

**SIARAN PERS
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DAPAT DITERBITKAN SEGERA
FOR IMMEDIATE RELEASE**Intiland Bukukan Pendapatan Rp398,7 Miliar
Intiland Books Rp398.7 Billion in Revenues**

Jakarta (28/04) – Perusahaan pengembang properti PT Intiland Development Tbk (Intiland) melaporkan pencapaian hasil kinerja keuangan triwulan I 2017. Berdasarkan Laporan Keuangan Triwulan untuk periode yang berakhir 31 Maret 2017 dan 31 Maret 2016, Perseroan membukukan pendapatan usaha Rp398,7 miliar atau turun 32,3 persen dibanding pencapaian periode yang sama tahun 2016 sebesar Rp588,7 miliar.

Direktur Pengelolaan Modal dan Investasi Intiland Archied Noto Pradono menjelaskan laporan kinerja keuangan triwulan I 2017 ini merupakan akibat dari melemahnya pasar properti nasional sejak dua tahun terakhir. Kendati baru bisa membukukan Rp 398,7 miliar di kuartal I 2017 ini, menurut Archied, Perseroan masih memiliki pendapatan usaha yang belum dibukukan (*unrecognized*) sebesar Rp1,3 triliun dari penjualan yang sudah terjadi.

“Ada tambahan pendapatan Rp 1,3 triliun yang akan siap dibukukan di tahun 2017 dari penjualan yang sudah terjadi. Selanjutnya, Perseroan akan fokus pada penjualan inventori untuk semakin meningkatkan pendapatan tahun 2017,” ungkapnya lebih lanjut. Penjualan inventori berasal dari proyek Serenia Hills, Magnolia Residence, 1Park Avenue, Regatta, Graha Golf, Spazio Tower, Praxis, The Rosebay, serta kawasan industri Ngoro Industrial Park.

Berdasarkan segmen pengembangannya, kontributor terbesar pendapatan usaha di triwulan I 2017 berasal dari pengembangan *mixed-use & high rise* dengan nilai Rp158,6 miliar atau 40 persen dari keseluruhan. Kontributor berikutnya berasal dari segmen properti investasi yang membukukan pendapatan Rp100,7 miliar atau 25 persen dari keseluruhan. Segmen ini merupakan sumber pendapatan berkelanjutan

Jakarta (28/04) – The national property developer, PT Intiland Development Tbk (Intiland), reported its financial performance for the first quarter of the year. Based on the quarterly reports ended on March 31, 2017 and March 31, 2016, the Company booked operating revenues of Rp398.7 billion, a 32.3-percent drop from Rp588.7 billion the Company gained in the same period in 2016.

Intiland’s Capital and Investment executive director, Archied Noto Pradono said the performance was the impact of the weakening national property market in the last two years. Yet, outside the Rp398.7 billion revenues booked in the first quarter of 2017, Archie said there were unrecognized operating revenues of Rp1.3 trillion from the occurring sales.

“There are additional revenues Rp1.3 trillion set to be recorded in 2017, coming from the occurring sales. Next, the Company will focus on the sales of inventory to boost the 2017 revenues,” he added. The sales of the Company’s inventory come from Serenia Hills, Magnolia Residence, 1Park Avenue, Regatta, Graha Golf, Spazio Tower, Praxis, The Rosebay, and Ngoro Industrial Park.

Based on the segments, the biggest contributor to the first quarter’s operating revenues is mixed-use & high rise development with Rp158.6 billion or 40 percent of the total revenues. The next big contributor is property investment segment, which booked Rp100.7 billion or 25 percent of the total revenues. This segment is a source of recurring income for Intiland, comprising lease of office space, retail space, Standard Factory Building or SFB, and the management of sports club and facilities.

(*recurring income*) Perseroan yang berasal dari penyewaan ruang kantor, ritel, bangunan pabrik standar (*Standard Factory Building - SFB*), pengelolaan klub olahraga dan fasilitas.

“Pendapatan dari segmen properti investasi naik 41 persen dibandingkan triwulan I tahun lalu. Kami terus meningkatkan kontribusi segmen ini karena memberikan stabilitas operasional dan pertumbuhan perusahaan dalam jangka panjang,” kata Archied.

Perseroan saat ini sedang menyelesaikan sejumlah proyek pengembangan *mixed use & high rise* seperti Praxis dan Spazio Tower di Surabaya. Penyelesaian kedua proyek ini diproyeksikan memberi kontribusi cukup signifikan pada peningkatan *recurring income* perseroan di masa mendatang.

Selain kedua segmen tersebut, segmen pengembangan kawasan industri mencatatkan pendapatan sebesar Rp91 miliar atau 23 persen dari keseluruhan. Sementara segmen pengembangan kawasan perumahan tercatat memberikan kontribusi pendapatan usaha Rp48,3 miliar atau 12 persen dari total pendapatan usaha.

