

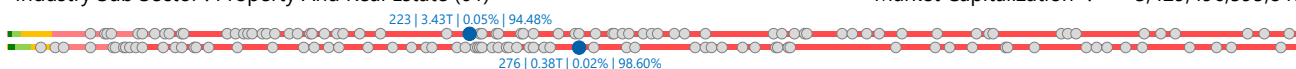
MTLA Metropolitan Land Tbk.

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 : 188.353
Listed Shares : 7,655,126,330
Market Capitalization : 3,429,496,595,840



COMPANY HISTORY

Established Date : 16-Feb-1994
Listing Date : 20-Jun-2011 (IPO Price: 240)
Underwriter IPO :
PT Danareksa Sekuritas
PT Nikko Securities Indonesia
Securities Administration Bureau :
PT Sirca Datapro Perdana

BOARD OF COMMISSIONERS

1. Ciputra
 2. Aldo P. Brasali
 3. Kamardy Arief *)
 4. Leland Gerrits Rompas *)
 5. Nanda Widya
- *) Independent Commissioners

BOARD OF DIRECTORS

1. Thomas Johannes Angfendy
2. Anhar Sudradjat
3. Nitik Hening Muji Rahardjo
4. Olivia Surodjo
5. Santoso
6. Wahyu Sulistio

AUDIT COMMITTEE

1. Leland Gerrits Rompas
2. Lulu Terianto
3. Sian Christine Wiradinata

CORPORATE SECRETARY

Olivia Surodjo

HEAD OFFICE

M Gold Tower fl. 15
Jl. KH. Noer Ali, Kalimalang
Bekasi 17148
Phone : (021) 28087777
Fax : (021) 28085555
Homepage : www.metropolitanland.com
Email : corpsec@metropolitanland.com
osurodjo@metropolitanland.com

SHAREHOLDERS (December 2018)

1. Northern Trust Company Sa Reco Newtown Pte. Ltd. 2,870,672,500 : 37.50%
2. PT Metropolitan Persada Internasional 2,809,801,303 : 36.70%
3. Public (<5%) 1,974,652,527 : 25.80%

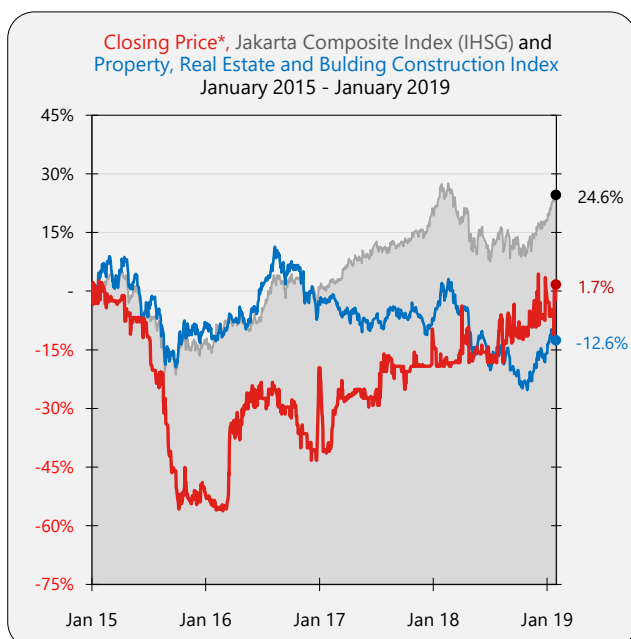
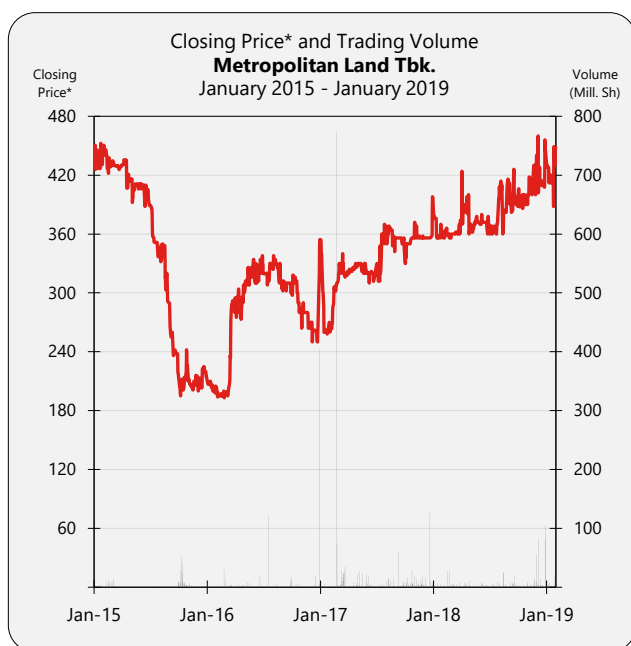
DIVIDEND ANNOUNCEMENT

