



LAPORAN KEUANGAN / FINANCIAL STATEMENTS
30 JUNI 2022 TIDAK DIAUDIT / AS AT JUNE 30, 2022 UNAUDITED

LAPORAN POSISI KEUANGAN / STATEMENTS OF FINANCIAL POSITION
30 JUNI 2022 DAN 31 DESEMBER 2021 (AS AT JUNE 30, 2022 AND DECEMBER 31, 2021)
(30 Juni 2022 tidak diaudit) / (June 30, 2022 was unaudited)
(Disajikan dalam Rupiah penuh, kecuali dinyatakan lain) / (Expressed in full amounts of Rupiah, unless otherwise stated)

	30/06/2022	31/12/2021	
ASET			ASSETS
ASET LANCAR			CURRENT ASSETS
Kas dan setara kas	20.234.528.433	30.597.196.003	Cash and cash equivalents
Piutang usaha			Trade receivables
Pihak ketiga	1.243.764.130	332.580.956	Third party
Piutang lain-lain			Other receivables
Pihak berelasi	874.379	-	Related party
Pihak ketiga	45.328.025	28.315.890	Third party
Persediaan	388.318.421	286.932.350	Inventories
Uang muka dan biaya dibayar di muka	692.515.552	235.923.233	Advances and prepaid expenses
Jumlah Aset Lancar	22.605.328.940	31.480.948.432	Total Current Assets
ASET TIDAK LANCAR			NON-CURRENT ASSETS
Aset tetap	82.046.385.627	73.476.136.395	Fixed assets
Properti investasi	57.076.387.500	57.110.562.500	Investment property
Aset hak-guna	38.934.728.991	41.225.007.167	Right-of-use assets
Jaminan			Security deposits
Pihak berelasi	2.000.000.000	2.000.000.000	Related party
Pihak ketiga	129.870.000	129.870.000	Third party
Jumlah Aset Tidak Lancar	180.187.372.118	173.941.576.062	Total Non-Current Assets
JUMLAH ASET	202.792.701.058	205.422.524.494	TOTAL ASSETS
LIABILITAS			LIABILITIES
LIABILITAS JANGKA PENDEK			CURRENT LIABILITIES
Utang usaha			Trade payables
Pihak ketiga	1.223.789.330	726.326.557	Third party
Utang pajak	372.408.360	844.427.758	Taxes payable
Utang lain-lain			Other payables
Pihak ketiga	1.162.477.991	388.533.912	Third party
Uang muka terima			Advances received
Pihak berelasi	178.750.000	446.875.000	Related party
Pihak ketiga	490.500.000	797.667.872	Third party
Akrual	1.356.574.884	468.567.713	Accruals
Liabilitas sewa	4.795.215.000	4.795.215.000	Lease liabilities
Jumlah Liabilitas Jangka Pendek	9.579.715.565	8.467.613.812	Total Current Liabilities
LIABILITAS JANGKA PANJANG			NON-CURRENT LIABILITIES
Liabilitas pajak tangguhan	6.437.878.457	6.437.878.457	Deferred tax liabilities
Liabilitas sewa	34.164.770.060	34.164.770.060	Lease liabilities
Liabilitas imbalan kerja karyawan	1.824.058.393	1.824.058.393	Employee benefit obligations
Jumlah Liabilitas Jangka Panjang	42.426.706.910	42.426.706.910	Total Non-Current Liabilities
JUMLAH LIABILITAS	52.006.422.475	50.894.320.722	TOTAL LIABILITIES
EKUITAS			EQUITY
Modal saham			Capital stock
nilai nominal Rp 100			par value of Rp 100
Modal dasar			Authorized capital
1.200.000.000 saham			1,200,000,000 shares
Ditempatkan dan disetor penuh			Issued and fully paid
450.000.000 saham	45.000.000.000	45.000.000.000	450,000,000 shares
Tambahan modal disetor	23.183.372.390	23.183.372.390	Additional paid-in capital
Surplus revaluasi aset tetap	74.991.042.063	74.991.042.063	Surplus of revaluation of fixed assets
Saldo laba			Retained earnings
- Dicadangkan	200.000.000	100.000.000	
- Tidak Dicadangkan	7.411.864.130	11.253.789.319	
JUMLAH EKUITAS	150.786.278.583	154.528.203.772	TOTAL EQUITY
JUMLAH LIABILITAS DAN EKUITAS	202.792.701.058	205.422.524.494	TOTAL LIABILITIES AND EQUITY

