

Nomor Surat	023/LK-PANI/V/2023
Nama Emiten	PT Pratama Abadi Nusa Industri Tbk.
Kode Emiten	PANI
Perihal	Penyampaian Laporan Keuangan Interim Yang Ditelaah Secara Terbatas

Perseroan dengan ini menyampaikan laporan keuangan untuk periode 3 Bulan yang berakhir pada 31/03/2023 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 Bangun Kosambi Sukses	real estate yang dimiliki sendiri atau disewa mencakup usaha pembelian, penjualan, per sewaan dan pengoperasian real estat baik yang dimiliki sendiri maupun disewa	Tangerang	2017	2000	12.575.233.002.435	PENUH	IDR	51.0
2	PT Windu Blambangan Sejati	pengolahan hasil perikanan	Banyuwangi	1989	2008	56.390.111.689	PENUH	IDR	99.0

Dokumen ini merupakan dokumen resmi PT Pratama Abadi Nusa Industri Tbk. yang tidak memerlukan tanda tangan karena dihasilkan secara elektronik. PT Pratama Abadi Nusa Industri Tbk. bertanggung jawab penuh atas informasi tertera di dalam dokumen ini.

[1000000] General information

Informasi umum

	31 March 2023
Nama entitas	PT Pratama Abadi Nusa Industri Tbk.
Penjelasan perubahan nama dari akhir periode laporan sebelumnya	
Kode entitas	PANI
Nomor identifikasi entitas	AA845
Industri utama entitas	Umum / General
Standar akuntansi yang dipilih	PSAK
Sektor	D. Consumer Non-Cyclicals
Subsektor	D2. Food & Beverage
Industri	D22. Processed Foods
Subindustri	D222. Processed Foods
Informasi pemegang saham pengendali	Individual WNI
Jenis entitas	Local Company - Indonesia Jurisdiction
Jenis efek yang dicatatkan	Saham / Stock
Jenis papan perdagangan tempat entitas tercatat	Pengembangan / Development
Apakah merupakan laporan keuangan satu entitas atau suatu kelompok entitas	Entitas grup / Group entity
Periode penyampaian laporan keuangan	Kuartal I / First Quarter
Tanggal awal periode berjalan	January 01, 2023
Tanggal akhir periode berjalan	March 31, 2023
Tanggal akhir tahun sebelumnya	December 31, 2022
Tanggal awal periode sebelumnya	January 01, 2022
Tanggal akhir periode sebelumnya	March 31, 2022
Tanggal akhir 2 tahun sebelumnya	December 31, 2021
Mata uang pelaporan	Rupiah / IDR
Kurs konversi pada tanggal pelaporan jika mata uang penyajian selain rupiah	
Pembulatan yang digunakan dalam penyajian jumlah dalam laporan keuangan	Ribuan / In Thousand
Jenis laporan atas laporan keuangan	Ditelaah secara Terbatas / Limited Review
Jenis opini auditor	Wajar Tanpa Modifikasian / Unqualified
Hal yang diungkapkan dalam paragraf pendapat untuk penekanan atas suatu masalah atau paragraf penjelasan lainnya, jika ada	
Hasil penugasan review	
Opini Hal Audit Utama	Tidak / No
Jumlah Hal Audit Utama	
Paragraf Hal Audit Utama	
Tanggal laporan audit atau hasil laporan review	

General information

Entity name
Explanation of change in name from the end of the preceding reporting period
Entity code
Entity identification number
Entity main industry
Selected accounting standards
Sector
Subsector
Industry
Subindustry
Controlling shareholder information
Type of entity
Type of listed securities
Type of board on which the entity is listed
Whether the financial statements are of an individual entity or a group of entities
Period of financial statements submissions
Current period start date
Current period end date
Prior year end date
Prior period start date
Prior period end date
Prior 2 year end date
Description of presentation currency
Conversion rate at reporting date if presentation currency is other than rupiah
Level of rounding used in financial statements
Type of report on financial statements
Type of auditor's opinion
Matters disclosed in emphasis-of-matter or other-matter paragraph, if any
Result of review engagement
Any Key Audit Matters Opinion
Total Key Audit Matters
Key Audit Matters Paragraph
Date of auditor's opinion or result of review report

Auditor tahun berjalan	Johan, Malonda, Mustika & Rekan	Current year auditor
Nama partner audit tahun berjalan	Putu Astika, CPA,CA	Name of current year audit signing partner
Lama tahun penugasan partner yang menandatangani		Number of years served as audit signing partner
Auditor tahun sebelumnya	Johan, Malonda, Mustika & Rekan	Prior year auditor
Nama partner audit tahun sebelumnya	Putu Astika, CPA,CA	Name of prior year audit signing partner
Kepatuhan terhadap pemenuhan peraturan OJK Nomor: 75/POJK.04/2017 tentang Tanggung Jawab Direksi Atas Laporan Keuangan	Ya / Yes	Whether in compliance with OJK rules No. 75/POJK.04/2017 concerning responsibilities of board of directors on financial statements
Kepatuhan terhadap pemenuhan independensi akuntan yang memberikan jasa audit di pasar modal sesuai dengan POJK Nomor 13/POJK.03/2017 tentang Penggunaan Jasa Akuntan Publik dalam Kegiatan Jasa Keuangan	Ya / Yes	Compliance to the independency of Accountant that provide services in Capital Market as regulated in OJK rules No. 13/POJK.03/2017 concerning The Use of Public Accountant and Auditing Firm in Financial Services Activities.

