

# MTSM Metro Realty 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 : 43,562  
Listed Shares : 232,848,000  
Market Capitalization : 39,584,160,000

619 | 0.04T | 0.0005% | 99.997%

591 | 0.0009T | 0.00005% | 99.9996%

### COMPANY HISTORY

Established Date : 07-Feb-1980  
Listing Date : 08-Jan-1992 (IPO Price: 5,000)  
Underwriter IPO :  
PT Pentasena Arthasentosa  
Securities Administration Bureau :  
PT Datindo Entrycom

### BOARD OF COMMISSIONERS

1. Robert Maruli
  2. Ramli Yang Lie \*)
- \*) *Independent Commissioners*

### BOARD OF DIRECTORS

1. Rose Merry Maruli
2. Arief Thamin
3. Sani Juli Maruli
4. Sukardi

### AUDIT COMMITTEE

1. Ramli Yang Lie
2. Hioe Tjun Tjen
3. Melania Chandra

### CORPORATE SECRETARY

Veronika

### HEAD OFFICE

Gedung Metro fl. 9 - 10  
Jl. H. Samanhudi, Pasar Baru  
Jakarta Pusat 10710  
Phone : (021) 344-1222;  
Fax : (021) 3847242  
Homepage : [www.ptmetroreality.co.id](http://www.ptmetroreality.co.id)  
Email : [metroreality.tbk@gmail.com](mailto:metroreality.tbk@gmail.com)

### SHAREHOLDERS (December 2018)

1. PT Yakin Wiskon	80,396,044	: 34.53%
2. Bara Pte. Ltd.	48,131,932	: 20.67%
3. PT Perkasa Makmur Amara	44,674,876	: 19.19%
4. PT Suryasakti Budimarkarti	15,271,872	: 6.56%
5. Public (<5%)	44,373,276	: 19.06%

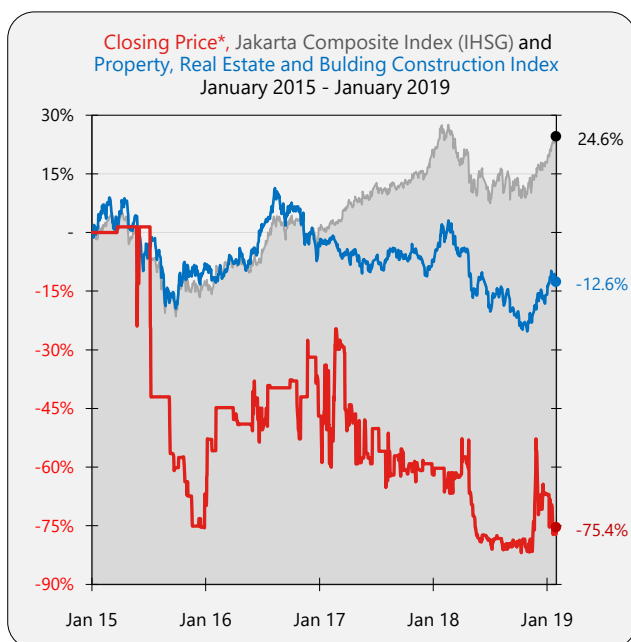
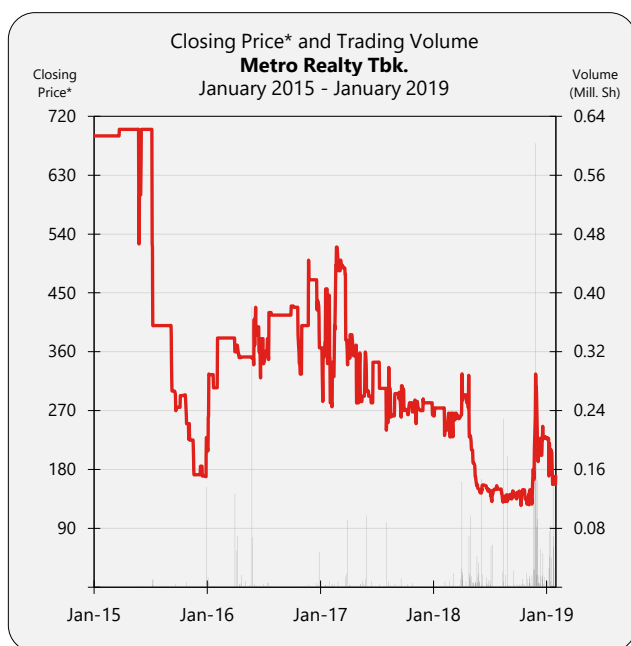
### DIVIDEND ANNOUNCEMENT