LAPORAN LABA RUGI / STATEMENTS OF PROFIT OR LOSS DAN PENGHASILAN KOMPREHENSIF LAIN / AND OTHER COMPREHENSIVE INCOME UNTUK PERIODE YANG BERAKHIR PADA / FOR THE PERIODS ENDED
30 JUNI 2022 DAN 2021 / JUNE 30, 2022 AND 2021
(30 Juni 2022 dan 2021 tidak diaudit) / (June 30, 2022 and 2021 was unaudited)
(Disajikan dalam Rupiah penuh, kecuali dinyatakan lain) / (Expressed in full amounts of Rupiah, unless otherwise stated)

	30/06/2022	30/06/2021	
Pendapatan	14.623.435.920	8.084.105.759	Revenues
Beban pokok pendapatan	(2.563.191.880)	(1.607.487.873)	Cost of revenues
LABA BRUTO	12.060.244.040	6.476.617.886	GROSS PROFIT
Beban usaha	(11.536.428.520)	(7.671.797.866)	Operating expenses
Beban penyusutan aset hak-guna	(2.290.278.176)	(2.305.761.509)	Depreciation of right-of-use assets
Beban penyusutan aset tetap	(2.493.736.942)	(2.121.843.729)	Depreciation of fixed assets
Beban penyusutan properti investasi	(34.175.000)	(34.175.000)	Depreciation of investment property
Pendapatan sewa dan service charge	185.257.386	677.749.897	Rental income and service charge
Pendapatan sewa akibat kerjasama bagi hasil dari properti investasi	268.125.000	-	Rental income due to profit sharing cooperation from investment property
Pendapatan bunga	196.690.831	362.348.440	Interest income
Laba (rugi) selisih kurs - neto	37.074	895.538	Profit (loss) on exchange rate - net
Lain-lain	(97.660.882)	792.840.716	Others
RUGI SEBELUM PAJAK PENGHASILAN	(3.741.925.189)	(3.823.125.627)	LOSS BEFORE INCOME TAX
Manfaat pajak penghasilan	-	1.024.021.985	Income tax benefit
RUGI TAHUN BERJALAN	(3.741.925.189)	(2.799.103.642)	LOSS FOR THE YEAR
Penghasilan komprehensif lain	-	-	Other comprehensive income
JUMLAH RUGI KOMPREHENSIF TAHUN BERJALAN	(3.741.925.189)	(2.799.103.642)	TOTAL COMPREHENSIVE LOSS FOR THE YEAR
RUGI PER SAHAM	(9)	(6)	LOSS PER SHARE

LAPORAN ARUS KAS / STATEMENTS OF CASH FLOWS UNTUK PERIODE YANG BERAKHIR PADA / FOR THE PERIODS ENDED
30 JUNI 2022 DAN 2021 / JUNE 30, 2022 AND 2021
(30 Juni 2022 dan 2021 tidak diaudit) / (30 June, 2022 and 2021 was unaudited)
(Disajikan dalam Rupiah penuh, kecuali dinyatakan lain) / (Expressed in full amounts of Rupiah, unless otherwise stated)

