak final	18	(41.205.319.766)	(32.558.979.103)	*Final tax expense*
Pendapatan (beban) lain-lain - Neto	33	302.241.493.190	(197.986.761.237)	*Other income (expenses) - Net*
LABA SEBELUM (BEBAN) MANFAAT PAJAK PENGHASILAN		173.273.871.156	85.429.279.335	*PROFIT BEFORE INCOME TAX (EXPENSE) BENEFIT*
(BEBAN) MANFAAT PAJAK PENGHASILAN	18			*INCOME TAX (EXPENSE) BENEFIT*
Kini		(32.627.802.605)	(23.969.915.267)	*Current*
Tangguhan		494.238.517	5.641.038.875	*Deferred*
Beban Pajak Penghasilan - Neto		(32.133.564.088)	(18.328.876.392)	*Income Tax Expense - Net*
LABA NETO TAHUN BERJALAN		141.140.307.068	67.100.402.943	*NET PROFIT FOR THE YEAR*
PENGHASILAN KOMPREHENSIF LAIN				*OTHER COMPREHENSIVE INCOME*
Pos-pos yang tidak akan direklasifikasi ke laba rugi:				*Items that will not be reclassified to profit or loss:*
Laba pengukuran kembali atas liabilitas imbalan pasca kerja	20	1.962.373.368	37.363.140.240	*Remeasurement gain on post-employment benefits liabilities*
Pajak penghasilan terkait	18	(160.969.275)	(5.091.832.114)	*Related income tax*
Pos yang akan direklasifikasi ke laba rugi:				*Item that will be reclassified subsequently to profit or loss:*
Cadangan penjabaran mata uang asing		(8.091.709.969)	15.914.414.383	*Foreign currency translation reserve*
(Rugi) Laba Komprehensif Lain - Setelah Pajak		(6.290.305.876)	48.185.722.509	*Other Comprehensive (Loss) Income - Net of Tax*
PENGHASILAN KOMPREHENSIF NETO		134.850.001.192	115.286.125.452	*NET COMPREHENSIVE INCOME*
Laba neto yang diatribusikan kepada:				*Net profit attributable to:*
Pemilik Entitas Induk		118.806.202.269	40.971.008.075	*Owners of the Parent Company*
Kepentingan non-pengendali		22.334.104.799	26.129.394.868	*Non-controlling interests*
Total		141.140.307.068	67.100.402.943	*Total*
Penghasilan komprehensif neto yang dapat diatribusikan kepada:				*Net comprehensive income attributable to:*
Pemilik Entitas Induk		112.515.896.393	89.156.730.584	*Owners of the Parent Company*
Kepentingan non-pengendali		22.334.104.799	26.129.394.868	*Non-controlling interests*
Total		134.850.001.192	115.286.125.452	*Total*
LABA PER SAHAM DASAR	26	5,71	1,97	*BASIC EARNINGS PER SHARE*

Lihat Catatan atas Laporan Keuangan Konsolidasian pada Ekshibit E terlampir yang merupakan bagian tidak terpisahkan dari Laporan Keuangan Konsolidasian secara keseluruhan

See accompanying Notes to the Consolidated Financial Statements on Exhibit E which are an integral part of the Consolidated Financial Statements taken as a whole

Bekasi, 15 April 2020

Tedjo Budianto Liman
Direktur Utama/ *President Director*

Bekasi, April 15, 2020

Setiawan Mardjuki
Direktur/ *Director*

The original consolidated financial statements included herein are in Indonesian language

Ekshibit A | ***Exhibit A***

PT KAWASAN INDUSTRI JABABEKA Tbk
DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
31 DESEMBER 2020
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

PT KAWASAN INDUSTRI JABABEKA Tbk
AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
DECEMBER 31, 2020
(Expressed in Rupiah, unless otherwise stated)

	Catatan/ *Notes*	31 Desember/ *December 31,* 2020	2019	
ASET				***ASSETS***
ASET LANCAR				***CURRENT ASSETS***
Kas dan setara kas	**4**	1.178.458.368.683	1.005.108.029.387	*Cash and cash equivalents*
Investasi jangka pendek		4.021.895.657	23.500.000.000	*Short-term investments*
Piutang usaha				*Trade receivables*
dari pihak ketiga - Neto	**5**	309.741.525.487	563.138.417.937	*from third parties - Net*
Piutang lain-lain				*Other receivables*
dari pihak ketiga – Neto		64.259.323.111	81.905.626.143	*from third parties - Net*
Persediaan	**6**	1.513.173.854.925	1.398.737.903.587	*Inventories*
Tanah untuk pengembangan				*Land for development*
– Bagian lancar	**7**	4.876.183.781.438	4.909.582.422.607	*- Current portion*
Pajak dibayar di muka	**18**	53.526.692.847	39.035.231.034	*Prepaid taxes*
Biaya dibayar di muka		7.870.993.012	6.688.998.968	*Prepaid expenses*
Uang muka	**13**	512.489.908.995	513.189.112.802	*Advances*
Total Aset Lancar		8.519.726.344.155	8.540.885.742.465	***Total Current Assets***
ASET TIDAK LANCAR				***NON-CURRENT ASSETS***
Investasi pada entitas asosiasi				*Investment in associates*
dan ventura bersama	**8**	259.331.846.288	260.053.092.199	*and joint venture*
Penyertaan saham	**8**	28.971.862.500	28.971.862.500	*Investments in shares of stocks*
Aset keuangan derivatif	**9**	329.070.087.254	342.725.151.511	*Derivative financial assets*
Aset tetap - Neto	**10**	2.033.797.383.048	2.140.893.989.406	*Property, plant and equipment - Net*
Aset takberwujud - Neto		6.096.698.576	4.013.207.917	*Intangible assets - Net*
Aset hak-guna - Neto		2.183.385.689	-	*Righ-of-use-assets*
Properti investasi - Neto	**11**	67.543.328.885	71.584.675.974	*Investment properties - Net*
Tanah untuk pengembangan				*Land for development*
-Bagian tidak lancar	**7**	651.081.524.942	620.509.379.331	*- Non-current portion*
Aset pajak tangguhan	**18**	23.276.754.167	29.923.594.249	*Deferred tax assets*
Taksiran tagihan restitusi				*Estimated claims for*
pajak penghasilan	**18**	156.492.549.248	74.950.002.305	*income tax refund*
Uang jaminan dan deposit lain		12.630.616.289	12.975.872.689	*Refundable deposits and other deposits*
Kas yang dibatasi penggunaannya	**12**	109.973.598.829	57.125.008.766	*Restricted cash*
Total Aset Tidak Lancar		3.680.449.635.715	3.643.725.836.847	***Total Non-current Assets***
TOTAL ASET		12.200.175.979.870	12.184.611.579.312	***TOTAL ASSETS***

Lihat Catatan atas Laporan Keuangan Konsolidasian pada Ekshibit E terlampir yang merupakan bagian tidak terpisahkan dari Laporan Keuangan Konsolidasian secara keseluruhan

See accompanying Notes to the Consolidated Financial Statements on Exhibit E which are an integral part of the Consolidated Financial Statements taken as a whole

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Ekshibit A/2 | ***Exhibit A/2***

PT KAWASAN INDUSTRI JABABEKA Tbk
DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
31 DESEMBER 2020
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

PT KAWASAN INDUSTRI JABABEKA Tbk
AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
DECEMBER 31, 2020
(Expressed in Rupiah, unless otherwise stated)

	Catatan/ *Notes*	31 Desember/ *December 31,* 2020	2019	
LIABILITAS DAN EKUITAS				***LIABILITIES AND EQUITY***
LIABILITAS				***LIABILITIES***
LIABILITAS JANGKA PENDEK				***CURRENT LIABILITIES***
Pinjaman bank jangka pendek	**14**	35.262.500.000	64.554.522.499	*Short-term bank loans*
Utang usaha kepada pihak ketiga	**16**	124.328.868.239	136.977.520.450	*Trade payables to third parties*
Utang lain-lain	**17**	83.134.312.606	138.307.871.702	*Other payables*
Utang pajak	**18**	36.517.779.860	55.289.745.236	*Taxes payable*
Biaya masih harus dibayar	**19**	287.618.169.045	237.149.056.488	*Accrued expenses*
Utang dividen		147.949.389	147.949.389	*Dividend payable*
Uang muka pelanggan -				*Customers' deposits -*
Bagian jangka pendek	**21**	751.523.317.045	703.941.724.648	*Current portion*
Uang jaminan pelanggan -				*Security deposits -*
Bagian jangka pendek		747.407.715	463.524.525	*Current portion*
Pendapatan ditangguhkan -				*Unearned income -*
Bagian jangka pendek		13.078.503.974	10.207.122.586	*Current portion*
Utang jangka panjang -				*Current portion of*
Bagian jangka pendek:	**15**			*long-term debts:*
Pinjaman bank		45.662.917.795	48.485.606.540	*Bank loans*
Utang sewa		739.549.097	399.063.266	*Lease liabilities*
Total Liabilitas Jangka Pendek		1.378.761.274.765	1.395.923.707.329	***Total Current Liabilities***
LIABILITAS JANGKA PANJANG				***NON-CURRENT LIABILITIES***
Utang jangka panjang setelah				*Long-term debts - Net of*
dikurangi bagian jangka pendek:	**15**			*current portion:*
Senior Notes		4.082.894.534.318	3.984.609.348.477	*Senior Notes*
Pinjaman bank		73.524.998.869	79.381.801.460	*Bank loans*
Utang sewa		1.489.540.222	-	*Lease liabilities*
Pendapatan ditangguhkan -				*Unearned income -*
Bagian jangka panjang		13.601.269.254	17.556.687.129	*Non-current portion*
Uang muka pelanggan -				*Customers' deposit -*
Bagian jangka panjang	**21**	153.878.020	1.853.242.930	*Non-current portion*
Uang jaminan pelanggan -				*Security deposits -*
Bagian jangka panjang		99.084.825.884	91.618.521.788	*Non-current portion*
Liabilitas imbalan pasca kerja	**20**	209.665.186.979	206.022.876.503	*Post-employment benefits liabilities*
Liabilitas pajak tangguhan	**18**	80.745.962.978	100.630.164.380	*Deferred tax liabilities*
Total Liabilitas Jangka Panjang		4.561.160.196.524	4.481.672.642.667	***Total Non-current Liabilities***
TOTAL LIABILITAS		5.939.921.471.289	5.877.596.349.996	***TOTAL LIABILITIES***

Lihat Catatan atas Laporan Keuangan Konsolidasian pada Ekshibit E terlampir yang merupakan bagian tidak terpisahkan dari Laporan Keuangan Konsolidasian secara keseluruhan

See accompanying Notes to the Consolidated Financial Statements on Exhibit E 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

Ekshibit A/3

Exhibit A/3

PT KAWASAN INDUSTRI JABABEKA Tbk
DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
31 DESEMBER 2020
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

PT KAWASAN INDUSTRI JABABEKA Tbk
AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
DECEMBER 31, 2020
(Expressed in Rupiah, unless otherwise stated)

	Catatan/ *Notes*	31 Desember/ *December 31,* 2020	2019	
EKUITAS				***EQUITY***
Modal saham				*Share capital*
Modal dasar - 1.800.000.000 saham Seri A dengan nilai nominal Rp 500 per saham dan 28.000.000.000 saham Seri B dengan nilai nominal Rp 75 per saham				*Authorized - 1,800,000,000 Series A shares with par value of Rp 500 per share and 28,000,000,000 Series B shares with par value of Rp 75 per share*
Modal ditempatkan dan disetor penuh - 711.956.815 saham Seri A dan 20.112.931.554 saham Seri B masing-masing pada tanggal 31 Desember 2020 dan 2019	22	1.864.448.274.050	1.864.448.274.050	*Issued and fully paid - 711,956,815 Series A shares and 20,112,931,554 Series B shares as of December 31, 2020 and 2019, respectively*
Tambahan modal disetor - Neto	23	1.396.068.999.121	1.396.068.999.121	*Additional paid-in capital - Net*
Saham treasuri	22	(47.843.709.726)	-	*Treasury shares*
Saldo laba				*Retained earnings*
Telah ditentukan penggunaannya	24	450.000.000	450.000.000	*Appropriated*
Belum ditentukan penggunaannya		1.947.908.987.384	2.049.177.515.313	*Unappropriated*
Cadangan penjabaran mata uang asing		46.342.161.379	44.908.936.248	*Foreign currency translation reserves*
Komponen ekuitas lainnya		30.610.522.165	17.649.116.446	*Other capital reserves*
Ekuitas yang dapat diatribusikan kepada pemilik Entitas Induk		5.237.985.234.373	5.372.702.841.178	***Equity attributable to owners of the Parent Company***
Kepentingan non-pengendali	25	1.022.269.274.208	934.312.388.138	***Non-controlling interests***
TOTAL EKUITAS		6.260.254.508.581	6.307.015.229.316	***TOTAL EQUITY***
TOTAL LIABILITAS DAN EKUITAS		12.200.175.979.870	12.184.611.579.312	***TOTAL LIABILITIES AND EQUITY***

Lihat Catatan atas Laporan Keuangan Konsolidasian pada Ekshibit E terlampir yang merupakan bagian tidak terpisahkan dari Laporan Keuangan Konsolidasian secara keseluruhan

See accompanying Notes to the Consolidated Financial Statements on Exhibit E which are an integral part of the Consolidated Financial Statements taken as a whole

Jakarta, 29 Maret 2021

Tedjo Budianto Liman
Direktur Utama/ *President Director*

Jakarta, March 29, 2021

Setiawan Mardjuki
Direktur/ *Director*

The original consolidated financial statements included herein are in Indonesian language

Ekshibit B

Exhibit B

PT KAWASAN INDUSTRI JABABEKA Tbk
DAN ENTITAS ANAK
LAPORAN LABA RUGI DAN PENGHASILAN KOMPREHENSIF LAIN KONSOLIDASIAN
UNTUK TAHUN YANG BERAKHIR PADA 31 DESEMBER 2020
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

PT KAWASAN INDUSTRI JABABEKA Tbk
AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF PROFIT OR LOSS
AND OTHER COMPREHENSIVE INCOME
FOR THE YEAR ENDED DECEMBER 31, 2020
(Expressed in Rupiah, unless otherwise stated)

	Catatan/ *Notes*	2020	2019	
PENJUALAN DAN PENDAPATAN JASA	27	2.396.086.017.034	2.253.944.326.651	***SALES AND SERVICE REVENUE***
BEBAN POKOK PENJUALAN DAN PENDAPATAN JASA	28	1.377.666.961.608	1.410.492.976.216	***COST OF SALES AND SERVICE REVENUE***
LABA BRUTO		1.018.419.055.426	843.451.350.435	***GROSS PROFIT***
Beban penjualan	29	(57.275.385.590)	(89.763.363.236)	*Selling expenses*
Beban umum dan administrasi	30	(466.013.523.208)	(455.780.429.434)	*General and administrative expenses*
Pendapatan keuangan	31	35.225.819.338	39.011.582.419	*Financial income*
Beban keuangan	32	(466.625.220.101)	(424.681.442.452)	*Financial expenses*
Beban pajak final	18	(24.512.390.467)	(41.205.319.766)	*Final tax expense*
(Beban) pendapatan lain-lain - Neto	33	(1.733.296.656)	302.241.493.190	*Other (expenses) income - Net*
LABA SEBELUM MANFAAT (BEBAN) PAJAK PENGHASILAN		37.485.058.742	173.273.871.156	***PROFIT BEFORE INCOME TAX BENEFIT (EXPENSE)***
MANFAAT (BEBAN) PAJAK PENGHASILAN	18			***INCOME TAX BENEFIT (EXPENSE)***
Kini		(2.809.753.741)	(32.627.802.605)	*Current*
Tangguhan		10.574.568.534	494.238.517	*Deferred*
Manfaat (Beban) Pajak Penghasilan - Neto		7.764.814.793	(32.133.564.088)	***Income Tax Benefit (Expense) - Net***
LABA NETO TAHUN BERJALAN		45.249.873.535	141.140.307.068	***NET PROFIT FOR THE YEAR***
PENGHASILAN KOMPREHENSIF LAIN				***OTHER COMPREHENSIVE INCOME***
Pos-pos yang tidak akan direklasifikasi ke laba rugi:				***Items that will not be reclassified to profit or loss:***
Laba pengukuran kembali atas liabilitas imbalan pasca kerja	20	14.823.613.881	1.962.373.368	*Remeasurement gain on post-employment benefits liabilities*
Pajak penghasilan terkait	18	(1.862.208.162)	(160.969.275)	*Related income tax*
Pos yang akan direklasifikasi ke laba rugi:				***Item that will be reclassified subsequently to profit or loss:***
Cadangan penjabaran mata uang asing		1.433.225.131	(8.091.709.969)	*Foreign currency translation reserve*
Laba (Rugi) Komprehensif Lain - Setelah Pajak		14.394.630.850	(6.290.305.876)	***Other Comprehensive Income (Loss) - Net of Tax***
PENGHASILAN KOMPREHENSIF NETO		59.644.504.385	134.850.001.192	***NET COMPREHENSIVE INCOME***
Laba neto yang diatribusikan kepada:				***Net profit attributable to:***
Pemilik Entitas Induk		(47.794.388.214)	118.806.202.269	*Owners of the Parent Company*
Kepentingan non-pengendali		93.044.261.749	22.334.104.799	*Non-controlling interests*
Total		45.249.873.535	141.140.307.068	***Total***
Penghasilan komprehensif neto yang dapat diatribusikan kepada:				***Net comprehensive income attributable to:***
Pemilik Entitas Induk		(33.399.757.364)	112.515.896.393	*Owners of the Parent Company*
Kepentingan non-pengendali		93.044.261.749	22.334.104.799	*Non-controlling interests*
Total		59.644.504.385	134.850.001.192	***Total***
(RUGI) LABA PER SAHAM DASAR	26	(2,31)	5,71	***BASIC (LOSS) EARNINGS PER SHARE***

