

Nomor Surat	075/L/GAP-CORSEC/SB/VII/2017
Nama Emiten	PT Graha Andrasentra Propertindo Tbk.
Kode Emiten	JGLE
Perihal	Penyampaian Laporan Keuangan Interim Yang Tidak Diaudit

Perseroan dengan ini menyampaikan laporan keuangan untuk periode 6 Bulan yang berakhir pada 30/06/2017 dengan ikhtisar sebagai berikut :

Informasi mengenai anak perusahaan Perseroan sebagai berikut :

No	Nama	Kegiatan Usaha	Lokasi	Tahun Komersil	Status Operasi	Jumlah Aset	Satuan	Mata Uang	Persentase (%)
1	PT Jungleland Asia	Membangun dan/atau mengelola kawasan rekreasi dan pariwisata	Bogor/Jawa Barat	2011	Beroperasi	1.050.100.631.726	PENUH	IDR	99.99

Dokumen ini merupakan dokumen resmi PT Graha Andrasentra Propertindo Tbk. yang tidak memerlukan tanda tangan karena dihasilkan secara elektronik. PT Graha Andrasentra Propertindo Tbk. bertanggung jawab penuh atas informasi tertera di dalam dokumen ini.

[1000000] General information

Informasi umum		General information
30 June 2017		
Nama entitas	PT Graha Andrasentra Propertindo Tbk.	Entity name
Penjelasan perubahan nama dari akhir periode laporan sebelumnya		Explanation of change in name from the end of the preceding reporting period
Kode entitas	JGLE	Entity code
Nomor identifikasi entitas	AA731	Entity identification number
Industri utama entitas	Properti / Property	Entity main industry
Sektor	6. Property, Real Estate And Building Construction	Sector
Subsektor	61. Property And Real Estate	Subsector
Informasi pemegang saham pengendali	National Corporation	Controlling shareholder information
Jenis entitas	Local Company - Indonesia Jurisdiction	Type of entity
Jenis efek yang dicatatkan	Saham / Stock	Type of listed securities
Jenis papan perdagangan tempat entitas tercatat	Pengembangan / Development	Type of board on which the entity is listed
Apakah merupakan laporan keuangan satu entitas atau suatu kelompok entitas	Entitas grup / Group entity	Whether the financial statements are of an individual entity or a group of entities
Periode penyampaian laporan keuangan	Kuartal II / Second Quarter	Period of financial statements submissions
Tanggal awal periode berjalan	January 01, 2017	Current period start date
Tanggal akhir periode berjalan	June 30, 2017	Current period end date
Tanggal akhir tahun sebelumnya	December 31, 2016	Prior year end date
Tanggal awal periode sebelumnya	January 01, 2016	Prior period start date
Tanggal akhir periode sebelumnya	June 30, 2016	Prior period end date
Mata uang pelaporan	Rupiah / IDR	Description of presentation currency
Kurs konversi pada tanggal pelaporan jika mata uang penyajian selain rupiah		Conversion rate at reporting date if presentation currency is other than rupiah
Pembulatan yang digunakan dalam penyajian jumlah dalam laporan keuangan	Satuan Penuh / Full Amount	Level of rounding used in financial statements
Jenis laporan atas laporan keuangan	Tidak Diaudit / Unaudit	Type of report on financial statements
Jenis opini auditor		Type of auditor's opinion
Hal yang diungkapkan dalam paragraf pendapat untuk penekanan atas suatu masalah atau paragraf penjelasan lainnya, jika ada		Matters disclosed in emphasis-of-matter or other-matter paragraph, if any
Hasil penugasan review		Result of review engagement
Tanggal laporan audit atau hasil laporan review		Date of auditor's opinion or result of review report
Auditor tahun berjalan		Current year auditor
Nama partner audit tahun berjalan		Name of current year audit signing partner
Lama tahun penugasan partner yang menandatangani		Number of years served as audit signing partner
Auditor tahun sebelumnya		Prior year auditor
Nama partner audit tahun sebelumnya		Name of prior year audit signing partner
Kepatuhan terhadap pemenuhan peraturan BAPEPAM LK VIII G 11 tentang tanggung jawab direksi atas laporan keuangan	Ya / Yes	Whether in compliance with BAPEPAM LK VIII G 11 rules concerning responsibilities of board of directors on financial statements
Kepatuhan terhadap pemenuhan	Ya / Yes	Whether in compliance with BAPEPAM

