

Nomor Surat	152/SP-IV/2019
Nama Emiten	PT Adhi Karya (Persero) Tbk.
Kode Emiten	ADHI
Perihal	Penyampaian Laporan Keuangan Interim Yang Tidak Diaudit

Perseroan dengan ini menyampaikan laporan keuangan untuk periode 3 Bulan yang berakhir pada 31/03/2019 dengan ikhtisar sebagai berikut :

Informasi mengenai anak perusahaan Perseroan sebagai berikut :

No	Nama	Kegiatan Usaha	Lokasi	Tahun Komersil	Status Operasi	Jumlah Aset	Satuan	Mata Uang	Persentase (%)
1	PT Adhi Persada Properti	Properti	Jakarta	2002	Anak Perusahaan	5.764.029.899.825	PENUH	IDR	99.94
2	PT Adhi Persada Beton	Industri Beton Pracetak	Jakarta	2014	Anak Perusahaan	949.113.718.219	PENUH	IDR	99.71
3	PT Adhi Persada Gedung	Konstruksi Gedung	Jakarta	2014	Anak Perusahaan	4.386.230.168.103	PENUH	IDR	99.57
4	PT Adhi Commuter Properti	Properti	Jakarta	2018	Anak Perusahaan	2.640.914.625.007	PENUH	IDR	99.99
5									

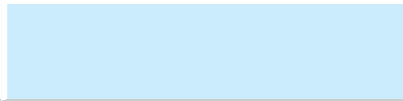
Dokumen ini merupakan dokumen resmi PT Adhi Karya (Persero) Tbk. yang tidak memerlukan tanda tangan karena dihasilkan secara elektronik.

PT Adhi Karya (Persero) Tbk. bertanggung jawab penuh atas informasi tertera di dalam dokumen ini.

[1000000] General information

Informasi umum		General information	
31 March 2019			
Nama entitas	PT Adhi Karya (Persero) Tbk.	Entity name	
Penjelasan perubahan nama dari akhir periode laporan sebelumnya		Explanation of change in name from the end of the preceding reporting period	
Kode entitas	ADHI	Entity code	
Nomor identifikasi entitas	AA435	Entity identification number	
Industri utama entitas	Properti / Property	Entity main industry	
Sektor	6. Property, Real Estate And Building Construction	Sector	
Subsektor	62. Building Construction	Subsector	
Informasi pemegang saham pengendali	Indonesian Government	Controlling shareholder information	
Jenis entitas	Local Company - Indonesia Jurisdiction	Type of entity	
Jenis efek yang dicatatkan	Saham dan Obligasi / Stock and Bond	Type of listed securities	
Jenis papan perdagangan tempat entitas tercatat	Utama / Main	Type of board on which the entity is listed	
Apakah merupakan laporan keuangan satu entitas atau suatu kelompok entitas	Entitas grup / Group entity	Whether the financial statements are of an individual entity or a group of entities	
Periode penyampaian laporan keuangan	Kuartal I / First Quarter	Period of financial statements submissions	
Tanggal awal periode berjalan	January 01, 2019	Current period start date	
Tanggal akhir periode berjalan	March 31, 2019	Current period end date	
Tanggal akhir tahun sebelumnya	December 31, 2018	Prior year end date	
Tanggal awal periode sebelumnya	January 01, 2018	Prior period start date	
Tanggal akhir periode sebelumnya	March 31, 2018	Prior period end date	
Mata uang pelaporan	Rupiah / IDR	Description of presentation currency	
Kurs konversi pada tanggal pelaporan jika mata uang penyajian selain rupiah		Conversion rate at reporting date if presentation currency is other than rupiah	
Pembulatan yang digunakan dalam penyajian jumlah dalam laporan keuangan	Satuan Penuh / Full Amount	Level of rounding used in financial statements	
Jenis laporan atas laporan keuangan	Tidak Diaudit / Unaudit	Type of report on financial statements	
Jenis opini auditor		Type of auditor's opinion	
Hal yang diungkapkan dalam paragraf pendapat untuk penekanan atas suatu masalah atau paragraf penjelasan lainnya, jika ada		Matters disclosed in emphasis-of-matter or other-matter paragraph, if any	
Hasil penugasan review		Result of review engagement	
Tanggal laporan audit atau hasil laporan review		Date of auditor's opinion or result of review report	
Auditor tahun berjalan		Current year auditor	
Nama partner audit tahun berjalan		Name of current year audit signing partner	
Lama tahun penugasan partner yang menandatangani		Number of years served as audit signing partner	
Auditor tahun sebelumnya		Prior year auditor	
Nama partner audit tahun sebelumnya		Name of prior year audit signing partner	
Kepatuhan terhadap pemenuhan peraturan BAPEPAM LK VIII G 11 tentang tanggung jawab direksi atas laporan keuangan	Ya / Yes	Whether in compliance with BAPEPAM LK VIII G 11 rules concerning responsibilities of board of directors on financial statements	
Kepatuhan terhadap pemenuhan	Ya / Yes	Whether in compliance with BAPEPAM	

