

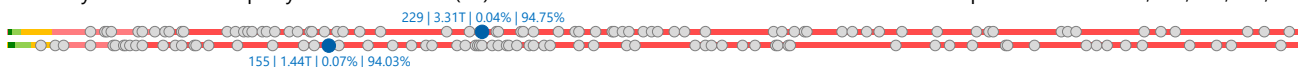
MMLP Mega Manunggal Property Tbk.

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 : 82.051
Listed Shares : 6,889,134,608
Market Capitalization : 3,306,784,611,840



COMPANY HISTORY

Established Date : 23-Aug-2010
Listing Date : 12-Jun-2015 (IPO Price: 585)
Underwriter IPO :
PT Indo Premier Securities
Securities Administration Bureau :
PT Sharestar Indonesia

BOARD OF COMMISSIONERS

1. Hungkang Sutedja
 2. Fernandus Chamsi
 3. Ho Kee Sin *)
 4. Tri Ramadi
 5. Zainul Abidin Rasheed *)
- *) Independent Commissioners

BOARD OF DIRECTORS

1. Bonny Budi Setiawan
2. Loa Siong Lie
3. Timothy Eugene Alamsyah

AUDIT COMMITTEE

1. Ho Kee Sin
2. Andreyanto Toemali
3. Herbudianto

CORPORATE SECRETARY

Khrisna Daswara

HEAD OFFICE

Grha Intirub, 2nd Floor, Intirub Business Park
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SHAREHOLDERS (December 2018)

1. UOB Kay Hian (Hong Kong) Ltd. (Pledge Account) - Madison Pacific Trust Ltd. Obo	2,259,000,000	: 32.79%
2. Mega Mandiri Properti	1,489,495,300	: 21.62%
3. West Bridge Developments Limited	1,163,793,103	: 16.89%
4. Public (<5%)	1,976,846,205	: 28.70%

DIVIDEND ANNOUNCEMENT

Year	Bonus Shares	Cash Dividend	Cum Date	Ex Date	Recording Date	Payment Date	F/I
-							

ISSUED HISTORY

No.	Type of Listing	Shares	Listing Date	Trading Date
1.	First Issue	1,714,285,000	12-Jun-15	12-Jun-15
2.	Company Listing	4,000,000,000	12-Jun-15	12-Jun-15
3.	Right Issue	9,695,882	17-Nov-17	17-Nov-17
4.	Right Issue	1,163,799,633	20-Nov-17	20-Nov-17
5.	Right Issue	921,979	21-Nov-17	21-Nov-17
6.	Right Issue	82,114	22-Nov-17	22-Nov-17
7.	Right Issue	350,000	24-Nov-17	24-Nov-17

MMLP Mega Manunggal Property Tbk.



TRADING ACTIVITIES

Month	Closing Price			Freq. (X)	Volume (Thou. Sh.)	Value (Million Rp)	Day
	High	Low	Close				
Jun-15	910	690	845	4,498	181,685	127,395	13
Jul-15	850	815	830	468	4,544	3,733	18
Aug-15	850	800	845	269	1,875	1,571	15
Sep-15	850	815	840	148	2,996	2,445	11
Oct-15	945	810	855	14,467	183,046	158,728	19
Nov-15	860	840	840	16,104	233,786	198,654	21
Dec-15	840	790	800	17,322	358,388	291,719	19
Jan-16	800	730	730	14,828	368,171	287,850	20
Feb-16	805	680	765	11,612	183,871	138,353	20
Mar-16	805	755	765	14,636	359,542	278,178	21
Apr-16	810	690	700	15,060	333,885	259,388	21
May-16	745	690	720	14,600	308,220	219,095	20
Jun-16	735	670	720	6,692	1,592,180	1,061,623	21
Jul-16	730	635	655	957	570,367	377,772	12
Aug-16	730	615	675	499	20,018	14,059	20
Sep-16	800	660	765	307	116,361	78,714	18
Oct-16	810	680	700	5,520	311,111	213,897	18
Nov-16	700	635	640	6,830	257,229	173,130	22
Dec-16	700	645	685	8,670	205,619	138,499	20
Jan-17	695	665	670	6,643	140,959	95,889	21
Feb-17	670	615	625	4,109	72,932	48,113	19
Mar-17	630	535	565	3,238	456,583	242,281	22
Apr-17	630	565	580	870	18,636	11,203	16
May-17	630	540	590	371	5,035	2,856	16
Jun-17	590	540	590	21	256,714	131,410	6
Jul-17	600	540	590	53	7,724	3,818	13
Aug-17	595	540	585	108	1,033	606	14
Sep-17	590	545	585	248	1,027,091	518,293	16
Oct-17	585	555	585	139	69,449	35,127	15
Nov-17	585	550	585	261	369,942	216,367	20
Dec-17	585	515	570	510	39,248	22,652	17
Jan-18	590	444	590	1,662	54,276	28,028	19
Feb-18	590	500	585	51	21,808	12,736	13
Mar-18	585	550	585	57	19,053	11,143	19
Apr-18	585	550	585	86	1,308	762	15
May-18	585	550	585	145	39,370	23,000	13
Jun-18	585	430	500	3,364	35,083	18,276	13
Jul-18	545	452	500	1,374	33,094	16,668	22
Aug-18	575	488	570	214	2,194	1,116	21
Sep-18	600	500	545	427	225,588	131,845	18
Oct-18	560	460	525	712	2,383,301	1,207,835	19
Nov-18	570	500	525	308	25,651	13,307	19
Dec-18	600	480	520	281	1,978	1,008	18
Jan-19	525	460	480	699	7,494	3,740	22

