

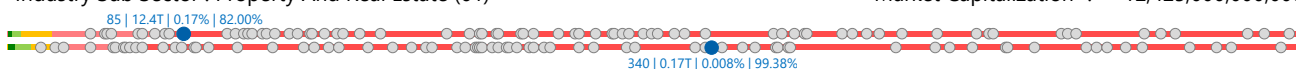
# PLIN Plaza Indonesia Realty Tbk.

COMPANY REPORT : JANUARY 2019

As of 31 January 2019

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

Individual Index : 1,452.367  
 Listed Shares : 3,550,000,000  
 Market Capitalization : 12,425,000,000,000



## COMPANY HISTORY

Established Date : 05-Oct-1983  
 Listing Date : 15-Jun-1992 (IPO Price: 4,950)  
 Underwriter IPO :  
 PT Danareksa Sekuritas  
 PT Jardine Fleming Nusantara  
 Securities Administration Bureau :  
 PT Sinartama Gunita

## BOARD OF COMMISSIONERS

1. Franky Oesman Widjaja
  2. Mohamad Tachril Sapiie
  3. Sintong Panjaitan \*)
  4. Sutanto
- \*) Independent Commissioners

## BOARD OF DIRECTORS

1. Rosano Barack
2. Amelia Gozali
3. Arnes Lukman
4. Lucy Suyanto
5. Maria Rosario B. Egron

## AUDIT COMMITTEE

1. Sintong Panjaitan
2. Hadi Priatna

## CORPORATE SECRETARY

Umbas Rombe

## HEAD OFFICE

The Plaza fl. 10  
 Jl. M.H. Thamrin Kav. 28 - 30  
 Jakarta 10350  
 Phone : (021) 299-20000  
 Fax : (021) 299-21111  
 Homepage : [www.plazaindonesia.com](http://www.plazaindonesia.com)  
 Email : [umbas.rombe@plazaindonesia.com](mailto:umbas.rombe@plazaindonesia.com)  
[corsec@plazaindonesia.com](mailto:corsec@plazaindonesia.com)

## SHAREHOLDERS (December 2018)

|   |               |          |
|---|---------------|----------|
| 1. PT Bumi Serpong Damai Tbk.                                       | 1,421,195,766 | : 40.03% |
| 2. UBS AG Singapore S/A PT Indonesian Paradise Pr. Tbk.-2091144717  | 842,525,034   | : 23.73% |
| 3. PT Plaza Indonesia Realty Tbk.                                   | 512,200,000   | : 14.43% |
| 4. Credit Suisse AG SG TR A/C CI PT Indo Paradise Prprty-2023904325 | 450,000,000   | : 12.68% |
| 5. Public (<5%)   | 324,079,200   | : 9.13%  |