peraturan BAPEPAM LK VIII A dua
tentang independensi akuntan yang
memberikan jasa audit di pasar modal

LK VIII A two rules concerning
independence of accountant providing
audit services in capital market

[2210000] Statement of financial position presented using current and non-current - Property Industry

Laporan posisi keuangan			Statement of financial position
Aset	<u>30 June 2017</u>	<u>31 December 2016</u>	Assets
Aset lancar			Current assets
Kas dan setara kas	14,123,036,079	13,990,565,036	Cash and cash equivalents
Investasi jangka pendek	158,090,922,874	290,190,582,657	Short-term investments
Piutang usaha			Trade receivables
Piutang usaha pihak ketiga	16,009,692,700	17,012,132,516	Trade receivables third parties
Piutang usaha pihak berelasi	15,110,875,000	15,110,875,000	Trade receivables related parties
Piutang lainnya			Other receivables
Piutang lainnya pihak ketiga	826,561,311,444	877,634,011,374	Other receivables third parties
Persediaan lancar			Current inventories
Persediaan aset real estat lancar	170,112,510,000	176,272,817,438	Current real estate assets
Persediaan lancar lainnya	2,298,545,503	2,213,687,646	Current inventories
Biaya dibayar dimuka lancar	4,384,757,500	1,595,300,954	Current prepaid expenses
Uang muka lancar			Current advances
Uang muka lancar lainnya	337,648,230,764	138,469,453,347	Other current advances
Pajak dibayar dimuka lancar	1,391,733,597	2,558,455,749	Current prepaid taxes
Jumlah aset lancar	1,545,731,615,461	1,535,047,881,717	Total current assets
Aset tidak lancar			Non-current assets
Dana yang dibatasi penggunaannya tidak lancar	9,918,822,865	10,202,365,505	Non-current restricted funds
Piutang dari pihak berelasi	3,345,587,949	3,204,828,874	Receivables from related parties
Investasi pada entitas anak, ventura bersama, dan entitas asosiasi			Investments in subsidiaries, joint ventures and associates
Investasi pada entitas asosiasi	36,391,203,843	36,635,586,284	Investments in associates
Persediaan tidak lancar			Non-current inventories
Aset real estat tidak lancar	248,383,994,097	248,383,994,097	Non-current real estate assets
Aset tetap	2,135,998,749,574	2,166,305,676,750	Property and equipment
Aset takberwujud selain goodwill	268,674,231	384,364,933	Intangible assets other than goodwill
Aset tidak lancar non-keuangan lainnya	159,866,503	321,444,217	Other non-current non-financial assets
Jumlah aset tidak lancar	2,434,466,899,062	2,465,438,260,660	Total non-current assets
Jumlah aset	3,980,198,514,523	4,000,486,142,377	Total assets
Liabilitas dan ekuitas			Liabilities and equity
Liabilitas			Liabilities
Liabilitas jangka pendek			Current liabilities
Pinjaman jangka	10,000,000,000	9,988,218,344	Short-term loans

