

PT PURADELTA LESTARI Tbk DAN ENTITAS ANAK
Laporan Posisi Keuangan Konsolidasian
30 September 2018 dan 31 Desember 2017
(Angka-angka Disajikan dalam Rupiah, kecuali Dinyatakan Lain)

PT PURADELTA LESTARI Tbk AND ITS SUBSIDIARY
Consolidated Statements of Financial Position
September 30, 2018 and December 31, 2017
(Figures are Presented in Rupiah, unless Otherwise Stated)

	30 September/ September 30, 2018 (Tidak diaudit/ Unaudited)	Catatan/ Notes	31 Desember/ December 31, 2017	
ASET				ASSETS
ASET LANCAR				CURRENT ASSETS
Kas dan setara kas	391.364.942.456	4	785.379.220.213	Cash and cash equivalents
Piutang usaha:		5		Trade accounts receivable:
Pihak berelasi	10.096.272.296		9.086.981.399	Related party
Pihak ketiga	-		40.730.778.000	Third parties
Persediaan	2.844.861.114.404	6	2.601.936.751.011	Inventories
Uang muka	19.830.975.203	7	81.061.206.868	Advances
Biaya dibayar dimuka	2.148.669.134		1.412.657.578	Prepaid expenses
Pajak dibayar dimuka	25.448.507.929	8	9.582.006.091	Prepaid taxes
Aset lain-lain	8.327.488.923	12	6.638.032.444	Other current assets
Jumlah Aset Lancar	3.302.077.970.345		3.535.827.633.604	Total Current Assets
ASET TIDAK LANCAR				NONCURRENT ASSETS
Piutang usaha - pihak berelasi	14.827.027.937	5	14.827.027.937	Trade accounts receivable - related party
Investasi dalam ventura bersama	98.636.955.721	9	52.454.260.769	Investment in a joint venture
Persediaan	3.521.463.171.543	6	3.517.092.475.949	Inventories
Properti investasi - setelah dikurangi akumulasi penyusutan masing-masing sebesar Rp 2.555.803.523 dan Rp 1.574.604.726 pada tanggal 30 September 2018 dan 31 Desember 2017	42.128.928.433	10	31.238.597.230	Investment properties - net of accumulated depreciation of Rp 2,555,803,523 and Rp 1,574,604,726 as of September 30, 2018, and December 31, 2017, respectively
Aset tetap - setelah dikurangi akumulasi penyusutan masing-masing sebesar Rp 67.548.574.521 dan Rp 53.692.940.421 pada tanggal 30 September 2018 dan 31 Desember 2017	315.644.643.528	11	319.501.561.830	Property, plant and equipment - net of accumulated depreciation of Rp 67,548,574,521 and Rp 53,692,940,421 as of September 30, 2018 and December 31, 2017, respectively
Jumlah Aset Tidak Lancar	3.992.700.727.162		3.935.113.923.715	Total Noncurrent Assets
JUMLAH ASET	7.294.778.697.507		7.470.941.557.319	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)	Catatan/ Notes	31 Desember/ December 31, 2017	
LIABILITAS DAN EKUITAS				LIABILITIES AND EQUITY
LIABILITAS JANGKA PENDEK				CURRENT LIABILITIES
Utang usaha	28.780.639.383	13	18.364.007.763	Trade accounts payable
Utang pajak	8.463.860.241	14	59.870.626.480	Taxes payable
Beban akrual	4.094.527.500	15	18.998.589.164	Accrued expenses
Uang muka penjualan	294.496.906.894	16	271.541.217.624	Sales advances
Uang muka lain-lain diterima dan setoran jaminan	50.742.080.210	17	60.865.644.755	Other advances received and security deposits
Utang lain-lain	10.789.457.717	18	8.161.780.241	Other payables
Jumlah Liabilitas Jangka Pendek	397.367.471.945		437.801.866.027	Total Current Liabilities
LIABILITAS JANGKA PANJANG				NONCURRENT LIABILITY
Liabilitas imbalan kerja jangka panjang	30.513.931.634	29	27.301.888.317	Long-term employee benefits liability
JUMLAH LIABILITAS	427.881.403.579		465.103.754.344	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 - 60.000.000.000 saham				Authorized - 60,000,000,000 shares
Modal ditempatkan dan disetor - 48.198.111.100 saham	4.819.811.110.000	20	4.819.811.110.000	Issued and paid-up capital - 48,198,111,100 shares
Tambahan modal disetor	379.730.372.583	21	379.730.372.583	Additional paid-in capital
Saldo laba				Retained earnings
Ditentukan penggunaannya	6.000.000.000	22	4.000.000.000	Appropriated
Belum ditentukan penggunaannya	1.657.860.287.149		1.798.532.034.885	Unappropriated
Jumlah Ekuitas yang Dapat Diatribusikan kepada Pemilik Entitas Induk	6.863.401.769.732		7.002.073.517.468	Total Equity Attributable to Owners of the Company
Kepentingan Nonpengendali	3.495.524.196	23	3.764.285.507	Non-controlling Interests
JUMLAH EKUITAS	6.866.897.293.928		7.005.837.802.975	TOTAL EQUITY
JUMLAH LIABILITAS DAN EKUITAS	7.294.778.697.507		7.470.941.557.319	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)	
PENDAPATAN USAHA	396.091.133.703	24	493.687.094.623	REVENUES
BEBAN POKOK PENDAPATAN	155.341.364.389	25	181.035.751.839	COST OF REVENUES
LABA KOTOR	240.749.769.314		312.651.342.784	GROSS PROFIT
BEBAN USAHA				OPERATING EXPENSES
Penjualan	14.191.698.622	26	9.831.243.780	Selling
Umum dan administrasi	93.688.562.629	27	72.454.722.094	General and administrative
Pajak final	10.106.726.732	30	13.282.769.993	Final tax
Jumlah Beban Usaha	117.986.987.983		95.568.735.867	Total Operating Expenses
LABA USAHA	122.762.781.331		217.082.606.917	OPERATING PROFIT
PENGHASILAN (BEBAN) LAIN-LAIN				OTHER INCOME (EXPENSES)
Pendapatan bunga	12.070.764.830		20.144.884.575	Interest income
Keuntungan selisih kurs mata uang asing - bersih	12.302.626.377		118.970.601	Gain on foreign exchange - net
Ekuitas pada rugi bersih ventura bersama	(2.786.595.030)	9	-	Share in net loss of a joint venture
Keuntungan kegiatan pengelolaan dan lain-lain - bersih	41.241.420.845	28	27.721.798.060	Gain on estate management operations and others - net
Penghasilan Lain-lain - Bersih	62.828.217.022		47.985.653.236	Other Income - Net
LABA SEBELUM PAJAK	185.590.998.353		265.068.260.153	PROFIT BEFORE TAX
BEBAN PAJAK KINI	10.872.715.250	30	10.563.207.250	CURRENT TAX EXPENSE
LABA PERIODE BERJALAN	174.718.283.103		254.505.052.903	PROFIT FOR THE PERIOD
PENGHASILAN (RUGI) KOMPREHENSIF LAIN				OTHER COMPREHENSIVE INCOME (LOSS)
Pos yang tidak akan direklasifikasi ke laba rugi - Pengukuran kembali liabilitas imbalan pasti	-	29	-	Item that will not be reclassified subsequently to profit or loss - Remeasurement of defined benefit liability
JUMLAH PENGHASILAN KOMPREHENSIF	174.718.283.103		254.505.052.903	TOTAL COMPREHENSIVE INCOME
JUMLAH LABA PERIODE BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA:				TOTAL PROFIT FOR THE PERIOD ATTRIBUTABLE TO:
Pemilik entitas induk	174.615.974.414		254.416.014.769	Owners of the Company
Kepentingan nonpengendali	102.308.689	23	89.038.134	Non-controlling interests
	174.718.283.103		254.505.052.903	
JUMLAH PENGHASILAN KOMPREHENSIF YANG DAPAT DIATRIBUSIKAN KEPADA:				TOTAL COMPREHENSIVE INCOME ATTRIBUTABLE TO:
Pemilik entitas induk	174.615.974.414		254.416.014.769	Owners of the Company
Kepentingan nonpengendali	102.308.689	23	89.038.134	Non-controlling interests
	174.718.283.103		254.505.052.903	
LABA PER SAHAM DASAR	3,62	32	5,28	BASIC EARNINGS PER SHARE

