

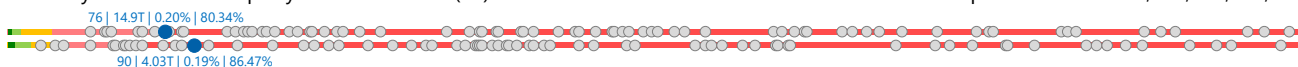
# SMRA Summarecon Agung Tbk.

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 : 1,700.624  
 Listed Shares : 14,426,781,680  
 Market Capitalization : 14,931,719,038,800



## COMPANY HISTORY

Established Date : 26-Nov-1975  
 Listing Date : 07-May-1990 (IPO Price: 6,800)  
 Underwriter IPO :  
 PT Danareksa Sekuritas  
 PT Multicor  
 Securities Administration Bureau :  
 PT Sirca Datapro Perdana

## BOARD OF COMMISSIONERS

1. Soetjipto Nagaria
  2. Edi Darnadi \*)
  3. Esther Melyani Homan \*)
  4. Harto Djojo Nagaria
- \*) Independent Commissioners

## BOARD OF DIRECTORS

1. Adrianto Pitoyo Adhi
2. Herman Nagaria
3. Jason Lim
4. Liliawati Rahardjo
5. Lydia Tjio
6. Nanik Widjaja
7. Sharif Benyamin
8. Soegianto Nagaria

## AUDIT COMMITTEE

1. Esther Melyani Homan
2. Leo A. Mancianno
3. Neneng Martini

## CORPORATE SECRETARY

Jemmy Kusnadi

## HEAD OFFICE

Plaza Summarecon  
 Jl. Perintis Kemerdekaan No. 42  
 Jakarta 13210  
 Phone : (021) 489-2107; 471-4567  
 Fax : (021) 489-2976  
 Homepage : www.summarecon.com  
 Email : corp\_secretary@summarecon.com

## SHAREHOLDERS (December 2018)

1. PT Semarang Agung	2,980,430,042	: 20.66%
2. PT Semarang Agung	1,855,985,872	: 12.86%
3. PT Sinarmegah Jayasentosa	942,080,224	: 6.53%
4. Bnynsanv Re Ams Re Stichting D	810,000,000	: 5.61%
5. Public (<5%)	7,838,285,542	: 54.33%