pendek			
Utang usaha			Trade payables
Utang usaha pihak ketiga	99,941,698,812	51,714,975,305	Trade payables third parties
Utang usaha pihak berelasi	4,784,020,310	3,823,804,819	Trade payables related parties
Utang lainnya			Other payables
Utang lainnya pihak ketiga	97,778,640,451	102,134,397,495	Other payables third parties
Utang lainnya pihak berelasi	4,270,200,000	4,270,200,000	Other payables related parties
Uang muka pelanggan jangka pendek			Current advances from customers
Uang muka pelanggan jangka pendek pihak ketiga	118,244,039,514	120,804,718,298	Current advances from customers third parties
Beban akrual jangka pendek	98,745,705,471	161,367,198,970	Current accrued expenses
Utang pajak	73,074,191,215	82,786,085,874	Taxes payable
Pendapatan ditangguhkan jangka pendek	24,947,472,124	27,445,827,923	Current deferred revenue
Liabilitas jangka panjang yang jatuh tempo dalam satu tahun			Current maturities of long-term liabilities
Liabilitas jangka panjang yang jatuh tempo dalam satu tahun atas utang bank	212,605,912,727	62,499,374,067	Current maturities of bank loans
Liabilitas jangka panjang yang jatuh tempo dalam satu tahun atas liabilitas sewa pembiayaan	177,477,443	233,690,473	Current maturities of finance lease liabilities
Jumlah liabilitas jangka pendek	744,569,358,067	627,068,491,568	Total current liabilities
Liabilitas jangka panjang			Non-current liabilities
Liabilitas pajak tangguhan	25,231,145,776	25,231,145,776	Deferred tax liabilities
Utang pihak berelasi jangka panjang	260,155,618,298	256,213,583,297	Non-current due to related parties
Liabilitas jangka panjang setelah dikurangi bagian yang jatuh tempo dalam satu tahun			Long-term liabilities net of current maturities
Liabilitas jangka panjang atas utang bank	658,445,391,981	783,492,769,388	Long-term bank loans
Liabilitas jangka panjang atas liabilitas sewa pembiayaan	180,548,454	53,611,723	Long-term finance lease liabilities
Pendapatan ditangguhkan jangka panjang	383,257,562	636,088,784	Non-current deferred revenue
Kewajiban imbalan pasca kerja jangka panjang	14,177,659,337	14,177,659,337	Long-term post-employment benefit obligations
Liabilitas non-keuangan	4,488,420,105		Other non-current

jangka panjang			non-financial liabilities
Jumlah liabilitas jangka panjang	963,062,041,513	1,079,804,858,305	Total non-current liabilities
Jumlah liabilitas	1,707,631,399,580	1,706,873,349,873	Total liabilities
Ekuitas			Equity
Ekuitas yang diatribusikan kepada pemilik entitas induk			Equity attributable to equity owners of parent entity
Saham biasa	2,258,190,940,500	2,258,190,940,500	Common stocks
Tambahan modal disetor	(368,994,027,727)	(369,016,027,727)	Additional paid-in capital
Cadangan perubahan nilai wajar aset keuangan tersedia untuk dijual		14,102,082,657	Reserve for changes in fair value of available-for-sale financial assets
Cadangan pengukuran kembali program imbalan pasti	(1,101,113,617)	(1,101,113,617)	Reserve of remeasurements of defined benefit plans
Saldo laba (akumulasi kerugian)			Retained earnings (deficit)
Saldo laba yang belum ditentukan penggunaannya	384,489,593,705	391,452,017,881	Unappropriated retained earnings
Jumlah ekuitas yang diatribusikan kepada pemilik entitas induk	2,272,585,392,861	2,293,627,899,694	Total equity attributable to equity owners of parent entity
Kepentingan non-pengendali	(18,277,918)	(15,107,190)	Non-controlling interests
Jumlah ekuitas	2,272,567,114,943	2,293,612,792,504	Total equity
Jumlah liabilitas dan ekuitas	3,980,198,514,523	4,000,486,142,377	Total liabilities and equity

[2311000] Statement of profit or loss and other comprehensive income, OCI components presented net of tax, by function - Property Industry

