

PT Intiland Development Tbk dan Entitas Anak/*and Its Subsidiaries*

Laporan Keuangan Konsolidasian/
Consolidated Financial Statements

Pada Tanggal 31 Maret 2018 dan 31 Desember 2017
serta untuk Periode-periode Tiga Bulan
yang Berakhir 31 Maret 2018 dan 2017/
*As of March 31, 2018 and December 31, 2017
and for the Three-Month Periods
Ended March 31, 2018 and 2017*

PT INTILAND DEVELOPMENT Tbk DAN ENTITAS ANAK/AND ITS SUBSIDIARIES
DAFTAR ISI/TABLE OF CONTENTS

**Halaman/
Page**

**Laporan atas Reviu Informasi Keuangan Interim/
Report on Review of Interim Financial Information**

Surat Pernyataan Direksi tentang Tanggung Jawab atas Laporan Keuangan Konsolidasian PT Intiland Development Tbk dan Entitas Anak Pada Tanggal 31 Maret 2018 dan 31 Desember 2017 serta untuk Periode-periode Tiga Bulan yang Berakhir 31 Maret 2018 dan 2017/

The Directors' Statement on the Responsibility for Consolidated Financial Statements of PT Intiland Development Tbk and Its Subsidiaries as of March 31, 2018 and December 31, 2017 and for the Three-Month Periods Ended March 31, 2018 and 2017

**LAPORAN KEUANGAN KONSOLIDASIAN – Pada Tanggal 31 Maret 2018 dan 31 Desember 2017 serta untuk Periode-periode Tiga Bulan yang Berakhir 31 Maret 2018 dan 2017/
CONSOLIDATED FINANCIAL STATEMENTS – As of March 31, 2018 and December 31, 2017 and for the Three-Month Periods Ended March 31, 2018 and 2017**

Laporan Posisi Keuangan Konsolidasian/ <i>Consolidated Statements of Financial Position</i>	1
Laporan Laba Rugi dan Penghasilan Komprehensif Lain Konsolidasian/ <i>Consolidated Statements of Profit or Loss and Other Comprehensive Income</i>	3
Laporan Perubahan Ekuitas Konsolidasian/ <i>Consolidated Statements of Changes in Equity</i>	4
Laporan Arus Kas Konsolidasian/ <i>Consolidated Statements of Cash Flows</i>	5
Catatan atas Laporan Keuangan Konsolidasian/ <i>Notes to Consolidated Financial Statements</i>	6

