

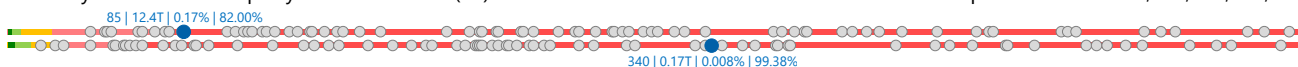
PLIN Plaza Indonesia Realty Tbk.

COMPANY REPORT : JANUARY 2019

As of 31 January 2019

Main Board
 Industry Sector : Property, Real Estate & Building Construction (6)
 Industry Sub Sector : Property And Real Estate (61)

Individual Index : 1,452.367
 Listed Shares : 3,550,000,000
 Market Capitalization : 12,425,000,000,000



COMPANY HISTORY

Established Date : 05-Oct-1983
 Listing Date : 15-Jun-1992 (IPO Price: 4,950)
 Underwriter IPO :
 PT Danareksa Sekuritas
 PT Jardine Fleming Nusantara
 Securities Administration Bureau :
 PT Sinartama Gunita

BOARD OF COMMISSIONERS

1. Franky Oesman Widjaja
 2. Mohamad Tachril Sapiie
 3. Sintong Panjaitan *)
 4. Sutanto
- *) Independent Commissioners

BOARD OF DIRECTORS

1. Rosano Barack
2. Amelia Gozali
3. Arnes Lukman
4. Lucy Suyanto
5. Maria Rosario B. Egron

AUDIT COMMITTEE

1. Sintong Panjaitan
2. Hadi Priatna

CORPORATE SECRETARY

Umbas Rombe

HEAD OFFICE

The Plaza fl. 10
 Jl. M.H. Thamrin Kav. 28 - 30
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 corsec@plazaindonesia.com

SHAREHOLDERS (December 2018)

1. PT Bumi Serpong Damai Tbk.	1,421,195,766	: 40.03%
2. UBS AG Singapore S/A PT Indonesian Paradise Pr. Tbk.-2091144717	842,525,034	: 23.73%
3. PT Plaza Indonesia Realty Tbk.	512,200,000	: 14.43%
4. Credit Suisse AG SG TR A/C CI PT Indo Paradise Prprty-2023904325	450,000,000	: 12.68%
5. Public (<5%)	324,079,200	: 9.13%

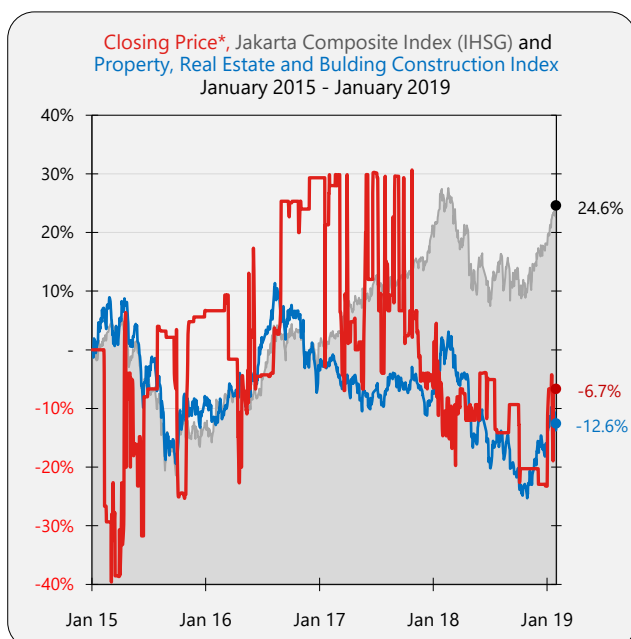
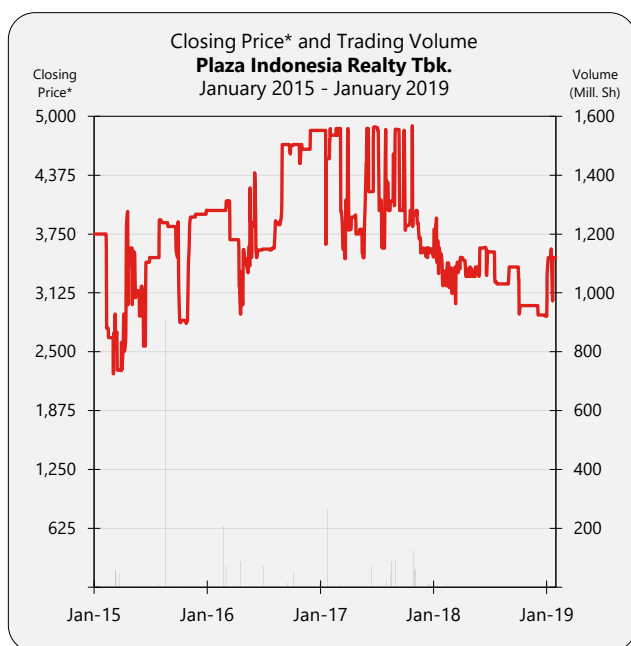
DIVIDEND ANNOUNCEMENT

