	2023	Catatan/ *Notes*	2022	
ASET				**ASSETS**
ASET LANCAR				**CURRENT ASSETS**
Kas dan setara kas	2.875.636.301.739	4	3.497.490.464.122	Cash and cash equivalents
Investasi jangka pendek	277.638.312.774	5	312.107.041.678	Short-term investments
Piutang usaha - setelah dikurangi cadangan kerugian penurunan nilai masing-masing sebesar Rp 1.681.980.543 dan Rp 2.717.249.366 pada tanggal 31 Desember 2023 dan 2022		6		Trade accounts receivable - net of allowance for impairment of Rp 1,681,980,543 and Rp 2,717,249,366 as of December 31, 2023 and 2022, respectively
Pihak berelasi	7.149.273.196		6.879.451.247	Related parties
Pihak ketiga	16.395.952.918		13.960.689.382	Third parties
Piutang lain-lain - setelah dikurangi cadangan kerugian penurunan nilai masing-masing sebesar Rp 27.784.089 dan Rp 24.131.757 pada tanggal 31 Desember 2023 dan 2022	29.039.351.292	7	15.831.045.685	Other accounts receivable - net of allowance for impairment of Rp 27,784,089 and Rp 24,131,757 as of December 31, 2023 and 2022, respectively
Persediaan	4.025.716.925.844	8	3.858.056.452.119	Inventories
Uang muka	27.322.968.475	9	88.325.077.774	Advances
Pajak dibayar dimuka	337.113.037.209	10	343.859.739.521	Prepaid taxes
Biaya dibayar dimuka	36.815.757.798	11	28.950.105.919	Prepaid expenses
Jumlah Aset Lancar	7.632.827.881.245		8.165.460.067.447	**Total Current Assets**
ASET TIDAK LANCAR				**NONCURRENT ASSETS**
Investasi dalam saham	589.897.769.119	12	447.245.360.056	Investments in shares
Biaya dibayar dimuka	12.584.890.538	11	17.776.563.920	Prepaid expenses
Tanah yang belum dikembangkan	4.557.125.002.664	13	4.615.527.046.541	Land for development
Aset tetap - setelah dikurangi akumulasi penyusutan masing-masing sebesar Rp 675.748.326.891 dan Rp 663.100.883.330 pada tanggal 31 Desember 2023 dan 2022	226.825.796.246	14	233.050.518.655	Property and equipment - net of accumulated depreciation of Rp 675,748,326,891 and Rp 663,100,883,330 as of December 31, 2023 and 2022, respectively
Aset hak-guna - setelah dikurangi akumulasi penyusutan masing-masing sebesar Rp 7.854.190.742 dan Rp 6.895.849.869 pada tanggal 31 Desember 2023 dan 2022	5.251.805.913	15	8.710.146.786	Right-of-use assets - net of accumulated depreciation of Rp 7,854,190,742 and Rp 6,895,849,869 as of December 31, 2023 and 2022, respectively
Properti investasi - setelah dikurangi akumulasi penyusutan masing-masing sebesar Rp 958.653.562.140 dan Rp 854.370.571.500 pada tanggal 31 Desember 2023 dan 2022	2.093.186.050.444	16	2.084.736.590.459	Investment properties - net of accumulated depreciation of Rp 958,653,562,140 and Rp 854,370,571,500 as of December 31, 2023 and 2022, respectively
Goodwill	9.302.932.297	17	9.302.932.297	Goodwill
Aset lain-lain	4.486.867.800		4.368.867.800	Other assets
Jumlah Aset Tidak Lancar	7.498.661.115.021		7.420.718.026.514	**Total Noncurrent Assets**
JUMLAH ASET	15.131.488.996.266		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.