	31 Maret/ March 31, 2018 (Tidak diaudit/ Unaudited)	Catatan/ Notes	31 Desember/ December 31, 2017	
ASET				ASSETS
ASET LANCAR				CURRENT ASSETS
Kas dan setara kas	878.259.628.675	4	749.509.978.850	Cash and cash equivalents
Piutang usaha - pihak ketiga - setelah dikurangi cadangan kerugian penurunan nilai sebesar Rp 2.509.404.636 pada tanggal 31 Maret 2018 dan 31 Desember 2017	167.142.376.751	6	171.863.000.569	Trade accounts receivable - third parties - net of allowance for impairment of Rp 2,509,404,636 as of March 31, 2018 and December 31, 2017, respectively
Piutang lain-lain	31.379.355.070	7	27.936.446.157	Other accounts receivable
Persediaan	2.226.873.888.559	8	2.371.377.554.491	Inventories
Uang muka	69.980.711.147	9	82.271.153.665	Advances
Pajak dibayar dimuka	210.747.764.223	10	201.408.421.420	Prepaid taxes
Biaya dibayar dimuka	2.822.408.119		2.561.107.786	Prepaid expenses
Jumlah Aset Lancar	3.587.206.132.544		3.606.927.662.938	Total Current Assets
ASET TIDAK LANCAR				NONCURRENT ASSETS
Piutang usaha - pihak ketiga	79.456.135.269	6	29.651.136.621	Trade accounts receivable - third parties
Investasi aset keuangan tersedia untuk dijual	37.396.718.990	5	37.396.718.990	Investments in available-for-sale financial assets
Persediaan	3.015.176.135.257	8	2.757.701.588.222	Inventories
Uang muka	700.612.600.971	9	668.941.093.404	Advances
Tanah yang belum dikembangkan	3.814.669.266.431	11	3.803.477.114.190	Land for development
Piutang pihak berelasi non - usaha	15.247.624.131	12	17.167.624.131	Due from related parties
Investasi entitas asosiasi dan ventura bersama	212.826.501.089	13	216.593.713.189	Investments in associates and joint venture
Aset pajak tangguhan	132.711.775.375	39	106.066.573.587	Deferred tax assets
Properti investasi - setelah dikurangi akumulasi penyusutan sebesar Rp 351.695.615.448 dan Rp 332.439.160.263 pada tanggal 31 Maret 2018 dan 31 Desember 2017	1.596.522.469.601	14	1.614.385.871.606	Investment properties - net of accumulated depreciation Rp 351,695,615,448 and Rp 332,439,160,263 as of March 31, 2018 and December 31, 2017, respectively
Aset tetap - setelah dikurangi akumulasi penyusutan sebesar Rp 234.841.886.007 dan Rp 226.361.965.639 pada tanggal 31 Maret 2018 dan 31 Desember 2017	228.107.796.328	15	228.689.596.062	Property and equipment - net of accumulated depreciation of Rp 234,841,886,007 and Rp 226,361,965,639 as of March 31, 2018 and December 31, 2017, respectively
Goodwill	6.184.505.653	16	6.184.505.653	Goodwill
Aset lain-lain	3.976.064.399		4.001.805.818	Other assets
Jumlah Aset Tidak Lancar	9.842.887.593.494		9.490.257.321.473	Total Noncurrent Assets
JUMLAH ASET	13.430.093.726.038		13.097.184.984.411	TOTAL ASSETS

