

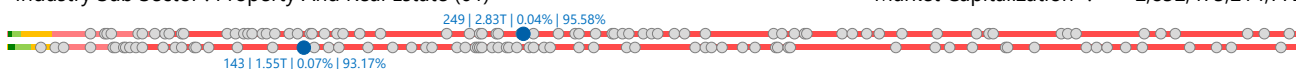
MDLN Modernland Realty Tbk.

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 : 67.071
 Listed Shares : 12,533,067,322
 Market Capitalization : 2,832,473,214,772



COMPANY HISTORY

Established Date : 08-Aug-1983
 Listing Date : 18-Jan-1993 (IPO Price: 4,650)
 Underwriter IPO :
 PT Niaga Securities
 Securities Administration Bureau :
 PT Edi Indonesia

BOARD OF COMMISSIONERS

- Luntungan Honoris
 - Dwi Priyanto
 - Edwyn Lim
 - Iwan Suryawijaya *)
 - Nita Natawijaya *)
- *) Independent Commissioners

BOARD OF DIRECTORS

- William Honoris
- Dharma Mitra Sigamani
- L.H. Freddy Chan

AUDIT COMMITTEE

- Nita Natawijaya
- Bernard Saleh
- Hari Hartoyo

CORPORATE SECRETARY

Cuncun Wijaya

HEAD OFFICE

Green Central City, Commercial Area 5th Fl.
 Jl. Gajah Mada No. 188
 Jakarta Barat 11120
 Phone : (021) 293-65888
 Fax : (021) 293-69999
 Homepage : www.modernland.co.id
 Email : corporate@modernland.co.id
cuncun.wijaya@modernland.co.id

SHAREHOLDERS (December 2018)

1. Woodside Global Ventures Inc.	1,680,000,000	: 13.40%
2. CS AG SG Trust A/C CI AA Land Pte.Ltd.-2023904170	1,200,000,000	: 9.57%
3. PT Panin Sekuritas	1,192,400,000	: 9.51%
4. Public (<5%)	8,460,667,322	: 67.51%

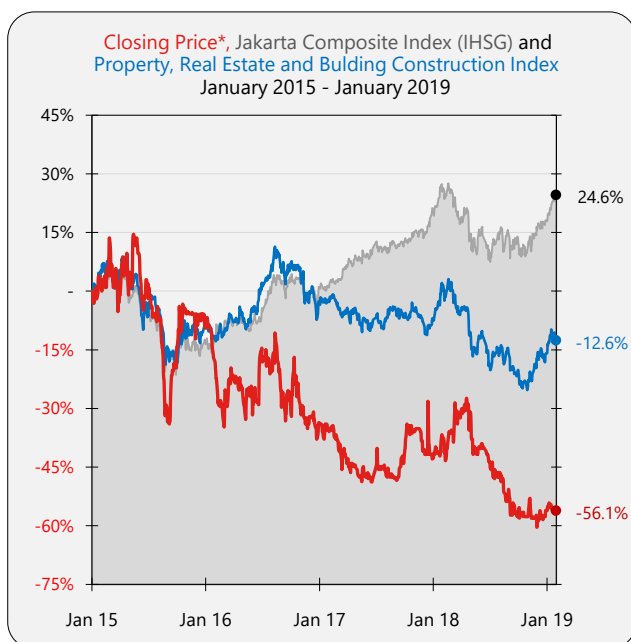
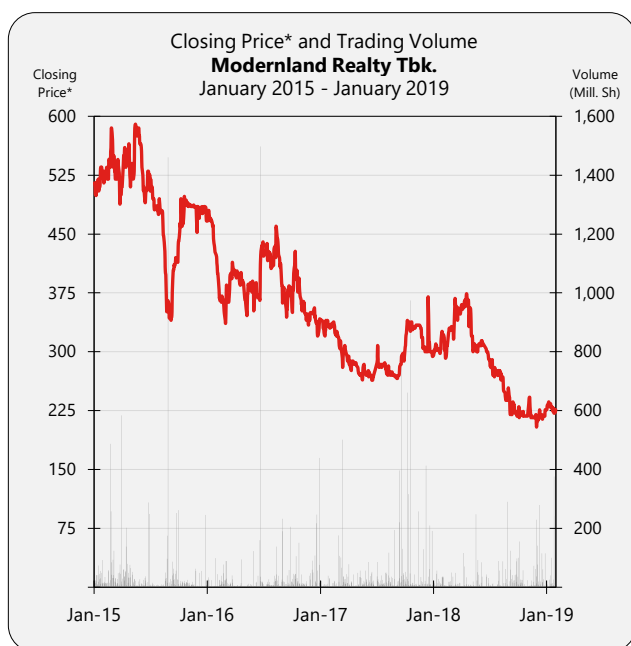
DIVIDEND ANNOUNCEMENT

