

	2021	Catatan/ Notes	2020	
ASET				ASSETS
ASET LANCAR				CURRENT ASSETS
Kas dan setara kas	7.766.937.331.640	4,61	10.508.135.948.416	Cash and cash equivalents
Investasi	4.073.952.181.406	5,61	2.919.804.673.308	Investments
Piutang usaha - setelah dikurangi cadangan kerugian penurunan nilai masing-masing sebesar Rp 6.207.252.806 dan Rp 5.512.471.519 pada tanggal 31 Desember 2021 dan 2020		6,61		Trade accounts receivable - net of allowance for impairment of Rp 6,207,252,806 and Rp 5,512,471,519 as of December 31, 2021 and 2020, respectively
Pihak berelasi	2.620.580.585		5.336.308.148	Related parties
Pihak ketiga	132.253.943.141		133.551.002.937	Third parties
Piutang lain-lain - setelah dikurangi cadangan kerugian penurunan nilai masing-masing sebesar Rp 431.571.183 dan Rp 396.578.205 pada tanggal 31 Desember 2021 dan 2020	65.836.577.474	7	67.034.818.445	Other accounts receivable - net of allowance for impairment of Rp 431,571,183 and Rp 396,578,205 as of December 31, 2021 and 2020, respectively
Piutang pihak berelasi non-usaha - setelah dikurangi cadangan kerugian penurunan nilai masing-masing sebesar Rp 7.122.150 dan nihil pada tanggal 31 Desember 2021 dan 2020	7.402.126.000	12	-	Due from related parties - net of allowance for impairment of Rp 7,122,150 and nil as of December 31, 2021 and 2020, respectively
Persediaan - setelah dikurangi cadangan kerugian penurunan nilai masing-masing sebesar Rp 3.598.472.159 dan Rp 7.195.158.377 pada tanggal 31 Desember 2021 dan 2020	11.857.045.406.862	8	10.697.402.657.252	Inventories - net of allowance for decline in value of Rp 3,598,472,159 and Rp 7,195,158,377 as of December 31, 2021 and 2020, respectively
Uang muka	3.553.303.068.033	9	3.484.693.557.347	Advances
Pajak dibayar dimuka	786.259.792.152	10	488.727.980.770	Prepaid taxes
Biaya dibayar dimuka yang akan jatuh tempo dalam waktu satu tahun	151.864.051.327	11	59.220.731.489	Current portion of prepaid expenses
Aset lain-lain	385.810.000	20	385.810.000	Other assets
Jumlah Aset Lancar	28.397.860.868.620		28.364.293.488.112	Total Current Assets
ASET TIDAK LANCAR				NONCURRENT ASSETS
Investasi	167.398.442.973	5	1.774.429.720.245	Investments
Piutang lain-lain - setelah dikurangi cadangan kerugian penurunan nilai masing-masing sebesar Rp 667.879.225 dan Rp 1.097.398.379 pada tanggal 31 Desember 2021 dan 2020	17.434.494.813	7	19.124.226.639	Other accounts receivable - net of allowance for impairment of Rp 667,879,225 and Rp 1,097,398,379 as of December 31, 2021 and 2020, respectively
Piutang pihak berelasi non-usaha - setelah dikurangi cadangan kerugian penurunan nilai masing-masing sebesar Rp 40.704.300 dan Rp 21.366.450 pada tanggal 31 Desember 2021 dan 2020	41.344.022.248	12	19.840.494.007	Due from related parties - net of allowance for impairment of Rp 40,704,300 and Rp 21,366,450 as of December 31, 2021 and 2020, respectively
Investasi dalam saham	6.217.716.329.735	13	6.779.596.617.067	Investments in shares
