

PT CITRA BUANA PRASIDA, TBK

Laporan Keuangan
Untuk Periode Tiga Bulan Yang Berakhir
Pada Tanggal 31 Maret 2024
(Tidak Diaudit)

*Financial Statements
For The Three Month Periods Ended
March 31, 2024
(Unaudited)*

Laporan Keuangan
Untuk Periode Tiga Bulan Yang Berakhir
Pada Tanggal 31 Maret 2024 dan 2023 (Tidak Diaudit)
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

*Financial Statements
For The Three Month Periods Ended
March 31, 2024 and 2023 (Unaudited)
(Expressed in Rupiah, unless otherwise stated)*

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PT CITRA BUANA PRASIDA Tbk.

Komplek Paskal Hyper Square, Blok G Lantai 2 No. 206 - 208
Jl. H.O.S. Cokroaminoto No. 25 - 27 (dh. Jl. Pasirkaliki No. 25 - 27) Bandung 40181, Telp : 022 - 86061108

SURAT PERNYATAAN DIREKSI
TENTANG TANGGUNG JAWAB
ATAS LAPORAN KEUANGAN
UNTUK PERIODE TIGA BULAN YANG BERAKHIR PADA
31 MARET 2024 DAN 2023 (TIDAK DIAUDIT)

STATEMENTS FROM THE BOARD OF DIRECTORS
RELATING TO THE RESPONSIBILITY
OF FINANCIAL STATEMENTS
FOR THE THREE MONTH PERIODS ENDED
MARCH 31, 2024 AND 2023 (UNAUDITED)

PT CITRA BUANA PRASIDA, TBK

Kami yang bertanda tangan di bawah ini/ *We are, the undersigned, below:*

- | | |
|------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| 1. Nama/ <i>Name</i> | : Didi Omara |
| Alamat kantor/ <i>Office address</i> | : Komplek Paskal Hyper Square Blok G Lt. 2 No. 206-208
Jl. H.O.S Cokroaminoto No. 25-27 |
| Alamat domisili sesuai KTP atau Kartu identitas
lain / <i>Domicile as Stated in ID Card</i> | : Jl. Pudak No. 15, Bandung |
| Nomor Telepon/ <i>Phone Number</i> | : 022 - 86061108 |
| Jabatan/ <i>Position</i> | : Direktur/ <i>Director</i> |
| 2. Nama/ <i>Name</i> | : Linna Widjaja |
| Alamat kantor/ <i>Office address</i> | : Komplek Paskal Hyper Square Blok G Lt. 2 No. 206-208
Jl. H.O.S Cokroaminoto No. 25-27 |
| Alamat domisili sesuai KTP atau Kartu identitas
lain / <i>Domicile as Stated in ID Card</i> | : Jl. Kembar Mas Selatan No. 37, Bandung |
| Nomor Telepon/ <i>Phone Number</i> | : 022 - 86061108 |
| Jabatan/ <i>Position</i> | : Direktur/ <i>Director</i> |

Menyatakan bahwa/ *state that:*

- | | |
|---------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Kami bertanggung jawab atas penyusunan dan penyajian laporan keuangan Entitas; | 1. <i>We are responsible for the preparation and presentation of the financial statements of the Entity.</i> |
| 2. Laporan keuangan telah disusun dan disajikan sesuai dengan Standar Akuntansi Keuangan di Indonesia; | 2. <i>The financial statements have been prepared and presented in accordance with the Indonesian Financial Accounting Standards;</i> |
| 3. a. Semua informasi dalam laporan keuangan telah dimuat secara lengkap dan benar; | 3. a. <i>All information in the financial statements has been disclosed in a complete and truth</i> |
| b. Laporan keuangan tidak mengandung informasi atau fakta material yang tidak benar, dan tidak menghilangkan informasi atau fakta material; | b. <i>The financial statements do not contain any incorrect information or material facts, nor do they omit information or material facts;</i> |
| 4. Kami bertanggung jawab atas sistem pengendalian intern dalam Entitas. | 4. <i>We are responsible for the Entity and internal control system.</i> |

Demikian pernyataan ini dibuat dengan sebenarnya.

This statement letter is made truthfully.

Bandung, 26 April 2024/April 26, 2024





Didi Omara
Direktur/ *Director*

Linna Widjaja
Direktur/ *Director*

PT CITRA BUANA PRASIDA, TBK

LAPORAN POSISI KEUANGAN

Per 31 Maret 2024 (Tidak Diaudit) Dan 31 Desember 2023
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

PT CITRA BUANA PRASIDA, TBK

STATEMENTS OF FINANCIAL POSITION

As of March 31, 2024 (Unaudited) And December 31, 2023
(Expressed in Rupiah, unless otherwise stated)

	<i>Notes</i>	31 Maret 2024 <i>March 31, 2024</i>	31 Desember 2023 <i>December 31, 2023</i>	
ASET				ASSETS
<u>Aset Lancar</u>				<u>Current Assets</u>
Kas dan Setara Kas	1	77.527.800.172	88.722.573.743	<i>Cash and Cash Equivalents</i>
Piutang Usaha				<i>Trade Receivables</i>
Pihak Ketiga	2	23.971.109.764	25.756.010.348	<i>Third Parties</i>
Pendapatan Yang Masih				<i>Accrued Revenues</i>
Harus Diterima	3	502.691	564.904	<i>Inventories</i>
Persediaan	4	21.321.367.675	22.616.424.886	<i>Prepaid Expenses</i>
Biaya Dibayar Dimuka	5	4.846.383.066	4.307.544.353	<i>Advances</i>
Uang Muka	5	59.097.248.485	32.323.379.456	<i>Prepaid Taxes</i>
Pajak Dibayar Dimuka	13a	1.932.386.329	1.862.124.707	<i>Other Receivables</i>
Piutang Lain-lain				<i>Third Parties</i>
Pihak Ketiga	6	6.841.920	12.841.920	<i>Total Current Assets</i>
Jumlah Aset Lancar		<u>188.703.640.101</u>	<u>175.601.464.317</u>	
<u>Aset Tidak Lancar</u>				<u>Non-Current Assets</u>
Properti Investasi - Setelah				<i>Investment Properties - Net</i>
Dikurangi Akumulasi				<i>Less Accumulated</i>
Penyusutan Sebesar				<i>Depreciation</i>
Rp 26.906.422.716				<i>Rp 26.906.422.716</i>
Pada 31 Maret 2024,				<i>As of March 31, 2024</i>
dan Rp25.202.201.752				<i>and Rp 25.202.201.752</i>
Pada 31 Desember 2023.	7	105.946.845.627	107.651.066.591	<i>As of December 31, 2023.</i>
Aset Tetap - Setelah				<i>Fixed Assets - Net Less</i>
Dikurangi Akumulasi				<i>Accumulated</i>
Penyusutan Sebesar				<i>Depreciation</i>
Rp3.912.271.100				<i>Rp3.912.271.100</i>
Pada 31 Maret 2024,				<i>As of March 31, 2024</i>
dan Rp 3.722.175.465				<i>and Rp3.722.175.465</i>
Pada 31 Desember 2023.	8	4.732.685.666	4.910.943.801	<i>As of December 31, 2023.</i>
Aset Hak Guna - Setelah				<i>Right of Use Assets - Net</i>
Dikurangi Akumulasi				<i>Less Accumulated</i>
Penyusutan Sebesar				<i>Depreciation</i>
Rp49.398.379.672				<i>Rp49.398.379.672</i>
Pada 31 Maret 2024,				<i>As of March 31, 2024</i>
dan Rp49.218.760.602				<i>and Rp49.218.760.602</i>
Pada 31 Desember 2023.	9	12.053.766.302	12.233.385.372	<i>As of December 31, 2023.</i>
Aset Tidak Berwujud - Setelah				<i>Intangible Assets - Net</i>
Dikurangi Akumulasi				<i>Less Accumulated</i>
Amortisasi Sebesar				<i>Amortization</i>
Rp5.562.500				<i>Rp5.562.500</i>
Pada 31 Maret 2024,	10	24.437.500	25.562.500	<i>As of March 31, 2024</i>
dan Rp 4.437.500				<i>and Rp4.437.500</i>
Pada 31 Desember 2023.				<i>As of December 31, 2023.</i>
Aset Tidak Lancar Lainnya				<i>Other Non Current Assets</i>
Pihak Ketiga	11	528.692.062	528.692.062	<i>Third Parties</i>
Jumlah Aset Tidak Lancar		<u>123.286.427.156</u>	<u>125.349.650.326</u>	<i>Total Non Current Assets</i>
JUMLAH ASET		<u>311.990.067.257</u>	<u>300.951.114.643</u>	TOTAL ASSETS