Ditinjau berdasarkan tipe pendapatan usaha, kontribusi pendapatan pengembangan (*development income*) masih menjadi sumber pendapatan utama Perseroan dengan kontribusi mencapai Rp298 miliar atau 75 persen dari jumlah keseluruhan pendapatan. *Recurring income* yang berasal dari pendapatan segmen properti investasi memberikan kontribusi Rp100,7 miliar atau 25 persen dari keseluruhan. Sementara itu laba usaha perseroan tercatat sebesar Rp58,6 miliar dan laba bersih tercatat sebesar Rp19,7 miliar.

Pada periode ini, Perseroan juga berhasil menurunkan total kewajiban menjadi Rp3,9 triliun dari sebelumnya Rp4,4 triliun. Menurunnya jumlah kewajiban disebabkan kerjasama *joint venture* antara Perseroan dengan GIC, lembaga investasi pemerintah Singapura, untuk pengembangan proyek South Quarter. Hasil investasi dari mitra kerjasama ini mengurangi kewajiban yang harus ditanggung PT Putra Sinar Permaja, anak usaha Perseroan untuk pengembangan proyek South Quarter. ***

“The revenue from property investment segment rose 41 percent from the same period last year. We want to boost the performance from segment further because it provides operational stability and long term growth to the Company,” said Archied.

The Company is currently working on several mixed use & high-rise development projects, including Praxis and Spazio Tower in Surabaya. Once completed and going into operation, both projects are projected to provide significant contribution to the Company’s recurring income in the future.

Aside from the two segments, industrial estate segment contributed Rp91 billion or 23 percent of the total revenues. Landed residential development segment contributed Rp48.3 billion or 12 percent to the total operating revenues in the first quarter of 2017.

Based on the types of operating revenues, the development income has remained the principle contributor with Rp298 billion or 75 percent of the total revenues. Recurring income, coming from property investment segment, contributed Rp100.7 billion or 25 percent to the total revenues. Meanwhile, the Company’s operating profit is recorded at Rp58.6 billion, and net profit reached Rp19.7 billion.

In this period, the Company also managed to reduce its total liabilities from Rp4.4 trillion to Rp3.9 trillion. The Company managed to do this following the *joint venture* agreement between Intiland and GIC, an investment agency owned by the Singaporean government, to develop South Quarter project. The investment from the Intiland’s counterpart in this joint venture is used to reduce the liabilities borne by PT Putra Sinar Permaja, a subsidiary of Intiland tasked with developing South Quarter. ***

- End -

- Selesai -

Tentang Intiland

Intiland adalah pengembang properti terkemuka di Indonesia dengan pengalaman lebih dari 40 tahun. Mencatatkan saham di Bursa Efek Indonesia sejak 1991, Intiland dikenal sebagai inovator dan penggagas tren di industri properti Indonesia. Dalam beberapa tahun, Intiland mengembangkan banyak gedung yang menjadi ikon nasional, melalui Intiland Tower dua gedung kebanggaan di Jakarta dan Surabaya yang dirancang oleh Paul Rudolph dan The Regatta, kondominium tepi pantai yang mewah di Pluit, Jakarta Utara yang dirancang oleh Tom Wright (perancang Burj Al Arab). Pengembangan kawasan pemukiman utama di Surabaya, Graha Famili telah menjadi salah satu kawasan perumahan paling prestisius. Saat ini, Intiland memiliki portofolio produk properti beragam, termasuk kawasan pemukiman, gedung perkantoran, apartemen, pengelolaan gedung, kawasan industri, serta pengelolaan sarana olahraga dan golf. Selain sukses membangun sejumlah proyek prestisius, Intiland juga pro-aktif dalam upaya pengembangan industri dan komitmen sosial. Perseroan saat ini merupakan salah satu *corporate founder* dari Green Building Council Indonesia dan Jakarta Old Town Revitalization Corporation, serta menjalankan program Intiland Teduh untuk membantu masyarakat berpendapatan rendah memiliki hunian yang layak. Intiland telah menjadi pengembang properti dengan konsep gaya hidup yang terkemuka.

About Intiland

Intiland is a leading Indonesian real-estate developer with over 40 years of heritage. Listed on the Indonesia Stock Exchange since 1991, Intiland is known to be a trend-setter and innovator in the Indonesian property industry. Over the years, Intiland has developed some of the nation's most iconic buildings such as its two flagship office towers in Jakarta and Surabaya designed by the late Paul Rudolph, and The Regatta, a seafront luxury condominium in Pluit, North Jakarta, designed by Tom Wright (of Burj Al Arab fame). Its main township development in Surabaya, Graha Famili, has become one of the city's most prestigious addresses. Today, Intiland's diversified real estate portfolio includes residential townships, office towers, high-rise apartments, hospitality, industrial estates as well as sports and golf club management. Intiland is also actively involved in various efforts to develop industries and the improvement of the society. The Company is one of the corporate founders of Green Building Council Indonesia and Jakarta Old Town Revitalization Corporation. Intiland also initiated and has been running Intiland Teduh, a program established to help low-income families to have decent homes. Intiland embarked on a journey to become the leading lifestyle concept property developer in Indonesia, and is ever closer to achieving this objective.

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