Laporan laba rugi dan penghasilan komprehensif lain			Statement of profit or loss and other comprehensive income
	30 June 2017	30 June 2016	
Penjualan dan pendapatan usaha	158,167,271,640	156,957,738,289	Sales and revenue
Beban pokok penjualan dan pendapatan	(87,339,775,638)	(98,305,622,471)	Cost of sales and revenue
Jumlah laba bruto	70,827,496,002	58,652,115,818	Total gross profit
Beban penjualan	(11,014,121,863)	(9,368,540,299)	Selling expenses
Beban umum dan administrasi	(56,530,141,825)	(57,514,504,677)	General and administrative expenses
Pendapatan keuangan	103,554,269	85,827,613	Finance income
Beban keuangan	(33,659,860,050)	(48,019,944,516)	Finance costs
Keuntungan (kerugian) selisih kurs mata uang asing	10,751,445	8,341,625,440	Gains (losses) on changes in foreign exchange rates
Bagian atas laba (rugi) entitas asosiasi yang dicatat dengan menggunakan metode ekuitas	(244,382,446)	(43,888,741)	Share of profit (loss) of associates accounted for using equity method
Pendapatan lainnya	29,124,779,350	82,144,226,610	Other income
Beban lainnya	(1,398,494,386)	(15,961,517,429)	Other expenses
Jumlah laba (rugi) sebelum pajak penghasilan	(2,780,419,504)	18,315,399,819	Total profit (loss) before tax
Pendapatan (beban) pajak	(4,185,175,400)	(12,687,073,000)	Tax benefit (expenses)
Jumlah laba (rugi) dari operasi yang dilanjutkan	(6,965,594,904)	5,628,326,819	Total profit (loss) from continuing operations
Jumlah laba (rugi)	(6,965,594,904)	5,628,326,819	Total profit (loss)
Pendapatan komprehensif lainnya, setelah pajak			Other comprehensive income, after tax
Pendapatan komprehensif lainnya yang akan direklasifikasi ke laba rugi, setelah pajak			Other comprehensive income that may be reclassified to profit or loss, after tax
Penyesuaian lainnya atas pendapatan komprehensif lainnya yang akan direklasifikasi ke laba rugi, setelah pajak	(14,102,082,657)		Other adjustments to other comprehensive income that may be reclassified to profit or loss, after tax
Jumlah pendapatan komprehensif lainnya, setelah pajak	(14,102,082,657)		Total other comprehensive income, after tax
Jumlah laba rugi komprehensif	(21,067,677,561)	5,628,326,819	Total comprehensive income
Laba (rugi) yang dapat diatribusikan			Profit (loss) attributable to
Laba (rugi) yang dapat diatribusikan ke entitas induk	(6,962,424,176)	5,630,109,778	Profit (loss) attributable to parent entity
Laba (rugi) yang dapat diatribusikan ke kepentingan non-pengendali	(3,170,728)	(1,782,959)	Profit (loss) attributable to non-controlling interests
Laba rugi komprehensif yang dapat diatribusikan			Comprehensive income attributable to
Laba rugi komprehensif yang dapat diatribusikan ke entitas induk	(21,064,506,833)	5,630,109,778	Comprehensive income attributable to parent entity

Laba rugi komprehensif yang dapat diatribusikan ke kepentingan non-pengendali	(3,170,728)	(1,782,959)	Comprehensive income attributable to non-controlling interests
Laba (rugi) per saham			Earnings (loss) per share
Laba per saham dasar diatribusikan kepada pemilik entitas induk			Basic earnings per share attributable to equity owners of the parent entity
Laba (rugi) per saham dasar dari operasi yang dilanjutkan	(0.31)	0.29	Basic earnings (loss) per share from continuing operations

