

Nomor Surat	2165/CS/MK/X/2017
Nama Emiten	Metropolitan Kentjana Tbk
Kode Emiten	MKPI
Perihal	Penyampaian Laporan Keuangan Interim Yang Tidak Diaudit

Perseroan dengan ini menyampaikan laporan keuangan untuk periode 9 Bulan yang berakhir pada 30/09/2017 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. Bumi Shangril La Jaya	Property dan Real estate	Batam	1986	Beroperasi	17.522.969.014	PENUH	IDR	99.64
2	PT. Pondok Indah Hotel	Perhotelan	Jakarta	0	Konstruksi	980.879.360.541	PENUH	IDR	99.9

Dokumen ini merupakan dokumen resmi Metropolitan Kentjana Tbk yang tidak memerlukan tanda tangan karena dihasilkan secara elektronik.

Metropolitan Kentjana Tbk bertanggung jawab penuh atas informasi tertera di dalam dokumen ini.

## [1000000] General information

Informasi umum		General information	
30 September 2017			
Nama entitas	Metropolitan Kentjana 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	MKPI	Entity code	
Nomor identifikasi entitas	AA533	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 III / Third Quarter	Period of financial statements submissions	
Tanggal awal periode berjalan	January 01, 2017	Current period start date	
Tanggal akhir periode berjalan	September 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	September 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	13,492	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 peraturan BAPEPAM LK VIII A dua	Ya / Yes	Whether in compliance with BAPEPAM LK VIII A two rules concerning	

tentang independensi akuntan yang  
memberikan jasa audit di pasar modal

independence of accountant providing  
audit services in capital market

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

<b>Laporan posisi keuangan</b>			<b>Statement of financial position</b>
<b>Aset</b>	<u>30 September 2017</u>	<u>31 December 2016</u>	<b>Assets</b>
<b>Aset lancar</b>			<b>Current assets</b>
Kas dan setara kas	1,681,365,352,569	2,112,641,475,830	Cash and cash equivalents
<b>Piutang usaha</b>			<b>Trade receivables</b>
Piutang usaha pihak ketiga	105,196,312,706	102,970,682,663	Trade receivables third parties
<b>Piutang lainnya</b>			<b>Other receivables</b>
Piutang lainnya pihak ketiga	10,662,324,736	17,180,871,955	Other receivables third parties
<b>Persediaan lancar</b>			<b>Current inventories</b>
Persediaan lancar lainnya	6,117,543,746	6,232,218,968	Current inventories
Biaya dibayar dimuka lancar	28,053,976,972.999992	26,786,521,325	Current prepaid expenses
Pajak dibayar dimuka lancar	91,343,777,620	105,283,324,999	Current prepaid taxes
Jumlah aset lancar	1,922,739,288,350	2,371,095,095,740	Total current assets
<b>Aset tidak lancar</b>			<b>Non-current assets</b>
Dana yang dibatasi penggunaannya tidak lancar	25,060,174,023	17,928,722,438	Non-current restricted funds
Piutang dari pihak berelasi	32,500,000	32,500,000	Receivables from related parties
<b>Investasi pada entitas anak, ventura bersama, dan entitas asosiasi</b>			<b>Investments in subsidiaries, joint ventures and associates</b>
Investasi pada entitas asosiasi	153,137,879,484	151,809,969,936	Investments in associates
Aset pajak tangguhan	337,345,786	298,831,393	Deferred tax assets
<b>Persediaan tidak lancar</b>			<b>Non-current inventories</b>
Aset real estat tidak lancar	1,442,088,347,045	1,354,349,365,134	Non-current real estate assets
Properti investasi	22,032,550,000	22,032,550,000	Investment properties
Aset tetap	3,011,048,070,644	2,689,384,414,885	Property and equipment
Aset takberwujud selain goodwill	2,253,688,925	1,336,084,340	Intangible assets other than goodwill
Aset pengampunan pajak tidak lancar	3,783,333,333	3,933,333,333	Non-current tax amnesty assets
Jumlah aset tidak lancar	4,659,773,889,240	4,241,105,771,459	Total non-current assets
Jumlah aset	6,582,513,177,590	6,612,200,867,199	Total assets
<b>Liabilitas dan ekuitas</b>			<b>Liabilities and equity</b>
<b>Liabilitas</b>			<b>Liabilities</b>
<b>Liabilitas jangka pendek</b>			<b>Current liabilities</b>
Pinjaman jangka pendek	20,598,331,866	138,420,724,481	Short-term loans
<b>Utang usaha</b>			<b>Trade payables</b>
Utang usaha pihak ketiga	46,577,490,016	48,796,696,254	Trade payables third parties
<b>Utang lainnya</b>			<b>Other payables</b>