	30/06/2022	30/06/2021	
ARUS KAS DARI AKTIVITAS OPERASI			CASH FLOWS FROM OPERATING ACTIVITIES
Penerimaan dari pelanggan	13.322.217.260	7.685.000.232	Receipts from customers
Penerimaan (pembayaran) untuk pihak ketiga	317.350.853	986.505.698	Receipts (payment) for third party
Penerimaan bunga	-	337.177.042	Interest received
Pembayaran kepada karyawan	(6.227.851.563)	(3.837.904.472)	Payment to employees
Pembayaran untuk beban operasional	(4.978.128.184)	(3.023.368.470)	Payment for operating expenses
Pembayaran kepada pemasok	(1.707.330.785)	(1.718.222.638)	Payment to suppliers
Arus Kas Bersih Diperoleh dari (Digunakan untuk) Aktivitas Operasi	701.318.604	429.187.392	Net Cash Provided from (Used for) Operating Activities
ARUS KAS DARI AKTIVITAS INVESTASI			CASH FLOWS FROM INVESTING ACTIVITIES
Perolehan aset tetap	(11.063.986.174)	(201.834.000)	Acquisition of fixed assets
Arus Kas Bersih Digunakan untuk Aktivitas Investasi	(11.063.986.174)	(201.834.000)	Net Cash Used for Investing Activities
ARUS KAS DARI AKTIVITAS PENDANAAN			CASH FLOWS FROM FINANCING ACTIVITIES
Tambahan modal disetor	-	19.507.797.390	Receipt of paid-in capital
Penerimaan piutang lain-lain pihak berelasi	-	81.627.904	Receipts of other receivables related party
Pembayaran liabilitas sewa	-	(78.431.072)	Payment to lease liabilities
Arus Kas Bersih Diperoleh dari Aktivitas Pendanaan	-	19.510.994.222	Net Cash Provided from Financing Activities
PENINGKATAN (PENURUNAN) NETO NETO KAS DAN SETARA KAS	(10.362.667.570)	19.738.347.614	NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS
KAS DAN SETARA KAS PADA AWAL PERIODE	30.597.196.003	17.891.581.151	CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD
KAS DAN SETARA KAS PADA AKHIR PERIODE	20.234.528.433	37.629.928.765	CASH AND CASH EQUIVALENTS AT END OF PERIOD

LAPORAN PERUBAHAN EKUITAS / STATEMENTS OF CHANGES IN EQUITY UNTUK PERIODE YANG BERAKHIR PADA / FOR THE PERIODS ENDED
30 JUNI 2022 DAN 2021 / JUNE 30, 2022 AND 2021
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	Modal ditempatkan dan disetor/ Issued and paid-in capital	Tambahan modal disetor/ Additional paid-in capital	Surplus revaluasi aset tetap/ Surplus of revaluation of fixed assets	Saldo laba/Retained earnings		Jumlah/ Total	
				Ditentukan penggunaannya/ Appropriated	Belum ditentukan penggunaannya/ Unappropriated		
Saldo 1 Januari 2021	30.000.000.000	18.675.575.000	74.991.042.063	-	18.557.071.703	142.223.688.766	Balance as at January 1, 2021
Setoran modal	15.000.000.000	-	-	-	-	15.000.000.000	Paid-in capital
Tambahan modal disetor	-	4.507.797.390	-	-	-	4.507.797.390	Additional paid-in capital
Rugi periode berjalan	-	-	-	-	(2.799.103.642)	(2.799.103.642)	Loss for the period
Saldo 30 Juni 2021	45.000.000.000	23.183.372.390	74.991.042.063	-	15.757.968.061	158.932.382.514	Balance as at June 30, 2021
Saldo 1 Januari 2022	45.000.000.000	23.183.372.390	74.991.042.063	100.000.000	11.253.789.319	154.528.203.772	Balance as at January 1, 2022
Setoran modal	-	-	-	-	-	-	- Paid-in capital
Pembentukan cadangan umum	-	-	-	100.000.000	(100.000.000)	-	- Allocation for general reserves
Tambahan modal disetor	-	-	-	-	-	-	- Additional paid-in capital
Rugi periode berjalan	-	-	-	-	(3.741.925.189)	(3.741.925.189)	Loss for the period
Saldo 30 Juni 2022	45.000.000.000	23.183.372.390	74.991.042.063	200.000.000	7.411.864.130	150.786.278.583	Balance as at June 30, 2022