| | Catatan/ *Notes* | 30 Juni/ June 30, 2020 (Tidak Diaudit/ *Unaudited*) | 31 Desember/ December 31, 2019 | |
|---|---|---|---|---|
| **ASET** | | | | **ASSETS** |
| **ASET LANCAR** | | | | **CURRENT ASSETS** |
| Kas dan setara kas | 4 | 2,756,597,572,960 | 3,030,524,159,572 | Cash and cash equivalents |
| Investasi jangka pendek | 5 | 202,611,534,739 | 208,626,920,934 | Short-term investments |
| Piutang usaha | 6 | | | Trade accounts receivable |
| Pihak berelasi | | 35,716,062,536 | 11,869,579,265 | Related parties |
| Pihak ketiga | | 32,930,160,920 | 43,356,496,703 | Third parties |
| Piutang lain-lain | 7 | 291,314,392,549 | 283,391,538,949 | Other accounts receivable |
| Persediaan - setelah dikurangi cadangan kerugian penurunan nilai masing-masing sebesar Rp 12.594.961.230 dan Rp 10.709.602.015 pada tanggal 30 Juni 2020 dan 31 Desember 2019 | 8 | 2,947,206,394,715 | 2,816,499,046,776 | Inventories - net of allowance for decline in value of Rp 12,594,961,230 and Rp 10,709,602,015 as of June 30, 2020 and December 31, 2019, respectively |
| Uang muka | 9 | 176,556,138,637 | 105,089,447,282 | Advances |
| Pajak dibayar dimuka | 10 | 305,757,422,063 | 222,645,222,066 | Prepaid taxes |
| Biaya dibayar dimuka | 11 | 3,200,225,628 | 2,983,033,453 | Prepaid expenses |
| **Jumlah Aset Lancar** | | 6,751,889,904,747 | 6,724,985,445,000 | **Total Current Assets** |
| **ASET TIDAK LANCAR** | | | | **NONCURRENT ASSETS** |
| Investasi dalam saham | 12 | 363,465,927,187 | 383,318,283,473 | Investments in shares |
| Piutang usaha - pihak ketiga | 6 | 5,176,226 | 5,176,226 | Trade accounts receivable - third parties |
| Biaya dibayar dimuka | 11 | 2,387,812,864 | 2,570,295,812 | Prepaid expenses |
| Tanah yang belum dikembangkan | 13 | 4,380,801,830,856 | 4,308,948,170,792 | Land for development |
| Aset tetap - setelah dikurangi akumulasi penyusutan masing-masing sebesar Rp 581.735.307.353 dan Rp 566.110.274.070 pada tanggal 30 Juni 2020 dan 31 Desember 2019 | 14 | 287,443,488,373 | 304,735,856,152 | Property and equipment - net of accumulated depreciation of Rp 581.735.307.353 and Rp 566,110,274,070 as of June 30, 2020 and December 31, 2019, respectively |
| Aset hak-guna - setelah dikurangi akumulasi penyusutan masing-masing sebesar Rp 3.038.578.998 dan nihil pada tanggal 30 Juni 2020 dan 31 Desember 2019 | 15 | 3,592,194,617 | - | Right-to-use assets - net of accumulated depreciation of Rp 3.038.578.998 and nil June 30, 2020 and December 31, 2019, respectively |
| Properti investasi - setelah dikurangi akumulasi penyusutan masing-masing sebesar Rp 596.887.556.285 dan Rp 572.173.491.507 pada tanggal 30 Juni 2020 dan 31 Desember 2019 | 16 | 2,047,773,236,118 | 2,053,011,300,208 | Investment properties - net of accumulated depreciation of Rp 596.887.556.285 and Rp 572,173,491,507 as of June 30, 2020 and December 31, 2019, respectively |
| Goodwill | 17 | 9,302,932,297 | 9,302,932,297 | Goodwill |
| Aset lain-lain | | 1,350,000,000 | 1,350,000,000 | Other assets |
| **Jumlah Aset Tidak Lancar** | | 7,096,122,598,538 | 7,063,242,014,960 | **Total Noncurrent Assets** |
| **JUMLAH ASET** | | 13,848,012,503,285 | 13,788,227,459,960 | **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.

