

**PT Jakarta International Hotels &  
Development Tbk dan Entitas Anak/  
*and Its Subsidiaries***

Laporan Keuangan Konsolidasian/  
*Consolidated Financial Statements*  
Untuk Tahun-tahun yang Berakhir 31 Desember 2023 dan 2022/  
*For the Years Ended December 31, 2023 and 2022*

**PT JAKARTA INTERNATIONAL HOTELS & DEVELOPMENT Tbk  
DAN ENTITAS ANAK/AND ITS SUBSIDIARIES  
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**Laporan Auditor Independen****No. 00366/2.1090/AU.1/03/1284-3/1/III/2024****Pemegang Saham, Dewan Komisaris, dan Direksi  
PT Jakarta International Hotels & Development Tbk****Opini**

Kami telah mengaudit laporan keuangan konsolidasian PT Jakarta International Hotels & Development Tbk dan entitas anaknya (Grup), yang terdiri dari laporan posisi keuangan konsolidasian tanggal 31 Desember 2023, serta laporan laba rugi dan penghasilan komprehensif lain konsolidasian, laporan perubahan ekuitas konsolidasian, dan laporan arus kas konsolidasian untuk tahun yang berakhir pada tanggal tersebut, serta catatan atas laporan keuangan konsolidasian, termasuk informasi kebijakan akuntansi material.

Menurut opini kami, laporan keuangan konsolidasian terlampir menyajikan secara wajar, dalam semua hal yang material, posisi keuangan konsolidasian Grup tanggal 31 Desember 2023, serta kinerja keuangan konsolidasian dan arus kas konsolidasiannya untuk tahun yang berakhir pada tanggal tersebut, sesuai dengan Standar Akuntansi Keuangan di Indonesia.

**Basis Opini**

Kami melaksanakan audit kami berdasarkan Standar Audit yang ditetapkan oleh Institut Akuntan Publik Indonesia. Tanggung jawab kami menurut standar tersebut diuraikan lebih lanjut dalam paragraf Tanggung Jawab Auditor terhadap Audit atas Laporan Keuangan Konsolidasian pada laporan kami. Kami independen terhadap Grup berdasarkan ketentuan etika yang relevan dalam audit kami atas laporan keuangan konsolidasian di Indonesia, dan kami telah memenuhi tanggung jawab etika lainnya berdasarkan ketentuan tersebut. Kami yakin bahwa bukti audit yang telah kami peroleh adalah cukup dan tepat untuk menyediakan suatu basis bagi opini audit kami.

**Independent Auditors' Report****No. 00366/2.1090/AU.1/03/1284-3/1/III/2024****The Stockholders, Board of Commissioners, and Directors  
PT Jakarta International Hotels & Development Tbk****Opinion**

We have audited the consolidated financial statements of PT Jakarta International Hotels & Development Tbk and its subsidiaries (the Group), which comprise the consolidated statement of financial position as at December 31, 2023, and the consolidated statement of profit or loss and other comprehensive income, consolidated statement of changes in equity, and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including material accounting policy information.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Group as at December 31, 2023 and its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with Indonesian Financial Accounting Standards.

**Basis for Opinion**

We conducted our audit in accordance with Standards on Auditing established by the Indonesian Institute of Certified Public Accountants. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Group in accordance with the ethical requirements that are relevant to our audit of the financial statements in Indonesia, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

## Hal Audit Utama

Hal audit utama adalah hal-hal yang, menurut pertimbangan profesional kami, merupakan hal yang paling signifikan dalam audit kami atas laporan keuangan konsolidasian periode kini. Hal-hal tersebut disampaikan dalam konteks audit kami atas laporan keuangan konsolidasian secara keseluruhan, dan dalam merumuskan opini kami atas laporan keuangan konsolidasian terkait, kami tidak menyatakan suatu opini terpisah atas hal audit utama tersebut.

### Penilaian persediaan real estat

Lihat Catatan 2j (Informasi Kebijakan Akuntansi Material atas Persediaan) dan Catatan 8 (Persediaan) atas laporan keuangan konsolidasian.

Pada tanggal 31 Desember 2023, jumlah persediaan real estat Grup sebesar Rp 2.180.015.942 ribu mewakili 33,39% dari jumlah aset Grup. Persediaan real estat dinyatakan berdasarkan biaya perolehan atau nilai realisasi bersih, mana yang lebih rendah.

Kami fokus pada area ini karena penentuan estimasi nilai realisasi bersih dari persediaan sangat tergantung pada ekspektasi Grup atas harga jual persediaan di masa mendatang. Fluktuasi pada harga properti dan perubahan dari permintaan atas properti dapat mengakibatkan penurunan signifikan pada nilai realisasi bersih.

### *Bagaimana audit kami merespons hal audit utama*

- Kami mereviu penilaian manajemen mengenai apakah terdapat indikasi penurunan nilai persediaan real estat Grup. Kami melakukan diskusi dengan manajemen Grup dan mempertimbangkan pandangan mereka tentang kemungkinan terjadinya penurunan nilai persediaan real estat Grup sehubungan dengan kondisi ekonomi saat ini.
- Kami telah memeriksa dan membandingkan dasar yang digunakan atas nilai realisasi bersih persediaan real estat yang disiapkan oleh manajemen dengan harga properti di lokasi serupa.

### Informasi Lain

Manajemen bertanggung jawab atas informasi lain. Informasi lain terdiri dari informasi yang tercantum dalam Laporan Tahunan, tetapi tidak mencantumkan laporan keuangan konsolidasian dan laporan auditor kami. Laporan Tahunan diharapkan akan tersedia bagi kami setelah tanggal laporan auditor ini.

Opini kami atas laporan keuangan konsolidasian tidak mencakup informasi lain, dan oleh karena itu, kami tidak menyatakan bentuk keyakinan apapun atas informasi lain tersebut.

## Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

### Valuation of real estate inventories

Refer to Note 2j (Material Accounting Policy Information on Inventories) and Note 8 (inventories) to the consolidated financial statements.

As of December 31, 2023, the Group's real estate inventories amounted to Rp 2,180,015,942 thousand representing 33.39% of the Group's total assets. Real estate inventories are stated at cost or net realizable value, whichever is lower.

We focused on this area because the determination of estimated net realizable value of these inventories is critically dependent upon the Group's expectations of future selling prices. Fluctuations in property prices and changes in demand for property could lead to a significant decline in the net realizable value.

### *How our audit addressed the key audit matter*

- We reviewed management's assessment on whether there is any indication of the decline in value of the Group's real estate inventories. We discussed with the Group's management and considered their views on possible decline in value of the Group's real estate inventories in light of the current economic condition.
- We have checked and compared the basis of net realizable value of real estate inventories prepared by management to the price of the properties in similar location.

### Other Information

Management is responsible for the other information. The other information consists of information contained in the Annual Report but does not include the consolidated financial statements and our auditor's report. The Annual Report is expected to be made available to us after the date of this auditor's report.

Our opinion on the consolidated financial statements does not cover the other information and we do not and will not express any form of assurance conclusion thereon.

Sehubungan dengan audit kami atas laporan keuangan konsolidasian, tanggung jawab kami adalah untuk membaca informasi lain jika tersedia dan, dalam melaksanakannya, mempertimbangkan apakah informasi lain mengandung ketidakkonsistensian material dengan laporan keuangan konsolidasian atau pemahaman yang kami peroleh selama audit, atau mengandung kesalahan penyajian material.

Ketika kami membaca Laporan Tahunan, jika kami menyimpulkan bahwa terdapat suatu kesalahan penyajian material di dalamnya, kami diharuskan untuk mengomunikasikan hal tersebut kepada pihak yang bertanggung jawab atas tata kelola dan mengambil tindakan tepat berdasarkan Standar Audit yang ditetapkan oleh Institut Akuntan Publik Indonesia.

#### **Tanggung Jawab Manajemen dan Pihak yang Bertanggung Jawab atas Tata Kelola terhadap Laporan Keuangan Konsolidasian**

Manajemen bertanggung jawab atas penyusunan dan penyajian wajar laporan keuangan konsolidasian tersebut sesuai dengan Standar Akuntansi Keuangan di Indonesia, dan atas pengendalian internal yang dianggap perlu oleh manajemen untuk memungkinkan penyusunan laporan keuangan konsolidasian yang bebas dari kesalahan penyajian material, baik yang disebabkan oleh kecurangan maupun kesalahan.

Dalam penyusunan laporan keuangan konsolidasian, manajemen bertanggung jawab untuk menilai kemampuan Grup dalam mempertahankan kelangsungan usahanya, mengungkapkan, sesuai dengan kondisinya, hal-hal yang berkaitan dengan kelangsungan usaha, dan menggunakan basis akuntansi kelangsungan usaha, kecuali manajemen memiliki intensi untuk melikuidasi Grup atau menghentikan operasi, atau tidak memiliki alternatif yang realistis selain melaksanakannya.

Pihak yang bertanggung jawab atas tata kelola bertanggung jawab untuk mengawasi proses pelaporan keuangan Grup.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

When we read the Annual Report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance and take appropriate actions in accordance with Standards on Auditing established by the Indonesian Institute of Certified Public Accountants.

#### **Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements**

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with Indonesian Financial Accounting Standards, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Group's financial reporting process.

### Tanggung Jawab Auditor terhadap Audit atas Laporan Keuangan Konsolidasian

Tujuan kami adalah untuk memperoleh keyakinan memadai tentang apakah laporan keuangan konsolidasian secara keseluruhan bebas dari kesalahan penyajian material, baik yang disebabkan oleh kecurangan maupun kesalahan, dan untuk menerbitkan laporan auditor yang mencakup opini kami. Keyakinan memadai merupakan suatu tingkat keyakinan tinggi, namun bukan merupakan suatu jaminan bahwa audit yang dilaksanakan berdasarkan Standar Audit akan selalu mendeteksi kesalahan penyajian material ketika hal tersebut ada. Kesalahan penyajian dapat disebabkan oleh kecurangan maupun kesalahan dan dianggap material jika, baik secara individual maupun secara agregat, dapat diekspektasikan secara wajar akan memengaruhi keputusan ekonomi yang diambil oleh pengguna berdasarkan laporan keuangan konsolidasian tersebut.

Sebagai bagian dari suatu audit berdasarkan Standar Audit, kami menerapkan pertimbangan profesional dan mempertahankan skeptisisme profesional selama audit. Kami juga:

- Mengidentifikasi dan menilai risiko kesalahan penyajian material dalam laporan keuangan konsolidasian, baik yang disebabkan oleh kecurangan maupun kesalahan, mendesain dan melaksanakan prosedur audit yang responsif terhadap risiko tersebut, serta memperoleh bukti audit yang cukup dan tepat untuk menyediakan basis bagi opini kami. Risiko tidak terdeteksinya kesalahan penyajian material yang disebabkan oleh kecurangan lebih tinggi dari yang disebabkan oleh kesalahan, karena kecurangan dapat melibatkan kolusi, pemalsuan, penghilangan secara sengaja, pernyataan salah, atau pengabaian pengendalian internal.
- Memperoleh suatu pemahaman tentang pengendalian internal yang relevan dengan audit untuk mendesain prosedur audit yang tepat sesuai dengan kondisinya, tetapi bukan untuk tujuan menyatakan opini atas keefektifitasan pengendalian internal Grup.
- Mengevaluasi ketepatan kebijakan akuntansi yang digunakan serta kewajaran estimasi akuntansi dan pengungkapan terkait yang dibuat oleh manajemen.

### Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Standards on Auditing will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with Standards on Auditing we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Menyimpulkan ketepatan penggunaan basis akuntansi kelangsungan usaha oleh manajemen dan, berdasarkan bukti audit yang diperoleh, apakah terdapat suatu ketidakpastian material yang terkait dengan peristiwa atau kondisi yang dapat menyebabkan keraguan signifikan atas kemampuan Grup untuk mempertahankan kelangsungan usahanya. Ketika kami menyimpulkan bahwa terdapat suatu ketidakpastian material, kami diharuskan untuk menarik perhatian dalam laporan auditor kami ke pengungkapan terkait dalam laporan keuangan konsolidasian atau, jika pengungkapan tersebut tidak memadai, harus menentukan apakah perlu untuk memodifikasi opini kami. Kesimpulan kami didasarkan pada bukti audit yang diperoleh hingga tanggal laporan auditor kami. Namun, peristiwa atau kondisi masa depan dapat menyebabkan Grup tidak dapat mempertahankan kelangsungan usaha.
- Mengevaluasi penyajian, struktur, dan isi laporan keuangan konsolidasian secara keseluruhan, termasuk pengungkapannya, dan apakah laporan keuangan konsolidasian mencerminkan transaksi dan peristiwa yang mendasarinya dengan suatu cara yang mencapai penyajian wajar.
- Memeroleh bukti audit yang cukup dan tepat terkait informasi keuangan entitas atau aktivitas bisnis dalam Grup untuk menyatakan opini atas laporan keuangan konsolidasian. Kami bertanggung jawab atas arahan, supervisi, dan pelaksanaan audit Grup. Kami tetap bertanggung jawab sepenuhnya atas opini audit kami.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

Kami mengomunikasikan kepada pihak yang bertanggung jawab atas tata kelola mengenai, antara lain, ruang lingkup dan saat yang direncanakan atas audit, serta temuan audit signifikan, termasuk setiap defisiensi signifikan dalam pengendalian internal yang teridentifikasi oleh kami selama audit.

Kami juga memberikan suatu pernyataan kepada pihak yang bertanggung jawab atas tata kelola bahwa kami telah mematuhi ketentuan etika yang relevan mengenai independensi, dan mengomunikasikan seluruh hubungan, serta hal-hal lain yang dianggap secara wajar berpengaruh terhadap independensi kami, dan, jika relevan, pengamanan terkait.


We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Dari hal-hal yang dikomunikasikan kepada pihak yang bertanggung jawab atas tata kelola, kami menentukan hal-hal tersebut yang paling signifikan dalam audit atas laporan keuangan konsolidasian periode kini dan oleh karenanya menjadi hal audit utama. Kami menguraikan hal audit utama dalam laporan auditor kami, kecuali peraturan perundang-undangan melarang pengungkapan publik tentang hal tersebut atau ketika, dalam kondisi yang sangat jarang terjadi, kami menentukan bahwa suatu hal tidak boleh dikomunikasikan dalam laporan kami karena konsekuensi merugikan dari mengomunikasikan hal tersebut akan diekspektasikan secara wajar melebihi manfaat kepentingan publik atas komunikasi tersebut.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

MIRAWATI SENSI IDRIS



Leo Susanto  
Izin Akuntan Publik No. AP.1284/  
*Certified Public Accountant License No. AP.1284*

28 Maret 2024/*March 28, 2024*



00366



## PT JAKARTA INTERNATIONAL HOTELS & DEVELOPMENT Tbk

Gedung Artha Graha Lantai 15  
Kawasan Niaga Terpadu Sudirman  
Jl. Jenderal Sudirman Kav. 52-53  
Jakarta 12190 - Indonesia  
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Ref. No.: 0146/KAK-DIR/JIHD/III/2024

**SURAT PERNYATAAN DIREKSI  
TENTANG TANGGUNG JAWAB ATAS  
LAPORAN KEUANGAN KONSOLIDASIAN  
UNTUK TAHUN-TAHUN YANG BERAKHIR  
31 DESEMBER 2023 DAN 2022**

**PT JAKARTA INTERNATIONAL HOTEL &  
DEVELOPMENT Tbk DAN  
ENTITAS ANAK**

Kami yang bertanda tangan di bawah ini:

1. Nama/Name :  
Alamat Kantor/Office address :  
  
Alamat Domisili/sesuai KTP atau  
Kartu identitas lain/Residential  
Address/in accordance with  
Personal Identity Card :  
Nomor Telepon/Telephone number :  
Jabatan/Title :
2. Nama/Name :  
Alamat Kantor/Office address :  
  
Alamat Domisili/sesuai KTP atau  
Kartu identitas lain/Residential  
Address/in accordance with  
Personal Identity Card :  
Nomor Telepon/Telephone number :  
Jabatan/Title :

menyatakan bahwa:

1. Bertanggung jawab atas penyusunan dan penyajian laporan keuangan konsolidasian Perusahaan dan Entitas Anak untuk tahun-tahun yang berakhir 31 Desember 2023 dan 2022.
2. Laporan keuangan konsolidasian konsolidasian Perusahaan dan Entitas Anak tersebut telah disusun dan disajikan sesuai dengan Standar Akuntansi Keuangan di Indonesia.