peraturan BAPEPAM LK VIII A dua
tentang independensi akuntan yang
memberikan jasa audit di pasar modal



LK VIII A two rules concerning
independence of accountant providing
audit services in capital market

[2210000] Statement of financial position presented using current and non-current - Property Industry

Laporan posisi keuangan			Statement of financial position
Aset	31 March 2019	31 December 2018	Assets
Aset lancar			Current assets
Kas dan setara kas	1,998,124,577,686	3,263,036,627,238	Cash and cash equivalents
Piutang usaha			Trade receivables
Piutang usaha pihak ketiga	2,607,356,373,754	2,303,101,805,081	Trade receivables third parties
Piutang usaha pihak berelasi	896,163,315,083	1,051,426,340,787	Trade receivables related parties
Piutang retensi			Retention receivables
Piutang retensi pihak ketiga	352,304,145,655	336,507,316,042	Retention receivables third parties
Piutang retensi pihak berelasi	401,742,334,490	406,587,171,780	Retention receivables related parties
Tagihan bruto pemberi kerja			Unbilled receivables
Tagihan bruto pemberi kerja pihak ketiga	9,718,757,020,959	8,806,759,848,253	Unbilled receivables third parties
Tagihan bruto pemberi kerja pihak berelasi	2,474,404,894,688	2,447,076,312,970	Unbilled receivables related parties
Piutang lainnya			Other receivables
Piutang lainnya pihak ketiga	12,397,650,655	12,397,650,655	Other receivables third parties
Persediaan lancar			Current inventories
Persediaan aset real estat lancar	3,643,838,844,419	3,840,262,545,356	Current real estate assets
Persediaan lancar lainnya	202,841,128,925	520,627,964,844	Current inventories
Biaya dibayar dimuka lancar	255,260,403,679	251,283,248,569	Current prepaid expenses
Uang muka lancar			Current advances
Uang muka lancar lainnya	677,574,557,338	586,690,084,633	Other current advances
Pajak dibayar dimuka lancar	1,426,218,448,177	1,371,857,439,976	Current prepaid taxes
Aset non-keuangan lancar lainnya	134,716,825,435	231,929,811,382	Other current non-financial assets
Jumlah aset lancar	24,801,700,520,943	25,429,544,167,566	Total current assets
Aset tidak lancar			Non-current assets
Dana yang dibatasi penggunaannya tidak lancar	125,077,390,327	150,868,447,388	Non-current restricted funds
Piutang tidak lancar lainnya			Other non-current receivables
Piutang tidak lancar lainnya pihak ketiga	7,321,810,359	7,155,828,697	Other non-current receivables third parties
Investasi pada entitas anak, ventura bersama, dan entitas asosiasi			Investments in subsidiaries, joint ventures and associates
Investasi pada entitas asosiasi	315,653,529,650	315,653,529,650	Investments in associates
Investasi pada entitas	756,678,265,070	636,887,042,364	Investments in joint