[1210000] Statement of financial position presented using current and non-current - General Industry

Laporan posisi keuangan

Statement of financial position

	31 March 2023	31 December 2022	
Aset			Assets
Aset lancar			Current assets
Kas dan setara kas	367,140,446	1,417,034,747	Cash and cash equivalents
Piutang usaha			Trade receivables
Piutang usaha pihak ketiga	874,173	1,580,784	Trade receivables third parties
Piutang lainnya			Other receivables
Piutang lainnya pihak ketiga	1,384,150,885	4,166,410	Other receivables third parties
Piutang lainnya pihak berelasi	451,272,806	544,533,424	Other receivables related parties
Persediaan lancar			Current inventories
Aset real estat lancar	6,967,974,039	6,987,411,604	Current real estate assets
Persediaan lancar	83,933,998	85,231,658	Current inventories
Uang muka lancar			Current advances
Uang muka lancar lainnya	42,763,609	46,990,985	Other current advances
Pajak dibayar dimuka lancar	606,689,328	545,866,751	Current prepaid taxes
Jumlah aset lancar	9,904,799,284	9,632,816,363	Total current assets
Aset tidak lancar			Non-current assets
Investasi pada ventura bersama dan entitas asosiasi			Investments in joint ventures and associates
Investasi pada entitas asosiasi	654,353,597	653,824,312	Investments in associates
Uang muka tidak lancar			Non-current advances
Uang muka tidak lancar lainnya		0	Other non-current advances
Aset keuangan tidak lancar			Non-current financial assets
Aset keuangan tidak lancar lainnya	122,730,384	141,863,802	Other non-current financial assets
Persediaan tidak lancar			Non-current inventories
Persediaan tidak lancar lainnya	5,620,747,337	5,462,627,040	Non-current inventories
Aset tetap	38,665,414	39,405,308	Property, plant, and equipment
Aset hak guna	6,055,311	7,266,374	Right of use assets
Beban tangguhan			Deferred charges
Beban tangguhan lainnya	561,082	561,082	Other deferred charges
Aset pengampunan pajak tidak lancar	0	79,750	Non-current tax amnesty assets
Jumlah aset tidak lancar	6,443,113,125	6,305,627,668	Total non-current assets
Jumlah aset	16,347,912,409	15,938,444,031	Total assets
Liabilitas dan ekuitas			Liabilities and equity
Liabilitas			Liabilities

Liabilitas jangka pendek			Current liabilities
Utang bank jangka pendek	10,000,000	10,000,000	Short term bank loans
Utang usaha			Trade payables
Utang usaha pihak ketiga	329,150,711	452,365,004	Trade payables third parties
Utang usaha pihak berelasi	1,955,845	46,035	Trade payables related parties
Utang lainnya			Other payables
Utang lainnya pihak ketiga	70,759	42,393	Other payables third parties
Utang lainnya pihak berelasi	658,389	1,879,445	Other payables related parties
Uang muka pelanggan jangka pendek			Current advances from customers
Uang muka pelanggan jangka pendek pihak ketiga	6,389,917,915	6,461,325,491	Current advances from customers third parties
Uang muka pelanggan jangka pendek pihak berelasi	1,339,803,755	1,163,142,590	Current advances from customers related parties
Liabilitas keuangan jangka pendek lainnya		0	Other current financial liabilities
Beban akrual jangka pendek	186,696	469,748	Current accrued expenses
Utang pajak	45,302,118	48,927,808	Taxes payable
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	98,543,927	123,005,487	Current maturities of bank loans
Liabilitas jangka panjang yang jatuh tempo dalam satu tahun atas utang pembiayaan konsumen	186,621	186,621	Current maturities of consumer financing payables
Liabilitas jangka panjang yang jatuh tempo dalam satu tahun atas liabilitas sewa pembiayaan	4,896,587	4,818,290	Current maturities of finance lease liabilities
Jumlah liabilitas jangka pendek	8,220,673,323	8,266,208,912	Total current liabilities
Liabilitas jangka panjang			Non-current 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	243,640,142	262,021,727	Long-term bank loans

Liabilitas jangka panjang atas utang pembiayaan konsumen	233,276	279,931	Long-term consumer financing payables
Liabilitas jangka panjang atas liabilitas sewa pembiayaan	1,274,279	2,528,181	Long-term finance lease liabilities
Kewajiban imbalan pasca kerja jangka panjang	30,621,526	29,190,677	Long-term post-employment benefit obligations
Jumlah liabilitas jangka panjang	275,769,223	294,020,516	Total non-current liabilities
Jumlah liabilitas	8,496,442,546	8,560,229,428	Total liabilities
Ekuitas			Equity
Ekuitas yang diatribusikan kepada pemilik entitas induk			Equity attributable to equity owners of parent entity
Saham biasa	1,353,000,000	1,353,000,000	Common stocks
Tambahan modal disetor	530,781,775	530,781,775	Additional paid-in capital
Komponen ekuitas lainnya		0	Other components of equity
Saldo laba (akumulasi kerugian)			Retained earnings (deficit)
Saldo laba yang telah ditentukan penggunaannya	10,000	10,000	Appropriated retained earnings
Saldo laba yang belum ditentukan penggunaannya	318,945,413	139,349,620	Unappropriated retained earnings
Jumlah ekuitas yang diatribusikan kepada pemilik entitas induk	2,202,737,188	2,023,141,395	Total equity attributable to equity owners of parent entity
Kepentingan non-pengendali	5,648,732,675	5,355,073,208	Non-controlling interests
Jumlah ekuitas	7,851,469,863	7,378,214,603	Total equity
Jumlah liabilitas dan ekuitas	16,347,912,409	15,938,444,031	Total liabilities and equity

