

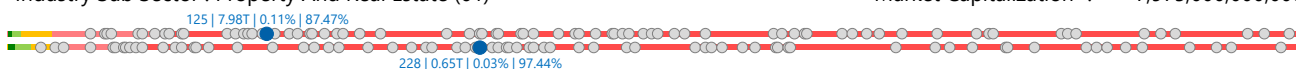
JRPT Jaya Real Property Tbk.

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 : 557.692
 Listed Shares : 13,750,000,000
 Market Capitalization : 7,975,000,000,000



COMPANY HISTORY

Established Date : 25-May-1979
 Listing Date : 29-Jun-1994 (IPO Price: 5,200)
 Underwriter IPO :
 PT W.I Carr Dharmala
 Securities Administration Bureau :
 PT Adimitra Jasa Korpora

BOARD OF COMMISSIONERS

1. Ciputra
 2. Edmund Eddy Sutisna *)
 3. Hiskak Secakusuma
 4. Soekrisman
 5. Yauw Diaz Moreno *)
- *) Independent Commissioners

BOARD OF DIRECTORS

1. Trisna Muliadi
2. Djuniardi Christanto
3. Gatot Setyowaluyo
4. Sutopo Kristanto
5. Swandayani
6. Yohannes Henky Wijaya

AUDIT COMMITTEE

1. Yauw Diaz Moreno
2. Lien Lien Anggrahini
3. Liliana Susanti Bambang

CORPORATE SECRETARY

Arinta M Harsono

HEAD OFFICE

CBD Emerald Blok CE/A No. 01
 Boulevard Bintaro Jaya
 Tangerang 15227
 Phone : (021) 745-8888
 Fax : (021) 745-3333; 745-6666
 Homepage : www.jayaproperty.com
 Email : indrajanti@jayarealproperty.com

SHAREHOLDERS (December 2018)

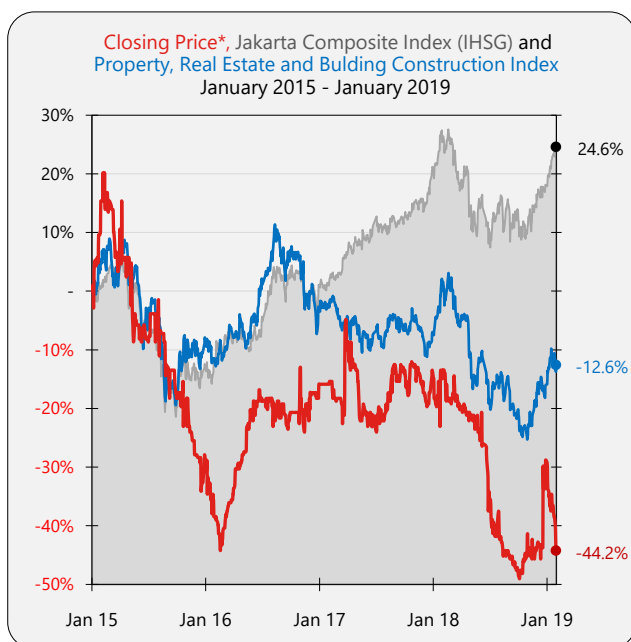
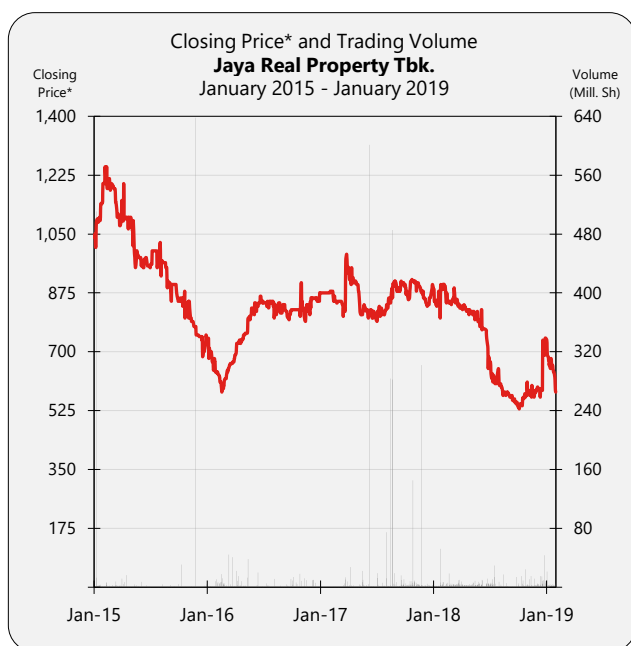
1. PT Pembangunan Jaya	8,744,075,000	: 63.59%
2. Watiga Trust Pte.Ltd	1,897,698,700	: 13.80%
3. Public (<5%)	3,108,226,300	: 22.61%

