

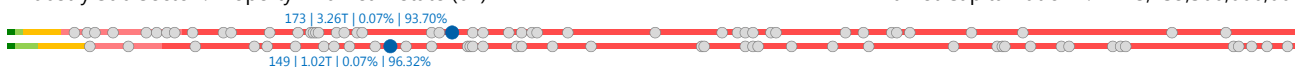
# CTRP Ciputra Property Tbk. [S]

## COMPANY REPORT : JULY 2015

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

## As of 31 July 2015

Individual Index : 75.714  
Listed Shares : 6,150,000,000  
Market Capitalization : 3,259,500,000,000



## COMPANY HISTORY

Established Date : 22-Dec-1994  
Listing Date : 07-Nov-2007  
Under Writer IPO :  
PT Danareksa Sekuritas  
Securities Administration Bureau :  
PT EDI Indonesia  
Wisma SMR 10th Fl.  
Jln. Yos Sudarso Kav. 89 Jakarta 14350  
Phone : (021) 650-5829, 652-1010  
Fax : (021) 650-5987

## SHAREHOLDERS (July 2015)

### DIVIDEND ANNOUNCEMENT

Year	Bonus Shares	Cash Dividend	Cum Date	Ex Date	Recording Date	Payment Date	F/I
2009		4.00	04-Aug-10	05-Aug-10	09-Aug-10	24-Jun-10	F
2010		7.00	11-Jul-11	12-Jul-11	14-Jul-11	28-Jul-11	F
2011		8.00	10-Jul-12	11-Jul-12	13-Jul-12	27-Jul-12	F
2012		16.00	21-Jun-13	24-Jun-13	26-Jun-13	10-Jul-13	F
2013		21.00	26-Jun-14	27-Jun-14	01-Jul-14	11-Jul-14	F
2014		6.00	07-Jul-15	08-Jul-15	10-Jul-15	28-Jul-15	F

## BOARD OF COMMISSIONERS

1. Cakra Ciputra
  2. Dian Sumeler
  3. Thomas Bambang \*)
- \*) *Independent Commissioners*

## ISSUED HISTORY

No.	Type of Listing	Shares	Listing Date	Trading Date
1.	First Issue	3,010,000,000	07-Nov-07	07-Nov-07
2.	Company Listing	3,140,000,000	07-Nov-07	05-May-08

## BOARD OF DIRECTORS

1. Candra Ciputra
2. Artadinata Djangkar
3. Bing Sugiarto Chandra
4. Gina Tjie
5. Harun Hajadi
6. Sugwantono Tanto

## AUDIT COMMITTEE

1. Thomas Bambang
2. Lanny Bambang
3. Melina Indrawati Sutandi

## CORPORATE SECRETARY

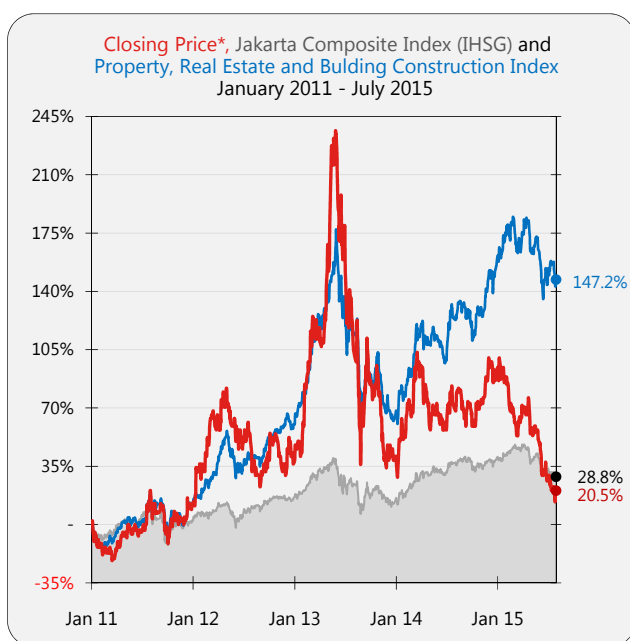
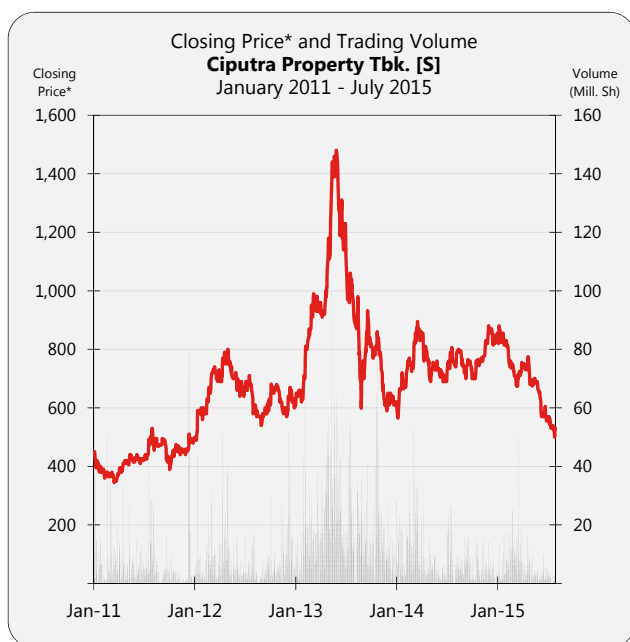
Artadinata Djangkar