ventura bersama			ventures
Persediaan tidak lancar			Non-current inventories
Aset real estat tidak lancar	1,139,099,853,383	884,457,636,875	Non-current real estate assets
Persediaan tidak lancar lainnya	97,196,976,392	97,196,976,392	Non-current inventories
Properti investasi	861,656,879,504	902,387,115,527	Investment properties
Aset tetap	1,541,924,790,845	1,573,323,727,930	Property and equipment
Aset tidak lancar non-keuangan lainnya	179,688,940,537	121,140,297,493	Other non-current non-financial assets
Jumlah aset tidak lancar	5,024,298,436,067	4,689,070,602,316	Total non-current assets
Jumlah aset	29,825,998,957,010	30,118,614,769,882	Total assets
Liabilitas dan ekuitas			Liabilities and equity
Liabilitas			Liabilities
Liabilitas jangka pendek			Current liabilities
Utang usaha			Trade payables
Utang usaha pihak ketiga	7,118,333,501,966	6,254,339,000,247	Trade payables third parties
Utang usaha pihak berelasi	85,521,066,615	529,586,826,964	Trade payables related parties
Uang muka pelanggan jangka pendek			Current advances from customers
Uang muka pelanggan jangka pendek pihak ketiga	907,437,580,456	841,916,455,395	Current advances from customers third parties
Beban akrual jangka pendek	820,259,873,687	748,102,100,121	Current accrued expenses
Utang pajak	430,012,582,500	386,348,383,081	Taxes payable
Pendapatan diterima dimuka jangka pendek	60,482,448,340	48,238,617,093	Current unearned revenue
Liabilitas bruto kepada pemberi kerja			Due to customers
Liabilitas bruto kepada pemberi kerja pihak ketiga	4,192,069,188,322	5,376,468,952,012	Due to customers third parties
Liabilitas bruto kepada pemberi kerja pihak berelasi	691,038,330,887	387,330,027,600	Due to customers related parties
Liabilitas jangka panjang yang jatuh tempo dalam satu tahun			Current maturities of long-term liabilities
Liabilitas jangka panjang yang jatuh tempo dalam satu tahun atas utang bank	3,450,499,100,000	3,663,960,621,883	Current maturities of bank loans
Liabilitas jangka panjang yang jatuh tempo dalam satu tahun atas utang retensi	430,502,091,822	401,830,293,229	Current maturities of retention payables
Liabilitas jangka panjang yang jatuh tempo dalam satu tahun atas utang obligasi	249,952,738,085	249,917,291,657	Current maturities of bonds payable
Liabilitas non-keuangan jangka pendek lainnya	84,121,685,017	76,265,620,573	Other current non-financial liabilities
Jumlah liabilitas jangka pendek	18,520,230,187,697	18,964,304,189,855	Total current liabilities

