

PJAA Pembangunan Jaya Ancol Tbk.

COMPANY REPORT : JANUARY 2019

As of 31 January 2019

Main Board
Industry Sector : Trade, Services & Investment (9)
Industry Sub Sector : Tourism, Restaurant And Hotel (94)

Individual Index : 253.659
Listed Shares : 1,599,999,996
Market Capitalization : 2,079,999,994,800

289 | 2.08T | 0.03% | 96.90%

535 | 0.006T | 0.0003% | 99.991%

COMPANY HISTORY

Established Date : 10-Jul-1992
Listing Date : 02-Jul-2004 (IPO Price: 1,025)
Underwriter IPO :
PT. Danareksa Sekuritas
Securities Administration Bureau :
PT Adimitra Jasa Korpora

BOARD OF COMMISSIONERS

1. Rene Suhardono Canoneo *)
 2. Geisz Chalifah
 3. Trisna Muliadi
- *) *Independent Commissioners*

BOARD OF DIRECTORS

1. C. Paul Tehusjarana
2. Agus Sudarno
3. Bertho Darmo Poedjo Asmanto
4. Daniel Nainggolan
5. Harianto Badjoeri
6. Teuku Sahir Syahali

AUDIT COMMITTEE

1. Rene Suhardono Canoneo
2. Jundariatin Rowi
3. Sukarjono

CORPORATE SECRETARY

Agung Praptono

HEAD OFFICE

Ecovention Building - Ecopark
Jl. Lodan Timur No. 7, Taman Impian Jaya Ancol
Jakarta 14430
Phone : (021) 645-4567; 645-3456
Fax : (021) 645-2986; 6471-0502
Homepage : www.ancol.com
Email : agungp@ancol.com
investor@ancol.com
asterynaandi@gmail.com

SHAREHOLDERS (December 2018)

1. Province of DKI Jakarta	1,151,999,999	72.00%
2. PT Pembangunan Jaya	288,099,999	18.01%
3. Public (<5%)	159,899,998	9.99%

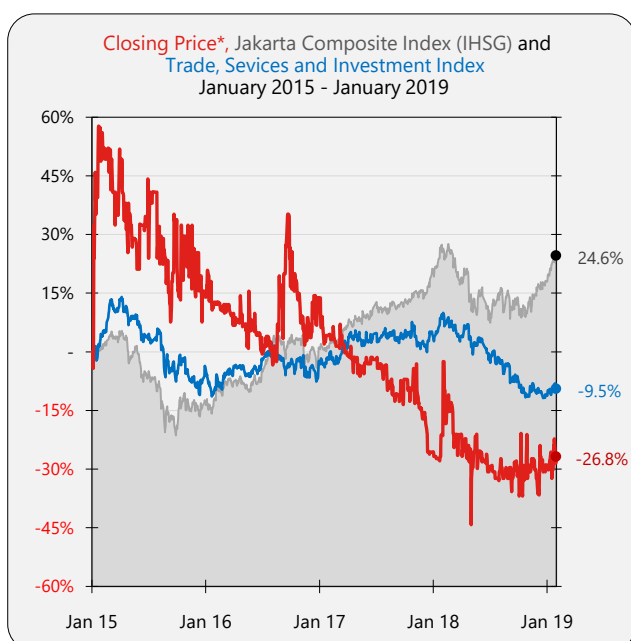
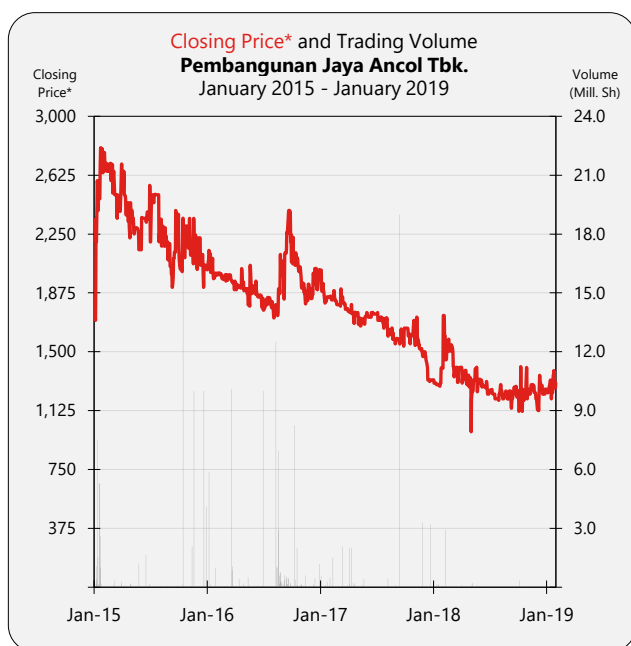
DIVIDEND ANNOUNCEMENT

