

CTRS Ciputra Surya 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 : 1,080.000
Listed Shares : 1,978,864,834
Market Capitalization : 5,342,935,051,800



COMPANY HISTORY

Established Date : 01-Mar-1989
Listing Date : 15-Jan-1999
Under Writer IPO :

PT Usaha Bersama 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

BOARD OF COMMISSIONERS

1. Candra Ciputra
2. Henk Wangitan *)
3. Sandra Hendharto

*) *Independent Commissioners*

BOARD OF DIRECTORS

1. Harun Hajadi
2. Cakra Ciputra
3. Edy Mulyono
4. Nanik J. Santoso
5. Rina Ciputra Sastrawinata
6. Sutoto Yakobus

AUDIT COMMITTEE

1. Lany Wihardjo
2. Henk Wangitan
3. Thomas Bambang

CORPORATE SECRETARY

Nanik J. Santoso

HEAD OFFICE

Ciputra World 1, DBS Bank Tower 39th Fl.

Jln. Prof. DR. Satrio Kav. 6

Jakarta 12940

Phone : (021) 2988-5858, 2988-6868, 2988-7878

Fax : (021) 2988-8585

Homepage : www.ciputra.com

Email : investor@ciputra.com

SHAREHOLDERS (July 2015)

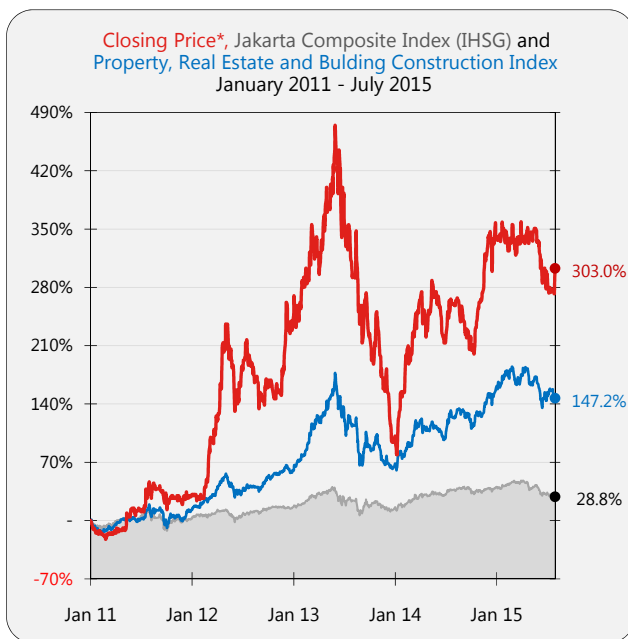
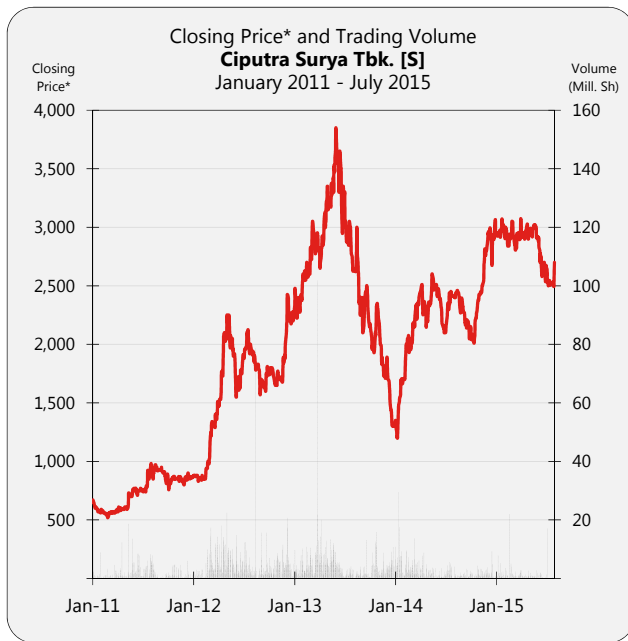
1. PT Ciputra Development Tbk. 1,239,953,440 : 62.66%
2. Public (<5%) 738,911,394 : 37.34%

