

# BKDP Bukit Darmo Property Tbk.

## COMPANY REPORT : JANUARY 2019

Development Board  
Industry Sector : Property, Real Estate & Building Construction (6)  
Industry Sub Sector : Property And Real Estate (61)

## As of 31 January 2019

Individual Index : 52.500  
Listed Shares : 6,830,992,252  
Market Capitalization : 430,352,511,876

474 | 0.43T | 0.006% | 99.61%

448 | 0.04T | 0.002% | 99.91%

### COMPANY HISTORY

Established Date : 12-Jul-1989  
Listing Date : 15-Jun-2007 (IPO Price: 120)  
Underwriter IPO :  
Ciptadana Securities  
Securities Administration Bureau :  
PT Sharestar Indonesia

### BOARD OF COMMISSIONERS

1. Hendro Sumampow
2. Agus Widagdo \*)
3. Leotine Ierma Agustina Sumampow
4. Tarub \*)

\*) *Independent Commissioners*

### BOARD OF DIRECTORS

1. Jokky W. Hidayat
2. Brasada Chandra
3. Iefenn Adrienne Sumampow
4. Marcia Sumampow

### AUDIT COMMITTEE

1. Tarub
2. Agus Widagdo
3. Edy Sukanto, SE

### CORPORATE SECRETARY

Brasada Chandra

### HEAD OFFICE

Jl. Tanah Abang III/6, Gambir  
Jakarta 10160  
Phone : (021) 385-1446; (031) 732-5555  
Fax : (021) 351-7008; 732-6666  
Homepage : [www.bukitdarmoproperty.com](http://www.bukitdarmoproperty.com)  
Email : [corporatesecretary@bukitdarmoproperty.com](mailto:corporatesecretary@bukitdarmoproperty.com)

### SHAREHOLDERS (December 2018)

1. PT Adhibalaraja	2,600,000,000	38.06%
2. Hendro Sumampow	623,500,000	9.13%
3. Public (<5%)	3,607,492,252	52.81%

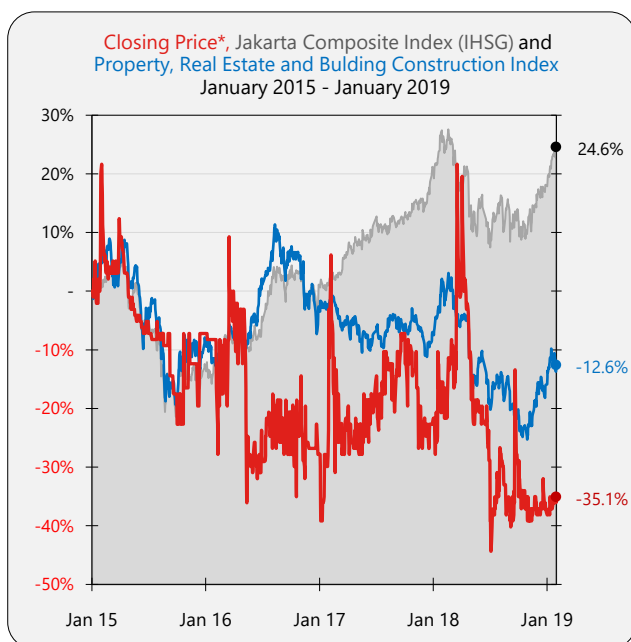
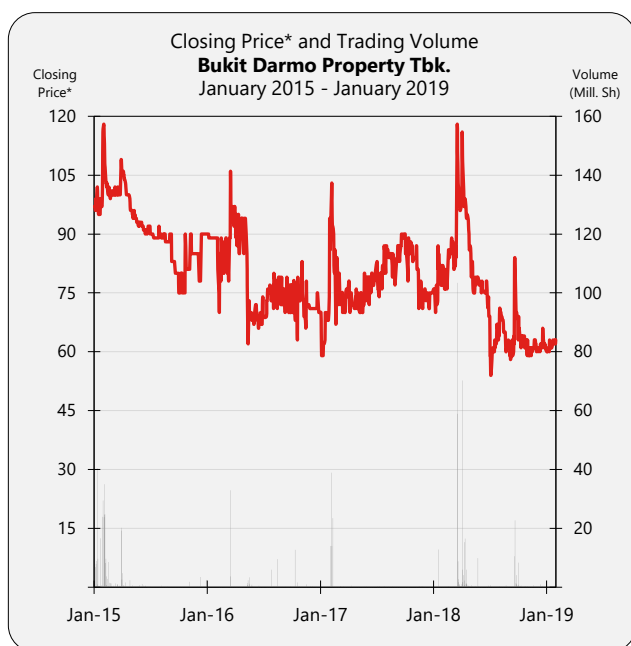
### DIVIDEND ANNOUNCEMENT

