

		30 September/ September 30, 2018 (Tidak diaudit/ Unaudited)	31 Desember/ December 31, 2017	
Catatan/ Notes				
ASET				ASSETS
ASET LANCAR				CURRENT ASSETS
Kas dan setara kas	4	8.580.911.196.037	5.793.029.077.323	Cash and cash equivalents
Investasi jangka pendek	5	1.921.625.403.308	763.402.579.273	Short-term investments
Piutang usaha - setelah dikurangi cadangan kerugian penurunan nilai sebesar Rp 1.738.390.404	6	15.696.259.826	24.501.431.664	Trade accounts receivable - net of allowance for impairment of Rp 1,738,390,404
Pihak berelasi		347.022.791.846	465.114.282.787	Related parties
Pihak ketiga				Third parties
Investasi sewa neto pembiayaan yang akan jatuh tempo dalam waktu satu tahun	7	2.247.697.117	966.620.550	Current portion of net investment in finance lease
Piutang lain-lain	8	48.026.558.557	39.545.896.445	Other accounts receivable
Piutang pihak berelasi non-usaha yang akan jatuh tempo dalam waktu satu tahun	13	599.354.097.379	95.792.901.969	Current portion of due from related parties
Persediaan - setelah dikurangi cadangan kerugian penurunan nilai masing-masing sebesar Rp 14.329.954.955 dan Rp 16.539.930.569 pada tanggal 30 September 2018 dan 31 Desember 2017	9	8.964.406.726.616	7.910.269.422.155	Inventories - net of allowance for decline in value of Rp 14,329,954,955 and Rp 16,539,930,569 as of September 30, 2018 and December 31, 2017, respectively
Perlengkapan		4.381.753.647	4.302.461.438	Supplies
Uang muka	10	1.937.369.032.903	2.054.092.836.813	Advances
Pajak dibayar dimuka	11	834.563.107.369	792.048.537.407	Prepaid taxes
Biaya dibayar dimuka yang akan jatuh tempo dalam waktu satu tahun	12	27.809.262.373	21.257.908.995	Current portion of prepaid expenses
Aset lain-lain	19	200.000.000	200.000.000	Other assets
Jumlah Aset Lancar		23.283.613.886.978	17.964.523.956.819	Total Current Assets
ASET TIDAK LANCAR				NONCURRENT ASSETS
Piutang usaha				Trade accounts receivable
Pihak berelasi		-	9.467.836	Related parties
Pihak ketiga	6	490.942.763	1.614.127.493	Third parties
Investasi sewa neto pembiayaan - setelah dikurangi bagian yang akan jatuh tempo dalam waktu satu tahun	7	231.653.873.295	232.548.011.060	Net investment in finance lease - net of current portion
Piutang pihak berelasi non-usaha - setelah dikurangi bagian yang akan jatuh tempo dalam waktu satu tahun	13	14.174.537.937	19.339.861.967	Due from related parties - net of current portion
Uang muka	10	1.587.049.297.102	1.220.253.896.678	Advances
Investasi dalam saham	14	7.207.874.810.243	7.205.168.114.017	Investments in shares
Biaya dibayar dimuka - setelah dikurangi bagian yang akan jatuh tempo dalam waktu satu tahun	12	23.849.586.002	30.523.624.421	Prepaid expenses - net of current portion
Tanah yang belum dikembangkan	15	11.633.253.770.385	11.124.003.862.571	Land for development
Aset tetap - setelah dikurangi akumulasi penyusutan masing-masing sebesar Rp 1.036.363.757.117 dan Rp 936.693.656.796 pada tanggal 30 September 2018 dan 31 Desember 2017	16	698.441.660.610	771.936.999.821	Property and equipment - net of accumulated depreciation of Rp 1,036,363,757,117 and Rp 936,693,656,796 as of September 30, 2018 and December 31, 2017, respectively
Properti investasi - setelah dikurangi akumulasi penyusutan masing-masing sebesar Rp 1.120.239.960.004 dan Rp 926.524.937.902 pada tanggal 30 September 2018 dan 31 Desember 2017	17	7.730.635.334.111	7.370.388.893.677	Investment properties - net of accumulated depreciation of Rp 1,120,239,960,004 and Rp 926,524,937,902 as of September 30, 2018 and December 31, 2017, respectively
Goodwill	18	9.302.932.297	9.302.932.297	Goodwill
Aset lain-lain - setelah dikurangi akumulasi amortisasi sebesar Rp 4.120.703.537	19	1.611.597.548	1.574.726.500	Other assets - net of accumulated amortization of Rp 4,120,703,537
Jumlah Aset Tidak Lancar		29.138.338.342.293	27.986.664.518.338	Total Noncurrent Assets
JUMLAH ASET		52.421.952.229.271	45.951.188.475.157	TOTAL ASSETS

