

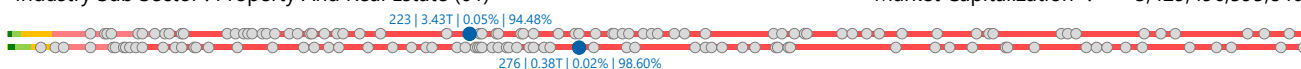
# MTLA Metropolitan Land Tbk.

## 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 : 188.353  
Listed Shares : 7,655,126,330  
Market Capitalization : 3,429,496,595,840



### COMPANY HISTORY

Established Date : 16-Feb-1994  
Listing Date : 20-Jun-2011 (IPO Price: 240)  
Underwriter IPO :  
PT Danareksa Sekuritas  
PT Nikko Securities Indonesia  
Securities Administration Bureau :  
PT Sirca Datapro Perdana

### BOARD OF COMMISSIONERS

1. Ciputra
  2. Aldo P. Brasali
  3. Kamardy Arief \*)
  4. Leland Gerrits Rompas \*)
  5. Nanda Widya
- \*) Independent Commissioners

### BOARD OF DIRECTORS

1. Thomas Johannes Angfendy
2. Anhar Sudradjat
3. Nitik Hening Muji Rahardjo
4. Olivia Surodjo
5. Santoso
6. Wahyu Sulistio

### AUDIT COMMITTEE

1. Leland Gerrits Rompas
2. Lulu Terianto
3. Sian Christine Wiradinata

### CORPORATE SECRETARY

Olivia Surodjo

### HEAD OFFICE

M Gold Tower fl. 15  
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Homepage : [www.metropolitanland.com](http://www.metropolitanland.com)  
Email : [corpsec@metropolitanland.com](mailto:corpsec@metropolitanland.com)  
[osurodjo@metropolitanland.com](mailto:osurodjo@metropolitanland.com)

### SHAREHOLDERS (December 2018)

1. Northern Trust Company Sa Reco Newtown Pte. Ltd. 2,870,672,500 : 37.50%
2. PT Metropolitan Persada Internasional 2,809,801,303 : 36.70%
3. Public (<5%) 1,974,652,527 : 25.80%

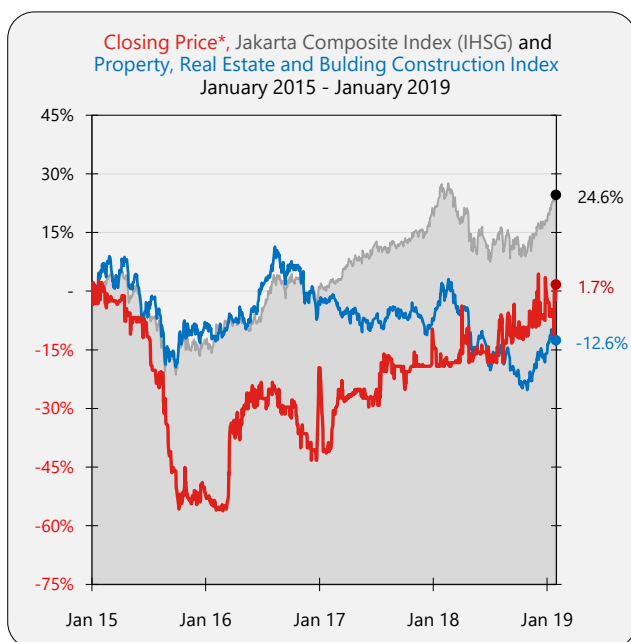
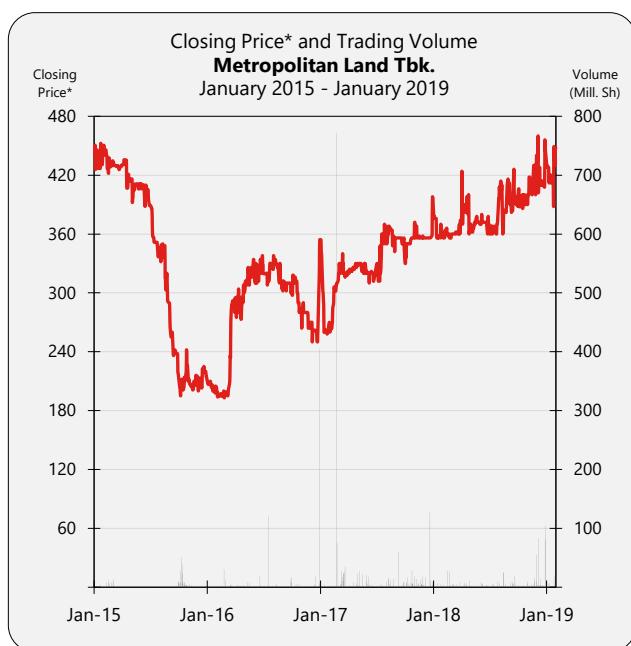
### DIVIDEND ANNOUNCEMENT