**DIRECTORS' STATEMENT  
ON THE RESPONSIBILITY FOR  
THE CONSOLIDATED FINANCIAL  
STATEMENTS FOR THE YEARS ENDED  
DECEMBER 31, 2023 AND 2022**

**PT JAKARTA INTERNATIONAL HOTEL &  
DEVELOPMENT Tbk AND  
ITS SUBSIDIARIES**

We, the undersigned:

1. Santoso Gunara :  
Gedung Artha Graha Lantai 15 :  
Jl. Jenderal Sudirman Kav. 52-53 :  
Jakarta 12190 :  
Jl. Kembang Murni Blok K 2/9 RT.008 RW. 002 :  
Kembangan :  
Jakarta Barat :  
5152555 :  
Presiden Direktur/President Director :
2. Hendra Kurniawan :  
Gedung Artha Graha Lantai 15 :  
Jl. Jenderal Sudirman Kav. 52-53 :  
Jakarta 12190 :  
Jl. Ikan Layur No.17-C RT.001 RW.000 :  
Teluk Betung Selatan. Teluk Betung :  
Bandar Lampung :  
5152555 :  
Direktur/Director :

declare that:

1. We are responsible for the preparation and presentation of the Company and its Subsidiaries' consolidated financial statements for the years ended December 31, 2023 and 2022.
2. The Company and its Subsidiaries' consolidated financial statements have been prepared and presented in accordance with Indonesian Financial Accounting Standards.



3. a. Semua informasi dalam laporan keuangan konsolidasian konsolidasian Perusahaan dan Entitas Anak tersebut telah dimuat secara lengkap dan benar, dan
- b. Laporan keuangan konsolidasian Perusahaan dan Entitas Anak tersebut tidak mengandung informasi atau fakta material yang tidak benar, dan tidak menghilangkan informasi atau fakta material.

4. Bertanggung jawab atas sistem pengendalian intern dalam Perusahaan dan Entitas Anak.

Demikian pernyataan ini dibuat dengan sebenarnya.

28 Maret 2024/March 28, 2024

3. a. All information has been fully and correctly disclosed in the Company and its Subsidiaries' consolidated financial statements, and

- b. The Company and its Subsidiaries' consolidated financial statements do not contain materially misleading information or facts, and do not conceal any information or facts.

4. We are responsible for the Company and its subsidiaries' internal control system.

This statement has been made truthfully.

  
  
**Santoso Gunara**  
Presiden Direktur/  
President Director

  
**Hendra Kurniawan**  
Direktur/Director

|  | 2023                 | Catatan/<br>Notes | 2022                 |  |
|--|----------------------|-------------------|----------------------|--|
| <b>ASET</b>  |                      |                   |                      | <b>ASSETS</b>  |
| <b>ASET LANCAR</b>   |                      |                   |                      | <b>CURRENT ASSETS</b>  |
| Kas dan setara kas   | 412.934.749          | 5                 | 324.480.649          | Cash and cash equivalents  |
| Piutang usaha - setelah dikurangi cadangan kerugian penurunan nilai sebesar Rp 32.069.265 dan Rp 23.201.423 masing-masing pada tanggal 31 Desember 2023 dan 2022     |                      | 6                 |                      | Trade accounts receivable - net of allowance for impairment of Rp 32,069,265 and Rp 23,201,423 as of December 31, 2023 and 2022, respectively    |
| Pihak berelasi   | 7.177.454            |                   | 6.563.923            | Related parties  |
| Pihak ketiga   | 38.913.643           |                   | 38.383.168           | Third parties  |
| Piutang lain-lain  |                      | 7                 |                      | Other accounts receivable  |
| Pihak berelasi   | 213.777              |                   | 155.890              | Related parties  |
| Pihak ketiga   | 12.001.391           |                   | 12.018.964           | Third parties  |
| Persediaan   | 37.369.922           | 8                 | 38.997.460           | Inventories  |
| Pajak dibayar di muka  | 30.142.083           | 9                 | 43.906.083           | Prepaid taxes  |
| Biaya dibayar di muka  | 12.929.564           | 10                | 12.508.399           | Prepaid expenses   |
| Aset lancar lain-lain  | 17.887.849           | 15                | 16.440.260           | Other current assets   |
| <b>Jumlah Aset Lancar</b>  | <b>569.570.432</b>   |                   | <b>493.454.796</b>   | <b>Total Current Assets</b>  |
| <b>ASET TIDAK LANCAR</b>   |                      |                   |                      | <b>NONCURRENT ASSETS</b>   |
| Piutang lain-lain - setelah dikurangi cadangan kerugian penurunan nilai sebesar Rp 13.051.271 dan Rp 10.392.487 masing-masing pada tanggal 31 Desember 2023 dan 2022 |                      | 7                 |                      | Other accounts receivable - net of allowance for impairment of Rp 13,051,271 and Rp 10,392,487 as of December 31, 2023 and 2022, respectively    |
| Pihak berelasi   | 9.484.103            |                   | 9.484.103            | Related parties  |
| Pihak ketiga   | 4.094.626            |                   | 3.053.410            | Third parties  |
| Persediaan - setelah dikurangi cadangan kerugian penurunan nilai sebesar Rp 6.007.600  | 2.153.158.086        | 8                 | 2.125.789.852        | Inventories - net of allowance for decline in value of Rp 6,007,600  |
| Biaya dibayar di muka  | 9.307.025            | 10                | 9.918.138            | Prepaid expenses   |
| Investasi saham  | 357.820.054          | 11                | 356.375.062          | Investments in shares of stock   |
| Aset pengampunan pajak   | 3.062.773            | 4                 | 3.062.773            | Tax amnesty assets   |
| Aset pajak tangguhan - bersih  | 124.181.349          | 37                | 147.456.868          | Deferred tax assets - net  |
| Properti investasi - setelah dikurangi akumulasi penyusutan sebesar Rp 1.353.664.722 dan Rp 1.283.106.351 masing-masing pada tanggal 31 Desember 2023 dan 2022       | 1.469.349.139        | 12                | 1.531.519.707        | Investment properties - net of accumulated depreciation of Rp 1,353,664,722 and Rp 1,283,106,351 as of December 31, 2023 and 2022, respectively  |
| Aset tetap - setelah dikurangi akumulasi penyusutan sebesar Rp 2.327.095.444 dan Rp 2.234.188.058 masing-masing pada tanggal 31 Desember 2023 dan 2022               | 914.892.714          | 13                | 935.777.153          | Property and equipment - net of accumulated depreciation of Rp 2,327,095,444 and Rp 2,234,188,058 as of December 31, 2023 and 2022, respectively |
| Goodwill   | 19.255.456           | 14                | 19.255.456           | Goodwill   |
| Aset tidak lancar lain-lain  | 895.749.430          | 15                | 943.680.354          | Other noncurrent assets  |
| <b>Jumlah Aset Tidak Lancar</b>  | <b>5.960.354.755</b> |                   | <b>6.085.372.876</b> | <b>Total Noncurrent Assets</b>   |
| <b>JUMLAH ASET</b>   | <b>6.529.925.187</b> |                   | <b>6.578.827.672</b> | <b>TOTAL ASSETS</b>  |

Lihat catatan atas laporan keuangan konsolidasian yang merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

See accompanying notes to consolidated financial statements which are an integral part of the consolidated financial statements.

|  | 2023                 | Catatan/<br>Notes | 2022                 |  |
|--|----------------------|-------------------|----------------------|--|
| <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>   |
| Utang bank jangka pendek   | 95.000.000           | 16                | -                    | Short-term bank loans  |
| Utang obligasi   | 6.000.000            | 17                | 6.000.000            | Bonds payable  |
| Utang usaha  |                      | 18                |                      | Trade accounts payable   |
| Pihak berelasi   | 337.949              |                   | 1.401.822            | Related parties  |
| Pihak ketiga   | 70.896.295           |                   | 63.796.060           | Third parties  |
| Utang pajak  | 30.824.843           | 19                | 27.186.153           | Taxes payable  |
| Beban akrual   | 88.004.022           | 20                | 124.760.993          | Accrued expenses   |
| Pendapatan diterima di muka  | 114.394.803          | 22                | 117.373.952          | Unearned revenues  |
| Cadangan untuk penggantian peralatan usaha   | 16.405.484           |                   | 14.806.016           | Reserve for replacement of operating equipment                                   |
| Bagian liabilitas jangka panjang - yang akan jatuh tempo dalam waktu satu tahun          |                      |                   |                      | Current portion of long-term liabilities   |
| Utang bank jangka panjang  | 16.763.842           | 27                | 10.925.360           | Long-term bank loans   |
| Liabilitas sewa  | 1.831.437            | 21                | 1.689.351            | Lease liabilities  |
| Liabilitas jangka pendek lain-lain   | 388.295.007          | 26                | 401.179.684          | Other current liabilities  |
| <b>Jumlah Liabilitas Jangka Pendek</b>   | <b>828.753.682</b>   |                   | <b>769.119.391</b>   | <b>Total Current Liabilities</b>   |
| <b>LIABILITAS JANGKA PANJANG</b>   |                      |                   |                      | <b>NONCURRENT LIABILITIES</b>  |
| Utang pihak berelasi   | 3.148.766            | 23                | 4.939.056            | Due to related parties   |
| Liabilitas pajak tangguhan - bersih  | 1.012.470            | 37                | 6.659.154            | Deferred tax liabilities - net   |
| Taksiran liabilitas untuk pembangunan prasarana, fasilitas umum dan sosial               | 142.821.007          | 24                | 142.821.007          | Estimated liability for infrastructure development, public and social facilities |
| Liabilitas imbalan kerja jangka panjang  | 76.616.072           | 36                | 72.147.912           | Long-term employee benefits liability  |
| Pendapatan diterima di muka - setelah dikurangi bagian yang direalisasi dalam satu tahun | 11.286.496           | 22                | 8.230.790            | Unearned revenues - net of current portion                                       |
| Pendapatan ditangguhkan  | 7.618.438            | 25                | 7.618.438            | Deferred revenues  |
| Liabilitas jangka panjang - setelah dikurangi bagian yang jatuh tempo dalam satu tahun   |                      |                   |                      | Long-term liabilities - net of current portion                                   |
| Utang bank jangka panjang  | 146.772.385          | 27                | 252.372.157          | Long-term bank loans   |
| Liabilitas sewa  | 3.248.564            | 21                | 647.692              | Lease liabilities  |
| Liabilitas jangka panjang lain-lain  | 582.282.982          | 26                | 588.416.719          | Other noncurrent liabilities   |
| <b>Jumlah Liabilitas Jangka Panjang</b>  | <b>974.807.180</b>   |                   | <b>1.083.852.925</b> | <b>Total Noncurrent Liabilities</b>  |
| <b>Jumlah Liabilitas</b>   | <b>1.803.560.862</b> |                   | <b>1.852.972.316</b> | <b>Total Liabilities</b>   |
| <b>EKUITAS</b>   |                      |                   |                      | <b>EQUITY</b>  |
| <b>Ekuitas yang Dapat Diatribusikan kepada Pemilik Entitas Induk</b>                     |                      |                   |                      | <b>Equity Attributable to Owners of the Parent Company</b>                       |
| Modal saham - nilai nominal Rp 500 (dalam Rupiah penuh) per saham                        |                      |                   |                      | Capital stock - Rp 500 (in full Rupiah) par value per share                      |
| Modal dasar - 3.000.000.000 saham  |                      |                   |                      | Authorized - 3,000,000,000 shares  |
| Modal ditempatkan dan disetor penuh - 2.329.040.482 saham                                | 1.164.520.241        | 29                | 1.164.520.241        | Issued and fully paid - 2,329,040,482 shares                                     |
| Tambahan modal disetor - bersih  | 655.921.361          | 30                | 655.921.361          | Additional paid-in capital - net   |
| Selisih nilai transaksi dengan kepentingan nonpengendali                                 | 388.264.369          |                   | 388.264.369          | Difference in value arising from transactions with non-controlling interests     |
| Selisih kurs penjabaran laporan keuangan   | 4                    |                   | 4                    | Exchange difference arising from financial statements translation                |
| Saldo laba   | 1.363.661.970        |                   | 1.313.119.930        | Retained earnings  |
| Jumlah   | 3.572.367.945        |                   | 3.521.825.905        | Total  |
| <b>Kepentingan Nonpengendali</b>   | <b>1.153.996.380</b> | <b>31</b>         | <b>1.204.029.451</b> | <b>Non-controlling Interests</b>   |
| <b>Jumlah Ekuitas</b>  | <b>4.726.364.325</b> |                   | <b>4.725.855.356</b> | <b>Total Equity</b>  |
| <b>JUMLAH LIABILITAS DAN EKUITAS</b>   | <b>6.529.925.187</b> |                   | <b>6.578.827.672</b> | <b>TOTAL LIABILITIES AND EQUITY</b>  |

Lihat catatan atas laporan keuangan konsolidasian yang merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

See accompanying notes to consolidated financial statements which are an integral part of the consolidated financial statements.