Lihat Catatan atas Laporan Keuangan Konsolidasian pada Ekshibit E terlampir yang merupakan bagian tidak terpisahkan dari Laporan Keuangan Konsolidasian secara keseluruhan

See accompanying Notes to the Consolidated Financial Statements on Exhibit E which are an integral part of the Consolidated Financial Statements taken as a whole

Jakarta, 29 Maret 2021

Tedjo Budianto Liman
Direktur Utama/ *President Director*

Jakarta, March 29, 2021

Setiawan Mardjuki
Direktur/ *Director*

The original consolidated financial statements included herein are in Indonesian language

Ekshibit A | ***Exhibit A***

PT KAWASAN INDUSTRI JABABEKA Tbk
DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
31 DESEMBER 2021
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

PT KAWASAN INDUSTRI JABABEKA Tbk
AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
DECEMBER 31, 2021
(Expressed in Rupiah, unless otherwise stated)

	Catatan/ *Notes*	31 Desember/ *December 31,* 2021	2020	
ASET				***ASSETS***
ASET LANCAR				***CURRENT ASSETS***
Kas dan setara kas	**4**	1.111.486.304.905	1.178.458.368.683	*Cash and cash equivalents*
Investasi jangka pendek		6.250.000.000	4.021.895.657	*Short-term investments*
Piutang usaha dari pihak ketiga - Neto	**5**	415.514.694.793	309.741.525.487	*Trade receivables from third parties - Net*
Piutang lain-lain dari pihak ketiga – Neto		56.373.037.468	64.259.323.111	*Other receivables from third parties - Net*
Persediaan	**6**	1.507.923.295.920	1.513.173.854.925	*Inventories*
Tanah untuk pengembangan – Bagian lancar	**7**	4.987.862.647.215	4.876.183.781.438	*Land for development - Current portion*
Pajak dibayar di muka	**18**	57.446.541.313	53.526.692.847	*Prepaid taxes*
Biaya dibayar di muka		11.363.622.613	7.870.993.012	*Prepaid expenses*
Uang muka	**13**	484.688.573.554	512.489.908.995	*Advances*
Total Aset Lancar		8.638.908.717.781	8.519.726.344.155	***Total Current Assets***
ASET TIDAK LANCAR				***NON-CURRENT ASSETS***
Investasi pada entitas asosiasi dan ventura bersama	**8**	226.845.615.148	259.331.846.288	*Investment in associates and joint venture*
Penyertaan saham	**8**	39.337.374.000	28.971.862.500	*Investments in shares of stocks*
Aset keuangan derivatif	**9**	240.915.655.649	329.070.087.254	*Derivative financial assets*
Aset tetap - Neto	**10**	1.948.427.461.045	2.033.797.383.048	*Property, plant and equipment - Net*
Aset takberwujud - Neto		4.218.828.314	6.096.698.576	*Intangible assets - Net*
Aset hak-guna - Neto	**15**	37.088.708.146	2.183.385.689	*Right-of-use assets - Net*
Properti investasi - Neto	**11**	94.237.618.305	67.543.328.885	*Investment properties - Net*
Tanah untuk pengembangan - Bagian tidak lancar	**7**	678.988.716.923	651.081.524.942	*Land for development - Non-current portion*
Aset pajak tangguhan	**18**	17.802.179.883	23.276.754.167	*Deferred tax assets*
Taksiran tagihan restitusi pajak penghasilan	**18**	189.136.864.823	156.492.549.248	*Estimated claims for income tax refund*
Uang jaminan dan deposit lain		8.074.907.883	12.630.616.289	*Refundable deposits and other deposits*
Kas dan setara kas yang dibatasi penggunaannya	**12**	168.107.682.126	109.973.598.829	*Restricted cash and cash equivalents*
Total Aset Tidak Lancar		3.653.181.612.245	3.680.449.635.715	***Total Non-current Assets***
TOTAL ASET		12.292.090.330.026	12.200.175.979.870	***TOTAL ASSETS***

Lihat Catatan atas Laporan Keuangan Konsolidasian pada Ekshibit E terlampir yang merupakan bagian tidak terpisahkan dari Laporan Keuangan Konsolidasian secara keseluruhan

See accompanying Notes to the Consolidated Financial Statements on Exhibit E 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

Ekshibit A/2 | ***Exhibit A/2***

PT KAWASAN INDUSTRI JABABEKA Tbk
DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
31 DESEMBER 2021
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

PT KAWASAN INDUSTRI JABABEKA Tbk
AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
DECEMBER 31, 2021
(Expressed in Rupiah, unless otherwise stated)

	Catatan/ *Notes*	31 Desember/ *December 31,* 2021	2020	
LIABILITAS DAN EKUITAS				***LIABILITIES AND EQUITY***
LIABILITAS				***LIABILITIES***
LIABILITAS JANGKA PENDEK				***CURRENT LIABILITIES***
Pinjaman bank jangka pendek	**14**	-	35.262.500.000	*Short-term bank loan*
Utang usaha kepada pihak ketiga	**16**	149.891.229.225	124.328.868.239	*Trade payables to third parties*
Utang lain-lain	**17**	74.516.380.127	83.134.312.606	*Other payables*
Utang pajak	**18**	41.308.625.326	36.517.779.860	*Taxes payable*
Biaya masih harus dibayar	**19**	178.515.623.044	287.618.169.045	*Accrued expenses*
Utang dividen		147.949.389	147.949.389	*Dividend payable*
Uang muka pelanggan -				*Customers' deposits -*
Bagian jangka pendek	**21**	808.122.152.541	751.523.317.045	*Current portion*
Uang jaminan pelanggan -				*Security deposits -*
Bagian jangka pendek		5.046.976.035	747.407.715	*Current portion*
Pendapatan ditangguhkan -				*Unearned income -*
Bagian jangka pendek		19.619.247.799	13.078.503.974	*Current portion*
Utang jangka panjang -				*Current portion of*
Bagian jangka pendek:	**15**			*long-term debts:*
Pinjaman bank		27.951.012.417	45.662.917.795	*Bank loans*
Liabilitas sewa		15.030.080.890	739.549.097	*Lease liabilities*
Total Liabilitas Jangka Pendek		1.320.149.276.793	1.378.761.274.765	***Total Current Liabilities***
LIABILITAS JANGKA PANJANG				***NON-CURRENT LIABILITIES***
Utang jangka panjang setelah				*Long-term debts - Net of*
dikurangi bagian jangka pendek:	**15**			*current portion:*
Senior Notes		4.173.894.510.086	4.082.894.534.318	*Senior Notes*
Pinjaman bank		56.246.840.898	73.524.998.869	*Bank loans*
Liabilitas sewa		28.057.901.786	1.489.540.222	*Lease liabilities*
Pendapatan ditangguhkan -				*Unearned income -*
Bagian jangka panjang		11.984.508.145	13.601.269.254	*Non-current portion*
Uang muka pelanggan -				*Customers' deposit -*
Bagian jangka panjang	**21**	161.156.323	153.878.020	*Non-current portion*
Uang jaminan pelanggan -				*Security deposits -*
Bagian jangka panjang		100.157.975.103	99.084.825.884	*Non-current portion*
Liabilitas imbalan				*Employee*
kerja karyawan	**20**	148.517.393.917	209.665.186.979	*benefits liabilities*
Liabilitas pajak tangguhan	**18**	80.910.395.892	80.745.962.978	*Deferred tax liabilities*
Total Liabilitas Jangka Panjang		4.599.930.682.150	4.561.160.196.524	***Total Non-current Liabilities***
TOTAL LIABILITAS		5.920.079.958.943	5.939.921.471.289	***TOTAL LIABILITIES***

Lihat Catatan atas Laporan Keuangan Konsolidasian pada Ekshibit E terlampir yang merupakan bagian tidak terpisahkan dari Laporan Keuangan Konsolidasian secara keseluruhan

See accompanying Notes to the Consolidated Financial Statements on Exhibit E 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

Ekshibit A/3 | *Exhibit A/3*

PT KAWASAN INDUSTRI JABABEKA Tbk
DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
31 DESEMBER 2021
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

PT KAWASAN INDUSTRI JABABEKA Tbk
AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
DECEMBER 31, 2021
(Expressed in Rupiah, unless otherwise stated)

	Catatan/ *Notes*	31 Desember/ *December 31,* 2021	2020	
EKUITAS				***EQUITY***
Modal saham				*Share capital*
Modal dasar - 1.800.000.000 saham Seri A dengan nilai nominal Rp 500 per saham dan 28.000.000.000 saham Seri B dengan nilai nominal Rp 75 per saham				*Authorized - 1,800,000,000 Series A shares with par value of Rp 500 per share and 28,000,000,000 Series B shares with par value of Rp 75 per share*
Modal ditempatkan dan disetor penuh - 711.956.815 saham Seri A dan 20.112.931.554 saham Seri B masing-masing pada tanggal 31 Desember 2021 dan 2020	22	1.864.448.274.050	1.864.448.274.050	*Issued and fully paid - 711,956,815 Series A shares and 20,112,931,554 Series B shares as of December 31, 2021 and 2020, respectively*
Tambahan modal disetor - Neto	23	1.396.068.999.121	1.396.068.999.121	*Additional paid-in capital - Net*
Saham treasuri	22	(47.843.709.726)	(47.843.709.726)	*Treasury shares*
Saldo laba				*Retained earnings*
Telah ditentukan penggunaannya	24	500.000.000	450.000.000	*Appropriated*
Belum ditentukan penggunaannya		1.942.693.698.436	1.947.908.987.384	*Unappropriated*
Cadangan penjabaran mata uang asing		46.192.358.435	46.342.161.379	*Foreign currency translation reserves*
Komponen ekuitas lainnya		54.757.790.136	30.610.522.165	*Other capital reserves*
Ekuitas yang dapat diatribusikan kepada pemilik Entitas Induk		5.256.817.410.452	5.237.985.234.373	***Equity attributable to owners of the Parent Company***
Kepentingan non-pengendali	25	1.115.192.960.631	1.022.269.274.208	***Non-controlling interests***
TOTAL EKUITAS		6.372.010.371.083	6.260.254.508.581	***TOTAL EQUITY***
TOTAL LIABILITAS DAN EKUITAS		12.292.090.330.026	12.200.175.979.870	***TOTAL LIABILITIES AND EQUITY***

Lihat Catatan atas Laporan Keuangan Konsolidasian pada Ekshibit E terlampir yang merupakan bagian tidak terpisahkan dari Laporan Keuangan Konsolidasian secara keseluruhan

See accompanying Notes to the Consolidated Financial Statements on Exhibit E which are an integral part of the Consolidated Financial Statements taken as a whole

Bekasi, 26 April 2022

Tedjo Budianto Liman
Direktur Utama/ *President Director*

Bekasi, April 26, 2022

Tjahjadi Rahardja
Wakil Direktur Utama/ *Vice President Director*

The original consolidated financial statements included herein are in Indonesian language

Ekshibit B

PT KAWASAN INDUSTRI JABABEKA Tbk
DAN ENTITAS ANAK
LAPORAN LABA RUGI DAN PENGHASILAN KOMPREHENSIF LAIN KONSOLIDASIAN
UNTUK TAHUN YANG BERAKHIR PADA 31 DESEMBER 2021
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

Exhibit B

PT KAWASAN INDUSTRI JABABEKA Tbk
AND SUBSIDIARIES
CONSOLIDATED STATEMENT OF PROFIT OR LOSS
AND OTHER COMPREHENSIVE INCOME
FOR THE YEAR ENDED DECEMBER 31, 2021
(Expressed in Rupiah, unless otherwise stated)

	Catatan/ *Notes*	2021	2020	
PENJUALAN DAN PENDAPATAN JASA	27	2.490.256.211.002	2.396.086.017.034	*SALES AND SERVICE REVENUE*
BEBAN POKOK PENJUALAN DAN PENDAPATAN JASA	28	1.397.684.399.728	1.377.666.961.608	*COST OF SALES AND SERVICE REVENUE*
LABA BRUTO		1.092.571.811.274	1.018.419.055.426	*GROSS PROFIT*
Beban penjualan	29	(60.088.484.017)	(57.275.385.590)	*Selling expenses*
Beban umum dan administrasi	30	(447.656.592.810)	(466.013.523.208)	*General and administrative expenses*
Pendapatan keuangan	31	29.661.114.463	35.225.819.338	*Financial income*
Beban keuangan	32	(466.591.091.552)	(466.625.220.101)	*Financial expenses*
Beban pajak final	18	(28.750.916.945)	(24.512.390.467)	*Final tax expense*
Beban lain-lain - Neto	33	(18.815.410.303)	(1.733.296.656)	*Other expenses - Net*
LABA SEBELUM (BEBAN) MANFAAT PAJAK PENGHASILAN		100.330.430.110	37.485.058.742	*PROFIT BEFORE INCOME TAX (EXPENSE) BENEFIT*
(BEBAN) MANFAAT PAJAK PENGHASILAN	18			*INCOME TAX (EXPENSE) BENEFIT*
Kini		(10.540.138.975)	(2.809.753.741)	*Current*
Tangguhan		(2.154.393.660)	10.574.568.534	*Deferred*
(Beban) Manfaat Pajak Penghasilan - Neto		(12.694.532.635)	7.764.814.793	*Income Tax (Expense) Benefit - Net*
LABA NETO TAHUN BERJALAN		87.635.897.475	45.249.873.535	*NET PROFIT FOR THE YEAR*
PENGHASILAN KOMPREHENSIF LAIN				*OTHER COMPREHENSIVE INCOME*
Pos-pos yang tidak akan direklasifikasi ke laba rugi:				*Items that will not be reclassified to profit or loss:*
Laba pengukuran kembali atas liabilitas imbalan kerja karyawan	20	27.631.881.509	14.823.613.881	*Remeasurement gain on employee benefits liabilities*
Pajak penghasilan terkait	18	(3.484.613.538)	(1.862.208.162)	*Related income tax*
Pos yang akan direklasifikasi ke laba rugi:				*Item that will be reclassified subsequently to profit or loss:*
Cadangan penjabaran mata uang asing		(149.802.944)	1.433.225.131	*Foreign currency translation reserve*
Laba Komprehensif Lain - Setelah Pajak		23.997.465.027	14.394.630.850	*Other Comprehensive Income - Net of Tax*
PENGHASILAN KOMPREHENSIF NETO		111.633.362.502	59.644.504.385	*NET COMPREHENSIVE INCOME*
Rugi neto yang diatribusikan kepada:				*Net loss attributable to:*
Pemilik Entitas Induk		(5.165.288.948)	(47.794.388.214)	*Owners of the Parent Company*
Kepentingan non-pengendali		92.801.186.423	93.044.261.749	*Non-controlling interests*
Total		87.635.897.475	45.249.873.535	*Total*
Penghasilan (rugi) komprehensif neto yang dapat diatribusikan kepada:				*Net comprehensive income (loss) attributable to:*
Pemilik Entitas Induk		18.832.176.079	(33.399.757.364)	*Owners of the Parent Company*
Kepentingan non-pengendali		92.801.186.423	93.044.261.749	*Non-controlling interests*
Total		111.633.362.502	59.644.504.385	*Total*
RUGI PER SAHAM DASAR	26	(0,25)	(2,31)	*BASIC LOSS PER SHARE*

Lihat Catatan atas Laporan Keuangan Konsolidasian pada Ekshibit E terlampir yang merupakan bagian tidak terpisahkan dari Laporan Keuangan Konsolidasian secara keseluruhan

See accompanying Notes to the Consolidated Financial Statements on Exhibit E which are an integral part of the Consolidated Financial Statements taken as a whole

Bekasi, 26 April 2022

Tedjo Budianto Liman
Direktur Utama/ *President Director*

Bekasi, April 26, 2022

Tjahjadi Rahardja
Wakil Direktur Utama/ *Vice President Director*

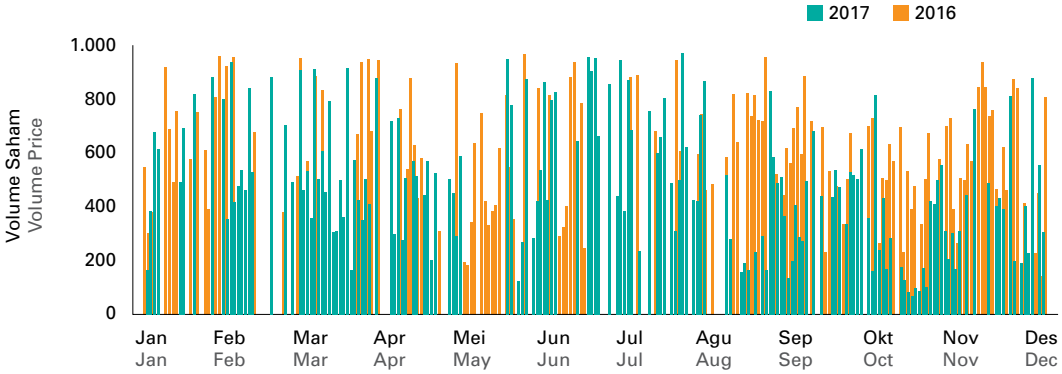
INFORMASI SAHAM

Shares Information

Kinerja Harga Saham 2017 & 2016

Share Price Performance

(Volume Saham (Rp) | Volume Price (Rp))



PERGERAKAN HARGA SAHAM

Share Price Movements

Harga, Volume Transaksi, Jumlah Saham Beredar, dan Kapitalisasi Pasar Per Triwulan Tahun 2017

Price, Transaction Volume, Number of Shares Circulated, and Market Capitalization Per Quarter of 2017