| | Catatan/ *Notes* | 30 Juni/ June 30, 2020 (Tidak Diaudit/ *Unaudited*) | 31 Desember/ December 31, 2019 | |
|---|---|---|---|---|
| **LIABILITAS DAN EKUITAS** | | | | **LIABILITIES AND EQUITY** |
| **LIABILITAS** | | | | **LIABILITIES** |
| **LIABILITAS JANGKA PENDEK** | | | | **CURRENT LIABILITIES** |
| Utang usaha - pihak ketiga | 18 | 35,804,652,442 | 90,268,453,599 | Trade accounts payable - third parties |
| Utang pajak | 19 | 105,092,653,831 | 38,986,041,807 | Taxes payable |
| Beban akrual | 20 | 28,019,682,460 | 33,573,707,046 | Accrued expenses |
| Setoran jaminan | 21 | 268,038,028,382 | 153,077,768,951 | Security deposits |
| Uang muka diterima | 22 | 1,377,925,211,805 | 1,306,475,936,705 | Advances received |
| Bagian liabilitas jangka panjang yang akan jatuh tempo dalam waktu satu tahun: | | | | Current portion of long-term liabilities: |
| Utang bank jangka panjang | 23 | - | 115,663,650,000 | Long-term bank loan |
| Liabilitas sewa | 24 | 1,710,900,000 | - | Lease liabilities |
| Liabilitas lain-lain | | 23,682,488,376 | 16,998,533,703 | Other liabilities |
| **Jumlah Liabilitas Jangka Pendek** | | 1,840,273,617,296 | 1,755,044,091,811 | **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 | 23 | - | 253,779,189,976 | Long-term bank loan |
| Liabilitas sewa | 24 | 1,626,224,849 | - | Lease liabilities |
| Setoran jaminan | 21 | 12,786,602,306 | 18,423,059,347 | Security deposits |
| Uang muka diterima | 22 | 1,317,621,213,257 | 1,046,642,341,715 | Advances received |
| Liabilitas imbalan kerja jangka panjang | 35 | 110,280,701,298 | 123,568,594,291 | Long-term employee benefits liability |
| **Jumlah Liabilitas Jangka Panjang** | | 1,442,314,741,710 | 1,442,413,185,329 | **Total Noncurrent Liabilities** |
| **Jumlah Liabilitas** | | 3,282,588,359,006 | 3,197,457,277,140 | **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<br>Modal dasar - 3.000.000.000 saham<br>Modal ditempatkan dan disetor - 1.850.000.000 saham | 26 | 925,000,000,000 | 925,000,000,000 | Capital stock - Rp 500 par value per share<br>Authorized - 3,000,000,000 shares<br>Issued and paid-up - 1,850,000,000 shares |
| Tambahan modal disetor | 27 | 465,031,634,211 | 465,031,634,211 | Additional paid-in capital |
| Selisih nilai transaksi dengan kepentingan nonpengendali | 28 | 19,436,755,162 | 19,436,755,162 | Difference in value arising from transaction with non-controlling interest |
| Ekuitas pada keuntungan belum direalisasi dari kenaikan nilai wajar efek tersedia untuk dijual milik entitas anak | 29 | - | 9,372,083,366 | Share in unrealized gain on increase in fair value of available for sale securities of subsidiary |
| Saldo laba | | | | Retained earnings |
| Telah ditentukan penggunaannya | 30 | 19,589,383,000 | 19,589,383,000 | Appropriated |
| Belum ditentukan penggunaannya | | 7,239,733,854,936 | 7,280,313,774,381 | Unappropriated |
| **Jumlah Ekuitas yang dapat Diatribusikan kepada Pemilik Entitas Induk** | | 8,668,791,627,309 | 8,718,743,630,120 | **Total Equity Attributable to Owners of the Company** |
| **Kepentingan Nonpengendali** | 31 | 1,896,632,516,970 | 1,872,026,552,700 | **Non-controlling Interests** |
| **Jumlah Ekuitas** | | 10,565,424,144,279 | 10,590,770,182,820 | **Total Equity** |
| **JUMLAH LIABILITAS DAN EKUITAS** | | 13,848,012,503,285 | 13,788,227,459,960 | **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.