	31 Maret/ March 31, 2018 (Tidak diaudit/ Unaudited)	Catatan/ Notes	31 Desember/ December 31, 2017	
LIABILITAS DAN EKUITAS				LIABILITIES AND EQUITY
LIABILITAS				LIABILITIES
LIABILITAS JANGKA PENDEK				CURRENT LIABILITIES
Utang bank jangka pendek	1.515.246.954.030	17	1.440.465.175.639	Short-term bank loans
Utang usaha kepada pihak ketiga	333.773.423.294	20	194.471.356.374	Trade accounts payable to third parties
Utang lain-lain	77.253.035.185	21	75.330.432.910	Other accounts payable
Utang pajak	35.068.381.026	22	18.782.351.644	Taxes payable
Beban akrual	91.540.768.791	23	110.513.904.174	Accrued expenses
Pendapatan diterima dimuka	72.203.467.558	24	74.874.247.298	Unearned revenues
Uang muka penjualan	942.366.231.117	25	1.117.410.815.716	Sales advances
Utang pihak berelasi - non-usaha	99.220.000.000	12	99.220.000.000	Due to a related party - non-trade
Bagian liabilitas jangka panjang yang akan jatuh tempo dalam waktu satu tahun:				Current portion of long-term liabilities:
Utang bank	920.039.317.287	17	799.344.923.779	Bank loans
Utang sewa pembiayaan	368.695.568	26	543.057.021	Lease liabilities
Utang obligasi	153.870.151.428	18	153.777.157.534	Bonds payable
Utang jaminan	27.713.967.413	27	18.458.134.568	Guarantee deposits
Jumlah Liabilitas Jangka Pendek	4.268.664.392.697		4.103.191.556.657	Total Current Liabilities
LIABILITAS JANGKA PANJANG				NONCURRENT LIABILITIES
Wesel bayar	96.379.340.665	19	96.379.340.665	Notes payable
Utang lain-lain	99.835.884.827	21	99.905.884.827	Other accounts payable
Pendapatan diterima dimuka	20.314.653.273	24	29.499.708.630	Unearned revenues
Uang muka penjualan	375.508.357.169	25	256.840.004.418	Sales advances
Utang pihak berelasi - non-usaha	1.250.342	12	41.250.342	Due to a related party - non-trade
Utang jaminan	131.719.920.878	27	131.557.864.362	Guarantee deposits
Liabilitas imbalan kerja jangka panjang	128.317.098.932	41	128.917.815.600	Long-term employee benefits liability
Liabilitas jangka panjang - setelah dikurangi bagian yang akan jatuh tempo dalam waktu satu tahun:				Long-term liabilities - net of current portion:
Utang bank	1.298.340.599.087	17	1.355.952.157.740	Bank loans
Utang sewa pembiayaan	-	26	20.003.748	Lease liabilities
Utang obligasi	584.954.499.778	18	584.329.070.176	Bonds payable
Jumlah Liabilitas Jangka Panjang	2.735.371.604.951		2.683.443.100.508	Total Noncurrent Liabilities
Jumlah Liabilitas	7.004.035.997.648		6.786.634.657.165	Total Liabilities
EKUITAS				EQUITY
Ekuitas yang Dapat Diatribusikan kepada Pemilik Entitas Induk				Equity Attributable to Owners of the Parent Company
Modal saham				Capital stock
Modal dasar - 24.000.000.000 saham dengan nilai nominal Rp 250 per saham				Authorized - 24,000,000,000 shares with Rp 250 par value per share
Modal ditempatkan dan disetor - 10.365.854.185 saham	2.591.463.546.250	30	2.591.463.546.250	Issued and paid-up - 10,365,854,185 shares
Tambahan modal disetor - bersih	1.096.320.037.357	31	1.096.320.037.357	Additional paid-in capital - net
Selisih nilai transaksi dengan kepentingan non-pengendali	303.714.664.339		303.714.664.339	Difference in value arising from transactions with non-controlling interests
Saldo laba				Retained earnings
Ditentukan penggunaannya	12.000.000.000		12.000.000.000	Appropriated
Tidak ditentukan penggunaannya	1.734.143.804.395		1.619.629.931.777	Unappropriated
Jumlah Ekuitas yang Dapat Diatribusikan kepada Pemilik Entitas Induk	5.737.642.052.341		5.623.128.179.723	Total Equity Attributable to Owners of the Parent Company
Kepentingan Non-pengendali	688.415.676.049	29	687.422.147.523	Non-controlling interests
Jumlah Ekuitas	6.426.057.728.390		6.310.550.327.246	Total Equity
JUMLAH LIABILITAS DAN EKUITAS	13.430.093.726.038		13.097.184.984.411	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 INTILAND DEVELOPMENT Tbk DAN ENTITAS ANAK
Laporan Laba Rugi dan Penghasilan Komprehensif Lain Konsolidasian
Untuk Periode-periode Tiga Bulan yang Berakhir 31 Maret 2018 dan 2017
(Angka-angka Disajikan dalam Rupiah, kecuali Dinyatakan Lain)

PT INTILAND DEVELOPMENT Tbk AND ITS SUBSIDIARIES
Consolidated Statements of Profit or Loss and Other Comprehensive Income
For Three-Month Periods Ended March 31, 2018 and 2017
(Figures are Presented in Rupiah, unless Otherwise Stated)