Year	Bonus Shares	Cash Dividend	Cum Date	Ex Date	Recording Date	Payment Date	F/I
1991		150.00	10-Jun-92	12-Jun-92	19-Jun-92	6-Jul-92	F
1992	5 : 2		18-Jan-93	19-Jan-93	27-Jan-93	26-Feb-93	BS
1992		150.00	5-Jul-93	6-Jul-93	13-Jul-93	13-Aug-93	F
1993		100.00	6-Jul-94	7-Jul-94	14-Jul-94	13-Aug-94	F
1993	5 : 6		6-Dec-94	7-Dec-94	14-Dec-94	18-Dec-94	BS
1994		60.00	3-Jul-95	4-Jul-95	12-Jul-95	11-Aug-95	F
1995		50.00	5-Jul-96	8-Jul-96	16-Jul-96	14-Aug-96	F
1996		35.00	7-Jul-97	8-Jul-97	16-Jul-97	14-Aug-97	F
1997		5.00	20-Jul-98	21-Jul-98	29-Jul-98	28-Aug-98	F
2000		1.00	16-Jul-01	17-Jul-01	24-Jul-01	9-Aug-01	F
2012		3.00	20-Aug-13	21-Aug-13	23-Aug-13	4-Sep-13	F

### ISSUED HISTORY

No.	Type of Listing	Shares	Listing Date	Trading Date
1.	First Issue	1,500,000	8-Jan-92	8-Jan-92
2.	Partial Listing	4,500,000	8-Jan-92	8-Jul-92
3.	Company Listing	7,500,000	12-Aug-92	12-Aug-92
4.	Bonus Shares	5,400,000	19-Apr-93	19-Apr-93
5.	Right Issue	6,000,000	27-Dec-93	30-Dec-93
6.	Right Issue	11,200	27-Dec-93	13-Jan-94
7.	Right Issue	143,000	27-Dec-93	27-Jan-94
8.	Right Issue	11,312	27-Dec-93	3-Feb-94
9.	Right Issue	1,394,488	27-Dec-93	18-Feb-94
10.	Bonus Shares	31,752,000	6-Jan-95	6-Jan-95
11.	Stock Split	174,636,000	18-Oct-11	18-Oct-11

# MTSM Metro Realty Tbk.



SHARES TRADED	2015	2016	2017	2018	Jan-19
Volume (Million Sh.)	0.2	0.9	0.5	4	0.7
Value (Billion Rp)	0.04	0.3	0.1	0.8	0.1
Frequency (Thou. X)	0.1	0.5	0.4	4	0.9
Days	42	75	106	183	22
<b>Price (Rupiah)</b>					
High	700	500	520	360	232
Low	169	209	220	125	137
Close	228	366	264	230	170
Close*	228	366	264	230	170
<b>PER (X)</b>					
PER (X)	-11.36	-17.55	-11.08	-18.71	-13.83
PER Industry (X)	13.36	24.89	14.52	27.07	28.17
<b>PBV (X)</b>					
PBV (X)	0.69	1.16	0.87	0.80	0.59