Year	Bonus Shares	Cash Dividend	Cum Date	Ex Date	Recording Date	Payment Date	F/I
2011		1.32	11-Oct-11	12-Oct-11	14-Oct-11	28-Oct-11	I
2011		4.13	21-May-12	22-May-12	24-May-12	7-Jun-12	F
2012		5.37	18-Jun-13	19-Jun-13	21-Jun-13	5-Jul-13	F
2013		6.50	23-Jun-14	24-Jun-14	26-Jun-14	10-Jul-14	F
2014		3.50	29-May-15	1-Jun-15	4-Jun-15	25-Jun-15	F
2015		1.00	5-Aug-15	6-Aug-15	10-Aug-15	21-Aug-15	I
2014		365.00	5-Aug-15	6-Aug-15	10-Aug-15	25-Aug-15	F
2015		3.20	30-May-16	31-May-16	2-Jun-16	24-Jun-16	F
2016		5.30	29-May-17	30-May-17	2-Jun-17	22-Jun-17	F
2017		8.80	18-May-18	21-May-18	23-May-18	8-Jun-18	F

### ISSUED HISTORY

No.	Type of Listing	Shares	Listing Date	Trading Date
1.	First Issue	1,894,833,000	20-Jun-11	20-Jun-11
2.	Company Listing	5,684,500,000	20-Jun-11	20-Jun-11
3.	Share Dividend	75,793,330	25-Aug-15	25-Aug-15

# MTLA Metropolitan Land Tbk.



SHARES TRADED	2015	2016	2017	2018	Jan-19
Volume (Million Sh.)	372	789	1,858	853	60
Value (Billion Rp)	99	227	626	361	24
Frequency (Thou. X)	15	7	5	3	0.3
Days	227	215	235	240	22
<b>Price (Rupiah)</b>					
High	475	366	400	470	450
Low	194	178	250	356	388
Close	215	354	398	448	448
Close*	215	354	398	448	448
<b>PER (X)</b>					
PER (X)	7.68	12.06	15.06	8.51	8.51
PER Industry (X)	13.36	24.89	14.52	27.07	28.17
PBV (X)	0.74	1.15	1.16	1.05	1.05

