

	31 Maret/ March 31, 2025	Catatan/ Notes	31 Desember/ December 31, 2024	
ASET				ASSETS
ASET LANCAR				CURRENT ASSETS
Kas dan setara kas	2.491.675.260.351	4	2.525.242.591.791	Cash and cash equivalents
Investasi jangka pendek	227.397.216.887	5	240.430.996.774	Short-term investments
Piutang usaha - setelah dikurangi cadangan kerugian penurunan nilai masing-masing sebesar Rp 2.031.397.059 dan Rp 1.773.262.271 pada tanggal 31 Maret 2025 dan 31 Desember 2024		6		Trade accounts receivable - net of allowance for impairment of Rp 2,031,397,059 and Rp 1,773,262,271 as of March 31, 2025 and December 31, 2024, respectively
Pihak berelasi	8.069.757.393		10.680.162.352	Related parties
Pihak ketiga	68.664.062.141		67.882.619.573	Third parties
Piutang lain-lain - setelah dikurangi cadangan kerugian penurunan nilai masing-masing sebesar Rp 72.084.521 dan Rp 11.191.564 pada tanggal 31 Maret 2025 dan 31 Desember 2024	10.442.880.652	7	7.032.878.579	Other accounts receivable - net of allowance for impairment of Rp 72,084,521 and Rp 11,191,564 as of March 31, 2025 and December 31, 2024, respectively
Persediaan	3.562.337.232.077	8	3.358.168.471.542	Inventories
Uang muka	159.660.952.084	9	151.367.671.319	Advances
Pajak dibayar dimuka	313.846.214.029	10	311.694.528.511	Prepaid taxes
Biaya dibayar dimuka	29.909.184.122	11	24.726.987.812	Prepaid expenses
Jumlah Aset Lancar	6.872.002.759.736		6.697.226.908.253	Total Current Assets
ASET TIDAK LANCAR				NONCURRENT ASSETS
Investasi dalam saham	562.095.380.090	12	607.375.528.340	Investments in shares
Biaya dibayar dimuka	8.186.180.450	11	7.988.590.449	Prepaid expenses
Tanah yang belum dikembangkan	4.510.505.936.588	13	4.644.449.258.544	Land for development
Aset tetap - setelah dikurangi akumulasi penyusutan masing-masing sebesar Rp 697.841.285.527 dan Rp 692.379.222.691 pada tanggal 31 Maret 2025 dan 31 Desember 2024	218.528.059.818	14	220.233.584.891	Property and equipment - net of accumulated depreciation of Rp 697,841,285,527 and Rp 692,379,222,691 as of March 31, 2025 and December 31, 2024, respectively
Aset hak-guna - setelah dikurangi akumulasi penyusutan masing-masing sebesar Rp 3.020.392.872 dan Rp 9.153.008.749 pada tanggal 31 Maret 2025 dan 31 Desember 2024	6.846.958.549	15	1.737.316.627	Right-of-use assets - net of accumulated depreciation of Rp 3,020,392,872 and Rp 9,153,008,749 as of March 31, 2025 and December 31, 2024, respectively
Properti investasi - setelah dikurangi akumulasi penyusutan masing-masing sebesar Rp 1.162.062.825.660 dan Rp 1.134.666.841.531 pada tanggal 31 Maret 2025 dan 31 Desember 2024	2.227.461.830.290	16	2.169.596.233.350	Investment properties - net of accumulated depreciation of Rp 1,162,062,825,660 and Rp 1,134,666,841,531 as of March 31, 2025 and December 31, 2024, respectively
Goodwill	9.302.932.297	17	9.302.932.297	Goodwill
Aset lain-lain	4.486.867.800		4.486.867.800	Other assets
Jumlah Aset Tidak Lancar	7.547.414.145.882		7.665.170.312.298	Total Noncurrent Assets
JUMLAH ASET	14.419.416.905.618		14.362.397.220.551	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.