	2023	Catatan/ *Notes*	2022	
LIABILITAS DAN EKUITAS				**LIABILITIES AND EQUITY**
LIABILITAS				**LIABILITIES**
LIABILITAS JANGKA PENDEK				**CURRENT LIABILITIES**
Utang usaha - pihak ketiga	398.147.010.714	18	219.366.627.599	Trade accounts payable - third parties
Utang pajak	25.574.256.155	19	38.015.610.385	Taxes payable
Beban akrual	25.563.183.040	20	24.124.171.945	Accrued expenses
Setoran jaminan	160.115.217.517	21	151.833.476.787	Security deposits
Liabilitas kontrak	1.908.686.259.835	22	2.682.373.961.368	Contract liabilities
Uang muka diterima	72.341.605.251	23	80.852.992.732	Advances received
Sewa diterima dimuka	225.160.458.296	24	142.666.896.710	Rental advances
Bagian liabilitas sewa jangka panjang yang akan jatuh tempo dalam waktu satu tahun	2.482.013.717	26	2.577.360.000	Current portion of long-term Lease liabilities
Liabilitas lain-lain	9.840.890.342		13.101.401.366	Other liabilities
Jumlah Liabilitas Jangka Pendek	2.827.910.894.867		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	-	26	2.012.603.975	Long-term lease liabilities - net of current portion
Setoran jaminan	64.686.043.734	21	63.402.505.379	Security deposits
Liabilitas kontrak	587.480.251.779	22	750.275.844.632	Contract liabilities
Uang muka diterima	7.131.727.288	23	122.449.744.141	Advances received
Sewa diterima dimuka	104.869.021.362	24	291.297.161.184	Rental advances
Liabilitas imbalan kerja jangka panjang - bersih	78.523.850.676	37	75.587.380.370	Long-term employee benefits liability - net
Jumlah Liabilitas Jangka Panjang	842.690.894.839		1.305.025.239.681	**Total Noncurrent Liabilities**
Jumlah Liabilitas	3.670.601.789.706		4.659.937.738.573	**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 Modal dasar - 3.000.000.000 saham Modal ditempatkan dan disetor - 1.850.000.000 saham	925.000.000.000	28	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	29	465.081.634.211	Additional paid-in capital
Selisih nilai transaksi dengan kepentingan nonpengendali	19.977.938.029	30	19.979.103.231	Difference in value arising from transaction with non-controlling interest
Saldo laba				Retained earnings
Ditentukan penggunaannya	27.589.383.000	31	25.589.383.000	Appropriated
Belum ditentukan penggunaannya	8.832.647.235.491		7.770.324.746.798	Unappropriated
Jumlah Ekuitas yang dapat Diatribusikan kepada Pemilik Entitas Induk	10.270.296.190.731		9.205.974.867.240	**Total Equity Attributable to Owners of the Parent Company**
Kepentingan Nonpengendali	1.190.591.015.829	33	1.720.265.488.148	**Non-controlling Interests**
Jumlah Ekuitas	11.460.887.206.560		10.926.240.355.388	**Total Equity**
JUMLAH LIABILITAS DAN EKUITAS	15.131.488.996.266		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.

	2023	Catatan/ *Notes*	2022	
PENDAPATAN USAHA	3.862.424.155.689	34	3.017.085.551.871	**REVENUES**
BEBAN POKOK PENJUALAN	1.546.864.456.387	35	1.072.135.909.581	**COST OF REVENUES**
LABA KOTOR	2.315.559.699.302		1.944.949.642.290	**GROSS PROFIT**
BEBAN USAHA		36		**OPERATING EXPENSES**
Penjualan	577.775.546.189		483.998.755.524	Selling
Umum dan administrasi	383.427.409.224		359.032.209.216	General and administrative
Pajak final	161.895.565.753	41	122.419.856.760	Final tax
Jumlah Beban Usaha	1.123.098.521.166		965.450.821.500	Total Operating Expenses
LABA USAHA	1.192.461.178.136		979.498.820.790	**PROFIT FROM OPERATIONS**
PENGHASILAN (BEBAN) LAIN-LAIN				**OTHER INCOME (EXPENSES)**
Pendapatan bunga dan investasi	133.852.002.661	38	94.337.984.096	Interest and investment income
Keuntungan (kerugian) selisih kurs mata uang asing - bersih	1.676.981.672		(6.690.551.703)	Gain (loss) on foreign exchange - net
Keuntungan penjualan aset tetap	1.035.452.732	14	204.434.234	Gain on sale of property and equipment
Pemulihan kerugian penurunan nilai piutang - bersih	1.031.616.491	6,7	46.177.691	Reversal of impairment of receivables - net
Dampak pendiskontoan aset dan liabilitas keuangan - bersih	564.210.564		2.187.295.836	Effect of discounting financial assets and liabilities - net
Beban bunga	(201.420.279.028)	39	(243.558.245.017)	Interest expense
Lain-lain - bersih	151.686.037.799	40	38.724.122.579	Others - net
Penghasilan (Beban) Lain-lain - bersih	88.426.022.891		(114.748.782.284)	Other Income (Expenses) - net
EKUITAS PADA LABA (RUGI) BERSIH DARI INVESTASI DALAM SAHAM	6.600.627.522	12	(16.394.889.474)	**SHARE IN NET INCOME (LOSS) OF INVESTEES**
LABA SEBELUM PAJAK	1.287.487.828.549		848.355.149.032	**PROFIT BEFORE TAX**
BEBAN PAJAK KINI	2.226.443.692	41	1.657.904.530	**CURRENT TAX EXPENSE**