[1311000] Statement of profit or loss and other comprehensive income, OCI components presented net of tax, by function - General Industry

Laporan laba rugi dan penghasilan komprehensif lain

Statement of profit or loss and other comprehensive income

	31 March 2023	31 March 2022	
Penjualan dan pendapatan usaha	919,235,645	115,670,960	Sales and revenue
Beban pokok penjualan dan pendapatan	(451,632,731)	(90,665,817)	Cost of sales and revenue
Jumlah laba bruto	467,602,914	25,005,143	Total gross profit
Beban penjualan	(7,867,589)	(2,633,771)	Selling expenses
Beban umum dan administrasi	(26,321,284)	(23,713,414)	General and administrative expenses
Pendapatan keuangan	41,950,032	1,307,330	Finance income
Beban bunga dan keuangan	(10,597,586)	(2,783,653)	Interest and finance costs
Bagian atas laba (rugi) entitas asosiasi yang dicatat dengan menggunakan metode ekuitas	529,285	4,442,667	Share of profit (loss) of associates accounted for using equity method
Beban pajak final	(21,489,077)	(638,636)	Final tax expenses
Pendapatan lainnya	3,595,052	(138,528)	Other income
Keuntungan (kerugian) lainnya	0	(95,060)	Other gains (losses)
Jumlah laba (rugi) sebelum pajak penghasilan	447,401,747	752,078	Total profit (loss) before tax
Pendapatan (beban) pajak	(1,216,610)	(166,066)	Tax benefit (expenses)
Jumlah laba (rugi) dari operasi yang dilanjutkan	446,185,137	586,012	Total profit (loss) from continuing operations
Jumlah laba (rugi)	446,185,137	586,012	Total profit (loss)
Pendapatan komprehensif lainnya, setelah pajak			Other comprehensive income, after tax
Pendapatan komprehensif lainnya yang tidak akan direklasifikasi ke laba rugi, setelah pajak			Other comprehensive income that will not be reclassified to profit or loss, after tax
Pendapatan komprehensif lainnya atas pengukuran kembali kewajiban manfaat pasti, setelah pajak		0	Other comprehensive income for remeasurement of defined benefit obligation, after tax
Jumlah laba rugi komprehensif	446,185,137	586,012	Total comprehensive income
Laba (rugi) yang dapat diatribusikan			Profit (loss) attributable to
Laba (rugi) yang dapat diatribusikan ke entitas induk	179,595,793	580,227	Profit (loss) attributable to parent entity
Laba (rugi) yang dapat diatribusikan ke kepentingan non-pengendali	266,589,344	5,785	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	179,595,793	580,227	Comprehensive income attributable to parent entity
Laba rugi komprehensif yang dapat diatribusikan ke kepentingan non-pengendali	266,589,344	5,785	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	13.27	1.42	Basic earnings (loss) per share from continuing operations

[1410000] Statement of changes in equity - General Industry - Current Year

31 March 2023

Laporan perubahan ekuitas

Statement of changes in equity

	<u>Saham biasa</u> <i>Common stocks</i>	<u>Tambahan modal disetor</u> <i>Additional paid-in capital</i>	<u>Saldo laba yang telah ditentukan penggunaannya</u> <i>Appropriated retained earnings</i>	<u>Saldo laba yang belum ditentukan penggunaannya</u> <i>Unappropriated retained earnings</i>	<u>Ekuitas yang dapat diatribusikan kepada entitas induk</u> <i>Equity attributable to parent entity</i>	<u>Kepentingan non-pengendali</u> <i>Non-controlling interests</i>	<u>Ekuitas</u> <i>Equity</i>	
Posisi ekuitas								Equity position
Saldo awal periode sebelum penyajian kembali	1,353,000,000	530,781,775	10,000	139,349,620	2,023,141,395	5,355,073,208	7,378,214,603	Balance before restatement at beginning of period
Penyesuaian								Adjustments
Penyesuaian lainnya					0			Other adjustments
Posisi ekuitas, awal periode	1,353,000,000	530,781,775	10,000	139,349,620	2,023,141,395	5,355,073,208	7,378,214,603	Equity position, beginning of the period
Laba (rugi)				179,595,793	179,595,793	266,589,344	446,185,137	Profit (loss)
Setoran modal dari kepentingan non-pengendali						27,070,123	27,070,123	Stock subscription from non-controlling interests
Posisi ekuitas, akhir periode	1,353,000,000	530,781,775	10,000	318,945,413	2,202,737,188	5,648,732,675	7,851,469,863	Equity position, end of the period

