

PT DUTA PERTIWI Tbk DAN ENTITAS ANAK
Laporan Posisi Keuangan Konsolidasian
31 Maret 2021 dan 31 Desember 2020
(Angka-angka Disajikan dalam Rupiah, kecuali Dinyatakan Lain)

PT DUTA PERTIWI Tbk AND ITS SUBSIDIARIES
Consolidated Statements of Financial Position
March 31, 2021 and December 31, 2020
(Figures are Presented in Rupiah, unless Otherwise Stated)

	31 Maret/ March 31, 2021 (Tidak Diaudit/ Unaudited)	Catatan/ Notes	31 Desember/ December 31, 2020	
ASET				ASSETS
ASET LANCAR				CURRENT ASSETS
Kas dan setara kas	2,744,258,848,809	4	2,511,884,993,361	Cash and cash equivalents
Investasi jangka pendek	290,831,656,633	5	236,982,388,657	Short-term investments
Piutang usaha - setelah dikurangi cadangan kerugian penurunan nilai masing-masing sebesar Rp 1.600.804.542 dan Rp 1.959.658.113 pada tanggal 31 Maret 2021 dan 31 Desember 2020		6		Trade accounts receivable - net of allowance for impairment of Rp 1,600,804,542 and 1,959,658,113 as of March 31, 2021 and December 31, 2020, respectively
Pihak berelasi	2,119,940,228		5,220,127,896	Related parties
Pihak ketiga	12,124,081,794		23,177,249,691	Third parties
Piutang lain-lain - setelah dikurangi cadangan kerugian penurunan nilai masing-masing sebesar Rp 125.616.522 dan Rp 396.578.205 pada tanggal 31 Maret 2021 dan 31 Desember 2020	7,230,063,627	7	13,591,016,560	Other accounts receivable - net of allowance for impairment of Rp 125,616,522 and 396,578,205 as of March 31, 2021 and December 31, 2020, respectively
Persediaan - setelah dikurangi cadangan kerugian penurunan nilai masing-masing sebesar Rp 6.264.474.487 dan Rp 7.195.158.377 pada tanggal 31 Maret 2021 dan 31 Desember 2020	3,589,046,699,612	8	2,946,715,231,110	Inventories - net of allowance for decline in value of Rp 6,264,474,487 and Rp 7,195,158,377 as of March 31, 2021 and December 31, 2020, respectively
Uang muka	64,686,999,390	9	72,065,515,959	Advances
Pajak dibayar dimuka	326,814,249,857	10	257,180,031,518	Prepaid taxes
Biaya dibayar dimuka	10,351,669,724	11	7,032,788,161	Prepaid expenses
Jumlah Aset Lancar	7,047,464,209,674		6,073,849,342,913	Total Current Assets
ASET TIDAK LANCAR				NONCURRENT ASSETS
Investasi dalam saham	399,689,062,753	12	618,409,401,834	Investments in shares
Piutang usaha - pihak ketiga	5,176,226	6	5,176,226	Trade accounts receivable - third parties
Biaya dibayar dimuka	5,263,092,597	11	4,837,893,567	Prepaid expenses
Tanah yang belum dikembangkan	4,488,558,848,737	13	4,468,341,652,756	Land for development
Aset tetap - setelah dikurangi akumulasi penyusutan masing-masing sebesar Rp 609.537.530.384 dan Rp 598.466.873.816 pada tanggal 31 Maret 2021 dan 31 Desember 2020	264,635,648,438	14	272,344,777,548	Property and equipment - net of accumulated depreciation of Rp 609,537,530,384 and Rp 598,466,873,816 as of March 31, 2021 and December 31, 2020, respectively
Aset hak-guna - setelah dikurangi akumulasi penyusutan sebesar Rp 7.418.015.829 dan Rp 6.322.777.096 pada tanggal 31 Maret 2021 dan 31 Desember 2020	6,965,207,845	15	8,060,446,578	Right-of-use assets - net of accumulated depreciation of Rp 7,418,015,829 and Rp 6,322,777,096 as of March 31, 2021 and December 31, 2020, respectively
Properti investasi - setelah dikurangi akumulasi penyusutan masing-masing sebesar Rp 664.960.755.629 dan Rp 637.240.879.593 pada tanggal 31 Maret 2021 dan 31 Desember 2020	2,266,954,586,330	16	2,294,652,027,366	Investment properties - net of accumulated depreciation of Rp 664,960,755,629 and Rp 637,240,879,593 as of March 31, 2021 and December 31, 2020, respectively
Goodwill	9,302,932,297	17	9,302,932,297	Goodwill
Aset lain-lain	3,821,087,800		3,821,087,800	Other assets
Jumlah Aset Tidak Lancar	7,445,195,643,023		7,679,775,395,972	Total Noncurrent Assets
JUMLAH ASET	14,492,659,852,697		13,753,624,738,885	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.