Lihat catatan atas laporan keuangan konsolidasian yang merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

See accompanying notes to consolidated financial statements which are an integral part of the consolidated financial statements.

		30 September/ September 30, 2018 (Tidak diaudit/ Unaudited)	31 Desember/ December 31, 2017	
Catatan/ Notes				
LIABILITAS DAN EKUITAS				LIABILITIES AND EQUITY
LIABILITAS JANGKA PENDEK				CURRENT LIABILITIES
Utang bank jangka pendek	20	250.000.000.000	250.000.000.000	Short-term bank loans
Dana syirkah temporer	28	6.779.469.916	-	Temporary syirkah fund
Utang usaha				Trade accounts payable
Pihak berelasi		42.142.273	-	Related parties
Pihak ketiga	21	1.517.059.363.875	1.767.640.710.376	Third parties
Utang pajak	22	102.508.178.403	112.151.697.988	Taxes payable
Beban akrual	23	362.737.787.223	156.398.046.661	Accrued expenses
Setoran jaminan	24	217.085.032.384	177.441.099.009	Security deposits
Uang muka diterima	25	2.963.242.706.322	2.833.478.719.525	Advances received
Sewa diterima dimuka	26	274.268.302.349	315.417.111.108	Rental advances
Uang muka setoran modal	27	938.400.000	144.000.000	Deposit for future stock subscription
Bagian liabilitas jangka panjang yang akan jatuh tempo dalam waktu satu tahun:				Current portion of long-term liabilities:
Utang bank jangka panjang	29	112.500.000.000	8.518.000.000	Long-term bank loans
Liabilitas sewa pembiayaan	30	14.638.469.268	43.463.497.854	Lease liabilities
Utang obligasi	31	435.342.599.220	1.748.678.161.911	Bonds payable
Liabilitas lain-lain	33	182.371.938.065	155.485.913.291	Other liabilities
Jumlah Liabilitas Jangka Pendek		6.439.514.389.298	7.568.816.957.723	Total Current Liabilities
LIABILITAS JANGKA PANJANG				NONCURRENT LIABILITIES
Dana syirkah temporer	28	-	6.779.469.916	Temporary syirkah fund
Setoran jaminan	24	108.376.246.899	108.465.821.003	Security deposits
Uang muka diterima	25	1.476.324.024.372	1.036.512.094.049	Advances received
Sewa diterima dimuka	26	439.117.329.333	491.671.986.899	Rental advances
Liabilitas imbalan kerja jangka panjang	46	437.897.964.409	406.045.104.321	Long-term employee benefits liability
Taksiran liabilitas untuk pengembangan prasarana	32	83.250.904.008	108.633.285.822	Estimated liabilities for future improvements
Liabilitas jangka panjang - setelah dikurangi bagian yang akan jatuh tempo dalam waktu satu tahun:				Long-term liabilities - net of current portion:
Utang bank jangka panjang	29	3.284.772.359.948	1.328.772.359.948	Long-term bank loans
Liabilitas sewa pembiayaan	30	519.327.659	3.526.095.419	Lease liabilities
Utang obligasi	31	10.156.859.743.360	5.695.114.210.833	Bonds payable
Jumlah Liabilitas Jangka Panjang		15.987.117.899.988	9.185.520.428.210	Total Noncurrent Liabilities
Jumlah Liabilitas		22.426.632.289.286	16.754.337.385.933	Total Liabilities
EKUITAS				EQUITY
Ekuitas yang dapat Diatribusikan kepada Pemilik Entitas Induk				Equity Attributable to Owners of the Company
Modal saham - nilai nominal Rp 100 per saham				Capital stock - Rp 100 par value per share
Modal dasar - 40.000.000.000 saham				Authorized - 40,000,000,000 shares
Modal ditempatkan dan disetor penuh - 19.246.696.192 saham	35	1.924.669.619.200	1.924.669.619.200	Issued and paid-up - 19,246,696,192 shares
Tambahan modal disetor	36	6.411.155.813.452	6.411.155.813.452	Additional paid-in capital
Saham treasury	37	(2.870.730.000)	-	Treasury stock
Ekuitas pada perubahan ekuitas lainnya dari entitas asosiasi		460.426.361	459.993.195	Share in other changes in equity of an associate
Selisih nilai transaksi dengan kepentingan nonpengendali	38	(138.832.791.854)	(162.073.744.852)	Difference in value arising from transactions with non-controlling interests
Selisih penjabaran mata uang asing		(30.372.004.446)	(6.523.355.442)	Translation adjustment
Ekuitas pada keuntungan belum direalisasi atas kenaikan nilai investasi tersedia untuk dijual	39	(17.105.503.541)	5.560.808.829	Share in unrealized gain on increase in fair value of available for sale investments
Saldo laba				Retained earnings
Ditentukan penggunaannya	40	39.812.873.217	37.812.873.217	Appropriated
Belum ditentukan penggunaannya		17.732.883.523.956	17.130.410.813.931	Unappropriated
Jumlah		25.919.801.226.345	25.341.472.821.530	Total
Kepentingan Nonpengendali	42	4.075.518.713.640	3.855.378.267.694	Non-controlling Interests
Jumlah Ekuitas		29.995.319.939.985	29.196.851.089.224	Total Equity
JUMLAH LIABILITAS DAN EKUITAS		52.421.952.229.271	45.951.188.475.157	TOTAL LIABILITIES AND EQUITY