	31 Maret/ March 31, 2018 (Tidak diaudit/ Unaudited)	Catatan/ Notes	31 Maret/ March 31, 2017 (Tidak diaudit/ Unaudited)	
PENDAPATAN USAHA	709.190.806.391	33	398.661.585.277	REVENUES
BEBAN POKOK PENJUALAN DAN BEBAN LANGSUNG	<u>425.720.377.045</u>	34	<u>226.931.434.776</u>	COST OF SALES AND DIRECT EXPENSES
LABA KOTOR	<u>283.470.429.346</u>		<u>171.730.150.501</u>	GROSS PROFIT
BEBAN USAHA				OPERATING EXPENSES
Penjualan	28.237.322.575	35	22.301.119.342	Selling
Umum dan administrasi	94.024.140.714	36	81.675.937.527	General and administrative
Pajak final	<u>23.418.363.760</u>		<u>15.945.586.861</u>	Final tax
Jumlah Beban Usaha	<u>145.679.827.049</u>		<u>119.922.643.730</u>	Total Operating Expenses
LABA USAHA	<u>137.790.602.297</u>		<u>51.807.506.771</u>	OPERATING PROFIT
PENGHASILAN (BEBAN) LAIN-LAIN				OTHER INCOME (EXPENSES)
Pendapatan bunga	4.693.513.332	37	6.372.842.773	Interest income
Keuntungan penjualan aset tetap	70.119.166	15	-	Gain on sale of property and equipment
Keuntungan kurs mata uang asing - bersih	32.119.616		1.729.266.054	Gain on foreign exchange - net
Beban bunga	(59.702.843.921)	38	(52.542.550.869)	Interest expense
Lain-lain - bersih	<u>6.169.513.699</u>		<u>5.735.576.095</u>	Others - net
Beban Lain-lain - Bersih	<u>(48.737.578.108)</u>		<u>(38.704.865.947)</u>	Other Expenses - Net
EKUITAS PADA LABA (RUGI) BERSIH ENTITAS ASOSIASI DAN VENTURA BERSAMA	<u>(1.914.480.710)</u>	13	<u>490.361.759</u>	SHARE IN NET INCOME (LOSS) OF ASSOCIATES AND JOINT VENTURE
LABA SEBELUM PAJAK	87.138.543.479		13.593.002.583	PROFIT BEFORE TAX
PENGHASILAN PAJAK	<u>26.497.662.672</u>	39	<u>25.448.583.178</u>	TAX BENEFIT
LABA TAHUN BERJALAN	<u>113.636.206.151</u>		<u>39.041.585.761</u>	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 imbangan pasti dari entitas asosiasi dan ventura bersama	(352.731.390)	13	(361.787.733)	Share of remeasurement of defined benefit liability of associates and joint venture
Pengukuran kembali liabilitas imbalan pasti Pajak sehubungan dengan pos yang tidak akan direklasifikasi	2.439.639.475	41	5.946.921.506	Remeasurement of defined benefit liability Tax relating to items that will not be reclassified
	<u>(215.713.092)</u>	39	<u>(308.519.470)</u>	
JUMLAH PENGHASILAN KOMPREHENSIF LAIN - BERSIH	<u>1.871.194.993</u>		<u>5.276.614.303</u>	TOTAL OTHER COMPREHENSIVE INCOME - NET OF TAX
JUMLAH PENGHASILAN KOMPREHENSIF	<u>115.507.401.144</u>		<u>44.318.200.064</u>	TOTAL COMPREHENSIVE INCOME
JUMLAH LABA TAHUN BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA:				TOTAL PROFIT FOR THE YEAR ATTRIBUTABLE TO:
Pemilik entitas induk	112.780.211.619		40.602.946.314	Owners of the Parent Company
Kepentingan non-pengendali	<u>855.994.532</u>		<u>(1.561.360.553)</u>	Non-controlling interests
	<u>113.636.206.151</u>		<u>39.041.585.761</u>	
JUMLAH PENGHASILAN KOMPREHENSIF YANG DAPAT DIATRIBUSIKAN KEPADA:				TOTAL COMPREHENSIVE INCOME ATTRIBUTABLE TO:
Pemilik entitas induk	114.513.872.618		45.356.545.757	Owners of the Parent Company