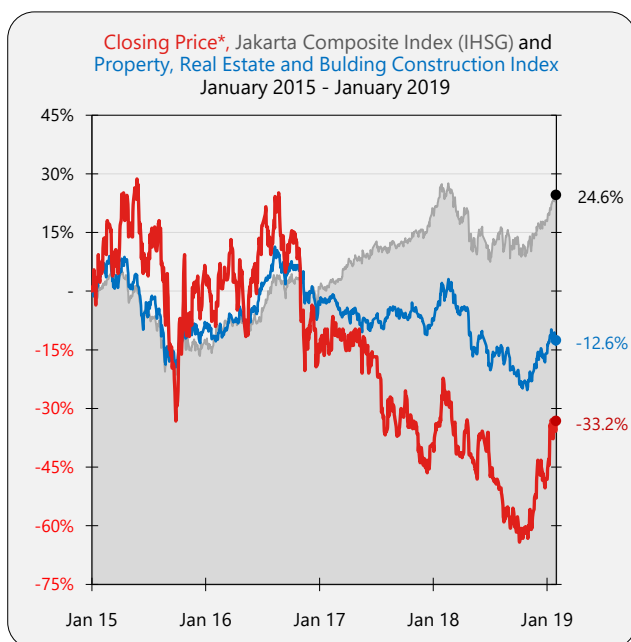
## DIVIDEND ANNOUNCEMENT

Year	Bonus Shares	Cash Dividend	Cum Date	Ex Date	Recording Date	Payment Date	F/I
1990		194.00	31-May-91	3-Jun-91	10-Jun-91	25-Jul-91	F
1991		142.00	16-Jul-92	17-Jul-92	24-Jul-92	24-Aug-92	F
1992		60.00	13-Jul-93	14-Jul-93	21-Jul-93	31-Jul-93	F
1992		146.00	19-Jul-93	20-Jul-93	27-Jul-93	27-Aug-93	F
1993	2 : 1		16-Feb-94	17-Feb-94	24-Feb-94	23-Mar-94	BS
1993	50 : 3	62.00	22-Jul-94	25-Jul-94	1-Aug-94	1-Sep-94	F
1994	2 : 1	125.00	15-Dec-94	16-Dec-94	23-Dec-94	16-Jan-95	I
1994		89.00	21-Jul-95	24-Jul-95	1-Aug-95	30-Aug-95	F
1995	100 : 4	20.00	9-Jul-96	10-Jul-96	18-Jul-96	16-Aug-96	F
1996		11.00	28-Jul-97	29-Jul-97	6-Aug-97	4-Sep-97	F
1996	100 : 3		28-Jul-97	29-Jul-97	6-Aug-97	4-Sep-97	SD
2000		25.00	24-Jul-01	25-Jul-01	1-Aug-01	20-Aug-01	F
2001		30.00	15-Jul-02	16-Jul-02	19-Jul-02	2-Aug-02	F
2001	10 : 1		15-Jul-02	16-Jul-02	19-Jul-02	2-Aug-02	F
2002		10.00	15-Jul-03	16-Jul-03	18-Jul-03	21-Jul-03	F
2003		15.00	16-Jul-04	19-Jul-04	21-Jul-04	4-Aug-04	F
2004		18.00	18-Jul-05	19-Jul-05	20-Jul-05	3-Aug-05	F
2005		15.00	13-Jul-06	14-Jul-06	18-Jul-06	1-Aug-06	F
2005	5 : 2		13-Jul-06	14-Jul-06	18-Jul-06	1-Aug-06	BS
2006		13.00	8-Jun-07	11-Jun-07	13-Jun-07	27-Jun-07	I
2007		11.00	21-May-08	22-May-08	26-May-08	9-Jun-08	F
2008		3.00	30-Jun-09	1-Jul-09	3-Jul-09	17-Jul-09	F
2009		8.00	27-May-10	31-May-10	2-Jun-10	15-Jun-10	F
2010		10.00	28-Jun-11	30-Jun-11	4-Jul-11	18-Jul-11	F
2011		23.00	27-Jun-12	28-Jun-12	2-Jul-12	16-Jul-12	F
2012	1 : 1	43.00	26-Jun-13	27-Jun-13	1-Jul-13	15-Jul-13	F
2013		23.00	10-Jul-14	11-Jul-14	15-Jul-14	5-Aug-14	F
2015		5.00	30-Jun-16	1-Jul-16	12-Jul-16	27-Jul-16	F
2016		5.00	22-Jun-17	3-Jul-17	5-Jul-17	19-Jul-17	F
2017		5.00	25-Jun-18	26-Jun-18	28-Jun-18	20-Jul-18	F

## ISSUED HISTORY

No.	Type of Listing	Shares	Listing Date	Trading Date
1.	First Issue	6,667,000	7-May-90	7-May-90
2.	Partial Listing	16,666,700	26-Jan-94	26-Jan-94
3.	Bonus Shares	11,282,833,556	T: 24-Mar-94	: 15-Jul-13
4.	Stock Dividend	56,345,760	T: 12-Sep-94	: 2-Aug-02
5.	Company Listing	64,999,300	17-Jan-95	17-Jan-95
6.	Stock Split	1,664,183,040	T: 11-Nov-96	: 12-Aug-02
7.	Add. Listing without RI	433,926,000	T: 17-Nov-05	: 23-Oct-12
8.	Right Issue	459,014,453	25-Jul-07	25-Jul-07
9.	Warrant	442,145,871	T: 17-Jan-08	: 25-Jun-10

# SMRA Summarecon Agung Tbk.



SHARES TRADED	2015	2016	2017	2018	Jan-19
Volume (Million Sh.)	9,191	7,236	7,029	4,596	751
Value (Billion Rp)	15,247	11,635	8,015	3,952	727
Frequency (Thou. X)	769	581	462	358	49
Days	244	246	238	240	22
<b>Price (Rupiah)</b>					
High	2,000	1,970	1,460	1,230	1,070
Low	950	1,225	825	550	785
Close	1,650	1,325	945	805	1,035
Close*	1,650	1,325	945	805	1,035
<b>PER (X)</b>					
PER (X)	27.84	248.83	85.60	42.83	55.07
PER Industry (X)	13.36	24.89	14.52	27.07	28.17
<b>PBV (X)</b>					
PBV (X)	3.16	2.48	1.65	1.34	1.72