[1410000] Statement of changes in equity - General Industry - Prior Year

31 March 2022

Laporan perubahan ekuitas

Statement of changes in equity

	<div>Saham biasa</div> <div>Common stocks</div>	<div>Tambahan modal disetor</div> <div>Additional paid-in capital</div>	<div>Komponen transaksi ekuitas lainnya</div> <div>Other components of equity transactions</div>	<div>Saldo laba yang belum ditentukan penggunaannya</div> <div>Unappropriated retained earnings</div>	<div>Ekuitas yang dapat diatribusikan kepada entitas induk</div> <div>Equity attributable to parent entity</div>	<div>Kepentingan non-pengendali</div> <div>Non-controlling interests</div>	<div>Ekuitas</div> <div>Equity</div>	
Posisi ekuitas								Equity position
Saldo awal periode sebelum penyajian kembali	41,000,000	184,592	432,240,750	517,676	473,943,018	278,633	474,221,651	Balance before restatement at beginning of period
Posisi ekuitas, awal periode	41,000,000	184,592	432,240,750	517,676	473,943,018	278,633	474,221,651	Equity position, beginning of the period
Laba (rugi)				580,227	580,227	5,785	586,012	Profit (loss)
Transaksi ekuitas lainnya			30,095,060		30,095,060		30,095,060	Other equity transactions
Posisi ekuitas, akhir periode	41,000,000	184,592	462,335,820	1,097,898	504,618,300	284,418	504,902,723	Equity position, end of the period

[1510000] Statement of cash flows, direct method - General Industry

Laporan arus kas

Statement of cash flows

	31 March 2023	31 March 2022	
Arus kas dari aktivitas operasi			Cash flows from operating activities
Penerimaan kas dari aktivitas operasi			Cash receipts from operating activities
Penerimaan dari pelanggan	1,025,195,845	898,129,037	Receipts from customers
Pembayaran kas dari aktivitas operasi			Cash payments from operating activities
Pembayaran kepada pemasok atas barang dan jasa	(668,363,487)	(772,950,849)	Payments to suppliers for goods and services
Pembayaran gaji dan tunjangan	(19,317,303)	(16,826,837)	Payments for salaries and allowances
Kas diperoleh dari (digunakan untuk) operasi	337,515,055	108,351,351	Cash generated from (used in) operations
Penerimaan bunga, hasil investasi, provisi, dan komisi	3,139,032	1,223,926	Interest, investment income, fees and commissions received
Pembayaran pajak penghasilan badan	(188,444)	(50,984)	Payments for corporate income tax
Penerimaan (pengeluaran) kas lainnya dari aktivitas operasi	(28,858,245)	(7,553,718)	Other cash inflows (outflows) from operating activities
Jumlah arus kas bersih yang diperoleh dari (digunakan untuk) aktivitas operasi	311,607,398	101,970,575	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	5,452,106		Proceeds from disposal of property, plant and equipment
Pembayaran untuk perolehan aset tetap	(2,434,730)	(4,197,722)	Payments for acquisition of property, plant and equipment
Pencairan (penempatan) investasi jangka pendek	19,133,418	(21,222,243)	Withdrawal (placement) of short-term investments
Penerimaan pembayaran piutang dari pihak berelasi	1,091,543	629,093,554	Receipts from receivables from related parties
Pembayaran pemberian piutang kepada pihak berelasi	(15,900,413)	(484,133,759)	Payments of receivables from related parties
Uang muka dan pinjaman diberikan kepada pihak lain, selain institusi keuangan	(1,370,000,000)		Cash advances and loans made to other parties, other than financing institutions
Penerimaan dari pelepasan entitas anak	11,066,250		Proceeds from disposal of subsidiaries
Penerimaan bunga dari aktivitas investasi	28,769,444		Interests received from investing activities
Jumlah arus kas bersih yang diperoleh dari (digunakan untuk) aktivitas investasi	(1,322,822,382)	119,539,830	Total net cash flows received from (used in) investing activities
Arus kas dari aktivitas pendanaan			Cash flows from financing activities
Penerimaan pinjaman bank	6,158,000	148,178,021	Proceeds from bank loans
Pembayaran pinjaman bank	(49,001,145)	(19,517,930)	Payments of bank loans

Pembayaran utang pembiayaan konsumen	(46,655)	(37,889)	Payments of consumer financing payables
Pembayaran liabilitas sewa pembiayaan	(1,175,605)	(1,216,292)	Payments of finance lease liabilities
Penerimaan dari penerbitan obligasi		427,000,000	Proceeds from bonds payable
Pembayaran utang obligasi		(172,000,000)	Payments of bonds payable
Penerimaan utang pihak berelasi	301,349	140,712,890	Proceeds from due to related parties
Pembayaran utang pihak berelasi	(1,522,405)	(26,260,498)	Payments of due to related parties
Penerimaan dari penambahan kepemilikan dari non-pengendali	17,320,123	30,000,000	Proceed from increase of non-controlling interest
Pembayaran bunga dari aktivitas pendanaan	(10,712,979)	(2,783,653)	Interests paid from financing activities
Jumlah arus kas bersih yang diperoleh dari (digunakan untuk) aktivitas pendanaan	(38,679,317)	524,074,649	Total net cash flows received from (used in) financing activities
Jumlah kenaikan (penurunan) bersih kas dan setara kas	(1,049,894,301)	745,585,054	Total net increase (decrease) in cash and cash equivalents
Kas dan setara kas arus kas, awal periode	1,417,034,747	662,742,171	Cash and cash equivalents cash flows, beginning of the period
Kas dan setara kas arus kas, akhir periode	367,140,446	1,408,327,225	Cash and cash equivalents cash flows, end of the period

