

PWON Pakuwon Jati 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 : 2,505.879
 Listed Shares : 48,159,602,400
 Market Capitalization : 31,303,741,560,000

40 | 31.3T | 0.42% | 70.09%

65 | 6.41T | 0.31% | 80.54%

COMPANY HISTORY

Established Date : 20-Sep-1982
 Listing Date : 09-Oct-1989 (IPO Price: 7,300)
 Underwriter IPO :
 PT (Persero) Danareksa
 PT Aseam Indonesia
 PT Inter-Pacific Financial Corporation
 Securities Administration Bureau :
 PT Sirca Datapro Perdana

BOARD OF COMMISSIONERS

- Alexander Tedja
 - Dyah Pradnyaparamita Duarsa *)
 - Richard Adisastra *)
- *) Independent Commissioners

BOARD OF DIRECTORS

- Alexander Stephanus Ridwan Suhendra
- Eiffel Tedja
- Lauw, Syane Wahyuni Loekito
- Minarto Basuki
- Sutandi Purnomosidi
- Wong Boon Siew Ivy

AUDIT COMMITTEE

- Dyah Pradnyaparamita Duarsa
- Agus Subyantara
- Hartono Rahardjo

CORPORATE SECRETARY

Minarto Basuki

HEAD OFFICE

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SHAREHOLDERS (December 2018)

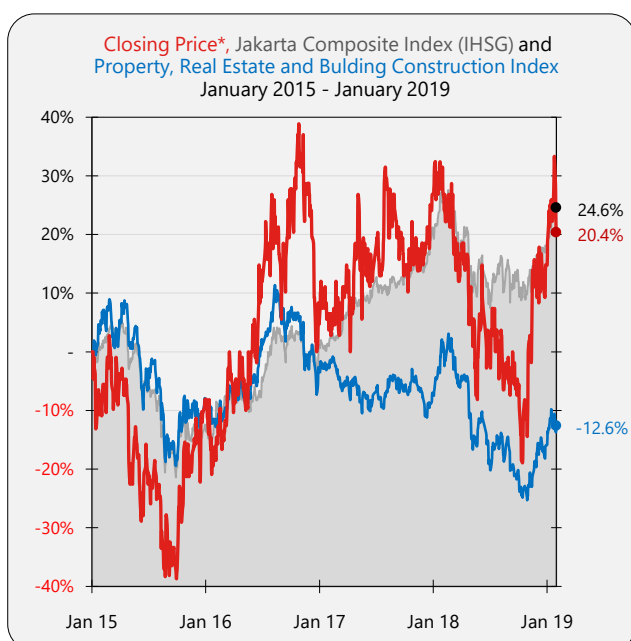
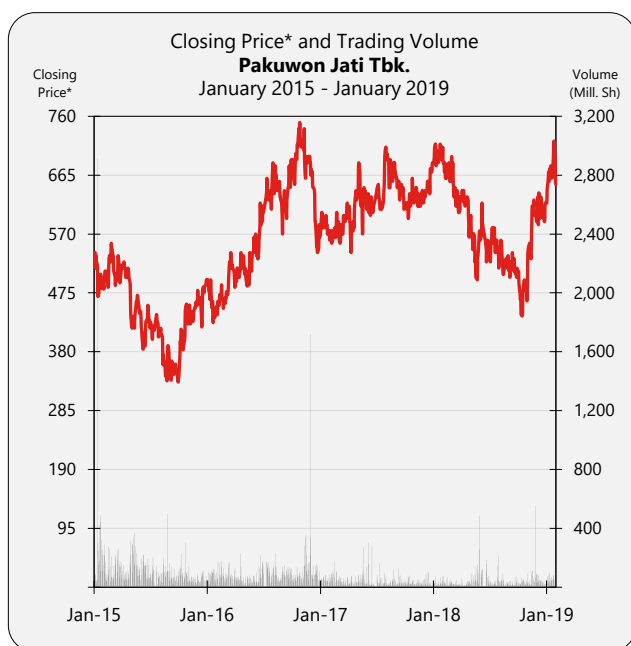
1. PT Pakuwon Arthaniaga	24,759,548,800	: 51.41%
2. Bank Julius Baer Co., Ltd.	3,000,000,000	: 6.23%
3. PT Pakuwon Arthaniaga	2,747,919,760	: 5.71%
4. JPMCB Na Re- PT Pakuwon	2,570,129,840	: 5.34%
5. Public (<5%)	15,082,004,000	: 31.32%

