

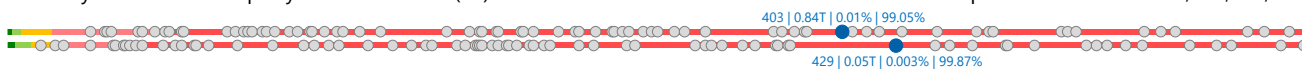
EMDE Megapolitan Developments Tbk.

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 : 100.800
Listed Shares : 3,350,000,000
Market Capitalization : 844,200,000,000



COMPANY HISTORY

Established Date : 10-Sep-1976
Listing Date : 12-Jan-2011 (IPO Price: 250)
Underwriter IPO :
PT Henan Putihrai
Securities Administration Bureau :
PT Adimitra Jasa Korpora

BOARD OF COMMISSIONERS

1. Sudjono Barak Rimba
 2. Anton Bachrul Alam *)
 3. Barbara Angela Barak Rimba
 4. Hongisisilia *)
 5. Jennifer Barak Rimba
- *) Independent Commissioners

BOARD OF DIRECTORS

1. Lora Melani Lowas Barak Rimba
2. Radian Wena Wahyudi St
3. Ronald Trisna Wihardja
4. Sentosa Budiman

AUDIT COMMITTEE

1. Hongisisilia
2. Andreas Bahana

CORPORATE SECRETARY

Ouw Desiyanti

HEAD OFFICE

The Bellagio Residence - Management Office
Jl. Mega Kuningan Barat Kav. E4 No. 3
Jakarta 12950
Phone : (021) 3001-9938
Fax : (021) 3001-9939
Homepage : www.megapolitan-group.com
Email : corporate.secretary@megapolitan-group.com

SHAREHOLDERS (December 2018)

1. PT Cosmopolitan Persada Developments 2,237,018,320 : 66.78%
2. DBS Bank Ltd. SG-PB Clients 231,147,000 : 6.90%
3. Public (<5%) 881,834,680 : 26.32%

DIVIDEND ANNOUNCEMENT

Year	Bonus Shares	Cash Dividend	Cum Date	Ex Date	Recording Date	Payment Date	F/I
2014		1.00	1-Jul-15	2-Jul-15	6-Jul-15	24-Jul-15	F
2015		2.00	1-Jul-16	11-Jul-16	13-Jul-16	28-Jul-16	F
2016		2.00	21-Jun-17	22-Jun-17	4-Jul-17	14-Jul-17	F

ISSUED HISTORY

No.	Type of Listing	Shares	Listing Date	Trading Date
1.	First Issue	850,000,000	12-Jan-11	12-Jan-11
2.	Company Listing	2,500,000,000	12-Jan-11	12-Jan-11

EMDE Megapolitan Developments Tbk.



SHARES TRADED	2015	2016	2017	2018	Jan-19
Volume (Million Sh.)	410	460	1,172	267	3
Value (Billion Rp)	72	70	256	62	0.7
Frequency (Thou. X)	18	5	9	9	0.6
Days	232	242	238	240	22
Price (Rupiah)					
High	213	210	330	274	256
Low	80	122	137	240	248
Close	144	140	260	254	252
Close*	144	140	260	254	252
PER (X)					
PER (X)	8.06	10.88	8.27	135.29	134.23
PER Industry (X)	13.36	24.89	14.52	27.07	28.17
PBV (X)					
PBV (X)	0.73	0.68	1.11	1.07	1.07