[1610000] Explanation for Significant Accounting Policy - General Industry

[1611000] Notes to the financial statements - Property, Plant, and Equipement - General Industry - Current Year

31 March 2023

Aset tetap

Property, plant, and equipment

		<u>Aset tetap, awal periode</u>	<u>Penambahan aset tetap</u>	<u>Pengurangan aset tetap</u>	<u>Aset tetap, akhir periode</u>		
		<i>Property, plant, and equipment, beginning period</i>	<i>Addition in property, plant, and equipment</i>	<i>Disposals in property, plant, and equipment</i>	<i>Property, plant, and equipment, end period</i>		
Nilai perolehan, kotor	Tanah, dimiliki langsung	1,896,500		(1,246,500)	650,000	Land, directly owned	Carrying amount, gross
	Bangunan dan fasilitasnya, dimiliki langsung	31,167,396	1,974,390	(650,000)	32,491,786	Building and leasehold improvement, directly owned	
	Mesin dan peralatan, dimiliki langsung	24,051,518		(1,861,668)	22,189,850	Machinery and equipment, directly owned	
	Perabot dan peralatan kantor, dimiliki langsung	7,144,951	449,821	(58,774)	7,535,998	Furniture and office equipment, directly owned	
	Kendaraan bermotor, dimiliki langsung	3,847,336	10,519	(483,538)	3,374,317	Motor vehicle, directly owned	
	Dimiliki langsung	68,107,701	2,434,730	(4,300,480)	66,241,951	Directly owned	
	Aset tetap	68,107,701	2,434,730	(4,300,480)	66,241,951	Property, plant, and equipment	
Akumulasi depresiasi	Bangunan dan fasilitasnya, dimiliki langsung	7,417,302	549,650	(322,708)	7,644,244	Building and leasehold improvement, directly owned	Carrying amount, accumulated depreciation
	Mesin dan peralatan, dimiliki langsung	14,998,519	509,752	(1,632,679)	13,875,592	Machinery and equipment, directly owned	
	Perabot dan peralatan kantor, dimiliki langsung	4,523,974	194,858	(58,774)	4,660,058	Furniture and office equipment, directly owned	
	Kendaraan bermotor, dimiliki langsung	1,762,598	91,656	(457,611)	1,396,643	Motor vehicle, directly owned	
	Dimiliki langsung	28,702,393	1,345,916	(2,471,772)	27,576,537	Directly owned	
	Aset tetap	28,702,393	1,345,916	(2,471,772)	27,576,537	Property, plant, and equipment	
Nilai perolehan	Aset tetap	39,405,308			38,665,414	Property, plant, and equipment	Carrying amount

[1611000] Notes to the financial statements - Property, Plant, and Equipment - General Industry - Prior Year

31 December 2022

Aset tetap

Property, plant, and equipment

		<u>Aset tetap, awal periode</u>	<u>Penambahan aset tetap</u>	<u>Pengurangan aset tetap</u>	<u>Aset tetap, akhir periode</u>		
		<i>Property, plant, and equipment, beginning period</i>	<i>Addition in property, plant, and equipment</i>	<i>Disposals in property, plant, and equipment</i>	<i>Property, plant, and equipment, end period</i>		
Nilai perolehan, kotor	Tanah, dimiliki langsung	1,896,500			1,896,500	Land, directly owned	Carrying amount, gross
	Bangunan dan fasilitasnya, dimiliki langsung	21,281,260	9,886,136		31,167,396	Building and leasehold improvement, directly owned	
	Mesin dan peralatan, dimiliki langsung	21,054,564	3,346,954	(350,000)	24,051,518	Machinery and equipment, directly owned	
	Perabot dan peralatan kantor, dimiliki langsung	5,724,573	1,420,378		7,144,951	Furniture and office equipment, directly owned	
	Kendaraan bermotor, dimiliki langsung	3,042,125	1,508,211	(703,000)	3,847,336	Motor vehicle, directly owned	
	Dimiliki langsung	52,999,022	16,161,679	(1,053,000)	68,107,701	Directly owned	
	Aset tetap	52,999,022	16,161,679	(1,053,000)	68,107,701	Property, plant, and equipment	
Akumulasi depresiasi	Bangunan dan fasilitasnya, dimiliki langsung	5,640,475	1,776,827		7,417,302	Building and leasehold improvement, directly owned	Carrying amount, accumulated depreciation
	Mesin dan peralatan, dimiliki langsung	13,619,682	1,728,837	(350,000)	14,998,519	Machinery and equipment, directly owned	
	Perabot dan peralatan kantor, dimiliki langsung	3,929,287	594,687		4,523,974	Furniture and office equipment, directly owned	
	Kendaraan bermotor, dimiliki langsung	1,869,222	339,051	(445,675)	1,762,598	Motor vehicle, directly owned	
	Dimiliki langsung	25,058,666	4,439,402	(795,675)	28,702,393	Directly owned	
	Aset tetap	25,058,666	4,439,402	(795,675)	28,702,393	Property, plant, and equipment	
Nilai perolehan	Aset tetap	27,940,356			39,405,308	Property, plant, and equipment	Carrying amount