\* Adjusted price after corporate action

Month	Closing Price			Freq. (X)	Volume (Thou. Sh.)	Value (Million Rp)	Day
	High	Low	Close				
Jan-15	-	-	690	-	-	-	-
Feb-15	-	-	690	-	-	-	-
Mar-15	700	700	700	1	0.1	0.1	1
Apr-15	700	700	700	1	1	0.7	1
May-15	600	450	600	11	2	1	2
Jun-15	700	550	700	6	0.6	0.4	1
Jul-15	525	400	400	26	24	11	5
Aug-15	400	400	400	4	4	1	3
Sep-15	360	270	275	13	6	2	8
Oct-15	294	250	250	13	9	2	9
Nov-15	250	172	172	17	5	1	7
Dec-15	228	169	228	8	139	24	5
Jan-16	326	209	305	21	22	6	7
Feb-16	381	381	381	4	0.5	0.2	2
Mar-16	370	345	360	18	127	44	1
Apr-16	370	341	352	194	157	57	11
May-16	352	340	340	147	475	167	19
Jun-16	440	320	380	32	14	5	10
Jul-16	474	326	416	47	19	7	7
Aug-16	-	-	416	-	-	-	-
Sep-16	430	430	430	2	0.3	0.1	2
Oct-16	498	326	326	19	3	1	5
Nov-16	500	312	470	12	5	2	5
Dec-16	496	366	366	33	62	25	6
Jan-17	500	272	350	50	20	8	11
Feb-17	520	262	484	35	22	8	13
Mar-17	505	320	366	78	128	44	12
Apr-17	410	282	282	30	13	5	9
May-17	370	266	300	79	133	40	12
Jun-17	344	282	344	9	9	2	4
Jul-17	304	296	304	13	4	1	1
Aug-17	356	228	296	40	112	29	13
Sep-17	376	250	272	31	18	5	10
Oct-17	288	254	268	21	12	3	9
Nov-17	288	220	282	23	6	2	11
Dec-17	274	262	264	5	0.5	0.1	1
Jan-18	274	262	274	7	1	0.3	5
Feb-18	266	210	266	29	24	6	10
Mar-18	278	210	262	46	37	9	10
Apr-18	350	220	232	819	426	120	17
May-18	248	141	145	292	199	33	20
Jun-18	170	140	149	115	208	30	12
Jul-18	155	130	150	89	137	18	14
Aug-18	152	130	134	94	462	61	17
Sep-18	155	126	145	61	37	5	16
Oct-18	157	125	132	174	73	10	23
Nov-18	360	126	296	1,398	1,572	425	21
Dec-18	296	183	230	756	442	97	18
Jan-19	232	137	170	901	651	123	22

Public Accountant : Maksum, Suyamto, Hirdjan & Partners

BALANCE SHEET	Dec-14	Dec-15	Dec-16	Dec-17	Sep-18
<i>(in Million Rp, except Par Value)</i>					
Cash & Cash Equivalents	37,166	30,450	25,917	10,799	5,023
Receivables	654	276	882	843	705
Inventories	16,757	11,439	11,439	11,884	11,884
Investment	-	-	-	-	-
Fixed Assets	15,090	17,092	17,134	27,203	283,885
Other Assets	-	-	-	-	-
<b>Total Assets</b>	<b>92,326</b>	<b>88,173</b>	<b>84,642</b>	<b>80,235</b>	<b>75,450</b>
<b>Growth (%)</b>		<b>-4.50%</b>	<b>-4.00%</b>	<b>-5.21%</b>	<b>-5.96%</b>

Trade Payable	-	-	-	-	-
<b>Total Liabilities</b>	<b>10,850</b>	<b>11,087</b>	<b>9,886</b>	<b>10,744</b>	<b>8,111</b>
<b>Growth (%)</b>		<b>2.19%</b>	<b>-10.83%</b>	<b>8.67%</b>	<b>-24.51%</b>

Authorized Capital	58,212	58,212	58,212	58,212	58,212
Paid up Capital	58,212	58,212	58,212	2,868	2,868
Paid up Capital (Shares)	233	233	233	11	11
Par Value	250	250	250	250	250
Retained Earnings	20,378	15,992	13,665	8,406	6,256
<b>Total Equity</b>	<b>81,477</b>	<b>77,085</b>	<b>74,756</b>	<b>69,491</b>	<b>67,339</b>
<b>Growth (%)</b>		<b>-5.39%</b>	<b>-3.02%</b>	<b>-7.04%</b>	<b>-3.10%</b>

