

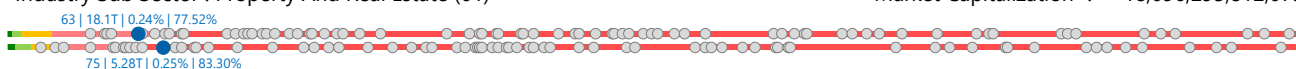
# CTRA Ciputra Development Tbk.

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 : 218.297  
 Listed Shares : 18,560,303,397  
 Market Capitalization : 18,096,295,812,075



## COMPANY HISTORY

Established Date : 04-Jun-1982  
 Listing Date : 28-Mar-1994 (IPO Price: 5,200)  
 Underwriter IPO :  
 PT Bapindo Bumi Securities  
 PT Baring Sec.  
 PT Danareksa Sekuritas  
 PT Indovest Securities  
 PT Inter-Pacific Securities  
 Securities Administration Bureau :  
 PT Edi Indonesia

## BOARD OF COMMISSIONERS

1. Dr. Ir. Ciputra
  2. Dian Sumeler
  3. Henk Wangitan \*)
  4. Junita Ciputra
  5. Kodradi \*)
  6. Rina Ciputra Sastrawinata
  7. Sandra Hendharto
  8. Thomas Bambang \*)
- \*) *Independent Commissioners*

## BOARD OF DIRECTORS

1. Candra Ciputra
2. Agussurja Widjaja
3. Artadinata Djangkar
4. Bing Sugiarto Chandra
5. Budiarsa Sastrawinata
6. Cakra Ciputra
7. Harun Hajadi
8. MI Meiko Handoyo Lukmantara
9. Nanik Joeliawati Santoso
10. Sutoto Yakobus
11. Tanan Herwandi Antonius
12. Tulus Santoso

## AUDIT COMMITTEE

1. Kodradi
2. Henk Wangitan
3. Lanny Wihardjo

## CORPORATE SECRETARY

Tulus Santoso

## HEAD OFFICE

Ciputra World 1 DBS Bank Tower , 39th Floor  
 Jl. Prof. DR. Satrio Kav. 3-5  
 Jakarta 12940  
 Phone : (021) 2988-5858; 2988-6868  
 Fax : (021) 2988-8989  
 Homepage : www.ciputradevelopment.com  
 Email : investor@ciputra.com

## SHAREHOLDERS (December 2018)

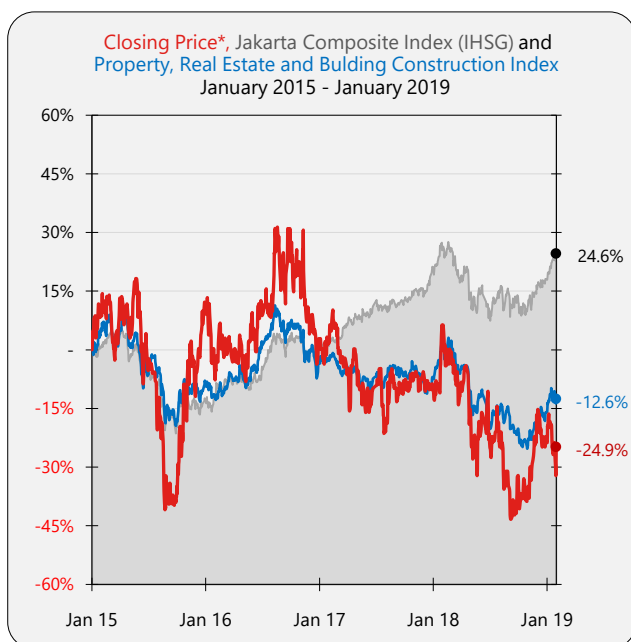
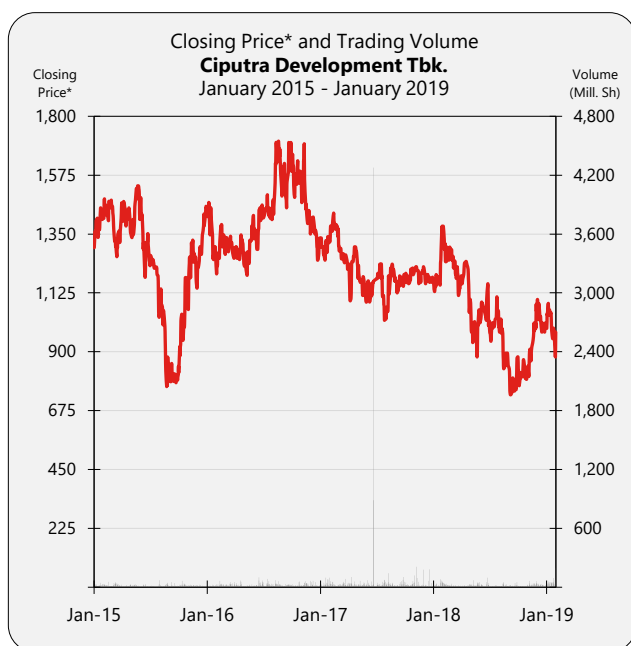
1. PT Sang Pelopor	4,724,219,353	: 25.45%
2. PT Sang Pelopor	1,642,114,377	: 8.85%
3. Public (<5%)	12,193,969,667	: 65.70%