[2410000] Statement of changes in equity - Property Industry - Current Year

30 June 2017

Laporan perubahan ekuitas

Statement of changes in equity

	<u>Saham biasa</u>	<u>Tambahan modal disetor</u>	<u>Cadangan perubahan nilai wajar aset keuangan tersedia untuk dijual</u>	<u>Cadangan pengukuran kembali program imbalan pasti</u>	<u>Saldo laba yang belum ditentukan penggunaannya</u>	<u>Ekuitas yang dapat diatribusikan kepada entitas induk</u>	<u>Kepentingan non-pengendali</u>	<u>Ekuitas</u>	
	<u>Common stocks</u>	<u>Additional paid-in capital</u>	<u>Reserve for changes in fair value of available-for-sale financial assets</u>	<u>Reserve of remeasurements of defined benefit plans</u>	<u>Unappropriated retained earnings</u>	<u>Equity attributable to parent entity</u>	<u>Non-controlling interests</u>	<u>Equity</u>	
Posisi ekuitas									Equity position
Saldo awal periode sebelum penyajian kembali	2,258,190,940,500	(369,016,027,727)	14,102,082,657	(1,101,113,617)	391,452,017,881	2,293,627,899,694	(15,107,190)	2,293,612,792,504	Balance before restatement at beginning of period
Posisi ekuitas, awal periode	2,258,190,940,500	(369,016,027,727)	14,102,082,657	(1,101,113,617)	391,452,017,881	2,293,627,899,694	(15,107,190)	2,293,612,792,504	Equity position, beginning of the period
Laba (rugi)					(6,962,424,176)	(6,962,424,176)	(3,170,728)	(6,965,594,904)	Profit (loss)
Pendapatan komprehensif lainnya			(14,102,082,657)			(14,102,082,657)		(14,102,082,657)	Other comprehensive income
Dampak penerapan PSAK No. 70 atas aset pengampunan pajak		22,000,000				22,000,000		22,000,000	Impact of PSAK No. 70 adoption on tax amnesty assets
Posisi ekuitas, akhir periode	2,258,190,940,500	(368,994,027,727)		(1,101,113,617)	384,489,593,705	2,272,585,392,861	(18,277,918)	2,272,567,114,943	Equity position, end of the period

[2410000] Statement of changes in equity - Property Industry - Prior Year

30 June 2016

Laporan perubahan ekuitas

Statement of changes in equity

	<u>Saham biasa</u>	<u>Tambahan modal disetor</u>	<u>Cadangan pengukuran kembali program imbalan pasti</u>	<u>Saldo laba yang belum ditentukan penggunaannya</u>	<u>Ekuitas yang dapat diatribusikan kepada entitas induk</u>	<u>Kepentingan non-pengendali</u>	<u>Ekuitas</u>	
	<u>Common stocks</u>	<u>Additional paid-in capital</u>	<u>Reserve of remeasurements of defined benefit plans</u>	<u>Unappropriated retained earnings</u>	<u>Equity attributable to parent entity</u>	<u>Non-controlling interests</u>	<u>Equity</u>	
Posisi ekuitas								Equity position
Saldo awal periode sebelum penyajian kembali	1,928,190,940,500	(447,306,677,313)	2,741,005,764	448,516,694,238	1,932,141,963,189	(9,717,162)	1,932,132,246,027	Balance before restatement at beginning of period
Posisi ekuitas, awal periode	1,928,190,940,500	(447,306,677,313)	2,741,005,764	448,516,694,238	1,932,141,963,189	(9,717,162)	1,932,132,246,027	Equity position, beginning of the period
Laba (rugi)				5,630,109,778	5,630,109,778	(1,782,959)	5,628,326,819	Profit (loss)
Penerbitan saham biasa	230,000,000,000				230,000,000,000		230,000,000,000	Issuance of common stocks
Biaya emisi efek		(24,402,067,000)			(24,402,067,000)		(24,402,067,000)	Stock issuance costs
Kenaikan (penurunan) ekuitas melalui transaksi pembayaran berbasis saham	100,000,000,000				100,000,000,000		100,000,000,000	Increase (decrease) in equity through share-based payment transactions
Transaksi ekuitas lainnya		92,000,000,000			92,000,000,000		92,000,000,000	Other equity transactions
Posisi ekuitas, akhir periode	2,258,190,940,500	(379,708,744,313)	2,741,005,764	454,146,804,016	2,335,370,005,967	(11,500,121)	2,335,358,505,846	Equity position, end of the period