DIVIDEND ANNOUNCEMENT

| Year | Bonus | | Cash | | Recording Date | Payment Date | F/I |
|------|--------|----------|-----------|-----------|----------------|--------------|-----|
| | Shares | Dividend | Cum Date | Ex Date | | | |
| 2003 | | 25.00 | 21-Jul-04 | 22-Jul-04 | 28-Jul-04 | 06-Aug-04 | F |
| 2005 | | 30.00 | 19-Jul-05 | 20-Jul-05 | 22-Jul-05 | 05-Aug-05 | |
| 2005 | | 12.00 | 19-Jul-06 | 20-Jul-06 | 24-Jul-06 | 07-Aug-06 | F |
| 2010 | | 13.00 | 11-Jul-11 | 12-Jul-11 | 14-Jul-11 | 28-Jul-11 | F |
| 2011 | | 25.00 | 10-Jul-12 | 11-Jul-12 | 13-Jul-12 | 27-Jul-12 | F |
| 2012 | | 42.00 | 21-Jun-13 | 24-Jun-13 | 26-Jun-13 | 10-Jul-13 | F |
| 2013 | | 60.00 | 26-Jun-14 | 27-Jun-14 | 01-Jul-14 | 11-Jul-14 | F |
| 2014 | | 26.00 | 07-Jul-15 | 08-Jul-15 | 10-Jul-15 | 28-Jul-15 | F |
| 2014 | 77 : 1 | | 29-Sep-15 | 30-Sep-15 | 02-Oct-15 | 19-Oct-15 | S |

ISSUED HISTORY

| No. | Type of Listing | Shares | Listing Date | Trading Date |
|-----|-----------------|-------------|--------------|--------------|
| | | | | |
| 1. | Company Listing | 420,188,000 | 15-Jan-99 | 15-Jan-99 |
| 2. | CB Conversion | 569,244,417 | 01-Sep-99 | 28-Aug-03 |
| 3. | Stock Split | 989,432,417 | 25-Jul-05 | 25-Jul-05 |



| SHARES TRADED | 2011 | 2012 | 2013 | 2014 | Jul-15 |
|----------------------|------|-------|-------|-------|--------|
| Volume (Million Sh.) | 382 | 1,136 | 1,083 | 559 | 156 |
| Value (Billion Rp) | 291 | 2,006 | 2,904 | 1,179 | 449 |
| Frequency (Thou. X) | 11 | 68 | 83 | 105 | 27 |
| Days | 243 | 246 | 244 | 242 | 142 |

| Price (Rupiah) | 2011 | 2012 | 2013 | 2014 | Jul-15 |
|------------------|-------|-------|-------|-------|--------|
| High | 990 | 2,550 | 3,875 | 3,100 | 3,125 |
| Low | 520 | 820 | 1,250 | 1,180 | 2,475 |
| Close | 870 | 2,250 | 1,310 | 2,960 | 2,700 |
| Close* | 870 | 2,250 | 1,310 | 2,960 | 2,700 |
| PER (X) | 8.64 | 16.25 | 6.49 | 11.56 | 8.68 |
| PER Industry (X) | 11.09 | 17.34 | 9.57 | 16.29 | 17.42 |
| PBV (X) | 0.88 | 2.01 | 1.04 | 2.10 | 1.64 |