	31 Maret/ March 31, 2025	Catatan/ Notes	31 Desember/ December 31, 2024	
LIABILITAS DAN EKUITAS				LIABILITIES AND EQUITY
LIABILITAS				LIABILITIES
LIABILITAS JANGKA PENDEK				CURRENT LIABILITIES
Utang usaha - pihak ketiga	251.103.441.451	18	225.709.443.010	Trade accounts payable - third parties
Utang pajak	25.781.223.751	19	62.579.201.968	Taxes payable
Beban akrual	21.153.763.920	20	26.335.228.008	Accrued expenses
Setoran jaminan	156.370.278.205	21	154.804.718.175	Security deposits
Liabilitas kontrak	1.068.645.098.725	22	1.001.239.961.503	Contract liabilities
Uang muka diterima	76.740.824.009	23	72.097.374.846	Advances received
Sewa diterima dimuka	114.583.262.334	24	161.901.386.242	Rental advances
Bagian liabilitas sewa jangka panjang yang akan jatuh tempo dalam waktu satu tahun	2.801.320.378	25	-	Current portion of long-term Lease liabilities
Liabilitas lain-lain	30.366.444.316		8.696.195.167	Other liabilities
Jumlah Liabilitas Jangka Pendek	1.747.545.657.089		1.713.363.508.919	Total Current Liabilities
LIABILITAS JANGKA PANJANG				NONCURRENT LIABILITIES
Liabilitas sewa jangka panjang - setelah dikurangi bagian yang akan jatuh tempo dalam waktu satu tahun	3.270.004.594	25	-	Long-term lease liabilities - net of current portion
Setoran jaminan	74.431.215.142	21	72.257.237.012	Security deposits
Liabilitas kontrak	449.755.619.673	22	538.391.136.448	Contract liabilities
Uang muka diterima	12.116.915.408	23	10.106.876.614	Advances received
Sewa diterima dimuka	76.142.065.141	24	74.767.680.799	Rental advances
Liabilitas imbalan kerja jangka panjang - bersih	77.471.713.922	36	85.745.806.454	Long-term employee benefits liability - net
Jumlah Liabilitas Jangka Panjang	693.187.533.880		781.268.737.327	Total Noncurrent Liabilities
Jumlah Liabilitas	2.440.733.190.969		2.494.632.246.246	Total Liabilities
EKUITAS				EQUITY
Ekuitas yang dapat Diatribusikan kepada Pemilik Entitas Induk				Equity Attributable to Owners of the Parent 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	19.976.821.094	29	19.976.821.094	Difference in value arising from transaction with non-controlling interest
Saldo laba				Retained earnings
Ditentukan penggunaannya	29.589.383.000	30	29.589.383.000	Appropriated
Belum ditentukan penggunaannya	9.062.040.247.547		8.976.090.695.450	Unappropriated
Jumlah Ekuitas yang dapat Diatribusikan kepada Pemilik Entitas Induk	10.501.688.085.852		10.415.738.533.755	Total Equity Attributable to Owners of the Parent Company
Kepentingan Nonpengendali	1.476.995.628.797	32	1.452.026.440.550	Non-controlling Interests
Jumlah Ekuitas	11.978.683.714.649		11.867.764.974.305	Total Equity
JUMLAH LIABILITAS DAN EKUITAS	14.419.416.905.618		14.362.397.220.551	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 2025 dan 2024
(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, 2025 and 2024
(Figures are Presented in Rupiah, unless Otherwise Stated)

	31 Maret/ March 31, 2025	Catatan/ Notes	31 Maret/ March 31, 2024 (Tidak Diaudit/ Unaudited)	
PENDAPATAN USAHA	539.221.161.293	33	892.411.672.804	REVENUES
BEBAN POKOK PENJUALAN	165.479.683.650	34	350.156.042.240	COST OF REVENUES
LABA KOTOR	373.741.477.643		542.255.630.564	GROSS PROFIT
BEBAN USAHA		35		OPERATING EXPENSES
Penjualan	149.778.434.513		140.987.358.877	Selling
Umum dan administrasi	98.339.023.603		89.007.938.773	General and administrative
Pajak final	24.501.319.869	40	33.260.086.371	Final tax
Jumlah Beban Usaha	272.618.777.985		263.255.384.021	Total Operating Expenses
LABA USAHA	101.122.699.658		279.000.246.543	PROFIT FROM OPERATIONS
PENGHASILAN (BEBAN) LAIN-LAIN				OTHER INCOME (EXPENSES)
Pendapatan bunga dan investasi	25.251.909.191	37	28.718.003.861	Interest and investment income
Dampak pendiskontoan aset dan liabilitas keuangan - bersih	1.863.596.844		116.884.145	Effect of discounting financial assets and liabilities - net
Keuntungan penjualan aset tetap	43.390.993	14	-	Gain on sale of property and equipment
Pemulihan (cadangan) kerugian penurunan nilai piutang - bersih	(319.027.745)	6,7	238.827.119	Reversal of (allowance for) impairment of receivables - net
Kerugian selisih kurs mata uang asing - bersih	(2.302.335.169)		(2.419.699.541)	Loss on foreign exchange - net
Beban bunga	(24.708.494.815)	38	(35.862.165.818)	Interest expense