Kepentingan non-pengendali	<u>993.528.526</u>	29	<u>(1.038.345.693)</u>	Non-controlling interests
	<u>115.507.401.144</u>		<u>44.318.200.064</u>	
LABA PER SAHAM DASAR	11	40	4	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 Ditempatkan dan Disetor/ Issued and Paid-up Capital	Tambahannya Disetor/ Additional Paid-in Capital	Selisih Nilai Transaksi dengan Kepentingan Nonpengendali/ Difference in Value Arising from Transactions with Non-Controlling Interests	Saldo Laba/Retained Earnings		Jumlah/ Total	Kepentingan Nonpengendali/ Non-Controlling Interests	Jumlah Ekuitas/ Total Equity
				Ditentukan Penggunaannya/ Appropriated	Belum Ditentukan Penggunaannya/ Unappropriated			
Saldo pada tanggal 1 Januari 2017/ Balance as of January 1, 2017	2.591.463.546.250	1.096.320.037.357	(92.814.618.166)	10.000.000.000	1.375.153.341.857	4.980.122.307.298	77.355.716.913	5.057.478.024.211
Penghasilan komprehensif/Comprehensive income								
Laba tahun berjalan/Profit for the year	-	-	-	-	40.602.946.314	40.602.946.314	(1.561.360.553)	39.041.585.761
Penghasilan komprehensif lain/Other comprehensive income								
Pengukuran kembali liabilitas imbalan kerja jangka panjang/ Remeasurement of long-term employee benefits liability	-	-	-	-	4.753.599.443	4.753.599.443	523.014.860	5.276.614.303
Jumlah penghasilan komprehensif/ Total comprehensive income	-	-	-	-	45.356.545.757	45.356.545.757	(1.038.345.693)	44.318.200.064
Transaksi dengan pemilik/Transactions with owners								
Dampak penambahan modal ditempatkan dan disetor entitas anak/ Effect of additional issuance of shares of subsidiaries	1c, 29	-	-	340.920.822.773	-	340.920.822.773	409.079.177.227	750.000.000.000
Jumlah transaksi dengan pemilik/Total transactions with owners	-	-	340.920.822.773	-	-	340.920.822.773	409.079.177.227	750.000.000.000
Saldo pada tanggal 31 Maret 2017 (Tidak diaudit)/ Balance as of March 31, 2017 (Unaudited)	2.591.463.546.250	1.096.320.037.357	248.106.204.607	10.000.000.000	1.420.509.887.614	5.366.399.675.828	485.396.548.447	5.851.796.224.275
Saldo pada tanggal 1 Januari 2018/ Balance as of January 1, 2018	2.591.463.546.250	1.096.320.037.357	303.714.664.339	12.000.000.000	1.619.629.931.777	5.623.128.179.723	687.422.147.523	6.310.550.327.246
Penghasilan komprehensif/Comprehensive income								
Laba tahun berjalan/Profit for the year	-	-	-	-	112.780.211.619	112.780.211.619	855.994.532	113.636.206.151
Penghasilan komprehensif lain/Other comprehensive income								
Pengukuran kembali liabilitas imbalan kerja jangka panjang/ Remeasurement of long-term employee benefits liability	-	-	-	-	1.733.660.999	1.733.660.999	137.533.994	1.871.194.993
Jumlah penghasilan komprehensif/ Total comprehensive income	-	-	-	-	114.513.872.618	114.513.872.618	993.528.526	115.507.401.144
Saldo pada tanggal 31 Maret 2018 (Tidak diaudit)/ Balance as of March 31, 2018 (Unaudited)	2.591.463.546.250	1.096.320.037.357	303.714.664.339	12.000.000.000	1.734.143.804.395	5.737.642.052.341	688.415.676.049	6.426.057.728.390