Year	Bonus Shares	Cash Dividend	Cum Date	Ex Date	Recording Date	Payment Date	F/I
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### ISSUED HISTORY

No.	Type of Listing	Shares	Listing Date	Trading Date
1.	First Issue	4,000,000,000	15-Jun-07	15-Jun-07
2.	Company Listing	2,000,000,000	15-Jun-07	15-Feb-08
3.	Warrant	1,500,000	4-Jan-08	4-Jan-08
4.	Warrant	3,500	24-Jan-08	24-Jan-08
5.	Warrant	51,450	31-Jan-08	31-Jan-08
6.	Warrant	2,100,000	5-Mar-08	5-Mar-08
7.	Warrant	450,000	13-Mar-08	13-Mar-08
8.	Warrant	12,914,500	10-Jun-08	10-Jun-08
9.	Warrant	6,229,500	11-Jun-08	11-Jun-08
10.	Warrant	1,246,000	17-Jun-08	17-Jun-08
11.	Warrant	20	12-Aug-09	12-Aug-09
12.	Warrant	250,000	19-Mar-10	19-Mar-10
13.	Warrant	250,000	28-Apr-10	28-Apr-10
14.	Warrant	765,108,500	14-Jun-10	14-Jun-10
15.	Warrant	524,918,782	21-Jun-10	21-Jun-10
16.	Partial Delisting	-484,030,000	13-Feb-18	13-Feb-18

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SHARES TRADED	2015	2016	2017	2018	Jan-19
Volume (Million Sh.)	371	86	102	399	2
Value (Billion Rp)	40	7	9	41	0.1
Frequency (Thou. X)	13	6	10	31	0.3
Days	153	178	197	234	22
<b>Price (Rupiah)</b>					
High	123	110	109	142	65
Low	71	57	59	52	59
Close	90	70	75	61	63
Close*	90	70	75	61	63
<b>PER (X)</b>					
PER (X)	-23.33	-16.20	-14.20	-11.71	-12.09
PER Industry (X)	13.36	24.89	14.52	27.07	28.17
<b>PBV (X)</b>					
PBV (X)	1.15	0.93	1.06	0.88	0.91

