

Ekshibit A

Exhibit A

Perum Perumnas dan Entitas Anak
Laporan Posisi Keuangan Konsolidasian
31 Desember 2019
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

Perum Perumnas and Its Subsidiaries
Consolidated Statement of Financial Position
31 December 2019
(Expressed in Rupiah, unless otherwise stated)

	31 Desember 2019/ <i>31 December</i> 2019	Catatan/ <i>Notes</i>	31 Desember 2018/ <i>31 December</i> 2018	
A S E T				A S S E T S
Aset lancar				Current assets
Kas dan setara kas	1.031.529.332.901	4	722.000.253.857	<i>Cash and cash equivalents</i>
Piutang usaha - setelah dikurangi cadangan kerugian penurunan nilai	4.483.890.665.068	5	4.846.051.303.699	<i>Trade receivables - net of allowance for impairment losses</i>
Piutang lain-lain - setelah dikurangi cadangan kerugian penurunan nilai	116.025.070.582	6	80.037.353.500	<i>Other receivables - net of allowance for impairment losses</i>
Persediaan	2.609.081.777.614	7	2.343.613.896.700	<i>Inventories</i>
Pajak dibayar di muka	102.832.526.595	23a	148.220.130.588	<i>Prepaid taxes</i>
Beban dibayar di muka dan uang muka	282.489.507.076	8	224.760.356.869	<i>Prepaid expenses and advances</i>
Tanah untuk pengembangan	949.185.465.591	9	843.915.198.557	<i>Land for development</i>
Tanah dalam pengelolaan kerjasama	59.373.005.108	10	61.191.424.372	<i>Land in a joint venture</i>
Jumlah Aset Lancar	9.634.407.350.535		9.269.789.918.142	Total Current Assets
Aset tidak lancar				Non-current assets
Investasi pada entitas asosiasi	31.050.521.423	11	37.685.523.589	<i>Investments in associates</i>
Tanah untuk pengembangan	125.834.237.508	9	137.753.158.306	<i>Land for development</i>
Properti investasi - setelah dikurangi akumulasi penyusutan	58.537.547.731	12	63.866.203.940	<i>Investment property - net of accumulated depreciation</i>
Piutang jangka panjang	102.249.395.315	13	80.582.852.844	<i>Long-term receivables</i>
Aset tetap - setelah dikurangi akumulasi penyusutan	408.845.374.746	14	403.458.182.838	<i>Property and equipment - net of accumulated depreciation</i>
Aset tidak lancar lainnya	20.519.950.932		18.830.052.062	<i>Other non-current assets</i>
Jumlah Aset Tidak Lancar	747.037.027.655		742.175.973.579	Total Non-Current Assets
JUMLAH ASET	10.381.444.378.190		10.011.965.891.721	TOTAL ASSETS

Lihat Catatan atas Laporan Keuangan Konsolidasian pada
Ekshibit E terlampir yang merupakan bagian yang tidak
terpisahkan dari Laporan Keuangan Konsolidasian secara keseluruhan

See accompanying Notes to Consolidated Financial Statements on
Exhibit E which are an integral part of
the Consolidated Financial Statements taken as a whole

Perum Perumnas dan Entitas Anak
Laporan Posisi Keuangan Konsolidasian
31 Desember 2019
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

Perum Perumnas and Its Subsidiaries
Consolidated Statement of Financial Position
31 December 2019
(Expressed in Rupiah, unless otherwise stated)

	31 Desember 2019/ 31 December 2019	Catatan/ Notes	31 Desember 2018/ 31 December 2018	
LIABILITAS				LIABILITIES
Liabilitas jangka pendek				Current liabilities
Pinjaman jangka pendek				Short term loans
Pihak berelasi	100.000.000.000	16	75.716.874.750	Related parties
Utang usaha	322.436.251.537	17	301.547.344.003	Trade payables
Utang lain-lain	11.390.375.809	18	13.348.761.362	Other payables
Utang pajak	334.268.498.865	24b	321.154.558.101	Taxes payables
Uang muka dari pelanggan	101.514.659.268	20	40.496.451.317	Advances received from customers
Beban masih harus dibayar	1.801.126.390.450	19	2.186.809.169.425	Accrued expenses
Pinjaman jangka panjang yang jatuh tempo dalam satu tahun		22		Long term loans - current maturities
Pihak berelasi	467.556.707.693		203.632.187.766	Related parties
Pihak ketiga	1.000.000.000.000		1.005.000.000.000	Third parties
Jumlah Liabilitas Jangka Pendek	4.138.292.883.622		4.147.705.346.724	Total Current Liabilities
Liabilitas jangka panjang				Non-current liabilities
Liabilitas imbalan pasca kerja	6.236.327.872	21	41.667.743.341	Post employment benefits liabilities
Liabilitas tidak lancar lainnya	65.225.637.648	23	66.225.637.648	Other non-current liabilities
Pinjaman jangka panjang - setelah dikurangi bagian yang jatuh tempo dalam satu tahun		22		Long term loan - net of current maturities
Pihak berelasi	690.806.454.389		1.015.152.021.361	Related parties
Pihak ketiga	2.565.000.000.000		1.355.000.000.000	Third parties
Jumlah Liabilitas Jangka Panjang	3.327.268.419.909		2.478.045.402.350	Total Non-Current Liabilities
JUMLAH LIABILITAS	7.465.561.337.531		6.625.750.749.074	TOTAL LIABILITIES
EKUITAS				EQUITY
Ekuitas yang dapat diatribusikan kepada pemilik entitas induk				Equity attributable to owners of parent entity
Modal saham	1.000.000.000	25	1.000.000.000	Share capital
Penyertaan modal negara	1.960.374.857.888	26	1.960.374.857.888	State equity
Selisih transaksi perubahan ekuitas	55.036.047.408	27	55.036.047.408	Difference of equity transactions
Saldo laba				Retained earnings
Telah ditentukan penggunaannya	1.069.172.511.628		824.509.142.786	Appropriated
Belum ditentukan penggunaannya	(407.974.267.074)		305.829.211.052	Unappropriated
Komponen ekuitas lainnya	225.969.699.484		226.834.483.206	Other components of equity
Kepentingan non-pengendali	2.903.578.849.334		3.373.583.742.340	Non-controlling interest
	12.304.191.325	28	12.631.400.307	
JUMLAH EKUITAS	2.915.883.040.659		3.386.215.142.647	TOTAL EQUITY
JUMLAH LIABILITAS DAN EKUITAS	10.381.444.378.190		10.011.965.891.721	TOTAL LIABILITIES AND EQUITY