INCOME STATEMENTS	Dec-14	Dec-15	Dec-16	Dec-17	Sep-18
Total Revenues	20,978	23,588	24,809	24,569	20,771
<b>Growth (%)</b>		<b>12.44%</b>	<b>5.18%</b>	<b>-0.97%</b>	

Cost of Revenues	18,824	20,394	22,808	22,033	16,575
Gross Profit	2,155	3,194	2,001	2,536	4,195
Operating Expenses	6,242	7,729	5,898	6,179	4,987
Operating Profit	-4,088	-4,535	-3,896	-3,643	-791
<b>Growth (%)</b>		<b>-10.95%</b>	<b>14.09%</b>	<b>6.51%</b>	

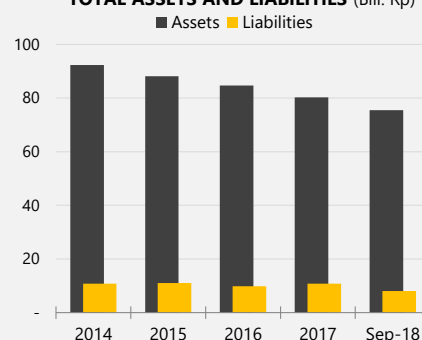
Other Income (Expenses)	4,113	2,224	3,291	1,004	452
Income Before Tax	25	-2,311	-606	-2,639	-339
Tax	1,121	2,367	1,759	2,164	1,810
Profit for the period	-1,096	-4,678	-2,365	-4,803	-2,149
<b>Growth (%)</b>		<b>-327.04%</b>	<b>49.45%</b>	<b>-103.08%</b>	

Period Attributable	-1,095	-4,674	-2,363	-4,798	-2,147
Comprehensive Income	-1,096	-4,623	-2,330	-5,265	-2,152
Comprehensive Attributable	-1,095	-4,619	-2,327	-5,259	-2,150

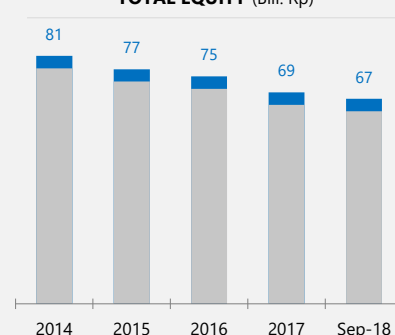
RATIOS	Dec-14	Dec-15	Dec-16	Dec-17	Sep-18
Dividend (Rp)	-	-	-	-	-
EPS (Rp)	-4.70	-20.09	-10.16	-418.67	-187.32
BV (Rp)	349.91	331.05	321.05	6,057.44	5,869.86
DAR (X)	0.12	0.13	0.12	0.13	0.11
DER(X)	0.13	0.14	0.13	0.15	0.12
ROA (%)	-1.19	-5.31	-2.79	-5.99	-2.85
ROE (%)	-1.34	-6.07	-3.16	-6.91	-3.19
GPM (%)	10.27	13.54	8.07	10.32	20.20
OPM (%)	-19.49	-19.23	-15.70	-14.83	-3.81
NPM (%)	-5.22	-19.83	-9.53	-19.55	-10.35
Payout Ratio (%)	-	-	-	-	-
Yield (%)	-	-	-	-	-

*US\$ Rate (BI), Rp	12,436	13,794	13,436	13,548	14,929
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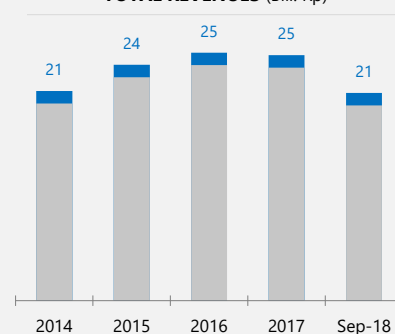
### TOTAL ASSETS AND LIABILITIES (Bill. Rp)



### TOTAL EQUITY (Bill. Rp)



### TOTAL REVENUES (Bill. Rp)



### PROFIT FOR THE PERIOD (Bill. Rp)

