

Nomor Surat	368/C/LK-T/BFIE/IV/2018
Nama Emiten	Bekasi Fajar Industrial Estate Tbk
Kode Emiten	BEST
Perihal	Penyampaian Laporan Keuangan Interim Yang Tidak Diaudit

Perseroan dengan ini menyampaikan laporan keuangan untuk periode 3 Bulan yang berakhir pada 31/03/2018 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 Bekasi Matra Industrial Estate	Kawasan industri	Bekasi	2010	Beroperasi	1.624.037.292.744	PENUH	IDR	99.99
2	PT Bekasi Surya Pratama	Kawasan industri	Bekasi	2012	Beroperasi	751.278.284.177	PENUH	IDR	99.5
3	PT Best Sinar Nusantara	Perhotelan	Bekasi	2015	Pengembangan	133.653.995.189	PENUH	IDR	99.71

Dokumen ini merupakan dokumen resmi Bekasi Fajar Industrial Estate Tbk yang tidak memerlukan tanda tangan karena dihasilkan secara elektronik. Bekasi Fajar Industrial Estate Tbk bertanggung jawab penuh atas informasi tertera di dalam dokumen ini.

[1000000] General information

Informasi umum		General information
	31 March 2018	
Nama entitas	Bekasi Fajar Industrial Estate 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	BEST	Entity code
Nomor identifikasi entitas	AA608	Entity identification number
Industri utama entitas	Properti / Property	Entity main industry
Sektor	6. Property, Real Estate And Building Construction	Sector
Subsektor	61. Property And Real Estate	Subsector
Informasi pemegang saham pengendali	National and Foreign Corporation	Controlling shareholder information
Jenis entitas	Foreign Company	Type of entity
Jenis efek yang dicatatkan	Saham / Stock	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, 2018	Current period start date
Tanggal akhir periode berjalan	March 31, 2018	Current period end date
Tanggal akhir tahun sebelumnya	December 31, 2017	Prior year end date
Tanggal awal periode sebelumnya	January 01, 2017	Prior period start date
Tanggal akhir periode sebelumnya	March 31, 2017	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 peraturan BAPEPAM LK VIII A dua	Ya / Yes	Whether in compliance with BAPEPAM LK VIII A two rules concerning

tentang independensi akuntan yang
memberikan jasa audit di pasar modal



independence of accountant providing
audit services in capital market

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

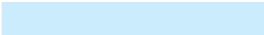
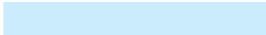
Laporan posisi keuangan			Statement of financial position
	31 March 2018	31 December 2017	
Aset			Assets
Aset lancar			Current assets
Kas dan setara kas	704,929,923,940	502,176,284,260	Cash and cash equivalents
Piutang usaha			Trade receivables
Piutang usaha pihak ketiga	186,623,360,488	290,547,410,798	Trade receivables third parties
Piutang usaha pihak berelasi	18,148,517,149	58,581,773,465	Trade receivables related parties
Piutang lainnya			Other receivables
Piutang lainnya pihak ketiga	666,092,498	689,941,561	Other receivables third parties
Persediaan lancar			Current inventories
Persediaan aset real estat lancar	901,173,992,236	926,615,517,975	Current real estate assets
Biaya dibayar dimuka lancar	1,275,871,622	1,322,827,884	Current prepaid expenses
Uang muka lancar			Current advances
Uang muka lancar atas investasi	255,210,186,100	257,583,877,442	Current advances on investments
Uang muka lancar atas pembelian aset tetap	9,878,097,165	2,257,256,534	Current advances on purchase of property and equipment
Pajak dibayar dimuka lancar	1,740,229,335	4,942,195,562	Current prepaid taxes
Jumlah aset lancar	2,079,646,270,533	2,044,717,085,481	Total current assets
Aset tidak lancar			Non-current assets
Piutang dari pihak berelasi	200,000,000	500,000,000	Receivables from related parties
Investasi pada entitas anak, ventura bersama, dan entitas asosiasi			Investments in subsidiaries, joint ventures and associates
Investasi pada entitas asosiasi	123,931,725,094	123,414,900,756	Investments in associates
Aset keuangan tidak lancar			Non-current financial assets
Aset keuangan tidak lancar lainnya	49,609,910,000	8,076,480,000	Other non-current financial assets
Persediaan tidak lancar			Non-current inventories
Aset real estat tidak lancar	3,259,320,181,477	3,240,528,955,593	Non-current real estate assets
Properti investasi	149,623,745,961	137,196,294,910	Investment properties
Aset tetap	166,168,082,983	162,614,587,392	Property and equipment
Aset tidak lancar non-keuangan lainnya	1,927,778,736	1,952,695,408	Other non-current non-financial assets
Jumlah aset tidak lancar	3,750,781,424,251	3,674,283,914,059	Total non-current assets
Jumlah aset	5,830,427,694,784	5,719,000,999,540	Total assets
Liabilitas dan ekuitas			Liabilities and equity
Liabilitas			Liabilities
Liabilitas jangka pendek			Current liabilities
Utang usaha			Trade payables