DIVIDEND ANNOUNCEMENT

Year	Bonus		Cash		Recording Date	Payment Date	F/I
	Shares	Dividend	Cum Date	Ex Date			
1994		60.00	18-Nov-94	21-Nov-94	28-Nov-94	15-Dec-94	I
1994		62.00	18-Jul-95	19-Jul-95	27-Jul-95	25-Aug-95	F
1995		150.00	18-Jun-96	19-Jun-96	27-Jun-96	26-Jul-96	F
1996		85.00	3-Jul-97	4-Jul-97	14-Jul-97	11-Aug-97	F
1999		1.00	3-Aug-00	4-Aug-00	14-Aug-00	28-Aug-00	F
2004		25.00	28-Jun-05	29-Jun-05	1-Jul-05	15-Jul-05	F
2005		35.00	5-Jul-06	6-Jul-06	10-Jul-06	24-Jul-06	F
2006		9.00	28-Jun-07	29-Jun-07	3-Jul-07	17-Jul-07	F
2007		14.00	5-Jun-08	6-Jun-08	10-Jun-08	24-Jun-08	F
2008		17.00	19-Jun-09	22-Jun-09	24-Jun-09	8-Jul-09	F
2009		24.00	18-Jun-10	21-Jun-10	23-Jun-10	7-Jul-10	F
2010		33.00	30-Jun-11	1-Jul-11	5-Jul-11	15-Jul-11	F
2011		43.00	14-Jun-12	15-Jun-12	19-Jun-12	3-Jul-12	F
2012		53.00	3-Jul-13	4-Jul-13	8-Jul-13	18-Jul-13	F
2013		13.50	19-Jun-14	20-Jun-14	24-Jun-14	8-Jul-14	F
2015		21.00	12-Jul-16	13-Jul-16	15-Jul-16	29-Jul-16	F
2016		24.00	15-Jun-17	16-Jun-17	20-Jun-17	12-Jul-17	F
2017		26.00	22-Jun-18	25-Jun-18	27-Jun-18	6-Jul-18	F

ISSUED HISTORY

No.	Type of Listing	Shares	Listing Date	Trading Date
1.	First Issue	35,000,000	29-Jun-94	29-Jun-94
2.	Company Listing	200,000,000	29-Jun-94	2-Feb-95
3.	Stock Split	235,000,000	19-Jul-96	19-Jul-96
4.	Add. Listing without RI	80,000,000	6-Oct-05	6-Oct-05
5.	Stock Split	2,200,000,000	14-Aug-06	14-Aug-06
6.	Stock Split	11,000,000,000	1-Aug-13	1-Aug-13



SHARES TRADED	2015	2016	2017	2018	Jan-19
Volume (Million Sh.)	1,374	572	2,724	946	77
Value (Billion Rp)	1,242	412	2,132	678	51
Frequency (Thou. X)	7	9	32	63	4
Days	193	229	211	240	22
Price (Rupiah)					
High	1,250	1,030	1,000	905	740
Low	670	580	780	505	580
Close	745	875	900	740	580
Close*	745	875	900	740	580
PER (X)					
PER (X)	11.73	12.19	12.85	11.11	8.71
PER Industry (X)	13.36	24.89	14.52	27.07	28.17
PBV (X)					
PBV (X)	2.47	2.61	2.23	1.61	1.26

* Adjusted price after corporate action

TRADING ACTIVITIES

Month	Closing Price			Freq. (X)	Volume (Thou. Sh.)	Value (Million Rp)	Day
	High	Low	Close				
Jan-15	1,240	1,010	1,200	2,202	545,234	555,663	20
Feb-15	1,250	1,140	1,200	652	24,698	29,613	17
Mar-15	1,195	1,000	1,100	797	30,721	34,346	20
Apr-15	1,200	1,010	1,100	344	43,250	47,875	20
May-15	1,090	925	980	1,020	13,683	13,317	17
Jun-15	985	900	955	549	11,550	11,294	18
Jul-15	1,000	905	970	49	559	536	9
Aug-15	1,025	830	905	68	4,593	4,424	13
Sep-15	905	780	850	120	10,435	8,886	11
Oct-15	880	800	830	133	33,268	28,531	11
Nov-15	870	750	750	241	642,568	497,981	19
Dec-15	775	670	745	415	13,367	9,724	18
Jan-16	750	640	640	500	19,056	12,845	18
Feb-16	670	580	620	4,637	100,130	60,857	20
Mar-16	830	605	690	664	104,889	67,840	21
Apr-16	770	665	750	640	71,449	50,849	21
May-16	845	745	830	161	57,879	43,163	18
Jun-16	880	785	850	178	26,418	21,982	19
Jul-16	850	795	845	535	13,567	11,362	16
Aug-16	880	800	830	378	19,736	15,584	22
Sep-16	1,030	750	825	361	26,970	21,508	21
Oct-16	905	775	905	149	56,620	45,441	16
Nov-16	905	790	850	183	36,394	29,087	19
Dec-16	875	800	875	170	39,389	31,656	18
Jan-17	875	875	875	7	139	122	2
Feb-17	880	810	850	60	2,175	1,864	11
Mar-17	1,000	805	950	2,159	48,292	41,652	22
Apr-17	965	850	900	2,157	43,507	39,937	17
May-17	905	800	825	2,621	64,510	52,967	20
Jun-17	840	795	820	1,706	618,355	494,996	15
Jul-17	835	780	825	3,217	58,778	47,997	21
Aug-17	915	810	910	2,997	1,184,793	828,858	22
Sep-17	910	850	895	3,866	72,844	65,068	19
Oct-17	920	825	905	5,123	222,649	199,664	22
Nov-17	910	860	860	5,510	368,804	325,522	22
Dec-17	900	815	900	2,244	39,286	33,499	18
Jan-18	905	800	885	5,739	97,682	84,344	22
Feb-18	900	835	840	8,652	77,399	66,713	19
Mar-18	890	820	835	10,760	87,032	73,285	21
Apr-18	845	805	820	6,927	62,624	51,919	21
May-18	830	765	775	5,442	79,664	64,078	20
Jun-18	840	650	685	6,242	73,973	55,465	13
Jul-18	700	595	635	7,004	102,393	64,015	22
Aug-18	635	555	575	2,555	48,023	28,289	21
Sep-18	580	530	550	1,378	19,020	10,419	19
Oct-18	615	505	610	2,433	81,899	45,793	23
Nov-18	625	520	585	2,495	76,003	43,569	21
Dec-18	740	565	740	3,179	140,686	90,220	18
Jan-19	740	580	580	3,725	77,150	51,235	22