| Year | Bonus Shares | Cash Dividend | Cum Date | Ex Date | Recording Date | Payment Date | F/I |
|------|--------------|---------------|-----------|-----------|----------------|--------------|-----|
| 2011 | | 1.32 | 11-Oct-11 | 12-Oct-11 | 14-Oct-11 | 28-Oct-11 | I |
| 2011 | | 4.13 | 21-May-12 | 22-May-12 | 24-May-12 | 7-Jun-12 | F |
| 2012 | | 5.37 | 18-Jun-13 | 19-Jun-13 | 21-Jun-13 | 5-Jul-13 | F |
| 2013 | | 6.50 | 23-Jun-14 | 24-Jun-14 | 26-Jun-14 | 10-Jul-14 | F |
| 2014 | | 3.50 | 29-May-15 | 1-Jun-15 | 4-Jun-15 | 25-Jun-15 | F |
| 2015 | | 1.00 | 5-Aug-15 | 6-Aug-15 | 10-Aug-15 | 21-Aug-15 | I |
| 2014 | | 365.00 | 5-Aug-15 | 6-Aug-15 | 10-Aug-15 | 25-Aug-15 | F |
| 2015 | | 3.20 | 30-May-16 | 31-May-16 | 2-Jun-16 | 24-Jun-16 | F |
| 2016 | | 5.30 | 29-May-17 | 30-May-17 | 2-Jun-17 | 22-Jun-17 | F |
| 2017 | | 8.80 | 18-May-18 | 21-May-18 | 23-May-18 | 8-Jun-18 | F |

ISSUED HISTORY

| No. | Type of Listing | Shares | Listing Date | Trading Date |
|-----|-----------------|---------------|--------------|--------------|
| 1. | First Issue | 1,894,833,000 | 20-Jun-11 | 20-Jun-11 |
| 2. | Company Listing | 5,684,500,000 | 20-Jun-11 | 20-Jun-11 |
| 3. | Share Dividend | 75,793,330 | 25-Aug-15 | 25-Aug-15 |

MTLA Metropolitan Land Tbk.



| SHARES TRADED | 2015 | 2016 | 2017 | 2018 | Jan-19 |
|-----------------------|-------|-------|-------|-------|--------|
| Volume (Million Sh.) | 372 | 789 | 1,858 | 853 | 60 |
| Value (Billion Rp) | 99 | 227 | 626 | 361 | 24 |
| Frequency (Thou. X) | 15 | 7 | 5 | 3 | 0.3 |
| Days | 227 | 215 | 235 | 240 | 22 |
| Price (Rupiah) | | | | | |
| High | 475 | 366 | 400 | 470 | 450 |
| Low | 194 | 178 | 250 | 356 | 388 |
| Close | 215 | 354 | 398 | 448 | 448 |
| Close* | 215 | 354 | 398 | 448 | 448 |
| PER (X) | | | | | |
| PER (X) | 7.68 | 12.06 | 15.06 | 8.51 | 8.51 |
| PER Industry (X) | 13.36 | 24.89 | 14.52 | 27.07 | 28.17 |
| PBV (X) | 0.74 | 1.15 | 1.16 | 1.05 | 1.05 |