## HEAD OFFICE

DBS Bank Tower 38th Fl., Ciputra World  
Jln. Prof. DR. Satrio Kav. 3-5  
Jakarta 12940  
Phone : (021) 2988-8898  
Fax : (021) 2988-8899

Homepage : [www.ciputra.com](http://www.ciputra.com)  
Email : [investor@ciputra.com](mailto:investor@ciputra.com)

# CTRP Ciputra Property Tbk. [S]



SHARES TRADED	2011	2012	2013	2014	Jul-15
Volume (Million Sh.)	1,674	1,800	4,753	1,889	805
Value (Billion Rp)	728	1,196	4,667	1,443	585
Frequency (Thou. X)	33	46	172	124	59
Days	247	246	244	242	142

Price (Rupiah)	2011	2012	2013	2014	Jul-15
High	540	840	1,510	905	900
Low	340	485	540	555	493
Close	490	600	620	845	530
Close*	490	600	620	845	530

PER (X)	17.88	11.56	9.04	17.10	80.79
PER Industry (X)	11.09	17.34	9.57	16.29	17.42
PBV (X)	0.84	0.93	0.83	1.11	0.67

\* Adjusted price after corporate action

## TRADING ACTIVITIES

Month	Closing Price			Freq. (X)	Volume (Thou. Sh.)	Value (Million Rp)	Day
	High	Low	Close				
Jan-11	455	370	380	3,460	202,508	82,769	21
Feb-11	400	355	375	1,413	98,813	36,843	18
Mar-11	380	340	375	5,112	190,487	69,451	23
Apr-11	420	365	415	4,381	135,267	53,977	20
May-11	445	405	425	2,460	124,247	52,845	21
Jun-11	445	405	425	1,473	110,947	46,844	20
Jul-11	520	420	495	3,449	190,443	89,841	21
Aug-11	540	440	470	3,569	169,084	82,145	19
Sep-11	510	390	430	1,876	70,459	31,984	20
Oct-11	480	380	465	2,081	65,950	28,537	21
Nov-11	475	435	440	1,086	21,599	9,869	22
Dec-11	530	445	490	2,942	294,307	142,474	21
Jan-12	600	485	560	2,881	125,363	69,995	21
Feb-12	670	560	660	2,364	129,585	81,397	21
Mar-12	750	660	730	3,824	162,320	116,095	21
Apr-12	810	680	790	7,210	292,566	221,417	20
May-12	840	680	720	4,388	150,808	114,080	21
Jun-12	720	630	650	2,138	92,300	62,666	21
Jul-12	720	620	630	3,244	106,210	71,043	22
Aug-12	630	530	540	2,986	80,395	47,413	19
Sep-12	640	550	630	3,118	95,265	55,568	20
Oct-12	700	600	660	3,697	121,198	80,142	22
Nov-12	670	560	570	4,545	168,331	101,031	20
Dec-12	690	570	600	5,755	275,603	175,293	18
Jan-13	710	610	690	4,947	191,107	125,179	21
Feb-13	950	680	950	10,778	405,445	331,493	20
Mar-13	1,000	900	960	9,779	293,894	279,723	19
Apr-13	1,170	890	1,160	13,189	559,766	556,337	22
May-13	1,510	1,100	1,470	26,773	794,764	1,085,583	22
Jun-13	1,490	1,060	1,190	19,621	441,407	557,834	19
Jul-13	1,240	910	920	21,033	473,672	488,425	23
Aug-13	980	540	710	16,697	367,915	300,242	17
Sep-13	940	670	810	14,144	275,378	225,128	21
Oct-13	880	770	790	17,252	523,409	430,666	21
Nov-13	810	580	610	11,458	252,032	174,346	20
Dec-13	660	600	620	6,797	173,881	112,011	19
Jan-14	730	555	675	11,378	217,218	139,823	20
Feb-14	780	655	745	13,023	245,090	182,855	20
Mar-14	905	730	830	17,659	342,453	286,617	20
Apr-14	880	720	725	11,113	153,410	123,937	20
May-14	770	675	740	9,049	112,837	81,935	18
Jun-14	750	680	695	6,859	60,730	43,187	21
Jul-14	815	685	760	13,201	200,140	153,195	18
Aug-14	810	740	755	9,228	105,990	82,646	20
Sep-14	775	685	730	13,828	161,157	119,318	22
Oct-14	780	670	755	7,503	111,507	83,441	23
Nov-14	850	750	830	5,145	92,165	72,807	20
Dec-14	895	790	845	6,327	85,967	72,885	20
Jan-15	900	810	820	7,762	88,564	75,146	21
Feb-15	850	725	745	9,254	191,758	148,037	19
Mar-15	755	670	755	12,064	251,137	178,850	22
Apr-15	785	670	680	8,745	113,032	83,798	21
May-15	710	655	665	7,438	62,908	43,141	19
Jun-15	670	545	570	7,694	58,902	34,906	21
Jul-15	580	493	530	5,833	38,382	21,105	19