\* Adjusted price after corporate action

TRADING ACTIVITIES							
Month	Closing Price			Freq. (X)	Volume (Thou. Sh.)	Value (Million Rp)	Day
	High	Low	Close				
Jan-15	1,760	1,470	1,650	40,621	660,999	1,064,832	21
Feb-15	1,880	1,605	1,815	33,126	505,458	887,016	19
Mar-15	1,835	1,585	1,720	64,624	1,055,330	1,768,316	22
Apr-15	1,975	1,705	1,780	120,547	998,159	1,851,732	21
May-15	2,000	1,735	1,975	93,826	1,677,754	3,207,244	19
Jun-15	1,975	1,560	1,635	67,292	728,188	1,287,622	21
Jul-15	1,815	1,600	1,740	45,986	341,149	585,689	19
Aug-15	1,830	1,385	1,620	53,561	390,321	624,401	20
Sep-15	1,640	950	1,120	78,406	894,023	1,149,029	21
Oct-15	1,695	1,095	1,395	63,272	811,318	1,134,834	21
Nov-15	1,620	1,325	1,550	63,590	767,749	1,124,852	21
Dec-15	1,665	1,415	1,650	44,026	360,941	561,552	19
Jan-16	1,645	1,405	1,445	49,545	566,338	855,165	20
Feb-16	1,685	1,375	1,595	45,420	557,394	863,654	20
Mar-16	1,760	1,560	1,585	47,676	611,816	1,008,800	21
Apr-16	1,700	1,470	1,565	49,170	646,120	1,017,908	21
May-16	1,620	1,355	1,600	51,307	569,474	833,492	20
Jun-16	1,825	1,540	1,810	52,330	721,673	1,232,400	22
Jul-16	1,900	1,650	1,695	57,492	616,055	1,089,325	16
Aug-16	1,970	1,695	1,750	65,742	838,241	1,511,350	22
Sep-16	1,795	1,585	1,755	48,171	635,534	1,083,462	21
Oct-16	1,795	1,640	1,650	25,902	221,032	382,704	21
Nov-16	1,640	1,225	1,415	57,185	974,245	1,372,591	22
Dec-16	1,500	1,250	1,325	31,101	277,803	384,597	20
Jan-17	1,420	1,280	1,310	35,634	275,678	371,710	21
Feb-17	1,460	1,300	1,370	38,692	291,405	396,636	19
Mar-17	1,405	1,275	1,340	31,930	275,616	375,302	22
Apr-17	1,415	1,295	1,360	20,816	211,352	287,007	17
May-17	1,445	1,210	1,320	29,827	227,853	303,767	20
Jun-17	1,340	1,220	1,290	23,725	180,711	235,387	15
Jul-17	1,350	975	980	47,935	488,553	541,525	21
Aug-17	1,150	985	1,045	56,618	699,226	745,876	22
Sep-17	1,090	970	1,065	32,613	391,650	399,254	19
Oct-17	1,190	995	1,035	42,512	1,363,050	1,805,219	22
Nov-17	1,040	855	860	62,819	1,966,285	1,979,125	22
Dec-17	955	825	945	38,678	657,347	574,095	18
Jan-18	1,180	915	1,120	39,952	622,969	653,866	22
Feb-18	1,230	1,080	1,110	34,490	477,879	549,440	19
Mar-18	1,105	880	905	37,153	300,937	289,028	21
Apr-18	1,050	880	905	27,736	337,941	316,584	21
May-18	1,005	800	985	21,181	296,014	265,459	20
Jun-18	1,010	890	905	15,988	267,416	245,480	13
Jul-18	920	765	765	26,723	276,091	223,842	22
Aug-18	795	635	660	26,378	251,306	177,821	21
Sep-18	690	590	655	23,700	298,136	189,024	19
Oct-18	665	550	600	30,374	462,143	277,847	23
Nov-18	830	570	820	39,537	566,046	396,339	21
Dec-18	910	765	805	34,551	439,492	367,073	18
Jan-19	1,070	785	1,035	48,722	751,198	727,291	22