* Adjusted price after corporate action

TRADING ACTIVITIES

Month	Closing Price			Freq. (X)	Volume (Thou. Sh.)	Value (Million Rp)	Day
	High	Low	Close				
Jan-15	135	116	122	84	1,432	175	16
Feb-15	125	114	120	63	365	43	12
Mar-15	122	80	121	221	1,672	185	22
Apr-15	125	81	93	1,471	34,690	5,693	21
May-15	110	94	107	436	7,999	829	19
Jun-15	159	90	149	1,379	17,208	2,183	21
Jul-15	173	139	155	2,290	21,589	3,402	19
Aug-15	199	135	175	2,912	34,251	5,686	20
Sep-15	213	165	183	6,769	174,746	33,839	21
Oct-15	194	160	173	822	31,507	5,864	21
Nov-15	183	122	157	1,060	38,928	6,695	21
Dec-15	169	135	144	314	45,953	6,936	19
Jan-16	148	122	140	249	12,867	1,816	19
Feb-16	160	135	149	561	4,564	688	19
Mar-16	210	132	189	1,750	40,173	7,045	20
Apr-16	191	150	174	337	56,532	11,121	21
May-16	178	137	158	212	594	91	20
Jun-16	170	145	158	401	4,380	722	22
Jul-16	169	150	153	308	52,980	7,340	16
Aug-16	167	147	151	417	12,442	1,785	22
Sep-16	159	136	150	248	15,560	2,179	20
Oct-16	160	143	150	334	2,327	376	21
Nov-16	150	140	145	388	44,718	6,569	22
Dec-16	150	137	140	187	213,112	30,133	20
Jan-17	157	137	144	281	323,894	41,384	21
Feb-17	200	144	198	864	36,879	6,413	19
Mar-17	260	197	250	1,768	73,452	17,452	22
Apr-17	254	230	250	793	26,520	6,588	17
May-17	250	240	242	458	22,486	5,475	20
Jun-17	244	238	242	264	40,280	9,912	15
Jul-17	288	242	268	1,044	33,584	8,935	21
Aug-17	330	256	316	898	311,162	76,078	22
Sep-17	326	310	314	813	220,512	58,392	19
Oct-17	326	302	302	1,053	72,254	21,921	22
Nov-17	304	270	270	853	7,617	2,226	22
Dec-17	270	254	260	325	3,740	977	18
Jan-18	260	252	260	352	33,043	7,851	22
Feb-18	260	248	258	497	118,860	25,914	19
Mar-18	268	246	260	1,274	10,280	2,527	21
Apr-18	274	256	260	1,171	5,528	1,451	21
May-18	262	254	260	1,215	2,583	670	20
Jun-18	260	256	260	467	819	212	13
Jul-18	260	252	258	960	17,085	4,408	22
Aug-18	260	254	258	694	9,014	2,332	21
Sep-18	260	252	258	621	21,523	5,334	19
Oct-18	260	240	250	637	13,941	3,591	23
Nov-18	258	250	252	585	1,484	373	21
Dec-18	254	250	254	478	33,129	7,375	18
Jan-19	256	248	252	566	2,587	652	22

EMDE Megapolitan Developments Tbk.

Financial Data and Ratios

Book End : December

Public Accountant : Paul Hadiwinata, Hidajat, Arsono, Retno, Palilangan & Partners

BALANCE SHEET	Dec-14	Dec-15	Dec-16	Dec-17	Sep-18
<i>(in Million Rp, except Par Value)</i>					
Cash & Cash Equivalents	148,761	127,054	155,449	184,744	62,993
Receivables	163,174	108,704	151,639	178,579	180,310
Inventories	303,689	313,171	400,079	815,841	1,115,035
Investment	-	-	7,383	7,251	7,185
Fixed Assets	32,824	31,474	28,902	32,495	26,200
Other Assets	-	-	-	-	692
Total Assets	1,179,019	1,196,041	1,363,642	1,868,624	2,061,856
Growth (%)		1.44%	14.01%	37.03%	10.34%

Trade Payable	53,594	58,985	78,611	72,526	200,679
Total Liabilities	576,054	536,107	675,650	1,081,693	1,270,174
Growth (%)		-6.93%	26.03%	60.10%	17.42%

Authorized Capital	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Paid up Capital	335,000	335,000	335,000	335,000	335,000
Paid up Capital (Shares)	3,350	3,350	3,350	3,350	3,350
Par Value	100	100	100	100	100
Retained Earnings	109,640	165,186	224,152	322,163	326,880
Total Equity	602,965	659,934	687,992	786,931	791,682
Growth (%)		9.45%	4.25%	14.38%	0.60%

INCOME STATEMENTS	Dec-14	Dec-15	Dec-16	Dec-17	Sep-18
Total Revenues	311,280	325,314	330,445	396,685	182,654
Growth (%)		4.51%	1.58%	20.05%	

Cost of Revenues	141,027	126,344	137,709	126,526	93,100
Gross Profit	170,253	198,970	192,736	270,159	89,554
Operating Expenses	-	137,701	125,456	163,948	84,803
Operating Profit	-	-	67,280	-	4,752
Growth (%)				-100.00%	

Other Income (Expenses)	-107,549	-	-	-	-
Income Before Tax	62,704	61,268	67,280	106,212	4,752
Tax	17,680	-	1,810	-	-
Profit for the period	45,024	61,268	65,470	106,212	4,752
Growth (%)		36.08%	6.86%	62.23%	

Period Attributable	44,802	59,861	65,378	105,284	4,717
Comprehensive Income	45,024	61,293	65,756	106,212	4,752
Comprehensive Attributable	44,802	59,886	65,667	104,711	4,717

RATIOS	Dec-14	Dec-15	Dec-16	Dec-17	Sep-18
Dividend (Rp)	1.00	2.00	2.00	-	-
EPS (Rp)	13.44	18.29	19.54	31.71	1.42
BV (Rp)	179.99	197.00	205.37	234.90	236.32
DAR (X)	0.49	0.45	0.50	0.58	0.62
DER(X)	0.96	0.81	0.98	1.37	1.60
ROA (%)	3.82	5.12	4.80	5.68	0.23
ROE (%)	7.47	9.28	9.52	13.50	0.60
GPM (%)	54.69	61.16	58.33	68.10	49.03
OPM (%)	-	-	20.36	-	2.60
NPM (%)	14.46	18.83	19.81	26.77	2.60
Payout Ratio (%)	7.44	10.94	10.23	-	-
Yield (%)	0.39	0.78	0.78	-	-

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