* Adjusted price after corporate action

TRADING ACTIVITIES

| Month | Closing Price | | | Freq. (X) | Volume (Thou. Sh.) | Value (Million Rp) | Day |
|--------|---------------|-------|-------|--------------|-----------------------|-----------------------|-----|
| | High | Low | Close | | | | |
| Jan-11 | 670 | 550 | 560 | 901 | 17,331 | 10,069 | 21 |
| Feb-11 | 590 | 520 | 530 | 511 | 9,398 | 5,186 | 18 |
| Mar-11 | 600 | 540 | 590 | 938 | 19,820 | 11,249 | 23 |
| Apr-11 | 630 | 570 | 610 | 825 | 29,911 | 17,616 | 20 |
| May-11 | 760 | 590 | 760 | 1,645 | 60,829 | 43,216 | 21 |
| Jun-11 | 800 | 710 | 760 | 1,134 | 58,122 | 42,505 | 19 |
| Jul-11 | 950 | 730 | 920 | 1,274 | 48,035 | 39,316 | 21 |
| Aug-11 | 990 | 780 | 920 | 1,373 | 57,193 | 52,605 | 19 |
| Sep-11 | 950 | 730 | 890 | 540 | 9,288 | 7,881 | 19 |
| Oct-11 | 880 | 760 | 850 | 695 | 29,464 | 24,798 | 20 |
| Nov-11 | 900 | 760 | 820 | 330 | 23,868 | 20,235 | 22 |
| Dec-11 | 920 | 820 | 870 | 757 | 18,430 | 16,294 | 20 |
| Jan-12 | 900 | 820 | 840 | 844 | 17,527 | 15,083 | 21 |
| Feb-12 | 1,040 | 820 | 1,030 | 2,537 | 44,098 | 42,127 | 21 |
| Mar-12 | 1,530 | 1,030 | 1,500 | 6,680 | 146,042 | 192,816 | 21 |
| Apr-12 | 2,250 | 1,470 | 2,100 | 8,184 | 140,838 | 258,523 | 20 |
| May-12 | 2,325 | 1,730 | 1,860 | 9,510 | 134,482 | 280,907 | 21 |
| Jun-12 | 1,930 | 1,530 | 1,910 | 7,601 | 97,277 | 167,545 | 21 |
| Jul-12 | 2,150 | 1,870 | 1,940 | 6,505 | 93,664 | 183,286 | 22 |
| Aug-12 | 2,000 | 1,530 | 1,600 | 3,584 | 110,080 | 198,256 | 19 |
| Sep-12 | 1,820 | 1,570 | 1,790 | 5,522 | 79,226 | 135,548 | 20 |
| Oct-12 | 1,840 | 1,620 | 1,750 | 4,925 | 68,527 | 118,114 | 22 |
| Nov-12 | 2,025 | 1,660 | 2,025 | 6,335 | 103,573 | 185,371 | 20 |
| Dec-12 | 2,550 | 1,990 | 2,250 | 5,327 | 100,425 | 228,817 | 18 |
| Jan-13 | 2,600 | 2,175 | 2,550 | 5,074 | 74,636 | 178,369 | 21 |
| Feb-13 | 2,875 | 2,450 | 2,825 | 4,716 | 87,881 | 233,032 | 20 |
| Mar-13 | 3,125 | 2,700 | 2,800 | 7,867 | 217,512 | 618,421 | 19 |
| Apr-13 | 3,375 | 2,600 | 3,350 | 9,710 | 153,183 | 448,734 | 22 |
| May-13 | 3,875 | 3,025 | 3,850 | 11,698 | 149,791 | 509,176 | 22 |
| Jun-13 | 3,800 | 2,800 | 3,300 | 6,422 | 60,901 | 209,222 | 19 |
| Jul-13 | 3,450 | 2,625 | 2,675 | 3,937 | 35,451 | 104,418 | 23 |
| Aug-13 | 3,000 | 2,050 | 2,400 | 3,931 | 28,573 | 72,674 | 17 |
| Sep-13 | 2,600 | 1,950 | 2,150 | 4,766 | 37,868 | 90,182 | 21 |
| Oct-13 | 2,450 | 1,920 | 2,275 | 9,983 | 99,111 | 212,310 | 21 |
| Nov-13 | 2,250 | 1,700 | 1,810 | 6,023 | 48,508 | 89,207 | 20 |
| Dec-13 | 1,930 | 1,250 | 1,310 | 8,645 | 89,443 | 138,096 | 19 |
| Jan-14 | 1,815 | 1,180 | 1,700 | 13,662 | 135,754 | 199,448 | 20 |
| Feb-14 | 2,140 | 1,670 | 2,010 | 16,147 | 71,188 | 140,198 | 20 |
| Mar-14 | 2,445 | 1,970 | 2,400 | 11,897 | 74,049 | 164,275 | 20 |
| Apr-14 | 2,625 | 2,115 | 2,275 | 11,867 | 53,949 | 127,966 | 20 |
| May-14 | 2,650 | 2,280 | 2,510 | 7,376 | 30,647 | 75,311 | 18 |
| Jun-14 | 2,510 | 2,070 | 2,100 | 5,011 | 17,405 | 40,463 | 21 |
| Jul-14 | 2,520 | 2,075 | 2,420 | 8,472 | 42,438 | 98,697 | 18 |
| Aug-14 | 2,500 | 2,200 | 2,395 | 7,510 | 18,296 | 43,409 | 20 |
| Sep-14 | 2,430 | 2,005 | 2,110 | 6,817 | 22,659 | 49,804 | 22 |
| Oct-14 | 2,440 | 2,005 | 2,425 | 5,093 | 28,251 | 63,600 | 23 |
| Nov-14 | 2,890 | 2,415 | 2,815 | 5,387 | 30,830 | 80,346 | 20 |
| Dec-14 | 3,100 | 2,605 | 2,960 | 5,929 | 33,931 | 95,199 | 20 |
| Jan-15 | 3,125 | 2,800 | 3,000 | 5,973 | 29,022 | 86,107 | 21 |
| Feb-15 | 3,060 | 2,795 | 3,050 | 3,621 | 44,548 | 130,067 | 19 |
| Mar-15 | 3,115 | 2,770 | 3,070 | 6,325 | 21,307 | 62,393 | 22 |
| Apr-15 | 3,070 | 2,850 | 2,950 | 3,940 | 17,757 | 52,351 | 21 |
| May-15 | 3,035 | 2,900 | 2,910 | 2,346 | 12,708 | 37,913 | 19 |
| Jun-15 | 2,970 | 2,500 | 2,675 | 2,282 | 10,708 | 29,547 | 21 |
| Jul-15 | 2,705 | 2,475 | 2,700 | 2,118 | 20,204 | 50,864 | 19 |

