

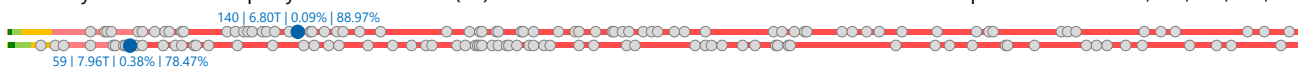
BKSL Sentul City Tbk.

COMPANY REPORT : JANUARY 2019

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

As of 31 January 2019

Individual Index : 8,499
 Listed Shares : 55,258,659,356
 Market Capitalization : 6,796,815,100,788



COMPANY HISTORY

Established Date : 16-Apr-1993
 Listing Date : 28-Jul-1997 (IPO Price: 500)
 Underwriter IPO :
 PT Trimegah Securindo Lestari
 Securities Administration Bureau :
 PT Sirca Datapro Perdana

BOARD OF COMMISSIONERS

1. Tranggono Ting *)
2. Antonius Prijohandojo Kristanto
3. Soemarso Slamet Rahardjo *)
4. Sumarsono

*) Independent Commissioners

BOARD OF DIRECTORS

1. David Partono
2. Rickey Mabbun Leuterio
3. Ricky Kinanto Teh

AUDIT COMMITTEE

1. Soemarso Slamet Rahardjo
2. Jonnardi
3. Rusdy Daryono

CORPORATE SECRETARY

Kwee Liana Kumala

HEAD OFFICE

Sudirman Building Tower 25th Floor
 Jl.Jend. Sudirman Kav.60
 Jakarta 12190
 Phone : (021) 522-6877
 Fax : (021) 522-6818
 Homepage : www.sentulcity.co.id
 Email : Ptsc@sentulcity.co.id
sc-pr@sentulcity.co.id
corsec@sentulcity.co.id

SHAREHOLDERS (December 2018)

1. PT Sakti Generasi Perdana	21,571,244,865	: 39.04%
2. Stella Isabella Djohan	8,985,886,300	: 16.26%
3. Jonathan Tahir	3,354,177,360	: 6.07%
4. Public (<5%)	21,347,350,798	: 38.63%

DIVIDEND ANNOUNCEMENT

Year	Bonus Shares	Cash Dividend	Cum Date	Ex Date	Recording Date	Payment Date	F/I
2013		0.25	28-Sep-15	29-Sep-15	1-Oct-15	20-Oct-15	F

ISSUED HISTORY

No.	Type of Listing	Shares	Listing Date	Trading Date
1.	First Issue	400,000,000	28-Jul-97	28-Jul-97
2.	Company Listing	1,030,000,000	28-Jul-97	28-Jul-97
3.	Right Issue	4,004,000,000	3-Aug-99	3-Aug-99
4.	Reverse Stock Split	-4,075,500,000	1-Aug-06	1-Aug-06
5.	Right Issue	8,151,000,000	10-Oct-06	10-Oct-06
6.	Add. Listing without RI	507,508,598	2-Oct-09	2-Oct-09
7.	Right Issue	15,025,512,897	1-Feb-10	1-Feb-10
8.	Warrant	850,105	3-Aug-10	3-Aug-10
9.	Warrant	25,000	5-Aug-10	5-Aug-10
10.	Warrant	142,500	6-Aug-10	6-Aug-10
11.	Warrant	924,801	9-Aug-10	9-Aug-10
12.	Warrant	2,400,886,000	10-Aug-10	10-Aug-10
13.	Warrant	1,097,555,109	11-Aug-10	11-Aug-10
14.	Add. Listing without RI	2,854,000,000	19-Aug-11	19-Aug-11
15.	Add. Listing without RI	3,139,690,500	29-Dec-15	29-Dec-15
16.	Right Issue	9,460,032	11-Apr-17	11-Apr-17
17.	Right Issue	78,342,121	13-Apr-17	13-Apr-17
18.	Right Issue	22,976,410	17-Apr-17	17-Apr-17
19.	Right Issue	230,391,078	18-Apr-17	18-Apr-17
20.	Right Issue	109,542,800	21-Apr-17	21-Apr-17
21.	Right Issue	20,271,244,865	16-May-17	16-May-17
22.	Warrant I	31,500	16-Nov-17	16-Nov-17
23.	Warrant I	70,000	23-Nov-17	23-Nov-17
24.	Warrant I	4	16-Mar-18	16-Mar-18
25.	Warrant I	3,000	28-Mar-18	28-Mar-18
26.	Warrant I	105	9-Apr-18	9-Apr-18
27.	Warrant I	83	13-Apr-18	13-Apr-18
28.	Warrant I	100	17-Apr-18	17-Apr-18
29.	Warrant I	15	26-Jun-18	26-Jun-18
30.	Warrant I	100	23-Jul-18	23-Jul-18
31.	Warrant I	583	27-Sep-18	27-Sep-18
32.	Warrant I	1,000	22-Nov-18	22-Nov-18
33.	Warrant I	17	26-Nov-18	26-Nov-18
34.	Warrant I	33	28-Jan-19	28-Jan-19