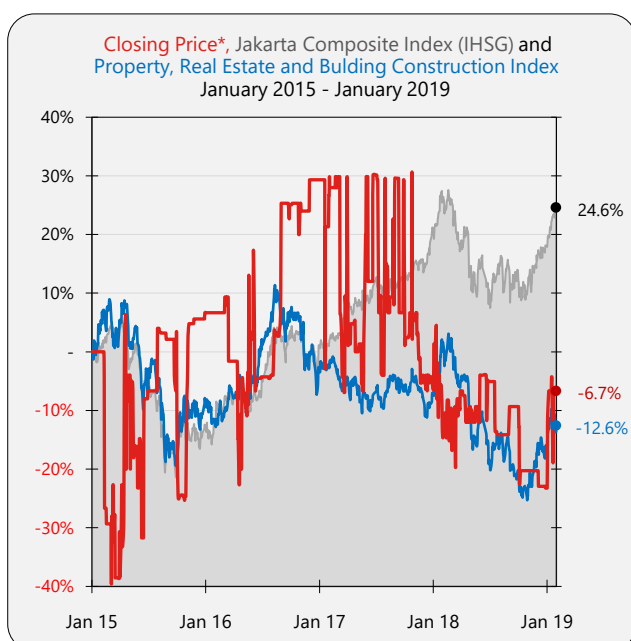
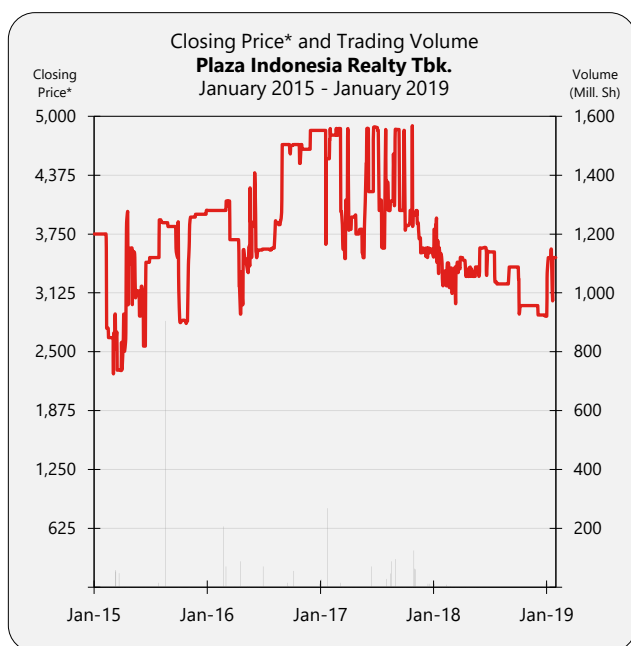
## DIVIDEND ANNOUNCEMENT

| Year | Bonus Shares | Cash Dividend | Cum Date  | Ex Date   | Recording Date | Payment Date | F/I |
|------|--------------|---------------|-----------|-----------|----------------|--------------|-----|
| 1992 |              | 50.00         | 25-Jun-93 | 28-Jun-93 | 5-Jul-93       | 3-Aug-93     | F   |
| 1993 | 1 : 1        |               | 3-Dec-93  | 6-Dec-93  | 13-Dec-93      | 13-Jan-94    | BS  |
| 1993 |              | 30.00         | 23-May-94 | 24-May-94 | 1-Jun-94       | 1-Jul-94     | F   |
| 1994 |              | 30.00         | 30-Jun-95 | 3-Jul-95  | 11-Jul-95      | 11-Aug-95    | F   |
| 1995 |              | 35.00         | 27-Jun-96 | 28-Jun-96 | 8-Jul-96       | 5-Aug-96     | F   |
| 1996 |              | 40.00         | 1-Jul-97  | 2-Jul-97  | 10-Jul-97      | 8-Aug-97     | F   |
| 1998 |              | 10.00         | 29-Jun-99 | 30-Jun-99 | 8-Jul-99       | 6-Aug-99     | F   |
| 1999 |              | 10.00         | 25-Jul-00 | 26-Jul-00 | 3-Aug-00       | 8-Aug-00     | F   |
| 2001 |              | 10.00         | 12-Aug-02 | 13-Aug-02 | 18-Aug-02      | 30-Aug-02    | F   |
| 2002 |              | 12.50         | 12-Aug-03 | 13-Aug-03 | 15-Aug-03      | 29-Aug-03    | F   |
| 2003 |              | 12.50         | 11-Aug-04 | 12-Aug-04 | 16-Aug-04      | 31-Aug-04    | F   |
| 2004 |              | 12.50         | 11-Aug-05 | 12-Aug-05 | 19-Aug-05      | 31-Aug-05    | F   |
| 2005 |              | 12.50         | 9-Aug-06  | 10-Aug-06 | 14-Aug-06      | 31-Aug-06    | F   |
| 2005 | 1 : 1        |               | 5-Dec-06  | 6-Dec-06  | 8-Dec-06       | 22-Dec-06    | BS  |
| 2006 |              | 1.25          | 13-Aug-07 | 14-Aug-07 | 16-Aug-07      | 31-Aug-07    | I   |
| 2007 |              |               | 12-Aug-08 | 11-Aug-08 | 14-Aug-08      | 29-Aug-08    | F   |
| 2009 |              | 1.25          | 11-Aug-10 | 12-Aug-10 | 16-Aug-10      | 31-Aug-10    | F   |
| 2010 |              | 2.50          | 15-Aug-11 | 16-Aug-11 | 19-Aug-11      | 9-Sep-11     | F   |
| 2011 |              | 84.50         | 13-Aug-12 | 14-Aug-12 | 16-Aug-12      | 5-Sep-12     | F   |
| 2012 |              | 42.50         | 5-Jul-13  | 8-Jul-13  | 10-Jul-13      | 24-Jul-13    | F   |
| 2013 |              | 42.50         | 19-Feb-14 | 20-Feb-14 | 24-Feb-14      | 10-Mar-14    | I   |
| 2013 |              | 42.50         | 2-Jun-14  | 3-Jun-14  | 5-Jun-14       | 19-Jun-14    | F   |
| 2014 |              | 70.00         | 15-Apr-15 | 16-Apr-15 | 20-Apr-15      | 7-May-15     | F   |
| 2016 |              | 210.00        | 9-Nov-17  | 10-Nov-17 | 14-Nov-17      | 21-Nov-17    | F   |