Public Accountant : Purwantono, Suherman & Surja

BALANCE SHEET	Dec-14	Dec-15	Dec-16	Dec-17	Sep-18
<i>(in Million Rp, except Par Value)</i>					
Cash & Cash Equivalents	1,695,077	1,503,546	2,076,201	1,482,321	1,537,037
Receivables	85,514	152,036	548,310	660,831	467,695
Inventories	3,103,252	4,924,807	5,531,047	6,498,457	6,993,180
Investment	-	-	-	-	-
Fixed Assets	366,762	420,472	451,343	421,579	408,414
Other Assets	144,088	167,750	160,989	-	-
<b>Total Assets</b>	<b>15,379,479</b>	<b>18,758,262</b>	<b>20,810,320</b>	<b>21,662,712</b>	<b>22,908,054</b>
<b>Growth (%)</b>		<b>21.97%</b>	<b>10.94%</b>	<b>4.10%</b>	<b>5.75%</b>

Trade Payable	64,656	63,007	57,614	80,937	81,227
<b>Total Liabilities</b>	<b>9,386,843</b>	<b>11,228,512</b>	<b>12,644,764</b>	<b>13,308,970</b>	<b>14,211,180</b>
<b>Growth (%)</b>		<b>19.62%</b>	<b>12.61%</b>	<b>5.25%</b>	<b>6.78%</b>

Authorized Capital	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000
Paid up Capital	1,442,678	1,442,678	1,442,678	1,442,678	1,442,678
Paid up Capital (Shares)	14,427	14,427	14,427	14,427	14,427
Par Value	100	100	100	100	100
Retained Earnings	4,029,681	4,545,366	4,775,526	5,042,670	5,185,703
<b>Total Equity</b>	<b>5,992,636</b>	<b>7,529,750</b>	<b>8,165,555</b>	<b>8,353,742</b>	<b>8,696,875</b>
<b>Growth (%)</b>		<b>25.65%</b>	<b>8.44%</b>	<b>2.30%</b>	<b>4.11%</b>

INCOME STATEMENTS	Dec-14	Dec-15	Dec-16	Dec-17	Sep-18
<b>Total Revenues</b>	<b>5,333,593</b>	<b>5,623,561</b>	<b>5,397,949</b>	<b>5,640,752</b>	<b>4,023,094</b>
<b>Growth (%)</b>		<b>5.44%</b>	<b>-4.01%</b>	<b>4.50%</b>	

Cost of Revenues	2,545,542	2,716,756	2,799,538	3,073,588	2,110,994
Gross Profit	2,788,051	2,906,805	2,598,411	2,567,163	1,912,100
Operating Expenses	929,013	1,115,408	1,188,475	1,226,388	865,583
Operating Profit	1,859,038	1,791,397	1,409,935	1,340,776	1,046,517
<b>Growth (%)</b>		<b>-3.64%</b>	<b>-21.29%</b>	<b>-4.91%</b>	

Other Income (Expenses)	-174,939	-409,214	-532,430	-541,828	-467,098
Income Before Tax	1,684,099	1,382,183	877,505	798,948	579,418
Tax	296,582	318,103	272,454	266,510	187,171
<b>Profit for the period</b>	<b>1,387,517</b>	<b>1,064,080</b>	<b>605,051</b>	<b>532,438</b>	<b>392,247</b>
<b>Growth (%)</b>		<b>-23.31%</b>	<b>-43.14%</b>	<b>-12.00%</b>	

Period Attributable	1,398,294	855,186	311,666	362,063	203,348
Comprehensive Income	1,387,517	1,086,441	595,879	509,452	404,067
Comprehensive Attributable	1,398,294	877,547	302,494	339,077	215,168

RATIOS	Dec-14	Dec-15	Dec-16	Dec-17	Sep-18
Dividend (Rp)	-	5.00	5.00	5.00	-
EPS (Rp)	96.18	73.76	41.94	36.91	27.19
BV (Rp)	415.38	521.93	566.00	579.04	602.83
DAR (X)	0.61	0.60	0.61	0.61	0.62
DER(X)	1.57	1.49	1.55	1.59	1.63
ROA (%)	9.02	5.67	2.91	2.46	1.71
ROE (%)	23.15	14.13	7.41	6.37	4.51
GPM (%)	52.27	51.69	48.14	45.51	47.53
OPM (%)	34.86	31.86	26.12	23.77	26.01
NPM (%)	26.01	18.92	11.21	9.44	9.75
Payout Ratio (%)	-	6.78	11.92	13.55	-
Yield (%)	-	0.76	0.76	0.76	-

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