Lain-lain - bersih	5.483.674.496	39	(5.416.218.190)	Others - net
Penghasilan (Beban) Lain-lain - bersih	5.312.713.795		(14.624.368.424)	Other Income (Expenses) - net
EKUITAS PADA RUGI BERSIH DARI INVESTASI DALAM SAHAM	(1.483.561.636)	12	(1.272.406.277)	SHARE IN NET LOSS OF INVESTEEs
LABA SEBELUM PAJAK	104.951.851.817		263.103.471.842	PROFIT BEFORE TAX
BEBAN PAJAK KINI	80.764.833	40	613.295.523	CURRENT TAX EXPENSE
LABA PERIODE BERJALAN	104.871.086.984		262.490.176.319	NET PROFIT FOR THE PERIOD
PENGHASILAN KOMPREHENSIF LAIN				OTHER COMPREHENSIVE INCOME
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	249.917.386	12	-	Share in remeasurement of defined benefit liability of associates and joint ventures
Pengukuran kembali liabilitas imbalan pasti	5.797.735.974	36	151.718.112	Remeasurement of defined benefit liability
Jumlah Penghasilan Komprehensif Lain	6.047.653.360		151.718.112	Total Other Comprehensive Income
JUMLAH PENGHASILAN KOMPREHENSIF	110.918.740.344		262.641.894.431	TOTAL COMPREHENSIVE INCOME
Jumlah laba periode berjalan yang dapat diatribusikan kepada:				Total profit for the period attributable to:
Pemilik entitas induk	80.617.999.821		158.584.110.882	Owners of the Parent Company
Kepentingan nonpengendali	24.253.087.163	32	103.906.065.437	Non-controlling interests
Jumlah	104.871.086.984		262.490.176.319	Total
Jumlah penghasilan komprehensif yang dapat diatribusikan kepada:				Total comprehensive income attributable to:
Pemilik entitas induk	85.949.552.097		158.732.632.643	Owners of the Parent Company
Kepentingan nonpengendali	24.969.188.247	32	103.909.261.788	Non-controlling interests
Jumlah	110.918.740.344		262.641.894.431	Total
LABA PER SAHAM DASAR	43,58	41	85,72	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.

Ekuitas yang dapat Diatribusikan kepada Pemilik Entitas Induk/Equity Attributable to Owners of the Parent Company									
Catatan/ Notes	Modal Saham Ditempatkan dan Disetor/ Issued and Paid-up Capital Stock	Tambahan Modal Disetor/ Additional Paid-in Capital	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	
				Ditentukan Penggunaannya/ Appropriated	Belum Ditentukan Penggunaannya/ Unappropriated				
Saldo pada tanggal 1 Januari 2024	925.000.000.000	465.081.634.211	19.977.938.029	27.589.383.000	8.832.647.235.491	10.270.296.190.731	1.190.591.015.829	11.460.887.206.560	Balance as of January 1, 2024
Penghasilan komprehensif									Comprehensive income
Laba periode berjalan	-	-	-	-	158.584.110.882	158.584.110.882	103.906.065.437	262.490.176.319	Profit for the period
Rugi komprehensif lain									Other comprehensive loss
Pengukuran kembali liabilitas imbalan pasti	36	-	-	-	148.521.761	148.521.761	3.196.351	151.718.112	Remeasurement of defined benefits liability
Jumlah penghasilan komprehensif		-	-	-	158.732.632.643	158.732.632.643	103.909.261.788	262.641.894.431	Total comprehensive income
Transaksi dengan pemilik									Transactions with owners
Dividen yang dibayarkan oleh entitas anak kepada kepentingan nonpengendali	32	-	-	-	-	-	(4.508.700.000)	(4.508.700.000)	Dividends paid by subsidiary to non-controlling interests
Saldo pada tanggal 31 Maret 2024 (tidak diaudit)		925.000.000.000	465.081.634.211	19.977.938.029	27.589.383.000	8.991.379.868.134	1.289.991.577.617	11.719.020.400.991	Balance as of March 31, 2024 (unaudited)
Saldo pada tanggal 1 Januari 2025		925.000.000.000	465.081.634.211	19.976.821.094	29.589.383.000	8.976.090.695.450	1.452.026.440.550	11.867.764.974.305	Balance as of January 1, 2025
Penghasilan komprehensif									Comprehensive income
Laba periode berjalan	-	-	-	-	-	80.617.999.821	24.253.087.163	104.871.086.984	Profit for the period
Rugi komprehensif lain									Other comprehensive loss
Pengukuran kembali liabilitas imbalan pasti	36	-	-	-	-	5.331.552.276	716.101.084	6.047.653.360	Remeasurement of defined benefits liability
Jumlah penghasilan komprehensif		-	-	-	-	85.949.552.097	24.969.188.247	110.918.740.344	Total comprehensive income
Saldo pada tanggal 31 Maret 2025		925.000.000.000	465.081.634.211	19.976.821.094	29.589.383.000	9.062.040.247.547	1.476.995.628.797	11.978.683.714.649	Balance as of March 31, 2025

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.