[1611100] Disclosure of Notes to the financial statements - Property, Plant and Equipment - General Industry

[1612000] Notes to the financial statements - Right of Use Assets - General Industry - Current Year

31 March 2023

Aset hak guna

Right of use assets

		<u>Aset hak guna, periode awal</u> <i>Right of use assets, beginning period</i>	<u>Penambahan aset hak guna</u> <i>Addition in right of use assets</i>	<u>Aset hak guna, periode akhir</u> <i>Right of use assets, end period</i>		
Nilai perolehan, kotor	Bangunan, aset hak guna	13,416,790		13,416,790	Building, right of use assets	Carrying amount, gross
	Aset hak guna	13,416,790		13,416,790	Right of use assets	
Akumulasi depresiasi	Bangunan, aset hak guna	6,150,416	1,211,063	7,361,479	Building, right of use assets	Carrying amount, accumulated depreciation
	Aset hak guna	6,150,416	1,211,063	7,361,479	Right of use assets	
Nilai perolehan	Aset hak guna	7,266,374		6,055,311	Right of use assets	Carrying amount

[1612000] Notes to the financial statements - Right of Use Assets - General Industry - Prior Year

31 December 2022

Aset hak guna

		Right of use assets			
		<u>Penambahan aset hak guna</u>	<u>Aset hak guna, periode akhir</u>		
		<i>Addition in right of use assets</i>	<i>Right of use assets, end period</i>		
Nilai perolehan, kotor	Bangunan, aset hak guna	13,416,790	13,416,790	Building, right of use assets	Carrying amount, gross
	Aset hak guna	13,416,790	13,416,790	Right of use assets	
Akumulasi depresiasi	Bangunan, aset hak guna	6,150,416	6,150,416	Building, right of use assets	Carrying amount, accumulated depreciation
	Aset hak guna	6,150,416	6,150,416	Right of use assets	
Nilai perolehan	Aset hak guna		7,266,374	Right of use assets	Carrying amount

[1612100] Disclosure of Notes to the financial statements - Right of Use Assets - General Industry

[1616000] Notes to the financial statements - Revenue By Parties - General Industry

Catatan untuk pendapatan berdasarkan pihak

Notes for revenue by parties

31 March 202331 March 2022

	Nama pihak <i>Party name</i>	Penjualan dan pendapatan usaha <i>Sales and revenue</i>	Penjualan dan pendapatan usaha <i>Sales and revenue</i>	
Pihak ketiga lainnya		919,235,645	115,670,960	Other third parties
Pihak ketiga		919,235,645	115,670,960	Third parties
Tipe pihak		919,235,645	115,670,960	Type of parties

[1616100] Disclosure of Notes to the financial statements - Revenue - General Industry

[1617000] Notes to the financial statements - Revenue By Type - General Industry

Catatan untuk tipe pendapatan

Notes for revenue by type

		31 March 2023	31 March 2022	
	Nama produk atau jasa <i>Service or product name</i>	Penjualan dan pendapatan usaha <i>Sales and revenue</i>	Penjualan dan pendapatan usaha <i>Sales and revenue</i>	
Pendapatan dari jasa 1	Jasa pembekuan dan penyimpanan	2,907,065	2,157,769	Service revenue 1
Pendapatan dari jasa 2	sewa lahan	44,703	0	Service revenue 2
Pendapatan dari jasa		2,951,768	2,157,769	Service revenue
Pendapatan dari produk 1	tanah kaveling dan rumah tinggal	858,037,220	23,892,727	Product revenue 1
Pendapatan dari produk 2	Penjualan barang	56,899,635	87,967,727	Product revenue 2
Pendapatan dari produk 3	lain-lainnya	1,347,022	1,652,737	Product revenue 3
Pendapatan dari produk		916,283,877	113,513,191	Product revenue
Tipe pendapatan		919,235,645	115,670,960	Type of revenue

[1619000] Notes to the financial statements - Revenue With Value More Than 10% - General Industry

[1620100] Notes to the financial statements - Trade receivables, by currency - General Industry

Piutang usaha berdasarkan mata uang

Trade receivables by currency

31 March 2023

31 December 2022

		31 March 2023			31 December 2022				
		<u>Piutang usaha, kotor</u>	<u>Penyisihan penurunan nilai piutang usaha</u>	<u>Piutang usaha</u>	<u>Piutang usaha, kotor</u>	<u>Penyisihan penurunan nilai piutang usaha</u>	<u>Piutang usaha</u>		
		Trade receivables, gross	Allowance for impairment of trade receivables	Trade receivables	Trade receivables, gross	Allowance for impairment of trade receivables	Trade receivables		
Pihak ketiga	IDR	874,173			1,580,784			IDR	Third party
	Mata uang	874,173		874,173	1,580,784		1,580,784	Currency	

[1620200] Notes to the financial statements - Trade receivables, by aging - General Industry