Triwulan Quarter	**Tertinggi** Highest **(Rupiah)**	**Terendah** Lowest **(Rupiah)**	**Penutupan** Closing **(Rupiah)**	**Volume Transaksi** Volume of Transaction	**Jumlah Saham Beredar** Number of Outstanding Shares	**Kapitalisasi Pasar** Market Capitalization **(Rupiah)**
			2017			
I	5.425	4.190	4.250	58,133,800	696,000,000	Rp2,958,000,000,000
II	4.800	4.030	4.110	76,171,300	696,000,000	Rp2,860,560,000,000
III	4.940	4.080	4.180	50,904,100	696,000,000	Rp2,909,280,000,000
IV	4.300	3.000	3.140	46,444,300	696,000,000	Rp2,185,440,000,000
			2016			
I	7.350	6.050	7.075	43,283,300	696.000.000	4,924,200,000,000
II	7.825	7.000	7.750	21,250,200	696.000.000	5,394,000,000,000
III	6.600	5.875	5.875	19,014,600	696.000.000	4,089,000,000,000
IV	5.950	5.000	5.050	16,001,800	696.000.000	3,514,800,000,000

PT LIPPO CIKARANG Tbk
DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN
KONSOLIDASIAN
Pada Tanggal 31 Desember 2017 dan 2016,
(Dalam Jutaan Rupiah, Kecuali Mata Uang Asing,
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PT LIPPO CIKARANG Tbk
AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF
FINANCIAL POSITION
As of December 31, 2017 and 2016,
(In Million Rupiah, Unless Foreign Currency,
Shares/ Unit and Otherwise Stated)

	Catatan/ *Notes*	2017 Rp	2016 Rp	
ASET				***ASSETS***
Aset Lancar				***Current Assets***
Kas dan Setara Kas	3, 10, 40	578,705	680,391	*Cash and Cash Equivalents*
Piutang Usaha	4, 10, 40	248,008	185,285	*Trade Accounts Receivable*
Aset Keuangan Tersedia untuk Dijual	5, 9, 40	225,411	441,460	*Available-for-Sale Financial Assets*
Aset Keuangan Lancar Lainnya	6, 40	65,161	47,739	*Other Current Financial Assets*
Persediaan	7	7,968,491	2,843,764	*Inventories*
Pajak Dibayar di Muka	19.c	327,102	42,393	*Prepaid Taxes*
Beban Dibayar di Muka	8	590,820	42,924	*Prepaid Expenses*
Aset Non-Keuangan Lancar Lainnya	10, 15	48,360	–	*Other Current Non-Financial Assets*
Jumlah Aset Lancar		10,052,058	4,283,956	*Total Current Assets*
Aset Tidak Lancar				***Non-Current Assets***
Piutang Pihak Berelasi Non-Usaha	10, 40	535	15,698	*Due from Related Parties Non-Trade*
Aset Keuangan Tidak Lancar Lainnya	5, 9, 40	764,501	139,546	*Other Non-Current Financial Assets*
Investasi pada Entitas Asosiasi	10, 11	15,940	16,597	*Investments in Associates*
Investasi pada Ventura Bersama	10, 12	104,991	89,240	*Investments in Joint Venture*
Properti Investasi	13	181,330	189,592	*Investment Properties*
Aset Tetap	14	99,723	87,631	*Property and Equipment*
Aset Pajak Tangguhan - Neto	19.b	12,451	9,860	*Deferred Tax Asset - Net*
Tanah untuk Pengembangan	16	309,664	518,616	*Land for Development*
Aset Non-Keuangan Tidak Lancar Lainnya	10, 15	837,034	302,417	*Other Non-Current Non-Financial Assets*
Jumlah Aset Tidak Lancar		2,326,169	1,369,197	*Total Non-Current Assets*
JUMLAH ASET		**12,378,227**	**5,653,153**	***TOTAL ASSETS***

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 as a whole

PT LIPPO CIKARANG Tbk
DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN
KONSOLIDASIAN
(Lanjutan)
Pada Pada Tanggal 31 Desember 2017 dan 2016,
(Dalam Jutaan Rupiah, Kecuali Mata Uang Asing,
Saham/ Unit dan Dinyatakan Lain)

PT LIPPO CIKARANG Tbk
AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF
FINANCIAL POSITION
(Continued)
As of December 31, 2017 and 2016
(In Million Rupiah, Unless Foreign Currency,
Shares/ Unit and Otherwise Stated)

	Catatan/ *Notes*	2017 Rp	2016 Rp	
LIABILITAS				***LIABILITIES***
Liabilitas Jangka Pendek				***Current Liabilities***
Utang Bank Jangka Pendek	21, 40	200,000	–	*Short-Term Bank Loan*
Utang Usaha - Pihak Ketiga	17, 40	161,501	29,662	*Accounts Trade Payable - Third Parties*
Beban Akrual	18, 40	249,859	137,530	*Accrued Expenses*
Utang Pajak	19.d	205,158	18,985	*Taxes Payable*
Liabilitas Imbalan Kerja Jangka Pendek	40	4,508	3,463	*Short-Term Employees' Benefits Liabilities*
Liabilitas Keuangan Jangka Pendek				*Other Current Financial Liabilities*
Lainnya - Pihak Ketiga	20, 40	165,628	167,077	*Third Parties*
Bagian Jangka Pendek:				*Short-Term:*
Pinjaman Anjak Piutang	24, 40	25,245	–	*Factoring Loan*
Uang Muka Pelanggan	22	693,622	516,780	*Customers' Deposits*
Pendapatan Ditangguhkan	23	37,820	48,655	*Deferred Income*
Jumlah Liabilitas Jangka Pendek		1,743,341	922,152	*Total Current Liabilities*
Liabilitas Jangka Panjang				***Non-Current Liabilities***
Utang Pihak Berelasi Non-Usaha	10, 40	2,798	9,722	*Due to Related Parties Non-Trade*
Pinjaman Anjak Piutang	24, 40	23,662	–	*Factoring Loan*
Uang Muka Pelanggan	22	2,850,016	448,564	*Customers' Deposits*
Liabilitas Imbalan Pascakerja	10, 25	37,674	30,024	*Post - Employment Benefits Liabilities*
Jumlah Liabilitas Jangka Panjang		2,914,150	488,310	*Total Non-Current Liabilities*
Jumlah Liabilitas		4,657,491	1,410,462	*Total Liabilities*
EKUITAS				***EQUITY***
Ekuitas yang Dapat Diatribusikan kepada Pemilik Entitas Induk:				***Equity Attributable to the Owners of the Parent:***
Modal Saham - Nilai Nominal Rp500 per Saham				*Capital Stock - Par Value Rp500 per Share*
Modal dasar - 2.700.000.000 saham				*Authorized - 2,700,000,000 Shares*
Modal Ditempatkan dan Disetor Penuh - 696.000.000 Saham	26	348,000	348,000	*Issued and Fully Paid - 696,000,000 Shares*
Tambahan Modal Disetor-Neto	19.e, 27	41,458	41,458	*Additional Paid in Capital-Net*
Komponen Ekuitas Lain	28	3,107,748	–	*Other Equity Component*
Saldo Laba		4,092,749	3,729,337	*Retained Earnings*
Penghasilan Komprehensif Lain	30	55,909	53,214	*Other Comprehensive Income*
Jumlah Ekuitas yang dapat Diatribusikan kepada Pemilik Entitas Induk		7,645,864	4,172,009	*Total of Equity Attributable to the Owners of the Parent*
Kepentingan Nonpengendali	31	74,872	70,682	***Non-Controlling Interest***
Jumlah Ekuitas		7,720,736	4,242,691	*Total Equity*
JUMLAH LIABILITAS DAN EKUITAS		**12,378,227**	**5,653,153**	***TOTAL LIABILITIES AND EQUITY***

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

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PT LIPPO CIKARANG Tbk
DAN ENTITAS ANAK
LAPORAN LABA RUGI DAN PENGHASILAN KOMPREHENSIF LAIN KONSOLIDASIAN
Untuk Tahun-tahun yang Berakhir pada
31 Desember 2017 dan 2016
(Dalam Jutaan Rupiah, Kecuali Mata Uang Asing, Saham/ Unit dan Dinyatakan Lain)

PT LIPPO CIKARANG Tbk
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(In Million Rupiah, Unless Foreign Currency, Shares/ Unit and Otherwise Stated)

	Catatan/ *Notes*	2017 Rp	2016 Rp	
PENDAPATAN	32	1,501,178	1,544,898	***REVENUES***
BEBAN PAJAK FINAL	19.a	(43,654)	(60,338)	***FINAL INCOME TAX***
PENDAPATAN NETO		1,457,524	1,484,560	***NET REVENUES***
BEBAN POKOK PENDAPATAN	33	(823,825)	(773,298)	***COST OF REVENUES***
LABA BRUTO		633,699	711,262	***GROSS PROFIT***
Beban Usaha	34	(278,210)	(191,634)	*Operating Expenses*
Pendapatan Lainnya		18,354	22,481	*Other Income*
Beban Lainnya		(20,406)	(12,373)	*Other Expenses*
LABA USAHA		**353,437**	**529,736**	***OPERATING INCOME***
Pendapatan Keuangan - Neto	35	7,689	25,325	*Financial Income - Net*
Bagian Laba (Rugi) Entitas Asosiasi dan Ventura Bersama - Neto		19,622	(5,189)	*Equity in Profit (Loss) on Investment in Associates and Joint Venture - Net*
LABA SEBELUM PAJAK		**380,748**	**549,872**	***PROFIT BEFORE TAX***
MANFAAT (BEBAN) PAJAK PENGHASILAN	19.a			***INCOME TAX BENEFITS (EXPENSES)***
Pajak Kini		(13,781)	(15,526)	*Current Tax*
Pajak Tangguhan		1,473	5,450	*Deferred Tax*
Beban Pajak-Neto		(12,308)	(10,076)	*Tax Expenses-Net*
LABA TAHUN BERJALAN		**368,440**	**539,796**	***PROFIT FOR THE YEAR***
PENGHASILAN KOMPREHENSIF LAIN				***OTHER COMPREHENSIVE INCOME***
Pos yang akan Direklasifikasikan ke Laba Rugi				*Item that will be Reclassified to Profit or Loss*
Aset Keuangan Tersedia untuk Dijual		5,212	68,033	*Available for Sale-Financial Asset*
Pos yang Tidak akan Direklasifikasikan ke Laba Rugi				*Item that will not be Reclassified to Profit and Loss*
Pengukuran Kembali atas Program Imbalan Kerja		(4,473)	(1,364)	*Employee Benefits Program Remeasurement on*
Pajak Penghasilan Terkait Pos yang Tidak akan Direklasifikasikan ke Laba Rugi		1,118	931	*Income Tax Item related to that will not bet Reclassified to Profit or Loss*
Penghasilan Komprehensif Lain Setelah Pajak		1,857	67,600	***Other Comprehensive Income After Tax***
JUMLAH LABA KOMPREHENSIF TAHUN BERJALAN		**370,297**	**607,396**	***TOTAL COMPREHENSIVE INCOME FOR THE PERIOD/YEAR***
LABA TAHUN BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA:				***PROFIT FOR CURRENT YEAR ATTRIBUTABLE TO:***
Pemilik Entitas Induk		366,767	539,822	*Owner of the Parent*
Kepentingan Nonpengendali		1,673	(26)	*Non-Controlling Interest*
		368,440	**539,796**	
JUMLAH LABA KOMPREHENSIF TAHUN BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA:				***TOTAL COMPREHENSIVE INCOME FOR THE YEAR ATTRIBUTABLE TO:***
Pemilik Entitas Induk		365,929	574,766	*Owner of the Parent*
Kepentingan Nonpengendali		4,369	32,630	*Non-Controlling Interest*
		370,297	**607,396**	
LABA PER SAHAM DASAR (Rupiah Penuh)	36	**526.96**	**775.61**	***BASIC EARNINGS PER SHARE (Full Rupiah)***

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

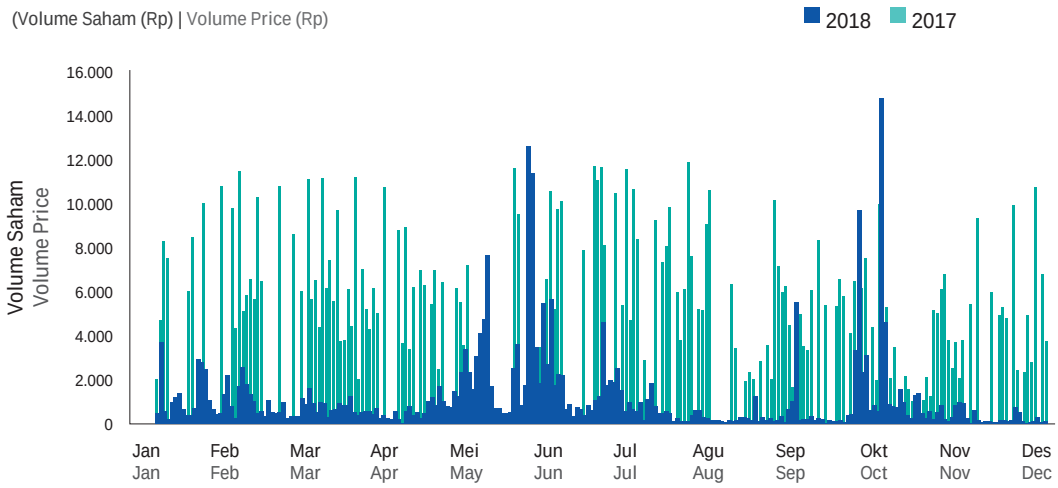
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INFORMASI SAHAM

Shares Information

KINERJA HARGA SAHAM 2018 & 2017

Share Price Performance 2018 & 2017



PERGERAKAN HARGA SAHAM

Share Price Movements

Harga, Volume Transaksi, Jumlah Saham Beredar, dan Kapitalisasi Pasar Per Triwulan Tahun 2018

Price, Transaction Volume, Number of Shares Circulated, and Market Capitalization Per Quarter of 2018

Triwulan Quarter	Tertinggi Highest (Rupiah)	Terendah Lowest (Rupiah)	Penutupan Closing (Rupiah)	Volume Transaksi Volume of Transaction	Jumlah Saham Beredar Number of Outstanding Shares	Kapitalisasi Pasar Market Capitalization (Rupiah)
2018						
I	3.690	3.000	3.100	68.795.202	696.000.000	Rp2.157.600.000.000
II	3.270	1.585	1.790	128.257.864	696.000.000	Rp1.245.840.000.000
III	2.310	1.700	1.820	52.995.800	696.000.000	Rp1.266.720.000.000
IV	1.835	1.125	1.475	72.146.850	696.000.000	Rp1.026.600.000.000
2017						
I	5.425	4.190	4.250	58.133.800	696.000.000	Rp2.958.000.000.000
II	4.800	4.030	4.110	76.171.300	696.000.000	Rp2.860.560.000.000
III	4.940	4.080	4.180	50.904.100	696.000.000	Rp2.909.280.000.000
IV	4.300	3.000	3.140	46.444.300	696.000.000	Rp2.185.440.000.000

PT LIPPO CIKARANG Tbk DAN ENTITAS ANAK
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PT LIPPO CIKARANG Tbk AND SUBSIDIARIES
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And January 1, 2017/ December 31, 2016
(In Million Rupiah, Unless Foreign Currency, Shares/ Unit and Otherwise Stated)

	Catatan/ *Notes*	31 Desember/ *December 31,* 2018	31 Desember/ *December 31,* 2017*)	1 Januari 2017/ 31 Desember 2016/ *January 1, 2017/ December 31,* 2016 *)	
		Rp	Rp	Rp	
ASET					***ASSETS***
Aset Lancar					***Current Assets***
Kas dan Setara Kas	3, 10, 42	623,125	578,710	680,413	*Cash and Cash Equivalents*
Piutang Usaha	4, 10, 42	295,251	248,008	185,285	*Trade Accounts Receivable*
Aset Keuangan Tersedia untuk Dijual	5, 42	217,529	225,411	441,460	*Available-for-Sale Financial Assets*
Aset Keuangan Lancar Lainnya	6, 42	45,937	65,161	47,739	*Other Current Financial Assets*
Persediaan	7	3,967,168	8,044,555	2,916,095	*Inventories*
Pajak Dibayar di Muka	19.c	47,169	328,309	43,616	*Prepaid Taxes*
Beban Dibayar di Muka	8	48,520	590,820	42,924	*Prepaid Expenses*
Aset Non-Keuangan Lancar Lainnya	15	608,263	48,360	--	*Other Current Non-Financial Assets*
Jumlah Aset Lancar		5,852,962	10,129,334	4,357,532	*Total Current Assets*
Aset Tidak Lancar					***Non-Current Assets***
Piutang Pihak Berelasi Non-Usaha	10, 42	411,355	535	15,798	*Due from Related Parties Non-Trade*
Aset Keuangan Tidak Lancar Lainnya	9, 10, 42	360,387	764,501	139,546	*Other Non-Current Financial Assets*
Investasi pada Entitas Asosiasi	10, 11	1,103,261	15,940	16,597	*Investments in Associates*
Investasi pada Ventura Bersama	10, 12	--	104,991	89,240	*Investments in Joint Venture*
Properti Investasi	13	175,376	181,330	189,592	*Investment Properties*
Aset Tetap	14	94,116	99,723	87,631	*Property and Equipment*
Aset Pajak Tangguhan - Neto	19.b	18,568	12,451	9,860	*Deferred Tax Asset - Net*
Tanah untuk Pengembangan	16	305,754	309,664	518,616	*Land for Development*
Aset Non-Keuangan Tidak Lancar Lainnya	15	268,048	837,034	302,417	*Other Non-Current Non-Financial Assets*
Jumlah Aset Tidak Lancar		2,736,865	2,326,169	1,369,297	*Total Non-Current Assets*
JUMLAH ASET		**8,589,827**	**12,455,503**	**5,726,829**	***TOTAL ASSETS***

