PT DUTA PERTIWI Tbk DAN ENTITAS ANAK
Laporan Posisi Keuangan Konsolidasian
31 Maret 2023 dan 31 Desember 2022
(Angka-angka Disajikan dalam Rupiah, kecuali Dinyatakan Lain)

PT DUTA PERTIWI Tbk AND ITS SUBSIDIARIES
Consolidated Statements of Financial Position
March 31, 2023 and December 31, 2022
(Figures are Presented in Rupiah, unless Otherwise Stated)

	31 Maret/ *March 31,* 2023 (Tidak Diaudit/ *Unaudited*)	Catatan/ *Notes*	31 Desember/ *December 31,* 2022	
ASET				**ASSETS**
ASET LANCAR				**CURRENT ASSETS**
Kas dan setara kas	3,218,556,721,329	4	3,497,490,464,122	Cash and cash equivalents
Investasi jangka pendek	311,638,757,736	5	312,107,041,678	Short-term investments
Piutang usaha - setelah dikurangi cadangan kerugian penurunan nilai masing-masing sebesar Rp 1.550.560.905 dan Rp 2.717.249.366 pada tanggal 31 Maret 2023 dan 31 Desember 2022		6		Trade accounts receivable - net of allowance for impairment of Rp 1,550,560,905 and Rp 2,717,249,366 as of March 31, 2023 and December 31, 2022, respectively
Pihak berelasi	2,447,530,354		6,879,451,247	Related parties
Pihak ketiga	10,204,756,950		13,960,689,382	Third parties
Piutang lain-lain - setelah dikurangi cadangan kerugian penurunan nilai masing-masing sebesar Rp 22.823.953 dan Rp 24.131.757 pada tanggal 31 Maret 2023 dan 31 Desember 2022	10,133,632,496	7	15,831,045,685	Other accounts receivable - net of allowance for impairment of Rp 22,823,953 and Rp 24,131,757 as of March 31, 2023 and December 31, 2022, respectively
Persediaan	4,069,524,871,891	8	3,858,056,452,119	Inventories
Uang muka	572,843,640,669	9	88,325,077,774	Advances
Pajak dibayar dimuka	335,558,748,171	10	343,859,739,521	Prepaid taxes
Biaya dibayar dimuka	32,477,028,736	11	28,950,105,919	Prepaid expenses
Jumlah Aset Lancar	8,563,385,688,332		8,165,460,067,447	**Total Current Assets**
ASET TIDAK LANCAR				**NONCURRENT ASSETS**
Investasi dalam saham	508,367,155,636	12	447,245,360,056	Investments in shares
Biaya dibayar dimuka	15,445,454,321	11	17,776,563,920	Prepaid expenses
Tanah yang belum dikembangkan	4,639,298,546,837	13	4,615,527,046,541	Land for development
Aset tetap - setelah dikurangi akumulasi penyusutan masing-masing sebesar Rp 667.975.470.139 dan Rp 663.100.883.330 pada tanggal 31 Maret 2023 dan 31 Desember 2022	231,864,877,428	14	233,050,518,655	Property and equipment - net of accumulated depreciation of Rp 667,975,470,139 and Rp 663,100,883,330 as of March 31, 2023 and December 31, 2022, respectively
Aset hak-guna - setelah dikurangi akumulasi penyusutan sebesar Rp 7.718.323.778 dan Rp 6.895.849.869 pada tanggal 31 Maret 2022 dan 31 Desember 2021	7,887,672,877	15	8,710,146,786	Right-of-use assets - net of accumulated depreciation of Rp 7,718,323,778 and Rp 6,895,849,869 as of March 31, 2023 and December 31, 2022, respectively
Properti investasi - setelah dikurangi akumulasi penyusutan masing-masing sebesar Rp 880.983.951.506 dan Rp 854.370.571.500 pada tanggal 31 Maret 2023 dan 31 Desember 2022	2,060,633,710,453	16	2,084,736,590,459	Investment properties - net of accumulated depreciation of Rp 880,983,951,506 and Rp 854,370,571,500 as of March 31, 2023 and December 31, 2022, respectively
Goodwill	9,302,932,297	17	9,302,932,297	Goodwill
Aset lain-lain	4,368,867,800		4,368,867,800	Other assets
Jumlah Aset Tidak Lancar	7,477,169,217,649		7,420,718,026,514	**Total Noncurrent Assets**
JUMLAH ASET	16,040,554,905,981		15,586,178,093,961	**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,* 2023 (Tidak Diaudit/ *Unaudited)*	Catatan/ *Notes*	31 Desember/ *December 31,* 2022	
LIABILITAS DAN EKUITAS				**LIABILITIES AND EQUITY**
LIABILITAS				**LIABILITIES**
LIABILITAS JANGKA PENDEK				**CURRENT LIABILITIES**