PT DUTA PERTIWI Tbk DAN ENTITAS ANAK
Laporan Posisi Keuangan Konsolidasian
31 Maret 2021 dan 31 Desember 2020
(Angka-angka Disajikan dalam Rupiah, kecuali Dinyatakan Lain)

PT DUTA PERTIWI Tbk AND ITS SUBSIDIARIES
Consolidated Statements of Financial Position
March 31, 2021 and December 31, 2020
(Figures are Presented in Rupiah, unless Otherwise Stated)

	31 Maret/ March 31, 2021 (Tidak Diaudit/ Unaudited)	Catatan/ Notes	31 Desember/ December 31, 2020	
LIABILITAS DAN EKUITAS				LIABILITIES AND EQUITY
LIABILITAS				LIABILITIES
LIABILITAS JANGKA PENDEK				CURRENT LIABILITIES
Utang usaha - pihak ketiga	126,155,388,268	18	172,104,133,909	Trade accounts payable - third parties
Utang pajak	23,359,102,523	19	28,977,180,906	Taxes payable
Beban akrual	28,827,310,474	20	24,726,429,441	Accrued expenses
Setoran jaminan	144,669,281,501	21	143,727,550,091	Security deposits
Liabilitas kontrak	1,532,592,233,188	22	1,279,391,912,561	Contract liabilities
Uang muka diterima	217,970,870,781	23	224,088,772,031	Advances received
Bagian liabilitas jangka panjang yang akan jatuh tempo dalam waktu satu tahun:				Current portion of long-term liabilities:
Utang bank jangka panjang	52,227,250,000	24	-	Long-term bank loan
Liabilitas sewa	3,660,900,000	25	3,660,900,000	Lease liabilities
Liabilitas lain-lain	25,342,634,701		23,626,179,166	Other liabilities
Jumlah Liabilitas Jangka Pendek	2,154,804,971,436		1,900,303,058,105	Total Current Liabilities
LIABILITAS JANGKA PANJANG				NONCURRENT LIABILITIES
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	108,927,776,110	24	-	Long-term bank loan
Liabilitas sewa	1,868,687,261	25	2,435,984,038	Lease liabilities
Setoran jaminan	59,063,997,891	21	58,911,670,333	Security deposits
Liabilitas kontrak	828,958,498,549	22	689,800,827,520	Contract liabilities
Uang muka diterima	652,055,164,759	23	653,318,597,554	Advances received
Liabilitas imbalan kerja jangka panjang	118,732,750,261	36	118,632,667,103	Long-term employee benefits liability
Jumlah Liabilitas Jangka Panjang	1,769,606,874,831		1,523,099,746,548	Total Noncurrent Liabilities
Jumlah Liabilitas	3,924,411,846,267		3,423,402,804,653	Total Liabilities
EKUITAS				EQUITY
Ekuitas yang dapat Diatribusikan kepada Pemilik Entitas Induk				Equity Attributable to Owners of the Company
Modal saham - nilai nominal Rp 500 per saham				Capital stock - Rp 500 par value per share
Modal dasar - 3,000,000,000 saham				Authorized - 3,000,000,000 shares
Modal ditempatkan dan disetor - 1,850,000,000 saham	925,000,000,000	27	925,000,000,000	Issued and paid-up - 1,850,000,000 shares
Tambahan modal disetor	465,081,634,211	28	465,081,634,211	Additional paid-in capital
Selisih nilai transaksi dengan kepentingan nonpengendali	21,367,566,355	29	21,367,566,355	Difference in value arising from transaction with non-controlling interest
Saldo laba				Retained earnings
Telah ditentukan penggunaannya	21,589,383,000	30	21,589,383,000	Appropriated
Belum ditentukan penggunaannya	7,288,323,067,211		7,060,035,427,999	Unappropriated
Jumlah Ekuitas yang dapat Diatribusikan kepada Pemilik Entitas Induk	8,721,361,650,777		8,493,074,011,565	Total Equity Attributable to Owners of the Company
Kepentingan Nonpengendali	1,846,886,355,653	32	1,837,147,922,667	Non-controlling Interests
Jumlah Ekuitas	10,568,248,006,430		10,330,221,934,232	Total Equity
JUMLAH LIABILITAS DAN EKUITAS	14,492,659,852,697		13,753,624,738,885	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.

