

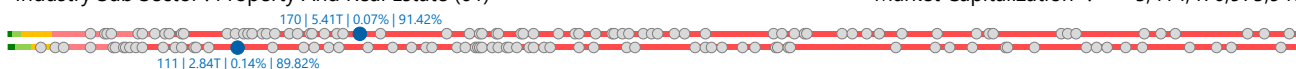
KIJA Kawasan Industri Jababeka Tbk.

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 : 9,021
 Listed Shares : 20,824,888,369
 Market Capitalization : 5,414,470,975,940



COMPANY HISTORY

Established Date : 12-Jan-1989
 Listing Date : 10-Jan-1995 (IPO Price: 4,950)
 Underwriter IPO :
 PT Baring Sec.
 PT Bhakti Investama
 PT Niaga Securities
 Securities Administration Bureau :
 PT Datindo Entrycom

BOARD OF COMMISSIONERS

1. Setyono Djuandi Darmono
 2. Bacelius Ruru
 3. Gan Michael *)
 4. Hadi Rahardja
- *) Independent Commissioners

BOARD OF DIRECTORS

1. Tedjo Budianto Liman
2. Basuri Tjahaja Purnama
3. Hyanto Wihadhi
4. Setiawan Mardjuki
5. Sutedja Sidarta Darmono
6. Tjahjadi Rahardja

AUDIT COMMITTEE

1. Bacelius Ruru
2. Djoko Susanto
3. Prijohandojo Kristanto

CORPORATE SECRETARY

Tedjo Budianto Liman

HEAD OFFICE

Menara Batavia fl. 25
 Jl. K.H. Mas Mansyur Kav. 126
 Jakarta 10220
 Phone : (021) 572-7337
 Fax : (021) 572-7338
 Homepage : www.jababeka.com
 Email : secr-ckr@jababeka.com

SHAREHOLDERS (December 2018)

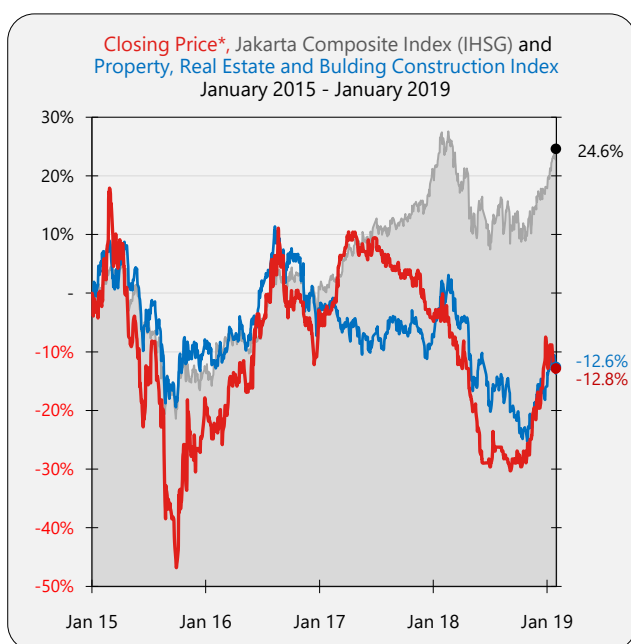
1. Mu Min Ali Gunawan 4,391,370,788 : 21.09%
2. Islamic Development Bank 1,942,984,572 : 9.33%
3. Public (<5%) 14,490,533,009 : 69.58%

DIVIDEND ANNOUNCEMENT

Year	Bonus		Cash		Recording Date	Payment Date	F/I
	Shares	Dividend	Cum Date	Ex Date			
1994		85.00	10-Jul-95	11-Jul-95	19-Jul-95	18-Aug-95	F
1995		50.00	8-Nov-95	9-Nov-95	17-Nov-95	15-Dec-95	I
1995	2 : 1	100.00	12-Jun-96	13-Jun-96	21-Jun-96	19-Jul-96	F
1996		100.00	13-May-97	14-May-97	23-May-97	20-Jun-97	F
1997		75.00	22-Sep-97	23-Sep-97	1-Oct-97	8-Oct-97	I
2005		1.00	6-Jun-06	7-Jun-06	9-Jun-06	23-Jun-06	F
2012		1.34	11-Jul-13	12-Jul-13	16-Jul-13	30-Jul-13	F
2012	325,423 : 5,000		11-Jul-13	12-Jul-13	16-Jul-13	30-Jul-13	SD
2013		0.35	26-Jun-14	27-Jun-14	1-Jul-14	4-Jul-14	F
2013	4,416 : 25		26-Jun-14	27-Jun-14	1-Jul-14	4-Jul-14	SD
2014		263.00	15-Jul-15	22-Jul-15	24-Jul-15	7-Aug-15	F
2015		1.39	15-Jul-15	22-Jul-15	24-Jul-15	7-Aug-15	I
2016	304,890 : 2,401		21-Jun-17	22-Jun-17	4-Jul-17	14-Jul-17	SD
2017		0.63	21-Jun-17	22-Jun-17	4-Jul-17	14-Jul-17	I