Utang usaha - pihak ketiga	520,311,523,903	18	219,366,627,599	Trade accounts payable - third parties
Utang pajak	33,566,992,010	19	38,015,610,385	Taxes payable
Beban akrual	20,786,759,487	20	24,124,171,945	Accrued expenses
Setoran jaminan	207,485,843,272	21	151,833,476,787	Security deposits
Liabilitas kontrak	2,623,777,627,760	22	2,682,373,961,368	Contract liabilities
Uang muka diterima	69,054,740,748	23	80,852,992,732	Advances received
Sewa diterima dimuka	230,105,685,013	24	142,666,896,710	Rental advances
Bagian liabilitas sewa yang akan jatuh tempo dalam waktu satu tahun	2,577,360,000	25	2,577,360,000	Current portion of lease liabilities
Liabilitas lain-lain	10,638,243,441		13,101,401,366	Other liabilities
Jumlah Liabilitas Jangka Pendek	3,718,304,775,634		3,354,912,498,892	**Total Current Liabilities**
LIABILITAS JANGKA PANJANG				**NONCURRENT LIABILITIES**
Liabilitas sewa jangka panjang - setelah dikurangi bagian yang akan jatuh tempo dalam waktu satu tahun	1,707,568,083	25	2,012,603,975	Long-term lease liabilities - net of current portion
Setoran jaminan	8,795,530,086	21	63,402,505,379	Security deposits
Liabilitas kontrak	634,460,690,345	22	750,275,844,632	Contract liabilities
Uang muka diterima	127,052,179,333	23	122,449,744,141	Advances received
Sewa diterima dimuka	179,451,324,145	24	291,297,161,184	Rental advances
Liabilitas imbalan kerja jangka panjang	76,641,582,325	36	75,587,380,370	Long-term employee benefits liability
Jumlah Liabilitas Jangka Panjang	1,028,108,874,317		1,305,025,239,681	**Total Noncurrent Liabilities**
Jumlah Liabilitas	4,746,413,649,951		4,659,937,738,573	**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 Modal dasar - 3.000.000.000 saham Modal ditempatkan dan disetor - 1.850.000.000 saham	925,000,000,000	27	925,000,000,000	Capital stock - Rp 500 par value per share Authorized - 3,000,000,000 shares 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	19,979,103,231	29	19,979,103,231	Difference in value arising from transaction with non-controlling interest
Saldo laba				Retained earnings
Telah ditentukan penggunaannya	25,589,383,000	30	25,589,383,000	Appropriated
Belum ditentukan penggunaannya	8,118,615,017,632		7,770,324,746,798	Unappropriated
Jumlah Ekuitas yang dapat Diatribusikan kepada Pemilik Entitas Induk	9,554,265,138,074		9,205,974,867,240	**Total Equity Attributable to Owners of the Company**
Kepentingan Nonpengendali	1,739,876,117,956	32	1,720,265,488,148	**Non-controlling Interests**
Jumlah Ekuitas	11,294,141,256,030		10,926,240,355,388	**Total Equity**
JUMLAH LIABILITAS DAN EKUITAS	16,040,554,905,981		15,586,178,093,961	**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* 31 Maret/*March 31,* (Tiga bulan/*Three months*) 2023	2022	
PENDAPATAN USAHA	33	1,052,518,823,574	605,422,513,361	**REVENUES**
BEBAN POKOK PENJUALAN	34	424,914,711,109	261,468,081,948	**COST OF REVENUES**
LABA KOTOR		627,604,112,465	343,954,431,413	**GROSS PROFIT**
BEBAN USAHA	35			**OPERATING EXPENSES**
Penjualan		131,899,248,600	110,236,583,103	Selling
Umum dan administrasi		67,583,244,666	71,970,484,196	General and administrative
Pajak final	40	37,072,194,671	23,406,929,444	Final tax
Jumlah Beban Usaha		236,554,687,937	205,613,996,743	Total Operating Expenses
LABA USAHA		391,049,424,528	138,340,434,670	**PROFIT FROM OPERATIONS**
PENGHASILAN (BEBAN) LAIN-LAIN				**OTHER INCOME (EXPENSES)**
Pendapatan bunga dan investasi	37	33,535,953,838	22,587,644,545	Interest and investment income
Keuntungan (kerugian) selisih kurs mata uang asing - bersih		3,610,791,584	(270,954,102)	Gain (loss) on foreign exchange - net
Pemulihan (cadangan) kerugian penurunan nilai piutang	6,7	1,167,996,265	(117,266,442)	Recoveries (allowance) for impairment of receivables