Year	Bonus Shares	Cash Dividend	Cum Date	Ex Date	Recording Date	Payment Date	F/I
1992		50.00	25-Jun-93	28-Jun-93	5-Jul-93	3-Aug-93	F
1993	1 : 1		3-Dec-93	6-Dec-93	13-Dec-93	13-Jan-94	BS
1993		30.00	23-May-94	24-May-94	1-Jun-94	1-Jul-94	F
1994		30.00	30-Jun-95	3-Jul-95	11-Jul-95	11-Aug-95	F
1995		35.00	27-Jun-96	28-Jun-96	8-Jul-96	5-Aug-96	F
1996		40.00	1-Jul-97	2-Jul-97	10-Jul-97	8-Aug-97	F
1998		10.00	29-Jun-99	30-Jun-99	8-Jul-99	6-Aug-99	F
1999		10.00	25-Jul-00	26-Jul-00	3-Aug-00	8-Aug-00	F
2001		10.00	12-Aug-02	13-Aug-02	18-Aug-02	30-Aug-02	F
2002		12.50	12-Aug-03	13-Aug-03	15-Aug-03	29-Aug-03	F
2003		12.50	11-Aug-04	12-Aug-04	16-Aug-04	31-Aug-04	F
2004		12.50	11-Aug-05	12-Aug-05	19-Aug-05	31-Aug-05	F
2005		12.50	9-Aug-06	10-Aug-06	14-Aug-06	31-Aug-06	F
2005	1 : 1		5-Dec-06	6-Dec-06	8-Dec-06	22-Dec-06	BS
2006		1.25	13-Aug-07	14-Aug-07	16-Aug-07	31-Aug-07	I
2007			12-Aug-08	11-Aug-08	14-Aug-08	29-Aug-08	F
2009		1.25	11-Aug-10	12-Aug-10	16-Aug-10	31-Aug-10	F
2010		2.50	15-Aug-11	16-Aug-11	19-Aug-11	9-Sep-11	F
2011		84.50	13-Aug-12	14-Aug-12	16-Aug-12	5-Sep-12	F
2012		42.50	5-Jul-13	8-Jul-13	10-Jul-13	24-Jul-13	F
2013		42.50	19-Feb-14	20-Feb-14	24-Feb-14	10-Mar-14	I
2013		42.50	2-Jun-14	3-Jun-14	5-Jun-14	19-Jun-14	F
2014		70.00	15-Apr-15	16-Apr-15	20-Apr-15	7-May-15	F
2016		210.00	9-Nov-17	10-Nov-17	14-Nov-17	21-Nov-17	F

ISSUED HISTORY

No.	Type of Listing	Shares	Listing Date	Trading Date
1.	First Issue	35,000,000	15-Jun-92	15-Jun-92
2.	Company Listing	80,000,000	15-Jun-92	16-Dec-92
3.	Bonus Shares	115,000,000	14-Jan-94	14-Jan-94
4.	Right Issue	40,500	26-May-94	17-Jun-94
5.	Right Issue	5,000	26-May-94	27-Jun-94
6.	Right Issue	506,100	26-May-94	30-Jun-94
7.	Right Issue	200	26-May-94	6-Jul-94
8.	Right Issue	110,732,900	26-May-94	12-Jul-94
9.	Right Issue	3,715,300	26-May-94	13-Jul-94
10.	Add. Listing without RI	10,000,000	13-Oct-03	13-Oct-03
11.	Bonus Shares	355,000,000	22-Dec-06	22-Dec-06
12.	Stock Split	2,840,000,000	26-Dec-06	26-Dec-06

PLIN Plaza Indonesia Realty Tbk.