ISSUED HISTORY

No.	Type of Listing	Shares	Listing Date	Trading Date
1.	First Issue	47,000,000	10-Jan-95	10-Jan-95
2.	Company Listing	266,640,000	10-Jan-95	5-Aug-95
3.	Bonus Shares	156,820,000	22-Jul-96	22-Jul-96
4.	Right Issue	156,820,000	16-Dec-96	16-Dec-96
5.	Add. Listing without RI	84,676,815	11-Jun-02	11-Jun-02
6.	Add. Listing without RI	12,128,665,383	19-Feb-03	19-Feb-03
7.	Add. Listing without RI	637,599,768	7-May-04	7-May-04
8.	Add. Listing without RI	302,650,585	12-Oct-04	12-Oct-04
9.	Right Issue	6,036,022,177	4-Nov-11	4-Nov-11
10.	Dividend Shares	304,476,315	2-Aug-13	2-Aug-13
11.	Dividend Shares	113,908,032	4-Jul-14	4-Jul-14
12.	Dividend Shares	426,899,610	10-Aug-15	10-Aug-15
13.	Dividend Shares	162,709,684	14-Jul-17	14-Jul-17



SHARES TRADED	2015	2016	2017	2018	Jan-19
Volume (Million Sh.)	18,745	11,211	10,869	11,599	776
Value (Billion Rp)	4,706	3,144	2,810	2,736	194
Frequency (Thou. X)	342	205	108	94	4
Days	244	246	238	240	22
Price (Rupiah)					
High	368	340	340	300	282
Low	156	219	276	202	252
Close	247	292	286	276	260
Close*	245	290	286	276	260
PER (X)					
PER (X)	15.07	12.70	34.46	-11.07	-10.43
PER Industry (X)	13.36	24.89	14.52	27.07	28.17
PBV (X)					
PBV (X)	1.03	1.10	1.02	1.03	0.97

* Adjusted price after corporate action

TRADING ACTIVITIES

Month	Closing Price			Freq. (X)	Volume (Thou. Sh.)	Value (Million Rp)	Day
	High	Low	Close				
Jan-15	314	289	304	20,841	843,306	255,328	21
Feb-15	368	298	362	38,789	2,032,869	669,653	19
Mar-15	364	316	331	35,664	1,547,286	516,546	22
Apr-15	339	277	284	27,673	1,383,451	438,322	21
May-15	299	268	273	18,583	539,709	153,714	19
Jun-15	279	233	262	23,307	1,045,706	265,131	21
Jul-15	287	254	258	15,217	703,660	188,731	19
Aug-15	260	180	197	15,259	1,947,968	413,919	20
Sep-15	198	156	160	43,878	1,546,388	281,470	21
Oct-15	227	160	203	61,238	3,121,281	594,166	21
Nov-15	248	191	209	30,848	1,373,255	311,342	21
Dec-15	248	211	247	10,552	2,660,018	617,631	19
Jan-16	247	219	234	6,917	1,195,964	283,464	20
Feb-16	247	222	232	14,892	637,099	153,605	20
Mar-16	267	230	260	21,492	1,074,237	266,111	21
Apr-16	268	250	262	15,116	430,555	111,641	21
May-16	274	244	252	18,071	567,033	146,125	20
Jun-16	298	258	284	33,173	1,294,624	362,795	22
Jul-16	322	280	314	15,829	937,620	282,580	16
Aug-16	340	302	318	30,400	2,168,639	681,375	22
Sep-16	324	286	294	17,025	951,978	291,926	21
Oct-16	308	288	300	10,457	511,570	152,320	21
Nov-16	304	276	288	12,052	465,493	130,104	22
Dec-16	292	254	292	9,172	976,115	281,689	20
Jan-17	298	276	290	11,388	433,451	113,806	21
Feb-17	312	284	308	10,746	589,128	174,891	19
Mar-17	330	300	330	22,906	1,005,611	302,636	22
Apr-17	340	290	330	6,365	1,102,889	306,386	17
May-17	330	312	320	11,027	358,279	114,874	20
Jun-17	332	316	326	5,999	475,204	152,816	15
Jul-17	328	310	318	7,293	257,707	74,812	21
Aug-17	320	306	310	9,914	1,031,241	321,276	22
Sep-17	316	302	306	5,679	765,564	244,360	19
Oct-17	312	298	304	3,853	600,673	181,098	22
Nov-17	310	292	300	6,327	1,033,823	296,120	22
Dec-17	300	282	286	6,922	3,215,174	527,370	18
Jan-18	300	280	298	8,877	322,377	92,145	22
Feb-18	300	272	278	7,733	362,331	101,070	19
Mar-18	280	254	262	8,340	1,217,332	339,834	21
Apr-18	276	228	246	9,480	348,411	79,913	21
May-18	256	214	218	16,468	1,371,354	306,469	20
Jun-18	220	204	214	14,083	810,271	179,071	13
Jul-18	228	206	220	7,197	1,170,117	269,550	22
Aug-18	228	210	212	4,045	815,148	179,915	21
Sep-18	218	202	218	4,858	2,238,683	509,118	19
Oct-18	222	202	222	3,016	772,968	164,246	23
Nov-18	246	216	244	3,856	1,309,388	302,692	21
Dec-18	276	228	276	6,174	860,384	212,361	18
Jan-19	282	252	260	4,358	775,943	193,967	22