* Adjusted price after corporate action

TRADING ACTIVITIES

| Month | Closing Price | | | Freq. (X) | Volume (Thou. Sh.) | Value (Million Rp) | Day |
|--------|---------------|-----|-------|--------------|-----------------------|-----------------------|-----|
| | High | Low | Close | | | | |
| Jan-15 | 475 | 420 | 445 | 528 | 5,662 | 2,546 | 20 |
| Feb-15 | 460 | 425 | 436 | 1,154 | 45,752 | 20,011 | 16 |
| Mar-15 | 440 | 420 | 434 | 587 | 30,009 | 13,012 | 19 |
| Apr-15 | 440 | 402 | 420 | 249 | 4,352 | 1,869 | 21 |
| May-15 | 420 | 396 | 415 | 288 | 2,607 | 1,081 | 18 |
| Jun-15 | 415 | 390 | 393 | 131 | 1,127 | 455 | 19 |
| Jul-15 | 395 | 325 | 349 | 538 | 3,335 | 1,195 | 17 |
| Aug-15 | 360 | 278 | 290 | 381 | 790 | 247 | 18 |
| Sep-15 | 290 | 218 | 218 | 1,675 | 15,908 | 3,709 | 18 |
| Oct-15 | 249 | 194 | 226 | 7,685 | 230,661 | 48,412 | 21 |
| Nov-15 | 247 | 198 | 207 | 1,249 | 26,004 | 5,430 | 21 |
| Dec-15 | 236 | 197 | 215 | 876 | 5,838 | 1,244 | 19 |
| Jan-16 | 215 | 193 | 205 | 568 | 5,005 | 1,028 | 20 |
| Feb-16 | 205 | 178 | 198 | 865 | 45,507 | 8,984 | 20 |
| Mar-16 | 315 | 191 | 280 | 1,851 | 22,618 | 5,771 | 21 |
| Apr-16 | 340 | 270 | 300 | 1,294 | 24,300 | 7,093 | 21 |
| May-16 | 334 | 300 | 334 | 465 | 22,920 | 7,269 | 20 |
| Jun-16 | 340 | 310 | 328 | 243 | 28,539 | 9,220 | 20 |
| Jul-16 | 334 | 308 | 328 | 109 | 123,590 | 25,447 | 14 |
| Aug-16 | 338 | 302 | 312 | 235 | 12,755 | 4,186 | 20 |
| Sep-16 | 318 | 300 | 302 | 107 | 40,605 | 11,637 | 14 |
| Oct-16 | 318 | 274 | 280 | 184 | 12,029 | 3,639 | 16 |
| Nov-16 | 290 | 264 | 270 | 27 | 2,353 | 623 | 10 |
| Dec-16 | 366 | 250 | 354 | 630 | 448,329 | 142,065 | 19 |
| Jan-17 | 354 | 250 | 268 | 465 | 8,031 | 2,091 | 20 |
| Feb-17 | 314 | 260 | 314 | 565 | 860,974 | 275,352 | 19 |
| Mar-17 | 340 | 296 | 320 | 529 | 191,313 | 61,484 | 22 |
| Apr-17 | 340 | 320 | 326 | 227 | 30,877 | 10,584 | 17 |
| May-17 | 340 | 320 | 322 | 228 | 115,103 | 38,611 | 19 |
| Jun-17 | 332 | 310 | 312 | 276 | 44,992 | 14,386 | 15 |
| Jul-17 | 370 | 310 | 360 | 350 | 21,492 | 7,065 | 21 |
| Aug-17 | 368 | 340 | 356 | 223 | 80,089 | 25,709 | 22 |
| Sep-17 | 370 | 330 | 344 | 642 | 96,822 | 32,409 | 18 |
| Oct-17 | 356 | 330 | 356 | 539 | 109,139 | 41,471 | 22 |
| Nov-17 | 372 | 354 | 356 | 353 | 115,951 | 45,152 | 22 |
| Dec-17 | 400 | 356 | 398 | 335 | 182,826 | 72,180 | 18 |
| Jan-18 | 398 | 356 | 358 | 211 | 24,637 | 9,759 | 22 |
| Feb-18 | 370 | 356 | 360 | 185 | 73,617 | 29,367 | 19 |
| Mar-18 | 380 | 356 | 374 | 275 | 45,517 | 17,443 | 21 |
| Apr-18 | 426 | 360 | 368 | 497 | 47,196 | 18,668 | 21 |
| May-18 | 380 | 360 | 370 | 188 | 12,780 | 5,063 | 20 |
| Jun-18 | 384 | 360 | 370 | 175 | 34,498 | 13,726 | 13 |
| Jul-18 | 400 | 360 | 396 | 175 | 27,441 | 10,962 | 22 |
| Aug-18 | 430 | 360 | 414 | 256 | 70,436 | 28,177 | 21 |
| Sep-18 | 450 | 382 | 396 | 239 | 65,202 | 26,080 | 19 |
| Oct-18 | 438 | 360 | 400 | 257 | 25,334 | 10,123 | 23 |
| Nov-18 | 440 | 380 | 440 | 253 | 117,132 | 47,529 | 21 |
| Dec-18 | 470 | 364 | 448 | 504 | 308,749 | 143,732 | 18 |
| Jan-19 | 450 | 388 | 448 | 296 | 60,300 | 24,144 | 22 |