Catatan atas laporan keuangan yang merupakan bagian yang tidak terpisahkan dari laporan keuangan secara keseluruhan/
The accompanying notes to financial statements which are an integral part of these financial statements taken as a whole

PT CITRA BUANA PRASIDA, TBK

LAPORAN POSISI KEUANGAN

Per 31 Maret 2024 (Tidak Diaudit) Dan 31 Desember 2023
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

PT CITRA BUANA PRASIDA, TBK

STATEMENTS OF FINANCIAL POSITION

As of March 31, 2024 (Unaudited) And December 31, 2023
(Expressed in Rupiah, unless otherwise stated)

	Catatan/ Notes	31 Maret 2024 March 31, 2024	31 Desember 2023 December 31, 2023	
LIABILITAS DAN EKUITAS				LIABILITIES AND EQUITY
<u>Liabilitas Jangka Pendek</u>				<u>Short Term Liabilities</u>
Utang Usaha				Trade Payables
Pihak Ketiga	12	362.175.453	26.798.550	Third Parties
Utang Pajak	13b	824.709.544	1.396.605.888	Tax Payables
Utang Lain-lain	14	9.754.527.567	11.160.660.542	Other Payables
Pendapatan Diterima Dimuka	15	29.897.826.394	30.005.328.980	Unearned Revenue
Beban Yang Masih Harus Dibayar	16	871.827.151	649.891.649	Accrued Expenses
Bagian Lancar Utang Bank	17	4.262.239.655	4.228.176.920	Current Portion of Bank Loans
Bagian Lancar Liabilitas Sewa	18	4.379.928.459	4.428.446.205	Current Portion of Lease Liabilities
Jumlah Liabilitas Jangka Pendek		<u>50.353.234.223</u>	<u>51.895.908.734</u>	Total Short Term Liabilities
<u>Liabilitas Jangka Panjang</u>				<u>Long Term Liabilities</u>
Utang Bank	17	15.348.327.592	16.770.878.681	Bank Loans
Liabilitas Sewa	18	4.007.220.217	4.033.594.233	Lease Liabilities
Liabilitas Imbalan Kerja	19	1.708.315.077	1.708.315.077	Employee Benefit Liabilities
Jumlah Liabilitas Jangka Panjang		<u>21.063.862.886</u>	<u>22.512.787.991</u>	Total Long Term Liabilities
Jumlah Liabilitas		<u>71.417.097.109</u>	<u>74.408.696.725</u>	Total Liabilities
<u>Ekuitas</u>				<u>Equity</u>
Modal Dasar 4.340.000.000				Authorized Capital 4.340.000.000
Lembar Saham Dengan Nilai Nominal Rp100 Per Lembar Saham. Modal Ditempatkan dan Disetor Penuh sebanyak 1.356.250.000 Lembar Saham Setelah Penawaran Umum Perdana Saham Pada 06 Januari 2023				Shares With Nominal Value Rp100 Per Share. Issued and Fully Paid. Capital of 1.356.250.000 Shares as of After the Initial Public Offering of Shares on January 06, 2023
Lembar Saham Dengan Nilai Nominal Rp100 Per Lembar Saham. Modal Ditempatkan dan Disetor Penuh sebanyak 1.085.000.000 Lembar Saham Pada 31 Desember 2022.	20	135.625.000.000	135.625.000.000	Shares With Nominal Value Rp100 Per Share. Issued and Fully Paid. Capital of 1.085.000.000 Shares on December 31, 2022.
Tambahan Modal Disetor				Additional Paid in Capital
- Setelah Dikurangi Biaya Emisi Sebesar Rp.2.877.523.704	21	10.684.976.296	10.684.976.296	Less Issuance Costs Rp.2.877.523.704
Saldo Laba	22			Retained Earnings
Ditentukan Penggunaannya		24.368.710.577	24.368.710.577	- 'ed
Tidak Ditentukan Penggunaannya		69.231.579.287	55.201.027.057	Unappropriated
Keuntungan Pengukuran Kembali				Gain on Remeasurement
Liabilitas Imbalan Kerja		662.703.988	662.703.988	of Employee Benefit Liabilities
Jumlah Ekuitas		<u>240.572.970.148</u>	<u>226.542.417.918</u>	Total Equity
JUMLAH LIABILITAS DAN EKUITAS		<u>311.990.067.257</u>	<u>300.951.114.643</u>	TOTAL LIABILITIES AND EQUITY

Catatan atas laporan keuangan yang merupakan bagian yang tidak terpisahkan dari laporan keuangan secara keseluruhan/
The accompanying notes to financial statements from an integral part of these financial statements taken as a whole

LAPORAN LABA RUGI DAN
PENGHASILAN KOMPREHENSIF LAIN
Untuk Periode Tiga Bulan Yang Berakhir
31 Maret 2024 Dan 2023 (Tidak Diaudit)
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

STATEMENT OF PROFIT OR LOSS AND
OTHER COMPREHENSIVE INCOME
For The Three Month Periods Ended
March 31, 2024 And 2023 (Unaudited)
(Expressed in Rupiah, unless otherwise stated)

	Catatan/ <i>Notes</i>	31 Maret 2024 <i>March 31, 2024</i>	31 Maret 2023 <i>March 31, 2023</i>	
PENDAPATAN	23	24.854.603.069	7.927.509.614	REVENUE
BEBAN POKOK PENJUALAN	24	(7.102.276.077)	(3.674.768.618)	COST OF GOODS SOLD
LABA KOTOR		17.752.326.992	4.252.740.996	GROSS PROFIT
BEBAN USAHA				OPERATING EXPENSES
Beban Penjualan	25	(381.143.716)	(278.169.063)	Sales Expenses
Beban Umum dan Administrasi	26	(1.383.935.112)	(1.171.733.178)	Administration Expenses
Beban Operasional	27	(1.241.800.952)	(827.608.703)	Operating Expenses
Pendapatan Operasional Lainnya	28	146.182.203	118.627.971	Other Operating Income
Beban Operasional Lainnya	28	(2.551)	(502.148)	Other Operating Expense
Jumlah Beban Usaha		(2.860.700.128)	(2.159.385.120)	Total Operating Expenses
LABA USAHA		14.891.626.863	2.093.355.876	OPERATING INCOME
PENDAPATAN DAN BEBAN KEUANGAN				FINANCE INCOME AND EXPENSE
Pendapatan Keuangan	29	1.343.558.629	696.841.651	Finance Income
Beban Keuangan	29	(882.071.432)	(964.318.544)	Finance Expense
Jumlah Pendapatan dan Beban Keuangan		461.487.197	(267.476.893)	Total Finance Income and Expense
LABA SEBELUM PAJAK		15.353.114.060	1.825.878.983	INCOME BEFORE TAX
BEBAN PAJAK PENGHASILAN				INCOME TAX EXPENSES
Pajak Penghasilan	30	(1.322.561.830)	(439.680.602)	Current Tax
Jumlah Beban Pajak Penghasilan		(1.322.561.830)	(439.680.602)	Total Income Tax Expenses
LABA SETELAH PAJAK		14.030.552.230	1.386.198.381	INCOME AFTER TAX
PENGHASILAN KOMPREHENSIF LAIN				OTHER COMPREHENSIVE INCOME
Total Penghasilan Komprehensif Lain		-	-	Total Other Comprehensive Income
JUMLAH PENGHASILAN KOMPREHENSIF TAHUN BERJALAN		14.030.552.230	1.386.198.381	TOTAL COMPREHENSIVE INCOME FOR THE YEAR
LABA BERSIH PER SAHAM	31	10,35	2	NET INCOME PER SHARE

Catatan atas laporan keuangan yang merupakan bagian yang tidak terpisahkan dari laporan keuangan secara keseluruhan/
The accompanying notes to financial statements from an integral part of these financial statements taken as a whole

PT CITRA BUANA PRASIDA, TBK

LAPORAN PERUBAHAN EKUITAS

Untuk Periode Tiga Bulan Yang Berakhir

31 Maret 2024 Dan 2023 (Tidak Diaudit)

(Disajikan dalam Rupiah, kecuali dinyatakan lain)

PT CITRA BUANA PRASIDA, TBK

STATEMENTS OF CHANGES IN EQUITY

For The Three Month Periods Ended

March 31, 2024 And 2023 (Unaudited)

(Expressed in Rupiah, unless otherwise stated)