Utang lainnya pihak ketiga	27,145,851,032	47,887,477,760	Other payables third parties
Utang lainnya pihak berelasi	930,644,502	930,644,502	Other payables related parties
<b>Uang muka pelanggan jangka pendek</b>			<b>Current advances from customers</b>
Uang muka pelanggan jangka pendek pihak ketiga	1,247,305,575,225	1,860,902,881,295	Current advances from customers third parties
Beban akrual jangka pendek	14,363,204,221	13,703,667,517	Current accrued expenses
Utang pajak	18,155,392,956	22,117,108,698	Taxes payable
Jumlah liabilitas jangka pendek	1,375,076,489,818	2,132,759,200,507	Total current liabilities
<b>Liabilitas jangka panjang</b>			<b>Non-current liabilities</b>
<b>Liabilitas jangka panjang setelah dikurangi bagian yang jatuh tempo dalam satu tahun</b>			<b>Long-term liabilities net of current maturities</b>
Liabilitas jangka panjang atas utang bank	645,250,656,084	496,993,316,084	Long-term bank loans
Uang jaminan jangka panjang	171,000,981,608	161,154,526,259	Non-current deposits
Kewajiban imbalan pasca kerja jangka panjang	103,127,692,512	106,389,516,161	Long-term post-employment benefit obligations
Jumlah liabilitas jangka panjang	919,379,330,204	764,537,358,504	Total non-current liabilities
Jumlah liabilitas	2,294,455,820,022	2,897,296,559,011	Total liabilities
<b>Ekuitas</b>			<b>Equity</b>
<b>Ekuitas yang diatribusikan kepada pemilik entitas induk</b>			<b>Equity attributable to equity owners of parent entity</b>
Saham biasa	94,819,400,000	94,819,400,000	Common stocks
Tambahan modal disetor	( 126,349,854,932 )	( 126,349,854,932 )	Additional paid-in capital
Cadangan pengukuran kembali program imbalan pasti	( 17,956,321,000 )	( 17,956,321,000 )	Reserve of remeasurements of defined benefit plans
<b>Saldo laba (akumulasi kerugian)</b>			<b>Retained earnings (deficit)</b>
Saldo laba yang telah ditentukan penggunaannya	4,218,000,000	3,218,000,000	Appropriated retained earnings
Saldo laba yang belum ditentukan penggunaannya	4,333,225,798,028	3,761,072,638,489	Unappropriated retained earnings
Jumlah ekuitas yang diatribusikan kepada pemilik entitas induk	4,287,957,022,096	3,714,803,862,557	Total equity attributable to equity owners of parent entity
Kepentingan non-pengendali	100,335,472	100,445,631	Non-controlling interests
Jumlah ekuitas	4,288,057,357,568	3,714,904,308,188	Total equity
Jumlah liabilitas dan ekuitas	6,582,513,177,590	6,612,200,867,199	Total liabilities and equity

**[2312000] Statement of profit or loss and other comprehensive income, OCI components presented net of tax, by nature - Property Industry**