| | Catatan/ *Notes* | Tidak Diaudit/*Unaudited* 30 Juni/*June 30,* (Enam bulan/*Six months*) 2020 | 2019 | |
|---|---|---|---|---|
| **PENDAPATAN USAHA** | 32 | 717,762,545,098 | 1,176,953,883,219 | **REVENUES** |
| **BEBAN POKOK PENJUALAN** | 33 | 157,292,957,352 | 335,868,816,278 | **COST OF REVENUES** |
| **LABA KOTOR** | | 560,469,587,746 | 841,085,066,941 | **GROSS PROFIT** |
| **BEBAN USAHA** | 34 | | | **OPERATING EXPENSES** |
| Penjualan | | 138,228,197,158 | 160,628,421,551 | Selling |
| Umum dan administrasi | | 189,517,328,911 | 160,138,097,122 | General and administrative |
| Pajak final | 39 | 42,654,687,155 | 62,425,141,305 | Final tax |
| Jumlah Beban Usaha | | 370,400,213,224 | 383,191,659,978 | Total Operating Expenses |
| **LABA USAHA** | | 190,069,374,522 | 457,893,406,963 | **PROFIT FROM OPERATIONS** |
| **PENGHASILAN (BEBAN) LAIN-LAIN** | | | | **OTHER INCOME (EXPENSES)** |
| Pendapatan bunga dan investasi | 36 | 68,613,563,352 | 75,488,885,215 | Interest and investment income |
| Kerugian selisih kurs mata uang asing - bersih | | (7,504,085,363) | (3,887,936,361) | Loss on foreign exchange - net |
| Dampak pendiskontoan aset dan liabilitas keuangan | | 494,386,693 | 2,414,322,828 | 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 penjualan aset tetap | 14 | 549,970,500 | 32,190,909 | Gain on sale of property and equipment |
| Beban bunga | 37 | (84,615,692,738) | (2,812,405,047) | Interest expense |
| Lain-lain - bersih | 38 | 23,112,873,871 | 33,043,479,847 | Others - net |
| Penghasilan Lain-lain - bersih | | (993,478,286) | 104,278,537,391 | Other Income - net |
| **EKUITAS PADA LABA BERSIH DARI INVESTASI DALAM SAHAM** | 12 | 8,477,396,014 | 5,655,029,211 | **SHARE IN NET INCOME OF INVESTEES** |
| **LABA SEBELUM PAJAK** | | 197,553,292,250 | 567,826,973,565 | **PROFIT BEFORE TAX** |
| **BEBAN PAJAK KINI** | 39 | 988,936,560 | 2,972,303,500 | **CURRENT TAX EXPENSE** |
| **LABA PERIODE BERJALAN** | | 196,564,355,690 | 564,854,670,065 | **NET PROFIT FOR THE PERIOD** |
| **PENGHASILAN KOMPREHENSIF LAIN** | | | | **OTHER COMPREHENSIVE INCOME** |
| Pos yang akan direklasifikasi ke laba rugi - Keuntungan belum direalisasi dari kenaikan nilai wajar efek tersedia untuk dijual milik entitas anak | 5 | - | 792,188,112 | Items that will be reclassified subsequently to profit and loss - Unrealized gain on increase in fair value of available for sale securities of subsidiary |
| **JUMLAH PENGHASILAN KOMPREHENSIF** | | 196,564,355,690 | 565,646,858,177 | **TOTAL COMPREHENSIVE INCOME** |
| Jumlah laba periode berjalan yang dapat diatribusikan kepada: | | | | Total profit for the period attributable to: |
| Pemilik entitas induk | | 157,379,705,056 | 479,659,289,999 | Owners of the Company |
| Kepentingan nonpengendali | 31 | 39,184,650,634 | 85,195,380,066 | Non-controlling interests |
| Jumlah | | 196,564,355,690 | 564,854,670,065 | Total |
| Jumlah penghasilan komprehensif yang dapat diatribusikan kepada: | | | | Total comprehensive income attributable to: |
| Pemilik entitas induk | | 157,379,705,056 | 480,246,380,609 | Owners of the Company |
| Kepentingan nonpengendali | 31 | 39,184,650,634 | 85,400,477,568 | Non-controlling interests |
| Jumlah | | 196,564,355,690 | 565,646,858,177 | Total |
| **LABA PER SAHAM DASAR** | 40 | 85.07 | 259.28 | **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 Company* | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Catatan/ *Notes* | 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 Subsidiary* | 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 Ditentukan Penggunaannya/ *Appropriated* | Belum Ditentukan Penggunaannya/ *Unappropriated* | | | | |