	Catatan/ Notes	Modal Saham/ Capital Stock	Agio Saham/ Paid In Capital In-Excess Of Par Value	Saldo Laba/ Retained Earnings		Keuntungan Pengukuran Kembali Liabilitas Imbalan Kerja/ Gain on Remeasurement of Employee Benefit Liabilities	Jumlah Ekuitas/ Total Equity	
				Ditentukan Penggunaannya/ Appropriated	Tidak Ditentukan Penggunaannya/ Unappropriated			
Saldo Per 01 Januari 2023	20	108.500.000.000	-	21.700.000.000	17.842.807.342	577.192.300	148.619.999.642	Balance as of January 01, 2023
Penerbitan Saham Baru	20, 21	27.125.000.000	10.684.976.296	-	-	-	37.809.976.296	Capitalizing the Retained Earnings
Laba Tahun Berjalan		-	-	-	1.386.198.381	-	1.386.198.381	Income For The Year
Saldo Per 31 Maret 2023		<u>135.625.000.000</u>	<u>10.684.976.296</u>	<u>21.700.000.000</u>	<u>19.229.005.723</u>	<u>577.192.300</u>	<u>187.816.174.319</u>	Balance as of March 31, 2023
Saldo Per 01 Januari 2024		<u>135.625.000.000</u>	<u>10.684.976.296</u>	<u>24.368.710.577</u>	<u>55.201.027.057</u>	<u>662.703.988</u>	<u>226.542.417.918</u>	Balance as of January 01, 2024
Laba Tahun Berjalan	22	-	-	-	14.030.552.230	-	14.030.552.230	Income For The Year
Saldo Per 31 Maret 2024		<u>135.625.000.000</u>	<u>10.684.976.296</u>	<u>24.368.710.577</u>	<u>69.231.579.287</u>	<u>662.703.988</u>	<u>240.572.970.148</u>	Balance as of March 31, 2024

Catatan atas laporan keuangan yang merupakan bagian yang tidak terpisahkan dari laporan keuangan secara keseluruhan/

The accompanying notes to financial statements from an integral part of these financial statements taken as a whole

PT CITRA BUANA PRASIDA, TBK

LAPORAN ARUS KAS

Untuk Periode Tiga Bulan Yang Berakhir

31 Maret 2024 Dan 2023 (Tidak Diaudit)

(Disajikan dalam Rupiah, kecuali dinyatakan lain)

PT CITRA BUANA PRASIDA, TBK

STATEMENTS OF CASH FLOWS

For The Three Month Periods Ended

March 31, 2024 And 2023 (Unaudited)

(Expressed in Rupiah, unless otherwise stated)

	Catatan/ <i>Notes</i>	31 Maret 2024 March 31, 2024	31 Maret 2023 March 31, 2023	
				<i><u>CASH FLOWS FROM</u></i>
ARUS KAS DARI AKTIVITAS OPERASI				<i><u>OPERATING ACTIVITIES</u></i>
Penerimaan Kas Dari Pelanggan		27.973.659.575	19.219.788.721	<i>Cash Receipt from Customer</i>
Pembayaran Kas Kepada Pemasok		(3.109.078.182)	(5.071.704.381)	<i>Cash Payment to Supplier</i>
Pembayaran Kas Operasional Lainnya		(792.582.776)	(486.809.016)	<i>Cash Payment Other Operating</i>
Pembayaran Kas Kepada Karyawan		(1.179.893.905)	(1.009.791.319)	<i>Cash Payment to Employees</i>
Pembayaran Pajak	13	(3.336.576.196)	(3.321.524.895)	<i>Tax Payment</i>
Arus Kas Yang Diperoleh Dari Aktivitas Operasi		19.555.528.517	9.329.959.110	<i>Net Cash Provided By Operating Activities</i>
ARUS KAS DARI				<i><u>CASH FLOWS FROM</u></i>
AKTIVITAS INVESTASI				<i><u>INVESTMENT ACTIVITIES</u></i>
Perolehan Aset Tetap	8	(8.733.500)	(10.753.800)	<i>Acquisition of Fixed Assets</i>
Uang Muka	5	(27.595.329.365)	(11.250.924.818)	<i>Advances</i>
Arus Kas Yang Digunakan Untuk Aktivitas Investasi		(27.604.062.865)	(11.261.678.618)	<i>Net Cash Used In Investment Activities</i>
ARUS KAS DARI				<i><u>CASH FLOWS FROM</u></i>
AKTIVITAS PENDANAAN				<i><u>FINANCING ACTIVITIES</u></i>
Pembayaran Utang Bank	17	(2.051.102.717)	(1.981.023.183)	<i>Payments Bank Loan</i>
Penerimaan Dari Pihak Ketiga		-	843.607.146	<i>Receipts From Third Parties</i>
Pembayaran Ke Pihak Ketiga		(1.020.244.744)	(526.922.254)	<i>Payments To Third Parties</i>
Penerimaan (Pembayaran) Liabilitas Sewa		(74.891.762)	(70.542.830)	<i>Receipts (Payments) Lease Liabilities</i>
Pembayaran Dari Pembelian Saham Treasuri	18	-	39.937.580.000	<i>Payment from the Purchase of Treasury Stock</i>
Arus Kas Yang Digunakan Untuk Aktivitas Pendanaan		(3.146.239.223)	38.202.698.879	<i>Net Cash Used In Financing Activities</i>
KENAIKAN BERSIH KAS DAN SETARA KAS		(11.194.773.571)	36.270.979.371	<i>NET INCREASE CASH AND CASH EQUIVALENT</i>
SALDO KAS DAN SETARA KAS PADA AWAL TAHUN	1	88.722.573.743	24.489.638.472	<i>CASH AND CASH EQUIVALENT AT THE BEGINNING OF YEAR</i>
SALDO KAS DAN SETARA KAS PADA AKHIR TAHUN	1	77.527.800.172	60.760.617.843	<i>CASH AND CASH EQUIVALENT AT THE END OF YEAR</i>

Catatan atas laporan keuangan yang merupakan bagian yang tidak terpisahkan dari laporan keuangan secara keseluruhan/

The accompanying notes to financial statements from an integral part of these financial statements taken as a whole

CATATAN ATAS LAPORAN KEUANGAN
Untuk Periode Tiga Bulan Yang Berakhir
31 Maret 2024 Dan 2023 (Tidak Diaudit)
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

NOTES TO FINANCIAL STATEMENTS
For The Three Month Periods Ended
March 31, 2024 And 2023 (Unaudited)
(Expressed in Rupiah, unless otherwise stated)

1. KAS DAN SETARA KAS

	31 Maret 2024 March 31, 2024	31 Desember 2023 December 31, 2023
<u>Kas</u>		
Kas	26.453.367	45.890.806
Jumlah Kas	<u>26.453.367</u>	<u>45.890.806</u>
<u>Setara Kas</u>		
PT Bank Central Asia, Tbk	1.286.399.513	668.989.435
PT Bank OCBC NISP, Tbk	165.338.985	82.370.878
PT Bank Permata, Tbk	9.727.777	9.933.671
PT Bank Sahabat Sampoerna	4.536.503	4.417.209
PT Bank Mayapada International, Tbk	26.738.284	26.623.090
PT Bank Oke Indonesia, Tbk	4.077.645	11.651.653
Jumlah Setara Kas	<u>1.496.818.707</u>	<u>803.985.937</u>
<u>Deposito Berjangka</u>		
PT Bank Sahabat Sampoerna	12.572.152.620	31.682.379.570
PT Bank Mayapada International, Tbk	52.881.551.852	42.895.678.491
PT Bank Oke Indonesia, Tbk	10.550.823.625	13.294.638.940
Jumlah Deposito Berjangka	<u>76.004.528.097</u>	<u>87.872.697.000</u>
Jumlah Kas dan Setara Kas	<u><u>77.527.800.172</u></u>	<u><u>88.722.573.743</u></u>

Suku bunga per tahun deposito berjangka per 31 Maret 2024 adalah sebesar 7,25% dan 31 Desember 2023 adalah sebesar 7,25% dengan jangka waktu 1 bulan diperpanjang otomatis.

Seluruh saldo bank dan deposito berjangka ditempatkan pada pihak ketiga.

Semua kas dan setara kas dalam mata uang Rupiah.

2. PIUTANG USAHA

	31 Maret 2024 March 31, 2024	31 Desember 2023 December 31, 2023
Pihak Ketiga	23.971.109.764	25.756.010.348
Jumlah Piutang Usaha	<u>23.971.109.764</u>	<u>25.756.010.348</u>

1. CASH AND CASH EQUIVALENTS

<u>Cash</u>		
Cash		
Total Cash		
<u>Cash Equivalents</u>		
PT Bank Central Asia, Tbk		
PT Bank OCBC NISP, Tbk		
PT Bank Permata, Tbk		
PT Bank Sahabat Sampoerna		
PT Allo Bank Indonesia, Tbk		
PT Bank Oke Indonesia, Tbk		
Total Cash Equivalents		
<u>Time Deposits</u>		
PT Bank Sahabat Sampoerna		
PT Allo Bank Indonesia, Tbk		
PT Bank Oke Indonesia, Tbk		
Total Time Deposits		
Total Cash and Cash Equivalents		

The annual interest rate on time deposits as of March 31, 2024, is 7,25% and 31 December 2023 is 7,25% with a period of 1 month auto-renew.