Year	Bonus Shares	Cash Dividend	Cum Date	Ex Date	Recording Date	Payment Date	F/I
1993		70.00	12-Jul-94	13-Jul-94	20-Jul-94	10-Aug-94	F
1994		59.34	23-Jan-95	24-Jan-95	31-Jan-95	28-Feb-95	I
1994		72.54	12-Jun-95	13-Jun-95	21-Jun-95	21-Jul-95	F
1995			25-Jun-96	26-Jun-96	4-Jul-96	1-Aug-96	F
1995		73.94	25-Jun-96	26-Jun-96	4-Jul-96	1-Aug-96	F
1996		*)	21-May-97	23-May-97	2-Jun-97	26-Jun-97	F
1996		29.85	21-May-97	23-May-97	2-Jun-97	26-Jun-97	F
1996	2 : 1		25-Jun-97	26-Jun-97	4-Jul-97	1-Aug-97	BS
1997	100 : 86		22-Apr-98	23-Apr-98	4-May-98	22-May-98	BS
1997	100 : 44		22-Apr-98	23-Apr-98	4-May-98	22-May-98	BS
2013		5.00	27-Aug-14	28-Aug-14	1-Sep-14	15-Sep-14	F
2017		12.00	5-Jun-18	6-Jun-18	8-Jun-18	27-Jun-18	F

ISSUED HISTORY

No.	Type of Listing	Shares	Listing Date	Trading Date
1.	First Issue	22,800,000	18-Jan-93	18-Jan-93
2.	Company Listing	52,000,000	T: 18-Jan-93	: 18-Aug-93
3.	CB Conversion	47,298,926	T: 8-Feb-95	: 6-Jan-03
4.	Bonus Shares	525,520,502	T: 4-Aug-97	: 3-Jun-98
5.	Stock Split	6,444,704,996	T: 22-Sep-97	: 13-Nov-13
6.	Add. Listing without RI	2,231,054,925	T: 9-Sep-05	: 11-Aug-08
7.	Right Issue	3,209,687,973	17-Jan-12	17-Jan-12

MDLN Modernland Realty Tbk.



SHARES TRADED	2015	2016	2017	2018	Jan-19
Volume (Million Sh.)	9,333	7,258	9,533	5,314	902
Value (Billion Rp)	3,930	2,725	3,070	1,452	213
Frequency (Thou. X)	141	141	109	79	7
Days	244	246	238	240	22

Price (Rupiah)	2015	2016	2017	2018	Jan-19
High	600	481	370	380	248
Low	321	310	250	202	218
Close	467	342	294	226	226
Close*	467	342	294	226	226

PER (X)	6.70	109.95	5.99	28.97	28.97
PER Industry (X)	13.36	24.89	14.52	27.07	28.17
PBV (X)	0.97	0.70	0.52	0.41	0.41