Lihat catatan atas laporan keuangan konsolidasian yang merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

See accompanying notes to consolidated financial statements which are an integral part of the consolidated financial statements.

	30 September/ September 30, 2018 (Tidak diaudit/ Unaudited)	Catatan/ Notes	30 September/ September 30, 2017 (Tidak diaudit/Unaudited) (Disajikan kembali - Catatan 62/ As restated - Note 62)	
PENDAPATAN USAHA	4.787.176.043.749	43	5.905.497.285.413	REVENUES
BEBAN POKOK PENJUALAN	1.277.346.210.087	44	1.609.735.968.029	COST OF REVENUES
LABA KOTOR	3.509.829.833.662		4.295.761.317.384	GROSS PROFIT
BEBAN USAHA				OPERATING EXPENSES
Penjualan	762.400.062.237	45	657.369.291.883	Selling
Umum dan administrasi	988.012.518.988	46	931.963.662.879	General and administrative
Pajak final	205.451.654.487	51	268.919.509.550	Final tax
Jumlah Beban Usaha	1.955.864.235.712		1.858.252.464.312	Total Operating Expenses
LABA USAHA	1.553.965.597.950		2.437.508.853.072	OPERATING PROFIT
PENGHASILAN (BEBAN) LAIN-LAIN				OTHER INCOME (EXPENSES)
Pendapatan bunga dan investasi	258.213.494.024	48	200.870.275.343	Interest and investment income
Keuntungan (kerugian) selisih kurs mata uang asing - bersih	(404.541.059.546)		(25.424.834.782)	Gain (loss) on foreign exchange - net
Keuntungan penjualan aset tetap	560.081.489	16	86.092.728	Gain on sale of property and equipment
Pendapatan dividen	4.230.760.320		4.038.609.095	Dividend income
Dampak pendiskontoan aset dan liabilitas keuangan - bersih	13.369.330.871		(3.954.470.174)	Impact of discounting of financial asset and liabilities - net
Keuntungan direalisasi dari penjualan investasi tersedia untuk dijual	(1.086.989.736)		-	Realized gain on sale of AFS investments
Keuntungan pembelian surat berharga	27.680.166.500			Gain on purchase of securities
Beban bunga dan keuangan lainnya	(651.013.414.547)	49	(406.471.573.866)	Interest and other financial charges
Lain-lain - bersih	89.100.383.950	50	(41.543.702.287)	Others - net
Beban Lain-lain - Bersih	(663.487.246.675)		(272.399.603.943)	Other Expenses - Net
EKUITAS PADA LABA (RUGI) BERSIH ENTITAS ASOSIASI DAN VENTURA BERSAMA	(7.623.834.171)	14	327.507.941.992	SHARE IN NET INCOME (LOSS) OF ASSOCIATES AND JOINT VENTURES
LABA SEBELUM PAJAK	882.854.517.104		2.492.617.191.121	PROFIT BEFORE TAX
BEBAN PAJAK KINI	5.917.517.788	51	11.303.286.175	CURRENT TAX EXPENSE