All bank balances and time deposits are placed on third parties.

All cash and cash equivalent are denominated in Rupiah currency.

2. TRADE RECEIVABLES

Third Parties	
Total Trade Receivables	

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Semua piutang usaha dalam mata uang Rupiah.

All trade receivables are denominated in Rupiah currency.

Analisa umur piutang usaha adalah sebagai berikut:

The aging analysis of these trade receivables is as follows:

	31 Maret 2024 March 31, 2024	31 Desember 2023 December 31, 2023	
- Belum Jatuh Tempo	1.309.977.561	1.546.647.482	Not Yet Due -
- Lewat Jatuh Tempo sampai dengan 3 Bulan	3.001.639.705	24.177.431.046	Overdue up to 3 Months -
- Lewat Jatuh Tempo 3 sampai 6 Bulan	19.635.003.499	3.672.500	Overdue 3 to 6 Months -
- Lewat Jatuh Tempo Lebih dari 6 Bulan	24.488.999	28.259.320	Overdue More than 6 Months -
Jumlah Piutang Usaha	<u>23.971.109.764</u>	<u>25.756.010.348</u>	Total Trade Receivables

3. PENDAPATAN YANG MASIH HARUS DITERIMA

3. ACCRUED REVENUES

	31 Maret 2024 March 31, 2024	31 Desember 2023 December 31, 2023	
Bunga Deposito	502.691	564.904	Interest Time Deposits
Jumlah Pendapatan Yang Masih Harus Diterima	<u>502.691</u>	<u>564.904</u>	Total Accrued Revenues

4. PERSEDIAAN

4. INVENTORIES

	31 Maret 2024 March 31, 2024	31 Desember 2023 December 31, 2023	
<u>Ruko Siap Dijual</u>			<u>Shophouse Available for Sale</u>
Paskal Hyper Square	2.781.994.136	3.489.188.311	Paskal Hyper Square
Jumlah Ruko Siap Dijual	<u>2.781.994.136</u>	<u>3.489.188.311</u>	Total Shophouse Available for Sale
<u>Bangunan Dalam Penyelesaian</u>			<u>Building Under Construction</u>
Paskal Hyper Square	18.539.373.539	19.127.236.575	Paskal Hyper Square
Jumlah Bangunan Dalam Penyelesaian	<u>18.539.373.539</u>	<u>19.127.236.575</u>	Total Building Under Construction
Jumlah Persediaan	<u>21.321.367.675</u>	<u>22.616.424.886</u>	Total Inventories

5. BIAYA DIBAYAR DIMUKA

5. PREPAID EXPENSES

	31 Maret 2024 March 31, 2024	31 Desember 2023 December 31, 2023
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Biaya Profesi Penunjang	112.856.251	-	Supporting Professional Expenses
Biaya Perijinan	335.025.510	278.341.837	License Expenses
Beban Pra Operasional Proyek Cipaku	3.869.735.650	3.360.026.792	Cipaku Pra Operational Expenses
Biaya Sewa	-	232.603.125	Rent Expenses
Biaya Asuransi	31.828.155	9.071.099	Insurance Expenses
Biaya Iklan dan Promosi	496.937.500	427.501.500	Advertising and Promotion Expenses
Jumlah Biaya Dibayar Dimuka	<u>4.846.383.066</u>	<u>4.307.544.353</u>	Total Prepaid Expenses

31 Maret 2024

31 Desember 2023

March 31, 2024

December 31, 2023

Uang Muka Pembelian Aset Kantor	8.564.500	-	Advances Purchase of Office Assets
Uang Muka Pembelian Tanah	59.088.683.985	32.323.379.456	Advances Purchase of Land
Jumlah Uang Muka	<u>59.097.248.485</u>	<u>32.323.379.456</u>	Total Advances

6. PIUTANG LAIN-LAIN

6. OTHER RECEIVABLES

31 Maret 2024

31 Desember 2023

March 31, 2024

December 31, 2023

<u>Pihak Ketiga</u>			<u>Third Parties</u>
Piutang Karyawan	6.841.920	12.841.920	Employee Receivable
Jumlah Pihak Ketiga	<u>6.841.920</u>	<u>12.841.920</u>	Total Third Parties
Jumlah Piutang Lain-lain	<u>6.841.920</u>	<u>12.841.920</u>	Total Other Receivables

7. PROPERTI INVESTASI

7. INVESTMENT PROPERTIES

31 Maret 2024

March 31, 2024

	Saldo Awal/ <i>Beginning Balance</i>	Penambahan/ <i>Additions</i>	Pengurangan/ <i>Disposal</i>	Saldo Akhir/ <i>Ending Balance</i>	
<u>Nilai Perolehan</u>					<u>At Cost</u>
Pematangan Tan	38.692.897.219	-	-	38.692.897.219	Land Development
Bangunan	77.294.119.754	-	-	77.294.119.754	Building
Fasilitas Umum	16.443.080.697	7.000.000	-	16.450.080.697	General Facilities
<u>Bangunan Dalam Penyelesaian</u>					<u>Building Under Construction</u>
Bangunan	45.920.673	-	-	45.920.673	Building
Fasilitas Umum	377.250.000	-	7.000.000	370.250.000	General Facilities
Jumlah Nilai Perolehan	<u>132.853.268.343</u>	<u>7.000.000</u>	<u>7.000.000</u>	<u>132.853.268.343</u>	Total At Cost

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		March 31, 2024				
	Saldo Awal/ <i>Beginning Balance</i>	Penambahan/ <i>Additions</i>	Pengurangan/ <i>Disposal</i>	Saldo Akhir/ <i>Ending Balance</i>		
<u>Akumulasi</u>					<u>Accumulated</u>	
<u>Penyusutan</u>					<u>Depreciations</u>	
Pematangan Tan	4.869.645.681	506.137.695		5.375.783.376	Land Development	
Bangunan	18.262.149.070	981.239.979		19.243.389.049	Building	
Fasilitas Umum	2.070.407.001	216.843.290		2.287.250.291	General Facilities	
Jumlah Akumulasi					Total Accumulated	
Penyusutan	25.202.201.752	1.704.220.964	-	26.906.422.716	Depreciations	
Nilai Buku Bers	107.651.066.590			105.946.845.627	Net Book Value	
		31 Desember 2023				
		December 31, 2023				
	Saldo Awal/ <i>Beginning Balance</i>	Penambahan/ <i>Additions</i>	Pengurangan/ <i>Disposal</i>	Saldo Akhir/ <i>Ending Balance</i>		
<u>Nilai Perolehan</u>					<u>At Cost</u>	
Pematangan Tan	30.099.872.598	8.593.024.621	-	38.692.897.219	Land	
Bangunan	71.801.261.559	5.492.858.195	-	77.294.119.754	Building	
Fasilitas Umum	16.443.080.697	-	-	16.443.080.697	General Facilities	
<u>Bangunan Dalam Penyelesaian</u>					<u>Building Under Construction</u>	
Bangunan	740.456.898	460.920.673	1.155.456.898	45.920.673	Building	
Fasilitas Umum	-	377.250.000	-	377.250.000	General Facilities	
Jumlah Nilai Perolehan	119.084.671.752	14.924.053.489	1.155.456.898	132.853.268.343	Total At Cost	
<u>Akumulasi</u>					<u>Accumulated</u>	
<u>Penyusutan</u>					<u>Depreciations</u>	
Pematangan Tan	3.031.586.329	1.838.059.353	-	4.869.645.681	Land	
Bangunan	14.537.779.759	3.724.369.311	-	18.262.149.070	Building	
Fasilitas Umum	1.203.308.350	867.098.651	-	2.070.407.001	General Facilities	
Jumlah Akumulasi					Total Accumulated	
Penyusutan	18.772.674.438	6.429.527.315	-	25.202.201.752	Depreciations	
Nilai Buku Bers	88.878.392.153			107.651.066.591	Net Book Value	

