

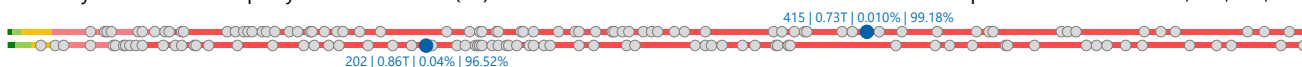
LCGP Eureka Prima Jakarta Tbk.

COMPANY REPORT : JANUARY 2019

Development Board
Industry Sector : Property, Real Estate & Building Construction (6)
Industry Sub Sector : Property And Real Estate (61)

As of 31 January 2019

Individual Index : 103.200
Listed Shares : 5,630,000,914
Market Capitalization : 726,270,117,906



COMPANY HISTORY

Established Date : 17-May-2004
Listing Date : 13-Jul-2007 (IPO Price: 125)
Underwriter IPO :
PT BNI Securities
PT Investindo Nusantara Sekuritas (Affiliated)
PT Panca Global Securities Tbk (Affiliated)
Securities Administration Bureau :
PT Sinartama Gunita

SHAREHOLDERS (December 2018)

1. Y. Kesehatan B. Mandiri 398,150,900 : 7.07%
2. DP Bukit Asam 312,500,000 : 5.55%
3. Public (<5%) 4,919,350,014 : 87.38%

DIVIDEND ANNOUNCEMENT

Year	Bonus Shares	Cash Dividend	Cum Date	Ex Date	Recording Date	Payment Date	F/I
2007		0.32	22-Aug-08	25-Aug-08	27-Aug-08	10-Sep-08	F

BOARD OF COMMISSIONERS

- Aryanto Sutadi
 - Bisler Simbolon
 - Kuntransmiadi Inugroho
 - Lukman Bustommy
- *) Independent Commissioners

BOARD OF DIRECTORS

- Lukman Purnomosidi
- Hervian Tahier
- Imran Syamnir

AUDIT COMMITTEE

- Aryanto Sutadi
- Priambudi Tasman
- Puguh Susiantoro

CORPORATE SECRETARY

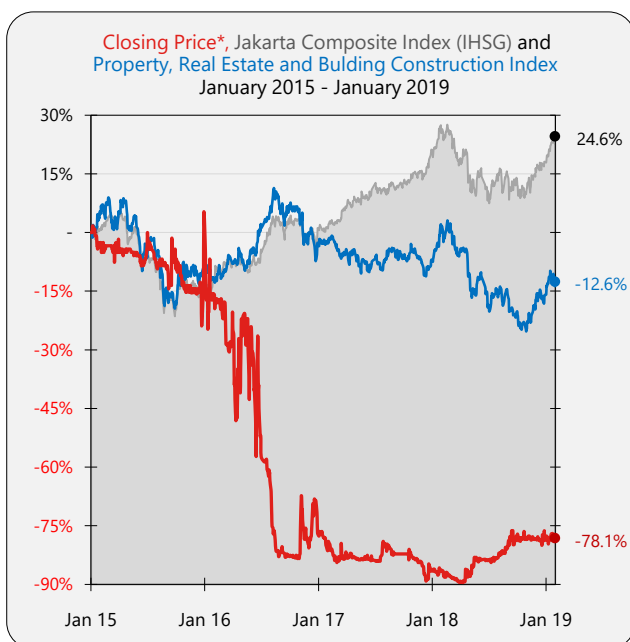
Hervian Tahier

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eureka.prima.jakarta@gmail.com

ISSUED HISTORY

No.	Type of Listing	Shares	Listing Date	Trading Date
1.	First Issue	300,000,000	13-Jul-07	13-Jul-07
2.	Company Listing	403,750,000	13-Jul-07	13-Jul-07
3.	Right Issue	703,750,000	29-Jul-08	29-Jul-08
4.	Right Issue I	955,621,500	6-Nov-13	6-Jan-13
5.	Right Issue I	4,090	8-Nov-13	8-Nov-13
6.	Right Issue I	6,536	12-Nov-13	12-Nov-13
7.	Right Issue I	3,266,867,874	13-Nov-13	13-Nov-13
8.	Warrant I	9	9-Oct-14	9-Oct-14
9.	Warrant I	5	14-Oct-14	14-Oct-14
10.	Warrant I	500	27-Oct-14	27-Oct-14
11.	Warrant I	200	12-Nov-14	12-Nov-14
12.	Warrant I	200	14-Nov-14	14-Nov-14