\* Adjusted price after corporate action

Month	Closing Price			Freq. (X)	Volume (Thou. Sh.)	Value (Million Rp)	Day
	High	Low	Close				
Jan-15	116	93	116	4,486	147,338	15,332	21
Feb-15	123	99	100	6,162	147,708	16,425	19
Mar-15	115	100	108	1,649	46,339	4,976	22
Apr-15	108	96	96	394	13,602	1,412	17
May-15	96	92	93	221	3,054	286	17
Jun-15	93	89	92	108	3,049	278	15
Jul-15	92	89	90	36	410	37	9
Aug-15	90	88	88	43	898	80	11
Sep-15	90	80	80	13	280	23	3
Oct-15	90	75	81	12	211	16	9
Nov-15	90	81	85	11	2,079	169	4
Dec-15	90	71	90	18	6,415	534	6
Jan-16	90	88	89	27	195	18	4
Feb-16	89	70	88	22	71	5	11
Mar-16	110	73	97	2,067	37,180	3,681	19
Apr-16	95	81	85	54	326	28	17
May-16	94	57	67	3,630	11,727	801	18
Jun-16	74	65	73	86	1,250	85	16
Jul-16	78	66	74	49	6,268	458	14
Aug-16	85	68	72	160	10,814	812	19
Sep-16	79	64	77	55	849	59	16
Oct-16	89	63	74	166	14,813	1,118	18
Nov-16	83	66	71	86	1,658	118	16
Dec-16	78	70	70	20	423	30	10
Jan-17	94	59	94	137	431	31	13
Feb-17	109	66	72	7,910	91,770	8,306	18
Mar-17	80	66	75	277	2,201	153	21
Apr-17	80	70	74	135	882	63	15
May-17	82	69	79	159	808	61	19
Jun-17	81	67	77	106	221	17	14
Jul-17	90	74	80	293	2,003	160	19
Aug-17	87	75	78	109	585	48	20
Sep-17	95	78	90	83	229	20	14
Oct-17	91	78	84	102	231	20	13
Nov-17	87	70	74	317	2,068	149	18
Dec-17	77	71	75	69	163	12	13
Jan-18	92	70	82	244	13,175	1,054	20
Feb-18	89	75	88	237	978	81	18
Mar-18	142	81	96	9,949	178,262	19,243	20
Apr-18	135	85	87	10,707	129,580	14,522	21
May-18	88	74	78	1,115	13,220	1,041	20
Jun-18	79	67	69	330	1,428	104	13
Jul-18	73	52	67	859	1,949	116	21
Aug-18	75	58	63	595	2,231	144	21
Sep-18	107	57	69	3,930	40,900	3,558	18
Oct-18	80	54	59	2,285	13,153	915	23
Nov-18	67	58	60	676	2,362	143	21
Dec-18	69	59	61	530	2,173	137	18
Jan-19	65	59	63	292	1,637	101	22

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## Financial Data and Ratios

Public Accountant : Warnoyo & Mennix

Book End : December

BALANCE SHEET	Dec-14	Dec-15	Dec-16	Dec-17	Sep-18
<i>(in Million Rp, except Par Value)</i>					
Cash & Cash Equivalents	19,923	8,651	5,922	6,334	3,356
Receivables	31,954	2,934	2,031	4,523	5,201
Inventories	172,754	192,997	41,189	40,908	41,246
Investment	-	-	-	-	-
Fixed Assets	8,237	7,481	6,991	12,072	10,221
Other Assets	1,550	1,430	6,335	-	-
<b>Total Assets</b>	<b>829,193</b>	<b>791,162</b>	<b>785,096</b>	<b>783,495</b>	<b>767,008</b>
<b>Growth (%)</b>		<b>-4.59%</b>	<b>-0.77%</b>	<b>-0.20%</b>	<b>-2.10%</b>
Trade Payable	30,278	30,204	32,151	34,460	31,258
Total Liabilities	231,347	218,404	239,151	283,732	293,956
<b>Growth (%)</b>		<b>-5.59%</b>	<b>9.50%</b>	<b>18.64%</b>	<b>3.60%</b>

Authorized Capital	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000
Paid up Capital	683,099	683,099	683,099	683,099	683,099
Paid up Capital (Shares)	6,831	6,831	6,831	6,831	6,831
Par Value	100	100	100	100	100
Retained Earnings	-154,537	-182,976	-211,955	-255,118	-281,811
<b>Total Equity</b>	<b>597,846</b>	<b>572,758</b>	<b>545,944</b>	<b>499,763</b>	<b>473,052</b>
<b>Growth (%)</b>		<b>-4.20%</b>	<b>-4.68%</b>	<b>-8.46%</b>	<b>-5.34%</b>