*) Disajikan Kembali (lihat Catatan 43)

*) Restated (see Note 43)

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

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PT LIPPO CIKARANG Tbk DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
(Lanjutan)
Pada tanggal 31 Desember 2018 dan 2017
Serta 1 Januari 2017/ 31 Desember 2016
(Dalam Jutaan Rupiah, Kecuali Mata Uang Asing, Saham/ Unit dan Dinyatakan Lain)

PT LIPPO CIKARANG Tbk AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
(Continued)
As of December 31, 2018 and 2017
And January 1, 2017/ December 31, 2016
(In Million Rupiah, Unless Foreign Currency, Shares/ Unit and Otherwise Stated)

	Catatan/ *Notes*	31 Desember/ *December 31,* 2018	31 Desember/ *December 31,* 2017*)	1 Januari 2017/ 31 Desember 2016/ *January 1, 2017/ December 31,* 2016 *)	
		Rp	Rp	Rp	
LIABILITAS DAN EKUITAS					***LIABILITIES AND EQUITY***
LIABILITAS					***LIABILITIES***
Liabilitas Jangka Pendek					***Current Liabilities***
Utang Bank Jangka Pendek	21, 42	--	200,000	--	*Short-Term Bank Loan*
Utang Usaha - Pihak Ketiga	17, 42	272,330	161,501	29,662	*Trade Accounts Payable - Third Parties*
Beban Akrual	18, 42	112,732	249,859	137,530	*Accrued Expenses*
Utang Pajak	19.d	34,692	205,158	18,985	*Taxes Payable*
Liabilitas Imbalan Kerja Jangka Pendek	42	8,407	4,508	3,463	*Short-Term Employees' Benefits Liabilities*
Liabilitas Keuangan Jangka Pendek					*Other Current Financial Liabilities*
Lainnya - Pihak Ketiga	20, 42	233,765	165,628	167,077	*Third Parties*
Bagian Jangka Pendek:					*Short-Term:*
Pinjaman Anjak Piutang	24, 42	--	25,245	--	*Factoring Loan*
Uang Muka Pelanggan	22	279,463	693,622	516,780	*Customers' Deposits*
Pendapatan Ditangguhkan	23	41,101	37,820	48,655	*Deferred Income*
Jumlah Liabilitas Jangka Pendek		982,490	1,743,341	922,152	*Total Current Liabilities*
Liabilitas Jangka Panjang					***Non-Current Liabilities***
Utang Pihak Berelasi Non-Usaha	10, 42	107,825	79,394	82,704	*Due to Related Parties Non-Trade*
Pinjaman Anjak Piutang	24, 42	--	23,662	--	*Factoring Loan*
Uang Muka Pelanggan	22	572,775	2,850,016	448,564	*Customers' Deposits*
Liabilitas Imbalan Pascakerja	10, 25	32,504	37,674	30,024	*Post - Employment Benefits Liabilities*
Jumlah Liabilitas Jangka Panjang		713,104	2,990,746	561,292	*Total Non-Current Liabilities*
Jumlah Liabilitas		1,695,594	4,734,087	1,483,444	*Total Liabilities*
EKUITAS					***EQUITY***
Ekuitas yang Dapat Diatribusikan kepada Pemilik Entitas Induk:					***Equity Attributable to the Owners of the Parent:***
Modal Saham - Nilai Nominal Rp500 per Saham					*Capital Stock - Par Value Rp500 per Share*
Modal Dasar - 2.700.000.000 saham					*Authorized - 2,700,000,000 Shares*
Modal Ditempatkan dan Disetor Penuh - 696.000.000 Saham	26	348,000	348,000	348,000	*Issued and Fully Paid - 696,000,000 Shares*
Proforma Ekuitas yang Timbul dari Transaksi Restrukturisasi Entitas Sepengendali		--	680	694	*Proforma Equity Arising from Restructuring Transactions between Entities under Common Control*
Tambahan Modal Disetor-Neto	27	12,158	41,458	41,458	*Additional Paid in Capital-Net*
Komponen Ekuitas Lain	28	--	3,107,748	--	*Other Equity Component*
Saldo Laba		6,249,281	4,092,749	3,729,337	*Retained Earnings*
Penghasilan Komprehensif Lain	30	51,833	55,909	53,214	*Other Comprehensive Income*
Jumlah Ekuitas yang Dapat Diatribusikan kepada Pemilik Entitas Induk		6,661,272	7,646,544	4,172,703	*Total of Equity Attributable to the Owners of the Parent*
Kepentingan Nonpengendali	31	232,961	74,872	70,682	***Non-Controlling Interest***
Jumlah Ekuitas		6,894,233	7,721,416	4,243,385	*Total Equity*
JUMLAH LIABILITAS DAN EKUITAS		**8,589,827**	**12,455,503**	**5,726,829**	***TOTAL LIABILITIES AND EQUITY***

*) Disajikan Kembali (lihat Catatan 43)

*) *Restated (see Note 43)*

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

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PT LIPPO CIKARANG Tbk DAN ENTITAS ANAK
LAPORAN LABA RUGI DAN PENGHASILAN KOMPREHENSIF LAIN KONSOLIDASIAN
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(In Million Rupiah, Unless Foreign Currency, Shares/ Unit and Otherwise Stated)

	Catatan/ *Notes*	2018 Rp	2017*) Rp	
PENDAPATAN	10, 32	2,209,581	1,501,178	***REVENUES***
BEBAN PAJAK FINAL	19.a	(85,189)	(43,654)	***FINAL INCOME TAX***
PENDAPATAN NETO		2,124,392	1,457,524	***NET REVENUES***
BEBAN POKOK PENDAPATAN	33	(869,943)	(823,825)	***COST OF REVENUES***
LABA BRUTO		1,254,449	633,699	***GROSS PROFIT***
Beban Usaha	34	(305,020)	(278,223)	*Operating Expenses*
Penghasilan Lainnya	36	126,978	18,354	*Other Income*
Beban Lainnya	36	(37,591)	(20,406)	*Other Expenses*
LABA USAHA		**1,038,816**	**353,424**	***OPERATING INCOME***
Penghasilan (Beban) Keuangan - Neto	35	(11,216)	7,688	*Financial Income (Expenses) - Net*
Keuntungan Pencatatan Investasi pada Entitas Asosiasi dengan Nilai Wajar	37	2,357,794	--	*Gain from Record of Investment on Association using Fair Value*
Bagian Laba Entitas Asosiasi dan Ventura Bersama - Neto		(1,137,334)	19,622	*Equity in Profit on Investment in Associates and Joint Venture - Net*
LABA SEBELUM PAJAK		**2,248,060**	**380,734**	***PROFIT BEFORE TAX***
BEBAN PAJAK PENGHASILAN	19.a	(27,338)	(12,308)	***INCOME TAX BENEFITS***
LABA TAHUN BERJALAN SETELAH PROFORMA		**2,220,722**	**368,426**	***PROFIT FOR THE YEAR AFTER PROFORMA***
PENYESUAIAN PROFORMA	43	--	14	*PROFORMA ADJUSTMENT*
LABA TAHUN BERJALAN		**2,220,722**	**368,440**	***PROFIT FOR THE YEAR***
PENGHASILAN KOMPREHENSIF LAIN				***OTHER COMPREHENSIVE INCOME***
Pos yang akan Direklasifikasikan ke Laba Rugi				*Item that may be Reclassified Subsequently to Profit or Loss*
Aset Keuangan Tersedia untuk Dijual		(7,882)	5,213	*Available for Sale-Financial Asset*
Pos yang Tidak akan Direklasifikasikan ke Laba Rugi				*Item that will not be Reclassified to Profit and Loss*
Pengukuran Kembali atas Program Imbalan Kerja		1,736	(4,473)	*Employee Benefits Program Remeasurement on*
Pajak Penghasilan Terkait Pos yang Tidak akan Direklasifikasikan ke Laba Rugi		(150)	1,118	*Income Tax related to Item that will not be Reclassified to Profit or Loss*
Penghasilan Komprehensif Lain Setelah Pajak		(6,296)	1,858	***Other Comprehensive Income After Tax***
JUMLAH LABA KOMPREHENSIF TAHUN BERJALAN		**2,214,426**	**370,298**	***TOTAL COMPREHENSIVE INCOME FOR THE YEAR***
LABA TAHUN BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA:				***PROFIT FOR CURRENT YEAR ATTRIBUTABLE TO:***
Pemilik Entitas Induk		2,154,946	366,767	*Owners of the Parent*
Kepentingan Nonpengendali		65,776	1,673	*Non-Controlling Interest*
		2,220,722	**368,440**	
JUMLAH LABA KOMPREHENSIF TAHUN BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA:				***TOTAL COMPREHENSIVE INCOME FOR THE YEAR ATTRIBUTABLE TO:***
Pemilik Entitas Induk		2,152,456	365,929	*Owners of the Parent*
Kepentingan Nonpengendali		61,970	4,369	*Non-Controlling Interest*
		2,214,426	**370,298**	
LABA PER SAHAM DASAR (Rupiah Penuh)	38	**3,096**	**527**	***BASIC EARNINGS PER SHARE (Full Rupiah)***

*) Disajikan Kembali (lihat Catatan 43)

**) Restated (see Note 43)*

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

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INFORMASI SAHAM
Shares Information

Kinerja Harga Saham 2019 & 2018
Share Price Performance 2019 & 2018



PERGERAKAN HARGA SAHAM
Share Price Movements

Harga, Volume Transaksi, Jumlah Saham Beredar, dan Kapitalisasi Pasar Per Triwulan Tahun 2019

Price, Transaction Volume, Number of Shares Circulated, and Market Capitalization Per Quarter of 2019

Triwulan Quarter	Tertinggi Highest (Rupiah)	Terendah Lowest (Rupiah)	Penutupan Closing (Rupiah)	Volume Transaksi Volume of Transaction	Jumlah Saham Beredar Number of Outstanding Shares	Kapitalisasi Pasar Market Capitalization (Rupiah)
2019						
I	2.910	1.470	1.850	132.453.800	696.000.000	1.287.600.000.000
II	2.130	1.450	1.505	74.146.300	696.000.000	1.047.480.000.000
III	1.960	1.205	1.220	336.738.507	2.679.600.000	3.269.112.000.000
IV	1.430	1.000	1.015	81.967.210	2.679.600.000	2.719.794.000.000
2018						
I	3.690	3.000	3.100	68.795.202	696.000.000	2.157.600.000.000
II	3.270	1.585	1.790	128.257.864	696.000.000	1.245.840.000.000
III	2.310	1.700	1.820	52.995.800	696.000.000	1.266.720.000.000
IV	1.835	1.125	1.475	72.146.850	696.000.000	1.026.600.000.000

PT LIPPO CIKARANG Tbk DAN ENTITAS ANAK
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PT LIPPO CIKARANG Tbk AND SUBSIDIARIES
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(In Million Rupiah, Unless Foreign Currency, Shares/ Unit and Otherwise Stated)

	Catatan/ *Notes*	2019 Rp	2018 Rp	
ASET				***ASSETS***
Aset Lancar				***Current Assets***
Kas dan Setara Kas	3, 10, 40	522,698	623,125	*Cash and Cash Equivalents*
Piutang Usaha	4, 10, 40	266,930	295,251	*Trade Accounts Receivable*
Aset Keuangan Tersedia untuk Dijual	5, 40	230,139	217,529	*Available-for-Sale Financial Assets*
Aset Keuangan Lancar Lainnya	6, 40	46,814	45,937	*Other Current Financial Assets*
Persediaan	7	5,078,166	3,967,168	*Inventories*
Pajak Dibayar di Muka	18.c	111,609	47,169	*Prepaid Taxes*
Beban Dibayar di Muka	8	41,715	48,520	*Prepaid Expenses*
Aset Non-Keuangan Lancar Lainnya	14	--	608,263	*Other Current Non-Financial Assets*
Jumlah Aset Lancar		6,298,071	5,852,962	*Total Current Assets*
Aset Tidak Lancar				***Non-Current Assets***
Piutang Pihak Berelasi Non-Usaha	10, 40	8,908	411,355	*Due from Related Parties Non-Trade*
Aset Keuangan Tidak Lancar Lainnya	9, 10, 40	338,625	360,387	*Other Non-Current Financial Assets*
Investasi pada Entitas Asosiasi	10, 11.a	1,690,051	1,739,056	*Investments in Associates*
Investasi pada Dana Investasi Infrastruktur	10, 11.b	3,239,387	--	*Investment in Infrastructure Investment Funds*
Properti Investasi	12	174,597	175,376	*Investment Properties*
Aset Tetap	13	94,457	94,116	*Property and Equipment*
Aset Pajak Tangguhan - Neto	18.b	30,351	18,568	*Deferred Tax Asset - Net*
Tanah untuk Pengembangan	15	244,932	305,754	*Land for Development*
Aset Non-Keuangan Tidak Lancar Lainnya	14	99,849	268,048	*Other Non-Current Non-Financial Assets*
Jumlah Aset Tidak Lancar		5,921,157	3,372,660	*Total Non-Current Assets*
JUMLAH ASET		**12,219,228**	**9,225,622**	***TOTAL ASSETS***

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

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PT LIPPO CIKARANG Tbk DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
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PT LIPPO CIKARANG Tbk AND SUBSIDIARIES
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(Continued)
As of December 31, 2019 and 2018
(In Million Rupiah, Unless Foreign Currency, Shares/ Unit and Otherwise Stated)

	Catatan/ *Notes*	2019 Rp	2018 Rp	
LIABILITAS DAN EKUITAS				***LIABILITIES AND EQUITY***
LIABILITAS				***LIABILITIES***
Liabilitas Jangka Pendek				***Current Liabilities***
Utang Bank Jangka Pendek	20, 40	200,000	--	*Short-Term Bank Loan*
Utang Usaha - Pihak Ketiga	16, 40	114,230	272,330	*Trade Accounts Payable - Third Parties*
Beban Akrual	17, 40	160,668	112,732	*Accrued Expenses*
Utang Pajak	18.d	45,285	34,692	*Taxes Payable*
Liabilitas Imbalan Kerja Jangka Pendek	40	12,127	8,407	*Short-Term Employees' Benefits Liabilities*
Liabilitas Keuangan Jangka Pendek				*Other Current Financial Liabilities*
Lainnya - Pihak Ketiga	19, 40	175,873	233,765	*Third Parties*
Uang Muka Pelanggan	21	200,603	279,463	*Customers' Deposits*
Pendapatan Ditangguhkan	22	41,999	41,101	*Deferred Income*
Jumlah Liabilitas Jangka Pendek		950,785	982,490	*Total Current Liabilities*
Liabilitas Jangka Panjang				***Non-Current Liabilities***
Utang Pihak Berelasi Non-Usaha	10, 40	1,517	107,825	*Due to Related Parties Non-Trade*
Uang Muka Pelanggan	21	347,883	572,775	*Customers' Deposits*
Liabilitas Imbalan Pascakerja	10, 23	36,521	32,504	*Post - Employment Benefits Liabilities*
Jumlah Liabilitas Jangka Panjang		385,921	713,104	*Total Non-Current Liabilities*
Jumlah Liabilitas		1,336,706	1,695,594	*Total Liabilities*
EKUITAS				***EQUITY***
Ekuitas yang Dapat Diatribusikan kepada Pemilik Entitas Induk:				***Equity Attributable to the Owners of the Parent:***
Modal Saham - Nilai Nominal Rp500 per Saham				*Capital Stock - Par Value Rp500 per Share*
Modal Dasar - 2.700.000.000 saham				*Authorized - 2,700,000,000 Shares*
Modal Ditempatkan dan Disetor Penuh - 2.679.600.000 Saham				*Issued and Fully Paid - 2,679,600,000 Shares*
Pada Tanggal 31 Desember 2019 dan 696.000.000 Saham				*As of December 31, 2019 and 696,000,000 Shares*
Pada Tanggal 31 Desember 2018	24	1,339,800	348,000	*As of December 31, 2018*
Tambahan Modal Disetor-Neto	25	1,981,185	12,158	*Additional Paid in Capital-Net*
Komponen Ekuitas Lain	26	2,017,922	2,017,922	*Other Equity Component*
Saldo Laba		5,171,888	4,867,154	*Retained Earnings*
Penghasilan Komprehensif Lain	28	59,557	51,833	*Other Comprehensive Income*
Jumlah Ekuitas yang Dapat Diatribusikan kepada Pemilik Entitas Induk		10,570,352	7,297,067	*Total of Equity Attributable to the Owners of the Parent*
Kepentingan Nonpengendali	29	312,170	232,961	***Non-Controlling Interest***
Jumlah Ekuitas		10,882,522	7,530,028	*Total Equity*
JUMLAH LIABILITAS DAN EKUITAS		**12,219,228**	**9,225,622**	***TOTAL LIABILITIES AND EQUITY***

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

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PT LIPPO CIKARANG Tbk DAN ENTITAS ANAK
LAPORAN LABA RUGI DAN PENGHASILAN KOMPREHENSIF LAIN KONSOLIDASIAN
Untuk Tahun-tahun yang Berakhir Pada
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(Dalam Jutaan Rupiah, Kecuali Mata Uang Asing, Saham/ Unit dan Dinyatakan Lain)

PT LIPPO CIKARANG Tbk AND SUBSIDIARIES
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(In Million Rupiah, Unless Foreign Currency, Shares/ Unit and Otherwise Stated)

