

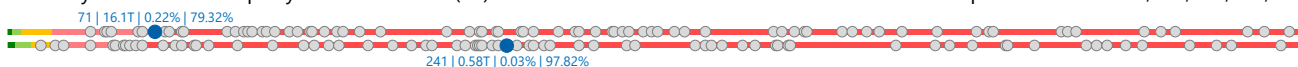
MKPI Metropolitan Kentjana Tbk.

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 : 808.333
Listed Shares : 948,194,000
Market Capitalization : 16,095,593,150,000



COMPANY HISTORY

Established Date : 29-Mar-1972
Listing Date : 10-Jul-2009 (IPO Price: 2,100)
Underwriter IPO :
PT Mandiri Sekuritas
PT Lautandhana Securindo (affiliated)
Securities Administration Bureau :
PT Sinartama Gunita

SHAREHOLDERS (December 2018)

1. PT Karuna Paramita Propertindo	449,861,650	: 47.44%
2. PT Apratima Sejahtera	67,189,027	: 7.09%
3. PT Buditama Nirwana	67,189,027	: 7.09%
4. PT Dwitunggal Permata	67,189,027	: 7.09%
5. PT Penta Cosmopolitan	63,989,550	: 6.75%
6. Public (<5%)	232,775,719	: 24.55%

BOARD OF COMMISSIONERS

1. Siti Hartati Murdaya
 2. Agam Nugraha Subagdja
 3. Ariesman Auly *)
 4. Ciputra
 5. Citra Surya *)
 6. Djokosantoso Moeljono *)
 7. Hiskak Secakusuma
 8. Ismail Sofyan
 9. Iwan Putra Brasali
 10. Karuna Murdaya, Kirana Widajaja
 11. Kirana Widjaya
 12. Metta Margaretha Murdaya, Prajna Murdaya
 13. Mia Puspawati *)
 14. Murdaya Widyawimarta
 15. Prajna Murdaya
- *) *Independent Commissioners*

DIVIDEND ANNOUNCEMENT

Year	Bonus		Cash		Recording Date	Payment Date	F/I
	Shares	Dividend	Cum Date	Ex Date			
2009		110.00	12-May-10	14-May-10	18-May-10	2-Jun-10	F
2010		125.00	19-May-11	20-May-11	24-May-11	8-Jun-11	F
2011		150.00	21-May-12	22-May-12	24-May-12	7-Jun-12	F
2012		165.00	3-Jun-13	4-Jun-13	7-Jun-13	21-Jun-13	F
2013		205.00	10-Jul-14	11-Jul-14	15-Jul-14	5-Aug-14	F
2014		223.70	27-May-15	28-May-15	1-Jun-15	5-Jun-15	F
2015		327.00	19-May-16	20-May-16	24-May-16	15-Jun-16	F
2016		369.00	8-May-17	9-May-17	12-May-17	31-May-17	F
2017		369.00	4-May-18	7-May-18	9-May-18	28-May-18	F

ISSUED HISTORY

No.	Type of Listing	Shares	Listing	Trading
			Date	Date
1.	First Issue	95,000,000	10-Jul-09	10-Jul-09
2.	Company Listing	853,194,000	10-Jul-09	10-Jul-09

BOARD OF DIRECTORS

1. Husin Widjajakusuma
2. Alfred Felicianus Kaunang
3. Herman Wijaya
4. Jeffri Sandra Tanudjaja
5. Kenneth Suhadi Purnama
6. Tjandra Gianto Halim

