

Nomor Surat	469/SP-X/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 9 Bulan yang berakhir pada 30/09/2019 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	6.072.202.086.398	PENUH	IDR	99.94
2	PT Adhi Persada Beton	Industri Beton Pracetak	Jakarta	2014	Anak Perusahaan	995.781.238.464	PENUH	IDR	99.86
3	PT Adhi Persada Gedung	Konstruksi Gedung	Jakarta	2014	Anak Perusahaan	4.537.519.792.679	PENUH	IDR	99.57
4	PT Adhi Commuter Properti	Properti	Jakarta	2018	Anak Perusahaan	3.069.712.517.317	PENUH	IDR	99.99
5	PT Dumai Tirta Persada	Investasi di Bidang Air Minum	Jakarta	2019	Anak Perusahaan	24.962.967.411	PENUH	IDR	51.0

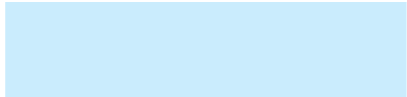
Dokumen ini merupakan dokumen resmi PT Adhi Karya (Persero) Tbk. yang tidak memerlukan tanda tangan karena dihasilkan secara elektronik.

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

[1000000] General information

Informasi umum		General information	
30 September 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		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 III / Third Quarter	Period of financial statements submissions	
Tanggal awal periode berjalan	January 01, 2019	Current period start date	
Tanggal akhir periode berjalan	September 30, 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	September 30, 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	<u>30 September 2019</u>	<u>31 December 2018</u>	Assets
Aset lancar			Current assets
Kas dan setara kas	1,458,623,918,891	3,263,036,627,238	Cash and cash equivalents
Piutang usaha			Trade receivables
Piutang usaha pihak ketiga	3,950,954,873,370	2,303,101,805,081	Trade receivables third parties
Piutang usaha pihak berelasi	1,117,346,090,148	1,051,426,340,787	Trade receivables related parties
Piutang retensi			Retention receivables
Piutang retensi pihak ketiga	350,893,047,282	336,507,316,042	Retention receivables third parties
Piutang retensi pihak berelasi	396,453,313,082	406,587,171,780	Retention receivables related parties
Tagihan bruto pemberi kerja			Unbilled receivables
Tagihan bruto pemberi kerja pihak ketiga	8,847,716,150,762	8,806,759,848,253	Unbilled receivables third parties
Tagihan bruto pemberi kerja pihak berelasi	3,591,031,659,965	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	4,270,111,426,393	3,840,262,545,356	Current real estate assets
Persediaan lancar lainnya	223,539,830,358	520,627,964,844	Current inventories
Biaya dibayar dimuka lancar	260,118,552,946	251,283,248,569	Current prepaid expenses
Uang muka lancar			Current advances
Uang muka lancar lainnya	695,457,875,753	586,690,084,633	Other current advances
Pajak dibayar dimuka lancar	1,751,991,705,029	1,371,857,439,976	Current prepaid taxes
Aset non-keuangan lancar lainnya	130,428,015,190	231,929,811,382	Other current non-financial assets
Jumlah aset lancar	27,057,064,109,824	25,429,544,167,566	Total current assets
Aset tidak lancar			Non-current assets
Dana yang dibatasi penggunaannya tidak lancar	114,527,941,384	150,868,447,388	Non-current restricted funds
Piutang tidak lancar lainnya			Other non-current receivables
Piutang tidak lancar lainnya pihak ketiga	7,287,966,358	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	864,658,679,924	636,887,042,364	Investments in joint