PT JAKARTA INTERNATIONAL HOTELS & DEVELOPMENT Tbk  
DAN ENTITAS ANAK  
Laporan Laba Rugi dan Penghasilan Komprehensif Lain Konsolidasian  
Untuk Tahun-tahun yang Berakhir 31 Desember 2023 dan 2022  
(Angka-angka Disajikan dalam Ribuan Rupiah, kecuali Dinyatakan Lain)

PT JAKARTA INTERNATIONAL HOTELS & DEVELOPMENT Tbk  
AND ITS SUBSIDIARIES  
Consolidated Statements of Profit or Loss and Other Comprehensive Income  
For the Years Ended December 31, 2023 and 2022  
(Figures are Presented in Thousands of Rupiah, unless Otherwise Stated)

|  | 2023                 | Catatan/<br>Notes | 2022               |   |
|--|----------------------|-------------------|--------------------|---|
| <b>PENDAPATAN USAHA</b>  | 1.465.917.923        | 32                | 1.266.978.042      | <b>REVENUES</b>   |
| <b>BEBAN POKOK PENJUALAN</b>   | <u>316.768.271</u>   | 33                | <u>294.150.586</u> | <b>COST OF REVENUES</b>   |
| <b>LABA KOTOR</b>  | <u>1.149.149.652</u> |                   | <u>972.827.456</u> | <b>GROSS PROFIT</b>   |
| <b>BEBAN USAHA</b>   |                      |                   |                    | <b>OPERATING EXPENSES</b>   |
| Penjualan  | 27.603.557           |                   | 19.219.047         | Selling   |
| Umum dan administrasi  | 994.352.892          | 34                | 892.059.891        | General and administrative  |
| Pajak final  | <u>77.532.252</u>    |                   | <u>69.375.336</u>  | Final tax   |
| Jumlah Beban Usaha   | <u>1.099.488.701</u> |                   | <u>980.654.274</u> | Total Operating Expenses  |
| <b>LABA (RUGI) USAHA</b>   | <u>49.660.951</u>    |                   | <u>(7.826.818)</u> | <b>INCOME (LOSS) FROM OPERATIONS</b>                                |
| <b>PENGHASILAN (BEBAN) LAIN-LAIN</b>   |                      |                   |                    | <b>OTHER INCOME (EXPENSES)</b>                                      |
| Pendapatan sewa dan pengelolaan kawasan  | 206.523.270          | 35                | 183.077.812        | Revenues from rental and estate management                          |
| Pendapatan bunga   | 10.447.734           |                   | 6.519.513          | Interest income   |
| Bagian laba entitas asosiasi dan ventura bersama                                       | 1.446.412            | 11                | 670.713            | Share in net income of associates and joint ventures                |
| Kerugian selisih kurs mata uang asing - bersih   | (404.294)            |                   | (278.278)          | Loss on foreign exchange - net                                      |
| Kerugian penurunan nilai - bersih  | (11.526.626)         |                   | (2.419.793)        | Provision for impairment - net                                      |
| Beban bunga dan beban keuangan lainnya   | (19.957.395)         |                   | (33.953.943)       | Interest expense and other financial charges                        |
| Lain-lain - bersih   | <u>7.743.468</u>     |                   | <u>4.265.713</u>   | Others - net  |
| Penghasilan Lain-lain - Bersih   | <u>194.272.569</u>   |                   | <u>157.881.737</u> | Other Income - Net  |
| <b>LABA SEBELUM PAJAK</b>  | <u>243.933.520</u>   |                   | <u>150.054.919</u> | <b>PROFIT BEFORE TAX</b>  |
| <b>BEBAN PAJAK</b>   |                      | 37                |                    | <b>TAX EXPENSE</b>  |
| Pajak kini   | 12.059.689           |                   | 11.169.751         | Current tax   |
| Pajak tangguhan  | <u>17.749.314</u>    |                   | <u>6.309.784</u>   | Deferred tax  |
| Beban Pajak - Bersih   | <u>29.809.003</u>    |                   | <u>17.479.535</u>  | Tax Expense - Net   |
| <b>LABA TAHUN BERJALAN</b>   | <u>214.124.517</u>   |                   | <u>132.575.384</u> | <b>PROFIT FOR THE YEAR</b>  |
| <b>PENGHASILAN (RUGI) KOMPREHENSIF LAIN</b>  |                      |                   |                    | <b>OTHER COMPREHENSIVE INCOME (LOSS)</b>                            |
| Pos yang tidak akan direklasifikasi ke laba rugi:                                      |                      |                   |                    | Item that will not be reclassified subsequently to profit and loss: |
| Pengukuran kembali liabilitas imbalan pasti  | (1.907.332)          | 36                | 16.892.141         | Remeasurement of defined benefit liability                          |
| Pajak sehubungan dengan pos yang tidak akan direklasifikasi                            | 120.479              | 37                | (3.211.718)        | Tax relating to items that will not be reclassified                 |
| Bagian rugi komprehensif lain dari entitas asosiasi yang dicatat dengan metode ekuitas | <u>(1.420)</u>       | 11                | <u>(1.199)</u>     | Equity accounted investee - share of other comprehensive loss       |
| <b>Jumlah Penghasilan (Rugi) Komprehensif Lain-Setelah Pajak</b>                       | <u>(1.788.273)</u>   |                   | <u>13.679.224</u>  | <b>Total Other Comprehensive Income (Loss)-Net of Tax</b>           |
| <b>JUMLAH PENGHASILAN KOMPREHENSIF</b>   | <u>212.336.244</u>   |                   | <u>146.254.608</u> | <b>TOTAL COMPREHENSIVE INCOME</b>                                   |
| <b>LABA TAHUN BERJALAN YANG DAPAT DIATRIBUSIKAN KEPADA:</b>                            |                      |                   |                    | <b>PROFIT FOR THE YEAR ATTRIBUTABLE TO:</b>                         |
| Pemilik Entitas Induk  | 52.589.424           |                   | 3.871.071          | Owners of the Parent Company  |
| Kepentingan nonpengendali  | <u>161.535.093</u>   |                   | <u>128.704.313</u> | Non-controlling interests   |
| Jumlah   | <u>214.124.517</u>   |                   | <u>132.575.384</u> | Total   |
| <b>JUMLAH PENGHASILAN KOMPREHENSIF YANG DAPAT DIATRIBUSIKAN KEPADA:</b>                |                      |                   |                    | <b>TOTAL COMPREHENSIVE INCOME ATTRIBUTABLE TO:</b>                  |
| Pemilik Entitas Induk  | 50.542.040           |                   | 13.619.259         | Owners of the Parent Company  |
| Kepentingan nonpengendali  | <u>161.794.204</u>   | 31                | <u>132.635.349</u> | Non-controlling interests   |
| Jumlah   | <u>212.336.244</u>   |                   | <u>146.254.608</u> | Total   |
| <b>LABA PER SAHAM (dalam Rupiah penuh)</b>   | <u>22,58</u>         | 38                | <u>1,66</u>        | <b>EARNINGS PER SHARE (in full Rupiah)</b>                          |

Lihat catatan atas laporan keuangan konsolidasian yang merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

See accompanying notes to consolidated financial statements which are an integral part of the consolidated financial statements.

| Catatan/<br>Notes  | Ekuitas yang Dapat Diatribusikan kepada Pemilik Entitas Induk/<br>Equity Attributable to Owners of the Parent Company |  |   |   |               |               |               |               | Saldo Laba/<br>Retained Earnings | Jumlah/<br>Total | Kepentingan<br>Nonpengendali/<br>Non-controlling<br>Interests | Jumlah<br>Ekuitas/<br>Total<br>Equity                              |  |
|--|---|--|---|---|---------------|---------------|---------------|---------------|----------------------------------|------------------|---|--|--|
|  | Modal saham<br>Ditempatkan dan<br>Disetor Penuh/<br>Issued and<br>Fully Paid<br>Capital Stock                         | Tambahan<br>Modal Disetor -<br>Bersih/<br>Additional<br>Paid-in<br>Capital - Net | Selisih Nilai<br>Transaksi dengan<br>Kepentingan<br>Nonpengendali/<br>Difference in Value<br>Arising from<br>Transactions with<br>Noncontrolling<br>Interests | Selisih Kurs<br>Penjabaran<br>Laporan<br>Keuangan/<br>Exchange<br>Difference from<br>Financial<br>Statements<br>Translation |               |               |               |               |                                  |                  |   |  |  |
|  | 1.164.520.241   | 655.921.361  | 388.264.369   | 4   | 1.299.500.671 | 3.508.206.646 | 1.265.054.102 | 4.773.260.748 |                                  |                  |   | Balance as of January 1, 2022                                      |  |
| Penghasilan komprehensif   |   |  |   |   |               |               |               |               |                                  |                  |   | Comprehensive income   |  |
| Laba tahun berjalan  | -   | -  | -   | -   | 3.871.071     | 3.871.071     | 128.704.313   | 132.575.384   |                                  |                  |   | Profit for the year  |  |
| Penghasilan komprehensif lain  |   |  |   |   |               |               |               |               |                                  |                  |   | Other comprehensive income   |  |
| Pengukuran kembali liabilitas imbalan<br>pasti - bersih                                      | 36,37   | -  | -   | -   | 9.749.387     | 9.749.387     | 3.931.036     | 13.680.423    |                                  |                  |   | Remeasurement of defined benefit<br>liability - net                |  |
| Bagian rugi komprehensif lain dari<br>entitas asosiasi yang dicatat dengan<br>metode ekuitas | 11  | -  | -   | -   | (1.199)       | (1.199)       | -             | (1.199)       |                                  |                  |   | Equity accounted investee - share of<br>other comprehensive loss   |  |
| Jumlah penghasilan komprehensif  | -   | -  | -   | -   | 13.619.259    | 13.619.259    | 132.635.349   | 146.254.608   |                                  |                  |   | Total comprehensive income   |  |
| Dividen tunai entitas anak kepada<br>kepentingan nonpengendali                               | -   | -  | -   | -   | -             | -             | (193.660.000) | (193.660.000) |                                  |                  |   | Cash dividends of subsidiaries paid<br>to non-controlling interest |  |
| Saldo pada tanggal 31 Desember 2022  | 1.164.520.241   | 655.921.361  | 388.264.369   | 4   | 1.313.119.930 | 3.521.825.905 | 1.204.029.451 | 4.725.855.356 |                                  |                  |   | Balance as of December 31, 2022                                    |  |
| Penghasilan komprehensif   |   |  |   |   |               |               |               |               |                                  |                  |   | Comprehensive income   |  |
| Laba tahun berjalan  | -   | -  | -   | -   | 52.589.424    | 52.589.424    | 161.535.093   | 214.124.517   |                                  |                  |   | Profit for the year  |  |
| Penghasilan (rugi) komprehensif lain   |   |  |   |   |               |               |               |               |                                  |                  |   | Other comprehensive income (loss)                                  |  |
| Pengukuran kembali liabilitas imbalan<br>pasti - bersih                                      | 36,37   | -  | -   | -   | (2.045.964)   | (2.045.964)   | 259.111       | (1.786.853)   |                                  |                  |   | Remeasurement of defined benefit<br>liability - net                |  |
| Bagian rugi komprehensif lain dari<br>entitas asosiasi yang dicatat dengan<br>metode ekuitas | 11  | -  | -   | -   | (1.420)       | (1.420)       | -             | (1.420)       |                                  |                  |   | Equity accounted investee - share of<br>other comprehensive loss   |  |
| Jumlah penghasilan komprehensif  | -   | -  | -   | -   | 50.542.040    | 50.542.040    | 161.794.204   | 212.336.244   |                                  |                  |   | Total comprehensive income   |  |
| Dividen tunai entitas anak kepada<br>kepentingan nonpengendali                               | -   | -  | -   | -   | -             | -             | (211.827.275) | (211.827.275) |                                  |                  |   | Cash dividends of subsidiaries paid<br>to non-controlling interest |  |
| Saldo pada tanggal 31 Desember 2023  | 1.164.520.241   | 655.921.361  | 388.264.369   | 4   | 1.363.661.970 | 3.572.367.945 | 1.153.996.380 | 4.726.364.325 |                                  |                  |   | Balance as of December 31, 2023                                    |  |

Lihat catatan atas laporan keuangan konsolidasian yang merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

See accompanying notes to consolidated financial statements which are an integral part of the consolidated financial statements.

|   | <u>2023</u>          | <u>2022</u>          |   |
|---|----------------------|----------------------|---|
| <b>ARUS KAS DARI AKTIVITAS OPERASI</b>                    |                      |                      | <b>CASH FLOWS FROM OPERATING ACTIVITIES</b>                   |
| Penerimaan kas dari pelanggan                             | 1.663.088.554        | 1.451.089.592        | Cash receipts from customers                                  |
| Pembayaran kas untuk/kepada pemasok, karyawan dan lainnya | (1.131.959.661)      | (1.022.901.108)      | Cash paid for/to suppliers, employees and others              |
| Penerimaan setoran jaminan                                | <u>243.351</u>       | <u>8.278.009</u>     | Security deposits received                                    |
| Kas Bersih Diperoleh dari Operasi                         | 531.372.244          | 436.466.493          | Net Cash Generated from Operations                            |
| Penerimaan restitusi pajak penghasilan                    | 433.822              | 4.279.937            | Income tax restitution  |
| Pembayaran pajak penghasilan                              | (11.857.202)         | (11.444.359)         | Income taxes paid   |
| Pembayaran pajak final                                    | <u>(77.603.090)</u>  | <u>(69.989.283)</u>  | Final income tax paid   |
| Kas Bersih Diperoleh dari Aktivitas Operasi               | <u>442.345.774</u>   | <u>359.312.788</u>   | Net Cash Provided by Operating Activities                     |
| <b>ARUS KAS DARI AKTIVITAS INVESTASI</b>                  |                      |                      | <b>CASH FLOWS FROM INVESTING ACTIVITIES</b>                   |
| Penambahan uang muka                                      | -                    | (6.897.211)          | Payment of advance  |
| Penerimaan bunga  | 10.342.477           | 6.614.604            | Interest received   |
| Penurunan (kenaikan) aset lain-lain - bersih              | 8.468.309            | (27.825.256)         | Decrease (increase) in other assets - net                     |
| Hasil penjualan aset tetap                                | 22.500               | 294.800              | Proceeds from sale of property and equipment                  |
| Perolehan properti investasi                              | (8.387.803)          | (32.246.047)         | Acquisition of investment properties                          |
| Perolehan aset tetap                                      | <u>(85.578.970)</u>  | <u>(71.006.357)</u>  | Acquisition of property and equipment                         |
| Kas Bersih Digunakan untuk Aktivitas Investasi            | <u>(75.133.487)</u>  | <u>(131.065.467)</u> | Net Cash Used in Investing Activities                         |
| <b>ARUS KAS DARI AKTIVITAS PENDANAAN</b>                  |                      |                      | <b>CASH FLOWS FROM FINANCING ACTIVITIES</b>                   |
| Penerimaan:   |                      |                      | Proceeds from:  |
| Utang bank jangka pendek                                  | 95.000.000           | -                    | Short-term bank loans   |
| Utang pihak berelasi                                      | -                    | 895.145              | Due to related parties  |
| Pembayaran:   |                      |                      | Payments of:  |
| Utang pihak berelasi                                      | (1.790.290)          | -                    | Due to related parties  |
| Liabilitas sewa   | (2.471.565)          | (2.227.017)          | Lease liabilities   |
| Bunga dan beban keuangan lainnya                          | (59.946.313)         | (11.048.059)         | Interest and other financial charges                          |
| Utang bank jangka panjang                                 | (100.635.000)        | (9.100.000)          | Long-term bank loans  |
| Dividen entitas anak kepada kepentingan nonpengendali     | <u>(207.480.000)</u> | <u>(188.080.000)</u> | Dividends by subsidiaries to non-controlling interest         |
| Kas Bersih Digunakan untuk Aktivitas Pendanaan            | <u>(277.323.168)</u> | <u>(209.559.931)</u> | Net Cash Used in Financing Activities                         |
| <b>KENAIKAN BERSIH KAS DAN SETARA KAS</b>                 | 89.889.119           | 18.687.390           | <b>NET INCREASE IN CASH AND CASH EQUIVALENTS</b>              |
| <b>KAS DAN SETARA KAS AWAL TAHUN</b>                      | 324.480.649          | 299.602.293          | <b>CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE YEAR</b> |
| Pengaruh perubahan kurs mata uang asing                   | <u>(1.435.019)</u>   | <u>6.190.966</u>     | Effect of foreign exchange rate changes                       |
| <b>KAS DAN SETARA KAS AKHIR TAHUN</b>                     | <u>412.934.749</u>   | <u>324.480.649</u>   | <b>CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR</b>       |

Lihat catatan atas laporan keuangan konsolidasian yang merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

See accompanying notes to consolidated financial statements which are an integral part of the consolidated financial statements.