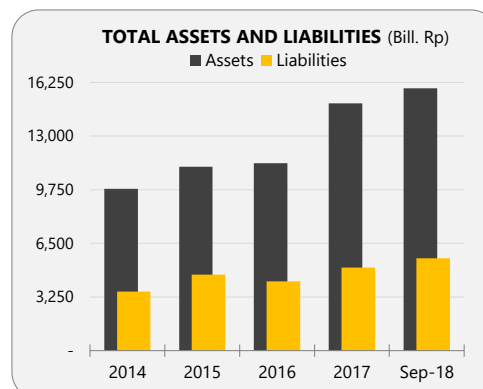
SHARES TRADED	2015	2016	2017	2018	Jan-19
Volume (Million Sh.)	25,765	44,971	46,994	53,337	2,318
Value (Billion Rp)	2,736	3,997	5,396	9,219	282
Frequency (Thou. X)	259	394	468	810	49
Days	244	246	238	240	22
Price (Rupiah)					
High	152	121	165	238	129
Low	52	53	70	94	109
Close	58	92	130	109	123
Close*	58	92	130	109	123
PER (X)					
PER (X)	40.38	22.86	64.80	105.07	118.57
PER Industry (X)	13.36	24.89	14.52	27.07	28.17
PBV (X)					
PBV (X)	0.31	0.47	0.75	0.59	0.66