Financial Data and Ratios

Public Accountant : Satrio Bing Eny & Partners

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 | 302,173 | 216,358 | 310,437 | 462,939 | 316,935 |
| Receivables | 329,803 | 229,224 | 194,508 | 320,150 | 220,302 |
| Inventories | 1,177,104 | 1,502,645 | 1,625,983 | 1,703,033 | 1,644,640 |
| Investment | - | - | 51,223 | 284,688 | 375,598 |
| Fixed Assets | 315,779 | 363,938 | 387,873 | 372,558 | 361,640 |
| Other Assets | 5,446 | 8,675 | 10,967 | 21,467 | 25,934 |
| Total Assets | 3,250,718 | 3,620,743 | 3,932,529 | 4,873,830 | 4,929,058 |
| Growth (%) | | 11.38% | 8.61% | 23.94% | 1.13% |

| | | | | | |
|--------------------------|------------------|------------------|------------------|------------------|------------------|
| Trade Payable | 38,632 | 28,342 | 18,173 | 44,340 | 13,325 |
| Total Liabilities | 1,213,581 | 1,407,526 | 1,430,127 | 1,874,478 | 1,677,953 |
| Growth (%) | | 15.98% | 1.61% | 31.07% | -10.48% |

| | | | | | |
|--------------------------|------------------|------------------|------------------|----------------|--------------------|
| Authorized Capital | 2,000,000 | 2,000,000 | 2,000,000 | 2,000,000 | 2,000,000 |
| Paid up Capital | 757,933 | 765,513 | 765,513 | 765,513 | 765,513 |
| Paid up Capital (Shares) | 7,579 | 7,655 | 7,655 | 7,655 | 7,655 |
| Par Value | 100 | 100 | 100 | 100 | 100 |
| Retained Earnings | 938,795 | 1,088,841 | 1,335,686 | 1,746,791 | 1,981,764 |
| Total Equity | 2,037,136 | 2,213,217 | 2,502,403 | 2,999 | 3,251,105 |
| Growth (%) | | 8.64% | 13.07% | -99.88% | 108,293.58% |

| INCOME STATEMENTS | Dec-14 | Dec-15 | Dec-16 | Dec-17 | Sep-18 |
|-------------------|-----------|---------------|--------------|---------------|---------|
| Total Revenues | 1,117,732 | 1,089,218 | 1,143,372 | 1,263,595 | 949,308 |
| Growth (%) | | -2.55% | 4.97% | 10.51% | |

| | | | | | |
|--------------------|---------|---------|---------|---------------|---------|
| Cost of Revenues | 469,267 | 428,732 | 422,161 | 446,600 | 373,211 |
| Gross Profit | 648,466 | 660,486 | 721,211 | 816,996 | 576,096 |
| Operating Expenses | - | 418,480 | 399,313 | 263,726 | 244,338 |
| Operating Profit | - | - | 321,898 | 553,270 | 331,758 |
| Growth (%) | | | | 71.88% | |