Piutang usaha berdasarkan umur

Trade receivables by aging

31 March 2023

31 December 2022

		<u>Piutang usaha, kotor</u>	<u>Penyisihan penurunan nilai piutang usaha</u>	<u>Piutang usaha</u>	<u>Piutang usaha, kotor</u>	<u>Penyisihan penurunan nilai piutang usaha</u>	<u>Piutang usaha</u>		
		<i>Trade receivables, gross</i>	<i>Allowance for impairment of trade receivables</i>	<i>Trade receivables</i>	<i>Trade receivables, gross</i>	<i>Allowance for impairment of trade receivables</i>	<i>Trade receivables</i>		
Telah jatuh tempo	1 - 30 hari	874,173			1,580,784			1 - 30 days	Overdue
	Umur	874,173			1,580,784			Aging	
Jatuh tempo	Umur	874,173		874,173	1,580,784		1,580,784	Aging	Due status

[1620300] Notes to the financial statements - Trade receivables, by list of counterparty - General Industry

Rincian piutang usaha berdasarkan rincian pihak

Trade receivables by list of counterparty

31 March 2023

31 December 2022

		<u>Nama pihak, piutang usaha</u> <i>Counterparty name, trade receivables</i>	<u>Piutang usaha, kotor</u> <i>Trade receivables, gross</i>	<u>Penyisihan penurunan nilai piutang usaha</u> <i>Allowance for impairment of trade receivables</i>	<u>Piutang usaha</u> <i>Trade receivables</i>	<u>Piutang usaha, kotor</u> <i>Trade receivables, gross</i>	<u>Penyisihan penurunan nilai piutang usaha</u> <i>Allowance for impairment of trade receivables</i>	<u>Piutang usaha</u> <i>Trade receivables</i>		
Pihak ketiga	Pihak lainnya	lainnya	874,173			1,580,784			Others, counterparty	Third party
	Rincian pihak		874,173		874,173	1,580,784		1,580,784	List of counterparty	

[1620400] Notes to the financial statements - Trade receivables, by domestic or international - General Industry

Piutang usaha berdasarkan domestik atau international

Trade receivables by domestic or international

31 March 2023

31 December 2022

	<u>Piutang usaha, kotor</u> <i>Trade receivables, gross</i>	<u>Penyisihan penurunan nilai piutang usaha</u> <i>Allowance for impairment of trade receivables</i>	<u>Piutang usaha</u> <i>Trade receivables</i>	<u>Piutang usaha, kotor</u> <i>Trade receivables, gross</i>	<u>Penyisihan penurunan nilai piutang usaha</u> <i>Allowance for impairment of trade receivables</i>	<u>Piutang usaha</u> <i>Trade receivables</i>	
Domestik	874,173			1,580,784			Domestic
Total piutang usaha berdasarkan domestik atau international	874,173		874,173	1,580,784		1,580,784	Total trade receivables by domestic or international

[1621000] Disclosure of Notes to the financial statements - Trade Receivables - General Industry

[1621000a] Notes to the financial statements - Notes Payable - General Industry

[1621100] Notes to the financial statements - Notes Payable Interest Information - General Industry

[1621110] Disclosure of Notes to the financial statements - Notes Payable - General Industry

[1630000] Notes to the financial statements - Inventories - General Industry

Catatan atas persediaan

Notes for inventories

	31 March 2023	31 December 2022	
Persediaan Tanah Dalam Pengembangan	4,674,860,878	4,730,362,866	Land under development inventory
Persediaan Tanah Belum Dikembangkan	5,620,747,337	5,462,627,040	Undeveloped land inventory
Bangunan dalam konstruksi	2,293,113,161	2,257,048,738	Building under construction
Aset real estat kotor	12,588,721,376	12,450,038,644	Real estate assets, gross
Aset real estat	12,588,721,376	12,450,038,644	Real estate assets
Aset real estat lancar	6,967,974,039	6,987,411,604	Current real estate assets
Aset real estat tidak lancar	5,620,747,337	5,462,627,040	Non-current real estate assets
Barang jadi	69,346,088	70,588,015	Finished goods
Bahan baku dan bahan pembantu	14,496,918	14,493,271	Raw and indirect material
Lainnya	90,992	150,372	Other inventories
Persediaan, kotor	83,933,998	85,231,658	Inventories, gross
Persediaan	83,933,998	85,231,658	Inventories
Persediaan lancar	83,933,998	85,231,658	Current inventories

[1632000] Disclosure of Notes to the financial statements - Inventories - General Industry

[1640100] Notes to the financial statements - Trade Payable, by currency - General Industry

[1640200] Notes to the financial statements - Trade Payable, by aging - General Industry

Utang usaha berdasarkan umur

Trade payables by aging

		31 March 2023	31 December 2022		
Telah jatuh tempo	1 - 30 hari	Utang usaha Trade payables	Utang usaha Trade payables	1 - 30 days	Overdue
	Umur	331,106,556	452,411,039		
Jatuh tempo	Umur	331,106,556	452,411,039	Aging	Due status

[1641000] Disclosure of Notes to the financial statements - Trade Payables - General Industry

[1670000] Notes to the financial statements - Cost of Good Sold - General Industry