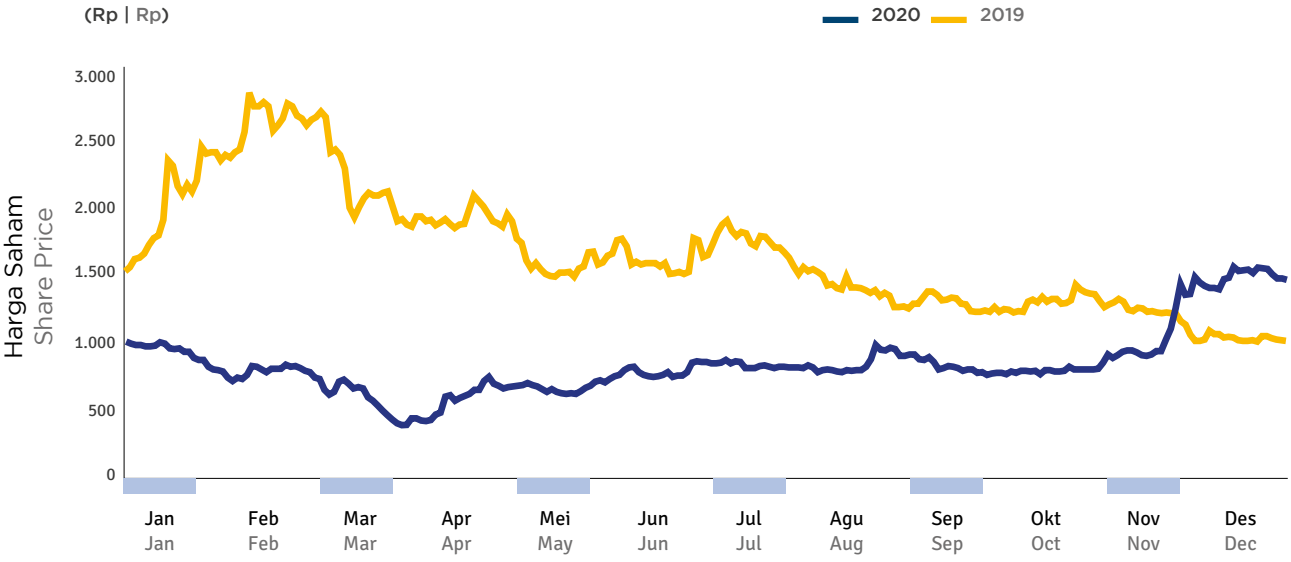
	Catatan/ *Notes*	2019 Rp	2018 Rp	
PENDAPATAN	10, 30	1,694,809	2,209,581	***REVENUES***
BEBAN PAJAK FINAL	18.a	(36,375)	(85,189)	***FINAL INCOME TAX***
PENDAPATAN NETO		1,658,434	2,124,392	***NET REVENUES***
BEBAN POKOK PENDAPATAN	31	(1,013,749)	(869,943)	***COST OF REVENUES***
LABA BRUTO		644,685	1,254,449	***GROSS PROFIT***
Beban Usaha	32	(210,869)	(386,020)	*Operating Expenses*
Penghasilan Lainnya	34	28,200	763,097	*Other Income*
Beban Lainnya	34	(120,184)	(40,176)	*Other Expenses*
LABA USAHA		**341,832**	**1,591,350**	***OPERATING INCOME***
Penghasilan (Beban) Keuangan - Neto	33	125,416	(11,216)	*Financial Income (Expenses) - Net*
Keuntungan Pencatatan Investasi pada Entitas Asosiasi dengan Nilai Wajar	35	--	976,104	*Gain from Record of Investment on Association using Fair Value*
Bagian Rugi Investasi pada Entitas Asosiasi -Neto	11	(44,955)	(501,539)	*Equity in Loss on Investment in Associates -Net*
LABA SEBELUM PAJAK		**422,293**	**2,054,699**	***PROFIT BEFORE TAX***
BEBAN PAJAK PENGHASILAN	18.a	(38,261)	(27,338)	***INCOME TAX BENEFITS***
LABA TAHUN BERJALAN		**384,032**	**2,027,361**	***PROFIT FOR THE YEAR***
PENGHASILAN KOMPREHENSIF LAIN				***OTHER COMPREHENSIVE INCOME***
Pos yang akan Direklasifikasikan ke Laba Rugi				*Item that may be Reclassified Subsequently to Profit or Loss*
Aset Keuangan Tersedia untuk Dijual		13,812	(7,882)	*Available for Sale-Financial Asset*
Pos yang Tidak akan Direklasifikasikan ke Laba Rugi				*Item that will not be Reclassified to Profit and Loss*
Pengukuran Kembali atas Program Imbalan Kerja	23	(6,652)	1,736	*Employee Benefits Program Remeasurement on*
Terkait Pajak Penghasilan		475	(150)	*Related Income Tax*
Penghasilan Komprehensif Lain Setelah Pajak		7,635	(6,296)	***Other Comprehensive Income After Tax***
JUMLAH LABA KOMPREHENSIF TAHUN BERJALAN		**391,667**	**2,021,065**	***TOTAL COMPREHENSIVE INCOME FOR THE YEAR***
LABA TAHUN BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA:				***PROFIT FOR CURRENT YEAR ATTRIBUTABLE TO:***
Pemilik Entitas Induk		310,911	1,961,585	*Owners of the Parent*
Kepentingan Nonpengendali		73,121	65,776	*Non-Controlling Interest*
		384,032	**2,027,361**	
JUMLAH LABA KOMPREHENSIF TAHUN BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA:				***TOTAL COMPREHENSIVE INCOME FOR THE YEAR ATTRIBUTABLE TO:***
Pemilik Entitas Induk		312,458	1,959,095	*Owners of the Parent*
Kepentingan Nonpengendali		79,209	61,970	*Non-Controlling Interest*
		391,667	**2,021,065**	
LABA PER SAHAM DASAR (Rupiah Penuh)	36	**221**	**2,818**	***BASIC EARNINGS PER SHARE (Full Rupiah)***

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

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INFORMASI SAHAM
Stocks Highlights

Kinerja Harga Saham 2020 & 2019
Share Price Performance 2020 & 2019



PERGERAKAN HARGA SAHAM
Share Price Movements

Harga, Volume Transaksi, Jumlah Saham Beredar, dan Kapitalisasi Pasar Per Triwulan Tahun 2020.

Price, Transaction Volume, Number of Shares Circulated, and Market Capitalization Per Quarter of 2020.

Triwulan Quarter	**Tertinggi** Highest (Rupiah)	**Terendah** Lowest (Rupiah)	**Penutupan** Closing (Rupiah)	**Volume Transaksi** Volume of Transaction	**Jumlah Saham Beredar** Number of Outstanding Shares	**Kapitalisasi Pasar** Market Capitalization (Rupiah)
2020						
I	1.025	382	420	86.194.051	2.679.600.000	1.125.432.000.000
II	930	418	855	149.839.439	2.679.600.000	2.291.058.000.000
III	1.030	745	765	87.929.068	2.679.600.000	2.049.894.000.000
IV	1.700	765	1.420	238.676.005	2.679.600.000	3.805.032.000.000
2019						
I	2.910	1.470	1.850	132.453.800	696.000.000	1.287.600.000.000
II	2.130	1.450	1.505	74.146.300	696.000.000	1.047.480.000.000
III	1.960	1.205	1.220	336.738.507	2.679.600.000	3.269.112.000.000
IV	1.430	1.000	1.015	81.967.210	2.679.600.000	2.719.794.000.000

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PT LIPPO CIKARANG Tbk AND SUBSIDIARIES
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	Catatan/ *Notes*	2020 Rp	2019 Rp	
ASET				***ASSETS***
Aset Lancar				***Current Assets***
Kas dan Setara Kas	3, 9, 39	635,427	522,698	*Cash and Cash Equivalents*
Piutang Usaha	4, 9, 39	21,189	266,930	*Trade Accounts Receivable*
Investasi dalam Saham	11	168,664	230,139	*Investment in Shares*
Aset Keuangan Lancar Lainnya	5, 39	3,173	46,814	*Other Current Financial Assets*
Persediaan	6	5,724,998	5,078,166	*Inventories*
Pajak Dibayar di Muka	18.c	164,422	111,609	*Prepaid Taxes*
Beban Dibayar di Muka	7	38,017	41,715	*Prepaid Expenses*
Jumlah Aset Lancar		6,755,890	6,298,071	*Total Current Assets*
Aset Tidak Lancar				***Non-Current Assets***
Piutang Pihak Berelasi Non-Usaha	9, 39	7,435	8,908	*Due from Related Parties Non-Trade*
Aset Keuangan Tidak Lancar Lainnya	8, 9, 39	404,691	338,625	*Other Non-Current Financial Assets*
Investasi pada Entitas Asosiasi	9, 10.a	16,490	1,690,051	*Investments in Associates*
Investasi pada Dana Investasi Infrastruktur	9, 10.b	1,991,078	3,239,387	*Investment in Infrastructure Investment Funds*
Properti Investasi	12	167,141	174,597	*Investment Properties*
Aset Tetap	13	77,482	94,457	*Property and Equipment*
Aset Pajak Tangguhan - Neto	18.b	33,019	30,351	*Deferred Tax Asset - Net*
Tanah untuk Pengembangan	15	244,932	244,932	*Land for Development*
Aset Non-Keuangan Tidak Lancar Lainnya	14	21,412	99,849	*Other Non-Current Non-Financial Assets*
Jumlah Aset Tidak Lancar		2,963,680	5,921,157	*Total Non-Current Assets*
JUMLAH ASET		**9,719,570**	**12,219,228**	***TOTAL ASSETS***

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

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PT LIPPO CIKARANG Tbk DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
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PT LIPPO CIKARANG Tbk AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
(Continued)
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	Catatan/ *Notes*	2020 Rp	2019 Rp	
LIABILITAS DAN EKUITAS				***LIABILITIES AND EQUITY***
LIABILITAS				***LIABILITIES***
Liabilitas Jangka Pendek				***Current Liabilities***
Utang Bank Jangka Pendek	20.a, 39	500,000	200,000	*Short-Term Bank Loan*
Utang Usaha - Pihak Ketiga	16, 39	84,467	114,230	*Trade Accounts Payable - Third Parties*
Beban Akrual	17, 39	144,255	160,668	*Accrued Expenses*
Utang Pajak	18.d	36,933	45,285	*Taxes Payable*
Liabilitas Imbalan Kerja Jangka Pendek	39	2,397	12,127	*Short-Term Employees' Benefits Liabilities*
Liabilitas Keuangan Jangka Pendek				*Other Current Financial Liabilities*
Lainnya - Pihak Ketiga	19, 39	177,063	175,873	*Third Parties*
Liabilitas Kontrak	21	1,120,782	200,603	*Contract Liabilities*
Pendapatan Ditangguhkan	22	20,843	41,999	*Deferred Income*
Bagian Lancar atas Liabilitas Jangka Panjang				*Current Portion of Long-Term Liability*
Utang Bank	20.b	71,358	--	*Bank Loan*
Jumlah Liabilitas Jangka Pendek		2,158,098	950,785	*Total Current Liabilities*
Liabilitas Jangka Panjang				***Non-Current Liabilities***
Utang Bank Jangka Panjang	20.b	406,040	--	*Long-Term Bank Loan*
Utang Pihak Berelasi Non-Usaha	9, 39	1,966	1,517	*Due to Related Parties Non-Trade*
Liabilitas Kontrak	21	532,208	347,883	*Contract Liabilities*
Liabilitas Imbalan Pascakerja	9, 23	42,096	36,521	*Post - Employment Benefits Liabilities*
Jumlah Liabilitas Jangka Panjang		982,310	385,921	*Total Non-Current Liabilities*
Jumlah Liabilitas		3,140,408	1,336,706	*Total Liabilities*
EKUITAS				***EQUITY***
Ekuitas yang Dapat Diatribusikan kepada Pemilik Entitas Induk:				***Equity Attributable to the Owners of the Parent:***
Modal Saham - Nilai Nominal Rp500 per Saham				*Capital Stock - Par Value Rp500 per Share*
Modal Dasar - 2.700.000.000 saham				*Authorized - 2,700,000,000 Shares*
Modal Ditempatkan dan Disetor Penuh - 2.679.600.000 Saham	24	1,339,800	1,339,800	*Issued and Fully Paid - 2,679,600,000 Shares*
Tambahan Modal Disetor-Neto	25	1,981,185	1,981,185	*Additional Paid in Capital-Net*
Komponen Ekuitas Lain	26	2,017,922	2,017,922	*Other Equity Component*
Saldo Laba		974,906	5,171,888	*Retained Earnings*
Penghasilan Komprehensif Lain	28	27,762	59,557	*Other Comprehensive Income*
Jumlah Ekuitas yang Dapat Diatribusikan kepada Pemilik Entitas Induk		6,341,575	10,570,352	*Total of Equity Attributable to the Owners of the Parent*
Kepentingan Nonpengendali	29	237,587	312,170	***Non-Controlling Interest***
Jumlah Ekuitas		6,579,162	10,882,522	*Total Equity*
JUMLAH LIABILITAS DAN EKUITAS		**9,719,570**	**12,219,228**	***TOTAL LIABILITIES AND EQUITY***

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

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PT LIPPO CIKARANG Tbk DAN ENTITAS ANAK
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December 31, 2020 and 2019
(In Million Rupiah, Unless Foreign Currency, Shares/ Unit and Otherwise Stated)

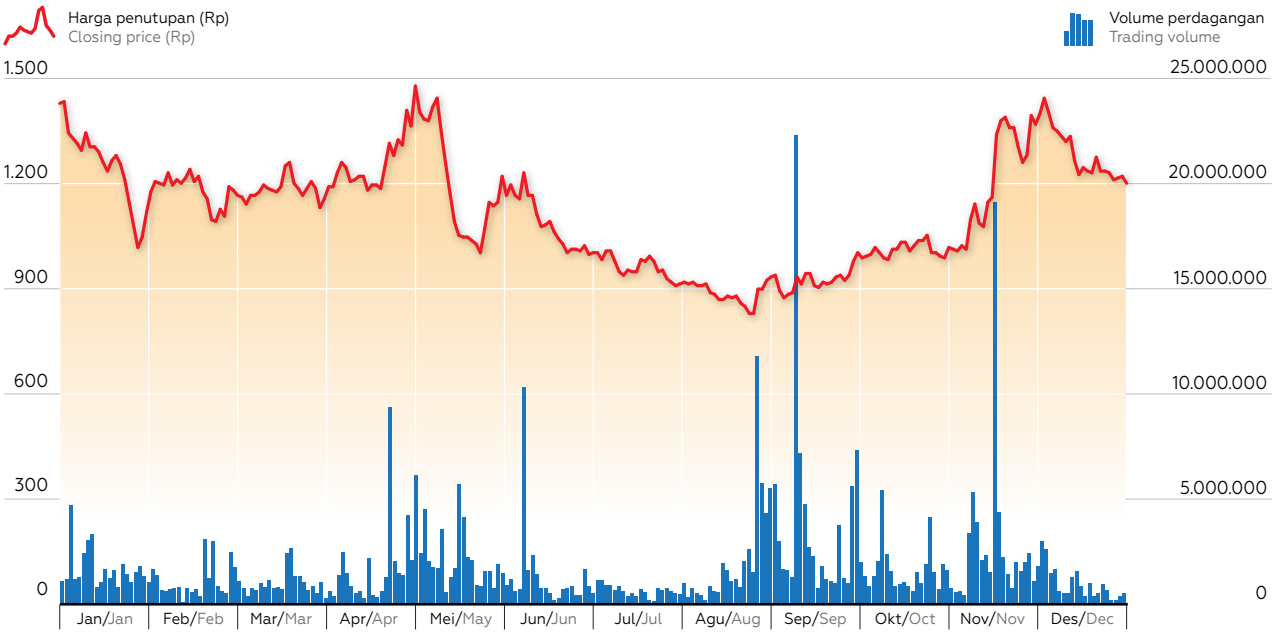
	Catatan/ *Notes*	2020 Rp	2019 Rp	
PENDAPATAN	9, 30	1,844,373	1,694,809	***REVENUES***
BEBAN PAJAK FINAL	18.a	(41,816)	(36,375)	***FINAL INCOME TAX***
PENDAPATAN NETO		1,802,557	1,658,434	***NET REVENUES***
BEBAN POKOK PENDAPATAN	31	(1,138,339)	(1,013,749)	***COST OF REVENUES***
LABA BRUTO		664,218	644,685	***GROSS PROFIT***
Beban Usaha	32	(300,605)	(210,869)	*Operating Expenses*
Penghasilan Lainnya	34	58,297	28,200	*Other Income*
Beban Lainnya	34	(2,228,552)	(120,184)	*Other Expenses*
LABA (RUGI) USAHA		**(1,806,642)**	**341,832**	***OPERATING INCOME (LOSS)***
Penghasilan (Beban) Keuangan - Neto	33	(129,153)	125,416	*Financial Income (Expenses) - Net*
Bagian Rugi Investasi pada Entitas Asosiasi -Neto	11	(1,668,611)	(44,955)	*Equity in Loss on Investment in Associates -Net*
LABA (RUGI) SEBELUM PAJAK		**(3,604,406)**	**422,293**	***PROFIT (LOSS) BEFORE TAX***
BEBAN PAJAK PENGHASILAN	18.a	(41,980)	(38,261)	***INCOME TAX EXPENSES***
LABA (RUGI) TAHUN BERJALAN		**(3,646,386)**	**384,032**	***PROFIT (LOSS) FOR THE YEAR***
PENGHASILAN KOMPREHENSIF LAIN				***OTHER COMPREHENSIVE INCOME***
Pos yang Tidak akan Direklasifikasikan ke Laba Rugi				*Item that will not be Reclassified to Profit and Loss*
Aset Keuangan Diukur pada Nilai Wajar				*Financial Assets Measured*
Melalui Penghasilan Komprehensif Lain		(61,475)	13,812	*Through Other Comprehensive Income*
Pengukuran Kembali atas Program Imbalan Kerja		(6,250)	(6,652)	*Employee Benefits Program Measurement on*
Pajak Penghasilan Terkait		309	475	*Related Income Tax*
Penghasilan Komprehensif Lain Setelah Pajak		(67,416)	7,635	***Other Comprehensive Income After Tax***
JUMLAH LABA (RUGI) KOMPREHENSIF TAHUN BERJALAN		**(3,713,802)**	**391,667**	***TOTAL COMPREHENSIVE INCOME (LOSS) FOR THE YEAR***
LABA (RUGI) TAHUN BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA:				***PROFIT (LOSS) FOR CURRENT YEAR ATTRIBUTABLE TO:***
Pemilik Entitas Induk		(3,654,135)	310,911	*Owners of the Parent*
Kepentingan Nonpengendali		7,749	73,121	*Non-Controlling Interest*
		(3,646,386)	**384,032**	
JUMLAH LABA (RUGI) KOMPREHENSIF TAHUN BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA:				***TOTAL COMPREHENSIVE INCOME (LOSS) FOR THE YEAR ATTRIBUTABLE TO:***
Pemilik Entitas Induk		(3,691,871)	312,458	*Owners of the Parent*
Kepentingan Nonpengendali		(21,931)	79,209	*Non-Controlling Interest*
		(3,713,802)	**391,667**	
LABA (RUGI) PER SAHAM DASAR (Rupiah Penuh)	35	**(1,364)**	**221**	***BASIC EARNINGS (LOSS) PER SHARE (Full Rupiah)***

