

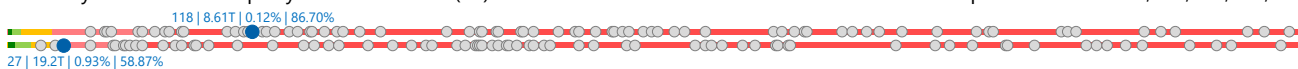
TARA Sitara Propertindo Tbk.

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 : 806.604
Listed Shares : 10,069,645,750
Market Capitalization : 8,609,547,116,250



COMPANY HISTORY

Established Date : 28-Jul-2006
Listing Date : 11-Jul-2014 (IPO Price: 106)
Underwriter IPO :
PT Sinarmas Sekuritas
Securities Administration Bureau :
PT Sinartama Gunita

BOARD OF COMMISSIONERS

1. Bihar Abdi Solonggahon Tobing
 2. Yuristy Febriani *)
- *) *Independent Commissioners*

BOARD OF DIRECTORS

1. Dedi Djajasastra
2. Martin Sandjaya

AUDIT COMMITTEE

1. Yuristy Febriany
2. Cecilia Wulannitri
3. Delynta Luwihana

CORPORATE SECRETARY

Martin Sandjaya

HEAD OFFICE

Wisma 77, 19th Floor
Jl. Letjend S. Parman Kav.77
Jakarta Barat 11410
Phone : (021) 536-3076
Fax : (021) 5367-7269
Homepage : www.sitarapropertindo.com
Email : cs@sitarapropertindo.com

SHAREHOLDERS (December 2018)

1. PT Surya Buana Makmur	2,514,019,800	: 24.97%
2. NBS Clients	745,000,000	: 7.40%
3. Public (<5%)	6,810,625,950	: 67.64%

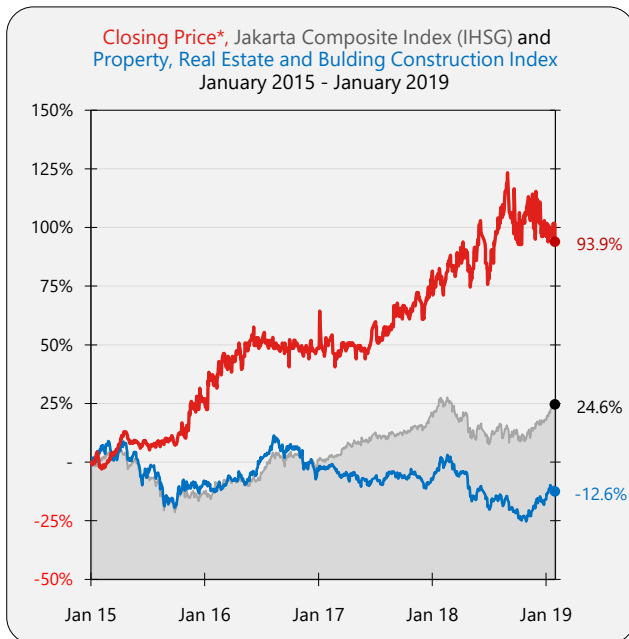
DIVIDEND ANNOUNCEMENT

Year	Bonus Shares	Cash Dividend	Cum Date	Ex Date	Recording Date	Payment Date	F/I
------	--------------	---------------	----------	---------	----------------	--------------	-----

ISSUED HISTORY

No.	Type of Listing	Shares	Listing Date	Trading Date
1.	First Issue	4,000,000,000	11-Jul-14	11-Jul-14
2.	Company Listing	6,010,000,000	11-Jul-14	11-Jul-14
3.	Warrant I	59,645,750 T	12-Jan-15	14-Jul-17

TARA Sitara Propertindo Tbk.



SHARES TRADED	2015	2016	2017	2018	Jan-19
Volume (Million Sh.)	26,157	12,606	14,847	23,031	1,268
Value (Billion Rp)	12,663	8,122	10,138	19,333	1,110
Frequency (Thou. X)	202	151	261	1,030	59
Days	244	246	238	240	22
Price (Rupiah)					
High	600	700	800	985	900
Low	427	525	605	740	850
Close	560	655	780	880	855
Close*	560	655	780	880	855

PER (X)	1,182.41	2,134.92	11,064.99	34,505.09	33,524.83
PER Industry (X)	13.36	24.89	14.52	27.07	28.17
PBV (X)	5.39	6.28	7.45	8.40	8.17