DIVIDEND ANNOUNCEMENT

Year	Bonus Shares	Cash Dividend	Cum Date	Ex Date	Recording Date	Payment Date	F/I
1989		50.00	8-Jun-90	11-Jun-90	15-Jun-90	22-Jul-90	F
1990		75.00	28-Feb-91	1-Mar-91	8-Mar-91	8-Apr-91	F
1991		30.00	10-Jun-92	12-Jun-92	19-Jun-92	20-Jun-92	F
1991	2:1		23-Nov-92	24-Nov-92	1-Dec-92	23-Dec-92	BS
1992		25.00	9-Aug-93	10-Aug-93	18-Aug-93	18-Sep-93	F
1993		25.00	12-Jul-94	13-Jul-94	20-Jul-94	19-Aug-94	F
1994		20.00	5-Jul-95	6-Jul-95	14-Jul-95	11-Aug-95	F
1995		17.50	30-May-96	31-May-96	10-Jun-96	8-Jul-96	F
1996		25.00	27-Jun-97	30-Jun-97	8-Jul-97	6-Aug-97	F
2011		1.45	9-Oct-12	10-Oct-12	12-Oct-12	25-Oct-12	F
2012		3.50	8-Oct-13	9-Oct-13	11-Oct-13	25-Oct-13	F
2013		4.50	17-Jul-14	18-Jul-14	22-Jul-14	12-Aug-14	F
2014		4.50	2-Jul-15	3-Jul-15	7-Jul-15	29-Jul-15	F
2015		4.50	11-Jul-16	12-Jul-16	14-Jul-16	29-Jul-16	F
2016		4.50	9-Jun-17	12-Jun-17	14-Jun-17	6-Jul-17	F
2017		6.00	3-Jul-18	4-Jul-18	6-Jul-18	27-Jul-18	F

ISSUED HISTORY

No.	Type of Listing	Shares	Listing Date	Trading Date
1.	First Issue	3,000,000	9-Oct-89	9-Oct-89
2.	Company Listing	17,000,000	9-Oct-89	9-Oct-89
3.	Right Issue	50,000,000	1-Oct-91	1-Oct-91
4.	Bonus Shares	35,000,000	24-Dec-92	24-Dec-92
5.	Right Issue	5,000	18-Jul-94	29-Jul-94
6.	Right Issue	4,300	18-Jul-94	5-Aug-94
7.	Right Issue	6,500	18-Jul-94	10-Aug-94
8.	Right Issue	21,625	18-Jul-94	11-Aug-94
9.	Right Issue	30,450	18-Jul-94	16-Aug-94
10.	Right Issue	1,650	18-Jul-94	19-Aug-94
11.	Right Issue	20,500	18-Jul-94	19-Aug-94
12.	Right Issue	20,078,445	18-Jul-94	24-Aug-94
13.	Right Issue	9,804,048	18-Jul-94	30-Aug-94
14.	Right Issue	74,483,629	18-Jul-94	31-Aug-94
15.	Right Issue	543,853	18-Jul-94	1-Sep-94
16.	Stock Split	210,000,000	29-Jan-96	29-Jan-96
17.	Add. Listing without RI	247,000,000	3-Feb-06	3-Feb-06
18.	Add. Listing without Right Issue Cancellation	-247,000,000	20-Mar-06	20-Mar-06
19.	CB Conversion	22,705,000	21-Mar-06	21-Mar-06
20.	CB Conversion	224,295,000	27-Mar-06	27-Mar-06
21.	CB Conversion	876,577,000	8-Aug-06	8-Aug-06
22.	Stock Split	6,174,308,000	19-Sep-07	19-Sep-07
23.	Bonus Shares	2,315,365,500	22-Aug-08	22-Aug-08
24.	Right Issue	2,006,650,100	2-Jan-12	2-Jan-12
25.	Stock Split	36,119,701,800	30-Mar-12	30-Mar-12



SHARES TRADED	2015	2016	2017	2018	Jan-19
Volume (Million Sh.)	30,404	23,230	10,825	10,502	1,262
Value (Billion Rp)	13,785	13,889	6,662	6,024	844
Frequency (Thou. X)	892	815	525	505	72
Days	244	246	238	240	22
Price (Rupiah)					
High	565	765	725	725	725
Low	313	418	540	432	610
Close	496	565	685	620	650
Close*	496	565	685	620	650
PER (X)					
PER (X)	18.93	15.55	17.62	12.58	13.19
PER Industry (X)	13.36	24.89	14.52	27.07	28.17
PBV (X)	2.53	2.56	2.58	2.06	2.16