SHARES TRADED	2015	2016	2017	2018	Jan-19
Volume (Million Sh.)	25,698	19,188	8,081	9,154	327
Value (Billion Rp)	12,582	6,584	1,528	838	40
Frequency (Thou. X)	123	169	162	112	4
Days	244	246	207	240	22
Price (Rupiah)					
High	620	620	148	145	137
Low	449	92	59	61	119
Close	620	135	80	130	129
Close*	620	135	80	130	129
PER (X)					
PER (X)	-430.56	-150.84	-53.13	-266.13	-264.08
PER Industry (X)	13.36	24.89	14.52	27.07	28.17
PBV (X)	2.16	0.47	0.28	0.46	0.45

* Adjusted price after corporate action

TRADING ACTIVITIES

Month	Closing Price			Freq. (X)	Volume (Thou. Sh.)	Value (Million Rp)	Day
	High	Low	Close				
Jan-15	605	560	570	14,274	1,591,327	844,468	21
Feb-15	585	540	570	15,501	1,591,975	779,409	19
Mar-15	580	496	580	21,195	1,828,090	863,727	22
Apr-15	580	555	565	16,264	2,013,623	1,009,406	21
May-15	570	555	560	11,295	1,191,109	600,957	19
Jun-15	585	535	565	8,644	1,736,787	802,159	21
Jul-15	590	494	540	6,587	1,897,309	899,121	19
Aug-15	555	515	540	10,020	2,435,466	1,204,917	20
Sep-15	580	495	545	6,891	3,214,155	1,603,208	21
Oct-15	565	500	510	4,437	3,158,548	1,603,047	21
Nov-15	510	486	499	4,389	2,126,325	1,039,542	21
Dec-15	620	449	620	3,973	2,912,813	1,331,674	19
Jan-16	620	429	497	1,584	1,216,376	586,873	20
Feb-16	498	445	460	1,241	1,296,424	607,489	20
Mar-16	486	380	470	4,324	2,775,427	1,238,754	21
Apr-16	470	276	460	12,671	2,095,347	786,110	21
May-16	478	306	440	6,827	1,564,782	656,109	20
Jun-16	438	228	280	26,174	3,395,873	1,209,997	22
Jul-16	280	212	216	8,800	418,401	114,790	16
Aug-16	220	99	109	24,122	1,268,069	239,328	22
Sep-16	125	99	101	12,632	834,780	90,758	21
Oct-16	105	92	98	3,705	1,273,739	200,182	21
Nov-16	232	97	120	30,413	790,066	142,439	22
Dec-16	202	113	135	36,710	2,258,870	711,240	20
Jan-17	148	106	110	23,675	1,220,774	423,397	21
Feb-17	140	91	96	32,137	631,346	73,812	19
Mar-17	130	90	101	27,279	1,144,540	160,699	22
Apr-17	111	96	99	8,511	629,014	145,501	17
May-17	108	95	98	4,439	310,026	30,358	20
Jun-17	114	94	96	9,415	369,641	39,975	15
Jul-17	132	92	117	19,628	479,377	54,656	21
Aug-17	124	102	105	13,366	447,857	52,519	22
Sep-17	-	-	105	-	-	-	-
Oct-17	118	93	99	6,213	216,213	24,465	10
Nov-17	104	87	87	7,971	180,168	25,316	22
Dec-17	105	59	80	9,123	2,451,973	497,261	18
Jan-18	88	73	79	6,082	258,771	20,171	22
Feb-18	87	66	71	17,908	1,502,125	118,036	19
Mar-18	73	62	62	8,504	1,121,096	75,277	21
Apr-18	88	61	77	27,614	1,275,874	96,812	21
May-18	105	69	98	16,404	800,518	72,896	20
Jun-18	112	93	95	5,182	510,053	49,571	13
Jul-18	104	90	99	3,639	512,676	46,552	22
Aug-18	121	99	114	4,628	550,331	50,823	21
Sep-18	145	113	132	11,697	1,294,912	146,771	19
Oct-18	141	121	127	4,511	819,188	95,982	23
Nov-18	137	126	128	2,422	210,145	26,191	21
Dec-18	142	116	130	3,523	298,718	38,534	18
Jan-19	137	119	129	3,511	327,415	39,713	22