* Adjusted price after corporate action

TRADING ACTIVITIES

Month	Closing Price			Freq. (X)	Volume (Thou. Sh.)	Value (Million Rp)	Day
	High	Low	Close				
Jan-15	545	497	530	15,036	649,205	334,244	21
Feb-15	600	510	585	13,649	1,180,479	640,772	19
Mar-15	590	488	510	16,110	1,331,914	523,657	22
Apr-15	575	505	520	12,094	1,097,095	581,104	21
May-15	600	515	565	7,863	295,797	164,656	19
Jun-15	570	480	525	8,532	759,827	235,729	21
Jul-15	525	467	495	7,365	104,085	51,654	19
Aug-15	490	321	360	11,257	1,925,131	676,101	20
Sep-15	440	323	434	18,503	1,061,616	334,890	21
Oct-15	500	436	490	14,727	281,429	133,995	21
Nov-15	500	452	452	9,440	258,674	125,627	21
Dec-15	510	455	467	6,327	388,150	127,137	19
Jan-16	481	406	425	4,128	236,240	107,886	20
Feb-16	426	315	340	16,576	411,601	163,532	20
Mar-16	430	328	402	19,588	420,364	156,968	21
Apr-16	411	378	382	7,834	162,107	60,158	21
May-16	396	334	352	8,057	202,671	74,142	20
Jun-16	450	358	440	14,576	1,887,456	695,674	22
Jul-16	444	402	408	7,348	160,151	68,188	16
Aug-16	478	372	384	18,782	663,883	274,309	22
Sep-16	402	336	368	9,773	716,038	262,849	21
Oct-16	438	348	366	16,800	699,426	270,617	21
Nov-16	370	316	350	11,987	268,131	94,205	22
Dec-16	360	310	342	6,037	1,429,810	496,497	20
Jan-17	346	318	334	6,164	206,009	68,478	21
Feb-17	340	316	318	4,973	293,406	92,752	19
Mar-17	328	274	294	13,545	1,104,626	342,083	22
Apr-17	296	274	282	6,169	229,933	66,077	17
May-17	300	250	270	12,287	440,075	123,603	20
Jun-17	278	258	270	10,297	373,299	102,681	15
Jul-17	320	270	278	14,560	441,632	127,822	21
Aug-17	288	266	270	9,380	707,403	198,936	22
Sep-17	304	258	292	8,696	1,832,759	592,071	19
Oct-17	344	294	330	11,262	2,270,031	870,796	22
Nov-17	338	292	306	6,802	602,749	208,454	22
Dec-17	370	292	294	4,940	1,030,689	276,616	18
Jan-18	330	294	320	6,860	353,155	111,007	22
Feb-18	344	292	332	7,892	192,923	59,718	19
Mar-18	376	302	348	8,230	244,873	84,181	21
Apr-18	380	322	356	5,937	294,763	106,009	21
May-18	356	286	308	6,208	527,240	185,341	20
Jun-18	330	262	290	4,550	271,169	84,448	13
Jul-18	294	264	276	3,125	180,219	55,780	22
Aug-18	278	230	254	9,857	607,857	161,464	21
Sep-18	254	208	218	7,063	653,265	141,469	19
Oct-18	230	202	218	5,201	514,656	113,057	23
Nov-18	248	204	204	6,922	541,642	114,820	21
Dec-18	232	206	226	6,941	932,097	235,050	18
Jan-19	248	218	226	7,273	902,310	212,915	22

Financial Data and Ratios

Book End : December

Public Accountant : Tanubrata Sutanto Fahmi Bambang & Partners

BALANCE SHEET	Dec-14	Dec-15	Dec-16	Dec-17	Sep-18
<i>(in Million Rp, except Par Value)</i>					
Cash & Cash Equivalents	582,507	518,620	398,849	1,075,119	728,351
Receivables	496,873	1,540,953	2,180,957	756,624	1,502,492
Inventories	924,432	850,914	1,252,848	1,287,399	1,261,265
Investment	5,738	1,182	756,126	1,272,475	1,424,054
Fixed Assets	1,131,196	1,128,136	1,174,120	1,322,677	1,384,887
Other Assets	12,557	19,855	38,087	-	24,115
Total Assets	10,446,908	12,843,051	14,540,108	14,599,669	15,612,838
Growth (%)		22.94%	13.21%	0.41%	6.94%

Trade Payable	58,868	77,795	246,639	221,542	234,853
Total Liabilities	5,115,802	6,785,594	7,944,774	7,522,212	8,685,724
Growth (%)		32.64%	17.08%	-5.32%	15.47%

Authorized Capital	6,000,000	6,000,000	6,000,000	6,000,000	6,000,000
Paid up Capital	2,330,845	2,330,845	2,330,845	2,330,845	2,330,845
Paid up Capital (Shares)	12,533	12,533	12,533	12,533	12,533
Par Value	250 & 125	250 & 125	250 & 125	250 & 125	250 & 125
Retained Earnings	3,007,236	3,724,177	4,228,540	4,740,265	4,664,060
Total Equity	5,331,106	6,057,457	6,595,334	7,077,458	6,927,114
Growth (%)		13.62%	8.88%	7.31%	-2.12%