* Adjusted price after corporate action

TRADING ACTIVITIES

Month	Closing Price			Freq. (X)	Volume (Thou. Sh.)	Value (Million Rp)	Day
	High	Low	Close				
Jan-15	545	462	499	112,556	6,716,000	3,274,163	21
Feb-15	565	481	550	69,429	2,561,866	1,316,795	19
Mar-15	555	486	515	85,765	2,978,488	1,509,847	22
Apr-15	535	435	438	90,113	2,140,590	1,061,334	21
May-15	475	417	442	92,895	3,477,942	1,530,904	19
Jun-15	455	372	430	85,264	2,619,761	1,091,585	21
Jul-15	451	390	415	61,440	1,756,072	737,236	19
Aug-15	422	313	380	60,816	2,245,579	826,986	20
Sep-15	378	328	331	53,599	1,480,527	524,279	21
Oct-15	464	329	426	78,340	2,154,735	876,440	21
Nov-15	468	408	461	54,174	1,081,725	481,291	21
Dec-15	505	416	496	47,304	1,190,925	554,015	19
Jan-16	505	418	448	69,744	1,567,648	723,416	20
Feb-16	498	435	458	81,565	1,774,679	824,176	20
Mar-16	540	456	484	71,210	1,787,386	894,038	21
Apr-16	550	481	525	49,505	1,334,420	691,248	21
May-16	550	482	550	39,128	995,024	512,186	20
Jun-16	645	530	615	60,831	1,835,551	1,076,340	22
Jul-16	665	600	650	50,914	1,696,267	1,073,981	16
Aug-16	690	590	595	71,603	1,895,204	1,226,464	22
Sep-16	700	560	675	69,311	2,088,609	1,323,104	21
Oct-16	765	645	720	84,663	1,435,071	1,009,818	21
Nov-16	765	635	685	102,495	4,734,696	3,258,054	22
Dec-16	700	535	565	64,212	2,085,323	1,275,702	20
Jan-17	610	555	560	53,285	1,080,674	633,472	21
Feb-17	615	550	590	52,646	1,306,378	748,621	19
Mar-17	630	550	615	47,746	915,329	536,537	22
Apr-17	650	540	625	38,985	642,888	384,275	17
May-17	705	560	610	79,366	1,366,885	851,351	20
Jun-17	635	600	615	26,796	984,853	601,956	15
Jul-17	725	600	710	40,480	928,860	592,791	21
Aug-17	720	635	670	44,284	812,251	548,371	22
Sep-17	670	605	610	37,830	725,236	466,058	19
Oct-17	660	580	630	45,298	777,613	482,940	22
Nov-17	650	600	620	28,927	596,494	375,208	22
Dec-17	685	620	685	29,054	687,916	440,198	18
Jan-18	725	670	710	37,832	660,389	459,388	22
Feb-18	715	645	675	32,972	613,665	416,556	19
Mar-18	710	595	630	40,089	458,699	294,584	21
Apr-18	645	555	590	27,708	511,620	313,615	21
May-18	605	494	560	64,519	1,913,974	1,042,876	20
Jun-18	625	515	530	37,685	1,175,032	659,480	13
Jul-18	590	505	515	42,562	904,402	489,833	22
Aug-18	575	490	515	37,497	716,177	381,313	21
Sep-18	540	490	515	30,981	523,851	268,875	19
Oct-18	520	432	478	52,549	711,158	336,972	23
Nov-18	650	478	590	55,393	1,594,018	921,700	21
Dec-18	650	585	620	45,708	718,939	438,505	18
Jan-19	725	610	650	72,125	1,262,392	844,490	22

BALANCE SHEET	Dec-14	Dec-15	Dec-16	Dec-17	Sep-18
<i>(in Million Rp, except Par Value)</i>					
Cash & Cash Equivalents	2,809,034	2,071,164	2,432,451	3,406,223	4,124,215
Receivables	303,348	301,528	237,296	523,043	501,890
Inventories	1,671,766	2,254,347	2,859,710	3,741,163	3,666,175
Investment	20,971	18,056	54,810	52,965	80,936
Fixed Assets	964,375	1,457,275	1,699,652	1,681,938	1,693,421
Other Assets	20,725	3,337	3,477	2,879	2,932
Total Assets	16,770,743	18,778,122	20,674,142	23,358,718	24,617,321
Growth (%)		11.97%	10.10%	12.99%	5.39%