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8. ASET TETAP

8. FIXED ASSETS

		31 Maret 2024			
		March 31, 2024			
	Saldo Awal/ <i>Beginning Balance</i>	Penambahan/ <i>Additions</i>	Pengurangan/ <i>Disposal</i>	Saldo Akhir/ <i>Ending Balance</i>	
<u>Nilai Perolehan</u>					<u><i>At Cost</i></u>
Bangunan	3.490.549.132	-		3.490.549.132	<i>Building</i>
Kendaraan	4.395.673.000	-		4.395.673.000	<i>Vehicle</i>
Inventaris Kantor	746.897.134	11.837.500		758.734.634	<i>Office Furniture</i>
Perolehan	<u>8.633.119.266</u>	<u>11.837.500</u>	<u>-</u>	<u>8.644.956.766</u>	<i>Total At Cost</i>
<u>Akumulasi</u>					<u><i>Accumulated</i></u>
<u>Penyusutan</u>					<u><i>Depreciations</i></u>
Bangunan	721.680.634	45.536.714	-	767.217.347	<i>Building</i>
Kendaraan	2.668.310.374	99.989.781	-	2.768.300.156	<i>Vehicle</i>
Inventaris Kantor	332.184.457	44.569.140	-	376.753.598	<i>Office Furniture</i>
Jumlah Akumulasi					<i>Total Accumulated</i>
Penyusutan	<u>3.722.175.465</u>	<u>190.095.635</u>	<u>-</u>	<u>3.912.271.100</u>	<i>Depreciations</i>
Nilai Buku Bers	<u>4.910.943.801</u>			<u>4.732.685.666</u>	<i>Net Book Value</i>
		31 Desember 2023			
		December 31, 2023			
	Saldo Awal/ <i>Beginning Balance</i>	Penambahan/ <i>Additions</i>	Pengurangan/ <i>Disposal</i>	Saldo Akhir/ <i>Ending Balance</i>	
<u>Nilai Perolehan</u>					<u><i>At Cost</i></u>
Bangunan	3.470.404.390	20.144.742		3.490.549.132	<i>Building</i>
Kendaraan	4.384.673.000	11.000.000		4.395.673.000	<i>Vehicle</i>
Inventaris Kantor	562.654.767	184.242.367		746.897.134	<i>Office Furniture</i>
Jumlah Nilai					
Perolehan	<u>8.417.732.157</u>	<u>215.387.109</u>	<u>-</u>	<u>8.633.119.266</u>	<i>Total At Cost</i>
<u>Akumulasi</u>					<u><i>Accumulated</i></u>
<u>Penyusutan</u>					<u><i>Depreciations</i></u>
Bangunan	540.000.093	181.680.541		721.680.634	<i>Building</i>
Kendaraan	2.211.976.249	456.334.125		2.668.310.374	<i>Vehicle</i>
Inventaris Kantor	170.044.736	162.139.721		332.184.457	<i>Office Furniture</i>
Jumlah Akumulasi					<i>Total Accumulated</i>
Penyusutan	<u>2.922.021.078</u>	<u>800.154.387</u>	<u>-</u>	<u>3.722.175.465</u>	<i>Depreciations</i>
Nilai Buku Bers	<u>5.495.711.080</u>			<u>4.910.943.801</u>	<i>Net Book Value</i>

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9. ASET HAK GUNA

9. RIGHT OF USE ASSETS

31 Maret 2024 March 31, 2024					
	Saldo Awal/ <i>Beginning Balance</i>	Penambahan/ <i>Additions</i>	Pengurangan/ <i>Disposal</i>	Saldo Akhir/ <i>Ending Balance</i>	
<u>Nilai Perolehan</u>					<u><i>At Cost</i></u>
Tanah	61.452.145.974	-	-	61.452.145.974	<i>Land</i>
Jumlah Nilai Perolehan	<u>61.452.145.974</u>	<u>-</u>	<u>-</u>	<u>61.452.145.974</u>	<i>Total At Cost</i>
31 Maret 2024 March 31, 2024					
	Saldo Awal/ <i>Beginning Balance</i>	Penambahan/ <i>Additions</i>	Pengurangan/ <i>Disposal</i>	Saldo Akhir/ <i>Ending Balance</i>	
<u>Akumulasi Penyusutan</u>					<u><i>Accumulated Depreciations</i></u>
Tanah	49.218.760.602	179.619.071	-	49.398.379.672	<i>Land</i>
Jumlah Akumulasi Penyusutan	<u>49.218.760.602</u>	<u>179.619.071</u>	<u>-</u>	<u>49.398.379.672</u>	<i>Total Accumulated Depreciations</i>
Nilai Buku Bers	<u>12.233.385.372</u>			<u>12.053.766.302</u>	<i>Net Book Value</i>
31 Desember 2023 December 31, 2023					
	Saldo Awal/ <i>Beginning Balance</i>	Penambahan/ <i>Additions</i>	Pengurangan/ <i>Disposal</i>	Saldo Akhir/ <i>Ending Balance</i>	
<u>Nilai Perolehan</u>					<u><i>At Cost</i></u>
Tanah	61.452.145.974	-	-	61.452.145.974	<i>Land</i>
Jumlah Nilai Perolehan	<u>61.452.145.974</u>	<u>-</u>	<u>-</u>	<u>61.452.145.974</u>	<i>Total At Cost</i>
<u>Akumulasi Penyusutan</u>					<u><i>Accumulated Depreciations</i></u>
Tanah	48.500.284.319	718.476.282	-	49.218.760.602	<i>Land</i>
Jumlah Akumulasi Penyusutan	<u>48.500.284.319</u>	<u>718.476.282</u>	<u>-</u>	<u>49.218.760.602</u>	<i>Total Accumulated Depreciations</i>
Nilai Buku Bers	<u>12.951.861.655</u>			<u>12.233.385.372</u>	<i>Net Book Value</i>

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10. ASET TIDAK BERWUJUD**10. INTANGIBLE ASSETS**

	31 Maret 2024				
	Saldo Awal/ <i>Beginning Balance</i>	Penambahan/ <i>Additions</i>	Pengurangan/ <i>Disposal</i>	Saldo Akhir/ <i>Ending Balance</i>	
31 Desember 2023					
December 31, 2023					
	Saldo Awal/ <i>Beginning Balance</i>	Penambahan/ <i>Additions</i>	Pengurangan/ <i>Disposal</i>	Saldo Akhir/ <i>Ending Balance</i>	
<u>Nilai Perolehan</u>					<u><i>At Cost</i></u>
Perangkat Lunak	30.000.000	-	-	30.000.000	<i>Land</i>
Jumlah Nilai Perolehan	30.000.000	-	-	30.000.000	<i>Total At Cost</i>
<u>Akumulasi Amortisasi</u>					<u><i>Accumulated Amortizations</i></u>
Perangkat Lunak	4.437.500	1.125.000	-	5.562.500	<i>Land</i>
Jumlah Akumulasi Amortisasi	4.437.500	1.125.000	-	5.562.500	<i>Total Accumulated Amortizations</i>
Nilai Buku Bers	25.562.500			24.437.500	<i>Net Book Value</i>
<u>Nilai Perolehan</u>					<u><i>At Cost</i></u>
Perangkat Lunak	-	30.000.000	-	30.000.000	<i>Land</i>
Jumlah Nilai Perolehan	-	30.000.000	-	30.000.000	<i>Total At Cost</i>
<u>Akumulasi Penyusutan</u>					<u><i>Accumulated Depreciations</i></u>
Perangkat Lunak	-	4.437.500	-	4.437.500	<i>Land</i>
Jumlah Akumulasi Penyusutan	-	4.437.500	-	4.437.500	<i>Total Accumulated Depreciations</i>
Nilai Buku Bers	-			25.562.500	<i>Net Book Value</i>

11. ASET TIDAK LANCAR LAINNYA**11. OTHER NON CURRENT ASSETS**

	31 Maret 2024	31 Desember 2023	
	March 31, 2024	December 31, 2023	
<u>Pihak Ketiga</u>			<u><i>Third Parties</i></u>
Deposito PT Bank Central Asia, Tbk	528.692.062	528.692.062	<i>PT Bank Central Asia, Tbk, Tbk Deposit</i>
Jumlah Pihak Ketiga	528.692.062	528.692.062	<i>Total Third Parties</i>
Jumlah Aset Tidak Lancar Lainnya	528.692.062	528.692.062	<i>Total Other Non Current Assets</i>

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12. UTANG USAHA

	31 Maret 2024 March 31, 2024	31 Desember 2023 December 31, 2023
Pihak Ketiga	362.175.453	26.798.550
Jumlah Utang Usaha	<u>362.175.453</u>	<u>26.798.550</u>

Semua utang usaha dalam mata uang Rupiah.

12. TRADE PAYABLES

*Third Parties
Total Trade Payables*

All trade payables are denominated in Rupiah currency.