Lihat Catatan atas Laporan Keuangan Konsolidasian pada
Ekshibit E terlampir yang merupakan bagian yang tidak
terpisahkan dari Laporan Keuangan Konsolidasian secara keseluruhan

See accompanying Notes to Consolidated Financial Statements on
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the Consolidated Financial Statements taken as a whole

Jakarta, 23 Maret/ March 2020


 Eko Yuliantoro
 Direktur Keuangan/ Director of Finance

Ekshibit B

Exhibit B

Perum Perumnas dan Entitas Anak
Laporan Laba Rugi dan Penghasilan
Kprehensif Lain Konsolidasian
Untuk Tahun yang Berakhir 31 Desember 2019
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

Perum Perumnas and Its Subsidiaries
Consolidated Statement of Profit or Loss and
Other Comprehensive Income
For the Year Ended 31 December 2019
(Expressed in Rupiah, unless otherwise stated)

	2 0 1 9	Catatan/ Notes	2 0 1 8	
PENJUALAN DAN PENDAPATAN JASA BERSIH	854.996.712.994	28	2.667.115.990.722	NET SALES AND SERVICE REVENUE
BEBAN POKOK PENJUALAN DAN PENDAPATAN JASA	604.465.416.645	29	1.800.901.273.382	COST OF SALES AND SERVICE REVENUE
LABA BRUTO	250.531.296.349		866.214.717.340	GROSS PROFIT
BEBAN USAHA		30		OPERATING EXPENSES
Beban penjualan	11.220.809.131		2.533.549.735	<i>Selling Expenses</i>
Beban umum dan administrasi	260.034.226.758		264.296.293.723	<i>General and Administrative Expenses</i>
JUMLAH BEBAN USAHA	271.255.035.889		266.829.843.458	TOTAL OPERATING EXPENSES
BEBAN PAJAK FINAL	21.060.122.694	23c	58.846.412.009	FINAL TAX EXPENSE
LABA (RUGI) OPERASIONAL	(41.783.862.234)		540.538.461.873	PROFIT (LOSS) FROM OPERATIONS
PENDAPATAN (BEBAN) LAIN-LAIN				OTHER INCOME (EXPENSES)
Beban keuangan	(261.403.794.780)		(200.521.071.771)	<i>Finance expense</i>
Pendapatan keuangan	19.288.402.846		18.993.896.951	<i>Finance income</i>
Bagian laba (rugi) dari entitas asosiasi	(6.635.002.166)	10	3.780.036.317	<i>Share of profits (loss) from associates</i>
Pembagian hasil ke mitra	(9.345.205.869)	33c	(9.956.701.852)	<i>Sharing profit to partner</i>
Lain-lain - bersih	(108.422.013.853)	31	(47.063.380.050)	<i>Others - net</i>
LABA (RUGI) BERSIH TAHUN BERJALAN	(408.301.476.056)		305.771.241.468	NETPROFIT (LOSS) FOR THE YEAR
PENGHASILAN KOMPREHENSIF LAIN				OTHER COMPREHENSIVE INCOME
Pos yang tidak akan direklasifikasi ke laba rugi:				<i>Item that will not be reclassified to profit (loss):</i>
Laba (rugi) aktuarial dari imbangan kerja	864.783.722		(3.692.833.264)	<i>Actuarial profit (loss) from employment benefit</i>
JUMLAH LABA (RUGI) KOMPREHENSIF TAHUN BERJALAN	(407.436.692.334)		302.078.408.204	TOTAL COMPREHENSIVE INCOME (LOSS) FOR THE YEAR
RUGI TAHUN BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA:				LOSS FOR THE YEAR ATTRIBUTABLE TO:
Pemilik Entitas Induk	(407.974.267.074)		305.829.211.052	<i>Owners of The Parent Entity</i>
Kepentingan Non-Pengendali	(327.208.982)		(57.969.584)	<i>Non-Controlling Interest</i>
JUMLAH	(408.301.476.056)		305.771.241.468	TOTAL
LABA (RUGI) KOMPREHENSIF TAHUN BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA:				COMPREHENSIVE INCOME (LOSS) FOR THE YEAR ATTRIBUTABLE TO:
Pemilik Entitas Induk	(407.109.483.352)		302.136.377.788	<i>Owners of The Parent Entity</i>
Kepentingan Non-Pengendali	(327.208.982)		(57.969.584)	<i>Non-Controlling Interest</i>
JUMLAH	(407.436.692.334)		302.078.408.204	TOTAL

Lihat Catatan atas Laporan Keuangan Konsolidasian pada Ekshibit E terlampir yang merupakan bagian yang tidak terpisahkan dari Laporan Keuangan Konsolidasian secara keseluruhan

See accompanying Notes to Consolidated Financial Statements on Exhibit E which are an integral part of the Consolidated Financial Statements taken as a whole

Jakarta, 23 Maret/ March 2020



Eko Yuliantoro
Direktur Keuangan / Director of Finance