Public Accountant : Herman, Dody Tanumihardja & Partners

BALANCE SHEET	Dec-14	Dec-15	Dec-16	Dec-17	Sep-18
<i>(in Million Rp, except Par Value)</i>					
Cash & Cash Equivalents	6,095	1,848	4,196	803	2,202
Receivables	700,690	699,750	698,594	466,022	473,727
Inventories	127,137	130,694	128,581	356,171	353,393
Investment	-	-	-	-	-
Fixed Assets	610	593	537	385	2,003
Other Assets	9,920	9,774	9,597	9,965	9,436
Total Assets	1,735,907	1,712,399	1,710,966	1,660,391	1,656,947
Growth (%)		-1.35%	-0.08%	-2.96%	-0.21%

Trade Payable	3,394	5,513	5,077	6,207	7,765
Total Liabilities	116,587	93,392	91,559	51,534	50,152
Growth (%)		-19.90%	-1.96%	-43.72%	-2.68%

Authorized Capital	2,240,000	2,240,000	2,240,000	2,240,000	2,240,000
Paid up Capital	563,000	563,000	563,000	563,000	563,000
Paid up Capital (Shares)	5,630	5,630	5,630	5,630	5,630
Par Value	100	100	100	100	100
Retained Earnings	-20,604	-24,952	-25,792	-31,649	-34,116
Total Equity	1,619,320	1,619,007	1,619,407	1,608,857	1,606,795
Growth (%)		-0.02%	0.02%	-0.65%	-0.13%

INCOME STATEMENTS	Dec-14	Dec-15	Dec-16	Dec-17	Sep-18
Total Revenues	144,289	41,672	6,818	6,000	8,511
Growth (%)		-71.12%	-83.64%	-12.00%	

Cost of Revenues	102,338	21,838	2,685	2,268	2,777
Gross Profit	41,951	19,834	4,133	3,732	5,733
Operating Expenses	17,377	18,527	3,392	16,977	7,583
Operating Profit	24,574	1,308	741	-13,245	-1,850
Growth (%)		-94.68%	-43.35%	N/A	

Other Income (Expenses)	111	-	-	-	-
Income Before Tax	24,685	1,308	741	-13,245	-1,850
Tax	7,212	1,962	341	150	213
Profit for the period	17,473	-654	400	-13,395	-2,063
Growth (%)		N/A	N/A	N/A	

Period Attributable	-9,482	-4,349	400	-13,395	-2,063
Comprehensive Income	17,473	-313	400	-13,692	-2,063
Comprehensive Attributable	-9,482	-313	-839	-11,492	-2,467

RATIOS	Dec-14	Dec-15	Dec-16	Dec-17	Sep-18
Dividend (Rp)	-	-	-	-	-
EPS (Rp)	3.10	-0.12	0.07	-2.38	-0.37
BV (Rp)	287.62	287.57	287.64	285.77	285.40
DAR (X)	0.07	0.05	0.05	0.03	0.03
DER(X)	0.07	0.06	0.06	0.03	0.03
ROA (%)	1.01	-0.04	0.02	-0.81	-0.12
ROE (%)	1.08	-0.04	0.02	-0.83	-0.13
GPM (%)	29.07	47.60	60.62	62.20	67.37
OPM (%)	17.03	3.14	10.87	-220.74	-21.74
NPM (%)	12.11	-1.57	5.87	-223.24	-24.24
Payout Ratio (%)	-	-	-	-	-
Yield (%)	-	-	-	-	-

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