* Adjusted price after corporate action

TRADING ACTIVITIES

Month	Closing Price			Freq. (X)	Volume (Thou. Sh.)	Value (Million Rp)	Day
	High	Low	Close				
Jan-15	465	432	435	25,200	2,146,537	954,548	21
Feb-15	445	427	442	15,203	1,477,505	643,100	19
Mar-15	474	442	474	16,816	1,915,993	875,969	22
Apr-15	500	471	485	14,922	1,942,730	941,341	21
May-15	485	475	479	14,666	1,798,611	856,954	19
Jun-15	483	466	476	15,746	1,714,510	814,750	21
Jul-15	479	457	478	14,957	1,530,274	721,345	19
Aug-15	488	469	486	16,006	1,599,884	765,664	20
Sep-15	491	469	474	17,275	2,938,395	1,411,888	21
Oct-15	520	473	488	17,037	3,180,034	1,537,616	21
Nov-15	575	486	540	21,488	3,029,967	1,541,933	21
Dec-15	600	525	560	12,635	2,882,894	1,597,595	19
Jan-16	620	525	590	11,284	985,927	568,746	20
Feb-16	640	575	640	12,267	806,981	487,627	20
Mar-16	655	610	640	12,389	851,495	536,063	21
Apr-16	670	610	615	9,683	662,100	423,941	21
May-16	675	605	675	11,753	735,187	480,595	20
Jun-16	700	640	670	12,656	769,589	511,057	22
Jul-16	690	650	665	9,627	940,744	627,891	16
Aug-16	680	645	655	12,994	1,322,125	868,700	22
Sep-16	670	620	670	14,182	1,448,681	945,919	21
Oct-16	675	640	650	14,806	1,672,449	1,100,329	21
Nov-16	665	620	655	14,992	1,127,332	731,188	22
Dec-16	670	625	655	14,037	1,283,391	840,018	20
Jan-17	725	640	665	16,560	1,336,386	892,632	21
Feb-17	680	605	635	11,602	1,148,164	751,112	19
Mar-17	665	630	655	11,994	1,572,210	1,027,375	22
Apr-17	670	640	660	9,604	1,018,606	671,932	17
May-17	665	635	635	9,849	1,110,857	726,101	20
Jun-17	690	640	690	12,407	1,112,691	726,693	15
Jul-17	705	650	695	23,550	1,645,729	1,110,437	21
Aug-17	735	665	735	24,886	1,610,556	1,109,378	22
Sep-17	745	700	735	19,657	573,247	395,533	19
Oct-17	735	710	735	19,237	585,842	399,361	22
Nov-17	765	710	710	58,803	1,641,792	1,220,477	22
Dec-17	800	700	780	43,332	1,491,288	1,106,916	18
Jan-18	815	750	790	70,437	1,543,224	1,206,436	22
Feb-18	840	740	825	75,056	928,637	737,883	19
Mar-18	835	765	820	94,460	2,511,500	1,970,778	21
Apr-18	855	740	810	93,837	1,203,138	985,040	21
May-18	885	770	885	96,052	946,607	761,111	20
Jun-18	905	765	800	66,108	1,545,521	1,276,800	13
Jul-18	900	755	900	112,429	2,754,564	2,348,232	22
Aug-18	985	875	985	93,688	1,772,645	1,480,965	21
Sep-18	985	850	890	72,077	1,549,566	1,353,637	19
Oct-18	935	825	920	109,152	1,669,725	1,467,256	23
Nov-18	950	850	950	79,472	1,761,058	1,502,735	21
Dec-18	950	850	880	67,671	4,845,178	4,241,922	18
Jan-19	900	850	855	58,551	1,267,945	1,109,553	22

BALANCE SHEET	Dec-14	Dec-15	Dec-16	Dec-17	Sep-18
<i>(in Million Rp, except Par Value)</i>					
Cash & Cash Equivalents	202,748	122,309	116,577	122,074	12,309
Receivables	12,065	20,254	3,255	8,264	17,717
Inventories	27,505	68,518	14,468	11,964	11,179
Investment	-	-	-	-	-
Fixed Assets	3,212	4,765	1,705	1,239	1,015
Other Assets	-	-	-	-	-
Total Assets	1,317,075	1,294,373	1,218,023	1,234,609	1,126,731
Growth (%)		-1.72%	-5.90%	1.36%	-8.74%

Trade Payable	2,663	3,019	-	-	-
Total Liabilities	277,249	248,631	165,758	180,827	72,384
Growth (%)		-10.32%	-33.33%	9.09%	-59.97%

Authorized Capital	2,400,000	2,400,000	4,000,000	4,000,000	4,000,000
Paid up Capital	1,001,000	1,004,492	1,006,583	1,006,965	1,006,965
Paid up Capital (Shares)	10,010	10,045	10,066	10,070	10,070
Par Value	100	100	100	100	100
Retained Earnings	13,005	18,087	22,133	21,858	22,051
Total Equity	1,039,826	1,045,742	1,052,265	1,053,782	1,054,347
Growth (%)		0.57%	0.62%	0.14%	0.05%

INCOME STATEMENTS	Dec-14	Dec-15	Dec-16	Dec-17	Sep-18
Total Revenues	56,857	111,806	50,762	51,302	23,975
Growth (%)		96.64%	-54.60%	1.06%	

Cost of Revenues	20,906	63,659	25,346	22,837	8,259
Gross Profit	35,952	48,147	25,416	28,465	15,716
Operating Expenses	-	46,260	22,541	27,189	15,151
Operating Profit	-	-	2,875	1,276	565
Growth (%)				-55.60%	

Other Income (Expenses)	-31,374	-	-	-	-
Income Before Tax	4,578	1,888	2,875	1,276	565
Tax	2,851	7	-	-	-
Profit for the period	1,727	1,881	2,875	1,276	565
Growth (%)		8.88%	52.89%	-55.60%	

Period Attributable	2,003	4,757	3,763	374	193
Comprehensive Income	1,727	2,214	3,172	1,108	565
Comprehensive Attributable	2,003	5,082	4,046	204	193

RATIOS	Dec-14	Dec-15	Dec-16	Dec-17	Sep-18
Dividend (Rp)	-	-	-	-	-
EPS (Rp)	0.17	0.19	0.29	0.13	0.06
BV (Rp)	103.88	104.11	104.54	104.65	104.71
DAR (X)	0.21	0.19	0.14	0.15	0.06
DER(X)	0.27	0.24	0.16	0.17	0.07
ROA (%)	0.13	0.15	0.24	0.10	0.05
ROE (%)	0.17	0.18	0.27	0.12	0.05
GPM (%)	63.23	43.06	50.07	55.49	65.55
OPM (%)	-	-	5.66	2.49	2.36
NPM (%)	3.04	1.68	5.66	2.49	2.36
Payout Ratio (%)	-	-	-	-	-
Yield (%)	-	-	-	-	-

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