Year	Bonus Shares	Cash Dividend	Cum Date	Ex Date	Recording Date	Payment Date	F/I
2004		50.35	16-May-05	17-May-05	19-May-05	3-Jun-05	F
2005		61.00	19-May-06	22-May-06	24-May-06	9-Jun-06	F
2006		31.50	29-Jun-07	2-Jul-07	4-Jul-07	18-Jul-07	I
2007		35.20	1-Jul-08	2-Jul-08	4-Jul-08	18-Jul-08	F
2008		37.35	12-Jun-09	15-Jun-09	17-Jun-09	1-Jul-09	F
2009		40.00	31-May-10	1-Jun-10	3-Jun-10	17-Jun-10	F
2010		41.50	30-Jun-11	1-Jul-11	5-Jul-11	19-Jul-11	F
2011		45.00	4-Jun-12	5-Jun-12	7-Jun-12	21-Jun-12	F
2012		49.50	26-Jun-13	27-Jun-13	1-Jul-13	12-Jul-13	F
2013		53.40	18-Jun-14	19-Jun-14	23-Jun-14	4-Jul-14	F
2015		69.00	30-Jun-16	1-Jul-16	12-Jul-16	27-Jul-16	F
2016		31.00	2-Jun-17	5-Jun-17	7-Jun-17	22-Jun-17	F
2016		31.00	2-Jun-17	5-Jun-17	7-Jun-17	23-Jun-17	F
2017		52.00	21-May-18	22-May-18	24-May-18	8-Jun-18	F

ISSUED HISTORY

No.	Type of Listing	Shares	Listing Date	Trading Date
1.	First Issue	80,000,000	2-Jul-04	2-Jul-04
2.	Company Listing	719,999,998	2-Jul-04	2-Jan-05
3.	Province Govt. of DKI Jakarta (Series A)	1	2-Jul-04	0-Jan-00
4.	PT Pembangunan Jaya (Series B)	1	2-Jul-04	0-Jan-00
5.	Stock Split	799,999,996	10-Jul-06	10-Jul-06

PJAA Pembangunan Jaya Ancol Tbk.



SHARES TRADED	2015	2016	2017	2018	Jan-19
Volume (Million Sh.)	74	77	37	5	0.04
Value (Billion Rp)	165	144	59	7	0.06
Frequency (Thou. X)	2	5	1	1	0.1
Days	180	223	176	184	20
Price (Rupiah)					
High	2,875	2,560	2,100	1,730	1,600
Low	1,615	1,675	1,310	990	1,200
Close	2,025	2,020	1,320	1,260	1,300
Close*	2,025	2,020	1,320	1,260	1,300
PER (X)					
PER (X)	11.14	21.32	9.59	9.36	9.65
PER Industry (X)	14.53	19.07	17.44	5.25	6.49
PBV (X)	1.81	1.81	1.06	0.97	1.01