Biaya dibayar dimuka - setelah dikurangi bagian yang akan jatuh tempo dalam waktu satu tahun	99.194.556.438	11	79.732.283.584	Prepaid expenses - net of current portion
Tanah yang belum dikembangkan	14.472.137.355.167	14	12.428.838.764.952	Land for development
Aset tetap - setelah dikurangi akumulasi penyusutan masing-masing sebesar Rp 1.297.665.342.031 dan Rp 1.225.783.449.877 pada tanggal 31 Desember 2021 dan 2020	530.203.479.403	15	584.619.322.260	Property and equipment - net of accumulated depreciation of Rp 1,297,665,342,031 and Rp 1,225,783,449,877 as of December 31, 2021 and 2020, respectively
Properti investasi - setelah dikurangi akumulasi penyusutan masing-masing sebesar Rp 2.097.295.240.291 dan Rp 1.751.416.365.607 pada tanggal 31 Desember 2021 dan 2020	7.957.939.470.725	16	8.296.075.662.640	Investment properties - net of accumulated depreciation of Rp 2,097,295,240,291 and Rp 1,751,416,365,607 as of December 31, 2021 and 2020, respectively
Aset hak-guna - setelah dikurangi akumulasi penyusutan masing-masing sebesar Rp 15.316.420.463 dan Rp 21.558.864.515 pada tanggal 31 Desember 2021 dan 2020	4.425.987.508	17	15.107.756.294	Right-of-use assets - net of accumulated depreciation of Rp 15,316,420,463 and Rp 21,558,864,515 as of December 31, 2021 and 2020, respectively
Goodwill	9.302.932.297	18	9.302.932.297	Goodwill
Aset tak berwujud - setelah dikurangi akumulasi amortisasi sebesar Rp 4.120.703.537	3.550.937.248.179	19	2.488.453.922.103	Intangible assets - net of accumulated amortization of Rp 4,120,703,537
Aset lain-lain	3.816.977.550	20	3.511.396.550	Other assets
Jumlah Aset Tidak Lancar	33.071.851.297.036		32.498.633.098.638	Total Noncurrent Assets
JUMLAH ASET	61.469.712.165.656		60.862.926.586.750	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.

	2021	Catatan/ Notes	2020	
LIABILITAS DAN EKUITAS				LIABILITIES AND EQUITY
LIABILITAS JANGKA PENDEK				CURRENT LIABILITIES
Utang usaha	1.111.568.076.501	21	933.984.491.331	Trade accounts payable
Utang pajak	70.748.518.618	22	87.207.606.593	Taxes payable
Beban akrual	245.792.056.920	23	309.911.580.332	Accrued expenses
Setoran jaminan	259.966.061.845	24	264.433.719.864	Security deposits
Liabilitas kontrak	6.463.621.645.358	25	4.138.767.533.507	Contract liabilities
Uang muka diterima	117.165.658.991	26,61	106.730.468.502	Advances received
Sewa diterima dimuka	207.353.791.360	27	212.341.189.522	Rental advances
Uang muka setoran modal	1.008.300.000	28	16.463.500.000	Deposit for future stock subscription
Bagian liabilitas jangka panjang yang akan jatuh tempo dalam waktu satu tahun:				Current portion of long-term liabilities:
Utang bank jangka panjang	2.147.647.687.500	29	656.250.000.000	Long-term bank loan
Liabilitas sewa	4.948.432.837	30	9.557.139.616	Lease liabilities
Utang obligasi	-	31	4.846.465.920.981	Bonds payable
Liabilitas lain-lain	338.072.510.506	33,61	250.568.874.407	Other liabilities