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		Ekuitas yang Dapat Diatribusikan kepada Pemilik Entitas Induk/ Equity Attributable to Owners of the Company						
Catatan/ Notes	Modal Saham Ditempatkan dan Disetor/ Issued and Paid-up Capital Stock	Tambahan Modal Disetor/ Additional Paid-in Capital	Saldo Laba/Retained Earnings		Jumlah/ Total	Kepentingan Nonpengendali/ Non-controlling Interests	Jumlah Ekuitas/ Total Equity	
			Ditentukan Penggunaannya/ Appropriated	Belum Ditentukan Penggunaannya/ Unappropriated				
Saldo pada tanggal 1 Januari 2017	4.819.811.110.000	379.730.372.583	2.000.000.000	2.183.479.565.002	7.385.021.047.585	3.363.836.372	7.388.384.883.957	Balance as of January 1, 2017
Penghasilan komprehensif Laba periode berjalan	-	-	-	254.416.014.769	254.416.014.769	89.038.134	254.505.052.903	Comprehensive income Profit for the period
Pembentukan cadangan wajib	-	-	2.000.000.000	(2.000.000.000)	-	-	-	Appropriation of retained earnings
Transaksi dengan pemilik Dividen	31 -	-	-	(722.971.666.500)	(722.971.666.500)	-	(722.971.666.500)	Transactions with owners Dividends
Saldo pada tanggal 30 September 2017	4.819.811.110.000	379.730.372.583	4.000.000.000	1.712.923.913.271	6.916.465.395.854	3.452.874.506	6.919.918.270.360	Balance as of September 30, 2017
Saldo pada tanggal 1 Januari 2018	4.819.811.110.000	379.730.372.583	4.000.000.000	1.798.532.034.885	7.002.073.517.468	3.764.285.507	7.005.837.802.975	Balance as of January 1, 2018
Penghasilan komprehensif Laba periode berjalan	-	-	-	174.615.974.414	174.615.974.414	102.308.689	174.718.283.103	Comprehensive income Profit for the period
Pembentukan cadangan wajib	-	-	2.000.000.000	(2.000.000.000)	-	-	-	Appropriation of retained earnings
Transaksi dengan pemilik Dividen	31 -	-	-	(313.287.722.150)	(313.287.722.150)	-	(313.287.722.150)	Transactions with owners Dividends
Dividen yang dibayarkan oleh entitas anak	-	-	-	-	-	(371.070.000)	(371.070.000)	Dividends paid by subsidiary
Saldo pada tanggal 30 September 2018	4.819.811.110.000	379.730.372.583	6.000.000.000	1.657.860.287.149	6.863.401.769.732	3.495.524.196	6.866.897.293.928	Balance as of September 30, 2018