## DIVIDEND ANNOUNCEMENT

Year	Bonus Shares	Cash Dividend	Cum Date	Ex Date	Recording Date	Payment Date	F/I
1994		89.00	19-Jul-95	20-Jul-95	28-Jul-95	25-Aug-95	F
1995		80.00	17-Jul-96	18-Jul-96	26-Jul-96	23-Aug-96	F
1996		41.00	7-Jul-97	8-Jul-97	16-Jul-97	14-Aug-97	F
2000	20 : 23		14-Nov-00	15-Nov-00	20-Nov-00	4-Dec-00	BS
2010		6.00	25-Jul-11	26-Jul-11	28-Jul-11	11-Aug-11	F
2011		7.00	24-Jul-12	25-Jul-12	27-Jul-12	10-Aug-12	F
2012		12.00	5-Jul-13	8-Jul-13	10-Jul-13	24-Jul-13	F
2013		19.00	3-Jul-14	4-Jul-14	8-Jul-14	22-Jul-14	F
2014		8.00	7-Jul-15	8-Jul-15	10-Jul-15	31-Jul-15	F
2014		800.00	29-Sep-15	30-Sep-15	2-Oct-15	19-Oct-15	F
2015		2.25	29-Sep-15	30-Sep-15	2-Oct-15	19-Oct-15	I
2015		6.00	22-Jun-16	23-Jun-16	27-Jun-16	15-Jul-16	F
2015	161 : 1		12-Jul-16	13-Jul-16	15-Jul-16	28-Jul-16	SD
2015	162 : 1		12-Jul-16	13-Jul-16	15-Jul-16	28-Jul-16	SD
2016		4.75	22-Jun-17	3-Jul-17	5-Jul-17	14-Jul-17	F
2017		9.50	20-Jun-18	21-Jun-18	25-Jun-18	5-Jul-18	F

## ISSUED HISTORY

No.	Type of Listing	Shares	Listing Date	Trading Date
1.	First Issue	50,000,000	28-Mar-94	28-Mar-94
2.	Company Listing	200,000,000	T: 28-Mar-94	: 18-Oct-94
3.	Stock Split	7,832,907,997	T: 5-Aug-96	: 15-Jun-10
4.	Right Issue	2,699,860,570	T: 8-Oct-96	: 27-Dec-06
5.	Bonus Shares	862,500,000	4-Dec-00	4-Dec-00
6.	Add. Listing without RI	2,307,276,912	3-Apr-06	3-Apr-06
7.	Warrant I	1,213,270,515	T: 6-Jun-07	: 3-Dec-09
8.	Dividend Shares	259,475,226	T: 19-Oct-15	: 28-Jul-16
9.	Stock Conversion (CTRP & CTRS to CTRA)	3,135,012,177	19-Jan-17	19-Jan-17