Trade Payable	133,697	198,259	211,649	364,135	326,550
Total Liabilities	8,487,672	9,323,066	9,654,448	10,567,228	10,142,633
Growth (%)		9.84%	3.55%	9.45%	-4.02%

Authorized Capital	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
Paid up Capital	1,203,990	1,203,990	1,203,990	1,203,990	1,203,990
Paid up Capital (Shares)	48,160	48,160	48,160	48,160	48,160
Par Value	25	25	25	25	25
Retained Earnings	1,607,954	5,654,568	7,108,616	8,764,679	10,256,104
Total Equity	8,283,071	9,455,056	11,019,694	12,791,490	14,474,688
Growth (%)		14.15%	16.55%	16.08%	13.16%

INCOME STATEMENTS	Dec-14	Dec-15	Dec-16	Dec-17	Sep-18
Total Revenues	3,872,273	4,625,053	4,841,105	5,717,538	5,228,722
Growth (%)		19.44%	4.67%	18.10%	

Cost of Revenues	1,714,248	1,956,525	2,087,579	2,353,435	2,162,106
Gross Profit	2,158,025	2,668,528	2,753,526	3,364,102	3,066,616
Operating Expenses	-451,208	1,243,386	1,021,762	1,292,411	1,044,822
Operating Profit	-	-	1,731,764	2,071,692	2,021,794
Growth (%)				19.63%	

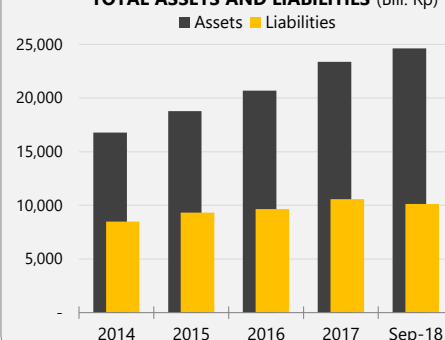
Other Income (Expenses)	-	-	-	-	-
Income Before Tax	2,609,233	1,425,142	1,731,764	2,071,692	2,021,794
Tax	10,401	24,588	-48,491	47,065	21,655
Profit for the period	2,598,832	1,400,554	1,780,255	2,024,627	2,000,139
Growth (%)		-46.11%	27.11%	13.73%	

Period Attributable	2,515,236	1,261,887	1,670,767	1,872,781	1,780,383
Comprehensive Income	2,587,272	1,408,606	1,776,412	2,002,490	2,001,656
Comprehensive Attributable	2,503,904	1,269,203	1,667,948	1,852,536	1,781,885

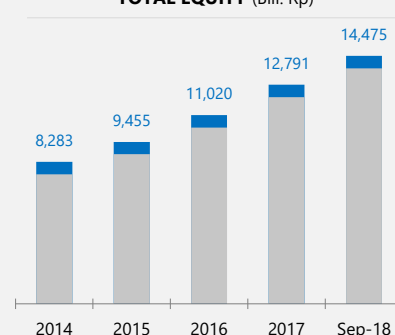
RATIOS	Dec-14	Dec-15	Dec-16	Dec-17	Sep-18
Dividend (Rp)	4.50	4.50	4.50	6.00	-
EPS (Rp)	53.96	29.08	36.97	42.04	41.53
BV (Rp)	171.99	196.33	228.82	265.61	300.56
DAR (X)	0.51	0.50	0.47	0.45	0.41
DER(X)	1.02	0.99	0.88	0.83	0.70
ROA (%)	15.50	7.46	8.61	8.67	8.12
ROE (%)	31.38	14.81	16.16	15.83	13.82
GPM (%)	55.73	57.70	56.88	58.84	58.65
OPM (%)	-	-	35.77	36.23	38.67
NPM (%)	67.11	30.28	36.77	35.41	38.25
Payout Ratio (%)	8.34	15.47	12.17	14.27	-
Yield (%)	0.87	0.87	0.87	1.17	-

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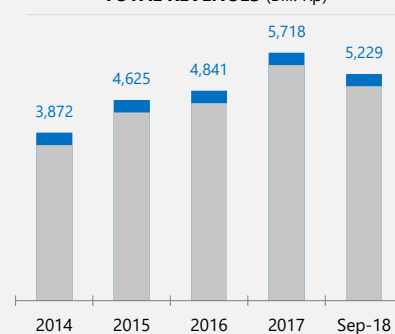
TOTAL ASSETS AND LIABILITIES (Bill. Rp)



TOTAL EQUITY (Bill. Rp)



TOTAL REVENUES (Bill. Rp)



PROFIT FOR THE PERIOD (Bill. Rp)