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 as a whole

KINERJA SAHAM
STOCK PERFORMANCE

GRAFIK PERGERAKAN HARGA SAHAM DAN VOLUME PERDAGANGAN TAHUN 2021
STOCK PRICE AND TRADING VOLUME MOVEMENT 2021



INFORMASI SAHAM TRIWULANAN TAHUN 2021 DAN 2020
INFORMATION OF QUARTERLY STOCK 2021 AND 2020

Triwulan Quarter	Tertinggi Highest (Rupiah)	Terendah Lowest (Rupiah)	Penutupan Closing (Rupiah)	Volume Transaksi Volume of Transaction	Jumlah Saham Beredar Number of Outstanding Shares	Kapitalisasi Pasar Market Capitalization (Rupiah)
2021						
I	1.490	995	1.135	78.802.900	2.679.600.000	3.041.346.000.000
II	1.510	1.000	1.015	107.606.500	2.679.600.000	2.719.794.000.000
III	1.070	815	940	126.186.900	2.679.600.000	2.518.824.000.000
IV	1.495	930	1.205	126.001.600	2.679.600.000	3.228.918.000.000
2020						
I	1.025	382	420	86.194.051	2.679.600.000	1.125.432.000.000
II	930	418	855	149.839.439	2.679.600.000	2.291.058.000.000
III	1.030	745	765	87.929.068	2.679.600.000	2.049.894.000.000
IV	1.700	765	1.420	238.676.005	2.679.600.000	3.805.032.000.000

TINJAUAN KINERJA KEUANGAN
FINANCIAL PERFORMANCE REVIEW

Analisis kinerja keuangan Perseroan di bawah ini mengacu kepada Laporan Keuangan Konsolidasian Perseroan untuk tahun buku 2021, yang telah diaudit dan disajikan sesuai dengan Standar Akuntansi Keuangan Indonesia (PSAK) oleh KAP Amir Abadi Jusuf, Aryanto, Mawar dan Rekan. Laporan Keuangan Konsolidasian Perseroan Tahun 2021 mendapat opini wajar tanpa pengecualian dalam semua hal yang material.

The following analysis of the Company's financial performance refers to the Company's Consolidated Financial Statements for the financial year 2021, which was prepared in accordance with Indonesian Financial Accounting Standards (PSAK) and was audited by KAP Amir Abadi Jusuf, Aryanto, Mawar and Partner. The Company's 2021 Consolidated Financial Statements were presented fairly in all material respects.

LAPORAN POSISI KEUANGAN KONSOLIDASIAN
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

dalam jutaan Rupiah / in million Rupiah

Keterangan	2021	2020	Perubahan Change (%)	Description
Jumlah Aset Lancar	6.226.638	6.755.890	(7,8%)	Total Current Assets
Jumlah Aset Tidak Lancar	2.907.899	2.963.680	(1,9%)	Total Non-Current Assets
Jumlah Aset	9.134.537	9.719.570	(6,0%)	Total Assets
Jumlah Liabilitas Jangka Pendek	1.966.681	2.158.098	(8,9%)	Total Current Liabilities
Jumlah Liabilitas Jangka Panjang	760.910	982.310	(22,5%)	Total Non-Current Liabilities
Jumlah Liabilitas	2.727.591	3.140.408	(13,1%)	Total Liabilities
Jumlah Ekuitas yang Dapat Diatribusikan kepada Pemilik Induk	6.375.686	6.341.575	0,5%	Equity Attributable to the Owners of the Parent
Kepentingan Non-Pengendali	31.260	237.587	(86,8%)	Non-Controlling Interest
Jumlah Ekuitas	6.406.946	6.579.162	(2,6%)	Total Equity

ASET
Pada akhir 2021, Perseroan membukukan total aset sebesar Rp9,1 triliun, menurun sebesar 6,0% dari tahun 2020 yakni sebesar Rp9,7 triliun. Penurunan ini terutama disebabkan oleh penurunan kas dan setara kas karena pembagian dividen dan penurunan persediaan dari pengakuan pendapatan di tahun 2021.

ASSETS
At at the end of 2021, the Company recorded total assets of Rp9.1 trillion, decreased by 6.0% from Rp9.7 trillion in 2020. This decrease was mainly due to a drop in cash and cash equivalents due to the distribution of dividends and a decline in inventories from revenue recognition in 2021.

ASET LANCAR
Aset lancar Perseroan tercatat sebesar Rp6,2 triliun pada 2021, menurun sebesar 7,8% dari tahun 2020 yakni sebesar Rp6,8 triliun. Penurunan ini disebabkan oleh penurunan kas dan setara kas karena pembagian dividen dan penurunan persediaan atas pengakuan pendapatan di tahun 2021.

CURRENT ASSETS
The Company's current assets stood at Rp6.2 trillion in 2021, dropped by 7.8% from Rp6.8 trillion in 2020. This decline was due to a decrease in cash and cash equivalents a drop in cash and cash equivalents due to the distribution of dividends and a decline in inventories from revenue recognition in 2021.

ASET TIDAK LANCAR
Pada 2021, aset tidak lancar Perseroan tercatat sebesar Rp2,9 triliun, menurun sebesar 1,9% dari Rp3,0 triliun pada 2020. Penurunan ini disebabkan oleh penurunan aset keuangan tidak lancar lainnya.

NON-CURRENT ASSETS
In 2021, the Company's non-current assets were Rp2.9 trillion, a decrease of 1.9% from Rp3.0 trillion in 2020. This was due to a decline in other non-current financial assets.

LIABILITAS
Perseroan membukukan total liabilitas sebesar Rp2,7 triliun pada 31 Desember 2021, menurun sebesar 13,1% dari Rp3,1

LIABILITIES
The Company posted total liabilities of Rp2.7 trillion as of December 31, 2021, a decrease of 13.1% from Rp3.1 trillion

triliun pada 2020. Hal ini disebabkan karena penurunan uang muka pelanggan (liabilitas kontrak) dan pembayaran utang bank jangka panjang.

LIABILITAS JANGKA PENDEK

Liabilitas jangka pendek Perseroan tercatat sebesar Rp2,0 triliun, menurun 8,9% dari tahun 2020 yakni sebesar Rp2,2 triliun. Penurunan ini disebabkan karena penurunan uang muka pelanggan (liabilitas kontrak).

LIABILITAS JANGKA PANJANG

Pada 2021, liabilitas jangka panjang Perseroan tercatat sebesar Rp760,9 miliar, menurun sebesar 22,5% dibandingkan dengan tahun 2020 yaitu Rp982,3 miliar yang disebabkan oleh penurunan utang bank jangka panjang dan uang muka pelanggan (liabilitas kontrak).

EKUITAS

Per 31 Desember 2021, Perseroan membukukan penurunan total ekuitas sebesar 2,6%, yaitu dari Rp6,6 triliun pada 2020 menjadi Rp6,4 triliun pada 2021. Penurunan ini disebabkan oleh penurunan kepentingan atas akuisisi entitas anak.

in 2020. This was due to a decrease in advances from customers (contract liabilities) and long-term bank loan.

CURRENT LIABILITIES

The Company's current liabilities were Rp2.0 trillion, a decrease of 8.9% from Rp2.2 trillion in 2020. This was driven by a decrease in advances from customers (contract liabilities).

NON-CURRENT LIABILITIES

In 2021, the Company's non-current liabilities stood at Rp760.9 billion, a decrease of 22.5% compared to Rp982.3 billion in 2020 due to a decrease in long-term bank loan and advances from customers (contract liabilities).

EQUITY

As of December 31, 2021, the Company recorded a decrease in total equity of 2.6%, from Rp6.6 trillion in 2020 to Rp6.4 trillion in 2021. This decrease was due to a decline in non-controlling interests.

LAPORAN LABA RUGI DAN PENGHASILAN KOMPREHENSIF LAIN KONSOLIDASIAN
CONSOLIDATED STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

dalam jutaan Rupiah / in million Rupiah

Keterangan	2021	2020	Perubahan Change (%)	Description
Pendapatan Neto	1.805.184	1.802.557	0,1%	Net Revenues
Beban Pokok Pendapatan	(1.154.219)	(1.138.339)	(1,4%)	Cost of Revenues
Laba Bruto	650.965	664.218	(2,0%)	Gross Profit
Beban Usaha	(249.511)	(300.605)	17,0%	Operating Expenses
Laba (Rugi) Usaha	298.706	(1.806.642)	116,5%	Operating Income (Loss)
Laba (Rugi) Tahun Berjalan	140.369	(3.646.386)	103,8%	Profit (Loss) for the Year
Penghasilan Komprehensif Lain	(45.862)	(67.416)	32,0%	Other Comprehensive Income
Jumlah Laba (Rugi) Komprehensif Tahun Berjalan	94.507	(3.713.802)	102,5%	Total Comprehensive Income (Loss) for the Year
Laba (Rugi) Tahun Berjalan yang Dapat Diatribusikan Kepada:				Profit (Loss) for the Year Attributable to:
Pemilik Entitas Induk	185.322	(3.654.135)	105,1%	Owners of the Parent
Kepentingan Nonpengendali	(44.953)	7.749	(680,1%)	Non-Controlling Interest
Jumlah Laba (Rugi) Komprehensif Tahun Berjalan yang Dapat Diatribusikan Kepada:				Total Comprehensive Income (Loss) for the Year Attributable to:
Pemilik Entitas Induk	157.724	(3.691.871)	104.3%	Owners of the Parent
Kepentingan Nonpengendali	(63.217)	(21.931)	(188.3%)	Non-Controlling Interest

PENDAPATAN NETO

Perseroan berhasil membukukan pendapatan neto sebesar Rp1,8 triliun pada 2021, sedikit meningkat dibandingkan dengan tahun 2020 yaitu Rp1,8 triliun. Kenaikan ini bersumber dari peningkatan pendapatan dan serah terima rumah hunian dan apartemen untuk *project* Waterfront Estates dan Orange County.

NET REVENUES

The Company managed to record net revenues of Rp1.8 trillion in 2021, a slight increase compared to Rp1.8 trillion in 2020. This was derived from an increase in revenues and the handover of residential houses and apartments at the Waterfront Estates and Orange County projects.

PT MARGA ABHINAYA ABADI Tbk
DAN ENTITAS ANAKNYA
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
Tanggal 31 Desember 2017
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

PT MARGA ABHINAYA ABADI Tbk
AND ITS SUBSIDIARIES
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As of December 31, 2017
(Expressed in Rupiah, unless otherwise stated)

	Catatan/ *Notes*	31 Desember/*December 31,* 2017	31 Desember/*December 31,* 2016	1 Januari 2016/ 31 Desember 2015/ *January 1, 2016/ December 31, 2015*	
			(Disajikan kembali - Catatan 38/ *As restated - Note 38)*		
ASET					***ASSETS***
ASET LANCAR	`				***CURRENT ASSETS***
Kas dan bank	2e,2s,2y 4,35	9.702.890.836	8.514.709.896	19.789.760.649	*Cash and banks*
Piutang usaha	2y,5,20,35				*Trade receivables*
Pihak ketiga		106.902.573.169	26.422.174.347	63.664.476.361	*Third parties*
Pihak berelasi	2f,6a	119.455.825.200	157.487.354.640	75.018.568.365	*Related parties*
Piutang lain-lain	2y,7,28,35				*Other receivables*
Pihak ketiga		11.331.663.847	6.491.082.122	713.848.251.590	*Third parties*
Pihak berelasi	2f,6b	4.753.455.600	6.477.654.400	-	*Related parties*
Persediaan hotel	2g,8,20 2h,2l,9,14	2.251.578.025	3.027.882.048	1.563.796.171	*Hotel inventories*
Aset real estat	16,20,27	1.342.733.934.182	1.415.827.676.879	972.414.315.233	*Real estate assets*
Uang muka dan beban dibayar di muka	2i,11	4.334.454.316	11.378.316.950	2.347.493.854	*Advances and prepaid expenses*
Pajak dibayar di muka	2u,18a	9.579.518.282	10.252.810.839	5.757.430.064	*Prepaid taxes*
Bank yang dibatasi penggunaannya	2e,2y,10,35	5.269.482.937	6.383.449.350	5.325.205.003	*Restricted banks*
Total Aset Lancar		**1.616.315.376.394**	**1.652.263.111.471**	**1.859.729.297.290**	***Total Current Assets***
ASET TIDAK LANCAR					***NONCURRENT ASSETS***
Investasi pada entitas asosiasi	2j	-	-	3.732.018.837	*Investment in associates*
Aset tetap - neto	2k,2l,2n,12 16,20,21,22	575.189.710.354	477.103.906.018	478.588.137.710	*Fixed assets - net*
Properti investasi - neto	2m,2n,13,20	149.122.004.972	125.781.286.086	132.126.253.382	*Investment properties - net*
Piutang pihak berelasi	2f,2y,6c,35	3.115.964.114	3.191.000.000	-	*Due from related parties*
Aset pajak tangguhan	2u,18d	442.770.010	49.305.500	36.585.500	*Deferred tax assets*
Aset lain-lain	35	1.894.505.627	964.131.929	3.707.501.791	*Other assets*
Total Aset Tidak Lancar		**729.764.955.077**	**607.089.629.533**	**618.190.497.220**	***Total Noncurrent Assets***
TOTAL ASET		**2.346.080.331.471**	**2.259.352.741.004**	**2.477.919.794.510**	***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 whole.

PT MARGA ABHINAYA ABADI Tbk
DAN ENTITAS ANAKNYA
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
Tanggal 31 Desember 2017
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

PT MARGA ABHINAYA ABADI Tbk
AND ITS SUBSIDIARIES
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As of December 31, 2017
(Expressed in Rupiah, unless otherwise stated)

	Catatan/ *Notes*	31 Desember/*December 31,* 2017	31 Desember/*December 31,* 2016	1 Januari 2016/ 31 Desember 2015/ *January 1, 2016/ December 31, 2015*	
			(Disajikan kembali - Catatan 38/ *As restated - Note 38)*		
LIABILITAS DAN EKUITAS - NETO					***LIABILITIES AND EQUITY - NET***
LIABILITAS JANGKA PENDEK					***CURRENT LIABILITIES***
Utang bank jangka pendek	2y,9,13 31,35	285.792.431.853	280.679.874.706	282.473.054.401	*Short-term bank loans*
Utang usaha - pihak ketiga	2y,15,35	59.314.874.283	64.984.746.221	42.411.274.045	*Trade payables - third parties*
Utang lain-lain - pihak ketiga	2y,6f,9,12 16,31,35	59.586.029.076	38.209.844.477	5.620.641.748	*Other payables - third parties*
Beban masih harus dibayar	2y,17,35	33.988.255.140	28.404.698.255	4.082.303.745	*Accrued* expenses
Utang pajak	2u,18b	80.415.228.188	79.986.392.217	76.702.007.288	*Taxes payable*
Penyisihan untuk penggantian perabot dan peralatan hotel	2o	846.849.528	676.074.890	454.355.140	*Allowance for replacement of hotel's furnitures and fixtures*
Bagian jangka pendek liabilitas jangka panjang					*Current portion of long-term liabilities*
Pendapatan diterima di muka	19	91.485.141.474	18.434.611.488	29.271.835.262	*Unearned revenue*
Utang bank	2y,6f,5,8 9,12,13 20,31,35	176.448.906.928	101.160.485.763	26.277.750.234	*Bank loans*
Utang pembiayaan konsumen	2y,12,21 31,35	130.876.667	165.838.742	184.424.261	*Consumer financing payables*
Utang sewa pembiayaan	2r,2y,12 22,31,35	-	71.793.337	70.142.948	*Finance lease payables*
Total Liabilitas Jangka Pendek		**788.008.593.137**	**612.774.360.096**	**467.547.789.072**	***Total Current Liabilities***
LIABILITAS JANGKA PANJANG					***NONCURRENT LIABILITIES***
Utang pihak berelasi	2f,2y,6d,35	133.375.092.501	262.496.557.346	809.636.512.406	*Due to related parties*
Liabilitas imbalan kerja karyawan	2p,23,28	17.574.447.000	16.398.847.000	9.205.054.000	*Employee benefit liabilities*
Liabilitas pajak tangguhan	2u,18d	23.566.604	308.252.006	113.306.392	*Deferred tax liabilities*
Liabilitas jangka panjang - setelah dikurangi bagian jangka pendek					*Long-term liabilities - net of current portion*
Pendapatan diterima di muka	19	44.877.552.806	70.939.823.904	57.806.673.151	*Unearned revenue*
Utang bank	2y,6f,5,8 9,12,13 20,31,35	624.971.818.589	773.045.515.794	780.039.131.835	*Bank loans*
Utang pembiayaan konsumen	2y,12,21 31,35	-	120.605.301	277.419.154	*Consumer financing payables*
Utang sewa pembiayaan	2r,2y,12 22,31,35	-	-	71.793.337	*Finance lease payables*
Total Liabilitas Jangka Panjang		**820.822.477.500**	**1.123.309.601.351**	**1.657.149.890.275**	***Total Noncurrent Liabilities***
TOTAL LIABILITAS		**1.608.831.070.637**	**1.736.083.961.447**	**2.124.697.679.347**	***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 form an integral part of these consolidated financial statements taken as whole.