**1. Umum**

**a. Pendirian dan Informasi Umum**

PT Jakarta International Hotels & Development Tbk (Perusahaan) didirikan pada tanggal 7 November 1969 dalam rangka Undang-Undang Penanaman Modal Asing No. 1/1967 berdasarkan Akta No. 5 tanggal 7 November 1969 dari Soetrono Prawiroatmodjo, S.H., notaris di Jakarta, yang kemudian diubah dengan Akta No. 42 tanggal 27 Januari 1970 dari notaris yang sama. Akta tersebut telah diumumkan dalam Berita Negara Republik Indonesia No. 54 tanggal 7 Juli 1970, Tambahan No. 214. Anggaran Dasar Perusahaan telah mengalami beberapa kali perubahan terakhir dengan Akta No. 25 tanggal 20 Juli 2023 dari M. Nova Faisal, S.H., M.Kn., notaris di Jakarta, penyesuaian maksud, tujuan serta kegiatan usaha Perusahaan sesuai dengan Klasifikasi Baku Lapangan Usaha Indonesia (KBLI) 2020, serta perubahan beberapa ketentuan pasal Anggaran Dasar Perusahaan dalam rangka penyesuaian dengan Peraturan Otoritas Jasa Keuangan. Perubahan Anggaran Dasar tersebut telah disetujui oleh Menteri Hukum dan Hak Asasi Manusia Republik Indonesia dengan Surat Keputusan No. AHU-0042363.AH.01.02.Tahun 2023 tanggal 24 Juli 2023.

Sesuai dengan pasal 3 Anggaran Dasar Perusahaan, maksud dan tujuan Perusahaan adalah menjalankan usaha di bidang jasa akomodasi hotel dan pusat niaga beserta fasilitas-fasilitasnya, real estat dan konstruksi, dimana ruang lingkup kegiatan Perusahaan meliputi hotel bintang, restoran, bar, apartemen hotel dan aktivitas konsultasi pariwisata. Perusahaan adalah pemilik Hotel Borobudur Jakarta (Hotel) yang dikelola oleh PT Dharma Harapan Raya.

Perusahaan memulai kegiatan operasi komersilnya pada tahun 1974. Kantor pusat Perusahaan berkedudukan di Gedung Artha Graha - Lantai 15, Kawasan Niaga Terpadu Sudirman (KNTS), Jalan Jenderal Sudirman Kav. 52 - 53, Jakarta.

**1. General**

**a. Establishment and General Information**

PT Jakarta International Hotels & Development Tbk (the Company) was established on November 7, 1969 within the framework of the Foreign Capital Investment Law No. 1 of 1967 based on the Notarial Deed No. 5 dated November 7, 1969 of Soetrono Prawiroatmodjo, S.H., public notary in Jakarta, as amended by Notarial Deed No. 42 dated January 27, 1970, of the same notary. The Deed of Establishment was published in the State Gazette of the Republic of Indonesia No. 54 dated July 7, 1970, Supplement No. 214. The Company's Articles of Association have been amended several times, the latest amendment of which was covered by Notarial Deed No. 25 dated July 20, 2023 of M. Nova Faisal, S.H., M.Kn., public notary in Jakarta in relation to adjustment of the purposes, objectives and business activities of the Company in accordance with the 2020 Indonesia Standard Industrial Classification (KBLI), and changes to several provisions of the Company's Articles of Association in order to adapt to the Financial Services Authority Regulations. This amendment has been approved by the Ministry of Law and Human Rights of the Republic of Indonesia in its Decision Letter No. AHU-0042363.AH.01.02.Tahun 2023 dated July 24, 2023.

In accordance with article 3 of the Company's Articles of Association, the purposes and objectives of the Company is to conduct business in hotel services and commercial centers and its facilities, real estate and construction, where the scope of its activities includes conduct business in star hotels, restaurants, bars, hotel apartments, and tourism consulting activities. The Company is the owner of Hotel Borobudur Jakarta (the Hotel) which is being managed by PT Dharma Harapan Raya.

The Company started commercial operations in 1974. The Company's head office is located at Artha Graha Building - 15<sup>th</sup> Floor, Sudirman Central Business District (SCBD), Jalan Jenderal Sudirman Kav. 52 - 53, Jakarta.



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Dalam laporan keuangan konsolidasian, Perusahaan dan entitas anak secara bersama-sama disebut sebagai "Grup".

In the consolidated financial statements, the Company and its subsidiaries are collectively referred to as "the Group".

**b. Penawaran Umum Efek Perusahaan**

Pada tanggal 31 Desember 2023 dan 2022, seluruh saham Perusahaan yang ditempatkan dan disetor penuh berjumlah 2.329.040.482 saham telah dicatatkan pada Bursa Efek Indonesia. Informasi historis mengenai saham Perusahaan yang dicatatkan di bursa adalah sebagai berikut:

| Tahun/<br>Year | Keterangan  | Jumlah Saham/<br>Number of Shares | Description   |
|----------------|---|-----------------------------------|---|
| 1984           | Penawaran Umum Saham Perdana                            | 6.618.600                         | Initial Public Offering                             |
| 1988           | Penawaran Umum Saham Kedua                              | 6.633.700                         | Second Public Offering                              |
| 1989           | Pencatatan Saham Pendiri                                | 11.315.700                        | Listing of Founders' Shares                         |
| 1991           | Pencatatan Saham <i>Private Placement</i>               | 432.000                           | Listing of Private Placement of Shares              |
| 1992           | Pencatatan Saham Pendiri                                | 56.869.280                        | Listing of Founders' Shares                         |
| 1992           | Pencatatan Saham yang berasal dari Penukaran Waran      | 46.800.000                        | Listing of Shares Converted from Warrants           |
| 1994           | Pencatatan Saham Bonus                                  | 257.338.560                       | Listing of Bonus Shares                             |
| 1996           | Penawaran Umum Terbatas I                               | 579.011.760                       | Rights Issue I                                      |
| 2004           | Pemecahan Nilai Nominal Saham                           | 965.019.600                       | Stock Split   |
| 2011           | Penambahan Modal Tanpa Hak Memesan Efek Terlebih Dahulu | 399.001.282                       | Additional Capital Stock without Pre-emptive Rights |
|                | Jumlah  | <u>2.329.040.482</u>              | Total   |

**b. Public Offering of the Company's Shares**

As of December 31, 2023 and 2022, all of the Company's fully paid and issued shares totaling to 2,329,040,482 shares are listed on the Indonesia Stock Exchange. The historical information regarding the shares listing follows:

**c. Entitas Anak yang Dikonsolidasikan**

Pada tanggal 31 Desember 2023 dan 2022, Perusahaan memiliki penyertaan saham, langsung atau tidak langsung, dalam entitas anak berikut:

**c. Consolidated Subsidiaries**

As of December 31, 2023 and 2022, the Company has ownership interest, directly or indirectly, in the following subsidiaries:

| Entitas Anak/<br>Subsidiary                          | Domisili/<br>Domicile | Bidang Usaha/<br>Scope of Activities  | Tahun Berdiri/<br>Year of<br>Establishment | Persentase Kepemilikan/<br>Percentage of Ownership<br>2023 dan/and 2022   | Jumlah Aset sebelum Eliminasi/<br>Total Assets before Elimination<br>2023 | 2022          |
|--|-----------------------|---|--|---|---|---------------|
| <b>Pemilikan Langsung/Direct Ownership</b>           |                       |   |  |   |   |               |
| PT Danayasa Arthatama (DA)                           | Jakarta               | Real estat/ <i>Real estate</i>  | 1987                                       | 82,41   | 5.939.795.425   | 5.890.779.672 |
| PT Panduneka Sejahtera (PS)                          | Jakarta               | Pembangunan dan pengelolaan gedung perkantoran/<br><i>Office building development and management</i>                                | 1995                                       | 99,99   | 132.740.766   | 139.375.171   |
| PT Dharma Harapan Raya (DHR)                         | Jakarta               | Jasa manajemen perhotelan/<br><i>Hotel management services</i>  | 1998                                       | 60,00   | 20.195.418  | 15.958.049    |
| PT Jakarta International Hotels Management (JIHM) *) | Jakarta               | Jasa manajemen perhotelan/<br><i>Hotel management services</i>  | 1992                                       | 90,00   | -   | -             |
| <b>Pemilikan Tidak Langsung/Indirect Ownership</b>   |                       |   |  |   |   |               |
| Melalui DA /<br><i>Through DA</i>                    | Jakarta               | Telekomunikasi, real estat, properti, hotel dan perdagangan/<br><i>Telecommunications, real estate, property, hotel and trading</i> |  | lihat penyertaan saham DA pada entitas anak/<br><i>see DA's investments in shares of stocks of subsidiaries</i> |   |               |

\*) dihentikan sementara kegiatannya sehubungan dengan berdirinya DHR/  
*the commercial operations have temporarily ceased in relation to the establishment of DHR*

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Pada tanggal 31 Desember 2023 dan 2022, DA memiliki penyertaan saham pada perusahaan-perusahaan berikut:

As of December 31, 2023 and 2022, DA has ownership interests in the following companies:

| Entitas Anak/<br>Subsidiary   | Domisili/<br>Domicile  | Bidang Usaha/<br>Scope of Activities  | Tahun<br>Berdiri/<br>Year of<br>Establishment | Persentase Kepemilikan/<br>Percentage of Ownership<br>2023 dan/and 2022 | Jumlah Aset sebelum Eliminasi/<br>Total Assets before Elimination |               |
|---|------------------------|---|---|---|---|---------------|
|   |                        |   |   |   | 2023  | 2022          |
| <b>Pemilikan Langsung/Direct Ownership</b>  |                        |   |   |   |   |               |
| PT Artharaya Bintang Semesta (ABS)  | Jakarta                | Penyertaan saham/Holding Company  | 2016  | 63,64   | 1.204.059.670   | 1.261.487.964 |
| PT Adinusa Puripratama (AP)   | Jakarta                | Pembangunan dan pengelolaan gedung serta kegiatan yang berkaitan/<br>Building construction and management, and related activities   | 1995  | 100,00  | 889.337.058   | 899.575.546   |
| PT Grahamas Adisentos (GA) *)   | Jakarta                | Pembangunan dan pengelolaan gedung serta kegiatan yang berkaitan/<br>Building construction and management, and related activities   | 1995  | 100,00  | 655.221.395   | 648.612.223   |
| PT Artha Telekomindo (AT)   | Jakarta                | Telekomunikasi/Telecommunication  | 1993  | 100,00  | 392.665.133   | 357.189.697   |
| PT Intigraha Arthayasa (IA) *)  | Jakarta                | Perhotelan, pariwisata dan kegiatan yang berkaitan/<br>Hotel, tourism and related activities  | 1995  | 100,00  | 321.499.306   | 321.538.566   |
| PT Artharaya Unggul Abadi (AUA) *)  | Jakarta                | Pembangunan dan pengelolaan gedung serta kegiatan yang berkaitan/<br>Building construction and management, and related activities   | 1995  | 100,00  | 152.633.401   | 152.633.401   |
| PT Grahaputra Sentosa (GPS) *)  | Jakarta                | Pembangunan dan pengelolaan gedung serta kegiatan yang berkaitan/<br>Building construction and management, and related activities   | 1995  | 100,00  | 141.175.597   | 149.303.243   |
| PT Pandugraha Sejahtera (PGS) *)  | Jakarta                | Pembangunan dan pengelolaan gedung serta kegiatan yang berkaitan/<br>Building construction and management, and related activities   | 1995  | 100,00  | 112.081.943   | 112.081.943   |
| PT Majumakmur Arhasentos (MAS) *)   | Jakarta                | Pengembangan hotel dan apartemen/<br>Development of hotel and apartments  | 1995  | 51,00   | 107.498.731   | 108.001.629   |
| PT Nusagraha Adicitra (NA) *)   | Jakarta                | Pembangunan dan pengelolaan gedung serta kegiatan yang berkaitan/<br>Building construction and management, and related activities   | 1995  | 100,00  | 100.335.923   | 100.204.885   |
| PT Citra Wiradaya (CW)  | Jakarta                | Pembangunan dan pengelolaan gedung serta kegiatan yang berkaitan/<br>Building construction and management, and related activities   | 1995  | 100,00  | 98.323.954  | 96.651.955    |
| PT Panduneka Abadi (PA) *)  | Jakarta                | Pembangunan dan pengelolaan gedung serta kegiatan yang berkaitan/<br>Building construction and management, and related activities   | 1995  | 100,00  | 69.085.472  | 69.085.472    |
| PT Andana Utamagraha (AU)   | Jakarta                | Pengembangan apartemen/<br>Development of apartments  | 1995  | 51,00   | 18.051.837  | 19.716.320    |
| PT Trinusa Wiragraha (TW) *)  | Jakarta                | Perdagangan/Trading   | 1995  | 99,20   | 3.079.421   | 3.079.421     |
| PT Esagraha Puripratama (EP) *)   | Jakarta                | Perdagangan/Trading   | 1995  | 99,92   | 249.000   | 249.000       |
| PT Pusatgraha Makmur (PGM) *)   | Jakarta                | Perdagangan/Trading   | 1994  | 99,60   | 49.500  | 49.500        |
| PT Primagraha Majumakmur (PGMM) *)  | Jakarta                | Pengembangan real estat dan agen pemasaran apartemen/<br>Development of real estate and marketing agent for apartment building  | 1993  | 100,00  | 37.598  | 37.598        |
| PT Adimas Utama (AMU) *)  | Jakarta                | Perdagangan/Trading   | 1995  | 99,20   | 18.200  | 18.200        |
| PT Citra Adisarana (CA)   | Jakarta                | Pembangunan dan pengelolaan hotel serta gedung perkantoran/<br>Hotel construction and management, and office building management  | 1995  | 99,99   | -   | -             |
| Ace Equity Holdings Limited (ACE)   | British Virgin Islands | Penyertaan saham/<br>Holding Company  | 2012  | 100,00  | -   | -             |
| <b>Pemilikan Langsung oleh Entitas Anak/<br/>Direct Ownership of Subsidiaries</b> |                        |   |   |   |   |               |
| PT Pacific Place Jakarta (PPJ)<br>(oleh ABS/by ABS)                               | Jakarta                | Pengembangan dan pengelolaan hotel, pusat perbelanjaan, apartemen dan gedung kantor/<br>Development and management of hotel, shopping center, apartment and office building | 1995  | 55,00   | 1.157.773.176   | 1.227.305.665 |
| PT Graha Sampoema (GS) (oleh PPJ/by PPJ)  | Jakarta                | Pembangunan dan pengelolaan gedung serta kegiatan yang berkaitan/<br>Building construction and management, and related activities   | 1995  | 99,67   | 4.216.549   | 4.711.777     |

\*) Entitas anak belum beroperasi komersial/Subsidiaries are not yet in commercial operation.