| BALANCE SHEET | Dec-11 | Dec-12 | Dec-13 | Dec-14 | Jun-15 |
|--------------------------------------|------------------|------------------|------------------|------------------|------------------|
| <i>(Million Rp except Par Value)</i> | | | | | |
| Cash & Cash Equivalents | 452,731 | 849,187 | 1,218,556 | 990,377 | 1,005,124 |
| Receivables | 121,214 | 159,942 | 116,535 | 127,693 | 150,313 |
| Inventories | 1,209,153 | 1,089,971 | 1,807,271 | 1,995,973 | 2,079,785 |
| Investment | 572,803 | 134,957 | 124,355 | 144,056 | 144,056 |
| Fixed Assets | 381,691 | 379,079 | 393,929 | 429,771 | 411,056 |
| Other Assets | 70,732 | 137,989 | 228,054 | 348,123 | 281,986 |
| Total Assets | 3,529,028 | 4,428,211 | 5,770,170 | 6,121,211 | 6,276,211 |
| Growth (%) | | 25.48% | 30.30% | 6.08% | 2.53% |

| | | | | | |
|--------------------------|------------------|------------------|------------------|------------------|------------------|
| Bank Payable | 489,760 | 7,739 | 404,784 | 387,361 | 410,830 |
| Trade Payable | 11,117 | 3,782 | 160,669 | 135,619 | 95,116 |
| Total Liabilities | 1,580,085 | 2,213,626 | 3,274,505 | 3,102,694 | 3,011,486 |
| Growth (%) | | 40.10% | 47.92% | -5.25% | -2.94% |