LABA SETELAH DAMPAK TRANSAKSI KOMBINASI BISNIS ENTITAS SEPENGENDALI	876.936.999.316		2.481.313.904.946	INCOME AFTER EFFECT OF BUSINESS COMBINATION TRANSACTION AMONG ENTITIES UNDER COMMON CONTROL
LABA PRA-AKUISISI DARI DAMPAK TRANSAKSI KOMBINASI BISNIS ENTITAS SEPENGENDALI	-		(22.051.898.901)	PRE-ACQUISITION INCOME ARISING FROM BUSINESS COMBINATION TRANSACTION AMONG ENTITIES UNDER COMMON CONTROL
LABA PERIODE BERJALAN	876.936.999.316		2.459.262.006.045	PROFIT FOR THE PERIOD
PENGHASILAN (RUGI) KOMPREHENSIF LAIN				OTHER COMPREHENSIVE INCOME (LOSS)
Pos yang tidak akan direklasifikasi ke laba rugi:				Items that will not be reclassified subsequently to profit or loss:
Ekuitas pada pengukuran kembali liabilitas imbalan pasti dari entitas asosiasi dan ventura bersama	5.304.403.189		(2.201.410.326)	Share in remeasurement of defined benefit liability of associates and joint ventures
	5.304.403.189		(2.201.410.326)	
Pos yang akan direklasifikasi ke laba rugi:				Items that will be reclassified subsequently to profit or loss:
Selisih penjabaran mata uang asing	(23.848.648.987)		(735.506.300)	Translation adjustment
Ekuitas pada keuntungan belum direalisasi atas kenaikan nilai investasi tersedia untuk dijual	(23.119.402.043)	5	2.290.651.793	Unrealized gain on increase in value of available for sale investments
Reklasifikasi penyesuaian untuk keuntungan yang diakui dalam laba rugi	1.086.989.736		-	Reclassification adjustments for gains included in profit or loss
	(45.881.061.294)		1.555.145.493	
Jumlah Penghasilan (Rugi) Komprehensif Lain	(40.576.658.105)		(646.264.833)	Total Other Comprehensive Income (Loss)
JUMLAH PENGHASILAN KOMPREHENSIF	836.360.341.211		2.458.615.741.212	TOTAL COMPREHENSIVE INCOME
LABA PERIODE BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA:				PROFIT FOR THE PERIOD ATTRIBUTABLE TO:
Pemilik entitas induk	599.168.306.836		2.302.195.336.429	Owners of the Company
Kepentingan nonpengendali	277.768.692.480	42	157.066.669.616	Non-controlling interests
	876.936.999.316		2.459.262.006.045	
JUMLAH PENGHASILAN KOMPREHENSIF YANG DAPAT DIATRIBUSIKAN KEPADA				TOTAL COMPREHENSIVE INCOME ATTRIBUTABLE TO:
Pemilik entitas induk	557.957.748.668		2.301.075.958.576	Owners of the Company
Kepentingan nonpengendali	278.402.592.543	42	157.539.782.636	Non-controlling interests
	836.360.341.211		2.458.615.741.212	
LABA PER SAHAM DASAR	31,13	52	119,62	BASIC EARNINGS PER SHARE