ventura bersama			ventures
Persediaan tidak lancar			Non-current inventories
Aset real estat tidak lancar	1,356,705,349,145	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	956,602,109,178	902,387,115,527	Investment properties
Aset tetap	1,555,610,812,271	1,573,323,727,930	Property and equipment
Aset tidak lancar non-keuangan lainnya	344,171,673,605	121,140,297,493	Other non-current non-financial assets
Jumlah aset tidak lancar	5,612,415,037,907	4,689,070,602,316	Total non-current assets
Jumlah aset	32,669,479,147,731	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	6,488,757,308,616	6,254,339,000,247	Trade payables third parties
Utang usaha pihak berelasi	616,601,523,780	529,586,826,964	Trade payables related parties
Uang muka pelanggan jangka pendek			Current advances from customers
Uang muka pelanggan jangka pendek pihak ketiga	1,003,541,402,628	841,916,455,395	Current advances from customers third parties
Beban akrual jangka pendek	693,959,697,914	748,102,100,121	Current accrued expenses
Utang pajak	507,786,378,053	386,348,383,081	Taxes payable
Pendapatan diterima dimuka jangka pendek	101,977,131,717	48,238,617,093	Current unearned revenue
Liabilitas bruto kepada pemberi kerja			Due to customers
Liabilitas bruto kepada pemberi kerja pihak ketiga	4,812,823,745,553	5,376,468,952,012	Due to customers third parties
Liabilitas bruto kepada pemberi kerja pihak berelasi	44,025,461,856	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	5,041,705,044,013	3,663,960,621,883	Current maturities of bank loans
Liabilitas jangka panjang yang jatuh tempo dalam satu tahun atas utang retensi	473,001,035,518	401,830,293,229	Current maturities of retention payables
Liabilitas jangka panjang yang jatuh tempo dalam satu tahun atas utang obligasi	499,959,285,841	249,917,291,657	Current maturities of bonds payable
Liabilitas non-keuangan jangka pendek lainnya	91,281,226,097	76,265,620,573	Other current non-financial liabilities
Jumlah liabilitas jangka pendek	20,375,419,241,586	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	1,544,047,711,010	1,147,398,710,000	Long-term bank loans
Liabilitas jangka panjang atas utang retensi	9,769,910,900	12,249,069,210	Long-term retention payables
Liabilitas jangka panjang atas utang obligasi	4,020,530,260,413	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	6,096,317,936	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	53,649,587	34,799,587	Other non-current non-financial liabilities
Jumlah liabilitas jangka panjang	5,773,506,950,934	4,869,038,683,769	Total non-current liabilities
Jumlah liabilitas	26,148,926,192,520	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	2,864,005,872,038	2,348,678,747,872	Appropriated retained earnings
Saldo laba yang belum ditentukan penggunaannya	351,223,308,873	644,158,905,208	Unappropriated retained earnings
Jumlah ekuitas yang diatribusikan kepada pemilik entitas induk	6,496,876,462,536	6,274,484,934,705	Total equity attributable to equity owners of parent entity
Kepentingan non-pengendali	23,676,492,675	10,786,961,553	Non-controlling interests
Jumlah ekuitas	6,520,552,955,211	6,285,271,896,258	Total equity
Jumlah liabilitas dan ekuitas	32,669,479,147,731	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
	30 September 2019	30 September 2018	
Penjualan dan pendapatan usaha	8,941,591,684,095	9,432,065,139,461	Sales and revenue
Beban pokok penjualan dan pendapatan	(7,550,262,424,629)	(7,943,274,377,270)	Cost of sales and revenue
Jumlah laba bruto	1,391,329,259,466	1,488,790,762,191	Total gross profit
Beban penjualan	(26,716,847,631)	(25,887,931,112)	Selling expenses
Beban umum dan administrasi	(525,565,970,986)	(430,352,590,751)	General and administrative expenses
Pendapatan keuangan	45,449,576,979	45,725,278,101	Finance income
Beban keuangan	(503,771,120,291)	(344,405,029,290)	Finance costs
Keuntungan (kerugian) selisih kurs mata uang asing	(1,822,037,972)	4,704,464,527	Gains (losses) on changes in foreign exchange rates
Bagian atas laba (rugi) entitas ventura bersama yang dicatat menggunakan metode ekuitas	211,324,548,390	71,437,244,219	Share of profit (loss) of joint ventures accounted for using equity method
Pendapatan lainnya	26,530,206,477		Other income
Beban lainnya	(11,724,537,951)	(136,000,634,137)	Other expenses
Jumlah laba (rugi) sebelum pajak penghasilan	605,033,076,481	674,011,563,748	Total profit (loss) before tax
Pendapatan (beban) pajak	(253,170,236,486)	(337,838,658,279)	Tax benefit (expenses)
Jumlah laba (rugi) dari operasi yang dilanjutkan	351,862,839,995	336,172,905,469	Total profit (loss) from continuing operations
Jumlah laba (rugi)	351,862,839,995	336,172,905,469	Total profit (loss)
Jumlah laba rugi komprehensif	351,862,839,995	336,172,905,469	Total comprehensive income
Laba (rugi) yang dapat diatribusikan			Profit (loss) attributable to
Laba (rugi) yang dapat diatribusikan ke entitas induk	351,223,308,873	335,532,715,882	Profit (loss) attributable to parent entity
Laba (rugi) yang dapat diatribusikan ke kepentingan non-pengendali	639,531,122	640,189,587	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	351,223,308,873	335,532,715,882	Comprehensive income attributable to parent entity
Laba rugi komprehensif yang dapat diatribusikan ke kepentingan non-pengendali	639,531,122	640,189,587	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	98.63469969828196	94.22828107895165	Basic earnings (loss) per share from continuing operations

