

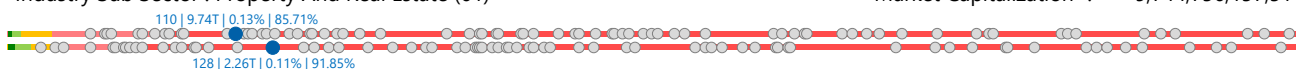
PPRO PP Properti Tbk.

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 : 341.622
Listed Shares : 61,675,671,883
Market Capitalization : 9,744,756,157,514



COMPANY HISTORY

Established Date : 12-Dec-2013
Listing Date : 19-May-2015 (IPO Price: 185)
Underwriter IPO :
PT CLSA Indonesia
PT Danareksa Sekuritas
PT Bahana Securities
PT Mandiri Sekuritas
PT CIMB Securities Indonesia
Securities Administration Bureau :
PT BSR Indonesia

BOARD OF COMMISSIONERS

1. Lukman Hidayat
 2. Betty Ariana
 3. Kelik Wirawan W *)
 4. M Farela *)
- *) *Independent Commissioners*

BOARD OF DIRECTORS

1. Taufik Hidayat
2. Galih Saksono
3. Indaryanto
4. Nanang Siswanto
5. Sinurlinda Gustina M

AUDIT COMMITTEE

1. Mohammad Farela
2. Herry Subiyono
3. Rando P.W

CORPORATE SECRETARY

Indaryanto

HEAD OFFICE

Plaza PP – Gedung Wisma Subiyanto
floor 2 Jl. Letjend TB. Simatupang No.57
Pasar Rebo Jakarta 13760
Phone : (021) 877-92734
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Homepage : www.pp-properti.com
Email : investor.relations@pp-properti.com

SHAREHOLDERS (December 2018)

1. PT PP Persero Tbk.	40,063,119,098	: 64.96%
2. Asuransi Jiwasraya	5,421,031,270	: 8.79%
3. PT Asabri (Persero) - Dapen Polri	3,284,680,836	: 5.33%
4. Public (<5%)	12,906,840,679	: 20.93%

DIVIDEND ANNOUNCEMENT

Year	Bonus Shares	Cash Dividend	Cum Date	Ex Date	Recording Date	Payment Date	F/I
2015		4.27	27-Apr-16	28-Apr-16	2-May-16	20-May-16	F
2016		1.30	15-Mar-17	16-Mar-17	20-Mar-17	5-Apr-17	F
2017		1.44	24-Apr-18	25-Apr-18	27-Apr-18	17-May-18	F

ISSUED HISTORY

No.	Type of Listing	Shares	Listing Date	Trading Date
1.	First Issue	4,912,346,000	19-May-15	19-May-15
2.	Company Listing	9,132,060,000	19-May-15	19-May-15
3.	Stock Split	42,133,218,000	16-Feb-17	16-Feb-17
4.	Right Issue	23,561,621	18-Apr-17	18-Apr-17
5.	Right Issue	25,060,495	20-Apr-17	20-Apr-17
6.	Right Issue	22,491,067	21-Apr-17	21-Apr-17
7.	Right Issue	4,659,845,129	25-Apr-17	25-Apr-17
8.	Right Issue	767,089,571	27-Apr-17	27-Apr-17



SHARES TRADED	2015	2016	2017	2018	Jan-19
Volume (Million Sh.)	16,698	31,311	30,447	13,642	3,142
Value (Billion Rp)	3,043	19,582	8,481	2,048	460
Frequency (Thou. X)	272	652	411	287	81
Days	151	246	238	240	22

Price (Rupiah)	2015	2016	2017	2018	Jan-19
High	250	1,490	1,360	208	161
Low	127	173	174	95	117
Close	178	1,360	189	117	158
Close*	44	340	189	117	158

PER (X)	8.32	54.99	26.21	17.70	23.90
PER Industry (X)	13.36	24.89	14.52	27.07	28.17
PBV (X)	0.99	6.92	2.33	1.32	1.78