AUDIT COMMITTEE

1. Citra Surya
2. Lulu Terianto
3. Relin Novita
4. Sian Christine Wiradinata

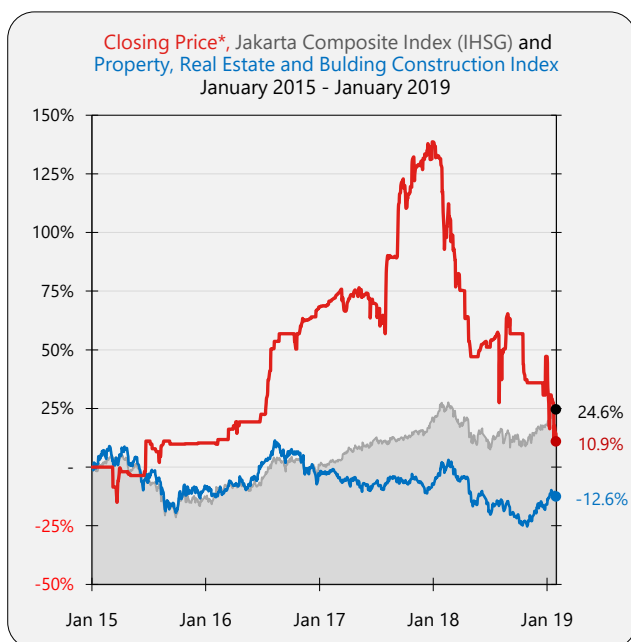
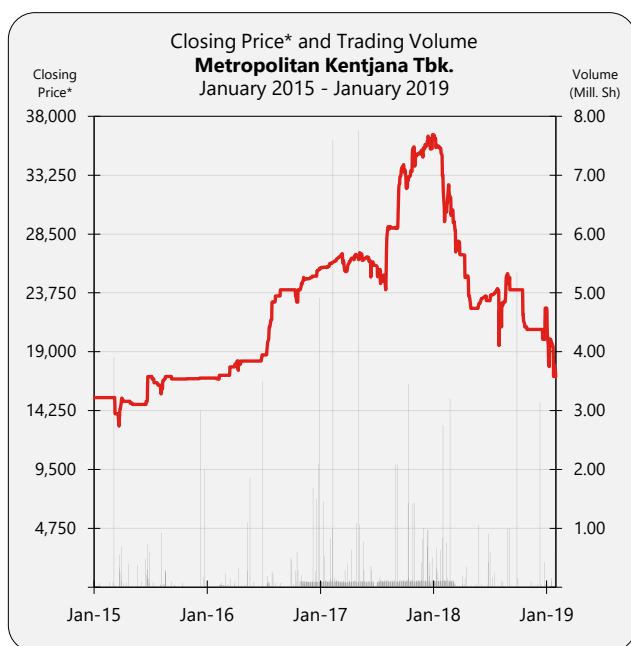
CORPORATE SECRETARY

Tan Dwi Ratih

HEAD OFFICE

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Pondok Indah
Jakarta 12310
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Fax : (021) 769-4989
Homepage : www.pondokindahgroup.co.id
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ratih@pondokindahgroup.co.id

MKPI Metropolitan Kentjana Tbk.



SHARES TRADED	2015	2016	2017	2018	Jan-19
Volume (Million Sh.)	17	27	63	30	0.8
Value (Billion Rp)	281	565	1,354	720	19
Frequency (Thou. X)	0.2	0.9	10	3	0.08
Days	65	126	238	153	16
Price (Rupiah)					
High	17,000	25,750	36,550	36,500	22,500
Low	13,000	16,800	24,000	18,000	16,500
Close	16,875	25,750	36,500	22,500	16,975
Close*	16,875	25,750	36,500	22,500	16,975
PER (X)					
PER (X)	17.99	20.31	28.12	20.30	15.32
PER Industry (X)	13.36	24.89	14.52	27.07	28.17
PBV (X)					
PBV (X)	5.66	7.13	8.07	4.28	3.23