Utang usaha pihak ketiga	9,188,554,061	11,419,111,541	Trade payables third parties
Utang usaha pihak berelasi	36,449,495,148	36,336,229,518	Trade payables related parties
Utang lainnya			Other payables
Utang lainnya pihak ketiga	586,377,713	589,863,230	Other payables third parties
Beban akrual jangka pendek	615,722,768	1,261,960,306	Current accrued expenses
Utang pajak	7,749,323,332	33,533,846,184	Taxes payable
Uang jaminan jangka pendek	50,334,631,689	50,084,956,976	Current deposits
Pendapatan diterima dimuka jangka pendek	104,438,105,973	159,203,531,421	Current unearned revenue
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	140,892,900,457	448,384,357,515	Current maturities of bank loans
Jumlah liabilitas jangka pendek	350,255,111,141	740,813,856,691	Total current liabilities
Liabilitas jangka panjang			Non-current liabilities
Liabilitas keuangan derivatif jangka panjang	23,520,000,000	23,520,000,000	Long-term derivative financial liabilities
Utang pihak berelasi jangka panjang	6,546,441,332	6,604,941,332	Non-current due to related parties
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	1,475,676,524,517	1,067,334,783,862	Long-term bank loans
Uang jaminan jangka panjang	18,157,603,120	17,957,299,120	Non-current deposits
Kewajiban imbalan pasca kerja jangka panjang	14,584,557,086	14,584,557,086	Long-term post-employment benefit obligations
Jumlah liabilitas jangka panjang	1,538,485,126,055	1,130,001,581,400	Total non-current liabilities
Jumlah liabilitas	1,888,740,237,196	1,870,815,438,091	Total liabilities
Ekuitas			Equity
Ekuitas yang diatribusikan kepada pemilik entitas induk			Equity attributable to equity owners of parent entity
Saham biasa	964,731,115,000	964,731,115,000	Common stocks
Tambahan modal disetor	228,952,492,728	228,952,492,728	Additional paid-in capital
Saldo laba (akumulasi kerugian)			Retained earnings (deficit)
Saldo laba yang telah ditentukan penggunaannya	192,946,223,000	192,946,223,000	Appropriated retained earnings
Saldo laba yang belum ditentukan penggunaannya	2,552,300,182,951	2,458,798,821,456	Unappropriated retained earnings

Jumlah ekuitas yang diatribusikan kepada pemilik entitas induk	3,938,930,013,679	3,845,428,652,184	Total equity attributable to equity owners of parent entity
Kepentingan non-pengendali	2,757,443,909	2,756,909,265	Non-controlling interests
Jumlah ekuitas	3,941,687,457,588	3,848,185,561,449	Total equity
Jumlah liabilitas dan ekuitas	5,830,427,694,784	5,719,000,999,540	Total liabilities and equity

[2321000] Statement of profit or loss and other comprehensive income, OCI components presented before tax, by function - Property Industry