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Informasi keuangan entitas anak yang dimiliki oleh kepentingan nonpengendali dalam jumlah material pada tanggal dan untuk tahun-tahun yang berakhir 31 Desember 2023 dan 2022 adalah sebagai berikut:

Financial information of subsidiaries that have material non-controlling interests as of and for the years ended December 31, 2023 and 2022 follows:

| 2023  |   |  |   |
|---|---|--|---|
| Kepentingan Nonpengendali yang material/<br>Material Non-controlling Interest |   |  |   |
| Nama Entitas Anak/<br>Name of Subsidiary                                      | Bagian Kepentingan<br>Kepemilikan/<br>Equity Interest Held<br>% | Saldo Akumulasi/<br>Accumulated Balances | Bagian Penghasilan<br>Komprehensif/Share in<br>Comprehensive Income |
| DA  | 17,59   | 677.361.345                              | 10.157.362  |
| PPJ   | 45,00   | 329.841.510                              | 104.438.845   |
| ABS   | 36,36   | 153.461.029                              | 46.397.581  |

| 2022  |   |  |   |
|---|---|--|---|
| Kepentingan Nonpengendali yang material/<br>Material Non-controlling Interest |   |  |   |
| Nama Entitas Anak/<br>Name of Subsidiary                                      | Bagian Kepentingan<br>Kepemilikan/<br>Equity Interest Held<br>% | Saldo Akumulasi/<br>Accumulated Balances | Bagian Penghasilan<br>Komprehensif/Share in<br>Comprehensive Income |
| DA  | 17,59   | 667.203.983                              | 13.972.307  |
| PPJ   | 45,00   | 372.102.664                              | 82.717.991  |
| ABS   | 36,36   | 172.190.723                              | 36.745.052  |

Berikut adalah ringkasan informasi keuangan dari entitas anak. Jumlah-jumlah tersebut sebelum dieliminasi dengan transaksi antar entitas dalam Grup.

The summarized financial information of these subsidiaries is provided below. This information is based on amounts before inter-company eliminations.

Ringkasan laporan posisi keuangan pada tanggal 31 Desember 2023 dan 2022 sebagai berikut:

Summarized statements of financial position as of December 31, 2023 and 2022 follows:

|                           | 2023          |               |               | 2022          |               |               |                        |
|---------------------------|---------------|---------------|---------------|---------------|---------------|---------------|------------------------|
|                           | DA            | ABS           | PPJ           | DA            | ABS           | PPJ           |                        |
| Aset lancar               | 514.949.019   | 119.979.982   | 92.466.919    | 448.433.922   | 105.668.849   | 90.259.980    | Current assets         |
| Aset tidak lancar         | 5.424.846.406 | 1.084.079.688 | 1.065.306.257 | 5.442.345.750 | 1.155.819.115 | 1.137.045.685 | Noncurrent assets      |
| Jumlah Aset               | 5.939.795.425 | 1.204.059.670 | 1.157.773.176 | 5.890.779.672 | 1.261.487.964 | 1.227.305.665 | Total Assets           |
| Liabilitas jangka pendek  | 639.001.089   | 348.190.309   | 320.782.030   | 546.286.010   | 306.763.507   | 291.313.557   | Current liabilities    |
| Liabilitas jangka panjang | 951.590.284   | 104.030.154   | 104.030.154   | 992.755.367   | 109.116.114   | 109.116.114   | Noncurrent liabilities |
| Jumlah Liabilitas         | 1.590.591.373 | 452.220.463   | 424.812.184   | 1.539.041.377 | 415.879.621   | 400.429.671   | Total Liabilities      |
| Jumlah Ekuitas            | 4.349.204.052 | 751.839.207   | 732.960.992   | 4.351.738.295 | 845.608.343   | 826.875.994   | Total Equity           |

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Ringkasan laporan laba rugi dan penghasilan komprehensif lain pada tahun 2023 dan 2022 sebagai berikut:

Summarized statements of profit or loss and other comprehensive income for 2023 and 2022 follows:

|                                      | 2023          |             |             | 2022          |             |             |                                   |
|--------------------------------------|---------------|-------------|-------------|---------------|-------------|-------------|-----------------------------------|
|                                      | DA            | ABS         | PPJ         | DA            | ABS         | PPJ         |                                   |
| Pendapatan                           | 1.230.567.999 | 799.693.386 | 799.693.386 | 1.066.399.784 | 698.136.398 | 698.136.398 | Revenues                          |
| Penghasilan sebelum pajak            | 242.298.939   | 254.994.652 | 255.048.787 | 212.324.933   | 192.144.979 | 192.195.854 | Income before tax                 |
| Penghasilan (rugi) komprehensif lain | 1.075.465     | (367.713)   | (367.713)   | 7.473.700     | 4.856.385   | 4.856.385   | Other comprehensive income (loss) |
| Jumlah penghasilan komprehensif      | 209.293.032   | 232.030.863 | 232.084.998 | 198.377.860   | 183.761.827 | 183.812.702 | Total comprehensive income        |

Ringkasan informasi arus kas pada tahun 2023 dan 2022 sebagai berikut:

Summarized cash flow information for 2023 and 2022 follows:

|  | 2023          |               |               | 2022          |               |               |  |
|--|---------------|---------------|---------------|---------------|---------------|---------------|--|
|  | DA            | ABS           | PPJ           | DA            | ABS           | PPJ           |  |
| Operasi  | 321.136.624   | 372.362.711   | 360.457.762   | 322.787.250   | 306.852.994   | 291.572.629   | Operating  |
| Investasi                                      | (53.310.561)  | (31.718.823)  | (31.718.823)  | (102.351.714) | (56.305.026)  | (56.305.026)  | Investing  |
| Pendanaan                                      | (187.046.840) | (325.856.282) | (326.055.527) | (206.028.228) | (297.923.140) | (298.032.350) | Financing  |
| Kenaikan (penurunan) bersih kas dan setara kas | 80.779.223    | 14.787.606    | 2.683.412     | 14.407.308    | (47.375.172)  | (62.764.747)  | Net increase (decrease) in cash and cash equivalents |

**d. Dewan Komisaris, Direksi dan Karyawan**

**d. Board of Commissioners, Directors, and Employees**

Susunan anggota Dewan Komisaris dan Direksi Perusahaan pada tanggal 31 Desember 2023 berdasarkan Akta No. 45 tanggal 27 Juni 2023 dari M. Nova Faisal, S.H., M.Kn., notaris di Jakarta, adalah sebagai berikut:

As of December 31, 2023, the members of the Company's Board of Commissioners and Directors based on Notarial Deed No. 45 dated June 27, 2023 from M. Nova Faisal, S.H., M.Kn., public notary in Jakarta, follows:

Dewan Komisaris

|                          |   |                          |   |
|--------------------------|---|--------------------------|---|
| Presiden Komisaris       | : | Sugianto Kusuma          | : |
| Wakil Presiden Komisaris | : | Tomy Winata              | : |
|                          |   | Hartono Tjahjadi Adiwana |   |
| Komisaris                | : | Ku Siew Kuan *)          | : |
|                          |   | Lidwina Ong *)           |   |

Board of Commissioners

President Commissioner  
Vice President Commissioners

Commissioners

Direksi

|                   |   |                        |   |
|-------------------|---|------------------------|---|
| Presiden Direktur | : | Santoso Gunara         | : |
| Direktur          | : | Lanny Pujilestari Liga | : |
|                   |   | Agung Rin Prabowo      |   |
|                   |   | Hendi Lukman           |   |
|                   |   | Tony Soesanto          |   |
|                   |   | Hendra Kurniawan       |   |

Board of Directors

President Director  
Directors

\*) Merupakan Komisaris Independen

\*) Represent Independent Commissioners

**PT JAKARTA INTERNATIONAL HOTELS & DEVELOPMENT Tbk DAN ENTITAS ANAK**  
**Catatan atas Laporan Keuangan Konsolidasian**  
**Untuk Tahun-tahun yang Berakhir**  
**31 Desember 2023 dan 2022**  
**(Angka-angka Disajikan dalam Ribuan Rupiah, kecuali Dinyatakan Lain)**

**PT JAKARTA INTERNATIONAL HOTELS & DEVELOPMENT Tbk AND ITS SUBSIDIARIES**  
**Notes to Consolidated Financial Statements**  
**For the Years Ended**  
**December 31, 2023 and 2022**  
**(Figures are Presented in Thousands of Rupiah, unless Otherwise Stated)**

Susunan anggota Dewan Komisaris dan Direksi Perusahaan pada tanggal 31 Desember 2022 berdasarkan Akta No. 351 tanggal 23 Februari 2021 dari Humberg Lie, S.H., S.E., M.Kn., notaris di Jakarta, adalah sebagai berikut:

As of December 31, 2022, the members of the Company's Board of Commissioners and Directors based on Notarial Deed No. 351 dated February 23, 2021 from Humberg Lie, S.H., S.E., M.Kn., public notary in Jakarta, follows:

Dewan Komisaris

Presiden Komisaris : Sugianto Kusuma  
 Wakil Presiden Komisaris : Tomy Winata  
 Hartono Tjahjadi Adiwana  
 Komisaris : Teuku Ashikin Husein  
 Ku Siew Kuan \*)  
 Lidwina Ong \*)

Board of Commissioners

President Commissioner  
 Vice President Commissioners

Commissioners

Direksi

Presiden Direktur : Arpin Wiradisastra  
 Direktur : Lanny Pujilestari Liga  
 Agung Rin Prabowo  
 Hendi Lukman  
 Tony Soesanto  
 Hendra Kurniawan

Board of Directors

President Director  
 Directors

\*) Merupakan Komisaris Independen

\*) Represent Independent Commissioners

Pada tanggal 31 Desember 2023 dan 2022, susunan Komite Audit berdasarkan Surat Keputusan Dewan Komisaris Perusahaan tanggal 15 September 2021 adalah sebagai berikut:

As of December 31, 2023 and 2022, the members of Audit Committee based on the Decision Letter of Board of Commissioners of the Company dated September 15, 2021 follows:

Ketua : Ku Siew Kuan  
 Anggota : Dedy Djafarli  
 Indra Pranajaya

Chairman  
 Members

Manajemen kunci Grup terdiri dari Komisaris dan Direktur.

Key management of the Group consists of Commissioners and Directors.

Pada tanggal 31 Desember 2023 dan 2022, jumlah karyawan Perusahaan (tidak diaudit) masing-masing 717 dan 731 karyawan. Sedangkan pada tanggal 31 Desember 2023 dan 2022, jumlah karyawan Grup secara keseluruhan (tidak diaudit) masing-masing 1.925 dan 1.916 karyawan.

As of December 31, 2023 and 2022, the Company has 717 and 731 employees (unaudited), respectively. Meanwhile, as of December 31, 2023 and 2022, the total employees of the Group (unaudited) is approximately 1,925 and 1,916, respectively.

**e. Penyelesaian Laporan Keuangan Konsolidasian**

Laporan keuangan konsolidasian PT Jakarta International Hotels & Development Tbk dan entitas anak untuk tahun yang berakhir 31 Desember 2023 telah diselesaikan dan diotorisasi untuk terbit oleh Direksi Perusahaan pada tanggal 28 Maret 2024. Direksi Perusahaan bertanggung jawab atas penyusunan dan penyajian laporan keuangan konsolidasian tersebut.

**e. Completion of the Consolidated Financial Statements**

The consolidated financial statements of PT Jakarta International Hotels & Development Tbk and its subsidiaries for the year ended December 31, 2023 were completed and authorized for issuance on March 28, 2024 by the Company's Directors who are responsible for the preparation and presentation of the consolidated financial statements.

**2. Informasi Kebijakan Akuntansi Material**

**a. Dasar Penyusunan dan Pengukuran  
Laporan Keuangan Konsolidasian**

Laporan keuangan konsolidasian disusun dan disajikan dengan menggunakan Standar Akuntansi Keuangan di Indonesia, meliputi pernyataan dan interpretasi yang diterbitkan oleh Dewan Standar Akuntansi Keuangan Ikatan Akuntan Indonesia (IAI) dan Peraturan OJK No. VIII.G.7 tentang "Penyajian dan Pengungkapan Laporan Keuangan Emiten atau Perusahaan Publik".

Dasar pengukuran laporan keuangan konsolidasian ini adalah konsep biaya perolehan (*historical cost*), kecuali beberapa akun tertentu disusun berdasarkan pengukuran lain, sebagaimana diuraikan dalam kebijakan akuntansi masing-masing akun tersebut. Laporan keuangan konsolidasian ini disusun dengan metode akrual, kecuali laporan arus kas konsolidasian.

Laporan arus kas konsolidasian disusun dengan menggunakan metode langsung dengan mengelompokkan arus kas dalam aktivitas operasi, investasi dan pendanaan

Kebijakan akuntansi yang diterapkan dalam penyusunan laporan keuangan konsolidasian untuk tahun yang berakhir 31 Desember 2023 adalah konsisten dengan kebijakan akuntansi yang diterapkan dalam penyusunan laporan keuangan konsolidasian untuk tahun yang berakhir 31 Desember 2022.

Mata uang yang digunakan dalam penyusunan dan penyajian laporan keuangan konsolidasian adalah mata uang Rupiah (Rp) yang juga merupakan mata uang fungsional Perusahaan.

**2. Material Accounting Policy Information**

**a. Basis of Consolidated Financial  
Statements Preparation and  
Measurement**

The consolidated financial statements have been prepared and presented in accordance with Indonesian Financial Accounting Standards "SAK", which comprise the statements and interpretations issued by the Board of Financial Accounting Standards of the Institute of Indonesia Chartered Accountants (IAI) and OJK Regulation No. VIII.G.7 regarding "Presentation and Disclosures of Public Companies Financial Statements". Such consolidated financial statements are an English translation of the Group's statutory report in Indonesia.

The measurement basis used is the historical cost, except for certain accounts which are measured on the bases described in the related accounting policies. The consolidated financial statements, except for the consolidated statements of cash flows, are prepared under the accrual basis of accounting.

The consolidated statements of cash flows are prepared using the direct method with classifications of cash flows into operating, investing and financing activities.

The accounting policies adopted in the preparation of the consolidated financial statements for the year ended December 31, 2023 are consistent with those adopted in the preparation of the consolidated financial statements for the year ended December 31, 2022.

The currency used in the preparation and presentation of the consolidated financial statements is the Indonesian Rupiah (Rp) which is also the functional currency of the Company.

**b. Prinsip Konsolidasi**

Laporan keuangan konsolidasian meliputi laporan keuangan Perusahaan dan entitas-entitas yang dikendalikan oleh Perusahaan dan entitas anak (Grup). Pengendalian diperoleh apabila Grup memiliki seluruh hal berikut ini:

- Kekuasaan atas *investee*;
- Eksposur atau hak atas imbal hasil variabel dari keterlibatannya dengan *investee*; dan
- Kemampuan untuk menggunakan kekuasaannya atas *investee* untuk mempengaruhi jumlah imbal hasil Grup.

Pengkonsolidasian entitas anak dimulai pada saat Grup memperoleh pengendalian atas entitas anak dan berakhir pada saat Grup kehilangan pengendalian atas entitas anak. Secara khusus, penghasilan dan beban entitas anak yang diakuisisi atau dilepaskan selama tahun berjalan termasuk dalam laporan laba rugi dan penghasilan komprehensif lain konsolidasian sejak tanggal Grup memperoleh pengendalian sampai dengan tanggal Grup kehilangan pengendalian atas entitas anak.