PT DUTA PERTIWI Tbk DAN ENTITAS ANAK
Laporan Laba Rugi dan Penghasilan Komprehensif
Lain Konsolidasian
Untuk Periode-periode Tiga Bulan yang Berakhir 31 Maret 2021 dan 2020
(Angka-angka Disajikan dalam Rupiah, kecuali Dinyatakan Lain)

PT DUTA PERTIWI Tbk AND ITS SUBSIDIARIES
Consolidated Statements of Profit or Loss
and Other Comprehensive Income
For the Three-Month Periods Ended March 31, 2021 and 2020
(Figures are Presented in Rupiah, unless Otherwise Stated)

		Tidak Diaudit/Unaudited		
		31 Maret/March 31, (Tiga bulan/Three months)		
	Catatan/ Notes	2021	2020	
PENDAPATAN USAHA	33	351,949,446,381	385,197,684,764	REVENUES
BEBAN POKOK PENJUALAN	34	106,515,536,732	79,783,386,274	COST OF REVENUES
LABA KOTOR		245,433,909,649	305,414,298,490	GROSS PROFIT
BEBAN USAHA	35			OPERATING EXPENSES
Penjualan		64,262,591,213	75,574,508,372	Selling
Umum dan administrasi		64,228,190,522	74,995,412,363	General and administrative
Pajak final	40	18,000,156,980	23,571,609,840	Final tax
Jumlah Beban Usaha		146,490,938,715	174,141,530,575	Total Operating Expenses
LABA USAHA		98,942,970,934	131,272,767,915	PROFIT FROM OPERATIONS
PENGHASILAN (BEBAN) LAIN-LAIN				OTHER INCOME (EXPENSES)
Pendapatan bunga	37	20,775,903,978	38,069,152,326	Interest income
Kerugian selisih kurs mata uang asing - bersih		(1,951,891,675)	(2,482,903,409)	Loss on foreign exchange - net
Dampak pendiskontoan aset dan liabilitas keuangan		(28,075,711)	327,608,101	Effect of discounting financial assets and liabilities
Kerugian direalisasi dari penjualan investasi yang diukur pada nilai wajar melalui laba rugi	5	-	(1,644,494,601)	Realized loss on sale of investment at FVPL
Keuntungan dari akuisisi saham		149,787,519,962	-	Gain on bargain purchase of share
Pemulihan cadangan kerugian penurunan nilai piutang	6,7	629,815,254	-	Reversal of allowance for impairment of receivables
Keuntungan penjualan aset tetap	14	115,210,100	180,970,500	Gain on sale of property and equipment
Beban bunga	38	(45,407,199,729)	(41,996,568,760)	Interest expense
Lain-lain - bersih	39	11,339,797,544	26,831,355,626	Others - net
Penghasilan Lain-lain - bersih		135,261,079,723	19,285,119,783	Other Income - net
EKUITAS PADA LABA BERSIH DARI INVESTASI DALAM SAHAM	12	5,898,025,585	5,727,650,590	SHARE IN NET INCOME OF INVESTEES
LABA SEBELUM PAJAK		240,102,076,242	156,285,538,288	PROFIT BEFORE TAX
BEBAN PAJAK KINI	40	386,239,044	4,052,167,900	CURRENT TAX EXPENSE
LABA PERIODE BERJALAN		239,715,837,198	152,233,370,388	NET PROFIT FOR THE PERIOD
PENGHASILAN KOMPREHENSIF LAIN		-	-	OTHER COMPREHENSIVE INCOME
JUMLAH PENGHASILAN KOMPREHENSIF		239,715,837,198	152,233,370,388	TOTAL COMPREHENSIVE INCOME
Jumlah laba periode berjalan yang dapat diatribusikan kepada:				Total profit for the period attributable to:
Pemilik entitas induk		228,287,639,212	131,344,670,898	Owners of the Company
Kepentingan nonpengendali	32	11,428,197,986	20,888,699,490	Non-controlling interests
Jumlah		239,715,837,198	152,233,370,388	Total
Jumlah penghasilan komprehensif yang dapat diatribusikan kepada:				Total comprehensive income attributable to:
Pemilik entitas induk		228,287,639,212	131,344,670,898	Owners of the Company
Kepentingan nonpengendali	32	11,428,197,986	20,888,699,490	Non-controlling interests
Jumlah		239,715,837,198	152,233,370,388	Total
LABA PER SAHAM DASAR	41	123.40	71.00	BASIC EARNINGS PER SHARE