SHARES TRADED	2015	2016	2017	2018	Jan-19
Volume (Million Sh.)	3,852	5,498	12,383	4,665	1,117
Value (Billion Rp)	4,779	7,900	10,464	4,912	1,111
Frequency (Thou. X)	347	412	380	371	88
Days	244	246	238	240	22
<b>Price (Rupiah)</b>					
High	1,585	1,745	1,450	1,430	1,095
Low	735	1,170	990	730	865
Close	1,460	1,335	1,185	1,010	975
Close*	1,451	1,335	1,185	1,010	975
<b>PER (X)</b>					
PER (X)	17.44	32.24	29.13	24.25	23.41
PER Industry (X)	13.36	24.89	14.52	27.07	28.17
<b>PBV (X)</b>					
PBV (X)	1.72	1.52	1.47	1.17	1.13

\* Adjusted price after corporate action

## TRADING ACTIVITIES

Month	Closing Price			Freq. (X)	Volume (Thou. Sh.)	Value (Million Rp)	Day
	High	Low	Close				
Jan-15	1,540	1,265	1,440	23,557	400,391	567,209	21
Feb-15	1,585	1,420	1,485	25,132	337,859	502,740	19
Mar-15	1,510	1,260	1,475	32,049	550,226	750,288	22
Apr-15	1,500	1,350	1,375	25,077	229,226	327,139	21
May-15	1,575	1,315	1,430	21,752	254,522	372,134	19
Jun-15	1,515	1,195	1,265	32,907	219,607	289,992	21
Jul-15	1,300	1,025	1,050	20,259	237,081	274,974	19
Aug-15	1,190	735	865	32,454	322,858	296,067	20
Sep-15	900	760	815	29,748	310,946	257,707	21
Oct-15	1,215	810	1,085	40,953	457,447	466,124	21
Nov-15	1,365	1,040	1,150	39,797	321,359	399,091	21
Dec-15	1,490	1,170	1,460	23,686	210,220	275,871	19
Jan-16	1,500	1,225	1,270	31,211	244,908	331,688	20
Feb-16	1,410	1,195	1,280	34,688	445,856	588,036	20
Mar-16	1,370	1,235	1,305	37,046	541,960	716,017	21
Apr-16	1,370	1,225	1,245	28,892	435,936	571,419	21
May-16	1,435	1,170	1,380	24,482	248,157	322,329	20
Jun-16	1,650	1,275	1,450	50,052	660,840	948,674	22
Jul-16	1,530	1,350	1,405	33,951	501,071	730,879	16
Aug-16	1,745	1,405	1,545	41,463	587,090	943,694	22
Sep-16	1,720	1,400	1,590	35,224	403,981	642,963	21
Oct-16	1,675	1,490	1,580	30,816	381,878	604,747	21
Nov-16	1,700	1,350	1,350	39,213	563,067	840,855	22
Dec-16	1,435	1,250	1,335	25,044	482,868	659,120	20
Jan-17	1,365	1,245	1,320	38,605	735,866	966,787	21
Feb-17	1,450	1,305	1,370	30,885	495,011	681,724	19
Mar-17	1,365	1,210	1,230	36,282	646,151	834,052	22
Apr-17	1,320	1,080	1,280	41,082	581,136	713,652	17
May-17	1,280	1,080	1,120	39,290	527,926	620,456	20
Jun-17	1,185	1,085	1,170	20,885	5,519,852	2,236,196	15
Jul-17	1,250	990	1,035	40,980	635,487	712,975	21
Aug-17	1,260	1,015	1,170	43,395	680,318	789,264	22
Sep-17	1,210	1,110	1,195	26,205	606,324	746,175	19
Oct-17	1,245	1,150	1,210	26,736	647,879	773,286	22
Nov-17	1,235	1,150	1,225	17,267	852,310	870,898	22
Dec-17	1,220	1,150	1,185	18,706	454,466	518,286	18
Jan-18	1,400	1,125	1,360	39,256	600,010	744,788	22
Feb-18	1,430	1,230	1,290	29,194	474,024	617,081	19
Mar-18	1,300	1,095	1,175	20,331	245,962	296,570	21
Apr-18	1,260	1,040	1,100	20,925	270,041	315,211	21
May-18	1,105	865	1,010	37,375	550,104	540,853	20
Jun-18	1,175	960	1,020	25,211	402,610	437,155	13
Jul-18	1,120	935	995	25,876	194,032	197,170	22
Aug-18	1,045	830	845	33,806	367,816	335,269	21
Sep-18	875	730	875	23,848	316,642	247,308	19
Oct-18	885	760	820	27,308	225,342	185,437	23
Nov-18	1,110	800	1,055	53,744	627,279	594,132	21
Dec-18	1,125	950	1,010	34,270	391,621	400,990	18
Jan-19	1,095	865	975	87,912	1,117,362	1,111,293	22