\* Adjusted price after corporate action

## TRADING ACTIVITIES

Month	Closing Price			Freq. (X)	Volume (Thou. Sh.)	Value (Million Rp)	Day
	High	Low	Close				
Jan-15	475	420	445	528	5,662	2,546	20
Feb-15	460	425	436	1,154	45,752	20,011	16
Mar-15	440	420	434	587	30,009	13,012	19
Apr-15	440	402	420	249	4,352	1,869	21
May-15	420	396	415	288	2,607	1,081	18
Jun-15	415	390	393	131	1,127	455	19
Jul-15	395	325	349	538	3,335	1,195	17
Aug-15	360	278	290	381	790	247	18
Sep-15	290	218	218	1,675	15,908	3,709	18
Oct-15	249	194	226	7,685	230,661	48,412	21
Nov-15	247	198	207	1,249	26,004	5,430	21
Dec-15	236	197	215	876	5,838	1,244	19
Jan-16	215	193	205	568	5,005	1,028	20
Feb-16	205	178	198	865	45,507	8,984	20
Mar-16	315	191	280	1,851	22,618	5,771	21
Apr-16	340	270	300	1,294	24,300	7,093	21
May-16	334	300	334	465	22,920	7,269	20
Jun-16	340	310	328	243	28,539	9,220	20
Jul-16	334	308	328	109	123,590	25,447	14
Aug-16	338	302	312	235	12,755	4,186	20
Sep-16	318	300	302	107	40,605	11,637	14
Oct-16	318	274	280	184	12,029	3,639	16
Nov-16	290	264	270	27	2,353	623	10
Dec-16	366	250	354	630	448,329	142,065	19
Jan-17	354	250	268	465	8,031	2,091	20
Feb-17	314	260	314	565	860,974	275,352	19
Mar-17	340	296	320	529	191,313	61,484	22
Apr-17	340	320	326	227	30,877	10,584	17
May-17	340	320	322	228	115,103	38,611	19
Jun-17	332	310	312	276	44,992	14,386	15
Jul-17	370	310	360	350	21,492	7,065	21
Aug-17	368	340	356	223	80,089	25,709	22
Sep-17	370	330	344	642	96,822	32,409	18
Oct-17	356	330	356	539	109,139	41,471	22
Nov-17	372	354	356	353	115,951	45,152	22
Dec-17	400	356	398	335	182,826	72,180	18
Jan-18	398	356	358	211	24,637	9,759	22
Feb-18	370	356	360	185	73,617	29,367	19
Mar-18	380	356	374	275	45,517	17,443	21
Apr-18	426	360	368	497	47,196	18,668	21
May-18	380	360	370	188	12,780	5,063	20
Jun-18	384	360	370	175	34,498	13,726	13
Jul-18	400	360	396	175	27,441	10,962	22
Aug-18	430	360	414	256	70,436	28,177	21
Sep-18	450	382	396	239	65,202	26,080	19
Oct-18	438	360	400	257	25,334	10,123	23
Nov-18	440	380	440	253	117,132	47,529	21
Dec-18	470	364	448	504	308,749	143,732	18
Jan-19	450	388	448	296	60,300	24,144	22

BALANCE SHEET	Dec-14	Dec-15	Dec-16	Dec-17	Sep-18
<i>(in Million Rp, except Par Value)</i>					
Cash & Cash Equivalents	302,173	216,358	310,437	462,939	316,935
Receivables	329,803	229,224	194,508	320,150	220,302
Inventories	1,177,104	1,502,645	1,625,983	1,703,033	1,644,640
Investment	-	-	51,223	284,688	375,598
Fixed Assets	315,779	363,938	387,873	372,558	361,640
Other Assets	5,446	8,675	10,967	21,467	25,934
<b>Total Assets</b>	<b>3,250,718</b>	<b>3,620,743</b>	<b>3,932,529</b>	<b>4,873,830</b>	<b>4,929,058</b>
<b>Growth (%)</b>		<b>11.38%</b>	<b>8.61%</b>	<b>23.94%</b>	<b>1.13%</b>

Trade Payable	38,632	28,342	18,173	44,340	13,325
<b>Total Liabilities</b>	<b>1,213,581</b>	<b>1,407,526</b>	<b>1,430,127</b>	<b>1,874,478</b>	<b>1,677,953</b>
<b>Growth (%)</b>		<b>15.98%</b>	<b>1.61%</b>	<b>31.07%</b>	<b>-10.48%</b>

Authorized Capital	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
Paid up Capital	757,933	765,513	765,513	765,513	765,513
Paid up Capital (Shares)	7,579	7,655	7,655	7,655	7,655
Par Value	100	100	100	100	100
Retained Earnings	938,795	1,088,841	1,335,686	1,746,791	1,981,764
<b>Total Equity</b>	<b>2,037,136</b>	<b>2,213,217</b>	<b>2,502,403</b>	<b>2,999</b>	<b>3,251,105</b>
<b>Growth (%)</b>		<b>8.64%</b>	<b>13.07%</b>	<b>-99.88%</b>	<b>108,293.58%</b>