LABA TAHUN BERJALAN	1.285.261.384.857		846.697.244.502	**NET PROFIT FOR THE YEAR**
PENGHASILAN (RUGI) KOMPREHENSIF LAIN				**OTHER COMPREHENSIVE INCOME (LOSS)**
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	(167.218.459)	12	(25.738.987)	Share in remeasurement of defined benefit liability of associates and joint ventures
Pengukuran kembali liabilitas imbalan pasti	(2.225.656.941)	37	1.536.730.727	Remeasurement of defined benefit liability
Jumlah Penghasilan (Rugi) Komprehensif Lain	(2.392.875.400)		1.510.991.740	**Total Other Comprehensive Income (Loss)**
JUMLAH PENGHASILAN KOMPREHENSIF	1.282.868.509.457		848.208.236.242	**TOTAL COMPREHENSIVE INCOME**
Jumlah laba tahun berjalan yang dapat diatribusikan kepada:				Total profit for the year attributable to:
Pemilik entitas induk	1.066.420.859.165		747.550.086.833	Owners of the Parent Company
Kepentingan nonpengendali	218.840.525.692	33	99.147.157.669	Non-controlling interests
Jumlah	1.285.261.384.857		846.697.244.502	Total
Jumlah penghasilan komprehensif yang dapat diatribusikan kepada:				Total comprehensive income attributable to:
Pemilik entitas induk	1.064.322.488.693		749.058.172.950	Owners of the Parent Company
Kepentingan nonpengendali	218.546.020.764	33	99.150.063.292	Non-controlling interests
Jumlah	1.282.868.509.457		848.208.236.242	Total
LABA PER SAHAM DASAR	576,44	42	404,08	**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.

	Catatan/ *Notes*	Ekuitas yang dapat Diatribusikan kepada Pemilik Entitas Induk/*Equity Attributable to Owners of the Parent Company*								
		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 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 tahun berjalan		-	-	-	-	747.550.086.833	747.550.086.833	99.147.157.669	846.697.244.502	Profit for the year
Penghasilan komprehensif lain										**Other comprehensive income**
Pengukuran kembali liabilitas imbalan pasti	37	-	-	-	-	1.508.086.117	1.508.086.117	2.905.623	1.510.991.740	Remeasurement of defined benefits liability
Jumlah penghasilan komprehensif		-	-	-	-	749.058.172.950	749.058.172.950	99.150.063.292	848.208.236.242	Total comprehensive income
Pembentukan cadangan wajib	31	-	-	-	2.000.000.000	(2.000.000.000)	-	-	-	Appropriation of retained earnings
Transaksi dengan pemilik										**Transactions with owners**
Selisih nilai transaksi dengan kepentingan nonpengendali	30	-	-	(716.044.716)	-	-	(716.044.716)	716.044.716	-	Difference in value arising from transaction with non-controlling interest
Dividen	32,33	-	-	-	-	(703.000.000.000)	(703.000.000.000)	(180.457.207.820)	(883.457.207.820)	Dividends
Jumlah transaksi dengan pemilik		-	-	(716.044.716)	-	(703.000.000.000)	(703.716.044.716)	(179.741.163.104)	(883.457.207.820)	Total transactions with owners
Saldo pada tanggal 31 Desember 2022		**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 December 31, 2022**
Penghasilan komprehensif										**Comprehensive income**
Laba tahun berjalan		-	-	-	-	1.066.420.859.165	1.066.420.859.165	218.840.525.692	1.285.261.384.857	Profit for the year
Rugi komprehensif lain										**Other comprehensive loss**
Pengukuran kembali liabilitas imbalan pasti	37	-	-	-	-	(2.098.370.472)	(2.098.370.472)	(294.504.928)	(2.392.875.400)	Remeasurement of defined benefits liability
Jumlah penghasilan komprehensif		-	-	-	-	1.064.322.488.693	1.064.322.488.693	218.546.020.764	1.282.868.509.457	Total comprehensive income
Pembentukan cadangan wajib	31	-	-	-	2.000.000.000	(2.000.000.000)	-	-	-	Appropriation of retained earnings
Transaksi dengan pemilik										**Transactions with owners**
Penambahan modal disetor entitas anak oleh kepentingan nonpengendali	33	-	-	-	-	-	-	15.654.000.000	15.654.000.000	Issuance of subsidiaries' shares to non-controlling interests
Penurunan modal disetor entitas anak oleh kepentingan nonpengendali	33	-	-	-	-	-	-	(515.808.825.575)	(515.808.825.575)	Decrease in paid-up capital of subsidiary by non-controlling interest
Selisih nilai transaksi dengan kepentingan nonpengendali	30	-	-	(1.165.202)	-	-	(1.165.202)	1.165.202	-	Difference in value arising from transaction with non-controlling interest
Dividen	32	-	-	-	-	-	-	(248.066.832.710)	(248.066.832.710)	Dividends
Jumlah transaksi dengan pemilik		-	-	(1.165.202)	-	-	(1.165.202)	(748.220.493.083)	(748.221.658.285)	Total transactions with owners
Saldo pada tanggal 31 Desember 2023		**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 December 31, 2023**

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.