* Adjusted price after corporate action

TRADING ACTIVITIES

Month	Closing Price			Freq. (X)	Volume (Thou. Sh.)	Value (Million Rp)	Day
	High	Low	Close				
May-15	250	193	194	63,574	4,545,009	908,518	9
Jun-15	198	151	187	37,224	1,793,892	328,470	21
Jul-15	195	178	181	16,315	731,268	137,014	19
Aug-15	184	135	147	20,022	931,865	147,882	20
Sep-15	153	127	127	17,126	767,189	112,354	21
Oct-15	171	127	163	38,507	2,155,686	340,186	21
Nov-15	210	150	188	56,009	4,301,928	800,763	21
Dec-15	192	165	178	22,773	1,470,938	268,028	19
Jan-16	193	173	185	30,977	1,538,488	285,756	20
Feb-16	210	181	196	35,793	2,202,315	425,738	20
Mar-16	237	196	220	35,108	2,321,386	474,641	21
Apr-16	328	218	303	73,814	5,456,919	1,568,438	21
May-16	390	280	376	61,664	2,716,746	906,531	20
Jun-16	535	374	505	65,467	2,560,413	1,126,635	22
Jul-16	630	500	615	34,404	1,530,987	833,742	16
Aug-16	860	615	770	61,694	2,601,588	1,949,825	22
Sep-16	1,385	755	1,330	97,418	3,473,350	3,514,761	21
Oct-16	1,490	1,185	1,355	79,556	2,587,794	3,151,114	21
Nov-16	1,450	1,110	1,445	47,841	1,568,010	2,052,087	22
Dec-16	1,445	1,160	1,360	28,546	2,753,161	3,293,074	20
Jan-17	1,360	1,200	1,270	19,290	405,458	527,108	21
Feb-17	1,330	270	328	53,033	1,559,747	624,366	19
Mar-17	326	270	290	62,568	1,956,076	581,643	22
Apr-17	304	264	264	30,002	1,883,104	477,690	17
May-17	268	216	228	42,180	1,650,831	385,005	20
Jun-17	242	222	226	19,486	11,895,609	3,517,633	15
Jul-17	236	202	208	22,120	1,040,581	236,523	21
Aug-17	230	200	204	31,813	1,684,441	352,812	22
Sep-17	224	191	206	31,435	1,363,757	280,023	19
Oct-17	224	197	210	45,254	2,641,428	561,949	22
Nov-17	214	195	196	28,112	984,700	202,930	22
Dec-17	202	174	189	25,984	3,380,819	733,397	18
Jan-18	208	188	192	38,870	1,221,757	243,783	22
Feb-18	202	186	187	23,050	748,954	144,185	19
Mar-18	193	168	169	19,881	599,178	108,281	21
Apr-18	195	154	160	32,405	1,985,344	365,654	21
May-18	176	141	170	22,456	893,528	147,371	20
Jun-18	171	140	142	7,151	432,859	74,365	13
Jul-18	148	130	145	18,079	643,663	93,512	22
Aug-18	146	126	130	14,133	1,581,961	225,053	21
Sep-18	130	104	111	21,973	658,002	79,987	19
Oct-18	117	95	96	20,321	2,018,517	223,976	23
Nov-18	126	96	115	32,500	1,479,986	161,756	21
Dec-18	140	116	117	36,551	1,378,511	179,588	18
Jan-19	161	117	158	81,259	3,141,961	459,700	22

Financial Data and Ratios

Public Accountant : Hertanto Grace Karunawan

Book End : December

BALANCE SHEET	Dec-15	Dec-16	Dec-17	Sep-18
<i>(in Million Rp, except Par Value)</i>				
Cash & Cash Equivalents	357,422	624,472	831,220	709,144
Receivables	1,199,500	2,810,291	4,046,316	5,753,978
Inventories	1,498,070	1,606,415	951,959	2,807,112
Investment	208,875	312,974	960,238	404,682
Fixed Assets	1,674,282	1,997,713	1,206,510	1,849,000
Other Assets	-	-	-	-
Total Assets	5,318,957	8,826,284	11,564,067	15,521,180
Growth (%)		65.94%	31.02%	34.22%

Trade Payable	658,506	1,526,642	1,599,110	2,746,491
Total Liabilities	2,801,370	5,858,373	6,688,792	10,051,380
Growth (%)		109.13%	14.17%	50.27%

Authorized Capital	3,652,824	3,652,824	3,652,824	3,652,824
Paid up Capital	3,652,824	1,404,441	1,541,892	1,541,892
Paid up Capital (Shares)	36,528	14,044	61,676	61,676
Par Value	100	100	25	25
Retained Earnings	2,515,879	1,059,082	1,162,779	1,313,899
Total Equity	2,517,587	2,967,911	4,875,275	5,469,800
Growth (%)		17.89%	64.27%	12.19%

INCOME STATEMENTS	Dec-15	Dec-16	Dec-17	Sep-18
Total Revenues	1,505,172	2,150,061	2,708,881	1,822,016
Growth (%)		42.84%	25.99%	

Cost of Revenues	1,057,350	1,564,157	2,059,293	1,350,636
Gross Profit	447,823	585,904	649,588	471,380
Operating Expenses	62,323	78,631	85,892	100,390
Operating Profit	385,500	507,273	563,695	370,990
Growth (%)		31.59%	11.12%	

Other Income (Expenses)	-13,848	-136,634	-31,183	-52,105
Income Before Tax	372,738	368,223	538,591	322,215
Tax	72,409	2,848	78,948	1,917
Profit for the period	300,329	365,374	459,643	320,298
Growth (%)		21.66%	25.80%	

Period Attributable	300,325	365,383	444,680	305,817
Comprehensive Income	656,307	365,358	499,656	320,183
Comprehensive Attributable	635,658	365,366	484,620	305,702

RATIOS	Dec-15	Dec-16	Dec-17	Sep-18
Dividend (Rp)	4.27	1.30	1.44	-
EPS (Rp)	8.22	26.02	7.45	5.19
BV (Rp)	68.92	211.32	79.05	88.69
DAR (X)	0.53	0.66	0.58	0.65
DER(X)	1.11	1.97	1.37	1.84
ROA (%)	5.65	4.14	3.97	2.06
ROE (%)	11.93	12.31	9.43	5.86
GPM (%)	29.75	27.25	23.98	25.87
OPM (%)	25.61	23.59	20.81	20.36
NPM (%)	19.95	16.99	16.97	17.58
Payout Ratio (%)	51.93	5.00	19.32	-
Yield (%)	3.85	1.17	1.30	-

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