PT MARGA ABHINAYA ABADI Tbk
DAN ENTITAS ANAKNYA
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
Tanggal 31 Desember 2017
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

PT MARGA ABHINAYA ABADI Tbk
AND ITS SUBSIDIARIES
CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As of December 31, 2017
(Expressed in Rupiah, unless otherwise stated)

	Catatan/ *Notes*	31 Desember/*December 31,* 2017	31 Desember/*December 31,* 2016	1 Januari 2016/ 31 Desember 2015/ *January 1, 2016/ December 31, 2015*	
			(Disajikan kembali - Catatan 38/ *As restated - Note 38)*		
EKUITAS - NETO YANG DAPAT DIATRIBUSIKAN KEPADA PEMILIK ENTITAS INDUK					***EQUITY - NET ATTRIBUTABLE TO OWNERS OF THE COMPANY***
Modal saham - nilai nominal Rp 100 per lembar saham pada tanggal 31 Desember 2017 dan Rp 1.000.000 per saham tanggal 31 Desember 2016 dan 1 Januari 2016/ 31 Desember 2015					*Share capital - par value Rp 100 per share as of December 31, 2017 and Rp 1,000,000 per share as of December 31, 2016 and January 1, 2016/ December 31, 2015*
Modal dasar - 23.700.000.000 lembar saham pada tanggal 31 Desember 2017 dan 200.000 lembar saham pada tanggal 31 Desember 2016 dan 1 Januari 2016/ 31 Desember 2015					*Authorized - 23,700,000,000 shares as of December 31, 2017 and 200,000 shares as of December 31, 2016 and January 1, 2016/ December 31. 2015*
Modal ditempatkan dan disetor penuh - 15.317.520.200 lembar saham tanggal 31 Desember 2017, 200.000 lembar saham tanggal 31 Desember 2016 dan 65.000 saham tanggal 1 Januari 2016/ 31 Desember 2015	24	1.531.752.020.000	200.000.000.000	200.000.000.000	*Issued and fully paid share capital - 15,317,520,200 shares as of December 31, 2017, 200,000 shares as of December 31, 2016 and 65,000 shares as of January 1, 2016/ December 31, 2015*
Tambahan modal disetor	2d,2t,2v 18f,25	(630.306.266.595)	-	-	*Additional paid-in capital*
Proforma modal yang berasal dari transaksi restrukturisasi entitas sepengendali	2d	-	416.747.010.183	220.369.905.604	*Capital proforma arising from restructuring transaction of entities under common control*
Selisih atas transaksi dengan pihak nonpengendali	2b	(2.485.819.850)	-	-	*Differences in value from transactions with noncontrolling interest*
Defisit		(172.715.618.050)	(104.123.855.915)	(71.964.193.597)	*Deficit*
Total Ekuitas Yang Dapat Diatribusikan Kepada Pemilik Entitas Induk		726.244.315.505	512.623.154.268	348.405.712.007	*Total Equities Attributable to Owners of Company*
Kepentingan nonpengendali	2b	11.004.945.329	10.645.625.289	4.816.403.156	*Noncontrolling interest*
TOTAL EKUITAS - NETO		**737.249.260.834**	**523.268.779.557**	**353.222.115.163**	***TOTAL EQUITY - NET***
TOTAL LIABILITAS DAN EKUITAS - NETO		**2.346.080.331.471**	**2.259.352.741.004**	**2.477.919.794.510**	***TOTAL LIABILITIES AND EQUITY - NET***

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 whole.

PT MARGA ABHINAYA ABADI Tbk
DAN ENTITAS ANAKNYA
LAPORAN LABA RUGI DAN PENGHASILAN KOMPREHENSIF LAIN KONSOLIDASIAN
Tahun yang Berakhir Pada Tanggal 31 Desember 2017
(Dinyatakan dalam Rupiah, kecuali dinyatakan lain)

PT MARGA ABHINAYA ABADI Tbk
AND ITS SUBSIDIARIES
CONSOLIDATED STATEMENT OF PROFIT LOSS AND OTHER COMPREHENSIVE INCOME
For The Year Ended December 31, 2017
(Expressed in Rupiah, unless otherwise stated)

	2017	Catatan/ *Notes*	2016 (Disajikan kembali - Catatan 38/ *As restated - Note 38)*	
PENDAPATAN	213.149.157.812	2q,26	399.226.136.345	***REVENUE***
BEBAN POKOK PENDAPATAN	120.860.555.427	2q,2h,2m, 2u,27	227.630.193.908	***COST OF REVENUE***
LABA KOTOR	**92.288.602.385**		**171.595.942.437**	***GROSS PROFIT***
BEBAN USAHA		2q 2k,2p,7		***OPERATING EXPENSES***
Umum dan administrasi	51.673.868.174	12,23,28	70.006.110.774	*General and administrative*
Gaji, upah, dan tunjangan lainnya	49.615.817.346		44.216.107.304	*Salary, wages, and other allowances*
Peralatan, pemeliharaan, dan energi	4.576.633.021	29	7.308.953.154	*Equipment, maintenance, and energy*
Penjualan dan promosi	18.186.789.663	30	19.690.262.828	*Selling and marketing*
Jumlah Beban Usaha	124.053.108.204		141.221.434.060	*Total Operating Expenses*
LABA (RUGI) USAHA	**(31.764.505.819)**		**30.374.508.377**	***OPERATING INCOME (LOSS)***
PENDAPATAN (BEBAN) LAIN-LAIN		2q 14,16,20		***OTHER INCOME (EXPENSES)***
Beban bunga	(167.239.308.523)	21,22,31	(176.974.613.176)	*Interest expenses*
Pendapatan bunga	7.123.972.537		214.402.208	*Interest income*
Lain-lain - neto	3.759.539.601		(2.154.991.399)	*Others - net*
Jumlah Beban Lain-lain - Neto	(156.355.796.385)		(178.915.202.367)	*Total Others Expenses - Net*
RUGI SEBELUM MANFAAT (BEBAN) PAJAK TANGGUHAN	**(188.120.302.204)**		**(148.540.693.990)**	***LOSS BEFORE DEFERRED TAX BENEFIT (EXPENSES)***
MANFAAT (BEBAN) PAJAK TANGGUHAN	**560.434.313**	2u,18c,18d	**(151.473.863)**	***DEFERRED TAX BENEFIT (EXPENSES)***
RUGI NETO TAHUN BERJALAN SEBELUM DAMPAK PENYESUAIAN PROFORMA	**(187.559.867.891)**		**(148.692.167.853)**	***NET LOSS FOR THE YEAR BEFORE EFFECT OF PROFORMA ADJUSTMENT***
Dampak penyesuaian proforma atas rugi neto tahun berjalan	117.939.770.946	2b	114.651.800.289	*Effect of proforma adjustment on net loss for the year*
RUGI NETO TAHUN BERJALAN	**(69.620.096.945)**		**(34.040.367.564)**	***NET LOSS FOR THE YEAR***

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 whole.

PT MARGA ABHINAYA ABADI Tbk
DAN ENTITAS ANAKNYA
LAPORAN LABA RUGI DAN PENGHASILAN KOMPREHENSIF LAIN KONSOLIDASIAN
Tahun yang Berakhir Pada Tanggal 31 Desember 2017
(Dinyatakan dalam Rupiah, kecuali dinyatakan lain)

PT MARGA ABHINAYA ABADI Tbk
AND ITS SUBSIDIARIES
CONSOLIDATED STATEMENT OF PROFIT LOSS AND OTHER COMPREHENSIVE INCOME
For The Year Ended December 31, 2017
(Expressed in Rupiah, unless otherwise stated)

	2017	Catatan/ *Notes*	2016 (Disajikan kembali - Catatan 38/ *As restated - Note 38)*	
PENGHASILAN (RUGI) KOMPREHENSIF LAIN				***OTHER COMPREHENSIVE INCOME (LOSS)***
Penghasilan (rugi) komprehensif lain yang tidak akan direklasifikasi ke laba rugi pada periode selanjutnya:				***Other comprehensive income (loss) not to be reclassified to profit or loss in subsequent period:***
Pengukuran kembali liabilitas imbalan kerja	2.367.196.600	2p,23	2.019.584.000	*Remeasurement of liabilities for employee benefits*
Manfaat (rugi) pajak penghasilan terkait	(117.715.600)	2u,18d	(30.751.750)	*Related income (loss) taxes*
PENGHASILAN KOMPREHENSIF LAIN SEBELUM DAMPAK PENYESUAIAN PROFORMA	**2.249.481.000**		**1.988.832.250**	***OTHER COMPREHENSIVE INCOME BEFORE EFFECT OF PROFORMA ADJUSTMENT***
Dampak penyesuaian proforma atas penghasilan komprehensif lain	(2.477.646.000)	2b	(1.862.238.204)	*Effect of proforma adjustment on other comprehensive income*
PENGHASILAN (RUGI) KOMPREHENSIF LAIN	**(228.165.000)**		**126.594.046**	***OTHER COMPREHENSIVE INCOME (LOSS)***
RUGI KOMPREHENSIF TAHUN BERJALAN	**(69.848.261.945)**		**(33.913.773.518)**	***COMPREHENSIVE LOSS FOR THE YEAR***
RUGI BERSIH TAHUN BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA:				***NET LOSS FOR THE YEAR ATTRIBUTABLE TO:***
Pemilik Entitas Induk	(68.322.641.721)		(32.253.930.686)	*Owners of the Company*
Kepentingan nonpengendali	(1.297.455.224)		(1.786.436.878)	*Noncontrolling interest*
TOTAL	**(69.620.096.945)**		**(34.040.367.564)**	***TOTAL***
RUGI KOMPREHENSIF TAHUN BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA:				***NET COMPREHENSIVE LOSS FOR THE YEAR ATTRIBUTABLE TO:***
Pemilik Entitas Induk	(68.591.762.135)		(32.159.662.318)	*Owners of the Company*
Kepentingan nonpengendali	(1.256.499.810)		(1.754.111.200)	*Noncontrolling interest*
TOTAL	**(69.848.261.945)**		**(33.913.773.518)**	***TOTAL***
RUGI PER SAHAM DASAR YANG DIATRIBUSIKAN KEPADA PEMILIK ENTITAS INDUK	**(13,37)**	2x,32	**(16,12)**	***BASIC LOSS PER SHARE ATTRIBUTABLE TO OWNER OF THE COMPANY***
RUGI PER SAHAM DILUSI YANG DAPAT DIATRIBUSIKAN KEPADA PEMILIK ENTITAS INDUK	**(13,37)**	2x,32	**(6,80)**	***DILUTED LOSS PER SHARE ATTRIBUTABLE TO OWNER OF THE COMPANY***

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 whole.

PT MARGA ABHINAYA ABADI TBK
DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
31 DESEMBER 2018 DAN 2017
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

PT MARGA ABHINAYA ABADI TBK
AND ITS SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
DECEMBER 31, 2018 AND 2017
(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	3e,3s,3y,5	7.648.032.075	9.702.890.836	*Cash and bank*
Piutang usaha				*Trade receivables*
Pihak berelasi	3f,33a	140.715.825.200	118.695.825.200	*Related parties*
Pihak ketiga	6	106.402.728.796	107.662.573.169	*Third parties*
Piutang lain-lain				*Other payable*
Pihak berelasi	3f,33b	13.280.661.034	4.753.455.600	*Related parties*
Pihak ketiga	7	18.192.815.449	11.331.663.847	*Third parties*
Persediaan hotel	8	2.815.752.985	2.251.578.025	*Hotel inventories*
Aset real estate	3g,9	1.328.608.576.172	1.342.733.934.182	*Real estate assets*
Uang muka dan beban dibayar dimuka	3h,11	6.446.123.677	4.334.454.316	*Advance and prepaid expenses*
Pajak dibayar dimuka	3u, 19a	7.593.147.781	9.579.518.282	*Prepaid taxes*
Bank yang dibatasi penggunaannya	3e,3y,10,35	4.612.018.408	5.269.482.937	*Restricted banks*
JUMLAH ASET LANCAR		**1.636.315.681.579**	**1.616.315.376.395**	***TOTAL CURRENT ASSETS***
ASET TIDAK LANCAR				***NON-CURRENT ASSETS***
Aset tetap - neto	3k,12	558.197.818.081	575.189.710.354	*Fixed assets - net*
Properti investasi - neto	3m,3n,13	112.615.400.072	149.122.004.972	*Investment properties - net*
Piutang pihak berelasi	3f,3y,33b	-	3.115.964.114	*Due from related parties*
Aset pajak tangguhan	3u,19d	547.169.930	442.770.010	*Deffered tax assets*
Aset lain-lain	14	1.220.516.520	1.894.505.627	*Other assets*
JUMLAH ASET TIDAK LANCAR		**672.580.904.603**	**729.764.955.077**	***TOTAL NON-CURRENT ASSETS***
TOTAL ASET		**2.308.896.586.182**	**2.346.080.331.471**	***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

	Catatan/ *Notes*	30 Desember/ *December 31,* 2018	31 Desember/ *December 31,* 2017	
LIABILITAS DAN EKUITAS				***LIABILITIES AND EQUITY***
LIABILITAS LANCAR				***CURRENT LIABILITIES***
Utang bank	15	285.292.215.529	285.792.431.853	*Bank loan*
Utang usaha - pihak ketiga	3y,16	63.167.912.205	59.314.874.283	*Account payable - third party*
Utang lain-lain				*Other payable*
Pihak ketiga	17	41.286.775.302	59.586.029.076	*Third parties*
Beban yang masih harus dibayar	3y,18	12.613.885.527	33.988.255.140	*Accrued expenses*
Utang pajak	19b	83.073.509.303	80.415.228.188	*Taxes payable*
Penyisihan untuk penggantian				*Allowance for replacement*
Perabot dan peralatan hotel		1.106.095.653	846.849.528	*of hotel furniture and fixtures*
Bagian jangka pendek -				*Current portion of -*
- liabilitas jangka panjang				*- long-term liabilities*
Pendapatan diterima dimuka	20	107.599.131.250	91.485.141.474	*Unearned revenue*
Utang bank	21,35	369.299.188.990	176.448.906.928	*Bank loans*
Utang pembiayaan konsumen	22	-	130.876.667	*Consumer financing*
JUMLAH LIABILITAS LANCAR		**963.438.713.759**	**788.008.593.138**	***TOTAL CURRENT LIABILITIES***
LIABILITAS TIDAK LANCAR				***NON-CURRENT LIABILITIES***
Utang lain-lain				*Other payable*
Pihak berelasi	3f,3y,33c	351.929.895.198	133.375.092.501	*Related parties*
Liabilitas pajak tangguhan	3u,19d	277.273.805	23.566.604	*Deffered tax liabilities*
Bagian jangka panjang -				*Non current portion of -*
- liabilitas jangka panjang				*- long-term liabilities*
Pendapatan diterima dimuka	20	40.105.902.555	44.877.552.806	*Unearned revenue*
Utang bank	21	389.001.210.230	624.971.818.589	*Bank loans*
Utang pembiayaan konsumen	22	-	-	*Consumer financing*
Liabilitas imbalan pasca kerja	23	14.517.394.944	17.574.447.000	*Post-employement liabilities*
JUMLAH LIABILITAS TIDAK LANCAR		**795.831.676.727**	**820.822.477.500**	***TOTAL NON-CURRENT LIABILITIES***
JUMLAH LIABILITAS		**1.759.270.390.486**	**1.608.831.070.637**	***TOTAL LIABILITIES***
EKUITAS				***EQUITY***
Modal saham - nilai nominal Rp.100 per saham,				*Capital stock - par value of Rp.100 per share,*
Modal dasar - 23.700.000.000 lembar saham,				*Authorized capital - 23,700,000,000 shares*
ditempatkan dan disetor				*issued and paid*
15.365.229.912 lembar saham,				*15.365.229.912 shares as of*
per 31 Desember 2018				*December 31, 2018*
dan 15.317.520.200 lembar saham,				*15.317.520.200 shares as of*
per 31 Desember 2017	24,3t	1.536.522.991.200	1.531.752.020.000	*December 31, 2017*
Tambahan modal disetor - bersih	25	(621.303.739.522)	(630.306.266.595)	*Additional paid in capital - net*
Selisih atas transaksi dengan -				*Differences in value from*
- pihak nonpengendali		(2.485.819.850)	(2.485.819.850)	*Transaction with noncontrolling interest*
Pengukuran kembali liabilitas imbalan				*Remeasurement of liabilities for*
pasca kerja		4.090.704.883	(269.120.414)	*employee benefits*
Defisit		(375.517.616.146)	(172.446.497.636)	*Deficit*
Ekuitas yang dapat diatribusikan kepada pemilik entitas induk		**541.306.520.565**	**726.244.315.505**	***Equity attributable to owners of the parent***
Kepentingan non pengendali		**8.319.675.131**	**11.004.945.329**	***Non controlling interest***
JUMLAH EKUITAS		**549.626.195.696**	**737.249.260.834**	***TOTAL EQUITY***
JUMLAH LIABILITAS DAN EKUITAS		**2.308.896.586.182**	**2.346.080.331.471**	***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 MARGA ABHINAYA ABADI TBK
DAN ENTITAS ANAK
LAPORAN LABA RUGI DAN PENDAPATAN
KOMPREHENSIF LAIN KONSOLIDASIAN
UNTUK TAHUN YANG BERAKHIR 31 DESEMBER 2018 DAN 2017
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