Jumlah Liabilitas Jangka Pendek	10.967.892.740.436		11.832.682.024.655	Total Current Liabilities
LIABILITAS JANGKA PANJANG				NONCURRENT LIABILITIES
Setoran jaminan	122.854.694.939	24	116.236.097.355	Security deposits
Liabilitas kontrak	3.659.859.161.907	25	1.745.836.940.620	Contract liabilities
Uang muka diterima	119.282.548.107	26,61	132.943.199.875	Advances received
Sewa diterima dimuka	500.954.964.083	27	535.794.188.894	Rental advances
Liabilitas imbalan kerja jangka panjang	300.847.626.559	47	357.268.317.996	Long-term employee benefits liability
Taksiran liabilitas untuk pengembangan prasarana	62.278.400.000	32	62.278.400.000	Estimated liabilities for future improvements
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	1.744.757.338.610	29	3.631.250.000.000	Long-term bank loan
Liabilitas sewa	16.426.519.063	30	18.138.877.248	Lease liabilities
Utang obligasi	8.080.841.158.110	31	7.959.396.064.283	Bonds payable
Jumlah Liabilitas Jangka Panjang	14.608.102.411.378		14.559.142.086.271	Total Noncurrent Liabilities
Jumlah Liabilitas	25.575.995.151.814		26.391.824.110.926	Total Liabilities
EKUITAS				EQUITY
Ekuitas yang dapat Diatribusikan kepada Pemilik Entitas Induk				Equity Attributable to Owners of the Company
Modal saham - nilai nominal Rp 100 per saham				Capital stock - Rp 100 par value per share
Modal dasar - 40.000.000.000 saham				Authorized - 40,000,000,000 shares
Modal ditempatkan dan disetor penuh - 21.171.365.812 saham	2.117.136.581.200	35	2.117.136.581.200	Issued and paid-up - 21,171,365,812 shares
Tambahan modal disetor	7.462.973.542.508	36	7.462.973.542.508	Additional paid-in capital
Saham treasuri	(288.001.650.093)	35	(288.001.650.093)	Treasury shares
Ekuitas pada perubahan ekuitas lainnya dari entitas asosiasi	459.993.195	37	459.993.195	Share in other changes in equity of an associate
Selisih nilai transaksi dengan kepentingan nonpengendali	(124.576.994.488)	38	(123.981.512.014)	Difference in value arising from transactions with non-controlling interests
Selisih penjabaran mata uang asing	(207.287.195.810)		(149.346.178.143)	Translation adjustment
Ekuitas pada keuntungan belum direalisasi atas kenaikan nilai investasi yang diukur pada nilai wajar melalui penghasilan komprehensif lain	74.885.000.000	39	74.244.000.000	Share in unrealized gain on increase in fair value through other comprehensive income investments
Saldo laba				Retained earnings
Ditentukan penggunaannya	45.812.873.217	41	43.812.873.217	Appropriated
Belum ditentukan penggunaannya	22.374.205.490.250		20.982.036.769.142	Unappropriated
Jumlah	31.455.607.639.979		30.119.334.419.012	Total
Kepentingan Nonpengendali	4.438.109.373.863	42	4.351.768.056.812	Non-controlling Interests
Jumlah Ekuitas	35.893.717.013.842		34.471.102.475.824	Total Equity
JUMLAH LIABILITAS DAN EKUITAS	61.469.712.165.656		60.862.926.586.750	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.

