BIKA  Binakarya Jaya Abadi TbK.

COMPANY REPORT : JANUARY 2019
As of 31 January 2019
Development Board
Industry Sector : Property, Real Estate & Building Construction (6)
Industry Sub Sector : Property And Real Estate (61)

COMPANY HISTORY
Established Date : 28-Nov-2007
Listing Date : 14-Jul-2015 (IPO Price: 1,000)
Underwriter IPO :
PT RHB OSK Securities Indonesia
Securities Administration Bureau :
PT Raya Saham Registra

SHAREHOLDERS (December 2018)

<table>
<thead>
<tr>
<th>No.</th>
<th>Type of Listing</th>
<th>Shares</th>
<th>Listing Date</th>
<th>Trading Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>First Issue</td>
<td>150,000,000</td>
<td>14-Jul-15</td>
<td>14-Jul-15</td>
</tr>
<tr>
<td>2.</td>
<td>Company Listing</td>
<td>442,280,000</td>
<td>14-Jul-15</td>
<td>14-Jul-15</td>
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</tbody>
</table>

DIVIDEND ANNOUNCEMENT

<table>
<thead>
<tr>
<th>Year</th>
<th>Shares</th>
<th>Cash Dividend</th>
<th>Cum Date</th>
<th>Ex Date</th>
<th>Recording Date</th>
<th>Payment Date</th>
<th>F/I</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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</table>

ISSUED HISTORY

<table>
<thead>
<tr>
<th>No.</th>
<th>Type of Listing</th>
<th>Bonus Shares</th>
<th>Cash Dividend</th>
<th>Cum Date</th>
<th>Ex Date</th>
<th>Recording Date</th>
<th>Payment Date</th>
<th>F/I</th>
</tr>
</thead>
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<td></td>
</tr>
</tbody>
</table>

HEAD OFFICE
Taman Palem Mall 3rd Floor Blok D No. 9A
Jl. Kamal Raya Outer Ring Road RT 006/RW 014, Cengkareng
Jakarta Barat 11730
Phone : (021) 5436-0381
Fax : (021) 543-603 91
Homepage : www.bpg.id
Email : corpsec@binakaryagroup.co.id
**BIKA Binakarya Jaya Abadi Tbk.**

**CLOSING PRICE & TRADING VOLUME**

**Binakarya Jaya Abadi Tbk.**

_July 2015 - January 2019_

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**TRADEING ACTIVITIES**

<table>
<thead>
<tr>
<th>Month</th>
<th>High</th>
<th>Low</th>
<th>Close</th>
<th>High (X)</th>
<th>Low (X)</th>
<th>Close (X)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jul-15</td>
<td>1,550</td>
<td>1,210</td>
<td>1,540</td>
<td>15,370</td>
<td>101,123</td>
<td>142,935</td>
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<tr>
<td>Aug-15</td>
<td>2,060</td>
<td>1,520</td>
<td>1,875</td>
<td>19,377</td>
<td>85,743</td>
<td>152,100</td>
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<tr>
<td>Sep-15</td>
<td>2,025</td>
<td>1,820</td>
<td>1,885</td>
<td>9,223</td>
<td>40,546</td>
<td>78,273</td>
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<tr>
<td>Oct-15</td>
<td>2,020</td>
<td>1,885</td>
<td>2,020</td>
<td>18,867</td>
<td>67,179</td>
<td>131,984</td>
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<tr>
<td>Nov-15</td>
<td>2,100</td>
<td>1,920</td>
<td>2,020</td>
<td>30,663</td>
<td>99,857</td>
<td>200,339</td>
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<tr>
<td>Dec-15</td>
<td>2,170</td>
<td>1,870</td>
<td>1,905</td>
<td>26,631</td>
<td>113,873</td>
<td>232,937</td>
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<table>
<thead>
<tr>
<th>Month</th>
<th>High</th>
<th>Low</th>
<th>Close</th>
<th>High (X)</th>
<th>Low (X)</th>
<th>Close (X)</th>
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</thead>
<tbody>
<tr>
<td>Jan-16</td>
<td>2,050</td>
<td>1,905</td>
<td>1,930</td>
<td>15,995</td>
<td>121,313</td>
<td>237,265</td>
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<tr>
<td>Feb-16</td>
<td>1,965</td>
<td>1,480</td>
<td>1,570</td>
<td>10,859</td>
<td>132,652</td>
<td>228,693</td>
</tr>
<tr>
<td>Mar-16</td>
<td>1,600</td>
<td>1,415</td>
<td>1,490</td>
<td>9,117</td>
<td>152,798</td>
<td>229,473</td>
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<tr>
<td>Apr-16</td>
<td>1,645</td>
<td>1,235</td>
<td>1,425</td>
<td>12,617</td>
<td>161,407</td>
<td>230,717</td>
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<tr>
<td>May-16</td>
<td>1,690</td>
<td>905</td>
<td>1,035</td>
<td>19,640</td>
<td>165,952</td>
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<tr>
<td>Jun-16</td>
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<td>580</td>
<td>47,378</td>
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<td>Jul-16</td>
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<td>Sep-16</td>
<td>620</td>
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<td>68,402</td>
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<td>102,308</td>
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<td>Dec-16</td>
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<td>470</td>
<td>470</td>
<td>11,331</td>
<td>114,889</td>
<td>63,172</td>
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</table>