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

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Ekuitas yang dapat Diatribusikan kepada Pemilik Entitas Indu/Equity Attributable to Owners of the Company										
Modal Saham Ditempatkan dan Disetor/ Issued and Paid-up Capital Stock	Tambahan Modal Disetor/ Additional Paid-in Capital	Ekuitas pada Keuntungan Belum Direalisasi dari Kenaikan Nilai Wajar Efek Tersedia untuk Dijual Milik Entitas Anak/ Share in Unrealized Gain on Increase in Fair Value of Available for Sale Securities of Subsidiaries	Selisih Nilai Transaksi dengan Kepentingan Nonpengendali/ Difference in Value Arising from Transaction with Non-controlling Interest	Saldo Laba/Retained Earnings		Jumlah Ekuitas/ Total Equity	Kepentingan Nonpengendali/ Non-controlling Interests	Jumlah Ekuitas/ Total Equity		
				Telah Ditetukan Penggunaannya/ Appropriated	Belum Ditetukan Penggunaannya/ Unappropriated					
Saldo pada tanggal 1 Januari 2020 - sebelum dampak penyesuaian	925,000,000,000	465,031,634,211	9,372,083,366	19,436,755,162	19,589,383,000	7,280,313,774,381	8,718,743,630,120	1,872,026,552,700	10,590,770,182,820	Balance as of January 1, 2020 - before adjustments
Penyesuaian dampak penerapan awal:										Impact of initial adoption of:
PSAK No. 71	-	-	(9,372,083,366)	-	-	9,372,083,366	-	-	-	PSAK No. 71
PSAK No. 72	-	-	-	-	-	(206,961,013,592)	(206,961,013,592)	(14,551,722,906)	(221,512,736,498)	PSAK No. 72
PSAK No. 73	-	-	-	-	-	(370,694,275)	(370,694,275)	(26,963,458)	(397,657,733)	PSAK No. 73
Saldo pada tanggal 1 Januari 2020 - setelah dampak penyesuaian	925,000,000,000	465,031,634,211	-	19,436,755,162	19,589,383,000	7,082,354,149,880	8,511,411,922,253	1,857,447,866,336	10,368,859,788,589	Balance as of January 1, 2020 - after adjustments
Penghasilan komprehensif										Comprehensive income
Laba periode berjalan	-	-	-	-	-	131,344,670,898	131,344,670,898	20,888,699,490	152,233,370,388	Profit for the period
Jumlah penghasilan komprehensif	-	-	-	-	-	131,344,670,898	131,344,670,898	20,888,699,490	152,233,370,388	Total comprehensive income
Saldo pada tanggal 31 Maret 2020 (tidak diaudit)	925,000,000,000	465,031,634,211	-	19,436,755,162	19,589,383,000	7,213,698,820,778	8,642,756,593,151	1,878,336,565,826	10,521,093,158,977	Balance as of March 31, 2020 (unaudited)
Saldo pada tanggal 1 Januari 2021	925,000,000,000	465,081,634,211	-	21,367,566,355	21,589,383,000	7,060,035,427,999	8,493,074,011,565	1,837,147,922,667	10,330,221,934,232	Balance as of January 1, 2021
Penghasilan komprehensif										Comprehensive income
Laba periode berjalan	-	-	-	-	-	228,287,639,212	228,287,639,212	11,428,197,986	239,715,837,198	Profit for the period
Jumlah penghasilan komprehensif	-	-	-	-	-	228,287,639,212	228,287,639,212	11,428,197,986	239,715,837,198	Total comprehensive income
Transaksi dengan pemilik										Transactions with owners
Dividen	-	-	-	-	-	-	-	(1,689,765,000)	(1,689,765,000)	Dividends
Jumlah transaksi dengan pemilik	-	-	-	-	-	-	-	(1,689,765,000)	(1,689,765,000)	Total transactions with owners
Saldo pada tanggal 31 Maret 2021 (tidak diaudit)	925,000,000,000	465,081,634,211	-	21,367,566,355	21,589,383,000	7,288,323,067,211	8,721,361,650,777	1,846,886,355,653	10,568,248,006,430	Balance as of March 31, 2021 (unaudited)

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.