## ISSUED HISTORY

| No. | Type of Listing         | Shares        | Listing Date | Trading Date |
|-----|-------------------------|---------------|--------------|--------------|
| 1.  | First Issue             | 35,000,000    | 15-Jun-92    | 15-Jun-92    |
| 2.  | Company Listing         | 80,000,000    | 15-Jun-92    | 16-Dec-92    |
| 3.  | Bonus Shares            | 115,000,000   | 14-Jan-94    | 14-Jan-94    |
| 4.  | Right Issue             | 40,500        | 26-May-94    | 17-Jun-94    |
| 5.  | Right Issue             | 5,000         | 26-May-94    | 27-Jun-94    |
| 6.  | Right Issue             | 506,100       | 26-May-94    | 30-Jun-94    |
| 7.  | Right Issue             | 200           | 26-May-94    | 6-Jul-94     |
| 8.  | Right Issue             | 110,732,900   | 26-May-94    | 12-Jul-94    |
| 9.  | Right Issue             | 3,715,300     | 26-May-94    | 13-Jul-94    |
| 10. | Add. Listing without RI | 10,000,000    | 13-Oct-03    | 13-Oct-03    |
| 11. | Bonus Shares            | 355,000,000   | 22-Dec-06    | 22-Dec-06    |
| 12. | Stock Split             | 2,840,000,000 | 26-Dec-06    | 26-Dec-06    |

# PLIN Plaza Indonesia Realty Tbk.



| SHARES TRADED         | 2015  | 2016  | 2017  | 2018   | Jan-19 |
|-----------------------|-------|-------|-------|--------|--------|
| Volume (Million Sh.)  | 1,080 | 535   | 912   | 39     | 12     |
| Value (Billion Rp)    | 2,710 | 1,790 | 3,058 | 163    | 65     |
| Frequency (Thou. X)   | 1     | 0.6   | 0.8   | 2      | 0.06   |
| Days                  | 90    | 82    | 123   | 95     | 9      |
| <b>Price (Rupiah)</b> |       |       |       |        |        |
| High                  | 4,400 | 4,850 | 5,100 | 4,000  | 3,700  |
| Low                   | 2,200 | 2,850 | 3,490 | 2,880  | 2,980  |
| Close                 | 4,000 | 4,850 | 3,550 | 2,880  | 3,500  |
| Close*                | 4,000 | 4,850 | 3,550 | 2,880  | 3,500  |
| <b>PER (X)</b>        |       |       |       |        |        |
| PER (X)               | 52.16 | 39.49 | 46.16 | 339.19 | 412.21 |
| PER Industry (X)      | 13.36 | 24.89 | 14.52 | 27.07  | 28.17  |
| <b>PBV (X)</b>        |       |       |       |        |        |
| PBV (X)               | 5.90  | 8.30  | 12.77 | 9.73   | 11.83  |