	2021	Catatan/ Notes	2020	
PENDAPATAN USAHA	7.654.802.250.986	43	6.180.589.086.059	REVENUES
BEBAN POKOK PENJUALAN	2.914.751.290.124	44	1.928.745.848.318	COST OF REVENUES
LABA KOTOR	4.740.050.960.862		4.251.843.237.741	GROSS PROFIT
BEBAN USAHA				OPERATING EXPENSES
Penjualan	990.947.732.508	45	812.354.404.558	Selling
Umum dan administrasi	1.119.949.581.289	46	1.235.289.881.113	General and administrative
Pajak final	236.896.786.163	51	221.931.907.917	Final tax
Jumlah Beban Usaha	2.347.794.099.960		2.269.576.193.588	Total Operating Expenses
LABA USAHA	2.392.256.860.902		1.982.267.044.153	OPERATING PROFIT
PENGHASILAN (BEBAN) LAIN-LAIN				OTHER INCOME (EXPENSES)
Pendapatan bunga dan investasi	393.245.728.662	48	560.237.491.372	Interest and investment income
Keuntungan dari akuisisi saham entitas anak	153.997.606.212	1	-	Gain on bargain purchase of a subsidiary
Keuntungan dari perubahan nilai wajar				Gain on change in fair value of investments
investasi yang diukur pada nilai wajar melalui laba rugi	53.649.500.030	5	168.079.222.235	at fair value through profit and loss
Keuntungan penjualan aset tetap	12.255.032.946	15	1.447.406.385	Gain on sale of property and equipment
Keuntungan penilaian kembali nilai wajar investasi				Gain on remeasurement to fair value of investment
pada entitas yang dicatat dengan menggunakan				in associate company accounted for using equity
metode ekuitas pada tanggal akuisisi	8.951.984.899	1	-	method at acquisition date
Pendapatan dividen	2.810.086.351		3.708.043.576	Dividend income
Dampak pendiskontoan aset dan liabilitas				Impact of discounting of financial asset and
keuangan - bersih	2.862.033.397		66.097.653.901	liabilities - net
Keuntungan (kerugian) selisih kurs				
mata uang asing - bersih	(10.158.361.902)		1.525.836.509	Gain (loss) on foreign exchange - net
Beban bunga dan keuangan lainnya	(1.644.706.378.815)	49	(1.781.522.131.954)	Interest and other financial charges
Lain-lain - bersih	91.106.484.533	50	21.989.959.133	Others - net
Beban Lain-lain - Bersih	(935.986.283.687)		(958.436.518.843)	Other Expenses - Net
EKUITAS PADA LABA (RUGI) BERSIH ENTITAS				SHARE IN NET INCOME (LOSS) OF ASSOCIATES
ASOSIASI DAN VENTURA BERSAMA	90.735.912.655	13	(527.613.790.366)	AND JOINT VENTURES
LABA SEBELUM PAJAK	1.547.006.489.870		496.216.734.944	PROFIT BEFORE TAX
BEBAN PAJAK KINI	8.165.533.697	51	15.890.482.660	CURRENT TAX EXPENSE
LABA SETELAH DAMPAK TRANSAKSI				INCOME AFTER EFFECT OF BUSINESS
KOMBINASI BISNIS ENTITAS SEPENGENDALI	1.538.840.956.173		480.326.252.284	COMBINATION TRANSACTION AMONG
RUGI PRA-AKUISISI DARI DAMPAK				ENTITIES UNDER COMMON CONTROL
TRANSAKSI KOMBINASI BISNIS				PRE-ACQUISITION LOSS ARISING FROM
ENTITAS SEPENGENDALI	-	2	5.931.561.874	BUSINESS COMBINATION TRANSACTION
LABA TAHUN BERJALAN	1.538.840.956.173		486.257.814.158	AMONG ENTITIES UNDER COMMON CONTROL
PENGHASILAN (RUGI) KOMPREHENSIF LAIN				PROFIT FOR THE YEAR
Pos yang tidak akan direklasifikasi ke laba rugi:				OTHER COMPREHENSIVE INCOME (LOSS)
Ekuitas pada keuntungan belum direalisasi atas				Items that will not be reclassified subsequently to
kenaikan nilai investasi yang diukur pada nilai				profit or loss:
wajar melalui penghasilan komprehensif lain	641.000.000	13	524.000.000	Unrealized gain on increase in fair value
Ekuitas pada pengukuran kembali liabilitas				through other comprehensive income