PT DUTA PERTIWI Tbk DAN ENTITAS ANAK
Laporan Arus Kas Konsolidasian
Untuk Periode-periode Tiga Bulan yang Berakhir 31 Maret 2021 dan 2020
(Angka-angka Disajikan dalam Rupiah, kecuali Dinyatakan Lain)

PT DUTA PERTIWI Tbk AND ITS SUBSIDIARIES
Consolidated Statements of Cash Flows
For the Three-Month Periods Ended March 31, 2021 and 2020
(Figures are Presented in Rupiah, unless Otherwise Stated)

	Tidak Diaudit/Unaudited 31 Maret/March 31, (Tiga bulan/Three months)		
	2021	2020	
ARUS KAS DARI AKTIVITAS OPERASI			CASH FLOWS FROM OPERATING ACTIVITIES
Penerimaan kas dari konsumen	575,892,351,489	481,052,827,597	Cash receipts from customers
Pembayaran kas untuk:			Cash payments for:
Beban penjualan	(30,694,565,000)	(33,358,053,731)	Selling expenses
Gaji	(46,004,358,039)	(56,215,190,142)	Salaries
Kontraktor	(198,064,283,471)	(146,907,017,526)	Contractors
Beban umum dan administrasi dan lain-lain	(91,252,664,193)	(110,038,422,244)	General and administrative and other expenses
Kas bersih dihasilkan dari operasi	209,876,480,786	134,534,143,954	Net cash generated from operations
Pembelian tanah	(16,820,037,940)	(59,283,902,065)	Acquisitions of land
Pembayaran pajak final	(20,164,614,277)	(17,118,379,019)	Final tax paid
Pembayaran pajak penghasilan	(187,962,634)	(531,178,731)	Income tax paid
Kas Bersih Diperoleh dari Aktivitas Operasi	172,703,865,935	57,600,684,139	Net Cash Provided by Operating Activities
ARUS KAS DARI AKTIVITAS INVESTASI			CASH FLOWS FROM INVESTING ACTIVITIES
Penerimaan bunga	24,843,811,868	38,938,804,447	Interest received
Hasil penjualan aset tetap	115,210,100	180,970,500	Proceeds from sale of property and equipment
Pembayaran liabilitas atas perolehan aset tetap	-	(171,922,557)	Payment for liabilities arising from acquisition of property and equipment
Perolehan properti investasi	(12,911,000)	(10,370,966,787)	Acquisitions of investment properties
Perolehan aset tetap	(267,800,000)	(187,385,000)	Acquisitions of property and equipment
Pembayaran liabilitas atas perolehan properti investasi	(3,460,474,356)	(41,750,000)	Payment for liabilities arising from acquisition of investment properties
Penempatan investasi	(49,944,587,416)	(4,409,578,353)	Placement in investments
Arus kas keluar bersih dari akuisisi entitas anak	(68,469,936,430)	-	Net cash outflow on acquisition of subsidiary
Kas Bersih Diperoleh dari (Digunakan untuk) Aktivitas Investasi	(97,196,687,234)	23,938,172,250	Net Cash Provided By (Used in) Investing Activities
ARUS KAS DARI AKTIVITAS PENDANAAN			CASH FLOWS FROM FINANCING ACTIVITIES
Penerimaan utang bank jangka panjang	161,155,026,110	-	Proceeds of long-term bank loans
Penerimaan atas kenaikan modal saham entitas anak yang menjadi bagian kepentingan nonpengendali	-	2,928,000,000	Proceeds from issuance of shares of subsidiaries to non-controlling interest
Pembayaran bunga liabilitas sewa	-	(82,620,385)	Interest paid on lease liabilities
Uang muka pembayaran dividen	-	(75,097,181,250)	Advance payment of dividends
Pembayaran utang bank jangka panjang	-	(369,442,839,976)	Payments of long-term bank loans
Pembayaran liabilitas sewa	(681,450,000)	-	Payments of lease liabilities
Pembayaran bunga	(1,071,951,688)	(5,828,465,054)	Interest paid
Pembayaran dividen oleh entitas anak yang menjadi bagian kepentingan nonpengendali	(1,689,765,000)	-	Payment of dividends to non-controlling interest in subsidiaries
Kas Bersih Diperoleh (Digunakan untuk) Aktivitas Pendanaan	157,711,859,422	(447,523,106,665)	Net Cash Provided By (Used in) Financing Activities
KENAIKAN (PENURUNAN) BERSIH KAS DAN SETARA KAS	233,219,038,123	(365,984,250,276)	NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS
KAS DAN SETARA KAS AWAL PERIODE	2,511,884,993,361	3,030,524,159,572	CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD
Pengaruh perubahan kurs mata uang asing	(845,182,675)	3,381,434,615	Effect of foreign exchange rate changes
KAS DAN SETARA KAS AKHIR PERIODE	2,744,258,848,809	2,667,921,343,911	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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