SHARES TRADED	2015	2016	2017	2018	Jan-19
Volume (Million Sh.)	966	4,627	2,465	2,843	7
Value (Billion Rp)	784	3,241	1,329	1,466	4
Frequency (Thou. X)	53	100	17	9	0.7
Days	116	233	195	209	22
Price (Rupiah)					
High	945	810	695	600	525
Low	690	615	515	430	460
Close	800	685	570	520	480
Close*	798	684	570	520	480
PER (X)	39.95	45.63	35.32	34.70	32.03
PER Industry (X)	13.36	24.89	14.52	27.07	28.17
PBV (X)	1.79	1.37	1.03	0.71	0.65

* Adjusted price after corporate action

MMLP Mega Manunggal Property Tbk.

Financial Data and Ratios

Book End : December

Public Accountant : Tanudiredja, Wibisana, Rintis, & Partners

BALANCE SHEET	Dec-15	Dec-16	Dec-17	Sep-18
<i>(in Million Rp, except Par Value)</i>				
Cash & Cash Equivalents	382,973	104,683	201,516	109,634
Receivables	67,090	2,656	8,524	44,293
Inventories	-	-	-	-
Investment	-	-	-	-
Fixed Assets	13,483	13,342	12,327	9,812
Other Assets	283,589	7,001	-	48,537
Total Assets	3,204,321	3,965,769	5,363,669	5,805,142
Growth (%)		23.76%	35.25%	8.23%

Trade Payable	12,646	93,779	85,012	90,821
Total Liabilities	653,294	681,509	693,480	730,825
Growth (%)		4.32%	1.76%	5.39%

Authorized Capital	1,500,000	1,500,000	1,500,000	1,500,000
Paid up Capital	571,429	571,429	571,429	688,913
Paid up Capital (Shares)	5,714	5,714	5,714	6,889
Par Value	100	100	100	100
Retained Earnings	931,571	1,273,732	1,525,013	1,602,438
Total Equity	2,551,027	3,284,260	4,670,190	5,074,317
Growth (%)		28.74%	42.20%	8.65%

INCOME STATEMENTS	Dec-15	Dec-16	Dec-17	Sep-18
Total Revenues	163,492	175,320	208,794	220,134
Growth (%)		7.23%	19.09%	

Cost of Revenues	16,060	18,444	20,146	18,856
Gross Profit	147,432	156,875	188,648	201,278
Operating Expenses	25,754	-242,350	-104,457	99,988
Operating Profit	121,678	-	293,104	101,290
Growth (%)		-100.00%		

Other Income (Expenses)	9,325	-	-	-
Income Before Tax	131,003	399,225	293,104	101,290
Tax	16,349	18	40	26
Profit for the period	114,654	399,207	293,065	101,264
Growth (%)		248.19%	-26.59%	

Period Attributable	114,415	342,166	252,262	77,425
Comprehensive Income	115,466	399,202	292,083	101,264
Comprehensive Attributable	115,227	342,161	251,281	77,425

RATIOS	Dec-15	Dec-16	Dec-17	Sep-18
Dividend (Rp)	-	-	-	-
EPS (Rp)	20.06	69.86	51.29	14.70
BV (Rp)	446.43	574.75	817.28	736.57
DAR (X)	0.20	0.17	0.13	0.13
DER(X)	0.26	0.21	0.15	0.14
ROA (%)	3.58	10.07	5.46	1.74
ROE (%)	4.49	12.16	6.28	2.00
GPM (%)	90.18	89.48	90.35	91.43
OPM (%)	74.42	-	140.38	46.01
NPM (%)	70.13	227.70	140.36	46.00
Payout Ratio (%)	-	-	-	-
Yield (%)	-	-	-	-

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