Public Accountant : Purwanto, Sungkoro & Surja

BALANCE SHEET	Dec-14	Dec-15	Dec-16	Dec-17	Sep-18
<i>(in Million Rp, except Par Value)</i>					
Cash & Cash Equivalents	2,888,343	3,034,144	3,467,585	3,228,549	2,845,423
Receivables	1,070,672	1,323,274	1,702,103	1,796,627	1,882,812
Inventories	6,428,908	7,531,394	7,945,370	9,479,848	10,123,098
Investment	462,649	499,037	495,582	309,293	329,103
Fixed Assets	2,351,719	2,961,999	3,033,847	3,137,453	3,057,147
Other Assets	1,101,426	1,163,802	1,556,397	-	2,100,318
<b>Total Assets</b>	<b>23,283,478</b>	<b>26,258,719</b>	<b>29,072,250</b>	<b>31,706,163</b>	<b>33,610,010</b>
<b>Growth (%)</b>		<b>12.78%</b>	<b>10.71%</b>	<b>9.06%</b>	<b>6.00%</b>

Trade Payable	772,909	913,690	829,102	839,049	805,002
<b>Total Liabilities</b>	<b>11,862,107</b>	<b>13,208,497</b>	<b>14,774,323</b>	<b>16,255,398</b>	<b>17,633,328</b>
<b>Growth (%)</b>		<b>11.35%</b>	<b>11.85%</b>	<b>10.02%</b>	<b>8.48%</b>

Authorized Capital	5,000,000	5,000,000	5,000,000	9,000,000	9,000,000
Paid up Capital	3,791,454	3,832,665	3,856,323	4,640,076	4,640,076
Paid up Capital (Shares)	15,166	15,331	15,425	18,560	18,560
Par Value	250	250	250	250	250
Retained Earnings	2,750,992	3,746,250	4,357,729	5,164,038	5,587,763
<b>Total Equity</b>	<b>11,421,371</b>	<b>13,050,221</b>	<b>14,297,927</b>	<b>15,450,765</b>	<b>15,976,682</b>
<b>Growth (%)</b>		<b>14.26%</b>	<b>9.56%</b>	<b>8.06%</b>	<b>3.40%</b>

INCOME STATEMENTS	Dec-14	Dec-15	Dec-16	Dec-17	Sep-18
<b>Total Revenues</b>	<b>6,344,236</b>	<b>7,514,287</b>	<b>6,739,315</b>	<b>6,442,797</b>	<b>4,690,532</b>
<b>Growth (%)</b>		<b>18.44%</b>	<b>-10.31%</b>	<b>-4.40%</b>	