imbalan pasti dari entitas asosiasi dan				investments
ventura bersama	4.800.732.299	13	708.303.354	Share in remeasurement of defined benefit
Pengukuran kembali liabilitas imbalan pasti	43.285.110.619	47	96.534.243.978	liability of associates and joint ventures
	48.726.842.918		97.766.547.332	Remeasurement of defined benefit liability
Pos yang akan direklasifikasi ke laba rugi:				Items that will be reclassified subsequently to
Selisih penjabaran mata uang asing	(57.941.017.667)		(79.296.165.303)	profit or loss:
	(57.941.017.667)		(79.296.165.303)	Translation adjustment
Jumlah Penghasilan (Rugi) Komprehensif Lain	(9.214.174.749)		18.470.382.029	Total Other Comprehensive Income (Loss)
JUMLAH PENGHASILAN KOMPREHENSIF	1.529.626.781.424		504.728.196.187	TOTAL COMPREHENSIVE INCOME
LABA TAHUN BERJALAN YANG DAPAT				PROFIT FOR THE YEAR ATTRIBUTABLE TO:
DIATRIBUSIKAN KEPADA:				Owners of the Company
Pemilik entitas induk	1.348.623.038.141		281.700.888.667	Non-controlling interests
Kepentingan nonpengendali	190.217.918.032	42	204.556.925.491	
	1.538.840.956.173		486.257.814.158	
JUMLAH PENGHASILAN KOMPREHENSIF YANG				TOTAL COMPREHENSIVE INCOME
DAPAT DIATRIBUSIKAN KEPADA:				ATTRIBUTABLE TO:
Pemilik entitas induk	1.336.868.703.441		300.249.399.591	Owners of the Company
Kepentingan nonpengendali	192.758.077.983	42	204.478.796.596	Non-controlling interests
	1.529.626.781.424		504.728.196.187	
LABA PER SAHAM DASAR	64,49	52	14,12	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.

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 BUMI SERPONG DAMAI Tbk DAN ENTITAS ANAK
Laporan Arus Kas Konsolidasian
Untuk Tahun-tahun yang Berakhir 31 Desember 2021 dan 2020
(Angka-angka Disajikan dalam Rupiah, kecuali Dinyatakan Lain)

PT BUMI SERPONG DAMAI Tbk AND ITS SUBSIDIARIES
Consolidated Statements of Cash Flows
For the Years Ended December 31, 2021 and 2020
(Figures are Presented in Rupiah, unless Otherwise Stated)

	2021	2020	
ARUS KAS DARI AKTIVITAS OPERASI			CASH FLOWS FROM OPERATING ACTIVITIES
Penerimaan kas dari:			Cash receipts from:
Pelanggan	10.761.534.900.189	6.685.490.022.887	Customers
Lain-lain	-	285.984.181	Others
Pembayaran kas untuk:			Cash payments to/for:
Kontraktor	(2.186.393.214.729)	(1.667.261.897.646)	Contractors
Beban umum dan administrasi dan lain-lain	(1.140.999.509.581)	(1.337.442.810.724)	General and administrative and other expenses
Gaji	(777.080.135.181)	(832.943.309.170)	Salaries
Beban penjualan	(916.287.390.856)	(602.531.183.388)	Selling expenses
Kas bersih dihasilkan dari operasi	5.740.774.649.842	2.245.596.806.140	Net cash generated from operations
Pembayaran untuk pembelian tanah	(2.119.004.484.155)	(553.385.554.422)	Payments for acquisitions of land
Pembayaran pajak final	(309.169.578.256)	(223.487.615.295)	Final income tax paid
Pembayaran pajak penghasilan	(6.913.553.386)	(4.374.610.259)	Income tax paid
Kas Bersih Diperoleh dari Aktivitas Operasi	3.305.687.034.045	1.464.349.026.164	Net Cash Provided by Operating Activities
ARUS KAS DARI AKTIVITAS INVESTASI			CASH FLOWS FROM INVESTING ACTIVITIES
Penerimaan atas pencairan (pembayaran atas penempatan) investasi	556.906.023.816	(1.003.573.643.224)	Proceeds from withdrawal of (payment for placement in) investments
Penerimaan bunga	385.067.892.306	563.897.015.495	Interest received
Penerimaan dividen	188.314.535.618	215.319.089.370	Dividends received