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

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	30 September/September 30 , Tidak diaudit/Unaudited		
	2018	2017	
ARUS KAS DARI AKTIVITAS OPERASI			CASH FLOWS FROM OPERATING ACTIVITIES
Penerimaan dari pelanggan	557.868.961.392	623.029.978.543	Cash receipts from customers
Pembayaran kepada kontraktor, pemasok, karyawan dan lain-lain	(577.926.095.767)	(496.484.321.905)	Cash paid to contractors, suppliers, employees and others
Kas bersih dihasilkan dari (digunakan untuk) operasi	(20.057.134.375)	126.545.656.638	Net cash generated from (used by) operations
Pembayaran untuk pembelian tanah	(22.092.462.795)	(53.344.876.320)	Payments for acquisitions of land
Pembayaran pajak final	(21.965.363.635)	(14.552.313.221)	Final tax paid
Pembayaran pajak penghasilan	(8.707.648.700)	(17.080.706.841)	Income tax paid
Kas Bersih Diperoleh dari (digunakan untuk) Aktivitas operasi	(72.822.609.505)	41.567.760.256	Net Cash Provided by (used in) Operating Activities
ARUS KAS DARI AKTIVITAS INVESTASI			CASH FLOWS FROM INVESTING ACTIVITIES
Pendapatan bunga	10.258.004.533	19.839.324.986	Interest received
Perolehan properti investasi	(11.871.530.000)	(2.516.860.000)	Acquisitions of investment properties
Perolehan aset tetap	(10.962.265.798)	(4.131.195.328)	Acquisitions of property, plant and equipment
Kas Bersih Diperoleh dari (digunakan untuk) Aktivitas investasi	(12.575.791.265)	13.191.269.658	Net Cash Provided by (used in) Investing Activities
ARUS KAS DARI AKTIVITAS PENDANAAN			CASH FLOWS FROM A FINANCING ACTIVITY
Pembayaran untuk:			Payments for:
Dividen oleh entitas anak yang menjadi bagian kepentingan nonpengendali	(371.070.000)	-	Cash dividends to non-controlling interest in subsidiary
Dividen	(313.287.722.150)	(722.971.666.500)	Dividends
Kas Bersih Digunakan untuk Aktivitas pendanaan	(313.658.792.150)	(722.971.666.500)	Net Cash Used in Financing Activities
PENURUNAN BERSIH KAS DAN SETARA KAS	(399.057.192.920)	(668.212.636.586)	NET DECREASE IN CASH AND CASH EQUIVALENT
KAS DAN SETARA KAS AWAL PERIODE	785.379.220.213	1.219.104.170.177	CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD
Pengaruh perubahan kurs mata uang asing	5.042.915.163	(9.712.895.040)	Effect of foreign exchange rate changes
KAS DAN SETARA KAS AKHIR PERIODE	<u>391.364.942.456</u>	<u>541.178.638.551</u>	CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD

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