Laporan laba rugi dan penghasilan komprehensif lain			Statement of profit or loss and other comprehensive income
	31 March 2018	31 March 2017	
Penjualan dan pendapatan usaha	210,920,394,813	185,243,756,699	Sales and revenue
Beban pokok penjualan dan pendapatan	(63,547,691,774)	(57,126,486,681)	Cost of sales and revenue
Jumlah laba bruto	147,372,703,039	128,117,270,018	Total gross profit
Beban penjualan	(808,021,885)	(4,987,877,000)	Selling expenses
Beban umum dan administrasi	(21,199,527,527)	(20,180,228,205)	General and administrative expenses
Beban keuangan	(23,333,447,361)	(31,318,775,878)	Finance costs
Keuntungan (kerugian) selisih kurs mata uang asing	(10,322,789,811)	13,031,475,836	Gains (losses) on changes in foreign exchange rates
Bagian atas laba (rugi) entitas ventura bersama yang dicatat menggunakan metode ekuitas	516,824,338	1,115,253,530	Share of profit (loss) of joint ventures accounted for using equity method
Pendapatan lainnya	6,230,302,076	2,278,481,867	Other income
Beban lainnya	(37,070,387)	(70,570,641)	Other expenses
Keuntungan (kerugian) lainnya	37,695,872	(334,745,331)	Other gains (losses)
Jumlah laba (rugi) sebelum pajak penghasilan	98,456,668,354	87,650,284,196	Total profit (loss) before tax
Pendapatan (beban) pajak	(4,954,772,215)	(4,263,790,885)	Tax benefit (expenses)
Jumlah laba (rugi) dari operasi yang dilanjutkan	93,501,896,139	83,386,493,311	Total profit (loss) from continuing operations
Jumlah laba (rugi)	93,501,896,139	83,386,493,311	Total profit (loss)
Jumlah laba rugi komprehensif	93,501,896,139	83,386,493,311	Total comprehensive income
Laba (rugi) yang dapat diatribusikan			Profit (loss) attributable to
Laba (rugi) yang dapat diatribusikan ke entitas induk	93,501,361,495	83,391,770,921	Profit (loss) attributable to parent entity
Laba (rugi) yang dapat diatribusikan ke kepentingan non-pengendali	534,644	(5,277,610)	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	93,501,361,495	83,391,770,921	Comprehensive income attributable to parent entity
Laba rugi komprehensif yang dapat diatribusikan ke kepentingan non-pengendali	534,644	(5,277,610)	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	9.69	8.64	Basic earnings (loss) per share from continuing operations
Laba (rugi) per saham dilusian			Diluted earnings (loss) per share
Laba (rugi) per saham dilusian dari operasi yang	9.69	8.64	Diluted earnings (loss) per share from continuing



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

31 March 2018

Laporan perubahan ekuitas

Statement of changes in equity

	<u>Saham biasa</u>	<u>Tambahan modal disetor</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>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	964,731,115,000	228,952,492,728	192,946,223,000	2,458,798,821,456	3,845,428,652,184	2,756,909,265	3,848,185,561,449	Balance before restatement at beginning of period
Posisi ekuitas, awal periode	964,731,115,000	228,952,492,728	192,946,223,000	2,458,798,821,456	3,845,428,652,184	2,756,909,265	3,848,185,561,449	Equity position, beginning of the period
Laba (rugi)				93,501,361,495	93,501,361,495	534,644	93,501,896,139	Profit (loss)
Posisi ekuitas, akhir periode	964,731,115,000	228,952,492,728	192,946,223,000	2,552,300,182,951	3,938,930,013,679	2,757,443,909	3,941,687,457,588	Equity position, end of the period