Cost of Revenues	3,010,551	3,785,577	3,449,611	3,423,327	2,401,156
Gross Profit	3,333,684	3,728,709	3,289,704	3,019,470	2,289,376
Operating Expenses	1,086,236	1,313,884	1,438,539	1,396,859	1,039,241
Operating Profit	2,247,449	2,414,825	1,851,165	1,622,611	1,250,135
<b>Growth (%)</b>		<b>7.45%</b>	<b>-23.34%</b>	<b>-12.35%</b>	

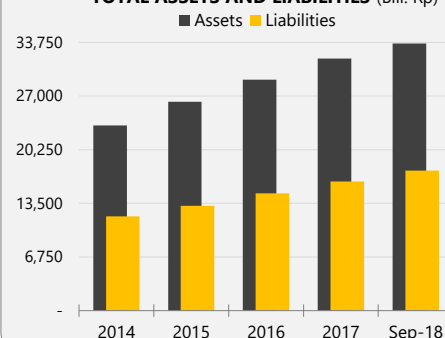
Other Income (Expenses)	-100,080	-250,144	-350,316	-324,598	-410,938
Income Before Tax	2,147,368	2,164,681	1,500,849	1,298,013	839,197
Tax	353,226	279,597	330,143	279,484	182,034
Profit for the period	1,794,143	1,885,084	1,170,706	1,018,529	657,163
<b>Growth (%)</b>		<b>5.07%</b>	<b>-37.90%</b>	<b>-13.00%</b>	

Period Attributable	1,324,923	1,283,693	861,761	894,354	579,814
Comprehensive Income	1,794,143	1,753,690	1,143,006	966,452	610,869
Comprehensive Attributable	1,324,923	1,296,467	842,731	841,149	533,520

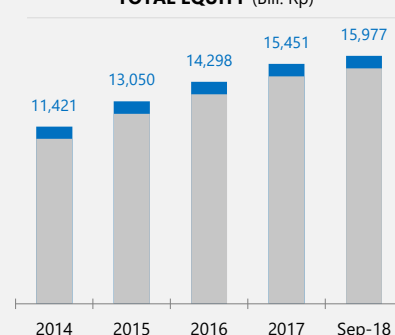
RATIOS	Dec-14	Dec-15	Dec-16	Dec-17	Sep-18
Dividend (Rp)	808.00	8.25	4.75	9.50	-
EPS (Rp)	118.30	122.96	75.90	54.88	35.41
BV (Rp)	753.10	851.25	926.91	832.46	860.80
DAR (X)	0.51	0.50	0.51	0.51	0.52
DER(X)	1.04	1.01	1.03	1.05	1.10
ROA (%)	7.71	7.18	4.03	3.21	1.96
ROE (%)	15.71	14.44	8.19	6.59	4.11
GPM (%)	52.55	49.62	48.81	46.87	48.81
OPM (%)	35.43	32.14	27.47	25.18	26.65
NPM (%)	28.28	25.09	17.37	15.81	14.01
Payout Ratio (%)	683.00	6.71	6.26	17.31	-
Yield (%)	92.34	0.94	0.54	1.09	-

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

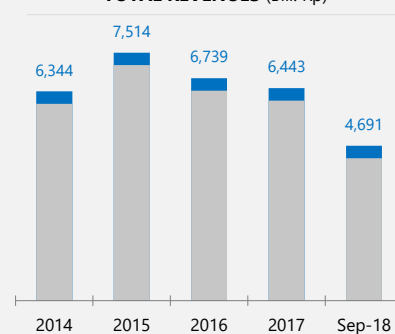
### TOTAL ASSETS AND LIABILITIES (Bill. Rp)



### TOTAL EQUITY (Bill. Rp)



### TOTAL REVENUES (Bill. Rp)



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