* Adjusted price after corporate action

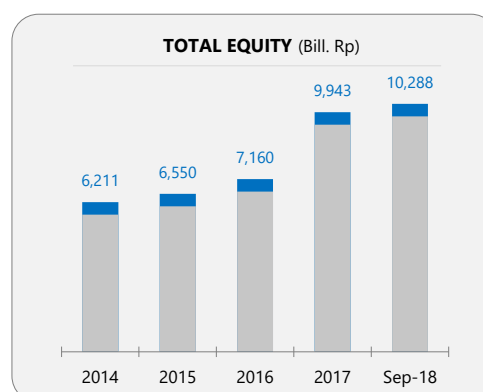
TRADING ACTIVITIES

Month	Closing Price			Freq. (X)	Volume (Thou. Sh.)	Value (Million Rp)	Day
	High	Low	Close				
Jan-15	121	104	115	26,669	3,671,228	415,650	21
Feb-15	152	112	145	33,635	4,195,507	542,544	19
Mar-15	147	113	121	27,374	2,680,219	351,278	22
Apr-15	126	97	97	16,438	1,136,914	140,181	21
May-15	115	97	99	20,603	1,365,470	144,856	19
Jun-15	103	89	96	18,110	2,508,074	248,905	21
Jul-15	98	85	87	12,192	1,514,421	138,178	19
Aug-15	89	57	61	14,754	765,505	58,700	20
Sep-15	86	56	75	34,787	2,549,395	191,387	21
Oct-15	84	72	74	22,931	1,676,080	132,230	21
Nov-15	75	62	62	14,812	770,250	57,244	21
Dec-15	66	52	58	16,482	2,932,287	314,378	19
Jan-16	61	53	56	7,825	1,078,462	61,364	20
Feb-16	66	53	57	20,790	2,242,577	129,165	20
Mar-16	83	56	70	40,439	3,608,066	266,180	21
Apr-16	87	70	80	34,148	3,705,208	293,244	21
May-16	92	77	85	26,946	3,200,458	262,055	20
Jun-16	94	83	88	44,421	5,009,311	481,750	22
Jul-16	96	85	93	22,594	3,072,463	278,669	16
Aug-16	121	93	97	53,991	6,910,684	717,554	22
Sep-16	106	89	93	26,610	2,908,868	280,877	21
Oct-16	96	89	91	24,855	2,209,714	192,881	21
Nov-16	100	85	95	53,071	6,395,846	600,211	22
Dec-16	98	87	92	37,865	4,629,783	433,117	20
Jan-17	95	89	90	17,399	1,923,835	174,383	21
Feb-17	105	90	97	41,080	5,338,686	524,712	19
Mar-17	100	88	96	28,537	2,253,012	211,960	22
Apr-17	98	87	88	17,302	1,697,552	154,822	17
May-17	89	74	75	16,684	1,342,093	107,640	20
Jun-17	78	72	74	15,490	932,920	70,497	15
Jul-17	99	70	92	52,419	4,363,087	382,718	21
Aug-17	156	91	150	78,727	10,217,501	1,324,808	22
Sep-17	161	130	149	48,085	4,194,818	618,491	19
Oct-17	157	125	143	58,873	4,162,656	584,080	22
Nov-17	165	137	156	63,890	5,672,940	835,158	22
Dec-17	158	127	130	29,934	4,895,108	406,374	18
Jan-18	152	128	147	42,495	6,049,308	1,543,612	22
Feb-18	220	148	206	122,575	12,524,788	2,362,395	19
Mar-18	238	179	188	101,539	9,205,873	1,997,446	21
Apr-18	210	185	187	48,082	1,825,744	358,645	21
May-18	189	138	141	79,265	3,456,873	533,057	20
Jun-18	151	107	110	56,098	2,530,653	329,462	13
Jul-18	146	97	126	112,041	6,509,978	785,718	22
Aug-18	147	118	123	65,262	3,118,804	414,289	21
Sep-18	123	102	111	45,302	1,822,468	201,317	19
Oct-18	112	94	95	32,233	1,159,563	120,209	23
Nov-18	120	95	113	65,193	2,951,180	319,724	21
Dec-18	122	107	109	39,643	2,181,902	253,061	18
Jan-19	129	109	123	49,358	2,317,642	282,126	22

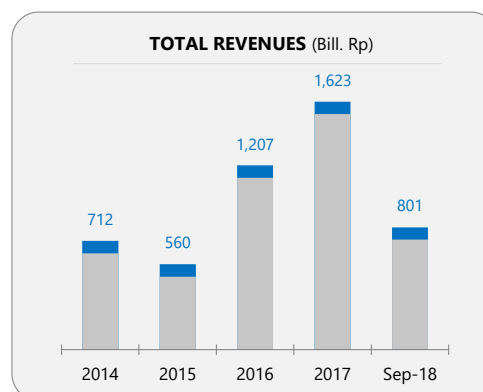
BALANCE SHEET	Dec-14	Dec-15	Dec-16	Dec-17	Sep-18
<i>(in Million Rp, except Par Value)</i>					
Cash & Cash Equivalents	295,967	568,155	306,773	587,661	307,438
Receivables	634,592	610,147	953,216	1,270,667	1,078,708
Inventories	5,378,817	2,091,136	2,195,886	2,137,378	2,281,551
Investment	-	-	63,101	161,975	149,253
Fixed Assets	138,002	190,290	181,831	213,102	219,909
Other Assets	-	-	102,521	-	-
Total Assets	9,796,065	11,145,897	11,359,506	14,977,041	15,881,733
Growth (%)		13.78%	1.92%	31.85%	6.04%
Trade Payable	224,641	212,959	169,723	406,106	410,914
Total Liabilities	3,585,238	4,596,177	4,199,257	5,034,486	5,593,323
Growth (%)		28.20%	-8.64%	19.89%	11.10%