\* Adjusted price after corporate action

## TRADING ACTIVITIES

| Month  | Closing Price |       |       | Freq. (X) | Volume (Thou. Sh.) | Value (Million Rp) | Day |
|--------|---------------|-------|-------|-----------|--------------------|--------------------|-----|
|        | High          | Low   | Close |           |                    |                    |     |
| Jan-15 | 3,750         | 3,750 | 3,750 | 1         | 0.1                | 0.4                | 1   |
| Feb-15 | 3,750         | 2,650 | 2,650 | 11        | 17                 | 49                 | 7   |
| Mar-15 | 3,000         | 2,200 | 2,600 | 108       | 158,870            | 407,802            | 14  |
| Apr-15 | 4,400         | 2,310 | 3,600 | 901       | 737                | 2,385              | 17  |
| May-15 | 3,700         | 2,880 | 2,880 | 46        | 17                 | 53                 | 9   |
| Jun-15 | 3,500         | 2,560 | 3,500 | 31        | 5                  | 15                 | 8   |
| Jul-15 | 3,900         | 3,500 | 3,900 | 8         | 15,096             | 37,744             | 5   |
| Aug-15 | 3,875         | 3,830 | 3,830 | 4         | 904,906            | 2,262,266          | 4   |
| Sep-15 | 3,880         | 3,250 | 3,880 | 10        | 3                  | 11                 | 5   |
| Oct-15 | 3,500         | 2,800 | 2,825 | 30        | 5                  | 13                 | 12  |
| Nov-15 | 3,960         | 2,825 | 3,960 | 138       | 36                 | 125                | 7   |
| Dec-15 | 4,000         | 4,000 | 4,000 | 4         | 3                  | 11                 | 1   |
| Jan-16 | -             | -     | 4,000 | 42        | 21                 | 84                 | 1   |
| Feb-16 | 4,000         | 4,000 | 4,000 | 43        | 206,275            | 680,722            | 4   |
| Mar-16 | 4,100         | 3,690 | 3,690 | 10        | 74,006             | 244,821            | 8   |
| Apr-16 | 4,100         | 2,850 | 3,585 | 230       | 91,213             | 301,603            | 10  |
| May-16 | 4,240         | 3,040 | 3,840 | 135       | 6,053              | 20,578             | 17  |
| Jun-16 | 4,440         | 3,400 | 3,590 | 51        | 71,011             | 234,341            | 15  |
| Jul-16 | 3,600         | 3,580 | 3,600 | 6         | 1                  | 4                  | 4   |
| Aug-16 | 4,700         | 3,600 | 4,700 | 34        | 11                 | 47                 | 9   |
| Sep-16 | 4,700         | 4,600 | 4,690 | 5         | 19,101             | 65,180             | 4   |
| Oct-16 | 4,700         | 4,400 | 4,700 | 12        | 55,803             | 184,153            | 5   |
| Nov-16 | 4,850         | 4,650 | 4,850 | 5         | 2                  | 8                  | 3   |
| Dec-16 | 4,850         | 4,850 | 4,850 | 2         | 11,999             | 58,196             | 2   |
| Jan-17 | 4,870         | 3,640 | 4,750 | 18        | 296,005            | 953,664            | 5   |
| Feb-17 | 4,870         | 4,800 | 4,870 | 7         | 0.8                | 4                  | 5   |
| Mar-17 | 4,870         | 3,490 | 4,870 | 76        | 15,213             | 44,689             | 14  |
| Apr-17 | 4,000         | 3,590 | 3,750 | 46        | 18                 | 66                 | 10  |
| May-17 | 4,870         | 3,500 | 4,870 | 30        | 9                  | 34                 | 10  |
| Jun-17 | 4,880         | 4,200 | 4,880 | 11        | 71,002             | 226,896            | 3   |
| Jul-17 | 4,870         | 3,510 | 4,860 | 84        | 38                 | 157                | 10  |
| Aug-17 | 4,860         | 3,800 | 4,860 | 59        | 257,122            | 895,781            | 15  |
| Sep-17 | 5,100         | 4,000 | 4,850 | 67        | 173                | 824                | 8   |
| Oct-17 | 4,900         | 3,790 | 3,950 | 165       | 187,782            | 593,053            | 15  |
| Nov-17 | 4,100         | 3,500 | 3,600 | 233       | 60,542             | 242,138            | 18  |
| Dec-17 | 3,600         | 3,500 | 3,550 | 24        | 24,009             | 100,231            | 10  |
| Jan-18 | 4,000         | 3,110 | 3,220 | 460       | 12,970             | 54,436             | 21  |
| Feb-18 | 3,490         | 3,000 | 3,390 | 151       | 12,717             | 40,938             | 16  |
| Mar-18 | 3,600         | 2,900 | 3,500 | 117       | 89                 | 288                | 13  |
| Apr-18 | 3,500         | 3,010 | 3,400 | 322       | 232                | 760                | 15  |
| May-18 | 3,600         | 3,220 | 3,600 | 457       | 620                | 2,045              | 15  |
| Jun-18 | 3,600         | 3,160 | 3,560 | 12        | 4                  | 14                 | 5   |
| Jul-18 | 3,360         | 3,200 | 3,220 | 12        | 7                  | 22                 | 3   |
| Aug-18 | 3,220         | 3,220 | 3,220 | 2         | 3                  | 8                  | 1   |
| Sep-18 | 3,400         | 3,400 | 3,400 | 1         | 0.1                | 0.3                | 1   |
| Oct-18 | 3,270         | 2,910 | 2,990 | 17        | 10                 | 31                 | 3   |
| Nov-18 | -             | -     | 2,990 | -         | -                  | -                  | -   |
| Dec-18 | 2,890         | 2,880 | 2,880 | 3         | 12,001             | 64,922             | 2   |
| Jan-19 | 3,700         | 2,980 | 3,500 | 56        | 12,021             | 64,990             | 9   |