<b>Laporan laba rugi dan penghasilan komprehensif lain</b>	<b>30 September 2017</b>	<b>30 September 2016</b>	<b>Statement of profit or loss and other comprehensive income</b>
Penjualan dan pendapatan usaha	1,928,166,938,854	2,184,545,825,366	Sales and revenue
Pendapatan lainnya	16,132,767,251	27,509,197,114	Other income
Beban sewa	( 183,291,792,661 )	( 180,812,206,088 )	Rental expenses
Beban hotel		( 0 )	Hotel expenses
Beban keamanan	( 36,608,774,852 )	( 34,890,876,136 )	Security expenses
Beban konstruksi		( 0 )	Construction expenses
Beban utilitas	( 116,857,017,177 )	( 114,591,400,501 )	Utility expenses
Beban penjualan tanah	( 439,981,480,320 )	( 667,609,249,458 )	Cost of land
Beban pemeliharaan dan perbaikan	( 85,860,034,524 )	( 83,023,890,108 )	Repairs and maintenance expenses
Beban teknik dan pengadaan konstruksi		( 0 )	Construction engineering and procurement expenses
Beban manfaat karyawan	( 32,623,200 )	( 32,623,200 )	Employee benefits expenses
Beban penyusutan dan amortisasi	( 95,182,162,899 )	( 96,262,990,200 )	Depreciation and amortisation expenses
Pembentukan (pembalikan) kerugian penurunan nilai yang diakui dalam laba rugi		( 0 )	Addition (reversal) of impairment loss recognised in profit or loss
Beban lainnya	( 8,473,648,445 )	( 38,349,221,708 )	Other expenses
Keuntungan (kerugian) lainnya		0	Other gains (losses)
Pendapatan keuangan	70,601,790,536	71,282,934,672	Finance income
Beban keuangan	( 4,392,094,679 )	( 8,897,639,799 )	Finance costs
Jumlah laba (rugi) sebelum pajak penghasilan	1,044,221,867,884	1,058,867,859,954	Total profit (loss) before tax
Pendapatan (beban) pajak	( 121,185,232,504 )	( 157,356,111,688 )	Tax benefit (expenses)
Jumlah laba (rugi) dari operasi yang dilanjutkan	923,036,635,380	901,511,748,266	Total profit (loss) from continuing operations
Laba (rugi) dari operasi yang dihentikan		0	Profit (loss) from discontinued operations
Jumlah laba (rugi)	923,036,635,380	901,511,748,266	Total profit (loss)
Jumlah laba rugi komprehensif	923,036,635,380	901,511,748,266	Total comprehensive income
<b>Laba (rugi) yang dapat diatribusikan</b>			<b>Profit (loss) attributable to</b>
Laba (rugi) yang dapat diatribusikan ke entitas induk	923,036,745,539	901,511,857,308	Profit (loss) attributable to parent entity
Laba (rugi) yang dapat diatribusikan ke kepentingan non-pengendali	( 110,159 )	( 109,042 )	Profit (loss) attributable to non-controlling interests
<b>Laba rugi komprehensif yang dapat diatribusikan</b>			<b>Comprehensive income attributable to</b>
Laba rugi komprehensif yang dapat diatribusikan ke entitas induk	923,036,745,539	901,511,857,308	Comprehensive income attributable to parent entity
Laba rugi komprehensif yang dapat diatribusikan ke kepentingan non-pengendali	( 110,159 )	( 109,042 )	Comprehensive income attributable to non-controlling interests
<b>Laba (rugi) per saham</b>			<b>Earnings (loss) per share</b>
Laba per saham dasar			<b>Basic earnings per share</b>

diatribusikan kepada pemilik entitas induk			attributable to equity owners of the parent entity
Laba (rugi) per saham dasar dari operasi yang dilanjutkan	973.47	950.77	Basic earnings (loss) per share from continuing operations

[241000] Statement of changes in equity - Property Industry - Current Year

30 September 2017

Laporan perubahan ekuitas

Statement of changes in equity

	Saham biasa	Saham preferen	Tambahan modal disetor	Saham treasuri	Uang muka setoran modal	Opsi saham	Cadangan revaluasi	Cadangan selisih kurs penjabaran	Cadangan perubahan nilai wajar aset keuangan tersedia untuk dijual	Cadangan keuntungan (kerugian) investasi pada instrumen ekuitas	Cadangan pembayaran berbasis saham	Cadangan lindung nilai arus kas	Cadangan pengukuran kembali program imbalan pasti	Cadangan lainnya	Kepentingan ekuitas lainnya	Selisih transaksi ekuitas dengan pihak non-pengendali	Transaksi dengan pihak non-pengendali lainnya	Komponen transaksi ekuitas lainnya	Saldo laba yang telah ditentukan penggunaannya	Saldo laba yang belum ditentukan penggunaannya	Ekuitas yang dapat didistribusikan kepada entitas induk	Proforma ekuitas	Kepentingan non-pengendali	Ekuitas			
	Common stocks	Preferred stocks	Additional paid-in capital	Treasury stocks	Advances in capital stock	Stock options	Revaluation reserves	Reserve of exchange differences on translation	Reserve for changes in fair value of available-for-sale financial assets	Reserve of gains (losses) from investments in equity instruments	Reserve of share-based payments	Reserve of cash flow hedges	Reserve of remeasurements of defined benefit plans	Other reserves	Other equity interests	Difference in value of equity transactions with non-controlling interests	Other transactions with non-controlling interests	Other components of equity transactions	Appropriated retained earnings	Unappropriated retained earnings	Equity attributable to parent entity	Proforma equity	Non-controlling interests	Equity			
<b>Posisi ekuitas</b>																									<b>Equity position, beginning of period</b>		
Saldo awal periode sebelum penyajian kembali	94,819,400,000	0	( 126,349,854,932 )	0	0	0	0	0	0	0	0	0	( 17,956,321,000 )	0	0	0	0	0	3,218,000,000	3,761,072,638,489	3,714,803,862,557	0	100,445,631	3,714,904,308,188	Balance before restatement beginning of period		
Posisi ekuitas, awal periode	94,819,400,000	0	( 126,349,854,932 )	0	0	0	0	0	0	0	0	0	( 17,956,321,000 )	0	0	0	0	0	3,218,000,000	3,761,072,638,489	3,714,803,862,557	0	100,445,631	3,714,904,308,188	Equity position, beginning of period		
Laba (rugi)																					923,036,745,539	923,036,745,539	( 110,159 )		923,036,635,380	Profit (loss)	
Pembentukan cadangan umum																				1,000,000,000	( 1,000,000,000 )						Allocation for general reserve
Distribusi dividen kas																					( 349,883,586,000 )	( 349,883,586,000 )				( 349,883,586,000 )	Distributions of cash dividends
Posisi ekuitas, akhir periode	94,819,400,000	0	( 126,349,854,932 )	0	0	0	0	0	0	0	0	0	( 17,956,321,000 )	0	0	0	0	0	4,218,000,000	4,333,225,798,028	4,287,957,022,096	0	100,335,472	4,288,057,357,568	Equity position, end of the period		