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

31 March 2017

Laporan perubahan ekuitas

Statement of changes in equity

	<u>Saham biasa</u>	<u>Tambahan modal disetor</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>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	964,731,115,000	220,232,492,728	166,598,992,719	2,036,571,889,124	3,388,134,489,571	2,701,272,736	3,390,835,762,307	Balance before restatement at beginning of period
Posisi ekuitas, awal periode	964,731,115,000	220,232,492,728	166,598,992,719	2,036,571,889,124	3,388,134,489,571	2,701,272,736	3,390,835,762,307	Equity position, beginning of the period
Laba (rugi)				83,391,770,921	83,391,770,921	(5,277,610)	83,386,493,311	Profit (loss)
Dampak penerapan PSAK No. 70 atas aset pengampunan pajak		8,720,000,000			8,720,000,000		8,720,000,000	Impact of PSAK No. 70 adoption on tax amnesty assets
Posisi ekuitas, akhir periode	964,731,115,000	228,952,492,728	166,598,992,719	2,119,963,660,045	3,480,246,260,492	2,695,995,126	3,482,942,255,618	Equity position, end of the period

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

Laporan arus kas		Statement of cash flows	
	31 March 2018	31 March 2017	
Arus kas dari aktivitas operasi			Cash flows from operating activities
Penerimaan kas dari aktivitas operasi			Cash receipts from operating activities
Penerimaan dari pelanggan	279,266,324,923	232,815,859,710	Receipts from customers
Pembayaran kas dari aktivitas operasi			Cash payments from operating activities
Pembayaran gaji dan tunjangan	(15,531,089,982)	(12,065,403,010)	Payments for salaries and allowances
Pembayaran kepada kontraktor	(60,276,392,486)	(13,585,138,217)	Payments to contractors
Kas diperoleh dari (digunakan untuk) operasi	203,458,842,455	207,165,318,483	Cash generated from (used in) operations
Penerimaan bunga dari aktivitas operasi	6,230,302,076	2,278,481,867	Interests received from operating activities
Pembayaran bunga dari aktivitas operasi	(24,008,520,413)	(31,618,441,286)	Interests paid from operating activities
Penerimaan pengembalian (pembayaran) pajak penghasilan dari aktivitas operasi	(7,959,777,591)	(8,351,726,866)	Income taxes refunded (paid) from operating activities
Penerimaan (pengeluaran) kas lainnya dari aktivitas operasi	23,849,066	(411,643,747)	Other cash inflows (outflows) from operating activities
Jumlah arus kas bersih yang diperoleh dari (digunakan untuk) aktivitas operasi	177,744,695,593	169,061,988,451	Total net cash flows received from (used in) operating activities
Arus kas dari aktivitas investasi			Cash flows from investing activities
Pembayaran uang muka pembelian aset tetap		(390,274,700)	Payments for advances for purchase of property and equipment
Pembayaran untuk perolehan properti investasi	(13,584,600,000)		Payments for acquisition of investment properties
Pembayaran untuk perolehan aset tetap	(5,228,176,635)	(10,621,367,815)	Payments for acquisition of property and equipment
Pembayaran uang muka investasi	(23,092,388,658)	(256,771,000,000)	Payments for advances on investments
Jumlah arus kas bersih yang diperoleh dari (digunakan untuk) aktivitas investasi	(41,905,165,293)	(267,782,642,515)	Total net cash flows received from (used in) investing activities
Arus kas dari aktivitas pendanaan			Cash flows from financing activities
Penerimaan pinjaman bank	1,025,250,000,000		Proceeds from bank loans
Pembayaran pinjaman bank	(958,577,390,620)	(66,157,739,996)	Payments of bank loans
Penerimaan utang pihak berelasi	300,000,000	300,000,000	Proceeds from due to related parties
Pembayaran utang pihak berelasi	(58,500,000)		Payments of due to related parties
Jumlah arus kas bersih yang diperoleh dari (digunakan untuk) aktivitas pendanaan	66,914,109,380	(65,857,739,996)	Total net cash flows received from (used in) financing activities
Jumlah kenaikan (penurunan) bersih kas dan setara kas	202,753,639,680	(164,578,394,060)	Total net increase (decrease) in cash and cash equivalents

Kas dan setara kas arus kas, awal periode	502,176,284,260	442,482,672,616	Cash and cash equivalents cash flows, beginning of the period
Kas dan setara kas arus kas, akhir periode	704,929,923,940	277,904,278,556	Cash and cash equivalents cash flows, end of the period