Lihat catatan atas laporan keuangan konsolidasian yang merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

See accompanying notes to consolidated financial statements which are an integral part of the consolidated financial statements.

For the Nine Month Periods Ended September 30, 2018 and 2017
Consolidated Statements of Changes in Equity
(Figures are Presented in Rupiah, unless Otherwise Stated)

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See accompanying notes to consolidated financial statements which are an integral part of the consolidated financial statements

PT BUMI SERPONG DAMAI Tbk DAN ENTITAS ANAK
Laporan Arus Kas Konsolidasian
Untuk Periode-periode Sembilan Bulan yang Berakhir 30 September 2018 dan 2017
(Angka-angka Disajikan dalam Rupiah, kecuali Dinyatakan Lain)

PT BUMI SERPONG DAMAI Tbk AND ITS SUBSIDIARIES
Consolidated Statements of Cash Flows
For the Nine-Month Periods Ended September 30, 2018 and 2017
(Figures are Presented in Rupiah, unless Otherwise Stated)

	30 September/September 30 , (Tidak diaudit/Unaudited)		
	2018	2017	
ARUS KAS DARI AKTIVITAS OPERASI			CASH FLOWS FROM OPERATING ACTIVITIES
Penerimaan kas dari:			Cash receipts from:
Pelanggan	5.723.724.790.136	7.940.850.420.702	Customers
Pembayaran kas untuk:			Cash payments to/for:
Kontraktor	(1.612.254.258.046)	(1.924.299.478.477)	Contractors
Beban umum dan administrasi dan lain-lain	(1.028.932.500.263)	(1.186.878.522.097)	General and administrative and other expenses
Gaji	(675.350.791.018)	(653.923.351.556)	Salaries
Beban penjualan	(503.959.863.141)	(282.571.707.884)	Selling expenses
Kas bersih dihasilkan dari operasi	1.903.227.377.668	3.893.177.360.688	Net cash generated from operations
Pembayaran untuk pembelian tanah dan bangunan	(856.471.393.200)	(1.640.383.308.170)	Payments for acquisitions of land and building
Pembayaran pajak final	(187.965.553.161)	(217.700.877.851)	Final income tax paid
Pembayaran pajak penghasilan	(3.994.877.448)	(4.992.685.601)	Income tax paid
Kas Bersih Diperoleh dari Aktivitas Operasi	<u>854.795.553.859</u>	<u>2.030.100.489.066</u>	Net Cash Provided by Operating Activities
ARUS KAS DARI AKTIVITAS INVESTASI			CASH FLOWS FROM INVESTING ACTIVITIES
Penerimaan bunga	229.368.263.140	128.274.264.173	Interest received
Hasil penjualan investasi tersedia untuk dijual	73.201.270.394	-	Proceeds from sale of available for sale investment
Penerimaan dividen	28.980.760.320	32.988.609.095	Dividends received
Hasil penjualan aset tetap	901.475.864	86.092.728	Proceeds from sale of property and equipment
Arus kas keluar bersih pada tanggal			
akuisisi entitas anak	(95.783.917)	(39.664.589.126)	Net cash outflow at date of acquisition of subsidiary
Pembayaran liabilitas atas perolehan			Payment of liabilities arising from acquisition
aset tetap	(2.676.059.218)	(239.600.000)	of property and equipment
Pembayaran investasi dalam saham	(17.000.000.000)	(647.203.626.467)	Payment for investment in shares
Perolehan aset tetap	(29.591.654.076)	(45.187.634.614)	Acquisitions of property and equipment
Piutang pihak berelasi non-usaha	(60.350.000.000)	(16.300.000.000)	Non-trade amount due from a related party