INCOME STATEMENTS	Dec-14	Dec-15	Dec-16	Dec-17	Sep-18
Total Revenues	107,391	60,101	52,414	43,189	39,080
<b>Growth (%)</b>		<b>-44.04%</b>	<b>-12.79%</b>	<b>-17.60%</b>	

Cost of Revenues	54,192	44,660	41,336	40,877	33,678
Gross Profit	53,199	15,442	11,078	2,311	5,402
Operating Expenses	-	43,669	40,026	27,812	26,934
Operating Profit	-	-	-28,948	-25,501	-21,532
<b>Growth (%)</b>				<b>11.91%</b>	

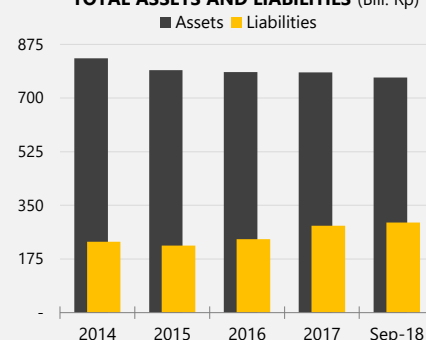
Other Income (Expenses)	-38,369	-	-	-12,595	-2,662
Income Before Tax	14,831	-28,227	-28,948	-38,096	-24,194
Tax	7,636	-	-	5,075	2,517
Profit for the period	7,195	-28,227	-28,948	-43,170	-26,711
<b>Growth (%)</b>		<b>N/A</b>	<b>-2.56%</b>	<b>-49.13%</b>	

Period Attributable	7,215	-28,213	-28,979	-43,162	-26,711
Comprehensive Income	7,195	-27,641	-26,813	-46,182	-26,711
Comprehensive Attributable	7,215	-27,623	-26,844	-46,175	-26,693

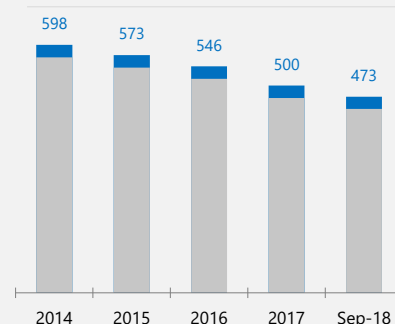
RATIOS	Dec-14	Dec-15	Dec-16	Dec-17	Sep-18
Dividend (Rp)	-	-	-	-	-
EPS (Rp)	1.05	-4.13	-4.24	-6.32	-3.91
BV (Rp)	87.52	83.85	79.92	73.16	69.25
DAR (X)	0.28	0.28	0.30	0.36	0.38
DER(X)	0.39	0.38	0.44	0.57	0.62
ROA (%)	0.87	-3.57	-3.69	-5.51	-3.48
ROE (%)	1.20	-4.93	-5.30	-8.64	-5.65
GPM (%)	49.54	25.69	21.14	5.35	13.82
OPM (%)	-	-	-55.23	-59.05	-55.10
NPM (%)	6.70	-46.97	-55.23	-99.96	-68.35
Payout Ratio (%)	-	-	-	-	-
Yield (%)	-	-	-	-	-

\*US\$ Rate (BI), Rp 12,436 13,794 13,436 13,548 14,929

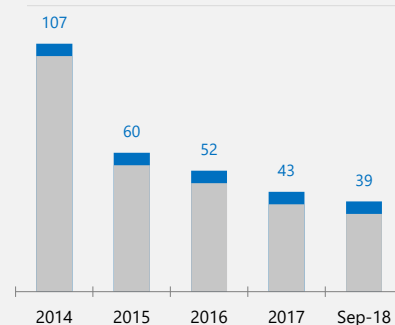
### TOTAL ASSETS AND LIABILITIES (Bill. Rp)



### TOTAL EQUITY (Bill. Rp)



### TOTAL REVENUES (Bill. Rp)



### PROFIT FOR THE PERIOD (Bill. Rp)