Liabilitas jangka panjang			Non-current liabilities
Liabilitas pajak tangguhan	16,462,444,884	16,462,444,884	Deferred tax liabilities
Liabilitas jangka panjang setelah dikurangi bagian yang jatuh tempo dalam satu tahun			Long-term liabilities net of current maturities
Liabilitas jangka panjang atas utang bank	1,227,220,183,000	1,147,398,710,000	Long-term bank loans
Liabilitas jangka panjang atas utang retensi	11,602,228,663	12,249,069,210	Long-term retention payables
Liabilitas jangka panjang atas utang obligasi	3,492,551,016,284	3,492,178,582,582	Long-term bonds payable
Uang muka pelanggan jangka panjang			Non-current advances from customers
Uang muka pelanggan jangka panjang pihak ketiga	20,460,283,576	24,168,421,302	Non-current advances from customers third parties
Kewajiban imbalan pasca kerja jangka panjang	176,546,656,204	176,546,656,204	Long-term post-employment benefit obligations
Liabilitas non-keuangan jangka panjang	34,799,587	34,799,587	Other non-current non-financial liabilities
Jumlah liabilitas jangka panjang	4,944,877,612,198	4,869,038,683,769	Total non-current liabilities
Jumlah liabilitas	23,465,107,799,895	23,833,342,873,624	Total liabilities
Ekuitas			Equity
Ekuitas yang diatribusikan kepada pemilik entitas induk			Equity attributable to equity owners of parent entity
Saham biasa	356,084,937,600	356,084,937,600	Common stocks
Tambahan modal disetor	2,588,833,884,853	2,588,833,884,853	Additional paid-in capital
Cadangan revaluasi	464,551,473,229	464,551,473,229	Revaluation reserves
Cadangan pengukuran kembali program imbalan pasti	(130,940,856,302)	(130,940,856,302)	Reserve of remeasurements of defined benefit plans
Komponen ekuitas lainnya	3,117,842,245	3,117,842,245	Other components of equity
Saldo laba (akumulasi kerugian)			Retained earnings (deficit)
Saldo laba yang telah ditentukan penggunaannya	2,348,678,747,872	2,348,678,747,872	Appropriated retained earnings
Saldo laba yang belum ditentukan penggunaannya	719,699,019,485	644,158,905,208	Unappropriated retained earnings
Jumlah ekuitas yang diatribusikan kepada pemilik entitas induk	6,350,025,048,982	6,274,484,934,705	Total equity attributable to equity owners of parent entity
Kepentingan non-pengendali	10,866,108,133	10,786,961,553	Non-controlling interests
Jumlah ekuitas	6,360,891,157,115	6,285,271,896,258	Total equity
Jumlah liabilitas dan ekuitas	29,825,998,957,010	30,118,614,769,882	Total liabilities and equity

[2311000] Statement of profit or loss and other comprehensive income, OCI components presented net of tax, by function - Property Industry

Laporan laba rugi dan penghasilan komprehensif lain			Statement of profit or loss and other comprehensive income
	31 March 2019	31 March 2018	
Penjualan dan pendapatan usaha	2,328,122,461,824	3,141,876,769,839	Sales and revenue
Beban pokok penjualan dan pendapatan	(2,010,074,179,804)	(2,710,014,112,334)	Cost of sales and revenue
Jumlah laba bruto	318,048,282,020	431,862,657,505	Total gross profit
Beban penjualan	(9,755,372,095)	(5,738,317,551)	Selling expenses
Beban umum dan administrasi	(135,080,984,754)	(118,147,129,143)	General and administrative expenses
Pendapatan keuangan	23,069,163,253	15,371,059,267	Finance income
Beban keuangan	(147,449,082,660)	(118,234,810,015)	Finance costs
Keuntungan (kerugian) selisih kurs mata uang asing	(2,109,726,353)	4,636,646,800	Gains (losses) on changes in foreign exchange rates
Bagian atas laba (rugi) entitas ventura bersama yang dicatat menggunakan metode ekuitas	80,473,441,677	2,102,353,728	Share of profit (loss) of joint ventures accounted for using equity method
Pendapatan lainnya	2,726,518,291		Other income
Beban lainnya	(52,293,658,794)	(137,414,227,122)	Other expenses
Jumlah laba (rugi) sebelum pajak penghasilan	77,628,580,585	74,438,233,469	Total profit (loss) before tax
Pendapatan (beban) pajak	(2,009,319,727)	(1,061,422,426)	Tax benefit (expenses)
Jumlah laba (rugi) dari operasi yang dilanjutkan	75,619,260,858	73,376,811,043	Total profit (loss) from continuing operations
Jumlah laba (rugi)	75,619,260,858	73,376,811,043	Total profit (loss)
Jumlah laba rugi komprehensif	75,619,260,858	73,376,811,043	Total comprehensive income
Laba (rugi) yang dapat diatribusikan			Profit (loss) attributable to
Laba (rugi) yang dapat diatribusikan ke entitas induk	75,540,114,278	73,282,448,044	Profit (loss) attributable to parent entity
Laba (rugi) yang dapat diatribusikan ke kepentingan non-pengendali	79,146,580	94,362,999	Profit (loss) attributable to non-controlling interests
Laba rugi komprehensif yang dapat diatribusikan			Comprehensive income attributable to
Laba rugi komprehensif yang dapat diatribusikan ke entitas induk	75,540,114,278	73,282,448,044	Comprehensive income attributable to parent entity
Laba rugi komprehensif yang dapat diatribusikan ke kepentingan non-pengendali	79,146,580	94,362,999	Comprehensive income attributable to non-controlling interests
Laba (rugi) per saham			Earnings (loss) per share
Laba per saham dasar diatribusikan kepada pemilik entitas induk			Basic earnings per share attributable to equity owners of the parent entity
Laba (rugi) per saham dasar dari operasi yang dilanjutkan	21.21	20.58004714757806	Basic earnings (loss) per share from continuing operations