Seluruh aset dan liabilitas, ekuitas, penghasilan, beban dan arus kas dalam intra kelompok usaha terkait dengan transaksi antar entitas dalam Grup dieliminasi secara penuh dalam laporan keuangan konsolidasian. Kebijakan akuntansi entitas anak telah diubah jika diperlukan, agar konsisten dengan kebijakan akuntansi yang diterapkan oleh Grup.

Selisih penilaian kembali bangunan dalam akun "Aset tetap" milik PPJ, entitas anak, tidak diakui dalam laporan keuangan konsolidasian agar konsisten dengan kebijakan akuntansi Grup yang mencatat aset tetapnya dengan menggunakan model biaya.

Laba rugi dan entitas induk setiap komponen penghasilan komprehensif lain diatribusikan kepada pemilik entitas induk dan kepentingan nonpengendali (KNP) meskipun hal tersebut mengakibatkan KNP memiliki saldo defisit.

**b. Principles of Consolidation**

The consolidated financial statements include the accounts of the Company and entities controlled by the Company and its subsidiaries (the Group). Control is achieved when the Group has all the following:

- Power over investee;
- Is exposed, or has rights, to variable returns from its involvement with the investee; and
- The ability to use its power on the investee to affect the Group returns.

Consolidation of a subsidiary begins when the Group obtains control over the subsidiary and ceases when the Group loses control of the subsidiary. Specifically, income and expenses of a subsidiary acquired or disposed of during the year are included in the consolidated statement of profit or loss and other comprehensive income from the date the Group obtains control until the date when the Group ceases to control the subsidiary.

All intragroup assets and liabilities, equity, income, expenses and cash flows relating to transactions between members of the Group are eliminated in full on consolidation. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group.

The revaluation increment in value of building under "Property and equipment" account of PPJ, a subsidiary, has been reversed in the consolidated financial statements to be consistent with the Group's policy of carrying its property and equipment using the cost model.

Profit or loss and each component of other comprehensive income are attributed to the owners of the parent company and to the non-controlling interest (NCI) even if this results in the NCI having a deficit balance.

KNP disajikan dalam laporan laba rugi dan penghasilan komprehensif lain konsolidasian dan dalam ekuitas pada laporan posisi keuangan konsolidasian, terpisah dari bagian yang dapat diatribusikan kepada pemilik Entitas Induk.

Transaksi dengan KNP yang tidak mengakibatkan hilangnya pengendalian dicatat sebagai transaksi ekuitas. Selisih antara nilai wajar imbalan yang dialihkan dengan bagian relatif atas nilai tercatat aset bersih entitas anak yang diakuisisi dicatat di ekuitas. Keuntungan atau kerugian dari pelepasan kepada KNP juga dicatat di ekuitas.

**c. Penjabaran Mata Uang Asing**

***Mata Uang Fungsional***

Akun-akun yang tercakup dalam laporan keuangan setiap entitas dalam Grup diukur menggunakan mata uang dari lingkungan ekonomi utama dimana entitas beroperasi (mata uang fungsional).

***Transaksi dan Saldo***

Transaksi dalam mata uang asing dijabarkan kedalam mata uang fungsional menggunakan kurs pada tanggal transaksi. Keuntungan atau kerugian selisih kurs yang timbul dari penyelesaian transaksi dan dari penjabaran pada kurs akhir tahun atas aset dan liabilitas moneter dalam mata uang asing diakui dalam laba rugi.

Pada tanggal 31 Desember 2023 dan 2022, kurs konversi yakni kurs tengah Bank Indonesia, yang digunakan oleh Grup masing-masing sebesar Rp 15.416 (dalam Rupiah penuh) dan Rp 15.731 (dalam Rupiah penuh) per US\$ 1.

***Kelompok Usaha Grup***

Hasil usaha dan posisi keuangan dari kelompok usaha Grup yang memiliki mata uang fungsional yang berbeda dengan mata uang pelaporan, dijabarkan pada mata uang pelaporan sebagai berikut:

- a. Aset dan liabilitas dari setiap laporan posisi keuangan yang disajikan, dijabarkan pada kurs penutup pada tanggal laporan posisi keuangan;

NCI are presented in the consolidated statement of profit or loss and other comprehensive income and under the equity section of the consolidated statement of financial position, respectively, separately from the corresponding portion attributable to owners of the Parent Company.

Transactions with NCI that do not result in loss of control are accounted for as equity transactions. The difference between the fair value of any consideration paid and the relevant share acquired of the carrying value of net assets of the subsidiary is recorded in equity. Gains or losses on disposals to NCI are also recorded in equity.

**c. Foreign Currency Translation**

***Functional Currencies***

Accounts included in the financial statements of each entity within the Group are measured using the currency of the primary economic environment in which the entity operates (the functional currency).

***Transactions and Balances***

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at year end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognized in profit or loss.

As of December 31, 2023 and 2022, the conversion rates used by Group were the middle rates of Bank Indonesia which are Rp 15,416 (in full Rupiah) and Rp 15,731 (in full Rupiah) respectively, to US\$ 1.

***Group's Companies***

The results and financial position of all the Group companies that have a functional currency different from the reporting currency are translated into the reporting currency as follows:

- a. Assets and liabilities for each statement of financial position presented are translated at the closing rate at the date of that statement of financial position;



- b. Penghasilan dan beban untuk setiap laporan laba rugi dijabarkan menggunakan kurs rata-rata; dan
- c. Seluruh selisih kurs yang timbul diakui dalam komponen ekuitas yang terpisah.

**d. Transaksi dengan Pihak Berelasi**

Orang atau entitas dikategorikan sebagai pihak berelasi Grup apabila memenuhi definisi pihak berelasi berdasarkan PSAK No. 7 "Pengungkapan Pihak-pihak Berelasi".

Semua transaksi signifikan dengan pihak berelasi telah diungkapkan dalam laporan keuangan konsolidasian.

**e. Klasifikasi Lancar dan Tidak Lancar**

Grup menyajikan aset dan liabilitas dalam laporan posisi keuangan konsolidasian berdasarkan klasifikasi lancar/tidak lancar. Suatu aset disajikan lancar bila:

- i) akan direalisasi, dijual atau dikonsumsi dalam siklus operasi normal,
- ii) untuk diperdagangkan, atau
- iii) akan direalisasi dalam 12 bulan setelah tanggal pelaporan, atau kas atau setara kas, kecuali yang dibatasi penggunaannya atau akan digunakan untuk melunasi suatu liabilitas dalam paling lambat 12 bulan setelah tanggal pelaporan.

Seluruh aset lain diklasifikasikan sebagai tidak lancar.

Suatu liabilitas disajikan jangka pendek bila:

- i) akan dilunasi dalam siklus operasi normal,
- ii) untuk diperdagangkan,
- iii) akan dilunasi dalam 12 bulan setelah tanggal pelaporan, atau
- iv) tidak ada hak tanpa syarat untuk menangguhkan pelunasannya dalam paling tidak 12 bulan setelah tanggal pelaporan.

- b. Income and expenses for each statement of income are translated at average exchange rates; and
- c. All resulting exchange differences are recognized as a separate component of equity.

**d. Transactions with Related Parties**

A person or entity is considered a related party of the Group if it meets the definition of a related party in PSAK No. 7 "Related Party Disclosures".

All significant transactions with related parties are disclosed in the consolidated financial statements.

**e. Current and Non-current Classification**

The Group presents assets and liabilities in the consolidated statement of financial position based on current/non-current classification. An asset is current when it is:

- i) expected to be realized or intended to be sold or consumed in the normal operating cycle,
- ii) held primarily for the purpose of trading, or
- iii) expected to be realized within 12 months after the reporting period, or cash or cash equivalents unless restricted from being exchanged or used to settle a liability for at least 12 months after the reporting period.

All other assets are classified as non-current.

A liability is current when it is:

- i) expected to be settled in the normal operating cycle,
- ii) held primarily to the purpose of trading,
- iii) due to be settled within 12 months after the reporting period, or
- iv) there is no unconditional right to defer the settlement of the liability for at least 12 months after the reporting period.

Seluruh liabilitas lain diklasifikasikan sebagai jangka panjang.

All other liabilities are classified as non-current.

**f. Kas dan Setara Kas**

Kas terdiri dari kas dan bank. Setara kas adalah semua investasi yang bersifat jangka pendek dan sangat likuid yang dapat segera dikonversikan menjadi kas dengan jatuh tempo dalam waktu tiga (3) bulan atau kurang sejak tanggal penempatannya, dan yang tidak dijaminkan serta tidak dibatasi pencairannya.

**f. Cash and Cash Equivalents**

Cash consists of cash on hand and in banks. Cash equivalents are short-term, highly liquid investments that are readily convertible to known amounts of cash with original maturities of three (3) months or less from the date of placements, and which are not used as collateral and are not restricted.

**g. Instrumen Keuangan**

Grup menerapkan PSAK No. 71, Instrumen Keuangan, mengenai pengaturan instrumen keuangan terkait klasifikasi dan pengukuran, dan penurunan nilai atas instrumen keuangan.

**g. Financial Instruments**

The Group has applied PSAK No. 71, Financial Instruments, which set the requirement in classification and measurement, and impairment in value of financial assets.

Pada tanggal 31 Desember 2023 dan 2022, Grup memiliki instrumen keuangan dalam kategori aset keuangan pada biaya perolehan diamortisasi dan liabilitas keuangan yang diukur pada biaya perolehan diamortisasi. Oleh karena itu, kebijakan akuntansi terkait dengan instrumen keuangan dalam kategori aset keuangan yang diukur pada nilai wajar melalui laba rugi, aset keuangan yang diukur pada nilai wajar melalui penghasilan komprehensif lain dan liabilitas keuangan yang diukur pada nilai wajar melalui laba rugi tidak diungkapkan.

As of December 31, 2023 and 2022, the Group has financial instruments under financial assets at amortized cost and financial liabilities at amortized cost categories. Thus, accounting policies related to financial assets at fair value through profit or loss, financial assets at fair value through other comprehensive income and financial liabilities at fair value through profit or loss were not disclosed.

**Aset Keuangan**

Grup mengklasifikasikan aset keuangan sesuai dengan PSAK No. 71, Instrumen Keuangan, sehingga setelah pengakuan awal aset keuangan diukur pada biaya perolehan diamortisasi, nilai wajar melalui penghasilan komprehensif lain atau nilai wajar melalui laba rugi, dengan menggunakan dua dasar, yaitu:

- (a) Model bisnis Grup dalam mengelola aset keuangan; dan
- (b) Karakteristik arus kas kontraktual dari aset keuangan.

**Financial Assets**

The Group classifies its financial assets in accordance with PSAK No. 71, Financial Instruments, that classifies financial assets as subsequently measured at amortized cost, fair value through other comprehensive income or fair value through profit or loss, on the basis of both:

- (a) The Group's business model for managing the financial assets; and
- (b) The contractual cash flow characteristics of the financial assets.

*Aset Keuangan pada Biaya Perolehan  
Diamortisasi*

Aset keuangan diukur pada biaya perolehan diamortisasi jika kedua kondisi berikut terpenuhi:

- a. Aset keuangan dikelola dalam model bisnis yang bertujuan untuk memiliki aset keuangan dalam rangka mendapatkan arus kas kontraktual; dan
- b. Persyaratan kontraktual dari aset keuangan menghasilkan arus kas pada tanggal tertentu yang semata dari pembayaran pokok dan bunga dari jumlah pokok terutang.

Aset keuangan pada biaya perolehan diamortisasi diukur pada jumlah yang diakui saat pengakuan awal dikurangi pembayaran pokok, ditambah atau dikurangi dengan amortisasi kumulatif menggunakan metode suku bunga efektif yang dihitung dari selisih antara nilai awal dan nilai jatuh temponya, dan dikurangi dengan cadangan kerugian penurunan nilai.

Pada tanggal 31 Desember 2023 dan 2022, kategori ini meliputi kas dan setara kas, piutang usaha, piutang lain-lain dan aset lain-lain (setoran jaminan, deposito berjangka yang dibatasi pencairannya dan rekening giro yang dibatasi pencairannya) yang dimiliki oleh Grup.

***Liabilitas Keuangan dan Instrumen  
Ekuitas***

Liabilitas keuangan dan instrumen ekuitas Grup diklasifikasikan berdasarkan substansi perjanjian kontraktual serta definisi liabilitas keuangan dan instrumen ekuitas. Kebijakan akuntansi yang diterapkan atas instrumen keuangan tersebut diungkapkan berikut ini.

***Instrumen Ekuitas***

Instrumen ekuitas adalah setiap kontrak yang memberikan hak residual atas aset suatu entitas setelah dikurangi dengan seluruh liabilitasnya. Instrumen ekuitas dicatat sejumlah hasil yang diterima, setelah dikurangkan dengan biaya penerbitan langsung.

*Financial Assets at Amortized Cost*

A financial asset shall be measured at amortized cost if both of the following conditions are met:

- a. The financial asset is held within a business model whose objective is to hold financial assets in order to collect contractual cash flows; and
- b. The contractual terms of the financial assets give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial assets at amortized cost is measured at initial amount minus the principal repayments, plus or minus the cumulative amortization using the effective interest method of any difference between that initial amount and the maturity amount, adjusted for allowance for impairment.

As of December 31, 2023 and 2022, the Group's cash and cash equivalents, trade accounts receivable, other accounts receivable and other assets (security deposits, restricted time deposits and restricted cash in current accounts) are classified in this category.

***Financial Liabilities and Equity  
Instruments***

Financial liabilities and equity instruments of the Group are classified according to the substance of the contractual arrangements entered into and the definitions of a financial liability and equity instrument. The accounting policies adopted for specific financial instruments are set out below.

***Equity Instruments***

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments are recorded at the proceeds received, net of direct issue costs.

### ***Liabilitas Keuangan***

Liabilitas keuangan dalam lingkup PSAK No. 71 diklasifikasikan sebagai berikut: (i) liabilitas keuangan yang diukur dengan biaya diamortisasi, (ii) liabilitas keuangan yang diukur dengan nilai wajar melalui laba rugi. Grup menentukan klasifikasi liabilitas keuangan pada saat pengakuan awal.

Seluruh liabilitas keuangan diakui pada awalnya sebesar nilai wajar dan, dalam hal pinjaman dan utang, termasuk biaya transaksi yang dapat diatribusikan secara langsung dan selanjutnya diukur pada biaya perolehan diamortisasi dengan menggunakan metode suku bunga efektif. Amortisasi suku bunga efektif disajikan sebagai bagian dari beban keuangan dalam laba rugi.

#### ***Liabilitas Keuangan yang Diukur Pada Biaya Perolehan Diamortisasi***

Liabilitas keuangan pada biaya perolehan diamortisasi diukur pada jumlah yang diakui saat pengakuan awal dikurangi pembayaran pokok, ditambah atau dikurangi dengan amortisasi kumulatif menggunakan metode suku bunga efektif yang dihitung dari selisih antara nilai awal dan nilai jatuh temponya.

Pada tanggal 31 Desember 2023 dan 2022, kategori ini meliputi utang usaha, beban akrual, utang obligasi, utang pihak berelasi, utang bank jangka pendek, utang bank jangka panjang dan liabilitas lain-lain tertentu yang dimiliki oleh Grup.

