

Nomor Surat	175/LR/IV-18
Nama Emiten	PT Nusa Raya Cipta Tbk.
Kode Emiten	NRCA
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 Sumbawa Raya Cipta	hotel	Jakarta	2018	tidak operasi	6.047.820.112	PENUH	IDR	99.98

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

## [1000000] General information

Informasi umum		General information
		31 March 2018
Nama entitas	PT Nusa Raya Cipta 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	NRCA	Entity code
Nomor identifikasi entitas	AA651	Entity identification number
Industri utama entitas	Umum / General	Entity main industry
Sektor	6. Property, Real Estate And Building Construction	Sector
Subsektor	62. Building Construction	Subsector
Informasi pemegang saham pengendali	National 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 tentang independensi akuntan yang	Ya / Yes	Whether in compliance with BAPEPAM LK VIII A two rules concerning independence of accountant providing

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audit services in capital market

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

<b>Laporan posisi keuangan</b>			<b>Statement of financial position</b>
	<b>31 March 2018</b>	<b>31 December 2017</b>	
<b>Aset</b>			<b>Assets</b>
<b>Aset lancar</b>			<b>Current assets</b>
Kas dan setara kas	845,920,175,484	656,857,297,887	Cash and cash equivalents
<b>Aset keuangan lancar</b>			<b>Current financial assets</b>
Aset keuangan lancar lainnya	7,795,381,581	192,175,976,020	Other current financial assets
<b>Piutang usaha</b>			<b>Trade receivables</b>
Piutang usaha pihak ketiga	288,062,765,258	271,549,913,673	Trade receivables third parties
Piutang usaha pihak berelasi	3,375,511,345	2,780,236,500	Trade receivables related parties
<b>Piutang retensi</b>			<b>Retention receivables</b>
Piutang retensi pihak ketiga	288,129,979,030	262,185,789,863	Retention receivables third parties
Piutang retensi pihak berelasi	317,663,574	317,663,574	Retention receivables related parties
<b>Tagihan bruto pemberi kerja</b>			<b>Unbilled receivables</b>
Tagihan bruto pemberi kerja pihak ketiga	556,243,020,803	546,850,200,605	Unbilled receivables third parties
Tagihan bruto pemberi kerja pihak berelasi	792,621,605	792,621,605	Unbilled receivables related parties
Biaya dibayar dimuka lancar	377,990,299	157,841,908	Current prepaid expenses
<b>Uang muka lancar</b>			<b>Current advances</b>
Uang muka lancar lainnya	69,955,425,891	40,131,448,164	Other current advances
Jumlah aset lancar	2,060,970,534,870	1,973,798,989,799	Total current assets
<b>Aset tidak lancar</b>			<b>Non-current assets</b>
Piutang dari pihak berelasi		0	Receivables from related parties
<b>Investasi pada entitas anak, ventura bersama, dan entitas asosiasi</b>			<b>Investments in subsidiaries, joint ventures and associates</b>
Investasi pada entitas ventura bersama	220,477,214,775	243,812,520,825	Investments in joint ventures
Investasi pada entitas asosiasi		0	Investments in associates
<b>Aset keuangan tidak lancar</b>			<b>Non-current financial assets</b>
Aset keuangan tidak lancar lainnya	4,497,313,904	3,816,040,121	Other non-current financial assets
Properti investasi	23,725,832,319	23,831,052,284	Investment properties
Aset tetap	99,171,317,202	96,908,240,791	Property, plant and equipment
Jumlah aset tidak lancar	347,871,678,200	368,367,854,021	Total non-current assets
Jumlah aset	2,408,842,213,070	2,342,166,843,820	Total assets
<b>Liabilitas dan ekuitas</b>			<b>Liabilities and equity</b>
<b>Liabilitas</b>			<b>Liabilities</b>
<b>Liabilitas jangka pendek</b>			<b>Current liabilities</b>