13. PERPAJAKAN**a. Pajak Dibayar Dimuka**

	31 Maret 2024 March 31, 2024	31 Desember 2023 December 31, 2023
PPh Pasal 4 (2) - Sewa	1.494.926.132	1.462.511.383
PPh Pasal 4 (2) - Penjualan	378.711.459	397.802.084
PPh Pasal 23	11.813.038	1.811.240
PPN Masukan	46.935.700	-
Jumlah Pajak Dibayar Dimuka	<u>1.932.386.329</u>	<u>1.862.124.707</u>

b. Utang Pajak

	31 Maret 2024 March 31, 2024	31 Desember 2023 December 31, 2023
PPh Pasal 21	80.837.891	149.952.971
PPh Pasal 23	6.127.465	4.549.420
PPh Pasal 4 (2) - Sewa	75.506.993	98.448.229
PPh Pasal 4 (2) - Penjualan	36.109.375	149.871.875
PPh Pasal 4 (2) - Konstruksi	1.855.000	-
PPh Pasal 29	107.681.207	107.681.207
Pajak Pertambahan Nilai	516.591.613	886.102.186
Jumlah Utang Pajak	<u>824.709.544</u>	<u>1.396.605.889</u>

14. UTANG LAIN-LAIN

	31 Maret 2024 March 31, 2024	31 Desember 2023 December 31, 2023
Uang Jaminan Pelanggan	5.805.848.036	5.890.166.500
Utang Asuransi Ruko	69.138.213	71.654.800
Utang Lancar Lainnya	2.090.100.529	1.584.945.849
Utang Uang Titipan Pelanggan	1.762.283.020	3.589.848.988
Utang BPJS	27.157.769	24.044.405
Jumlah Utang Lain-lain	<u>9.754.527.567</u>	<u>11.160.660.542</u>

13. TAXATION**a. Prepaid Taxes**

*Income Tax Article 4 (2) - Rent
Income Tax Article 4 (2) - Revenue*

Total Prepaid Taxes

b. Tax Payables

*Income Tax Article 21
Income Tax Article 23
Income Tax Article 4 (2) - Rent
Income Tax Article 4 (2) - Revenue
Income Tax Article 4 (2) - Contructions
Income Tax Article 29
Value Added Tax
Total Tax Payables*

14. OTHER PAYABLES

*Customer Deposit
Shophouse Insurance Payables
Other Current Payables
Customer Deposit Payables
BPJS Payables
Total Other Payables*

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15. PENDAPATAN DITERIMA DIMUKA

	31 Maret 2024 March 31, 2024	31 Desember 2023 December 31, 2023
Uang Muka Sewa	6.742.743.063	14.440.401.435
Uang Muka Pengalihan Pemanfaatan Ruko	23.155.083.331	15.564.927.545
Jumlah Pendapatan Diterima Dimuka	<u>29.897.826.394</u>	<u>30.005.328.980</u>

15. UNEARNED REVENUE

Rent Advance
Transfer Of Shophouse Usage Advance
Total Unearned Revenue

16. BEBAN YANG MASIH HARUS DIBAYAR

	31 Maret 2024 March 31, 2024	31 Desember 2023 December 31, 2023
Beban Bunga	804.796.751	585.306.728
Beban Listrik, Telepon, PDAM, dan Air Bawah Tanah	67.030.400	3.534.921
Beban Konsultan	-	61.050.000
Jumlah Beban Yang Masih Harus Dibayar	<u>871.827.151</u>	<u>649.891.649</u>

16. ACCRUED EXPENSES

Interest Expense
Electrical, Telephone Expense
and Underground Water Rental
Consultant Expense
Total Accrued Expenses

17. UTANG BANK

	31 Maret 2024 March 31, 2024	31 Desember 2023 December 31, 2023
<u>Utang Bank</u>		
PT Bank Central Asia, Tbk	19.610.567.247	20.999.055.601
Jumlah Utang Bank	<u>19.610.567.247</u>	<u>20.999.055.601</u>
Dikurangi:		
<u>Bagian Lancar Utang Bank</u>		
PT Bank Central Asia, Tbk	4.262.239.655	4.228.176.920
Jumlah Bagian Lancar Utang Bank	<u>4.262.239.655</u>	<u>4.228.176.920</u>
Jumlah Bagian Tidak Lancar Utang Bank	<u>15.348.327.592</u>	<u>16.770.878.681</u>

17. BANK LOANS

Bank Loan
PT Bank Central Asia, Tbk
Total Bank Loan
Less:
Current Portion of Bank Loan
PT Bank Central Asia, Tbk
Total Current Portion of Bank Loan
Total Non Current Portion of Bank Loan

18. LIABILITAS SEWA

	31 Maret 2024 March 31, 2024	31 Desember 2023 December 31, 2023
<u>Liabilitas Sewa</u>		
PT BCA Finance	257.888.552	332.780.314
PT Kereta Api Indonesia (Persero)	8.129.260.124	8.129.260.124
Jumlah Liabilitas Sewa	<u>8.387.148.676</u>	<u>8.462.040.438</u>

18. LEASE LIABILITIES

Lease Liabilities
PT BCA Finance
PT Kereta Api Indonesia (Persero)
Total Lease Liabilities

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Dikurangi:

Less:

Bagian Lancar Liabilitas SewaCurrent Portion of Lease Liabilities

PT BCA Finance	257.888.552	306.406.298
PT Kereta Api Indonesia (Persero)	4.122.039.907	4.122.039.907
Jumlah Bagian Lancar Liabilitas Sewa	<u>4.379.928.459</u>	<u>4.428.446.205</u>
Jumlah Bagian Tidak Lancar Liabilitas Sewa	<u>4.007.220.217</u>	<u>4.033.594.233</u>

PT BCA Finance	
PT Kereta Api Indonesia (Persero)	
Total Current Portion of Lease Liabilities	
Total Non Current Portion of Lease Liabilities	

19. LIABILITAS IMBALAN KERJA**19. EMPLOYEE BENEFITS LIABILITIES**

	31 Maret 2024 March 31, 2024	31 Desember 2023 December 31, 2023
Saldo Awal	1.708.315.077	1.365.541.560
Penyisihan Liabilitas Imbalan Pasca Kerja Tahun Berjalan	-	428.285.205
Pengukuran Kembali Kerugian (Keuntungan) Aktuarial Melalui Pendapatan Komprehensif Lainnya	-	(85.511.688)
Saldo Akhir	<u>1.708.315.077</u>	<u>1.708.315.077</u>

Beginning Balance
Provision of Employees Benefits Liabilities For The Years
Remeasurement on Actuarial Loss (Gain) Through Other Comprehensive Income
Ending Balance

	31 Maret 2024 March 31, 2024	31 Desember 2023 December 31, 2023
Penyesuaian Pengalaman atas Kewajiban	-	85.511.688
Jumlah Pengukuran Kembali Kerugian (Keuntungan) Aktuarial Melalui Pendapatan Komprehensif Lainnya	-	85.511.688

Experience Adjustment on Liabilities
Amount of Remeasurement on Actuarial Loss (Gain) Through Other Comprehensive Income

Berikut ini rincian penyisihan liabilitas imbalan pasca kerja tahun berjalan:

The following is detail of provision of employees benefits liabilities for the years :

	31 Maret 2024 March 31, 2024	31 Desember 2023 December 31, 2023
Beban Jasa Kini	336.508.058	336.508.058
Beban Bunga	91.777.147	91.777.147
Jumlah Penyisihan Liabilitas Imbalan Pasca Kerja Tahun Berjalan	<u>428.285.205</u>	<u>428.285.205</u>

Current Service Expense
Interest Expense
Total Provision of Employees Benefits Liabilities For The Years

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20. MODAL SAHAM

Berdasarkan Akta No. 04 tanggal 29 Mei 2023 yang dibuat di hadapan Doktor Petra Bunawan, Sarjana Hukum, Magister Kenotariatan, Notaris di Kota Bandung, seluruh pemegang saham telah memutuskan dan menyetujui Peningkatan modal ditempatkan dan disetor dari semula Rp108.500.000.000 atau sebanyak 1.085.000.000 lembar saham dengan nilai nominal Rp100 menjadi Rp135.625.000.000 atau sebanyak 1.356.250.00 lembar saham dengan nilai nominal Rp100.