| **Saldo pada tanggal 1 Januari 2019** | | 925,000,000,000 | 465,031,634,211 | 9,073,311,290 | 4,594,749,181 | 17,589,383,000 | 6,184,880,870,542 | 7,606,169,948,224 | 1,808,748,850,016 | 9,414,918,798,240 | **Balance as of January 1, 2019** |
| Penghasilan komprehensif | | | | | | | | | | | Comprehensive income |
| Laba periode berjalan | | - | - | - | - | - | 479,659,289,999 | 479,659,289,999 | 85,195,380,066 | 564,854,670,065 | Profit for the period |
| Penghasilan komprehensif lain | | | | | | | | | | | Other comprehensive income |
| Keuntungan belum direalisasi dari kenaikan nilai wajar efek tersedia untuk dijual milik entitas anak | 5 | - | - | 587,090,610 | - | - | - | 587,090,610 | 205,097,502 | 792,188,112 | Unrealized gain on increase in fair value of available for sale securities of subsidiaries |
| Jumlah penghasilan komprehensif | | - | - | 587,090,610 | - | - | 479,659,289,999 | 480,246,380,609 | 85,400,477,568 | 565,646,858,177 | Total comprehensive income |
| Pencadangan saldo laba sebagai cadangan umum | 30 | - | - | - | - | 2,000,000,000 | (2,000,000,000) | - | - | - | Appropriation of retained earnings |
| Transaksi dengan pemilik | | | | | | | | | | | Transactions with owners |
| Dividen | 31 | - | - | - | | - | - | - | (88,941,574,546) | (88,941,574,546) | Dividends |
| Jumlah transaksi dengan pemilik | | - | - | - | - | - | - | - | (88,941,574,546) | (88,941,574,546) | Total transactions with owners |
| **Saldo pada tanggal 30 Juni 2019 (tidak diaudit)** | | **925,000,000,000** | **465,031,634,211** | **9,660,401,900** | **4,594,749,181** | **19,589,383,000** | **6,662,540,160,541** | **8,086,416,328,833** | **1,805,207,753,038** | **9,891,624,081,871** | **Balance as of June 30, 2019 (unaudited)** |
| **Saldo pada tanggal 1 Januari 2020 yang dilaporkan sebelumnya** | | 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, as previously reported** |
| Dampak penerapan PSAK 71, PSAK 72 dan PSAK 73 | | - | - | (9,372,083,366) | - | - | (197,959,624,501) | (207,331,707,867) | (14,578,686,364) | (221,910,394,231) | Effect of first adoption of PSAK 71, PSAK 72 and PSAK 73 |
| **Saldo pada tanggal 1 Januari 2020, setelah dampak penerapan PSAK 71, PSAK 72 dan PSAK 73** | | 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 the effect of first adoption of PSAK 71, PSAK 72 and PSAK 73** |
| Penghasilan komprehensif | | | | | | | | | | | Comprehensive income |
| Laba periode berjalan | | - | - | - | - | - | 157,379,705,056 | 157,379,705,056 | 39,184,650,634 | 196,564,355,690 | Profit for the period |
| Jumlah penghasilan komprehensif | | - | - | - | - | - | 157,379,705,056 | 157,379,705,056 | 39,184,650,634 | 196,564,355,690 | Total comprehensive income |
| **Saldo pada tanggal 30 Juni 2020 (tidak diaudit)** | | **925,000,000,000** | **465,031,634,211** | **-** | **19,436,755,162** | **19,589,383,000** | **7,239,733,854,936** | **8,668,791,627,309** | **1,896,632,516,970** | **10,565,424,144,279** | **Balance as of June 30, 2020 (unaudited)** |

| | Tidak Diaudit/*Unaudited*<br>30 Juni/*June 30,*<br>(Enam bulan/*Six months*) | | |
|---|---|---|---|
| | 2020 | 2019 | |
| **ARUS KAS DARI AKTIVITAS OPERASI** | | | **CASH FLOWS FROM OPERATING ACTIVITIES** |
| Penerimaan kas dari konsumen | 756,348,113,648 | 1,434,277,555,849 | Cash receipts from customers |
| Pembayaran kas untuk: | | | Cash payments for: |
| Beban penjualan | (64,008,246,446) | (71,038,716,075) | Selling expenses |
| Gaji | (146,096,391,268) | (113,361,921,652) | Salaries |