Beban pokok penjualan

Cost of good sold

	<u>31 March 2023</u>	<u>31 March 2022</u>	
Persediaan bahan baku awal	9,558,388	53,699,621	Beginning raw inventory
Pembelian bahan baku	46,557,913	93,618,930	Purchased raw inventory
Persediaan bahan baku akhir	9,538,841	47,455,594	Ending raw inventory
Bahan baku yang digunakan	46,577,460	99,862,957	Raw inventory used
Upah, tenaga kerja langsung	2,939,334	3,695,181	Wages and direct labor
Biaya pabrikasi lainnya	3,918,456	8,199,024	Other manufacturing overhead
Jumlah biaya produksi	53,435,250	111,757,162	Total production cost
Barang setengah jadi awal	0	732	Beginning wip inventory
Barang setengah jadi akhir	0	30,079	Ending wip inventory
Harga pokok produksi	53,435,250	111,727,815	Cost of goods manufactured
Barang jadi awal	70,588,015	37,217,514	Beginning finish goods inventory
Pembelian barang jadi	0	0	Purchased finish goods inventory
Barang jadi akhir	69,346,088	63,007,970	Ending finish goods inventory
Realti dan properti	396,955,554	4,728,458	Realty and property
Beban pokok penjualan dan pendapatan	451,632,731	90,665,817	Cost of sales and revenue

[1671000] Disclosure of Notes to the financial statements - Cost of Goods Sold - General Industry

[1691000a] Notes to the financial statements - Long-Term Bank Loans - General Industry

Catatan untuk utang bank jangka panjang

Notes for long-term bank loan

		31 March 2023		31 December 2022			
		Utang bank, nilai dalam mata uang asing	Total utang bank, kotor	Utang bank, nilai dalam mata uang asing	Total utang bank, kotor		
		Bank loan, amount in foreign currency	Total bank loans, gross	Bank loan, amount in foreign currency	Total bank loans, gross		
Bank Negara Indonesia (Persero) Tbk	IDR		39,208,684		37,641,641	IDR	Bank Negara Indonesia (Persero) Tbk
	Mata uang		39,208,684		37,641,641	Currency	
Bank lokal lainnya	IDR		302,975,385		347,385,573	IDR	Other local banks
	Mata uang		302,975,385		347,385,573	Currency	
Kreditur nama bank	Mata uang		342,184,069		385,027,214	Currency	Creditor bank name

Catatan untuk utang bank jangka panjang

Notes for long-term bank loan

		31 March 2023	31 December 2022		
Total utang bank, kotor		342,184,069	385,027,214	Total bank loans, gross	
Total utang bank, bersih		342,184,069	385,027,214	Total bank loan, net	
Liabilitas jangka panjang yang jatuh tempo dalam satu tahun atas utang bank		98,543,927	123,005,487	Current maturities of bank loans	
Liabilitas jangka panjang atas utang bank		243,640,142	262,021,727	Long-term bank loans	

[1691100] Disclosure of Notes to the financial statements - Long-Term Bank Loans - General Industry

[1692000] Notes to the financial statements - Long-Term Bank Loans Interest Information - General Industry

31 March 2023

Catatan untuk utang bank jangka panjang

Notes for long-term bank loan

		<u>Jatuh tempo utang bank jangka panjang</u> <i>Due date for long-term bank loan</i>	<u>Bunga utang bank jangka panjang</u> <i>Interest rate long-term bank loan</i>	<u>Jenis bunga utang bank jangka panjang</u> <i>Interest rate type long-term bank loan</i>		
Bank Negara Indonesia (Persero) Tbk	IDR	27 Agustus 2032	8%-8,25%	Floating	IDR	Bank Negara Indonesia (Persero) Tbk
Bank lokal lainnya	IDR	sampai dengan 31 Desember 2033	6,5%-11,5%	Fixed Rate	IDR	Other local banks

[1693000] Notes to the financial statements - Short-Term Bank Loans - General Industry

Catatan utang bank jangka pendek

Notes for short-term bank loans

		31 March 2023		31 December 2022			
		<u>Utang bank jangka pendek, nilai dalam mata uang asing</u> <i>Short-term bank loan, amount in foreign currency</i>	<u>Utang bank jangka pendek</u> <i>Short term bank loans</i>	<u>Utang bank jangka pendek, nilai dalam mata uang asing</u> <i>Short-term bank loan, amount in foreign currency</i>	<u>Utang bank jangka pendek</u> <i>Short term bank loans</i>		
Bank Negara Indonesia (Persero) Tbk	IDR		10,000,000		10,000,000	IDR	Bank Negara Indonesia (Persero) Tbk
	Mata uang		10,000,000		10,000,000	Currency	
Kreditur nama bank	Mata uang				10,000,000	Currency	Creditor bank name

[1693100] Disclosure of Notes to the financial statements - Short-Term Bank Loans - General Industry

[1696000] Notes to the financial statements - Short-Term Bank Loans Interest Information - General Industry

31 March 2023

Catatan utang bank jangka pendek

Notes for short-term bank loans

		<u>Jatuh tempo utang bank jangka pendek</u> <i>Due date for short-term bank loan</i>	<u>Bunga utang bank jangka pendek</u> <i>Interest rate short-term bank loan</i>	<u>Jenis bunga utang bank jangka pendek</u> <i>Interest rate type short-term bank loan</i>		
Bank Negara Indonesia (Persero) Tbk	IDR	30 Agustus 2023	0.08	Floating	IDR	Bank Negara Indonesia (Persero) Tbk