* Adjusted price after corporate action

TRADING ACTIVITIES

Month	Closing Price			Freq. (X)	Volume (Thou. Sh.)	Value (Million Rp)	Day
	High	Low	Close				
Jan-15	15,300	15,300	15,300	2	78	1,203	2
Feb-15	-	-	15,300	1	98	1,499	1
Mar-15	15,200	13,000	15,200	57	5,989	91,770	10
Apr-15	15,250	14,850	14,850	13	554	8,388	5
May-15	14,750	14,750	14,750	12	380	5,601	4
Jun-15	17,000	15,000	17,000	78	2,788	43,605	9
Jul-15	16,800	16,300	16,300	5	124	2,063	4
Aug-15	17,000	15,300	17,000	35	2,017	32,568	11
Sep-15	16,800	16,800	16,800	6	192	3,245	6
Oct-15	16,825	16,825	16,825	3	71	1,210	3
Nov-15	16,825	16,825	16,825	2	0.2	3	2
Dec-15	16,875	16,850	16,875	10	5,168	89,907	8
Jan-16	16,875	16,875	16,875	2	0.2	3	1
Feb-16	17,100	16,800	17,100	22	727	12,491	16
Mar-16	18,000	16,800	18,000	35	628	11,089	15
Apr-16	18,250	17,500	18,250	21	477	8,629	8
May-16	18,250	18,200	18,250	14	3,454	62,574	11
Jun-16	18,750	18,250	18,750	11	3,517	62,558	3
Jul-16	23,000	19,000	23,000	24	949	19,497	12
Aug-16	24,000	23,000	24,000	9	359	8,364	6
Sep-16	24,000	24,000	24,000	4	952	22,158	3
Oct-16	24,300	22,500	24,300	41	1,744	40,776	9
Nov-16	25,000	24,450	24,975	252	2,032	50,412	22
Dec-16	25,750	25,000	25,750	428	11,862	266,255	20
Jan-17	26,100	25,750	26,100	543	3,823	86,898	21
Feb-17	26,575	25,925	26,575	674	11,140	153,431	19
Mar-17	27,000	24,725	26,000	705	2,478	66,398	22
Apr-17	26,850	26,000	26,700	879	3,205	85,631	17
May-17	27,000	25,900	26,650	878	11,399	263,406	20
Jun-17	26,650	25,025	26,000	492	1,749	45,913	15
Jul-17	25,975	24,000	24,000	781	2,169	54,618	21
Aug-17	29,200	24,000	29,050	1,100	4,254	79,114	22
Sep-17	34,150	28,900	33,650	1,059	3,939	77,219	19
Oct-17	35,575	32,000	35,525	1,129	9,695	134,056	22
Nov-17	35,600	33,550	35,450	1,244	4,237	137,781	22
Dec-17	36,550	35,300	36,500	964	4,975	169,822	18
Jan-18	36,500	33,200	33,300	1,050	4,464	156,734	22
Feb-18	33,300	29,000	30,250	1,113	8,503	191,883	19
Mar-18	30,650	26,825	26,825	477	783	23,164	19
Apr-18	26,825	23,000	23,000	27	787	21,907	13
May-18	22,900	22,500	22,900	13	1,136	17,505	5
Jun-18	23,500	23,125	23,125	58	1,456	47,314	9
Jul-18	24,100	23,400	23,900	34	1,064	23,924	14
Aug-18	25,400	19,500	24,500	152	1,268	23,433	21
Sep-18	25,000	24,000	24,000	13	6,353	126,263	10
Oct-18	24,000	20,800	20,800	15	164	5,750	8
Nov-18	20,800	20,800	20,800	8	163	4,379	6
Dec-18	22,500	18,000	22,500	17	3,743	77,259	7
Jan-19	22,500	16,500	16,975	76	807	18,881	16

Public Accountant : Kanaka Puradiredja, Suhartono

BALANCE SHEET	Dec-14	Dec-15	Dec-16	Dec-17	Sep-18
<i>(in Million Rp, except Par Value)</i>					
Cash & Cash Equivalents	881,408	1,871,712	2,112,641	1,875,256	1,382,460
Receivables	64,179	94,130	120,152	121,020	104,980
Inventories	6,749	6,314	6,232	6,332	6,817
Investment	-	151,353	151,810	153,168	153,520
Fixed Assets	2,102,422	2,288,651	2,689,384	3,105,973	3,639,129
Other Assets	1,159	1,360	1,336	2,383	14,613
Total Assets	4,316,214	5,709,371	6,612,201	6,828,047	6,755,433
Growth (%)		32.28%	15.81%	3.26%	-1.06%

Trade Payable	16,547	43,087	48,797	36,540	36,075
Total Liabilities	2,154,420	2,880,176	2,897,297	2,276,439	1,765,563
Growth (%)		33.69%	0.59%	-21.43%	-22.44%