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<table>
<thead>
<tr>
<th>Month</th>
<th>High</th>
<th>Low</th>
<th>Close</th>
<th>High (X)</th>
<th>Low (X)</th>
<th>Close (X)</th>
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</thead>
<tbody>
<tr>
<td>Jan-17</td>
<td>560</td>
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<td>479</td>
<td>974</td>
<td>449</td>
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<tr>
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<tr>
<td>Jul-17</td>
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<td>350</td>
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<td>320</td>
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<td>95</td>
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<tr>
<td>Dec-17</td>
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<td>290</td>
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<td>100</td>
<td>102</td>
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**SHARES TRADED**

<table>
<thead>
<tr>
<th>Year</th>
<th>Volume (Million Sh.)</th>
<th>Value (Billion Rp)</th>
<th>Frequency (Thou. X)</th>
<th>Days</th>
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<td>508</td>
<td>1,564</td>
<td>21</td>
<td>6</td>
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<tr>
<td>2016</td>
<td>1,564</td>
<td>939</td>
<td>9</td>
<td>2</td>
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<td>2017</td>
<td>560</td>
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<td>6</td>
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<td>2018</td>
<td>1,120</td>
<td>117</td>
<td>12</td>
<td>6</td>
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<tr>
<td>2019</td>
<td>233</td>
<td>233</td>
<td>226</td>
<td>21</td>
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**Price (Rupiah)**

<table>
<thead>
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<th></th>
<th>High</th>
<th>Low</th>
<th>Close</th>
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<td>570</td>
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</tr>
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</tr>
<tr>
<td></td>
<td>740</td>
<td>470</td>
<td>470</td>
</tr>
</tbody>
</table>

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**PER (X)**

<table>
<thead>
<tr>
<th></th>
<th>25.14</th>
<th>-2.94</th>
<th>-5.91</th>
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<tbody>
<tr>
<td></td>
<td>13.36</td>
<td>24.89</td>
<td>14.52</td>
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<tr>
<td></td>
<td>1.69</td>
<td>0.42</td>
<td>0.28</td>
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* Adjusted price after corporate action
### Financial Data and Ratios