| Kontraktor | (202,466,409,895) | (272,608,118,864) | Contractors |
| Beban umum, administrasi dan lain-lain | (139,279,680,263) | (278,337,682,784) | General, administrative and other expenses |
| Kas bersih dihasilkan dari operasi | 204,497,385,776 | 698,931,116,474 | Net cash generated from operations |
| Pembelian tanah | (73,859,180,407) | (41,787,545,779) | Acquisitions of land |
| Pembayaran pajak final | (32,211,243,557) | (45,703,875,276) | Final tax paid |
| Pembayaran pajak penghasilan | (3,971,931,970) | (2,299,931,287) | Income tax paid |
| Kas Bersih Diperoleh dari Aktivitas Operasi | 94,455,029,842 | 609,139,764,132 | Net Cash Provided by Operating Activities |
| **ARUS KAS DARI AKTIVITAS INVESTASI** | | | **CASH FLOWS FROM INVESTING ACTIVITIES** |
| Penerimaan bunga | 72,767,884,080 | 72,161,168,699 | Interest received |
| Penerimaan dividen | 21,675,000,000 | 22,300,000,000 | Dividends received |
| Hasil penjualan aset tetap | 549,970,500 | 35,390,909 | Proceed from sale of property and equipment |
| Piutang pihak berelasi non-usaha | - | (31,000,000,000) | Due from a related party non-trade |
| Pembayaran liabilitas atas perolehan properti investasi | (41,750,000) | (1,349,400,000) | Payment for liabilities arising from acquisition of investment properties |
| Pembayaran liabilitas atas perolehan aset tetap | (184,697,189) | (97,400,000) | Payment for liabilities arising from acquisition of property and equipment |
| Perolehan aset tetap | (673,005,000) | (5,593,484,731) | Acquisitions of property and equipment |
| Penempatan investasi | (2,386,471,908) | (232,454,185,928) | Placement in investments |
| Perolehan properti investasi | (11,140,036,037) | (156,156,957,602) | Acquisitions of investment properties |
| Kas Bersih Diperoleh dari (Digunakan untuk) Aktivitas Investasi | 80,566,894,446 | (332,154,868,653) | Net Cash Provided by (Used in) Investing Activities |
| **ARUS KAS DARI AKTIVITAS PENDANAAN** | | | **CASH FLOWS FROM FINANCING ACTIVITIES** |
| Penerimaan atas kenaikan modal saham entitas anak yang menjadi bagian kepentingan nonpengendali | 7,846,000,000 | - | Proceeds from issuance of shares of subsidiaries to non-controlling interest |
| Penerimaan uang muka investasi dalam saham dari kepentingan nonpengendali | - | 315,000,000 | Proceeds for advanced payment of investment in shares from non-controlling interest |
| Pembayaran bunga sewa pembiayaan | - | (21,280,290) | Interest paid on lease liabilities |
| Pembayaran dividen | - | (88,941,574,546) | Dividends paid |
| Pembayaran liabilitas sewa | (246,650,000) | (1,445,591,005) | Payments of lease liabilities |
| Pembayaran bunga | (5,474,400,507) | (17,837,931,789) | Interest paid |
| Uang muka pembayaran dividen | (75,097,181,250) | - | Advance payment of dividends |
| Pembayaran utang bank jangka panjang | (369,442,839,976) | - | Payment from long-term bank loans |
| Kas Bersih Digunakan untuk Aktivitas Pendanaan | (442,415,071,733) | (107,931,377,630) | Net Cash Used in Financing Activities |
| **KENAIKAN BERSIH KAS DAN SETARA KAS** | (267,393,147,445) | 169,053,517,849 | **NET INCREASE IN CASH AND CASH EQUIVALENTS** |
| **KAS DAN SETARA KAS AWAL PERIODE** | 3,030,524,159,572 | 2,533,281,889,883 | **CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD** |
| Pengaruh perubahan kurs mata uang asing | (6,533,439,167) | (4,901,306,584) | Effect of foreign exchange rate changes |
| **KAS DAN SETARA KAS AKHIR PERIODE** | 2,756,597,572,960 | 2,697,434,101,148 | **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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