* Adjusted price after corporate action

Month	Closing Price			Freq. (X)	Volume (Thou. Sh.)	Value (Million Rp)	Day
	High	Low	Close				
Jan-15	2,875	1,615	2,640	941	25,348	58,125	21
Feb-15	2,800	2,505	2,695	159	312	827	19
Mar-15	2,695	2,275	2,695	184	993	2,587	17
Apr-15	2,695	2,100	2,400	199	516	1,208	18
May-15	2,400	2,110	2,150	86	1,291	1,106	9
Jun-15	2,560	1,775	2,560	41	1,851	4,464	11
Jul-15	2,500	2,165	2,250	24	12	29	8
Aug-15	2,345	2,010	2,165	41	103	218	15
Sep-15	2,400	1,860	2,375	127	121	279	16
Oct-15	2,425	2,000	2,300	230	16,871	40,101	16
Nov-15	2,350	2,025	2,025	114	12,169	29,483	17
Dec-15	2,225	1,800	2,025	61	14,133	26,386	13
Jan-16	2,175	1,900	2,000	82	7,032	15,103	16
Feb-16	2,000	1,940	1,990	80	32	64	17
Mar-16	2,020	1,850	1,950	332	12,127	22,881	20
Apr-16	2,030	1,850	1,890	186	730	1,381	21
May-16	2,050	1,790	1,915	183	657	1,186	18
Jun-16	1,950	1,700	1,840	268	10,521	14,222	22
Jul-16	1,850	1,700	1,820	228	244	442	15
Aug-16	2,200	1,675	2,010	1,517	27,457	50,868	22
Sep-16	2,560	1,835	2,070	600	3,851	8,348	20
Oct-16	2,300	1,860	1,970	832	11,207	23,492	20
Nov-16	1,970	1,785	1,880	330	950	1,748	19
Dec-16	2,190	1,815	2,020	186	1,898	3,890	13
Jan-17	2,100	1,800	1,850	164	963	1,870	16
Feb-17	1,960	1,790	1,800	48	2,109	3,849	11
Mar-17	1,900	1,750	1,760	89	2,262	4,171	19
Apr-17	1,800	1,620	1,730	115	4,651	8,088	13
May-17	1,760	1,650	1,750	52	535	904	16
Jun-17	1,750	1,550	1,740	25	56	92	6
Jul-17	1,775	1,650	1,675	64	10	17	15
Aug-17	1,715	1,550	1,550	119	570	909	21
Sep-17	1,750	1,500	1,650	55	19,015	30,044	10
Oct-17	1,700	1,550	1,610	34	13	21	12
Nov-17	1,720	1,470	1,495	140	3,404	5,173	21
Dec-17	1,500	1,310	1,320	97	3,302	4,329	16
Jan-18	1,500	1,240	1,395	278	673	875	22
Feb-18	1,730	1,300	1,545	67	2,973	4,750	12
Mar-18	1,535	1,300	1,400	74	79	109	17
Apr-18	1,400	1,200	1,335	210	184	251	19
May-18	1,530	990	1,325	234	563	685	19
Jun-18	1,325	1,230	1,230	49	25	31	10
Jul-18	1,260	1,190	1,190	31	9	11	12
Aug-18	1,290	1,150	1,200	33	14	16	14
Sep-18	1,280	1,100	1,210	38	15	18	12
Oct-18	1,405	1,080	1,200	66	343	389	19
Nov-18	1,295	1,060	1,200	41	19	23	16
Dec-18	1,530	1,110	1,260	62	15	19	12
Jan-19	1,600	1,200	1,300	131	44	57	20

PJAA Pembangunan Jaya Ancol Tbk.

Financial Data and Ratios

Book End : December

Public Accountant : Amir Abadi Jusuf, Aryanto, Mawar & Partners

BALANCE SHEET	Dec-14	Dec-15	Dec-16	Dec-17	Sep-18
<i>(in Million Rp, except Par Value)</i>					
Cash & Cash Equivalents	322,967	309,942	753,939	425,416	806,012
Receivables	150,618	145,866	124,898	120,198	133,873
Inventories	7,622	7,125	9,692	7,022	8,385
Current Assets	500,695	613,109	915,674	687,624	1,081,592
Fixed Assets	1,267,689	1,483,777	1,565,216	1,729,308	1,903,378
Other Assets	16,228	15,122	13,056	17,187	15,105
Total Assets	2,907,017	3,130,177	3,768,551	3,748,270	4,274,217
Growth (%)		7.68%	20.39%	-0.54%	14.03%

Current Liabilities	559,106	519,711	1,028,727	659,104	1,224,894
Long Term Liabilities	729,727	821,928	911,711	1,098,728	981,469
Total Liabilities	1,288,834	1,341,639	1,940,439	1,757,832	2,206,363
Growth (%)		4.10%	44.63%	-9.41%	25.52%