[241000] Statement of changes in equity - Property Industry - Prior Year

30 September 2016

Laporan perubahan ekuitas

Statement of changes in equity

	Saham biasa	Saham preferen	Tambahan modal disetor	Saham treasuri	Uang muka setoran modal	Opsi saham	Cadangan revaluasi	Cadangan selisih kurs penjabaran	Cadangan perubahan nilai wajar aset keuangan tersedia untuk dijual	Cadangan keuntungan (kerugian) investasi pada instrumen ekuitas	Cadangan pembayaran berbasis saham	Cadangan lindung nilai arus kas	Cadangan pengukuran kembali program imbalan pasti	Cadangan lainnya	Kepentingan ekuitas lainnya	Selisih transaksi ekuitas dengan pihak non-pengendali	Transaksi dengan pihak non-pengendali lainnya	Komponen transaksi ekuitas lainnya	Saldo laba yang telah ditentukan penggunaannya	Saldo laba yang belum ditentukan penggunaannya	Ekuitas yang dapat diatribusikan kepada entitas induk	Proforma ekuitas	Kepentingan non-pengendali	Ekuitas	
	Common stocks	Preferred stocks	Additional paid-in capital	Treasury stocks	Advances in capital stock	Stock options	Revaluation reserves	Reserve of exchange differences on translation	Reserve for changes in fair value of available-for-sale financial assets	Reserve of gains (losses) from investments in equity instruments	Reserve of share-based payments	Reserve of cash flow hedges	Reserve of remeasurements of defined benefit plans	Other reserves	Other equity interests	Difference in value of equity transactions with non-controlling interests	Other transactions with non-controlling interests	Other components of equity transactions	Appropriated retained earnings	Unappropriated retained earnings	Equity attributable to parent entity	Proforma equity	Non-controlling interests	Equity	
<b>Posisi ekuitas</b>																									
Saldo awal periode sebelum penyajian kembali	94,819,400,000	0	( 130,349,854,932 )	0	0	0	0	0	0	0	0	0	( 10,350,841,000 )	0	0	0	0	0	2,218,000,000	2,872,758,171,867	2,829,094,875,935	0	100,602,665	2,829,195,478,600	
Posisi ekuitas, awal periode	94,819,400,000	0	( 130,349,854,932 )	0	0	0	0	0	0	0	0	0	( 10,350,841,000 )	0	0	0	0	0	2,218,000,000	2,872,758,171,867	2,829,094,875,935	0	100,602,665	2,829,195,478,600	
Laba (rugi)																					901,511,857,308	901,511,857,308		( 109,042 )	901,511,748,266
Pembentukan cadangan umum																				1,000,000,000	( 1,000,000,000 )				
Distribusi dividen kas																					( 310,059,438,000 )	( 310,059,438,000 )			( 310,059,438,000 )
Transaksi ekuitas lainnya			4,000,000,000																			4,000,000,000			4,000,000,000
Posisi ekuitas, akhir periode	94,819,400,000	0	( 126,349,854,932 )	0	0	0	0	0	0	0	0	0	( 10,350,841,000 )	0	0	0	0	0	3,218,000,000	3,463,210,591,175	3,424,547,295,243	0	100,493,623	3,424,647,788,866	