Financial Data and Ratios

Public Accountant : Amir Abadi Jusuf, Aryanto, Mawar & Partners

Book End : December

BALANCE SHEET	Dec-14	Dec-15	Dec-16	Dec-17	Sep-18
<i>(in Million Rp, except Par Value)</i>					
Cash & Cash Equivalents	203,371	221,004	342,704	724,157	988,733
Receivables	51,841	65,033	66,971	80,402	88,860
Inventories	1,677,317	2,216,103	2,380,325	2,521,948	2,705,545
Investment	280,230	291,956	572,239	755,379	921,884
Fixed Assets	42,367	87,986	85,784	120,195	129,944
Other Assets	153,100	180,741	201,845	-	-
Total Assets	6,684,263	7,578,101	8,484,437	9,472,683	10,393,387
Growth (%)		13.37%	11.96%	11.65%	9.72%

Trade Payable	76,360	123,549	207,980	82,973	93,182
Total Liabilities	3,482,332	3,437,170	3,578,038	3,564,983	4,072,921
Growth (%)		-1.30%	4.10%	-0.36%	14.25%

Authorized Capital	500,000	500,000	500,000	500,000	500,000
Paid up Capital	275,000	275,000	275,000	275,000	275,000
Paid up Capital (Shares)	13,750	13,750	13,750	13,750	13,750
Par Value	20	20	20	20	20
Retained Earnings	2,590,213	3,235,406	3,959,523	4,747,016	5,076,610
Total Equity	3,201,931	4,140,931	4,906,399	5,976,496	6,320,466
Growth (%)		29.33%	18.49%	21.81%	5.76%

INCOME STATEMENTS	Dec-14	Dec-15	Dec-16	Dec-17	Sep-18
Total Revenues	1,936,340	2,150,207	2,381,023	2,405,242	1,658,947
Growth (%)		11.04%	10.73%	1.02%	

Cost of Revenues	884,558	884,697	942,653	920,700	700,447
Gross Profit	1,051,782	1,265,510	1,438,369	1,484,542	958,500
Operating Expenses	268,681	312,054	325,489	231,217	201,477
Operating Profit	783,101	953,456	1,112,880	1,253,325	757,024
Growth (%)		21.75%	16.72%	12.62%	

Other Income (Expenses)	39,496	-76,838	-85,400	-90,973	-37,683
Income Before Tax	822,597	876,618	1,027,480	1,162,352	719,340
Tax	108,066	6,841	9,631	45,226	19,578
Profit for the period	714,531	869,777	1,017,849	1,117,126	699,762
Growth (%)		21.73%	17.02%	9.75%	

Period Attributable	722,479	872,946	1,010,520	1,113,845	687,094
Comprehensive Income	714,531	871,270	1,014,232	1,114,019	699,762
Comprehensive Attributable	722,479	874,199	1,006,835	1,110,754	687,094

RATIOS	Dec-14	Dec-15	Dec-16	Dec-17	Sep-18
Dividend (Rp)	-	21.00	24.00	26.00	-
EPS (Rp)	51.97	63.26	74.03	81.25	50.89
BV (Rp)	232.87	301.16	356.83	434.65	459.67
DAR (X)	0.52	0.45	0.42	0.38	0.39
DER(X)	1.09	0.83	0.73	0.60	0.64
ROA (%)	10.69	11.48	12.00	11.79	6.73
ROE (%)	22.32	21.00	20.75	18.69	11.07
GPM (%)	54.32	58.86	60.41	61.72	57.78
OPM (%)	40.44	44.34	46.74	52.11	45.63
NPM (%)	36.90	40.45	42.75	46.45	42.18
Payout Ratio (%)	-	33.20	32.42	32.00	-
Yield (%)	-	3.82	4.36	4.73	-

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