SHARES TRADED	2015	2016	2017	2018	Jan-19
Volume (Million Sh.)	1,080	535	912	39	12
Value (Billion Rp)	2,710	1,790	3,058	163	65
Frequency (Thou. X)	1	0.6	0.8	2	0.06
Days	90	82	123	95	9
Price (Rupiah)					
High	4,400	4,850	5,100	4,000	3,700
Low	2,200	2,850	3,490	2,880	2,980
Close	4,000	4,850	3,550	2,880	3,500
Close*	4,000	4,850	3,550	2,880	3,500
PER (X)					
PER (X)	52.16	39.49	46.16	339.19	412.21
PER Industry (X)	13.36	24.89	14.52	27.07	28.17
PBV (X)	5.90	8.30	12.77	9.73	11.83

* Adjusted price after corporate action

TRADING ACTIVITIES

Month	Closing Price			Freq. (X)	Volume (Thou. Sh.)	Value (Million Rp)	Day
	High	Low	Close				
Jan-15	3,750	3,750	3,750	1	0.1	0.4	1
Feb-15	3,750	2,650	2,650	11	17	49	7
Mar-15	3,000	2,200	2,600	108	158,870	407,802	14
Apr-15	4,400	2,310	3,600	901	737	2,385	17
May-15	3,700	2,880	2,880	46	17	53	9
Jun-15	3,500	2,560	3,500	31	5	15	8
Jul-15	3,900	3,500	3,900	8	15,096	37,744	5
Aug-15	3,875	3,830	3,830	4	904,906	2,262,266	4
Sep-15	3,880	3,250	3,880	10	3	11	5
Oct-15	3,500	2,800	2,825	30	5	13	12
Nov-15	3,960	2,825	3,960	138	36	125	7
Dec-15	4,000	4,000	4,000	4	3	11	1
Jan-16	-	-	4,000	42	21	84	1
Feb-16	4,000	4,000	4,000	43	206,275	680,722	4
Mar-16	4,100	3,690	3,690	10	74,006	244,821	8
Apr-16	4,100	2,850	3,585	230	91,213	301,603	10
May-16	4,240	3,040	3,840	135	6,053	20,578	17
Jun-16	4,440	3,400	3,590	51	71,011	234,341	15
Jul-16	3,600	3,580	3,600	6	1	4	4
Aug-16	4,700	3,600	4,700	34	11	47	9
Sep-16	4,700	4,600	4,690	5	19,101	65,180	4
Oct-16	4,700	4,400	4,700	12	55,803	184,153	5
Nov-16	4,850	4,650	4,850	5	2	8	3
Dec-16	4,850	4,850	4,850	2	11,999	58,196	2
Jan-17	4,870	3,640	4,750	18	296,005	953,664	5
Feb-17	4,870	4,800	4,870	7	0.8	4	5
Mar-17	4,870	3,490	4,870	76	15,213	44,689	14
Apr-17	4,000	3,590	3,750	46	18	66	10
May-17	4,870	3,500	4,870	30	9	34	10
Jun-17	4,880	4,200	4,880	11	71,002	226,896	3
Jul-17	4,870	3,510	4,860	84	38	157	10
Aug-17	4,860	3,800	4,860	59	257,122	895,781	15
Sep-17	5,100	4,000	4,850	67	173	824	8
Oct-17	4,900	3,790	3,950	165	187,782	593,053	15
Nov-17	4,100	3,500	3,600	233	60,542	242,138	18
Dec-17	3,600	3,500	3,550	24	24,009	100,231	10
Jan-18	4,000	3,110	3,220	460	12,970	54,436	21
Feb-18	3,490	3,000	3,390	151	12,717	40,938	16
Mar-18	3,600	2,900	3,500	117	89	288	13
Apr-18	3,500	3,010	3,400	322	232	760	15
May-18	3,600	3,220	3,600	457	620	2,045	15
Jun-18	3,600	3,160	3,560	12	4	14	5
Jul-18	3,360	3,200	3,220	12	7	22	3
Aug-18	3,220	3,220	3,220	2	3	8	1
Sep-18	3,400	3,400	3,400	1	0.1	0.3	1
Oct-18	3,270	2,910	2,990	17	10	31	3
Nov-18	-	-	2,990	-	-	-	-
Dec-18	2,890	2,880	2,880	3	12,001	64,922	2
Jan-19	3,700	2,980	3,500	56	12,021	64,990	9