Equity position, beginning of period  
Equity position, beginning of period  
Profit (loss)  
Allocation for general reserves  
Distributions of cash dividends  
Other equity transactions  
Equity position, end of the period

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

Laporan arus kas			Statement of cash flows
	30 September 2017	30 September 2016	
<b>Arus kas dari aktivitas operasi</b>			<b>Cash flows from operating activities</b>
<b>Penerimaan kas dari aktivitas operasi</b>			<b>Cash receipts from operating activities</b>
Penerimaan dari pelanggan	1,310,156,266,610	1,818,244,624,864	Receipts from customers
<b>Pembayaran kas dari aktivitas operasi</b>			<b>Cash payments from operating activities</b>
Pembayaran kepada pemasok atas barang dan jasa	( 751,269,267,984 )	( 825,125,817,766 )	Payments to suppliers for goods and services
Pembayaran gaji dan tunjangan	( 141,567,005,483 )	( 128,560,816,181 )	Payments for salaries and allowances
Kas diperoleh dari (digunakan untuk) operasi	417,319,993,143	864,557,990,917	Cash generated from (used in) operations
Pembayaran bunga dari aktivitas operasi	( 4,511,243,281 )	( 9,056,156,213 )	Interests paid from operating activities
Penerimaan pengembalian (pembayaran) pajak penghasilan dari aktivitas operasi	( 106,401,167,784 )	( 143,025,329,241 )	Income taxes refunded (paid) from operating activities
Jumlah arus kas bersih yang diperoleh dari (digunakan untuk) aktivitas operasi	306,407,582,078	712,476,505,463	Total net cash flows received from (used in) operating activities
<b>Arus kas dari aktivitas investasi</b>			<b>Cash flows from investing activities</b>
Penerimaan dari penjualan aset tetap	4,545,455	0	Proceeds from disposal of property and equipment
Pembayaran untuk perolehan aset tetap	( 418,132,196,479 )	( 320,900,496,952 )	Payments for acquisition of property and equipment
Pembayaran untuk perolehan tanah dalam pengembangan	( 72,066,492,841 )	( 44,590,795,344 )	Payments for acquisition of land for development
Pembayaran uang muka investasi	( 1,300,000,000 )	( 0 )	Payments for advances on investments
Pembayaran untuk perolehan kepemilikan pada entitas asosiasi	( 0 )	( 0 )	Payments for acquisition of interests in associates
Penerimaan dividen dari aktivitas investasi	462,000,000	478,800,000	Dividends received from investing activities
Penerimaan bunga dari aktivitas investasi	78,545,108,607	84,867,732,740	Interests received from investing activities
Jumlah arus kas bersih yang diperoleh dari (digunakan untuk) aktivitas investasi	( 412,487,035,258 )	( 280,144,759,556 )	Total net cash flows received from (used in) investing activities
<b>Arus kas dari aktivitas pendanaan</b>			<b>Cash flows from financing activities</b>
Penerimaan pinjaman bank	242,291,912,108	280,444,635,169	Proceeds from bank loans
Pembayaran pinjaman bank	( 211,856,964,722 )	( 201,479,535,655 )	Payments of bank loans
Pencairan (penempatan) dana yang dibatasi penggunaannya dari aktivitas pendanaan	( 7,131,451,585 )	( 7,632,499,813 )	Withdrawal (placement) of restricted funds from financing activities
Pembayaran dividen dari aktivitas pendanaan	( 349,883,586,000 )	( 310,059,438,000 )	Dividends paid from financing activities
Jumlah arus kas bersih yang	( 326,580,090,199 )	( 238,726,838,299 )	Total net cash flows received

diperoleh dari (digunakan untuk) aktivitas pendanaan			from (used in) financing activities
Jumlah kenaikan (penurunan) bersih kas dan setara kas	( 432,659,543,379 )	193,604,907,608	Total net increase (decrease) in cash and cash equivalents
Kas dan setara kas arus kas, awal periode	2,112,641,475,830	1,871,711,820,045	Cash and cash equivalents cash flows, beginning of the period
Efek perubahan nilai kurs pada kas dan setara kas	1,383,420,118	( 14,725,244,808 )	Effect of exchange rate changes on cash and cash equivalents
Kas dan setara kas arus kas, akhir periode	1,681,365,352,569	2,050,591,482,845	Cash and cash equivalents cash flows, end of the period