Rincian pemegang saham Entitas dan persentase kepemilikannya untuk periode yang berakhir pada tanggal 31 Desember 2023 adalah sebagai berikut:

	Jumlah Saham/ <i>Number of Shares</i>	Persentase Pemilikan/ <i>Percentage of Ownership</i>	Jumlah Modal Disetor/ <i>Total Paid - Up Capital</i>
<u>Nama Pemegang Saham</u>			
PT Sandhi Parama Nusa	992.031.000	73,15%	99.203.100.000
Nn. Gaery Djohari	92.969.000	6,85%	9.296.900.000
Masyarakat	271.250.000	20,00%	27.125.000.000
Jumlah Modal Saham	<u>1.356.250.000</u>	<u>100,00%</u>	<u>135.625.000.000</u>

Berdasarkan Akta No. 03 tanggal 18 April 2022 yang dibuat di hadapan Doktor Petra Bunawan, Sarjana Hukum, Magister Kenotariatan, Notaris di Kota Bandung, seluruh pemegang saham telah memutuskan dan menyetujui:

- Mengubah nilai nominal saham, yang semula 1 lembar saham bernilai nominal Rp1.000.000 menjadi 1 lembar saham bernilai nominal Rp100.
- Peningkatan modal dasar dari semula Rp35.000.000.000 atau sebanyak 35.000 lembar saham dengan nominal Rp1.000.000 menjadi Rp434.000.000.000 atau sebanyak 4.340.000.000 lembar saham dengan nilai

20. CAPITAL STOCK

Based on Deed No. 04 dated May 29, 2023 made before Doctor Petra Bunawan, Bachelor of Law, Master of Notary, Notary in Bandung City, all stockholders have decided to approve An increase in issued and paid-up capital from the original Rp108.500.000.000 or 1.085.000.000 shares with a nominal value of Rp100 to Rp135.625.000.000 or as many as 1.356.250.000 shares with a nominal value of Rp100.

The details of the Entity's shareholders and its percentage of ownership for the period ended December 31, 2023 is as follows:

	Jumlah Saham/ <i>Number of Shares</i>	Persentase Pemilikan/ <i>Percentage of Ownership</i>	Jumlah Modal Disetor/ <i>Total Paid - Up Capital</i>	<u>Name of Stockholders</u>
PT Sandhi Parama Nusa	992.031.000	73,15%	99.203.100.000	PT Sandhi Parama Nusa
Nn. Gaery Djohari	92.969.000	6,85%	9.296.900.000	Ms. Gaery Djohari
Masyarakat	271.250.000	20,00%	27.125.000.000	Public
Jumlah Modal Saham	<u>1.356.250.000</u>	<u>100,00%</u>	<u>135.625.000.000</u>	Total Capital Stock

Based on Deed No. 03 dated April 18, 2022 made before Doctor Petra Bunawan, Bachelor of Law, Master of Notary, Notary in Bandung City, all stockholders have decided to approve:

- Change the par value of shares, which was originally 1 share with a nominal value of Rp1.000.000 to 1 share with a nominal value of Rp100.
- An increase in authorized capital from the original Rp35.000.000.000 or 35.000 shares with a nominal value of Rp1.000.000 to Rp434.000.000.000 or as many as 4.340.000.000 shares with a nominal value

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nominal Rp100.
3. Peningkatan modal ditempatkan dan disetor dari semula Rp35.000.000.000 atau sebanyak 35.000 lembar saham dengan nilai nominal Rp1.000.000 menjadi Rp108.500.000.000 atau sebanyak 1.085.000.000 lembar saham dengan nilai nominal Rp100. Penyetoran atas pengambil bagian saham baru tersebut dilakukan dengan cara kapitalisasi saldo laba ditahan sebesar Rp73.500.000.000 yang dibagikan secara proporsional dengan rincian sebagai berikut:

of Rp100.
3. An increase in issued and paid-up capital from the original Rp35.000.000.000 or 35.000 shares with a nominal value of Rp1.000.000 to Rp108.500.000.000 or as many as 1.085.000.000 shares with a nominal value of Rp100. The deposit for the new subscriber is made by capitalizing the retained earnings balance of Rp73.500.000.000 which is distributed proportionally with the following details:

Rincian Peningkatan Modal Disetor/
Detail of Paid-up Capital Increase

	Rincian Peningkatan Modal Disetor/ <i>Detail of Paid-up Capital Increase</i>		
	Penambahan Saham Ditempatkan dan Disetor Penuh/ <i>Addition Number of Shares Issued and Fully Paid</i>		
		Jumlah/ Total	
<u>Nama Pemegang Saham</u>			<u>Name of Stockholders</u>
PT Sandhi Parama Nusa	672.021.000	67.202.100.000	PT Sandhi Parama Nusa
Nn. Gaery Djohari	62.979.000	6.297.900.000	Ms. Gaery Djohari
Jumlah Modal Saham	<u>735.000.000</u>	<u>73.500.000.000</u>	Total Capital Stock

Susunan Pemegang Saham Entitas untuk tahun yang berakhir pada tanggal 31 Desember 2022 adalah sebagai berikut:

The composition of the Entity's Shareholders for the years ended December 31, 2022 is as follows:

	Jumlah Saham/ <i>Number of Shares</i>	Persentase Pemilikan <i>/Percentage of Ownership</i>	Jumlah Modal Disetor / Total <i>Paid - Up Capital</i>	
<u>Nama Pemegang Saham</u>				<u>Name of Stockholders</u>
PT Sandhi Parama Nusa	992.031.000	91,43%	99.203.100.000	PT Sandhi Parama Nusa
Nn. Gaery Djohari	92.969.000	8,57%	9.296.900.000	Ms. Gaery Djohari
Jumlah Modal Saham	<u>1.085.000.000</u>	<u>100,00%</u>	<u>108.500.000.000</u>	Total Capital Stock

21. AGIO SAHAM

Berdasarkan kegiatan Penawaran Umum Perdana Saham atau Emisi Saham kepada masyarakat (*Go Public*), entitas mencatat adanya kelebihan penerimaan diatas nominal saham sebagai berikut:

21. PAID IN CAPITAL IN-EXCESS OF PAR VALUE

Based on the activities of the Initial Public Offering or Stock Issuance to the public (*Go Public*), the entity records the excess revenue above the share nominal as follows:

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Kelebihan Penerimaan di Atas Nilai Nominal Saham	13.562.500.000	13.562.500.000
Biaya emisi saham	(2.877.523.704)	(2.877.523.704)
Jumlah Agio Saham	<u>10.684.976.296</u>	<u>10.684.976.296</u>

*Excess of Proceeds from Issuance of
Share Capital Over Par Value
Share Issuance Costs
Total Paid In Capital In-Excess
Of Par Value*

22. SALDO LABA

	31 Maret 2024 March 31, 2024	31 Desember 2023 December 31, 2023
<u>Ditentukan Penggunaannya</u>		
Saldo Laba Ditahan	24.368.710.577	24.368.710.577
Jumlah Ditentukan Penggunaannya	<u>24.368.710.577</u>	<u>24.368.710.577</u>
<u>Tidak Ditentukan Penggunaannya</u>		
Saldo Laba Ditahan	55.201.027.057	17.842.807.342
Kapitalisasi Saldo Laba		
Dividen	-	(1.356.250.000)
Pencadangan Saldo Laba		
Sebagai Cadangan Umum	-	(2.668.710.577)
Laba Tahun Berjalan	14.030.552.231	41.383.180.292
Jumlah Tidak Ditentukan Penggunaannya	<u>69.231.579.287</u>	<u>55.201.027.057</u>
Jumlah Saldo Laba	<u>93.600.289.864</u>	<u>79.569.737.634</u>

22. RETAINED EARNINGS

*Appropriated
Retained Earnings Prior Years
Total Appropriated
Unappropriated
Retained Earnings Prior Years
Capitalizing the Retained Earnings
Dividend
Appropriation For
General Reserve
Net Income Current Years
Total Unappropriated
Total Retained Earnings*

Pada tahun 2023 berdasarkan Berita Acara Rapat Umum Pemegang Saham tahunan tanggal 20 Juni 2023 disepakati bahwa perseroan menggunakan laba bersih tahun buku 2022 dengan melakukan pencadangan saldo laba sejumlah Rp2.668.710.577 dan pembagian dividen kepada Pemegang Saham dengan nilai Rp1.356.250.000, sebagai berikut:

In 2023, based on the Minutes of the Annual General Meeting of Shareholders dated June 20, 2023 it was agreed that the company would use the net profit for the 2022 financial year by making a reserve for retained earnings in the amount of Rp2.668.710.577 and distribute dividends for to Shareholders with a value of Rp1.356.250.000, as follows:

PT Sandhi Parama Nusa	992.031.000
Nn. Gaery Djohari	92.969.000
Masyarakat	271.250.000
Dividen Dibagikan Tahun 2023	<u>1.356.250.000</u>

*PT Sandhi Parama Nusa
Ms. Gaery Djohari
Public
Dividend Distributed in 2023*

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23. PENDAPATAN

	31 Maret 2024 March 31, 2024	31 Maret 2023 March 31, 2023
Pihak Ketiga		
Pendapatan Sewa dan <i>Service Charge</i>	11.679.603.069	7.927.509.614
Pendapatan Pengalihan		
Pemanfaatan Ruko	13.175.000.000	-
Jumlah Pendapatan	<u>24.854.603.069</u>	<u>7.927.509.614</u>