PT MARGA ABHINAYA ABADI TBK
AND ITS SUBSIDIARIES
CONSOLIDATED STATEMENTS OF PROFIT OR LOSS
AND OTHER COMPREHENSIVE INCOME
FOR THE YEARS ENDED DECEMBER 31, 2018 AND 2017
(Expressed in Rupiah, unless otherwise stated)

	Catatan/ *Notes*	2018	2017	
PENDAPATAN	**3q,26**	120.002.776.253	213.149.157.812	***REVENUES***
BEBAN POKOK PENJUALAN	3q,27	53.286.912.400	120.860.555.427	***COST OF REVENUE***
LABA KOTOR		**66.715.863.853**	**92.288.602.385**	***GROSS PROFIT***
BEBAN USAHA				***OPERATING EXPENES***
Beban administrasi dan umum	3q,28	44.456.295.162	51.673.868.174	*Administration and general expenses*
Gaji dan tunjangan	3q	39.859.329.837	49.615.817.346	*Salary and benefit*
Peralatan, pemeliharaan, dan energi	29	5.199.332.673	4.576.633.021	*Equiptment, maintenance, and energy*
Penjualan dan promosi	30	2.769.315.951	18.186.789.663	*Selling and marketing*
Jumlah beban usaha		**92.284.273.623**	**124.053.108.204**	***Total operating expenses***
RUGI SEBELUM PAJAK		**(25.568.409.770)**	**(31.764.505.819)**	***LOSS BEFORE TAX***
PENDAPATAN (BEBAN) LAIN-LAIN				***OTHER INCOME (EXPENSES)***
Beban bunga	3q,31	(184.457.251.883)	(167.239.308.523)	*Interest expenses*
Pendapatan bunga	3q,31	12.327.776.870	7.123.972.536	*Interest income*
Lain-lain neto		(7.043.752.515)	3.759.539.601	*Others - net*
Jumlah pendapatan (beban) lain-lain - neto		**(179.173.227.528)**	**(156.355.796.385)**	***Total other income (expenses) - net***
RUGI SEBELUM MANFAAT (BEBAN) PAJAK TANGGUHAN		**(204.741.637.298)**	**(188.120.302.204)**	***LOSS BEFORE DEFFERED TAX - - BENEFIT (EXPENSES)***
MANFAAT (BEBAN) PAJAK TANGGUHAN	3u,19d	**(1.068.177.223)**	**560.434.313**	***DEFFERED TAX - - BENEFIT (EXPENSES)***
RUGI NETO TAHUN BERJALAN SEBELUM DAMPAK PENYESUAIAN PROFORMA		**(205.809.814.521)**	**(187.559.867.891)**	***NET LOSS FOR THE YEAR BEFORE EFFECT OF PROFORMA ADJUSTMENT***
Dampak penyesuaian proforma atas rugi neto tahun berjalan	3b	-	117.939.770.946	*Effect on proforma adjustment on net loss for the year*
RUGI NETO TAHUN BERJALAN		**(205.809.814.521)**	**(69.620.096.945)**	***NET LOSS FOR THE YEAR***
PENGHASILAN (RUGI) KOMPREHENSIF LAIN				***OTHER COMPREHENSIVE INCOME (LOSS)***
Penghasilan (rugi) komprehensif lain yang tidak akan direklasifikasi ke Laba Rugi:				***Other comprehensive income (loss) will not to be reclassified to profit or loss:***
Pengukuran kembali liabilitas Imbalan Pasca Kerja	3p,23	7.279.196.984	2.367.196.600	*Remeasurement of liabilities for employee benefits*
Manfaat (rugi) pajak penghasilan terkait	3u,19d	(2.865.945.875)	(117.715.600)	*Related income (loss) taxes*
PENGHASILAN KOMPREHENSIF LAIN SEBELUM DAMPAK PENYESUAIAN PROFORMA		**4.413.251.110**	**2.249.481.000**	***OTHER COMPREHENSIF INCOME BEFORE EFFECT OF PROFORMA ADJUSTMENT***
Dampak penyesuaian proforma atas penghasilan komprehensif lain	3b	-	(2.477.646.000)	*Effect of proforma adjustment on other comprehensive income*
PENGHASILAN KOMPREHENSIF LAIN SETELAH DAMPAK PENYESUAIAN PROFORMA		**4.413.251.110**	**(228.165.000)**	***OTHER COMPREHENSIF INCOME AFTER EFFECT OF PROFORMA ADJUSTMENT***
RUGI KOMPREHENSIF TAHUN BERJALAN		**(201.396.563.411)**	**(69.848.261.945)**	***COMPREHENSIVE LOSS FOR THE YEARS***
RUGI BERSIH TAHUN BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA:				***NETT LOSS FOR THE YEARS ATTRIBUTABLE TO:***
Pemilik entitas induk		(203.071.118.510)	(68.322.641.721)	*Owners of parent entity*
Kepentingan non pengendali		(2.738.696.011)	(1.297.455.224)	*Non controlling interest*
Total		**(205.809.814.521)**	**(69.620.096.945)**	***Total***
RUGI KOMPREHENSIF TAHUN BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA:				***NETT COMPREHENSIVE FOR THE YEARS ATTRIBUTABLE TO:***
Pemilik entitas induk		(198.711.293.213)	(68.591.762.135)	*Owners of parent entity*
Kepentingan non pengendali		(2.685.270.198)	(1.256.499.810)	*Non controlling interest*
Total		**(201.396.563.411)**	**(69.848.261.945)**	***Total***
RUGI PER SAHAM DASAR YANG DIATRIBUSIKAN KEPADA PEMILIK ENTITAS INDUK	**3x,32**	**(13,22)**	**(13,37)**	***BASIC LOSS PER SHARE ATTRIBUTABLE TO OWNER OF THE COMPANY***
RUGI PER SAHAM DILUSI YANG DIATRIBUSIKAN KEPADA PEMILIK ENTITAS INDUK	**3x,32**	**(13,22)**	**(13,37)**	***DILUTED LOSS PER SHARE ATTRIBUTABLE TO OWNER OF THE COMPANY***

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 MARGA ABHINAYA ABADI TBK
DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
31 DESEMBER 2019 DAN 2018
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

PT MARGA ABHINAYA ABADI TBK
AND ITS SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
DECEMBER 31, 2019 AND 2018
(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 bank	5	4.464.994.005	7.648.032.075	*Cash and bank*
Piutang usaha	6			*Trade accounts receivable*
Pihak berelasi		140.955.825.200	140.715.825.200	*Related parties*
Pihak ketiga		104.054.729.485	106.402.728.796	*Third parties*
Piutang lain-lain	7			*Other accounts receivable*
Pihak berelasi		16.215.427.592	13.280.661.034	*Related parties*
Pihak ketiga		20.589.359.664	18.192.815.449	*Third parties*
Persediaan hotel	8	2.890.864.985	2.815.752.985	*Hotel inventories*
Aset real estate	9	1.270.980.165.967	1.328.608.576.172	*Real estate assets*
Uang muka dan beban dibayar dimuka	11	3.642.751.781	6.446.123.677	*Advance and prepaid expenses*
Pajak dibayar dimuka	19a	9.575.219.185	7.593.147.783	*Prepaid taxes*
Bank yang dibatasi penggunaannya	10	4.424.473.310	4.612.018.408	*Restricted banks*
Jumlah Aset Lancar		**1.577.793.811.174**	**1.636.315.681.579**	***Total Current Assets***
ASET TIDAK LANCAR				***NON-CURRENT ASSETS***
Aset tetap - setelah dikurangi akumulasi penyusutan sebesar Rp.123.299.049.104 pada 31 Desember 2019 dan Rp.102.456.546.969 pada 31 Desember 2018	12	539.767.247.993	558.197.818.081	*Property and equipment - net of accumulated depreciation of Rp.123,299,049,104 as of December 31, 2019 and Rp.102,456,546,969 as of December 31, 2018*
Properti investasi - setelah dikurangi akumulasi penyusutan sebesar Rp.26.546.423.138 pada 31 Desember 2019 dan Rp.20.080.578.259 pada 31 Desember 2018	13	106.031.403.393	112.615.400.072	*Investment properties - net of accumulated depreciation of Rp.26,546,423,138 as of December 31, 2019 and Rp.102,456,546,969 as of December 31, 2018*
Aset pajak tangguhan		547.169.930	547.169.930	*Deffered tax assets*
Aset lain-lain	14	1.231.133.925	1.220.516.520	*Other assets*
Jumlah Aset Tidak Lancar		**647.576.955.241**	**672.580.904.603**	***Total Non-Current Assets***
TOTAL ASET		**2.225.370.766.415**	**2.308.896.586.182**	***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 MARGA ABHINAYA ABADI TBK
DAN ENTITAS ANAK
LAPORAN POSISI KEUANGAN KONSOLIDASIAN
31 DESEMBER 2019 DAN 2018
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

PT MARGA ABHINAYA ABADI TBK
AND ITS SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
DECEMBER 31, 2019 AND 2018
(Expressed in Rupiah, unless otherwise stated)

	Catatan/ *Notes*	*31 Desember/ December 31,* 2019	31 Desember/ *December 31,* 2018	
LIABILITAS DAN EKUITAS				***LIABILITIES AND EQUITY***
LIABILITAS JANGKA PENDEK				***CURRENT LIABILITIES***
Utang bank	15	285.440.559.245	285.292.215.529	*Bank loan*
Utang usaha - pihak ketiga	16	81.260.867.912	63.167.912.205	*Trade accounts payable - third parties*
Utang lain-lain - pihak ketiga	17	218.505.260.037	41.286.775.302	*Other accounts payable - third parties*
Biaya yang masih harus dibayar	18	45.859.230.316	12.613.885.527	*Accrued expenses*
Utang pajak	19b	83.636.689.244	83.073.509.303	*Taxes payable*
Penyisihan untuk penggantian perabot dan peralatan hotel		1.198.573.838	1.106.095.653	*Allowance for replacement of hotel furniture and fixtures*
Uang Muka Penjualan	20	141.069.638.890	144.908.554.192	*Advances from sales*
Pendapatan diterima dimuka	21	2.699.111.613	2.796.479.608	*Unearned revenue*
Liabilitas jangka panjang yang jatuh tempo dalam satu tahun				*Long term liabilities current portion*
Utang bank	22	301.044.332.201	369.299.188.990	*Bank loans*
		1.160.714.263.296	**1.003.544.616.309**	***Total Current Liabilities***
LIABILITAS JANGKA PANJANG				***NON-CURRENT LIABILITIES***
Utang lain-lain - Pihak berelasi		423.821.483.397	351.929.895.198	*Other trade accounts payable - related parties*
Liabilitas pajak tangguhan		277.273.805	277.273.805	*Deffered tax liabilities*
Liabilitas jangka panjang - setelah dikurangi bagian yang jatuh tempo dalam satu tahun				*Long term liabilities net of current maturity*
Utang bank	22	349.566.086.309	389.001.210.230	*Bank loans*
Liabilitas program imbalan kerja		7.016.301.269	14.517.394.944	*Post employment benefits obligations*
Jumlah Liabilitas Jangka Panjang		**780.681.144.780**	**755.725.774.177**	***Total Non-Current Liabilities***
JUMLAH LIABILITAS		**1.941.395.408.076**	**1.759.270.390.486**	***TOTAL LIABILITIES***
EKUITAS				***EQUITY***
Modal saham - nilai nominal Rp.100 per saham, Modal dasar - 23.700.000.000 lembar saham, ditempatkan dan disetor 15.365.229.912 lembar saham, per 31 Desember 2019 and 2018	24	1.536.522.991.200	1.536.522.991.200	*Capital stock - par value of Rp.100 per share, Authorized capital - 23,700,000,000 shares issued and paid 15.365.229.912 shares as of December 31, 2019 and 2018*
Tambahan modal disetor	25	(621.303.739.522)	(621.303.739.522)	*Additional paid in capital*
Selisih atas transaksi dengan pihak nonpengendali		(2.485.819.850)	(2.485.819.850)	*Differences in value from transaction with noncontrolling interest*
Pengukuran kembali liabilitas imbalan pasca kerja		4.090.704.883	4.090.704.883	*Remeasurement of liabilities for post employment benefits*
Defisit		(637.115.714.612)	(375.517.616.146)	*Deficit*
Ekuitas yang dapat diatribusikan kepada pemilik entitas induk		**279.708.422.099**	**541.306.520.565**	***Equity attributable to owners of the parent***
Kepentingan non pengendali		**4.266.936.239**	**8.319.675.131**	***Non controlling interest***
Jumlah Ekuitas		**283.975.358.339**	**549.626.195.696**	***Total Equity***
JUMLAH LIABILITAS DAN EKUITAS		**2.225.370.766.415**	**2.308.896.586.182**	***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 MARGA ABHINAYA ABADI TBK
DAN ENTITAS ANAK
LAPORAN LABA RUGI DAN PENGHASILAN KOMPREHENSIF LAIN KONSOLIDASIAN
UNTUK TAHUN YANG BERAKHIR 31 DESEMBER 2019 DAN 2018
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

PT MARGA ABHINAYA ABADI TBK
AND ITS SUBSIDIARIES
CONSOLIDATED STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE YEARS ENDED DECEMBER 31, 2019 AND 2018
(Expressed in Rupiah, unless otherwise stated)

	Catatan/ *Notes*	2019	2018	
PENDAPATAN	26	45.448.687.912	120.002.776.253	***REVENUES***
BEBAN POKOK PENDAPATAN	27	24.670.165.028	53.286.912.400	***COST OF REVENUE***
LABA KOTOR		**20.778.522.884**	**66.715.863.853**	***GROSS PROFIT***
BEBAN USAHA				***OPERATING EXPENES***
Beban administrasi dan umum	28	35.899.945.631	44.456.295.162	*Administration and general expenses*
Gaji dan tunjangan		23.356.506.528	39.859.329.837	*Salary and benefit*
Peralatan, pemeliharaan, dan energi	29	6.181.736.058	5.199.332.673	*Equipment, maintenance, and energy*
Penjualan dan promosi	30	1.195.780.306	2.769.315.951	*Selling and marketing*
Jumlah beban usaha		**66.633.968.523**	**92.284.273.623**	***Total operating expenses***
RUGI SEBELUM PAJAK		**(45.855.445.639)**	**(25.568.409.770)**	***LOSS BEFORE TAX***
PENDAPATAN (BEBAN) LAIN-LAIN	31			***OTHER INCOME (EXPENSES)***
Beban bunga		(225.806.725.519)	(184.457.251.883)	*Interest expenses*
Pendapatan bunga		21.996.405.059	12.327.776.870	*Interest income*
Lain-lain		(15.985.071.259)	(7.043.752.515)	*Others*
Jumlah (beban) lain-lain		**(219.795.391.719)**	**(179.173.227.528)**	***Total other (expenses)***
RUGI SEBELUM (BEBAN) PAJAK TANGGUHAN		**(265.650.837.358)**	**(204.741.637.298)**	***LOSS BEFORE DEFFERED TAX (EXPENSES)***
MANFAAT (BEBAN) PAJAK TANGGUHAN		**-**	**(1.068.177.223)**	***DEFFERED TAX BENEFIT (EXPENSES)***
RUGI TAHUN BERJALAN		**(265.650.837.358)**	**(205.809.814.521)**	***LOSS FOR THE YEAR***
PENGHASILAN (RUGI) KOMPREHENSIF LAIN				***OTHER COMPREHENSIVE INCOME (LOSS)***
Penghasilan (rugi) komprehensif lain yang tidak akan direklasifikasi ke laba rugi:				***Other comprehensive income (loss) will not to be reclassified to profit or loss:***
Pengukuran kembali liabilitas				*Remeasurement of liabilities*
Imbalan pasca kerja		-	7.279.196.984	*for post employment benefits*
Manfaat (rugi) pajak penghasilan terkait		-	(2.865.945.875)	*Related income (loss) taxes*
RUGI KOMPREHENSIF TAHUN BERJALAN		**(265.650.837.358)**	**(201.396.563.412)**	***COMPREHENSIVE LOSS FOR THE YEARS***
RUGI BERSIH TAHUN BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA:				***NET LOSS FOR THE YEARS ATTRIBUTABLE TO:***
Pemilik entitas induk		(261.598.098.466)	(203.071.118.510)	*Owners of parent entity*
Kepentingan non pengendali		(4.052.738.892)	(2.738.696.011)	*Non controlling interest*
Total		**(265.650.837.358)**	**(205.809.814.521)**	***Total***
RUGI KOMPREHENSIF TAHUN BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA:				***NET COMPREHENSIVE FOR THE YEARS ATTRIBUTABLE TO:***
Pemilik entitas induk		(261.598.098.466)	(198.711.293.214)	*Owners of parent entity*
Kepentingan non pengendali		(4.052.738.892)	(2.685.270.198)	*Non controlling interest*
Total		**(265.650.837.358)**	**(201.396.563.412)**	***Total***
RUGI PER SAHAM DASAR YANG DIATRIBUSIKAN KEPADA PEMILIK ENTITAS INDUK		**(17,04)**	**(13,22)**	***BASIC LOSS PER SHARE ATTRIBUTABLE TO OWNER OF THE COMPANY***
RUGI PER SAHAM DILUSI YANG DIATRIBUSIKAN KEPADA PEMILIK ENTITAS INDUK		**(17,04)**	**(13,22)**	***DILUTED LOSS PER SHARE ATTRIBUTABLE TO OWNER OF THE COMPANY***

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