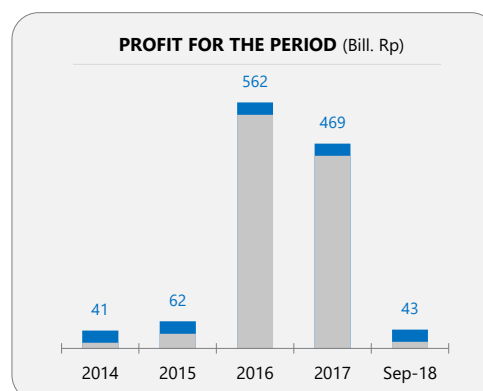
Authorized Capital	13,500,000	14,000,000	13,500,000	14,000,000	14,000,000
Paid up Capital	4,119,241	4,276,225	4,276,225	6,348,421	6,348,421
Paid up Capital (Shares)	31,397	34,537	34,537	34,537	34,537
Par Value	2,000 & 400 & 100	2,000 & 400 & 100	2,000 & 400 & 100 & 50	2,000 & 400 & 100 & 50	2,000 & 400 & 100 & 50
Retained Earnings	961,279	1,040,812	1,565,650	2,028,890	2,071,876
Total Equity	6,210,828	6,549,719	7,160,249	9,942,555	10,288,410
Growth (%)		5.46%	9.32%	38.86%	3.48%



INCOME STATEMENTS	Dec-14	Dec-15	Dec-16	Dec-17	Sep-18
Total Revenues	712,472	559,801	1,206,575	1,623,485	801,165
Growth (%)		-21.43%	115.54%	34.55%	
Cost of Revenues	388,280	329,842	466,828	661,806	293,702
Gross Profit	324,193	229,959	739,747	961,679	507,463
Operating Expenses	143,208	25,412	82,752	352,965	331,332
Operating Profit	180,985	204,547	656,996	608,713	176,131
Growth (%)		13.02%	221.20%	-7.35%	



Other Income (Expenses)	-112,478	-142,501	-94,605	-140,403	-132,380
Income Before Tax	68,507	62,046	562,391	468,310	43,751
Tax	27,780	373	-36	-249	469
Profit for the period	40,727	61,674	562,427	468,559	43,283
Growth (%)		51.43%	811.94%	-16.69%	
Period Attributable	53,270	49,610	564,302	464,928	42,994
Comprehensive Income	40,788	66,937	562,231	466,871	43,274
Comprehensive Attributable	53,331	55,050	564,105	463,240	42,986



RATIOS	Dec-14	Dec-15	Dec-16	Dec-17	Sep-18
Dividend (Rp)	-	-	-	-	-
EPS (Rp)	1.30	1.79	16.28	13.57	1.25
BV (Rp)	197.82	189.65	207.32	287.88	297.90
DAR (X)	0.37	0.41	0.37	0.34	0.35
DER(X)	0.58	0.70	0.59	0.51	0.54
ROA (%)	0.42	0.55	4.95	3.13	0.27
ROE (%)	0.66	0.94	7.85	4.71	0.42
GPM (%)	45.50	41.08	61.31	59.24	63.34
OPM (%)	25.40	36.54	54.45	37.49	21.98
NPM (%)	5.72	11.02	46.61	28.86	5.40
Payout Ratio (%)	-	-	-	-	-
Yield (%)	-	-	-	-	-

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