[2410000] Statement of changes in equity - Property Industry - Current Year

31 March 2019

Laporan perubahan ekuitas

Statement of changes in equity

	<u>Saham biasa</u>	<u>Tambahan modal disetor</u>	<u>Cadangan revaluasi</u>	<u>Cadangan pengukuran kembali program imbalan pasti</u>	<u>Selisih transaksi ekuitas dengan pihak non-pengendali</u>	<u>Saldo laba yang telah ditentukan penggunaannya</u>	<u>Saldo laba yang belum ditentukan penggunaannya</u>	<u>Ekuitas yang dapat diatribusikan kepada entitas induk</u>	<u>Kepentingan non-pengendali</u>	<u>Ekuitas</u>	
	<u>Common stocks</u>	<u>Additional paid-in capital</u>	<u>Revaluation reserves</u>	<u>Reserve of remeasurements of defined benefit plans</u>	<u>Difference in value of equity transactions with non-controlling interests</u>	<u>Appropriated retained earnings</u>	<u>Unappropriated retained earnings</u>	<u>Equity attributable to parent entity</u>	<u>Non-controlling interests</u>	<u>Equity</u>	
Posisi ekuitas											Equity position
Saldo awal periode sebelum penyajian kembali	356,084,937,600	2,588,833,884,853	464,551,473,229	(130,940,856,302)	3,117,842,245	2,348,678,747,872	644,158,905,207	6,274,484,934,704	10,786,961,553	6,285,271,896,257	Balance before restatement at beginning of period
Posisi ekuitas, awal periode	356,084,937,600	2,588,833,884,853	464,551,473,229	(130,940,856,302)	3,117,842,245	2,348,678,747,872	644,158,905,207	6,274,484,934,704	10,786,961,553	6,285,271,896,257	Equity position, beginning of the period
Laba (rugi)							75,540,114,278	75,540,114,278	79,146,580	75,619,260,858	Profit (loss)
Posisi ekuitas, akhir periode	356,084,937,600	2,588,833,884,853	464,551,473,229	(130,940,856,302)	3,117,842,245	2,348,678,747,872	719,699,019,485	6,350,025,048,982	10,866,108,133	6,360,891,157,115	Equity position, end of the period

[2410000] Statement of changes in equity - Property Industry - Prior Year

31 March 2018

Laporan perubahan ekuitas

Statement of changes in equity

	<u>Saham biasa</u>	<u>Tambahan modal disetor</u>	<u>Cadangan revaluasi</u>	<u>Cadangan pengukuran kembali program imbalan pasti</u>	<u>Selisih transaksi ekuitas dengan pihak non-pengendali</u>	<u>Saldo laba yang telah ditentukan penggunaannya</u>	<u>Saldo laba yang belum ditentukan penggunaannya</u>	<u>Ekuitas yang dapat diatribusikan kepada entitas induk</u>	<u>Kepentingan non-pengendali</u>	<u>Ekuitas</u>	
	<u>Common stocks</u>	<u>Additional paid-in capital</u>	<u>Revaluation reserves</u>	<u>Reserve of remeasurements of defined benefit plans</u>	<u>Difference in value of equity transactions with non-controlling interests</u>	<u>Appropriated retained earnings</u>	<u>Unappropriated retained earnings</u>	<u>Equity attributable to parent entity</u>	<u>Non-controlling interests</u>	<u>Equity</u>	
Posisi ekuitas											Equity position
Saldo awal periode sebelum penyajian kembali	356,084,937,600	2,588,834,418,817	464,551,473,229	830,634,887	3,117,842,245	2,027,797,060,535	418,029,186,224	5,859,245,553,537	10,671,872,460	5,869,917,425,997	Balance before restatement at beginning of period
Posisi ekuitas, awal periode	356,084,937,600	2,588,834,418,817	464,551,473,229	830,634,887	3,117,842,245	2,027,797,060,535	418,029,186,224	5,859,245,553,537	10,671,872,460	5,869,917,425,997	Equity position, beginning of the period
Laba (rugi)							73,282,448,044	73,282,448,044	94,362,999	73,376,811,043	Profit (loss)
Posisi ekuitas, akhir periode	356,084,937,600	2,588,834,418,817	464,551,473,229	830,634,887	3,117,842,245	2,027,797,060,535	491,311,634,268	5,932,528,001,581	10,766,235,459	5,943,294,237,040	Equity position, end of the period