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

30 September 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	644,158,905,208	6,274,484,934,705	10,786,961,553	6,285,271,896,258	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	644,158,905,208	6,274,484,934,705	10,786,961,553	6,285,271,896,258	Equity position, beginning of the period
Laba (rugi)							351,223,308,873	351,223,308,873	639,531,122	351,862,839,995	Profit (loss)
Pembentukan cadangan umum						515,327,124,166	(515,327,124,166)				Allocation for general reserves
Distribusi dividen kas							(128,831,781,042)	(128,831,781,042)		(128,831,781,042)	Distributions of cash dividends
Perubahan kepentingan non-pengendali atas pendirian entitas anak									12,250,000,000	12,250,000,000	Changes in non-controlling interests due to establishment of subsidiaries
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	2,864,005,872,038	351,223,308,873	6,496,876,462,536	23,676,492,675	6,520,552,955,211	Equity position, end of the period

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

30 September 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)							335,532,715,882	335,532,715,882	640,189,587	336,172,905,469	Profit (loss)
Pembentukan cadangan umum						17,396,977,376	(17,396,977,376)				Allocation for general reserves
Distribusi dividen kas							(103,083,063,043)	(103,083,063,043)		(103,083,063,043)	Distributions of cash dividends
Transaksi ekuitas lainnya									(9,340,933)	(9,340,933)	Other equity transactions
Posisi ekuitas, akhir periode	356,084,937,600	2,588,834,418,817	464,551,473,229	830,634,887	3,117,842,245	2,045,194,037,911	633,081,861,687	6,091,695,206,376	11,302,721,114	6,102,997,927,490	Equity position, end of the period

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

Laporan arus kas			Statement of cash flows
	30 September 2019	30 September 2018	
Arus kas dari aktivitas operasi			Cash flows from operating activities
Penerimaan kas dari aktivitas operasi			Cash receipts from operating activities
Penerimaan dari pelanggan	7,312,623,304,350	9,885,652,909,743	Receipts from customers
Penerimaan kas lainnya dari aktivitas operasi	214,785,357,314	187,046,850,563	Other cash receipts from operating activities
Pembayaran kas dari aktivitas operasi			Cash payments from operating activities
Pembayaran kepada pemasok atas barang dan jasa	(9,540,476,027,786)	(11,257,716,107,887)	Payments to suppliers for goods and services
Pembayaran gaji dan tunjangan	(291,235,659,485)	(228,059,704,823)	Payments for salaries and allowances
Kas diperoleh dari (digunakan untuk) operasi	(2,304,303,025,607)	(1,413,076,052,404)	Cash generated from (used in) operations
Pembayaran bunga dari aktivitas operasi	(546,748,981,491)	(346,155,862,624)	Interests paid from operating activities
Penerimaan pengembalian (pembayaran) pajak penghasilan dari aktivitas operasi	(242,829,111,239)	(337,838,658,279)	Income taxes refunded (paid) from operating activities
Jumlah arus kas bersih yang diperoleh dari (digunakan untuk) aktivitas operasi	(3,093,881,118,337)	(2,097,070,573,307)	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	8,637,125,617	120,000,000	Proceeds from disposal of property and equipment
Pembayaran untuk perolehan aset tetap	(152,472,105,524)	(143,633,032,027)	Payments for acquisition of property and equipment
Pembayaran untuk perolehan tanah dalam pengembangan	(762,553,119,292)		Payments for acquisition of land for development
Penerimaan (pengeluaran) kas lainnya dari aktivitas investasi	(228,099,167,377)	(20,408,169,650)	Other cash inflows (outflows) from investing activities
Jumlah arus kas bersih yang diperoleh dari (digunakan untuk) aktivitas investasi	(1,134,487,266,576)	(163,921,201,677)	Total net cash flows received from (used in) investing activities
Arus kas dari aktivitas pendanaan			Cash flows from financing activities
Penerimaan pinjaman bank	4,055,956,437,868	3,688,971,656,553	Proceeds from bank loans
Pembayaran pinjaman bank	(1,503,169,342,713)	(3,952,538,144,153)	Payments of bank loans
Pembayaran liabilitas sewa pembiayaan		(55,187,967)	Payments of finance lease liabilities
Pembayaran dividen dari aktivitas pendanaan	(128,831,418,589)	(103,083,063,043)	Dividends paid from financing activities
Jumlah arus kas bersih yang diperoleh dari (digunakan untuk) aktivitas pendanaan	2,423,955,676,566	(366,704,738,610)	Total net cash flows received from (used in) financing activities
Jumlah kenaikan (penurunan) bersih kas dan setara kas	(1,804,412,708,347)	(2,627,696,513,594)	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	1,458,623,918,891	1,503,477,267,851	Cash and cash equivalents cash flows, end of the period
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