| BALANCE SHEET                            | Dec-14           | Dec-15           | Dec-16           | Dec-17           | Sep-18           |
|--|------------------|------------------|------------------|------------------|------------------|
| <i>(in Million Rp, except Par Value)</i> |                  |                  |                  |                  |                  |
| Cash & Cash Equivalents                  | 720,157          | 802,943          | 394,918          | 489,658          | 900,226          |
| Receivables                              | 203,958          | 196,421          | 189,549          | 207,100          | 257,605          |
| Inventories                              | 12,859           | 13,818           | 12,934           | 10,735           | 13,157           |
| Investment                               | 38,011           | 36,802           | 35,601           | 37,865           | 41,024           |
| Fixed Assets                             | 854,495          | 823,768          | 801,058          | 786,425          | 786,711          |
| Other Assets                             | 2,415,731        | 10,055           | 9,948            | -                | -                |
| <b>Total Assets</b>                      | <b>4,544,932</b> | <b>4,671,090</b> | <b>4,586,569</b> | <b>4,639,438</b> | <b>5,004,671</b> |
| <b>Growth (%)</b>                        |                  | <b>2.78%</b>     | <b>-1.81%</b>    | <b>1.15%</b>     | <b>7.87%</b>     |

|                          |                  |                  |                  |                  |                  |
|--------------------------|------------------|------------------|------------------|------------------|------------------|
| Trade Payable            | 76,554           | 63,810           | 41,271           | 49,069           | 49,204           |
| <b>Total Liabilities</b> | <b>2,177,801</b> | <b>2,264,521</b> | <b>2,301,325</b> | <b>3,652,526</b> | <b>3,954,018</b> |
| <b>Growth (%)</b>        |                  | <b>3.98%</b>     | <b>1.63%</b>     | <b>58.71%</b>    | <b>8.25%</b>     |