[2510000] Statement of cash flows, direct method - Property Industry

Laporan arus kas			Statement of cash flows
	31 March 2019	31 March 2018	
Arus kas dari aktivitas operasi			Cash flows from operating activities
Penerimaan kas dari aktivitas operasi			Cash receipts from operating activities
Penerimaan dari pelanggan	1,962,815,416,418	5,617,889,576,408	Receipts from customers
Penerimaan kas lainnya dari aktivitas operasi	192,404,943,588	156,692,631,729	Other cash receipts from operating activities
Pembayaran kas dari aktivitas operasi			Cash payments from operating activities
Pembayaran kepada pemasok atas barang dan jasa	(2,882,313,898,000)	(3,468,796,633,759)	Payments to suppliers for goods and services
Pembayaran gaji dan tunjangan	(66,498,160,320)	(59,986,654,936)	Payments for salaries and allowances
Kas diperoleh dari (digunakan untuk) operasi	(793,591,698,314)	2,245,798,919,442	Cash generated from (used in) operations
Pembayaran bunga dari aktivitas operasi	(154,124,658,061)	(118,234,810,015)	Interests paid from operating activities
Penerimaan pengembalian (pembayaran) pajak penghasilan dari aktivitas operasi	(49,018,795,673)	(113,709,678,124)	Income taxes refunded (paid) from operating activities
Jumlah arus kas bersih yang diperoleh dari (digunakan untuk) aktivitas operasi	(996,735,152,048)	2,013,854,431,303	Total net cash flows received from (used in) operating activities
Arus kas dari aktivitas investasi			Cash flows from investing activities
Penerimaan dari penjualan aset tetap	871,899,993		Proceeds from disposal of property and equipment
Pembayaran untuk perolehan aset tetap	(16,025,406,038)	(63,007,793,115)	Payments for acquisition of property and equipment
Penerimaan (pengeluaran) kas lainnya dari aktivitas investasi	(119,791,222,706)	2,834,435,796	Other cash inflows (outflows) from investing activities
Jumlah arus kas bersih yang diperoleh dari (digunakan untuk) aktivitas investasi	(134,944,728,751)	(60,173,357,319)	Total net cash flows received from (used in) investing activities
Arus kas dari aktivitas pendanaan			Cash flows from financing activities
Penerimaan pinjaman bank	445,834,573,960	746,670,009,185	Proceeds from bank loans
Pembayaran pinjaman bank	(579,066,742,713)	(2,527,607,940,010)	Payments of bank loans
Jumlah arus kas bersih yang diperoleh dari (digunakan untuk) aktivitas pendanaan	(133,232,168,753)	(1,780,937,930,825)	Total net cash flows received from (used in) financing activities
Jumlah kenaikan (penurunan) bersih kas dan setara kas	(1,264,912,049,552)	172,743,143,159	Total net increase (decrease) in cash and cash equivalents
Kas dan setara kas arus kas, awal periode	3,263,036,627,238	4,131,173,781,445	Cash and cash equivalents cash flows, beginning of the period
Kas dan setara kas arus kas, akhir periode	1,998,124,577,686	4,303,916,924,604	Cash and cash equivalents cash flows, end of the period