<b>Utang usaha</b>			<b>Trade payables</b>
Utang usaha pihak ketiga	464,595,865,853	430,161,769,632	Trade payables third parties
<b>Utang lainnya</b>			<b>Other payables</b>
Utang lainnya pihak ketiga	7,965,298,352	6,872,090,230	Other payables third parties
<b>Uang muka pelanggan jangka pendek</b>			<b>Current advances from customers</b>
Uang muka pelanggan jangka pendek pihak ketiga	470,850,173,907	481,198,566,403	Current advances from customers third parties
Uang muka pelanggan jangka pendek pihak berelasi	3,112,032,927	6,747,402,004	Current advances from customers related parties
Beban akrual jangka pendek		0	Current accrued expenses
Utang pajak	46,848,336,694	52,213,149,802	Taxes payable
<b>Liabilitas bruto kepada pemberi kerja</b>			<b>Due to customers</b>
Liabilitas bruto kepada pemberi kerja pihak ketiga	48,108,968,020	36,747,936,933	Due to customers third parties
Jumlah liabilitas jangka pendek	1,041,480,675,753	1,013,940,915,004	Total current liabilities
<b>Liabilitas jangka panjang</b>			<b>Non-current liabilities</b>
Utang pihak berelasi jangka panjang	40,583,748,125	40,583,748,125	Non-current due to related parties
Kewajiban imbalan pasca kerja jangka panjang	82,647,987,421	84,785,385,612	Long-term post-employment benefit obligations
Jumlah liabilitas jangka panjang	123,231,735,546	125,369,133,737	Total non-current liabilities
Jumlah liabilitas	1,164,712,411,299	1,139,310,048,741	Total liabilities
<b>Ekuitas</b>			<b>Equity</b>
<b>Ekuitas yang diatribusikan kepada pemilik entitas induk</b>			<b>Equity attributable to equity owners of parent entity</b>
Saham biasa	249,625,834,400	249,625,834,400	Common stocks
Tambahan modal disetor	342,472,165,654	342,472,165,654	Additional paid-in capital
Saham treasuri	( 35,025,193,299 )	( 35,025,193,299 )	Treasury stocks
<b>Saldo laba (akumulasi kerugian)</b>			<b>Retained earnings (deficit)</b>
Saldo laba yang telah ditentukan penggunaannya	20,000,000,000	20,000,000,000	Appropriated retained earnings
Saldo laba yang belum ditentukan penggunaannya	667,056,187,757	625,783,923,754	Unappropriated retained earnings
Jumlah ekuitas yang diatribusikan kepada pemilik entitas induk	1,244,128,994,512	1,202,856,730,509	Total equity attributable to equity owners of parent entity
Kepentingan non-pengendali	807,259	64,570	Non-controlling interests
Jumlah ekuitas	1,244,129,801,771	1,202,856,795,079	Total equity
Jumlah liabilitas dan ekuitas	2,408,842,213,070	2,342,166,843,820	Total liabilities and equity

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

<b>Laporan laba rugi dan penghasilan komprehensif lain</b>			<b>Statement of profit or loss and other comprehensive income</b>
	<b>31 March 2018</b>	<b>31 March 2017</b>	
Penjualan dan pendapatan usaha	682,984,204,100	494,755,518,274	Sales and revenue
Beban pokok penjualan dan pendapatan	( 614,877,019,268 )	( 443,498,846,581 )	Cost of sales and revenue
Jumlah laba bruto	68,107,184,832	51,256,671,693	Total gross profit
Beban umum dan administrasi	( 23,796,583,605 )	( 20,779,844,483 )	General and administrative expenses
Beban keuangan	( 13,694,714 )	( 19,149,841 )	Finance costs
Bagian atas laba (rugi) entitas ventura bersama yang dicatat menggunakan metode ekuitas	1,666,381,002	( 359,472,338 )	Share of profit (loss) of joint ventures accounted for using equity method
Pendapatan lainnya	13,986,278,119	5,298,410,067	Other income
Beban lainnya	( 128,294,260 )	( 135,417,006 )	Other expenses
Jumlah laba (rugi) sebelum pajak penghasilan	59,821,271,374	35,261,198,092	Total profit (loss) before tax
Pendapatan (beban) pajak	( 18,549,003,426 )	( 14,611,117,665 )	Tax benefit (expenses)
Jumlah laba (rugi) dari operasi yang dilanjutkan	41,272,267,948	20,650,080,427	Total profit (loss) from continuing operations
Jumlah laba (rugi)	41,272,267,948	20,650,080,427	Total profit (loss)
<b>Pendapatan komprehensif lainnya, setelah pajak</b>			<b>Other comprehensive income, after tax</b>
<b>Pendapatan komprehensif lainnya yang tidak akan direklasifikasi ke laba rugi, setelah pajak</b>			<b>Other comprehensive income that will not be reclassified to profit or loss, after tax</b>
Pendapatan komprehensif lainnya atas pengukuran kembali kewajiban manfaat pasti, setelah pajak		0	Other comprehensive income for remeasurement of defined benefit obligation, after tax
Jumlah pendapatan komprehensif lainnya yang tidak akan direklasifikasi ke laba rugi, setelah pajak		0	Total other comprehensive income that will not be reclassified to profit or loss, after tax
Jumlah pendapatan komprehensif lainnya, setelah pajak		0	Total other comprehensive income, after tax
Jumlah laba rugi komprehensif	41,272,267,948	20,650,080,427	Total comprehensive income
<b>Laba (rugi) yang dapat diatribusikan</b>			<b>Profit (loss) attributable to</b>
Laba (rugi) yang dapat diatribusikan ke entitas induk	41,272,264,003	20,650,080,729	Profit (loss) attributable to parent entity
Laba (rugi) yang dapat diatribusikan ke kepentingan non-pengendali	3,945	( 302 )	Profit (loss) attributable to non-controlling interests
<b>Laba rugi komprehensif yang dapat diatribusikan</b>			<b>Comprehensive income attributable to</b>
Laba rugi komprehensif yang dapat diatribusikan ke entitas induk	41,272,264,003	20,650,080,729	Comprehensive income attributable to parent entity
Laba rugi komprehensif yang	3,945	( 302 )	Comprehensive income