INCOME STATEMENTS	Dec-14	Dec-15	Dec-16	Dec-17	Sep-18
<b>Total Revenues</b>	<b>1,117,732</b>	<b>1,089,218</b>	<b>1,143,372</b>	<b>1,263,595</b>	<b>949,308</b>
<b>Growth (%)</b>		<b>-2.55%</b>	<b>4.97%</b>	<b>10.51%</b>	

Cost of Revenues	469,267	428,732	422,161	446,600	373,211
Gross Profit	648,466	660,486	721,211	816,996	576,096
Operating Expenses	-	418,480	399,313	263,726	244,338
Operating Profit	-	-	321,898	553,270	331,758
<b>Growth (%)</b>				<b>71.88%</b>	

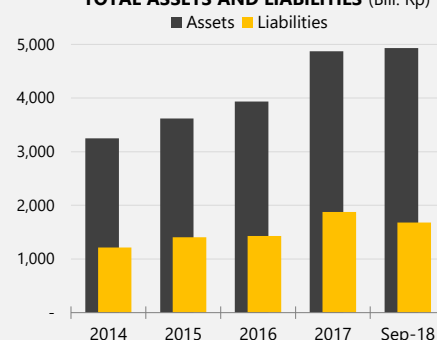
Other Income (Expenses)	-269,936	-	-	-	-
Income Before Tax	378,530	242,006	321,898	553,270	331,758
Tax	69,313	2,023	5,384	2,259	2,484
Profit for the period	309,217	239,983	316,514	551,011	329,274
<b>Growth (%)</b>		<b>-22.39%</b>	<b>31.89%</b>	<b>74.09%</b>	

Period Attributable	267,948	214,270	271,342	451,678	302,338
Comprehensive Income	309,217	238,637	264,137	537,522	319,118
Comprehensive Attributable	267,948	212,944	164,294	438,221	292,212

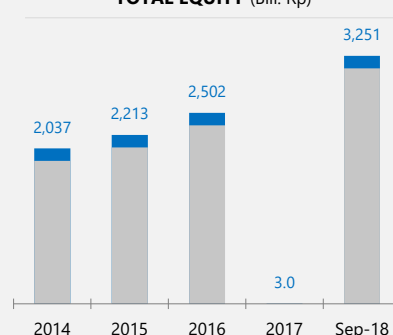
RATIOS	Dec-14	Dec-15	Dec-16	Dec-17	Sep-18
Dividend (Rp)	368.50	4.20	5.30	8.80	-
EPS (Rp)	40.80	31.35	41.35	71.98	43.01
BV (Rp)	268.78	289.12	326.89	0.39	424.70
DAR (X)	0.37	0.39	0.36	0.38	0.34
DER(X)	0.60	0.64	0.57	624.96	0.52
ROA (%)	9.51	6.63	8.05	11.31	6.68
ROE (%)	15.18	10.84	12.65	18,370.99	10.13
GPM (%)	58.02	60.64	63.08	64.66	60.69
OPM (%)	-	-	28.15	43.79	34.95
NPM (%)	27.66	22.03	27.68	43.61	34.69
Payout Ratio (%)	903.24	13.40	12.82	12.23	-
Yield (%)	93.06	1.06	1.34	2.22	-

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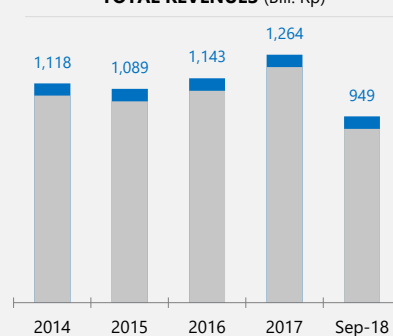
**TOTAL ASSETS AND LIABILITIES** (Bill. Rp)



**TOTAL EQUITY** (Bill. Rp)



**TOTAL REVENUES** (Bill. Rp)



**PROFIT FOR THE PERIOD** (Bill. Rp)