[2510000] Statement of cash flows, direct method - Property Industry

Laporan arus kas			Statement of cash flows
	30 June 2017	30 June 2016	
Arus kas dari aktivitas operasi			Cash flows from operating activities
Penerimaan kas dari aktivitas operasi			Cash receipts from operating activities
Penerimaan dari pelanggan	171,699,973,993	139,191,092,229	Receipts from customers
Pembayaran kas dari aktivitas operasi			Cash payments from operating activities
Pembayaran gaji dan tunjangan	(42,835,957,821)	(39,898,332,935)	Payments for salaries and allowances
Pembayaran kas lainnya untuk beban operasi	(74,211,057,612)	(116,360,924,540)	Other cash payments for operating activities
Kas diperoleh dari (digunakan untuk) operasi	54,652,958,560	(17,068,165,246)	Cash generated from (used in) operations
Penerimaan bunga dari aktivitas operasi	80,119,872	111,780,032	Interests received from operating activities
Pembayaran bunga dari aktivitas operasi	(25,539,159,822)	(43,858,401,179)	Interests paid from operating activities
Penerimaan pengembalian (pembayaran) pajak penghasilan dari aktivitas operasi	(31,597,717,310)	(26,899,810,214)	Income taxes refunded (paid) from operating activities
Jumlah arus kas bersih yang diperoleh dari (digunakan untuk) aktivitas operasi	(2,403,798,700)	(87,714,596,607)	Total net cash flows received from (used in) operating activities
Arus kas dari aktivitas investasi			Cash flows from investing activities
Pembayaran untuk perolehan aset tetap	(442,509,470)	(686,373,010)	Payments for acquisition of property and equipment
Pembayaran untuk perolehan tanah dalam pengembangan	(146,368,000,000)		Payments for acquisition of land for development
Pencairan (penempatan) investasi jangka pendek	146,368,000,000	(278,814,759,320)	Withdrawal (placement) of short-term investments
Pencairan (penempatan) dana yang dibatasi penggunaannya dari aktivitas investasi	283,542,639	4,637,672,848	Withdrawal (placement) of restricted funds from investing activities
Jumlah arus kas bersih yang diperoleh dari (digunakan untuk) aktivitas investasi	(158,966,831)	(274,863,459,482)	Total net cash flows received from (used in) investing activities
Arus kas dari aktivitas pendanaan			Cash flows from financing activities
Penerimaan pinjaman bank		232,513,901,542	Proceeds from bank loans
Pembayaran pinjaman bank	(910,000,000)	(349,987,036,201)	Payments of bank loans
Pembayaran liabilitas sewa pembiayaan	(314,763,426)	(410,570,842)	Payments of finance lease liabilities
Penerimaan utang pihak berelasi	3,920,000,000	195,778,117,673	Proceeds from due to related parties
Pembayaran utang pihak berelasi		(29,691,865,680)	Payments of due to related parties
Penerimaan dari penerbitan saham biasa		322,000,000,000	Proceeds from issuance of common stocks
Penerimaan (pengeluaran) kas lainnya dari aktivitas pendanaan		(17,132,800,000)	Other cash inflows (outflows) from financing activities

Jumlah arus kas bersih yang diperoleh dari (digunakan untuk) aktivitas pendanaan	2,695,236,574	353,069,746,492	Total net cash flows received from (used in) financing activities
Jumlah kenaikan (penurunan) bersih kas dan setara kas	132,471,043	(9,508,309,597)	Total net increase (decrease) in cash and cash equivalents
Kas dan setara kas arus kas, awal periode	13,990,565,036	14,667,387,501	Cash and cash equivalents cash flows, beginning of the period
Kas dan setara kas arus kas, akhir periode	14,123,036,079	5,159,077,904	Cash and cash equivalents cash flows, end of the period