BALANCE SHEET	Dec-14	Dec-15	Dec-16	Dec-17	Sep-18
<i>(in Million Rp, except Par Value)</i>					
Cash & Cash Equivalents	594,747	826,807	791,865	895,199	722,760
Receivables	309,157	430,587	759,631	469,094	598,852
Inventories	660,287	687,998	1,008,624	1,101,759	1,286,685
Investment	45,049	55,440	159,759	-	282,601
Fixed Assets	2,228,186	2,192,451	2,307,112	2,369,819	2,292,578
Other Assets	-	-	-	-	-
Total Assets	8,505,270	9,740,695	10,733,598	11,266,320	11,542,636
Growth (%)		14.53%	10.19%	4.96%	2.45%

Trade Payable	164,079	245,155	219,042	194,352	254,921
Total Liabilities	3,843,434	4,762,940	5,095,108	5,366,080	5,972,530
Growth (%)		23.92%	6.97%	5.32%	11.30%

Authorized Capital	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
Paid up Capital	1,820,228	1,852,245	1,852,245	1,864,448	1,864,448
Paid up Capital (Shares)	20,235	20,235	20,235	20,235	20,235
Par Value	500 & 75	500 & 75	500 & 75	500 & 75	500 & 75
Retained Earnings	1,257,391	1,433,864	1,870,480	1,889,850	1,500,339
Total Equity	4,661,836	4,977,754	5,638,491	5,900,240	5,570,106
Growth (%)		6.78%	13.27%	4.64%	-5.60%

INCOME STATEMENTS	Dec-14	Dec-15	Dec-16	Dec-17	Sep-18
Total Revenues	2,799,065	3,139,920	2,931,015	2,994,759	1,580,226
Growth (%)		12.18%	-6.65%	2.17%	

Cost of Revenues	1,547,074	1,751,385	1,687,839	1,857,862	983,052
Gross Profit	1,251,991	1,388,535	1,243,176	1,136,897	597,175
Operating Expenses	-	1,043,478	730,676	1,006,817	976,029
Operating Profit	-	-	512,500	130,080	-378,854
Growth (%)				-74.62%	

Other Income (Expenses)	-692,135	-	-	-	-
Income Before Tax	559,856	345,057	512,500	130,080	-378,854
Tax	165,801	13,614	85,957	-19,761	-7,592
Profit for the period	394,055	331,443	426,542	149,841	-386,446
Growth (%)		-15.89%	28.69%	-64.87%	

Period Attributable	400,975	338,632	436,616	84,862	-389,512
Comprehensive Income	405,692	354,886	416,061	135,353	-367,117
Comprehensive Attributable	412,612	362,076	426,135	70,374	-370,182

RATIOS	Dec-14	Dec-15	Dec-16	Dec-17	Sep-18
Dividend (Rp)	263.00	1.39	-	0.63	-
EPS (Rp)	19.47	16.38	21.08	7.40	-19.10
BV (Rp)	230.38	245.99	278.65	291.58	275.27
DAR (X)	0.45	0.49	0.47	0.48	0.52
DER(X)	0.82	0.96	0.90	0.91	1.07
ROA (%)	4.63	3.40	3.97	1.33	-3.35
ROE (%)	8.45	6.66	7.56	2.54	-6.94
GPM (%)	44.73	44.22	42.41	37.96	37.79
OPM (%)	-	-	17.49	4.34	-23.97
NPM (%)	14.08	10.56	14.55	5.00	-24.46
Payout Ratio (%)	1,350.54	8.47	-	8.56	-
Yield (%)	120.64	0.64	-	0.29	-

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