| | | | | | |
|--------------------------|------------------|------------------|------------------|------------------|------------------|
| Authorized Capital | 1,978,000 | 1,978,000 | 1,978,000 | 1,978,000 | 1,978,000 |
| Paid up Capital | 494,716 | 494,716 | 494,716 | 494,716 | 494,716 |
| Paid up Capital (Shares) | 1,979 | 1,979 | 1,979 | 1,979 | 1,979 |
| Par Value | 250 | 250 | 250 | 250 | 250 |
| Retained Earnings | 1,171,033 | 1,395,881 | 1,712,177 | 2,115,449 | 2,371,495 |
| Total Equity | 1,948,943 | 2,214,585 | 2,495,665 | 3,018,517 | 3,264,725 |
| Growth (%) | | 13.63% | 12.69% | 20.95% | 8.16% |

| INCOME STATEMENTS | Dec-11 | Dec-12 | Dec-13 | Dec-14 | Jun-15 |
|-----------------------|----------------|------------------|------------------|------------------|----------------|
| Total Revenues | 804,769 | 1,048,459 | 1,261,563 | 1,713,276 | 963,970 |
| Growth (%) | | 30.28% | 20.33% | 35.81% | |

| | | | | | |
|--------------------|---------|---------------|---------|---------------|---------|
| Cost of Revenues | 407,254 | 523,127 | 603,656 | 844,868 | 494,570 |
| Gross Profit | 397,514 | 525,332 | 657,907 | 868,407 | 469,401 |
| Operating Expenses | 150,468 | 182,759 | 201,832 | 249,736 | 132,048 |
| Operating Profit | 247,046 | 342,573 | 456,075 | 618,671 | 337,353 |
| Growth (%) | | 38.67% | | 35.65% | |

| | | | | | |
|-------------------------|---------|---------------|---------------|---------------|---------|
| Other Income (Expenses) | -7,502 | -13,366 | 32,108 | 56,699 | 18,899 |
| Income before Tax | 239,544 | 329,207 | 488,183 | 675,371 | 356,252 |
| Tax | 40,217 | 55,293 | 75,374 | 91,574 | 4,441 |
| Profit for the period | 199,327 | 273,914 | 412,809 | 583,796 | 351,811 |
| Growth (%) | | 37.42% | 50.71% | 41.42% | |

| | | | | | |
|----------------------------|---------|---------|---------|---------|---------|
| Period Attributable | - | 273,914 | 399,408 | 522,004 | 307,886 |
| Comprehensive Income | 199,327 | 273,914 | 412,809 | 583,796 | 350,889 |
| Comprehensive Attributable | - | - | 399,408 | 522,004 | 307,080 |

| RATIOS | Dec-11 | Dec-12 | Dec-13 | Dec-14 | Jun-15 |
|------------------|--------|----------|----------|----------|----------|
| Dividend (Rp) | 25.00 | 42.00 | 60.00 | 26.00 | - |
| EPS (Rp) | - | 138.42 | 201.84 | 263.79 | 155.59 |
| BV (Rp) | 984.88 | 1,119.12 | 1,261.16 | 1,525.38 | 1,649.80 |
| DAR (X) | 0.45 | 0.50 | 0.57 | 0.51 | 0.48 |
| DER(X) | 0.81 | 1.00 | 1.31 | 1.03 | 0.92 |
| ROA (%) | 5.65 | 6.19 | 7.15 | 9.54 | 5.61 |
| ROE (%) | 10.23 | 12.37 | 16.54 | 19.34 | 10.78 |
| GPM (%) | 49.39 | 50.11 | 52.15 | 50.69 | 48.69 |
| OPM (%) | 30.70 | 32.67 | 36.15 | 36.11 | 35.00 |
| NPM (%) | 24.77 | 26.13 | 32.72 | 34.07 | 36.50 |
| Payout Ratio (%) | | 30.34 | 29.73 | 9.86 | - |
| Yield (%) | 2.87 | 1.87 | 4.58 | 0.88 | - |