Penerimaan atas penurunan (pembayaran atas penempatan) investasi dalam saham	164.208.000.000	(108.777.160.250)	Proceeds from decrease of (payment for placement in) investment in shares
Hasil penjualan aset tetap	13.234.565.549	2.157.302.219	Proceeds from sale of property and equipment
Pembayaran liabilitas atas perolehan aset tetap	(612.312.750)	(862.235.389)	Payment of liabilities arising from acquisition of property and equipment
Pembayaran liabilitas atas perolehan properti investasi	(5.805.718.357)	(2.068.294.145)	Payment of liabilities arising from acquisition of investment properties
Perolehan properti investasi	(6.605.803.270)	(112.713.191.721)	Acquisitions of investment properties
Penambahan aset tetap	(16.576.787.665)	(19.828.950.090)	Acquisitions of property and equipment
Piutang pihak berelasi non-usaha	(29.400.000.000)	(19.900.000.000)	Non-trade amount due from a related party
Arus kas keluar bersih pada tanggal akuisisi entitas anak	(68.469.936.430)	-	Net cash outflow at date of acquisition of subsidiary
Pembayaran untuk hak konsesi jalan tol	(811.473.287.328)	(696.081.274.814)	Payment for toll road concession rights
Kas Bersih Diperoleh dari (Digunakan untuk) Aktivitas Investasi	368.787.171.489	(1.182.431.342.549)	Net Cash Provided by (Used in) Investing Activities
ARUS KAS DARI AKTIVITAS PENDANAAN			CASH FLOWS FROM FINANCING ACTIVITIES
Penerimaan utang bank jangka panjang	261.155.026.110	250.000.000.000	Proceeds from long-term bank loans
Penerimaan uang muka atas peningkatan modal saham entitas anak yang menjadi bagian kepentingan nonpengendali	1.004.800.000	9.297.500.000	Advances received from issuance of shares of subsidiary to non-controlling interests
Penerimaan atas peningkatan modal saham entitas anak yang menjadi bagian kepentingan nonpengendali	916.610.000	5.257.250.000	Proceeds from issuance of shares of subsidiaries to non-controlling interests
Penerimaan utang obligasi	-	4.044.060.540.000	Proceeds from issuance of bonds
Penerimaan atas peningkatan modal saham tanpa hak memesan efek terlebih dahulu	-	1.231.788.556.800	Proceeds from issuance of shares without pre-emptive rights
Pembayaran untuk:			Payments for:
Bunga liabilitas sewa	-	(2.968.417.007)	Interest on lease liabilities
Liabilitas sewa	(10.630.327.890)	(12.705.437.791)	Lease liabilities
Dividen oleh entitas anak yang menjadi bagian kepentingan nonpengendali	(124.388.853.406)	(186.238.102.446)	Cash dividends to non-controlling interests in subsidiaries
Utang bank jangka panjang	(656.250.000.000)	(894.442.839.976)	Long-term bank loans
Bunga	(992.054.572.668)	(1.136.646.023.968)	Interest
Utang obligasi	(4.965.400.000.000)	-	Redemption of bonds payable
Kas Bersih Diperoleh dari (Digunakan untuk) Aktivitas Pendanaan	(6.485.647.317.854)	3.307.403.025.612	Net Cash Provided by (Used in) Financing Activities
KENAIKAN (PENURUNAN) BERSIH KAS DAN SETARA KAS	(2.811.173.112.320)	3.589.320.709.227	NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS
KAS DAN SETARA KAS AWAL TAHUN	10.508.135.948.416	6.632.138.437.623	CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE YEAR
Pengaruh perubahan kurs mata uang asing	69.974.495.544	286.676.801.566	Effect of foreign exchange rate changes
KAS DAN SETARA KAS AKHIR TAHUN	7.766.937.331.640	10.508.135.948.416	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.