BALANCE SHEET	Dec-11	Dec-12	Dec-13	Dec-14	Jun-15
<i>(Million Rp except Par Value)</i>					
Cash & Cash Equivalents	868,097	978,583	977,449	568,048	688,455
Receivables	30,786	192,467	166,429	350,334	323,452
Inventories	3,158	487,825	440,164	1,067,275	1,174,900
Investment	540,177	124,323	138,589	142,664	146,648
Fixed Assets	1,808,562	645,981	1,139,385	1,401,512	1,647,114
Other Assets	20,661	-	148,793	179,140	99,258
<b>Total Assets</b>	<b>4,314,647</b>	<b>5,933,875</b>	<b>7,653,881</b>	<b>8,861,322</b>	<b>9,502,323</b>
<b>Growth (%)</b>		<b>37.53%</b>	<b>28.99%</b>	<b>15.78%</b>	<b>7.23%</b>

Bank Payable	241,079	931,738	2,060,682	2,610,811	2,584,849
Trade Payable	65,308	56,076	120,567	202,592	96,115
<b>Total Liabilities</b>	<b>707,682</b>	<b>1,945,164</b>	<b>3,081,046</b>	<b>3,973,692</b>	<b>4,604,345</b>
<b>Growth (%)</b>		<b>174.86%</b>	<b>58.40%</b>	<b>28.97%</b>	<b>15.87%</b>

Authorized Capital	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
Paid up Capital	1,537,500	1,537,500	1,537,500	1,537,500	1,537,500
Paid up Capital (Shares)	6,150	6,150	6,150	6,150	6,150
Par Value	250	250	250	250	250
Retained Earnings	593,170	845,511	1,171,734	1,440,431	1,424,374
<b>Total Equity</b>	<b>3,606,965</b>	<b>3,988,710</b>	<b>4,572,836</b>	<b>4,887,630</b>	<b>4,897,978</b>
<b>Growth (%)</b>		<b>10.58%</b>	<b>14.64%</b>	<b>6.88%</b>	<b>0.21%</b>

INCOME STATEMENTS	Dec-11	Dec-12	Dec-13	Dec-14	Jun-15
<b>Total Revenues</b>	<b>439,842</b>	<b>826,475</b>	<b>1,447,737</b>	<b>1,662,475</b>	<b>670,878</b>
<b>Growth (%)</b>		<b>87.90%</b>	<b>75.17%</b>	<b>14.83%</b>	

Cost of Revenues	160,175	302,657	676,857	705,888	364,389
Gross Profit	279,666	523,818	770,880	956,587	306,490
Operating Expenses	146,076	185,089	215,998	275,690	168,394
Operating Profit	133,590	338,729	554,883	680,897	138,096
<b>Growth (%)</b>		<b>153.56%</b>	<b>38.53%</b>	<b>22.71%</b>	

Other Income (Expenses)	70,336	37,315	-21,089	-173,095	-119,102
Income before Tax	203,926	376,044	533,794	507,802	18,994
Tax	35,367	56,892	91,669	109,199	3,321
Profit for the period	168,559	319,152	442,124	398,603	15,673
<b>Growth (%)</b>		<b>89.34%</b>	<b>38.53%</b>	<b>-9.84%</b>	

Period Attributable	-	319,152	421,585	393,861	20,172
Comprehensive Income	168,559	319,152	442,124	398,603	16,350
Comprehensive Attributable	-	-	421,585	398,603	20,848

RATIOS	Dec-11	Dec-12	Dec-13	Dec-14	Jun-15
Dividend (Rp)	8.00	16.00	21.00	372.00	-
EPS (Rp)	-	51.89	68.55	64.04	3.28
BV (Rp)	586.50	648.57	743.55	794.74	796.42
DAR (X)	0.16	0.33	0.40	0.45	0.48
DER(X)	0.20	0.49	0.67	0.81	0.94
ROA (%)	3.91	5.38	5.78	4.50	0.16
ROE (%)	4.67	8.00	9.67	8.16	0.32
GPM (%)	63.58	63.38	53.25	57.54	45.68
OPM (%)	30.37	40.98	38.33	40.96	20.58
NPM (%)	38.32	38.62	30.54	23.98	2.34
Payout Ratio (%)		30.83	30.63	580.87	-
Yield (%)	1.63	2.67	3.39	44.02	-