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

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PT INTILAND DEVELOPMENT Tbk DAN ENTITAS ANAK
Laporan Arus Kas Konsolidasian
Untuk Periode-periode Tiga Bulan yang Berakhir 31 Maret 2018 dan 2017
(Angka-angka Disajikan dalam Rupiah,
kecuali Dinyatakan Lain)

PT INTILAND DEVELOPMENT Tbk AND ITS SUBSIDIARIES
Consolidated Statement of Cash Flows
For Three-Month Periods Ended March 31, 2018 and 2017
(Figures are Presented in Rupiah,
unless Otherwise Stated)

	31 Maret/March 31,		
	2018 (Tidak diaudit/ Unaudited)	2017 (Tidak diaudit/ Unaudited)	
ARUS KAS DARI AKTIVITAS OPERASI			CASH FLOWS FROM OPERATING ACTIVITIES
Penerimaan dari pelanggan	605.292.253.977	485.772.230.441	Cash receipts from customers
Pembayaran kepada pemasok, karyawan dan lain-lain	(476.069.406.404)	(450.223.860.324)	Cash paid to suppliers, employees and others
Kas dihasilkan dari operasi	129.222.847.573	35.548.370.117	Net cash generated from operations
Pembayaran bunga	(117.721.226.922)	(104.183.655.796)	Interest paid
Pembayaran pajak penghasilan	(12.018.785.448)	(17.185.122.535)	Income tax paid
Kas Bersih Digunakan untuk Aktivitas Operasi	(517.164.797)	(85.820.408.214)	Net Cash Used in Operating Activities
ARUS KAS DARI AKTIVITAS INVESTASI			CASH FLOWS FROM INVESTING ACTIVITIES
Penerimaan bunga	4.693.513.332	6.372.842.773	Interest received
Penurunan piutang pihak berelasi	1.920.000.000	-	Decrease in amount due from related parties
Penerimaan dividen dari entitas asosiasi dan ventura bersama	1.500.000.000	1.350.000.000	Dividends received from an associate and joint venture
Hasil penjualan aset tetap	77.000.000	-	Proceeds from sale of property and equipment
Perolehan properti investasi	(1.393.053.180)	(155.062.800)	Acquisitions of investment properties
Penambahan uang muka investasi	(2.982.000.000)	-	Increase in advances for stock investments
Penambahan aset tetap	(9.282.816.088)	(9.036.186.415)	Acquisitions of property and equipment
Kas Bersih Digunakan Untuk Aktivitas Investasi	(5.467.355.936)	(1.468.406.442)	Net Cash Used in Investing Activities
ARUS KAS DARI AKTIVITAS PENDANAAN			CASH FLOWS FROM FINANCING ACTIVITIES
Penerimaan utang bank jangka pendek	115.639.911.054	134.419.094.308	Proceeds from short term bank loans
Penerimaan pinjaman jangka panjang	99.285.395.889	100.613.047.884	Proceeds from long-term bank loans
Penurunan pada utang pihak berelasi	(40.000.000)	(31.634.116)	Decrease in due to related parties
Pembayaran utang sewa pembiayaan	(194.365.201)	(373.039.237)	Payment of lease liabilities
Pembayaran pinjaman jangka panjang	(39.199.046.330)	(731.149.655.667)	Payment of long-term bank loans
Pembayaran utang bank jangka pendek	(40.858.132.663)	(7.231.256.793)	Payments of short term bank loans
Penerimaan dari penerbitan saham baru entitas anak	-	750.000.000.000	Proceeds from additional issuance of shares of subsidiaries
Penerimaan wesel bayar	-	7.663.604.557	Proceeds from notes payable
Kas Bersih Diperoleh dari Aktivitas Pendanaan	134.633.762.749	253.910.160.936	Net Cash Provided by Financing Activities
KENAIKAN BERSIH KAS DAN SETARA KAS	128.649.242.016	166.621.346.280	NET INCREASE IN CASH AND CASH EQUIVALENTS
KAS DAN SETARA KAS AWAL PERIODE	749.509.978.850	473.342.736.649	CASH AND CASH EQUIVALENTS AT THE BEGINNING OF PERIOD
Pengaruh perubahan kurs mata uang asing	100.407.809	(75.186.540)	Effect of foreign exchange rate changes
KAS DAN SETARA KAS AKHIR PERIODE	878.259.628.675	639.888.896.389	CASH AND CASH EQUIVALENTS AT THE END OF PERIOD

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