dapat diatribusikan ke kepentingan non-pengendali			attributable to non-controlling interests
<b>Laba (rugi) per saham</b>			<b>Earnings (loss) per share</b>
<b>Laba per saham dasar diatribusikan kepada pemilik entitas induk</b>			<b>Basic earnings per share attributable to equity owners of the parent entity</b>
Laba (rugi) per saham dasar dari operasi yang dilanjutkan	17	8	Basic earnings (loss) per share from continuing operations
Laba (rugi) per saham dasar dari operasi yang dihentikan		0	Basic earnings (loss) per share from discontinued operations
<b>Laba (rugi) per saham dilusian</b>			<b>Diluted earnings (loss) per share</b>
Laba (rugi) per saham dilusian dari operasi yang dilanjutkan	17	8	Diluted earnings (loss) per share from continuing operations
Laba (rugi) per saham dilusian dari operasi yang dihentikan		0	Diluted earnings (loss) per share from discontinued operations

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

31 March 2018

Laporan perubahan ekuitas

Statement of changes in equity

	<u>Saham biasa</u>	<u>Tambahan modal disetor</u>	<u>Saham trehuri</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>Treasury stocks</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	249,625,834,400	342,472,165,654	( 35,025,193,299 )	20,000,000,000	625,783,923,754	1,202,856,730,509	64,570	1,202,856,795,079	Balance before restatement at beginning of period
Posisi ekuitas, awal periode	249,625,834,400	342,472,165,654	( 35,025,193,299 )	20,000,000,000	625,783,923,754	1,202,856,730,509	64,570	1,202,856,795,079	Equity position, beginning of the period
Laba (rugi)					41,272,264,003	41,272,264,003	3,945	41,272,267,948	Profit (loss)
Perubahan kepentingan non-pengendali atas pendirian entitas anak							738,744	738,744	Changes in non-controlling interests due to establishment of subsidiaries
Posisi ekuitas, akhir periode	249,625,834,400	342,472,165,654	( 35,025,193,299 )	20,000,000,000	667,056,187,757	1,244,128,994,512	807,259	1,244,129,801,771	Equity position, end of the period



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

31 March 2017

Laporan perubahan ekuitas

Statement of changes in equity

	<u>Saham biasa</u>	<u>Tambahan modal disetor</u>	<u>Saham treasuri</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>Treasury stocks</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	249,625,834,400	342,472,165,654	( 35,025,193,299 )	15,000,000,000	569,586,932,660	1,141,659,739,415	64,437	1,141,659,803,852	Balance before restatement at beginning of period
Posisi ekuitas, awal periode	249,625,834,400	342,472,165,654	( 35,025,193,299 )	15,000,000,000	569,586,932,660	1,141,659,739,415	64,437	1,141,659,803,852	Equity position, beginning of the period
Laba (rugi)					20,650,080,729	20,650,080,729	( 302 )	20,650,080,427	Profit (loss)
Posisi ekuitas, akhir periode	249,625,834,400	342,472,165,654	( 35,025,193,299 )	15,000,000,000	590,237,013,389	1,162,309,820,144	64,135	1,162,309,884,279	Equity position, end of the period