Keuntungan penjualan aset tetap	14	334,416,696	-	Gain on sale of property and equipment
Dampak pendiskontoan aset dan liabilitas keuangan		160,387,874	869,144,426	Effect of discounting financial assets and liabilities
Beban bunga	38	(57,219,785,840)	(59,686,304,924)	Interest expense
Lain-lain - bersih	39	24,598,283,441	12,332,546,943	Others - net
Penghasilan (Beban) Lain-lain - bersih		6,188,043,858	(24,285,189,554)	Other Income (Expenses) - net
EKUITAS PADA LABA (RUGI) BERSIH DARI INVESTASI DALAM SAHAM	12	10,626,795,580	(864,205,222)	**SHARE IN NET INCOME (LOSS) OF INVESTEES**
LABA SEBELUM PAJAK		407,864,263,966	113,191,039,894	**PROFIT BEFORE TAX**
BEBAN PAJAK KINI	40	1,251,800,221	546,445,241	**CURRENT TAX EXPENSE**
LABA PERIODE BERJALAN		406,612,463,745	112,644,594,653	**NET PROFIT FOR THE PERIOD**
PENGHASILAN KOMPREHENSIF LAIN		137,029,147	-	**OTHER COMPREHENSIVE INCOME**
JUMLAH PENGHASILAN KOMPREHENSIF		406,749,492,892	112,644,594,653	**TOTAL COMPREHENSIVE INCOME**
Jumlah laba periode berjalan yang dapat diatribusikan kepada:				Total profit for the period attributable to:
Pemilik entitas induk		348,156,494,505	99,844,205,324	Owners of the Company
Kepentingan nonpengendali	32	58,455,969,240	12,800,389,329	Non-controlling interests
Jumlah		406,612,463,745	112,644,594,653	Total
Jumlah penghasilan komprehensif yang dapat diatribusikan kepada:				Total comprehensive income attributable to:
Pemilik entitas induk		348,290,270,834	99,844,205,324	Owners of the Company
Kepentingan nonpengendali	32	58,459,222,058	12,800,389,329	Non-controlling interests
Jumlah		406,749,492,892	112,644,594,653	Total
LABA PER SAHAM DASAR	40	188.19	53.97	**BASIC EARNINGS PER SHARE**

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		Ekuitas yang dapat Diatribusikan kepada Pemilik Entitas Induk/*Equity Attributable to Owners of the Company*								
					Saldo Laba/*Retained Earnings*					
	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*	Telah Ditentukan Penggunaannya/ *Appropriated*	Belum Ditentukan Penggunaannya/ *Unappropriated*	Jumlah Ekuitas/ *Total Equity*	Kepentingan Nonpengendali/ *Non-controlling Interests*	Jumlah Ekuitas/ *Total Equity*	
Saldo pada tanggal 1 Januari 2022		**925,000,000,000**	**465,081,634,211**	**20,695,147,947**	**23,589,383,000**	**7,726,266,573,848**	**9,160,632,739,006**	**1,800,856,587,960**	**10,961,489,326,966**	**Balance as of January 1, 2022**
Penghasilan komprehensif										Comprehensive income
Laba periode berjalan		-	-	-	-	99,844,205,324	99,844,205,324	12,800,389,329	112,644,594,653	Profit for the period
Jumlah penghasilan komprehensif		-	-	-	-	99,844,205,324	99,844,205,324	12,800,389,329	112,644,594,653	Total comprehensive income
Saldo pada tanggal 31 Maret 2022 (tidak diaudit)		**925,000,000,000**	**465,081,634,211**	**20,695,147,947**	**23,589,383,000**	**7,826,110,779,172**	**9,260,476,944,330**	**1,813,656,977,289**	**11,074,133,921,619**	**Balance as of March 31, 2022 (unaudited)**
Saldo pada tanggal 1 Januari 2023		**925,000,000,000**	**465,081,634,211**	**19,979,103,231**	**25,589,383,000**	**7,770,324,746,798**	**9,205,974,867,240**	**1,720,265,488,148**	**10,926,240,355,388**	**Balance as of January 1, 2023**
Penghasilan komprehensif										Comprehensive income
Laba periode berjalan		-	-	-	-	348,156,494,505	348,156,494,505	58,455,969,240	406,612,463,745	Profit for the period
Penghasilan komprehensif lain										Other comprehensive income
Pengukuran kembali liabilitas imbalan pasti	36	-	-	-	-	133,776,329	133,776,329	3,252,818	137,029,147	Remeasurement of defined benefits liability
Jumlah penghasilan komprehensif		-	-	-	-	348,290,270,834	348,290,270,834	58,459,222,058	406,749,492,892	Total comprehensive income
Transaksi dengan pemilik										Transactions with owners