Authorized Capital	1,440,000	1,440,000	2,880,000	2,880,000	2,880,000
Paid up Capital	400,000	400,000	400,000	400,000	400,000
Paid up Capital (Shares)	1,600	1,600	1,600	1,600	1,600
Par Value	500 & 250	500 & 250	500 & 250	500 & 250	500 & 250
Retained Earnings	1,072,784	1,245,298	1,261,779	1,413,485	1,491,876
Total Equity	1,618,183	1,788,538	1,828,112	1,990,438	2,067,854
Growth (%)		10.53%	2.21%	8.88%	3.89%

INCOME STATEMENTS	Dec-14	Dec-15	Dec-16	Dec-17	Sep-18
Total Revenues	1,101,364	1,131,490	1,283,535	1,240,030	924,754
Growth (%)		2.74%	13.44%	-3.39%	

Cost of Revenues	602,089	591,324	703,295	640,765	434,453
Gross Profit	499,275	540,165	580,240	599,265	490,301
Expenses (Income)	216,555	119,719	339,970	-205,225	182,979
Operating Profit	282,720	420,446	240,270	394,040	307,322
Growth (%)		48.71%	-42.85%	64.00%	

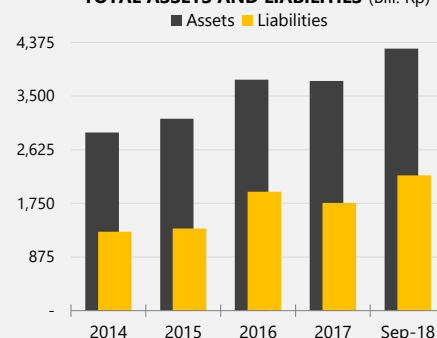
Other Income (Expenses)	21,784	-41,846	6,394	-57,091	-61,441
Income before Tax	304,504	378,600	246,664	336,949	245,881
Tax	71,414	89,180	92,770	112,794	85,265
Profit for the period	233,090	289,420	153,894	224,155	160,616
Growth (%)		24.17%	-46.83%	45.66%	

Period Attributable	235,160	290,861	130,825	220,219	161,591
Comprehensive Income	233,090	289,408	149,980	205,145	160,616
Comprehensive Attributable	235,160	290,849	126,880	201,306	161,591

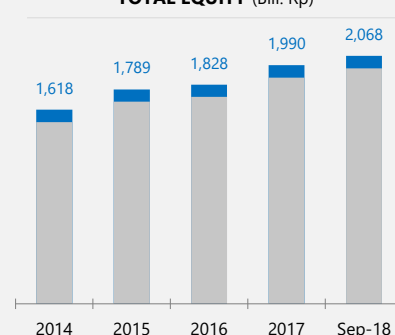
RATIOS	Dec-14	Dec-15	Dec-16	Dec-17	Sep-18
Current Ratio (%)	89.55	117.97	89.01	104.33	88.30
Dividend (Rp)	-	69.00	62.00	52.00	-
EPS (Rp)	146.97	181.79	81.77	137.64	100.99
BV (Rp)	1,011.36	1,117.84	1,142.57	1,244.02	1,292.41
DAR (X)	0.44	0.43	0.51	0.47	0.52
DER(X)	0.80	0.75	1.06	0.88	1.07
ROA (%)	8.02	9.25	4.08	5.98	3.76
ROE (%)	14.40	16.18	8.42	11.26	7.77
GPM (%)	45.33	47.74	45.21	48.33	53.02
OPM (%)	25.67	37.16	18.72	31.78	33.23
NPM (%)	21.16	25.58	11.99	18.08	17.37
Payout Ratio (%)	-	37.96	75.83	37.78	-
Yield (%)	-	3.41	3.07	3.94	-

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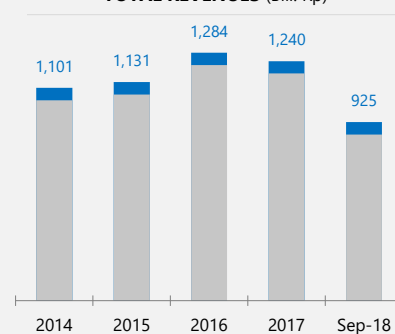
TOTAL ASSETS AND LIABILITIES (Bill. Rp)



TOTAL EQUITY (Bill. Rp)



TOTAL REVENUES (Bill. Rp)



PROFIT FOR THE PERIOD (Bill. Rp)