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

Laporan arus kas		Statement of cash flows	
	31 March 2018	31 March 2017	
<b>Arus kas dari aktivitas operasi</b>			<b>Cash flows from operating activities</b>
<b>Penerimaan kas dari aktivitas operasi</b>			<b>Cash receipts from operating activities</b>
Penerimaan dari pelanggan	629,009,545,941	515,909,609,879	Receipts from customers
<b>Pembayaran kas dari aktivitas operasi</b>			<b>Cash payments from operating activities</b>
Pembayaran kepada pemasok atas barang dan jasa	( 604,208,813,673 )	( 478,248,825,426 )	Payments to suppliers for goods and services
Pembayaran gaji dan tunjangan	( 15,479,040,225 )	( 13,484,932,122 )	Payments for salaries and allowances
Kas diperoleh dari (digunakan untuk) operasi	9,321,692,043	24,175,852,331	Cash generated from (used in) operations
Penerimaan bunga dari aktivitas operasi	9,173,047,995	5,287,500,977	Interests received from operating activities
Pembayaran bunga dari aktivitas operasi	( 13,694,714 )	( 19,149,841 )	Interests paid from operating activities
Penerimaan pengembalian (pembayaran) pajak penghasilan dari aktivitas operasi	( 18,549,003,426 )	( 14,611,117,665 )	Income taxes refunded (paid) from operating activities
Penerimaan (pengeluaran) kas lainnya dari aktivitas operasi	( 16,014,125,847 )	( 16,552,932,195 )	Other cash inflows (outflows) from operating activities
Jumlah arus kas bersih yang diperoleh dari (digunakan untuk) aktivitas operasi	( 16,082,083,949 )	( 1,719,846,393 )	Total net cash flows received from (used in) operating activities
<b>Arus kas dari aktivitas investasi</b>			<b>Cash flows from investing activities</b>
Penerimaan dari penjualan aset tetap	810,409,091	10,909,090	Proceeds from disposal of property, plant and equipment
Pembayaran untuk perolehan aset tetap	( 10,242,241,252 )	( 4,592,357,047 )	Payments for acquisition of property, plant and equipment
Pencairan (penempatan) investasi jangka pendek		0	Withdrawal (placement) of short-term investments
Penerimaan pembayaran piutang dari pihak berelasi		883,141,514	Receipts from receivables from related parties
Pembayaran pemberian piutang kepada pihak berelasi		( 1,538,429,949 )	Payments of receivables from related parties
Penerimaan dari pelepasan kepemilikan pada entitas ventura bersama	189,550,000,000		Proceeds from sales of interests in joint ventures
Penerimaan dividen dari aktivitas investasi	25,001,687,052	0	Dividends received from investing activities
Jumlah arus kas bersih yang diperoleh dari (digunakan untuk) aktivitas investasi	205,119,854,891	( 5,236,736,392 )	Total net cash flows received from (used in) investing activities
<b>Arus kas dari aktivitas pendanaan</b>			<b>Cash flows from financing activities</b>
Penerimaan utang pihak berelasi	0		Proceeds from due to related parties
Pembayaran utang pihak berelasi	( 0 )	( 9,259,568,741 )	Payments of due to related parties

Penerimaan dari penjualan (pembelian) saham treasury		0	Proceeds from sales (purchases) of treasury stocks
Jumlah arus kas bersih yang diperoleh dari (digunakan untuk) aktivitas pendanaan	0	( 9,259,568,741 )	Total net cash flows received from (used in) financing activities
Jumlah kenaikan (penurunan) bersih kas dan setara kas	189,037,770,942	( 16,216,151,526 )	Total net increase (decrease) in cash and cash equivalents
Kas dan setara kas arus kas, awal periode	656,857,297,887	446,727,061,674	Cash and cash equivalents cash flows, beginning of the period
Efek perubahan nilai kurs pada kas dan setara kas	25,106,655	( 724,698 )	Effect of exchange rate changes on cash and cash equivalents
Kas dan setara kas arus kas, akhir periode	845,920,175,484	430,510,185,450	Cash and cash equivalents cash flows, end of the period