Dividen		-	-	-	-	-	-	(38,848,592,250)	(38,848,592,250)	Dividends
Jumlah transaksi dengan pemilik	32	-	-	-	-	-	-	(38,848,592,250)	(38,848,592,250)	Total transactions with owners
Saldo pada tanggal 31 Maret 2023 (tidak diaudit)		**925,000,000,000**	**465,081,634,211**	**19,979,103,231**	**25,589,383,000**	**8,118,615,017,632**	**9,554,265,138,074**	**1,739,876,117,956**	**11,294,141,256,030**	**Balance as of March 31, 2023 (unaudited)**

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

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	Tidak Diaudit/*Unaudited* 31 Maret/*March 31,* (Tiga bulan/Three *months*)		
	2023	2022	
ARUS KAS DARI AKTIVITAS OPERASI			**CASH FLOWS FROM OPERATING ACTIVITIES**
Penerimaan kas dari konsumen	864,041,210,494	1,057,059,794,755	Cash receipts from customers
Pembayaran kas untuk:			Cash payments for:
Kontraktor	(288,226,788,295)	(199,904,691,031)	Contractors
Beban penjualan	(116,590,628,445)	(76,575,911,235)	Selling expenses
Beban umum dan administrasi dan lain-lain	(86,939,009,237)	(62,064,598,963)	General and administrative and other expenses
Gaji	(48,257,997,354)	(52,503,894,193)	Salaries
Kas bersih dihasilkan dari operasi	324,026,787,163	666,010,699,332	Net cash generated from operations
Pembelian tanah	(41,369,624,112)	(17,881,793,134)	Acquisitions of land
Pembayaran pajak final	(24,550,811,020)	(23,685,615,311)	Final tax paid
Pembayaran pajak penghasilan	(266,033,846)	(129,757,050)	Income tax paid
Kas Bersih Diperoleh dari Aktivitas Operasi	257,840,318,185	624,313,533,837	Net Cash Provided by Operating Activities
ARUS KAS DARI AKTIVITAS INVESTASI			**CASH FLOWS FROM INVESTING ACTIVITIES**
Penerimaan bunga	36,644,820,383	24,069,692,326	Interest received
Pencairan (Penempatan) investasi jangka pendek	468,283,942	(29,156,140,264)	Withdrawal of (placement in) short-term investments
Hasil penjualan aset tetap	334,416,696	-	Proceeds from sale of property and equipment
Pembayaran liabilitas atas perolehan aset tetap	(142,500,320)	(239,350,000)	Payment for liabilities arising from acquisition of property and equipment
Perolehan properti investasi	(2,510,500,000)	(125,400,000)	Acquisitions of investment properties
Perolehan aset tetap	(4,789,905,415)	(583,335,000)	Acquisitions of property and equipment
Penempatan investasi dalam saham	(50,495,000,000)	-	Placement in investment in shares
Kas Bersih Digunakan untuk Aktivitas Investasi	(20,490,384,714)	(6,034,532,938)	Net Cash Provided by (Used in) Investing Activities
ARUS KAS DARI AKTIVITAS PENDANAAN			**CASH FLOWS FROM FINANCING ACTIVITIES**
Pembayaran liabilitas sewa	(382,580,000)	(69,600,000)	Payments of lease liabilities
Pembayaran atas uang muka penurunan modal disetor entitas anak yang menjadi bagian kepentingan nonpengendali	(515,808,825,575)	-	Payment of advance of decrease in paid-up capital of subsidiaries to non-controlling interest
Pembayaran bunga	-	(3,180,836,653)	Interest paid
Penerimaan utang bank jangka panjang	-	47,753,973,890	Proceeds of long-term bank loans
Kas Bersih Diperoleh dari (Digunakan untuk) Aktivitas Pendanaan	(516,191,405,575)	44,503,537,237	Net Cash Provided by (Used in) Financing Activities
KENAIKAN (PENURUNAN) BERSIH KAS DAN SETARA KAS	(278,841,472,104)	662,782,538,136	**NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS**
KAS DAN SETARA KAS AWAL PERIODE	3,497,490,464,122	3,375,031,454,437	**CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD**
Pengaruh perubahan kurs mata uang asing	(92,270,689)	(81,126,140)	Effect of foreign exchange rate changes
KAS DAN SETARA KAS AKHIR PERIODE	3,218,556,721,329	4,037,732,866,433	**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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