Authorized Capital	341,000	341,000	341,000	341,000	341,000
Paid up Capital	94,819	94,819	94,819	94,819	94,819
Paid up Capital (Shares)	948	948	948	948	948
Par Value	100	100	100	100	100
Retained Earnings	2,197,224	2,874,976	3,764,291	4,608,047	5,046,309
Total Equity	2,161,794	2,829,195	3,714,904	4,551,608	4,989,870
Growth (%)		30.87%	31.31%	22.52%	9.63%

INCOME STATEMENTS	Dec-14	Dec-15	Dec-16	Dec-17	Sep-18
Total Revenues	1,154,895	2,094,491	2,564,831	2,541,602	1,654,706
Growth (%)		81.36%	22.46%	-0.91%	

Cost of Revenues	513,486	1,006,671	1,115,507	1,112,889	715,636
Gross Profit	641,409	1,087,820	1,449,324	1,428,713	939,070
Operating Expenses	68,713	180,902	238,565	229,836	150,343
Operating Profit	572,696	906,917	1,210,759	1,198,877	788,727
Growth (%)		58.36%	33.50%	-0.98%	

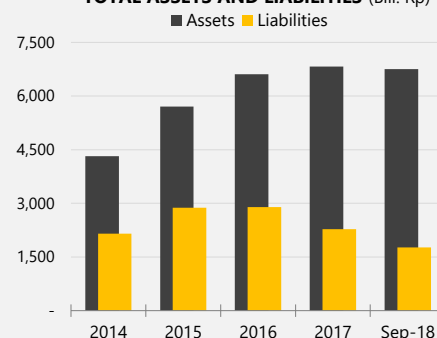
Other Income (Expenses)	-21,535	-16,657	-10,959	-5,147	-623
Income Before Tax	551,162	890,260	1,199,800	1,193,730	788,104
Tax	113,697	631	426	90	42
Profit for the period	437,465	889,629	1,199,374	1,193,640	788,145
Growth (%)		103.36%	34.82%	-0.48%	

Period Attributable	437,465	889,629	1,199,374	1,193,640	788,146
Comprehensive Income	437,465	894,443	1,191,768	1,186,587	788,145
Comprehensive Attributable	437,465	894,444	1,191,768	1,186,587	788,146

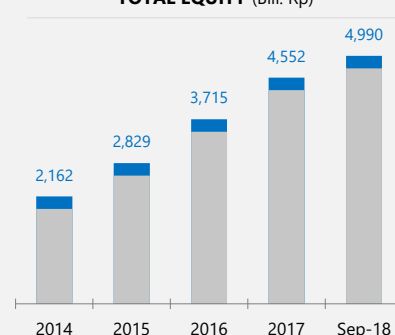
RATIOS	Dec-14	Dec-15	Dec-16	Dec-17	Sep-18
Dividend (Rp)	223.70	327.00	369.00	369.00	-
EPS (Rp)	461.37	938.24	1,264.90	1,258.86	831.21
BV (Rp)	2,279.91	2,983.77	3,917.87	4,800.29	5,262.50
DAR (X)	0.50	0.50	0.44	0.33	0.26
DER(X)	1.00	1.02	0.78	0.50	0.35
ROA (%)	10.14	15.58	18.14	17.48	11.67
ROE (%)	20.24	31.44	32.29	26.22	15.79
GPM (%)	55.54	51.94	56.51	56.21	56.75
OPM (%)	49.59	43.30	47.21	47.17	47.67
NPM (%)	37.88	42.47	46.76	46.96	47.63
Payout Ratio (%)	48.49	34.85	29.17	29.31	-
Yield (%)	0.93	1.36	1.54	1.54	-

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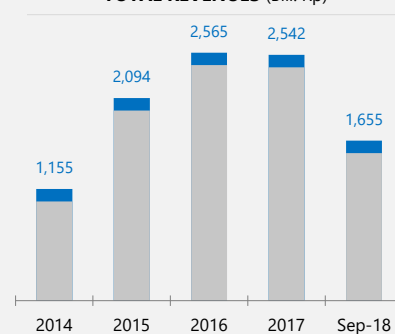
TOTAL ASSETS AND LIABILITIES (Bill. Rp)



TOTAL EQUITY (Bill. Rp)



TOTAL REVENUES (Bill. Rp)



PROFIT FOR THE PERIOD (Bill. Rp)