	31 Maret/ March 31, 2025	31 Maret/ March 31, 2024 (Tidak Diaudit/ Unaudited)	
ARUS KAS DARI AKTIVITAS OPERASI			CASH FLOWS FROM OPERATING ACTIVITIES
Penerimaan kas dari pelanggan	487.809.685.501	700.757.606.377	Cash receipts from customers
Pembayaran kas untuk:			Cash payments for:
Kontraktor	(161.310.154.376)	(231.330.877.231)	Contractors
Beban umum dan administrasi dan lain-lain	(145.440.408.525)	(193.784.436.204)	General and administrative and other expenses
Beban penjualan	(113.581.765.848)	(104.126.980.719)	Selling expenses
Gaji	(67.622.664.802)	(61.897.673.522)	Salaries
Kas bersih dihasilkan dari (digunakan untuk) operasi	(145.308.050)	109.617.638.701	Net cash generated from (used in) operations
Pembelian tanah	(26.206.740.070)	(28.114.830.309)	Acquisitions of land
Pembayaran pajak final	(21.826.292.497)	(23.091.400.113)	Final tax paid
Pembayaran pajak penghasilan	(412.598.230)	(272.394.991)	Income tax paid
Kas Bersih Diperoleh dari (Digunakan untuk) Aktivitas Operasi	(48.590.938.847)	58.139.013.288	Net Cash Provided by (Used in) Operating Activities
ARUS KAS DARI AKTIVITAS INVESTASI			CASH FLOWS FROM INVESTING ACTIVITIES
Penerimaan atas pencairan investasi dalam saham	44.046.504.000	-	Proceeds from withdrawal of investment in shares
Penerimaan bunga	26.988.346.485	31.540.937.525	Interest received
Pencairan investasi jangka pendek	13.033.779.887	9.902.290.769	Withdrawal of short-term investments
Hasil penjualan aset tetap	43.390.993	-	Proceeds from sale of property and equipment
Pembayaran liabilitas atas perolehan properti investasi	-	(671.153.275)	Payment for liabilities arising from acquisition of investment properties
Pembayaran liabilitas atas perolehan aset tetap	(375.509.460)	(114.360.260)	Payment for liabilities arising from acquisition of property and equipment
Perolehan aset tetap	(2.805.615.319)	(1.265.104.486)	Acquisitions of property and equipment
Perolehan properti investasi	(85.146.252.610)	(21.965.448.630)	Acquisitions of investment properties
Kas Bersih Diperoleh dari (Digunakan untuk) Aktivitas Investasi	(4.215.356.024)	17.427.161.643	Net Cash Provided by (Used in) Investing Activities
ARUS KAS DARI AKTIVITAS PENDANAAN			CASH FLOWS FROM FINANCING ACTIVITIES
Uang muka setoran modal saham entitas anak yang menjadi bagian kepentingan nonpengendali	19.185.096.000	-	Deposit for future stock subscription of subsidiaries from non-controlling interests
Penerimaan atas peningkatan modal saham entitas anak yang menjadi bagian kepentingan nonpengendali	-	28.699.000.000	Proceeds from issuance of shares of subsidiaries to non-controlling interest
Pembayaran liabilitas sewa	-	(429.560.000)	Payments of lease liabilities
Pembayaran dividen yang menjadi bagian kepentingan nonpengendali	-	(4.508.700.000)	Payment of dividends to non-controlling interest
Kas Bersih Diperoleh dari Aktivitas Pendanaan	19.185.096.000	23.760.740.000	Net Cash Provided by Financing Activities
KENAIKAN (PENURUNAN) BERSIH KAS DAN SETARA KAS	(33.621.198.871)	99.326.914.931	NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS
KAS DAN SETARA KAS AWAL PERIODE	2.525.242.591.791	2.875.636.301.739	CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD
Pengaruh perubahan kurs mata uang asing	53.867.431	62.617.407	Effect of foreign exchange rate changes
KAS DAN SETARA KAS AKHIR PERIODE	<u>2.491.675.260.351</u>	<u>2.975.025.834.077</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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