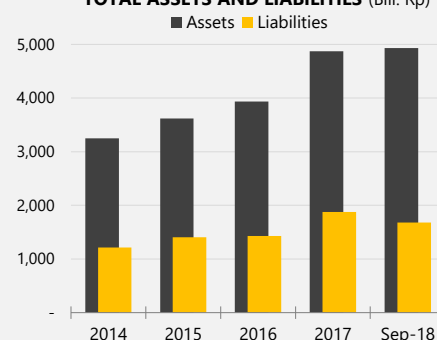
| | | | | | |
|-------------------------|----------|----------------|---------------|---------------|---------|
| Other Income (Expenses) | -269,936 | - | - | - | - |
| Income Before Tax | 378,530 | 242,006 | 321,898 | 553,270 | 331,758 |
| Tax | 69,313 | 2,023 | 5,384 | 2,259 | 2,484 |
| Profit for the period | 309,217 | 239,983 | 316,514 | 551,011 | 329,274 |
| Growth (%) | | -22.39% | 31.89% | 74.09% | |

| | | | | | |
|----------------------------|---------|---------|---------|---------|---------|
| Period Attributable | 267,948 | 214,270 | 271,342 | 451,678 | 302,338 |
| Comprehensive Income | 309,217 | 238,637 | 264,137 | 537,522 | 319,118 |
| Comprehensive Attributable | 267,948 | 212,944 | 164,294 | 438,221 | 292,212 |

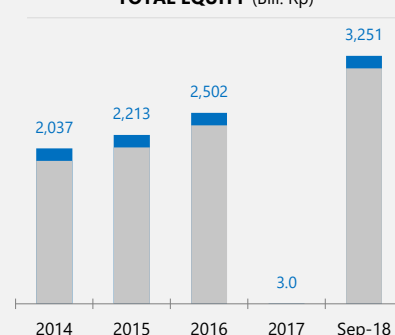
| RATIOS | Dec-14 | Dec-15 | Dec-16 | Dec-17 | Sep-18 |
|------------------|--------|--------|--------|-----------|--------|
| Dividend (Rp) | 368.50 | 4.20 | 5.30 | 8.80 | - |
| EPS (Rp) | 40.80 | 31.35 | 41.35 | 71.98 | 43.01 |
| BV (Rp) | 268.78 | 289.12 | 326.89 | 0.39 | 424.70 |
| DAR (X) | 0.37 | 0.39 | 0.36 | 0.38 | 0.34 |
| DER(X) | 0.60 | 0.64 | 0.57 | 624.96 | 0.52 |
| ROA (%) | 9.51 | 6.63 | 8.05 | 11.31 | 6.68 |
| ROE (%) | 15.18 | 10.84 | 12.65 | 18,370.99 | 10.13 |
| GPM (%) | 58.02 | 60.64 | 63.08 | 64.66 | 60.69 |
| OPM (%) | - | - | 28.15 | 43.79 | 34.95 |
| NPM (%) | 27.66 | 22.03 | 27.68 | 43.61 | 34.69 |
| Payout Ratio (%) | 903.24 | 13.40 | 12.82 | 12.23 | - |
| Yield (%) | 93.06 | 1.06 | 1.34 | 2.22 | - |

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

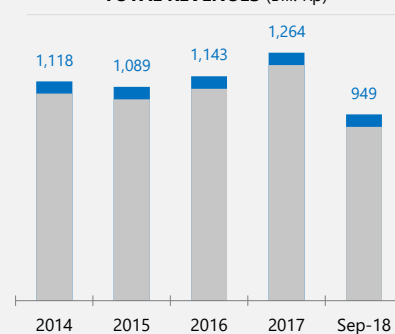
TOTAL ASSETS AND LIABILITIES (Bill. Rp)



TOTAL EQUITY (Bill. Rp)



TOTAL REVENUES (Bill. Rp)



PROFIT FOR THE PERIOD (Bill. Rp)