	2023	2022	
ARUS KAS DARI AKTIVITAS OPERASI			**CASH FLOWS FROM OPERATING ACTIVITIES**
Penerimaan kas dari konsumen	3.221.559.209.338	3.584.292.604.594	Cash receipts from customers
Pembayaran kas untuk:			Cash payments for:
Kontraktor	(1.090.897.799.438)	(1.091.334.312.508)	Contractors
Beban umum dan administrasi dan lain-lain	(812.565.984.344)	(405.100.920.267)	General and administrative and other expenses
Beban penjualan	(548.652.288.871)	(467.708.095.387)	Selling expenses
Gaji	(255.678.475.769)	(234.450.801.658)	Salaries
Kas bersih dihasilkan dari operasi	513.764.660.916	1.385.698.474.774	Net cash generated from operations
Pembelian tanah	(236.125.644.890)	(122.018.817.635)	Acquisitions of land
Pembayaran pajak final	(97.602.485.293)	(105.685.197.135)	Final tax paid
Pembayaran pajak penghasilan	(1.267.473.293)	(1.258.845.493)	Income tax paid
Kas Bersih Diperoleh dari Aktivitas Operasi	178.769.057.440	1.156.735.614.511	Net Cash Provided by Operating Activities
ARUS KAS DARI AKTIVITAS INVESTASI			**CASH FLOWS FROM INVESTING ACTIVITIES**
Penerimaan bunga	134.424.657.911	93.296.279.886	Interest received
Pencairan investasi jangka pendek	34.468.728.904	79.311.125.038	Withdrawal of short-term investments
Penerimaan dividen	10.200.000.000	12.750.000.000	Dividends received
Hasil penjualan aset tetap	1.209.036.036	204.434.234	Proceeds from sale of property and equipment
Pembayaran liabilitas atas perolehan aset tetap	(182.500.320)	(265.680.000)	Payment for liabilities arising from acquisition of property and equipment
Perolehan aset tetap	(14.396.626.125)	(20.172.426.161)	Acquisitions of property and equipment
Perolehan properti investasi	(108.148.865.518)	(1.498.400.000)	Acquisitions of investment properties
Penempatan investasi dalam saham	(146.419.000.000)	(147.200.000.000)	Placement in investment in shares
Kas Bersih Diperoleh dari (Digunakan untuk) Aktivitas Investasi	(88.844.569.112)	16.425.332.997	Net Cash Provided by (Used in) Investing Activities
ARUS KAS DARI AKTIVITAS PENDANAAN			**CASH FLOWS FROM FINANCING ACTIVITIES**
Penerimaan atas peningkatan modal saham entitas anak yang menjadi bagian kepentingan nonpengendali	15.654.000.000	-	Proceeds from issuance of shares of subsidiaries to non-controlling interest
Pembayaran liabilitas sewa	(2.362.580.000)	(2.768.970.000)	Payments of lease liabilities
Pembayaran dividen oleh entitas anak yang menjadi bagian kepentingan nonpengendali	(209.218.240.460)	(180.457.207.820)	Payment of dividends to non-controlling interest by a subsidiary
Pembayaran atas penurunan modal saham entitas anak yang menjadi bagian kepentingan nonpengendali	(515.808.825.575)	-	Payment in relation to reduction in paid-up capital of subsidiaries to non-controlling interest
Penerimaan utang bank jangka panjang	-	47.753.973.890	Proceeds from long-term bank loans
Pembayaran bunga	-	(5.084.955.142)	Interest paid
Pembayaran utang bank jangka panjang	-	(208.909.000.000)	Payments of long-term bank loan
Pembayaran dividen	-	(702.649.256.200)	Dividends paid
Kas Bersih Digunakan untuk Aktivitas Pendanaan	(711.735.646.035)	(1.052.115.415.272)	Net Cash Used in Financing Activities
KENAIKAN (PENURUNAN) BERSIH KAS DAN SETARA KAS	(621.811.157.707)	121.045.532.236	**NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS**
KAS DAN SETARA KAS AWAL TAHUN	3.497.490.464.122	3.375.031.454.437	**CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE YEAR**
Pengaruh perubahan kurs mata uang asing	(43.004.676)	1.413.477.449	Effect of foreign exchange rate changes
KAS DAN SETARA KAS AKHIR TAHUN	2.875.636.301.739	3.497.490.464.122	**CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR**

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.