Pembayaran liabilitas atas perolehan			Payment of liabilities arising from acquisition
properti investasi	(385.938.359.873)	(5.901.469.201)	of investment properties
Perolehan properti investasi	(503.693.664.125)	(142.117.009.993)	Acquisitions of investment properties
Penempatan investasi	(1.638.466.416.301)	(496.370.353.728)	Placement in investments
Pembayaran uang muka investasi dalam saham	-	(74.340.000.000)	Payment for advance of investment in shares
Kas Bersih Digunakan untuk Aktivitas Investasi	<u>(2.305.360.167.792)</u>	<u>(1.305.975.317.133)</u>	Net Cash Used in Investing Activities
ARUS KAS DARI AKTIVITAS PENDANAAN			CASH FLOWS FROM FINANCING ACTIVITIES
Penerimaan utang obligasi	4.422.582.096.364	952.350.209.704	Proceeds from issuance of bonds
Penerimaan utang bank jangka panjang	3.106.000.000.000	918.367.051.872	Proceeds from long-term bank loans
Penerimaan atas peningkatan modal saham			
entitas anak yang menjadi bagian			Proceeds from issuance of shares of
kepentingan nonpengendali	7.094.900.000	14.727.935.000	subsidiaries to non-controlling interests
Pembelian saham treasury	(2.870.730.000)	-	Purchase of treasury stock
Pembayaran untuk:			Payments for:
Bunga sewa pembiayaan	(1.475.179.492)	(2.765.367.711)	Interest on lease liabilities
Liabilitas sewa pembiayaan	(34.335.142.589)	(51.222.773.193)	Lease liabilities
Dividen		(96.233.480.960)	Dividends
Dividen oleh entitas anak yang menjadi			Cash dividends to non-controlling interests
bagian kepentingan nonpengendali	(36.819.420.000)	-	in subsidiaries
Bunga	(454.664.402.183)	(337.259.809.079)	Interest
Utang bank jangka panjang	(1.046.018.000.000)	(451.132.000.000)	Long-term bank loans
Utang obligasi	(1.750.000.000.000)	(479.000.000.000)	Redemption of bonds payable
Utang bank jangka pendek	-	(27.000.000.000)	Short-term bank loan
Uang muka dividen oleh entitas anak yang			Dividends advanced to non-controlling interests
menjadi bagian kepentingan nonpengendali	-	(12.873.802.500)	in subsidiaries
Surat sanggup jangka menengah	-	(169.609.894.557)	Medium term notes
Kas Bersih Diperoleh dari Aktivitas Pendanaan	<u>4.209.494.122.100</u>	<u>258.348.068.576</u>	Net Cash Provided by Financing Activities
KENAIKAN BERSIH KAS DAN SETARA KAS	<u>2.758.929.508.167</u>	<u>982.473.240.509</u>	NET INCREASE IN CASH AND CASH EQUIVALENTS
KAS DAN SETARA KAS AWAL PERIODE	<u>5.793.029.077.323</u>	<u>3.577.705.526.195</u>	CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD
Dampak penyesuaian proforma dari transaksi			Effect of proforma adjustment arising from business combination
kombinasi bisnis entitas sepengendali	-	(8.789.603.687)	transactions among entities under common control
Pengaruh perubahan kurs mata uang asing	<u>28.952.610.547</u>	<u>(8.583.101.899)</u>	Effect of foreign exchange rate changes
KAS DAN SETARA KAS AKHIR PERIODE	<u>8.580.911.196.037</u>	<u>4.542.806.061.118</u>	CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD

Lihat catatan atas laporan keuangan konsolidasian yang merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

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