**Public Accountant:** Tjahjadi & Tamara

#### BALANCE SHEET

<table>
<thead>
<tr>
<th>(in Million Rp, except Par Value)</th>
<th>Dec-15</th>
<th>Dec-16</th>
<th>Dec-17</th>
<th>Sep-18</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cash &amp; Cash Equivalents</td>
<td>164,032</td>
<td>146,445</td>
<td>164,775</td>
<td>80,963</td>
</tr>
<tr>
<td>Receivables</td>
<td>59,776</td>
<td>29,460</td>
<td>64,901</td>
<td>8,375</td>
</tr>
<tr>
<td>Inventories</td>
<td>1,279,215</td>
<td>1,541,486</td>
<td>1,595,533</td>
<td>1,694,675</td>
</tr>
<tr>
<td>Investment</td>
<td>17,405</td>
<td>17,913</td>
<td>21,149</td>
<td>25,056</td>
</tr>
<tr>
<td>Fixed Assets</td>
<td>186,471</td>
<td>261,356</td>
<td>187,923</td>
<td>72,839</td>
</tr>
<tr>
<td>Other Assets</td>
<td>120</td>
<td>549</td>
<td>145</td>
<td>288</td>
</tr>
<tr>
<td>Total Assets</td>
<td>2,137,500</td>
<td>2,400,682</td>
<td>2,374,443</td>
<td>2,318,505</td>
</tr>
<tr>
<td>Growth (%)</td>
<td>12.31%</td>
<td>-1.09%</td>
<td>-2.36%</td>
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</tr>
<tr>
<td>Trade Payable</td>
<td>25,842</td>
<td>34,227</td>
<td>28,225</td>
<td>49,969</td>
</tr>
<tr>
<td>Total Liabilities</td>
<td>1,470,706</td>
<td>1,731,221</td>
<td>1,678,797</td>
<td>1,641,648</td>
</tr>
<tr>
<td>Growth (%)</td>
<td>17.71%</td>
<td>-3.03%</td>
<td>-2.21%</td>
<td></td>
</tr>
</tbody>
</table>

| Authorized Capital              | 170,000| 170,000| 170,000| 170,000|
| Paid up Capital                 | 59,228 | 59,228 | 59,228 | 59,228 |
| Paid up Capital (Shares)        | 592    | 592    | 592    | 592    |
| Par Value                       | 100    | 100    | 100    | 100    |
| Retained Earnings               | 166,407| 143,510| 143,510| 122,038|
| Total Equity                    | 666,794| 669,461| 695,647| 676,857|
| Growth (%)                      | 0.40%  | 3.91%  | -2.70% |

#### INCOME STATEMENTS

| Total Revenues                   | 1,013,950| 631,183| 482,387| 290,964|
| Growth (%)                       | -37.75% | -23.57%|
| Cost of Revenues                 | 593,640 | 348,041| 239,067| 137,518|
| Gross Profit                     | 420,310 | 283,142| 243,320| 153,446|
| Operating Expenses               | 215,990 | 206,054| 128,214| 120,320|
| Operating Profit                 | 204,320 | 22,990 | 37,266 | 22,232 |
| Growth (%)                       | -88.75% | 62.10% |
| Other Income (Expenses)          | -126,586| -100,003| -79,366| -44,022|
| Income Before Tax                | 77,734  | -42,100| -18,790|
| Tax                              | 1,106   | 2,254  | 2,254  | - |
| Profit for the period            | 76,628  | -44,354| -18,790|
| Growth (%)                       | N/A     | 43.12% |

| Period Attributable              | 44,880  | -22,897| -24,490| -12,791|
| Comprehensive Income             | 75,080  | -80,286| -42,389| -18,790|
| Comprehensive Attributable       | 44,987  | -22,806| -24,436| -12,791|

#### RATIOS

| Dividend (Rp)                    | -       | -       | -       | -       |
| EPS (Rp)                         | 129.38  | -131.66 | -74.89  | -31.72  |
| BV (Rp)                          | 1,125,81| 1,130,31| 1,174,52| 1,142,80|
| DAR (%)                          | 0.69    | 0.72    | 0.71    | 0.71    |
| DE(%)                            | 2.21    | 2.59    | 2.41    | 2.43    |
| ROA (%)                          | 3.58    | -3.25   | -1.87   | -0.81   |
| ROE (%)                          | 0.45    | -1.65   | -6.38   | -2.78   |
| GPM (%)                          | 41.45   | 44.86   | 50.44   | 52.74   |
| OPM (%)                          | 20.15   | 3.64    | 7.73    | 8.67    |
| NPM (%)                          | 7.65    | -12.35  | -9.19   | -6.46   |
| Payout Ratio (%)                 | -       | -       | -       | -       |
| Yield (%)                        | -       | -       | -       | -       |

*US$ Rate (Bi), Rp

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<th>Sep-18</th>
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