|                          |                  |                  |                  |                |                  |
|--------------------------|------------------|------------------|------------------|----------------|------------------|
| Authorized Capital       | 1,000,000        | 1,000,000        | 1,000,000        | 1,000,000      | 1,000,000        |
| Paid up Capital          | 710,000          | 710,000          | 710,000          | 710,000        | 710,000          |
| Paid up Capital (Shares) | 3,550            | 3,550            | 3,550            | 3,550          | 3,550            |
| Par Value                | 200              | 200              | 200              | 200            | 200              |
| Retained Earnings        | 1,588,594        | 1,620,016        | 2,189,640        | 1,818,301      | 1,852,213        |
| <b>Total Equity</b>      | <b>2,367,131</b> | <b>2,406,569</b> | <b>2,285,245</b> | <b>986,913</b> | <b>1,050,654</b> |
| <b>Growth (%)</b>        |                  | <b>1.67%</b>     | <b>-5.04%</b>    | <b>-56.81%</b> | <b>6.46%</b>     |

| INCOME STATEMENTS     | Dec-14           | Dec-15           | Dec-16           | Dec-17           | Sep-18           |
|-----------------------|------------------|------------------|------------------|------------------|------------------|
| <b>Total Revenues</b> | <b>1,521,681</b> | <b>1,644,546</b> | <b>1,659,205</b> | <b>1,609,457</b> | <b>1,188,390</b> |
| <b>Growth (%)</b>     |                  | <b>8.07%</b>     | <b>0.89%</b>     | <b>-3.00%</b>    |                  |

|                    |         |           |           |                |         |
|--------------------|---------|-----------|-----------|----------------|---------|
| Cost of Revenues   | 573,569 | 602,642   | 600,218   | 612,131        | 443,475 |
| Gross Profit       | 948,113 | 1,041,904 | 1,058,986 | 997,326        | 744,916 |
| Operating Expenses | 486,727 | 769,582   | 661,456   | 716,885        | 738,188 |
| Operating Profit   | -       | -         | 397,531   | 280,441        | 6,728   |
| <b>Growth (%)</b>  |         |           |           | <b>-29.45%</b> |         |

|                         |         |                |                |                |        |
|-------------------------|---------|----------------|----------------|----------------|--------|
| Other Income (Expenses) | -       | -              | -              | -              | -      |
| Income Before Tax       | 461,385 | 272,322        | 397,531        | 280,441        | 6,728  |
| Tax                     | 103,141 | -7,368         | -328,088       | -5,848         | 26,887 |
| Profit for the period   | 358,244 | 279,690        | 725,619        | 286,289        | 33,615 |
| <b>Growth (%)</b>       |         | <b>-21.93%</b> | <b>159.44%</b> | <b>-60.55%</b> |        |

|                            |         |         |         |         |        |
|----------------------------|---------|---------|---------|---------|--------|
| Period Attributable        | 354,857 | 272,243 | 713,521 | 273,011 | 22,607 |
| Comprehensive Income       | 358,244 | 288,742 | 731,182 | 279,687 | 45,245 |
| Comprehensive Attributable | 354,857 | 281,078 | 719,222 | 266,599 | 33,912 |

| RATIOS           | Dec-14 | Dec-15 | Dec-16 | Dec-17 | Sep-18 |
|------------------|--------|--------|--------|--------|--------|
| Dividend (Rp)    | 70.00  | -      | 210.00 | -      | -      |
| EPS (Rp)         | 100.91 | 78.79  | 204.40 | 80.64  | 9.47   |
| BV (Rp)          | 666.80 | 677.91 | 643.73 | 278.00 | 295.96 |
| DAR (X)          | 0.48   | 0.48   | 0.50   | 0.79   | 0.79   |
| DER(X)           | 0.92   | 0.94   | 1.01   | 3.70   | 3.76   |
| ROA (%)          | 7.88   | 5.99   | 15.82  | 6.17   | 0.67   |
| ROE (%)          | 15.13  | 11.62  | 31.75  | 29.01  | 3.20   |
| GPM (%)          | 62.31  | 63.36  | 63.82  | 61.97  | 62.68  |
| OPM (%)          | -      | -      | 23.96  | 17.42  | 0.57   |
| NPM (%)          | 23.54  | 17.01  | 43.73  | 17.79  | 2.83   |
| Payout Ratio (%) | 69.37  | -      | 102.74 | -      | -      |
| Yield (%)        | 2.06   | -      | 6.18   | -      | -      |

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