#### ***Saling Hapus Instrumen Keuangan***

Aset keuangan dan liabilitas keuangan saling hapus dan nilai bersihnya disajikan dalam laporan posisi keuangan konsolidasian jika, dan hanya jika, Grup saat ini memiliki hak yang berkekuatan hukum untuk melakukan saling hapus atas jumlah yang telah diakui tersebut dan berniat untuk menyelesaikan secara neto atau untuk merealisasikan aset dan menyelesaikan liabilitasnya secara simultan.

### ***Financial Liabilities***

Financial liabilities within the scope of PSAK No. 71 are classified as follows: (i) financial liabilities at amortized cost, (ii) financial liabilities at fair value through profit and loss (FVTPL). The Group determines the classification of its financial liabilities at initial recognition.

All financial liabilities are recognized initially at fair value and, in the case of loans and borrowings, inclusive of directly attributable transaction costs and subsequently measured at amortized cost using the effective interest rate method. The amortization of the effective interest rate is included in finance costs in profit or loss.

#### ***Financial Liabilities at Amortized Cost***

Financial liabilities at amortized cost is measured at initial amount minus the principal repayments, plus or minus the cumulative amortization using the effective interest method of any difference between that initial amount and the maturity amount.

As of December 31, 2023 and 2022, the Group's trade accounts payable, accrued expenses, bonds payable, due to related parties, short-term bank loans, long-term bank loans and certain other liabilities are included in this category.

#### ***Offsetting of Financial Instruments***

Financial assets and liabilities are offset and the net amount reported in the consolidated statement of financial position if, and only if, there is a currently enforceable right to offset the recognized amounts and there is intention to settle on a net basis, or to realize the asset and settle the liability simultaneously.

### ***Reklasifikasi Aset Keuangan***

Sesuai dengan ketentuan PSAK No. 71, Instrumen Keuangan, Grup mereklasifikasi seluruh aset keuangan dalam kategori yang terpengaruh, jika dan hanya jika, Grup mengubah model bisnis untuk pengelolaan aset keuangan tersebut. Sedangkan, liabilitas keuangan tidak direklasifikasi.

### ***Penurunan Nilai Aset Keuangan***

Grup mengakui kerugian kredit ekspektasian (ECL) sepanjang umur untuk piutang usaha. Kerugian kredit ekspektasian atas aset keuangan ini diestimasi menggunakan pendekatan tingkat kerugian berdasarkan pengalaman kerugian kredit historis Grup, disesuaikan dengan kondisi ekonomi umum dan penilaian baik atas kondisi kini maupun perkiraan masa depan pada tanggal pelaporan, termasuk nilai waktu atas uang jika tepat.

Untuk seluruh instrumen keuangan lainnya, Grup mengakui ECL sepanjang umur ketika telah ada peningkatan risiko kredit yang signifikan sejak pengakuan awal. Jika sebaliknya, risiko kredit pada instrumen keuangan tidak meningkat secara signifikan sejak pengakuan awal, Grup mengukur penyisihan kerugian untuk instrumen keuangan tersebut sejumlah ECL 12 bulan. Penilaian apakah ECL sepanjang umur harus diakui didasarkan pada peningkatan signifikan dalam kemungkinan terjadinya atau pada risiko gagal bayar sejak pengakuan awal dan bukan didasarkan bukti aset keuangan yang mengalami kerugian kredit pada tanggal pelaporan atau kejadian gagal bayar sebenarnya. ECL sepanjang umur merupakan kerugian kredit ekspektasian yang timbul dari seluruh kemungkinan peristiwa gagal bayar selama perkiraan umur instrumen keuangan. Sebaliknya, ECL 12 bulan mewakili porsi ECL sepanjang umur yang timbul dari peristiwa gagal bayar pada instrumen keuangan yang mungkin terjadi dalam 12 bulan setelah tanggal pelaporan.

### ***Reclassifications of Financial Assets***

In accordance with PSAK No. 71, Financial Instruments, the Group reclassifies its financial assets when, and only when, the Group changes its business model for managing financial assets. While, any financial liabilities shall not be reclassified.

### ***Impairment of Financial Assets***

The Group recognizes lifetime expected credit losses (ECL) for trade accounts receivable. The expected credit losses on these financial assets are estimated using loss rate approach based on the Group's historical credit loss experience, adjusted for general economic conditions and an assessment of both the current as well as the forecast direction of conditions at the reporting date, including time value of money where appropriate.

For all other financial instruments, the Group recognizes lifetime ECL when there has been a significant increase in credit risk since initial recognition. If, on the other hand, the credit risk on the financial instrument has not increased significantly since initial recognition, the Group measures the loss allowance for that financial instrument at an amount equal to 12-month ECL. The assessment of whether lifetime ECL should be recognized is based on significant increases in the likelihood or risk of a default occurring since initial recognition instead of on evidence of a financial asset being credit impaired at the reporting date or an actual default occurring. Lifetime ECL represents the expected credit losses that will result from all possible default events over the expected life of a financial instrument. In contrast, 12-month ECL represents the portion of lifetime ECL that is expected to result from default events on a financial instrument that are possible within 12 months after the reporting date.

***Penghentian Pengakuan Aset Keuangan  
dan Liabilitas Keuangan***

(1) Aset Keuangan

Aset keuangan (atau bagian dari aset keuangan atau kelompok aset keuangan serupa) dihentikan pengakuannya jika:

- a. Hak kontraktual atas arus kas yang berasal dari aset keuangan tersebut berakhir;
- b. Grup tetap memiliki hak untuk menerima arus kas dari aset keuangan tersebut, namun juga menanggung liabilitas kontraktual untuk membayar kepada pihak ketiga atas arus kas yang diterima tersebut secara penuh tanpa adanya penundaan yang signifikan berdasarkan suatu kesepakatan; atau
- c. Grup telah mentransfer haknya untuk menerima arus kas dari aset keuangan dan (i) telah mentransfer secara substansial seluruh risiko dan manfaat atas aset keuangan, atau (ii) secara substansial tidak mentransfer atau tidak memiliki seluruh risiko dan manfaat atas aset keuangan, namun telah mentransfer pengendalian atas aset keuangan tersebut.

(2) Liabilitas Keuangan

Liabilitas keuangan dihentikan pengakuannya jika liabilitas keuangan tersebut berakhir, dibatalkan atau telah kadaluarsa.

**h. Pengukuran Nilai Wajar**

Pengukuran nilai wajar didasarkan pada asumsi bahwa transaksi untuk menjual aset atau mengalihkan liabilitas akan terjadi:

- Di pasar utama untuk aset atau liabilitas tersebut; atau
- Jika tidak terdapat pasar utama, di pasar yang paling menguntungkan untuk aset atau liabilitas tersebut.

***Derecognition of Financial Assets and  
Financial Liabilities***

(1) Financial Assets

Financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is derecognized when:

- a. The rights to receive cash flows from the asset have expired;
- b. The Group retains the right to receive cash flows from the asset, but has assumed an obligation to pay them in full without material delay to a third party under a “pass-through” arrangement; or
- c. The Group has transferred its rights to receive cash flows from the asset and either (i) has transferred substantially all the risks and rewards of the asset, or (ii) has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

(2) Financial Liabilities

A financial liability is derecognized when the obligation under the contract is discharged, cancelled or has expired.

**h. Fair Value Measurement**

The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability; or
- In the absence of a principal market, in the most advantageous market for the asset or liability.

Grup harus memiliki akses ke pasar utama atau pasar yang paling menguntungkan pada tanggal pengukuran.

Nilai wajar aset atau liabilitas diukur menggunakan asumsi yang akan digunakan pelaku pasar ketika menentukan harga aset atau liabilitas tersebut, dengan asumsi bahwa pelaku pasar bertindak dalam kepentingan ekonomi terbaiknya.

Pengukuran nilai wajar aset non-keuangan memperhitungkan kemampuan pelaku pasar untuk menghasilkan manfaat ekonomis dengan menggunakan aset dalam penggunaan tertinggi dan terbaiknya, atau dengan menjualnya kepada pelaku pasar lain yang akan menggunakan aset tersebut dalam penggunaan tertinggi dan terbaiknya.

Ketika Grup menggunakan teknik penilaian, maka Grup memaksimalkan penggunaan input yang dapat diobservasi yang relevan dan meminimalkan penggunaan input yang tidak dapat diobservasi.

Seluruh aset dan liabilitas yang mana nilai wajar aset atau liabilitas tersebut diukur atau diungkapkan, dikategorikan dalam hirarki nilai wajar sebagai berikut:

- Level 1 - Harga kuotasian (tanpa penyesuaian) di pasar aktif untuk aset atau liabilitas yang identik;
- Level 2 - Teknik penilaian dimana level input terendah yang signifikan terhadap pengukuran nilai wajar dapat diobservasi, baik secara langsung maupun tidak langsung;
- Level 3 - Teknik penilaian dimana level input terendah yang signifikan terhadap pengukuran nilai wajar tidak dapat diobservasi.

Untuk aset dan liabilitas yang diukur pada nilai wajar secara berulang dalam laporan keuangan konsolidasian, maka Grup menentukan apakah telah terjadi transfer di antara level hirarki dengan menilai kembali pengkategorian level nilai wajar pada setiap akhir periode pelaporan.

**i. Biaya Dibayar di Muka**

Biaya dibayar di muka diamortisasi selama manfaat masing-masing biaya dengan menggunakan metode garis lurus.

The Group must have access to the principal or the most advantageous market at the measurement date.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

When the Group uses valuation techniques, it maximizes the use of relevant observable inputs and minimizing the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorized within the fair value hierarchy as follows:

- Level 1 - Quoted (unadjusted) market prices in active markets for identical assets or liabilities;
- Level 2 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable;
- Level 3 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For assets and liabilities that are recognized in the consolidated financial statements on a recurring basis, the Group determines whether there are transfers between levels in the hierarchy by re-assessing categorization at the end of each reporting period.

**i. Prepaid Expenses**

Prepaid expenses are amortized over their beneficial or contract periods using the straight-line method.

**j. Persediaan**

**1. Persediaan Real Estat**

Persediaan real estat terdiri dari bangunan (*secara strata title*) yang siap dijual, bangunan (*secara strata title*) yang sedang dikonstruksi dan tanah yang sedang dikembangkan dinyatakan berdasarkan nilai terendah antara biaya perolehan dan nilai realisasi bersih (*the lower of cost and net realizable value*).

Biaya perolehan tanah yang sedang dikembangkan meliputi biaya perolehan tanah yang belum dikembangkan ditambah dengan biaya pengembangan langsung dan tidak langsung yang dapat diatribusikan pada kegiatan pengembangan real estat serta biaya pinjaman. Tanah yang sedang dikembangkan akan dipindahkan ke bangunan yang sedang dikonstruksi pada saat konstruksi dimulai dengan menggunakan metode luas areal.

Biaya pengembangan tanah, termasuk tanah yang digunakan sebagai jalan dan prasarana atau area yang tidak dijual lainnya, dialokasikan ke proyek berdasarkan luas area yang dapat dijual.

Biaya perolehan bangunan yang sedang dikonstruksi meliputi biaya-biaya konstruksi serta dipindahkan ke tanah dan bangunan yang siap dijual pada saat selesai dibangun. Biaya-biaya tersebut ditentukan dengan menggunakan metode identifikasi khusus.

Akumulasi biaya ke proyek pengembangan real estat tidak dihentikan walaupun realisasi pendapatan pada masa mendatang lebih rendah dari nilai tercatat proyek. Namun, dilakukan cadangan secara periodik atas perbedaan tersebut. Jumlah cadangan tersebut akan mengurangi nilai tercatat proyek dan dibebankan ke laba rugi tahun berjalan.

**j. Inventories**

**1. Real Estate Inventories**

Real estate inventories consist of buildings (with strata title) ready for sale, buildings (with strata title) under construction, and land under development which are stated at the lower of cost and net realizable value.

The cost of land under development consists of the acquisition cost of the land for development, direct and indirect costs related to the development of real estate, and borrowing costs. Land under development is transferred to buildings under construction when construction has started, based on the area of saleable lots.

The cost of land development, including land used for roads and amenities and other non-saleable areas, is allocated based on the saleable area of the project.

The cost of buildings under construction consists of construction costs which can be transferred to land and buildings ready for sale when the development of land and construction of buildings are completed. Cost is determined using the specific identification method.

The allocation of costs to the real estate project continues even if realization of future revenues is less than the carrying value of the project. However, periodic provisions are made for these differences. The total provision reduces the carrying value of the project to its net realizable value and is charged as expense in the current profit or loss when recognized.



Estimasi dan alokasi biaya harus dikaji kembali pada setiap akhir periode pelaporan sampai proyek selesai secara substansial. Apabila telah terjadi perubahan mendasar pada estimasi kini, biaya direvisi, dan direalokasi.

Beban yang tidak berhubungan dengan proyek real estat dibebankan dalam laba rugi pada saat terjadinya.

2. Persediaan Hotel

Barang dan perlengkapan hotel terdiri dari makanan, minuman, perlengkapan teknik dan perlengkapan hotel. Persediaan tersebut dinyatakan sebesar nilai yang lebih rendah antara biaya perolehan, yang ditentukan dengan menggunakan metode rata-rata, atau nilai realisasi bersih.

**k. Investasi pada Entitas Asosiasi dan Ventura Bersama**

Hasil usaha dan aset dan liabilitas entitas asosiasi atau ventura bersama dicatat dalam laporan keuangan konsolidasian menggunakan metode ekuitas.

Dalam metode ekuitas, pengakuan awal investasi pada entitas asosiasi atau ventura bersama diakui pada laporan posisi keuangan konsolidasian sebesar biaya perolehan dan selanjutnya disesuaikan untuk mengakui bagian Grup atas laba rugi dan penghasilan komprehensif lain dari entitas asosiasi atau ventura bersama. Jika bagian Grup atas rugi entitas asosiasi atau ventura bersama adalah sama dengan atau melebihi kepentingannya pada entitas asosiasi atau ventura bersama, maka Grup menghentikan pengakuannya atas rugi lebih lanjut. Kerugian lebih lanjut diakui hanya jika Grup memiliki kewajiban konstruktif atau hukum atau melakukan pembayaran atas nama entitas asosiasi atau ventura bersama.

Cost estimates and allocation are reviewed at the end of every reporting period until the project is substantially completed. If there are any substantial changes from the current estimates, the Group revises and reallocates cost.

Costs which are not related to real estate project are charged to operations when incurred.

2. Hotel Inventories

Hotel inventories and supplies consist of food, beverages, engineering supplies and hotel supplies. Inventories are recognized at the lower of cost, which is determined using the average method, or net realizable value.

**k. Investments in Associates and Joint Ventures**

The results and assets and liabilities of associates or joint venture are incorporated in these consolidated financial statements using the equity method of accounting.

Under the equity method, an investment in an associate or joint venture is initially recognized in the consolidated statement of financial position at cost and adjusted thereafter to recognize the Group's share of the profit or loss and other comprehensive income of the associate or joint venture. When the Group's share of losses of an associate exceeds the Group's interest in that associate or joint venture, the Group discontinues recognizing its share of further losses. Additional losses are recognized only to the extent that the Group has incurred legal or constructive obligations or made payments on behalf of the associate or joint venture.