BALANCE SHEET	Dec-14	Dec-15	Dec-16	Dec-17	Sep-18
<i>(in Million Rp, except Par Value)</i>					
Cash & Cash Equivalents	720,157	802,943	394,918	489,658	900,226
Receivables	203,958	196,421	189,549	207,100	257,605
Inventories	12,859	13,818	12,934	10,735	13,157
Investment	38,011	36,802	35,601	37,865	41,024
Fixed Assets	854,495	823,768	801,058	786,425	786,711
Other Assets	2,415,731	10,055	9,948	-	-
Total Assets	4,544,932	4,671,090	4,586,569	4,639,438	5,004,671
Growth (%)		2.78%	-1.81%	1.15%	7.87%

Trade Payable	76,554	63,810	41,271	49,069	49,204
Total Liabilities	2,177,801	2,264,521	2,301,325	3,652,526	3,954,018
Growth (%)		3.98%	1.63%	58.71%	8.25%

Authorized Capital	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Paid up Capital	710,000	710,000	710,000	710,000	710,000
Paid up Capital (Shares)	3,550	3,550	3,550	3,550	3,550
Par Value	200	200	200	200	200
Retained Earnings	1,588,594	1,620,016	2,189,640	1,818,301	1,852,213
Total Equity	2,367,131	2,406,569	2,285,245	986,913	1,050,654
Growth (%)		1.67%	-5.04%	-56.81%	6.46%

INCOME STATEMENTS	Dec-14	Dec-15	Dec-16	Dec-17	Sep-18
Total Revenues	1,521,681	1,644,546	1,659,205	1,609,457	1,188,390
Growth (%)		8.07%	0.89%	-3.00%	

Cost of Revenues	573,569	602,642	600,218	612,131	443,475
Gross Profit	948,113	1,041,904	1,058,986	997,326	744,916
Operating Expenses	486,727	769,582	661,456	716,885	738,188
Operating Profit	-	-	397,531	280,441	6,728
Growth (%)				-29.45%	

Other Income (Expenses)	-	-	-	-	-
Income Before Tax	461,385	272,322	397,531	280,441	6,728
Tax	103,141	-7,368	-328,088	-5,848	26,887
Profit for the period	358,244	279,690	725,619	286,289	33,615
Growth (%)		-21.93%	159.44%	-60.55%	

Period Attributable	354,857	272,243	713,521	273,011	22,607
Comprehensive Income	358,244	288,742	731,182	279,687	45,245
Comprehensive Attributable	354,857	281,078	719,222	266,599	33,912

RATIOS	Dec-14	Dec-15	Dec-16	Dec-17	Sep-18
Dividend (Rp)	70.00	-	210.00	-	-
EPS (Rp)	100.91	78.79	204.40	80.64	9.47
BV (Rp)	666.80	677.91	643.73	278.00	295.96
DAR (X)	0.48	0.48	0.50	0.79	0.79
DER(X)	0.92	0.94	1.01	3.70	3.76
ROA (%)	7.88	5.99	15.82	6.17	0.67
ROE (%)	15.13	11.62	31.75	29.01	3.20
GPM (%)	62.31	63.36	63.82	61.97	62.68
OPM (%)	-	-	23.96	17.42	0.57
NPM (%)	23.54	17.01	43.73	17.79	2.83
Payout Ratio (%)	69.37	-	102.74	-	-
Yield (%)	2.06	-	6.18	-	-

*US\$ Rate (BI), Rp	12,436	13,794	13,436	13,548	14,929
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