23. REVENUE

<i>Third Parties</i>
<i>Rent and Service Charge Revenue</i>
<i>Transfer Of Shophouse Usage Revenue</i>
<i>Total Revenue</i>

24. BEBAN POKOK PENJUALAN

	31 Maret 2024 March 31, 2024	31 Maret 2023 March 31, 2023
Beban Pokok Pengalihan Pemanfaatan Ruko dan Lahan	3.078.612.663	-
Beban Penyusutan		
Aset Tetap Inventaris Kantor	241.563	-
Beban Penyusutan		
Property Investasi	1.704.220.964	1.508.515.075
Beban Asuransi	13.604.267	16.615.356
Beban Listrik, Telepon, PDAM, dan Air Bawah Tanah	618.080.803	575.854.726
Beban Sewa	232.603.125	332.642.895
Beban Pemeliharaan	369.853.953	283.224.165
Beban Kebersihan	53.318.367	38.265.306
Beban <i>Outsourcing</i>	490.871.246	460.807.280
Beban Koordinasi	31.600.000	49.650.000
Beban Gaji	462.624.126	396.847.815
Beban Surat dan Perizinan	34.786.000	-
Beban Perjalanan Dinas	11.859.000	12.346.000
Jumlah Beban Pokok Penjualan	<u>7.102.276.077</u>	<u>3.674.768.618</u>

24. COST OF GOODS SOLD

<i>Cost of Goods Sold for Transfer Of Shophouse and Land Usage</i>
<i>Office Inventory Fixed Assets</i>
<i>Depreciation Expense</i>
<i>Investment Properties</i>
<i>Depreciation Expense</i>
<i>Insurance Expense</i>
<i>Electrical, Telephone, PDAM, and Underground Water Expense</i>
<i>Rent Expense</i>
<i>Maintenance Expense</i>
<i>Cleanliness Expense</i>
<i>Outsourcing Expense</i>
<i>Coordination Expense</i>
<i>Salaries Expense</i>
<i>Letter and Permission Expense</i>
<i>Business Trip Expense</i>
<i>Total Cost of Goods Sold</i>

25. BEBAN PENJUALAN

	31 Maret 2024 March 31, 2024	31 Maret 2023 March 31, 2023
Beban Gaji Pemasaran	32.083.074	24.088.235
Beban Komisi	331.671.642	201.406.528
Beban Promosi	13.314.000	48.320.000
Beban Penjualan Lainnya	4.075.000	4.354.300
Jumlah Beban Penjualan	<u>381.143.716</u>	<u>278.169.063</u>

25. SALES EXPENSES

<i>Commission Expense</i>
<i>Promotion Expense</i>
<i>Total Sales Expenses</i>

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26. BEBAN UMUM DAN ADMINITRASI**26. GENERAL AND ADMINISTRATION EXPENSES**

	31 Maret 2024 March 31, 2024	31 Maret 2023 March 31, 2023
Beban Gaji	1.298.671.235	1.117.816.048
Beban Listrik, Telepon, PDAM, dan Air Bawah Tanah	43.568.836	17.462.666
Beban BPJS	41.695.041	36.454.464
Jumlah Beban Umum dan Administrasi	<u>1.383.935.112</u>	<u>1.171.733.178</u>

*Salaries Expense
Electrical, Telephone, PDAM, and
Underground Water Expense
BPJS Expense
Total General and
Administration Expenses*

27. BEBAN OPERASIONAL**27. OPERATING EXPENSES**

	31 Maret 2024 March 31, 2024	31 Maret 2023 March 31, 2023
Beban Rupa-Rupa Kantor	46.474.657	19.941.302
Beban Pos dan Materai	2.158.500	2.974.500
Beban Transportasi	8.466.100	24.121.217
Beban Alat Tulis Kantor	7.505.979	10.781.512
Beban Iuran dan Sumbangan	5.814.937	33.530.250
Beban Konsultan	637.230.768	245.752.027
Beban Pemeliharaan dan Perbaikan	32.464.267	28.684.850
Beban Sewa Photocopy	1.350.000	1.649.365
Beban Asuransi	3.053.982	-
Beban Penyusutan Aset Tetap	189.854.073	196.884.098
Beban Penyusutan Aset Hak Guna	179.619.071	179.619.071
Beban Amortisasi	1.125.000	1.062.500
Beban <i>Entertainment</i>	19.000	7.657.778
Beban CSR	1.000.000	-
Beban Perjalanan Dinas	25.388.146	48.680.068
Beban Kebersihan	396.100	2.465.785
Beban Rapat	7.219.024	6.503.780
Beban Adminsitration Lainnya	71.153.749	1.800.000
Beban Lain-Lain	21.507.600	15.500.600
Jumlah Beban Operasional	<u>1.241.800.952</u>	<u>827.608.703</u>

*Miscellaneous Expense
Postage and Stamp Duty
Transportation Expense
Office Stationery Expense
Contribution and Donation Expense
Consultant Expense
Maintenance And Repair Expenses
Photocopy Rent Expense
Insurance Expense
Fixed Assets Depreciation Expense
Right of Use Assets Depreciation Expense
Amortitation Expense
Entertainment Expense
CSR Expense
Business Trip Expense
Cleanliness Expense
Meeting Expense
Other Administration Expense
Other Expense
Total Operating Expenses*

28. PENDAPATAN DAN BEBAN OPERASIONAL LAINNYA**28. OTHER OPERATING INCOME AND EXPENSE**

	31 Maret 2024 March 31, 2024	31 Maret 2023 March 31, 2023
<u>Pendapatan Operasional Lainnya</u>		
Pendapatan Lain-lain	146.182.203	118.627.971
Jumlah Pendapatan Operasional Lainnya	<u>146.182.203</u>	<u>118.627.971</u>

*Other Operating Income
Other Income
Total Other Operating Income*

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<u>Beban Operasional Lainnya</u>			<u>Other Operating Expense</u>
Beban Lain-lain	2.551	502.148	Other Expense
Jumlah Beban Operasional Lainnya	<u>2.551</u>	<u>502.148</u>	Total Other Operating Expense
Jumlah Pendapatan dan Beban Operasional Lainnya	<u>146.179.652</u>	<u>118.125.824</u>	Total Other Operating Income and Expense

29. PENDAPATAN DAN BEBAN KEUANGAN**29. FINANCE INCOME AND EXPENSE**

	<u>31 Maret 2024</u>	<u>31 Maret 2023</u>	
	March 31, 2024	March 31, 2023	
<u>Pendapatan Keuangan</u>			<u>Finance Income</u>
Pendapatan Jasa Giro	3.312.352	3.245.991	Provision Income
Pendapatan Bunga Deposito	1.340.246.277	693.430.260	Deposit Interest Income
Pendapatan Keuangan Lainnya	-	165.400	Other Finance Income
Jumlah Pendapatan Keuangan	<u>1.343.558.629</u>	<u>696.841.651</u>	Total Finance Income
<u>Beban Keuangan</u>			<u>Finance Expense</u>
Beban Bunga Pinjaman Bank	608.582.123	818.740.938	Interest Bank Expense
Beban Administrasi Bank	4.974.850	6.326.308	Administration Bank Expense
Beban Pajak Jasa Giro	465.204	565.245	Provision Tax Expense
Beban Pajak Bunga Deposito	268.049.255	138.686.053	Interest Tax Expense
Jumlah Beban Keuangan	<u>882.071.432</u>	<u>964.318.544</u>	Total Finance Expense
Jumlah Pendapatan dan Beban Keuangan	<u>461.487.197</u>	<u>(267.476.893)</u>	Total Finance Income and Expense

30. BEBAN PAJAK PENGHASILAN**30. INCOME TAX EXPENSE**

	<u>31 Maret 2024</u>	<u>31 Maret 2023</u>	
	March 31, 2024	March 31, 2023	
PPh Pasal 4 (2) - Sewa	993.186.830	439.680.602	Income Tax Article 4 (2) - Rent
PPh Pasal 4 (2) - Penjualan	329.375.000	-	Income Tax Article 4 (2) - Revenue
Jumlah Beban Pajak Penghasilan	<u>1.322.561.830</u>	<u>439.680.602</u>	Total Income Tax Expense

31. LABA BERSIH PER SAHAM**31. NET INCOME PER SHARE**

	<u>31 Maret 2024</u>	<u>31 Maret 2023</u>	
	March 31, 2024	March 31, 2023	
Laba Bersih Tahun Berjalan	14.030.552.231	1.386.198.381	Net Income For The Years
Jumlah Saham Yang Beredar	1.356.250.000	717.500.000	Number of Shares Outstanding
Laba Bersih Per Saham	<u>10,35</u>	<u>2</u>	Net Income Per Share