INCOME STATEMENTS	Dec-14	Dec-15	Dec-16	Dec-17	Sep-18
Total Revenues	2,839,771	2,962,461	2,465,212	3,195,904	1,691,158
Growth (%)		4.32%	-16.78%	29.64%	

Cost of Revenues	1,239,768	1,286,687	863,502	1,257,765	861,180
Gross Profit	1,600,003	1,675,774	1,601,710	1,938,139	829,978
Operating Expenses	351,212	237,949	554,491	717,540	432,583
Operating Profit	1,248,791	1,437,825	1,047,219	1,220,600	397,395
Growth (%)		15.14%	-27.17%	16.56%	

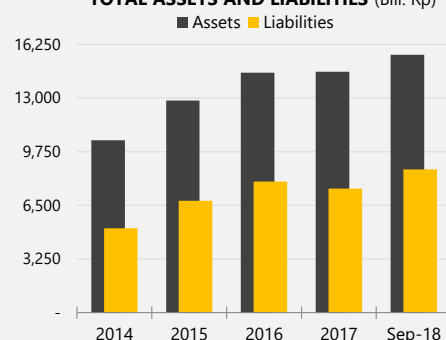
Other Income (Expenses)	-401,632	-477,716	-496,649	-543,808	-298,234
Income Before Tax	847,159	960,109	550,569	676,791	99,161
Tax	135,947	86,689	49,220	62,018	-25,838
Profit for the period	711,212	873,420	501,350	614,774	73,323
Growth (%)		22.81%	-42.60%	22.62%	

Period Attributable	711,268	873,420	501,350	614,774	73,323
Comprehensive Income	718,071	885,206	501,679	596,925	57,689
Comprehensive Attributable	718,071	11,786	330	-17,849	57,689

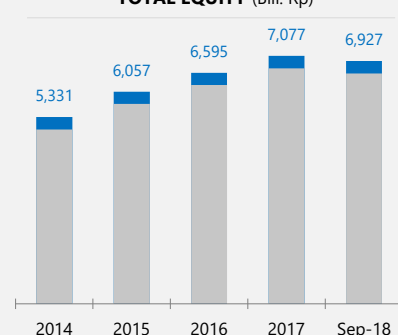
RATIOS	Dec-14	Dec-15	Dec-16	Dec-17	Sep-18
Dividend (Rp)	-	-	-	12.00	-
EPS (Rp)	56.75	69.69	40.00	49.05	5.85
BV (Rp)	425.36	483.32	526.23	564.70	552.71
DAR (X)	0.49	0.53	0.55	0.52	0.56
DER(X)	0.96	1.12	1.20	1.06	1.25
ROA (%)	6.81	6.80	3.45	4.21	0.47
ROE (%)	13.34	14.42	7.60	8.69	1.06
GPM (%)	56.34	56.57	64.97	60.64	49.08
OPM (%)	43.98	48.53	42.48	38.19	23.50
NPM (%)	25.04	29.48	20.34	19.24	4.34
Payout Ratio (%)	-	-	-	24.46	-
Yield (%)	-	-	-	5.50	-

*US\$ Rate (BI), Rp	12,436	13,794	13,436	13,548	14,929
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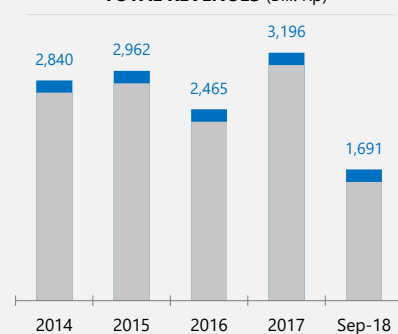
TOTAL ASSETS AND LIABILITIES (Bill. Rp)



TOTAL EQUITY (Bill. Rp)



TOTAL REVENUES (Bill. Rp)



PROFIT FOR THE PERIOD (Bill. Rp)