Investasi pada entitas asosiasi atau ventura bersama dicatat menggunakan metode ekuitas sejak tanggal investasi tersebut memenuhi definisi entitas asosiasi atau ventura bersama. Pada saat perolehan investasi, setiap selisih lebih antara biaya perolehan investasi dengan bagian Grup atas nilai wajar neto aset dan liabilitas teridentifikasi dari *investee* diakui sebagai *goodwill*, yang termasuk dalam nilai tercatat investasi. Setiap selisih lebih bagian Grup atas nilai wajar neto aset dan liabilitas teridentifikasi terhadap biaya perolehan investasi langsung diakui dalam laba rugi pada periode perolehan investasi.

Pada setiap tanggal pelaporan, Grup menentukan apakah terdapat penurunan nilai yang harus diakui atas investasi Grup pada entitas asosiasi atau ventura bersama.

Ketika entitas dalam Grup melakukan transaksi dengan entitas asosiasi atau ventura bersama milik Grup, keuntungan atau kerugian yang dihasilkan dari transaksi tersebut diakui dalam laporan keuangan konsolidasian Grup hanya sebatas kepentingan para pihak dalam asosiasi atau ventura bersama yang tidak terkait dengan Grup.

#### **I. Properti Investasi**

Properti investasi, kecuali tanah, diukur sebesar biaya perolehan, termasuk biaya transaksi, setelah dikurangi dengan akumulasi penyusutan dan kerugian penurunan nilai, jika ada. Tanah tidak disusutkan dan dinyatakan berdasarkan biaya perolehan dikurangi akumulasi rugi penurunan nilai, jika ada. Jumlah tercatat termasuk biaya penggantian untuk bagian tertentu dari properti investasi yang telah ada pada saat beban terjadi, jika kriteria pengakuan terpenuhi dan tidak termasuk biaya perawatan sehari-hari properti investasi.

Properti investasi berupa tanah dalam rangka bangun, kelola dan alih adalah tanah milik Grup yang di atasnya akan dibangun hotel oleh pihak ketiga. Tanah dan bangunan hotel akan dikembalikan kepada Grup pada saat berakhirnya perjanjian bangun, kelola dan alih.

An investment in an associate or a joint venture is accounted for using the equity method from the date on which the investee becomes an associate or a joint venture. On acquisition of the investment in an associate or a joint venture, any excess of the cost of the investment over the Group's share of the net fair value of the identifiable assets and liabilities of the investee is recognized as goodwill, which is included within the carrying amount of the investment. Any excess of the Group's share of the net fair value of the identifiable assets and liabilities over the cost of the investment is recognized immediately in profit or loss in the period in which the investment is acquired.

The Group determines at each reporting date whether it is necessary to recognize any impairment loss with respect to the Group's investment in an associate or a joint venture.

When a Group entity transacts with an associate or a joint venture of the Group, profits and losses resulting from the transactions with the associate or joint venture are recognized in the Group's consolidated financial statements only to the extent of interests in the associate or joint venture that are not related to the Group.

#### **I. Investment Properties**

Investment properties, except land, are measured at cost, including transaction costs, less accumulated depreciation and any impairment loss. Land is not depreciated and is stated at cost less any impairment in value. The carrying amount includes the cost of replacing part of an existing investment property at the time that cost is incurred if the recognition criteria are met and excludes the costs of day-to-day servicing of an investment property.

Investment property in the form of land under build, operate and transfer agreement is land owned by the Group on which a hotel will be built by a third party. Land and building of hotel will be transferred to the Group at the end of build, operate and transfer agreement.

Properti investasi, kecuali tanah, disusutkan dengan menggunakan metode garis lurus dengan estimasi masa manfaatnya yakni empat (4) sampai dengan tiga puluh (30) tahun.

Properti investasi dihentikan pengakuannya (dikeluarkan dari laporan posisi keuangan konsolidasian) pada saat pelepasan atau ketika properti investasi tersebut tidak digunakan lagi secara permanen dan tidak memiliki manfaat ekonomis di masa depan yang dapat diharapkan pada saat pelepasannya. Keuntungan atau kerugian yang timbul dari penghentian atau pelepasan properti investasi diakui dalam laba rugi dalam tahun terjadinya penghentian atau pelepasan tersebut.

Transfer ke properti investasi dilakukan jika, dan hanya jika, terdapat perubahan penggunaan, yang ditunjukkan dengan berakhirnya pemakaian oleh pemilik atau dimulainya sewa operasi ke pihak lain. Transfer dari properti investasi dilakukan jika, dan hanya jika, terdapat perubahan penggunaan, yang ditunjukkan dengan dimulainya penggunaan oleh pemilik atau dimulainya pengembangan untuk dijual.

Nilai residu, jika ada, umur manfaat, serta metode penyusutan dan amortisasi ditelaah setiap akhir tahun dan dilakukan penyesuaian apabila hasil telaah berbeda dengan estimasi sebelumnya.

#### Properti Investasi dalam Pembangunan

Properti investasi dalam pembangunan merupakan properti investasi dalam tahap konstruksi, yang dinyatakan pada biaya perolehan dan tidak disusutkan. Akumulasi biaya akan direklasifikasi ke akun properti investasi yang bersangkutan dan akan disusutkan pada saat konstruksi selesai secara substansial dan aset tersebut telah siap digunakan sesuai tujuannya.

#### **m. Aset Tetap**

##### Pemilikan Langsung

Aset tetap, kecuali tanah, dinyatakan berdasarkan biaya perolehan, tetapi tidak termasuk biaya perawatan sehari-hari, dikurangi akumulasi penyusutan dan akumulasi rugi penurunan nilai, jika ada. Tanah tidak disusutkan dan dinyatakan berdasarkan biaya perolehan dikurangi akumulasi rugi penurunan nilai, jika ada.

Investment properties, except land, are depreciated using the straight-line method over the estimated useful life of four (4) to thirty (30) years.

Investment properties are derecognized when either they have been disposed of or when the investment property is permanently withdrawn from use and no future economic benefit is expected from its disposal. Any gains or losses on the retirement or disposal of an investment property are recognized in profit or loss in the year of retirement or disposal.

Transfers are made to investment properties when, and only when, there is a change in use, evidenced by ending of owner-occupation or commencement of an operating lease to another party. Transfers are made from investment properties when, and only when, there is a change in use, evidenced by commencement of owner-occupation or commencement of development with a view to sale.

The asset's residual values, if any, useful lives and depreciation and amortization method are reviewed and adjusted if appropriate, at each financial year end.

#### Construction in Progress

Construction in progress represents investment properties under construction which is stated at cost and is not depreciated. The accumulated cost will be reclassified to the respective investment properties account and are depreciated when the construction is substantially complete and the asset is ready for its intended use.

#### **m. Property and Equipment**

##### Direct Acquisitions

Property and equipment, except land, are carried at cost, excluding day-to-day servicing, less accumulated depreciation and any impairment in value. Land is not depreciated and is stated at cost less any impairment in value.

Biaya perolehan awal aset tetap meliputi harga perolehan, termasuk bea impor dan pajak pembelian yang tidak boleh dikreditkan dan biaya-biaya yang dapat diatribusikan secara langsung untuk membawa aset ke lokasi dan kondisi yang diinginkan sesuai dengan tujuan penggunaan yang ditetapkan.

The initial cost of property and equipment consists of its purchase price, including import duties and taxes and any directly attributable costs in bringing the property and equipment to its working condition and location for its intended use.

Beban-beban yang timbul setelah aset tetap digunakan, seperti beban perbaikan dan pemeliharaan, dibebankan ke laba rugi pada saat terjadinya. Apabila beban-beban tersebut menimbulkan peningkatan manfaat ekonomis di masa mendatang dari penggunaan aset tetap tersebut yang dapat melebihi kinerja normalnya, maka beban-beban tersebut dikapitalisasi sebagai tambahan biaya perolehan aset tetap.

Expenditures incurred after the property and equipment have been put into operations, such as repairs and maintenance costs, are normally charged to operations in the year such costs are incurred. In situations where it can be clearly demonstrated that the expenditures have resulted in an increase in the future economic benefits expected to be obtained from the use of the property and equipment beyond its originally assessed standard of performance, the expenditures are capitalized as additional costs of property and equipment.

Penyusutan dan amortisasi dihitung berdasarkan metode garis lurus (*straight-line method*) selama masa manfaat aset tetap sebagai berikut:

Depreciation and amortization are computed on a straight-line basis over the property and equipment's useful lives as follows:

|                               | Tahun/<br>Years |                                     |
|-------------------------------|-----------------|-------------------------------------|
| Bangunan                      | 20 - 30         | Buildings                           |
| Peralatan dan perabotan       | 2 - 10          | Furniture, fixtures and equipment   |
| Peralatan mekanis dan listrik | 6 - 14          | Mechanical and electrical equipment |
| Kendaraan bermotor            | 2 - 8           | Motor vehicles                      |
| Prasarana telekomunikasi      | 2 - 10          | Telecommunication infrastructure    |
| Partisi kantor                | 3 - 5           | Leasehold improvements              |

Nilai tercatat aset tetap ditelaah kembali dan dilakukan penurunan nilai apabila terdapat peristiwa atau perubahan kondisi tertentu yang mengindikasikan nilai tercatat tersebut tidak dapat dipulihkan sepenuhnya.

The carrying values of property and equipment are reviewed for impairment when events or changes in circumstances indicate that the carrying values may not be recoverable.

Dalam setiap inspeksi yang signifikan, biaya inspeksi diakui dalam jumlah tercatat aset tetap sebagai suatu penggantian apabila memenuhi kriteria pengakuan. Biaya inspeksi signifikan yang dikapitalisasi tersebut diamortisasi selama periode sampai dengan saat inspeksi signifikan berikutnya.

When each major inspection is performed, its cost is recognized in the carrying amount of the item of property and equipment as a replacement if the recognition criteria are satisfied. Such major inspection is capitalized and amortized over the next major inspection activity.

Jumlah tercatat aset tetap dihentikan pengakuannya pada saat dilepaskan atau tidak ada manfaat ekonomis masa depan yang diharapkan dari penggunaan atau pelepasannya. Keuntungan atau kerugian yang timbul dari penghentian pengakuan aset tetap diakui dalam laba rugi pada tahun terjadinya penghentian pengakuan.

Nilai residu, jika ada, umur manfaat, serta metode penyusutan dan amortisasi ditelaah setiap akhir tahun dan dilakukan penyesuaian apabila hasil telaah berbeda dengan estimasi sebelumnya.

#### Aset Tetap dalam Pembangunan

Aset tetap dalam pembangunan merupakan aset tetap dalam tahap konstruksi, yang dinyatakan pada biaya perolehan dan tidak disusutkan. Akumulasi biaya akan direklasifikasi ke akun aset tetap yang bersangkutan dan akan disusutkan pada saat konstruksi selesai secara substansial dan aset tersebut telah siap digunakan sesuai tujuannya.

#### **n. Goodwill**

*Goodwill* diuji penurunan nilainya setiap tahun dan dicatat sebesar biaya perolehan dikurangi dengan akumulasi penurunan nilai. Penurunan nilai *goodwill* tidak dapat dipulihkan. Keuntungan atau kerugian yang diakui pada saat pelepasan entitas anak harus memperhitungkan nilai tercatat *goodwill* dari entitas anak yang dijual tersebut.

*Goodwill* dialokasikan ke Unit Penghasil Kas (UPK) untuk tujuan uji penurunan nilai. Alokasi dilakukan ke UPK atau kelompok UPK yang diharapkan akan mendapat manfaat dari kombinasi bisnis yang menimbulkan *goodwill* tersebut.

#### **o. Transaksi Sewa**

Grup menerapkan PSAK No. 73 yang mensyaratkan pengakuan liabilitas sewa sehubungan dengan sewa yang sebelumnya diklasifikasikan sebagai 'sewa operasi'.

An item of property and equipment is derecognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gains or loss arising from de-recognition of property and equipment is included in profit or loss in the year the item is derecognized.

The asset's residual values, if any, useful lives and depreciation and amortization method are reviewed and adjusted if appropriate, at each financial year end.

#### Construction in Progress

Construction in progress represents property and equipment under construction which is stated at cost and is not depreciated. The accumulated costs are reclassified to the respective property and equipment account and are depreciated when the construction is substantially complete and the asset is ready for its intended use.

#### **n. Goodwill**

Goodwill is tested annually for impairment and carried at cost less accumulated impairment losses. Impairment losses on goodwill are not reversed. Gains and losses on the disposal of an entity include the carrying amount of goodwill relating to the entity sold.

Goodwill is allocated to Cash Generating Unit (CGU) for the purpose of impairment testing. The allocation is made to those CGU or groups of CGU that are expected to benefit from the business combination in which the goodwill arose.

#### **o. Lease Transactions**

The Group has applied PSAK No. 73, which set the requirement for the recognition of lease liabilities in relation to leases which had been previously classified as 'operating lease'.

*Sebagai penyewa*

Pada tanggal permulaan kontrak, Grup menilai apakah kontrak merupakan, atau mengandung, sewa. Suatu kontrak merupakan atau mengandung sewa jika kontrak tersebut memberikan hak untuk mengendalikan penggunaan aset identifikasian selama suatu jangka waktu untuk dipertukarkan dengan imbalan.

Untuk menilai apakah kontrak memberikan hak untuk mengendalikan penggunaan aset identifikasian, Grup harus menilai apakah:

- Grup memiliki hak untuk mendapatkan secara substansial seluruh manfaat ekonomi dari penggunaan aset identifikasian; dan
- Grup memiliki hak untuk mengarahkan penggunaan aset identifikasian. Grup memiliki hak ini ketika Grup memiliki hak untuk pengambilan keputusan yang relevan tentang bagaimana dan untuk tujuan apa aset digunakan telah ditentukan sebelumnya:
  1. Grup memiliki hak untuk mengoperasikan aset;
  2. Grup telah mendesain aset dengan cara menetapkan sebelumnya bagaimana dan untuk tujuan apa aset akan digunakan selama periode penggunaan.

Pada tanggal awal dimulainya kontrak atau pada tanggal penilaian kembali atas kontrak yang mengandung sebuah komponen sewa, Grup mengalokasikan imbalan dalam kontrak ke masing-masing komponen sewa berdasarkan harga tersendiri relatif dari komponen sewa dan harga tersendiri agregat dari komponen nonsewa.

Pada tanggal permulaan sewa, Grup mengakui aset hak-guna dan liabilitas sewa. Aset hak-guna diukur pada biaya perolehan, dimana meliputi jumlah pengukuran awal liabilitas sewa yang disesuaikan dengan pembayaran sewa yang dilakukan pada atau sebelum tanggal permulaan.

*As lessee*

At the inception of a contract, the Group assesses whether the contract is, or contains, a lease. A contract is or contains a lease if the contract conveys the right to control the use of an identified assets for a period of time in exchange for consideration.

To assess whether a contract conveys the right to control the use of an identified asset, the Group shall assesses whether:

- The Group has the right to obtain substantially all the economic benefits from use of the asset throughout the period of use; and
- The Group has the right to direct the use of the asset. The Group has this right when it has the decision-making rights that are the most relevant to changing how and for what purpose the asset is used are predetermined:
  1. The Group has the right to operate the asset;
  2. The Group has designed the asset in a way that predetermined how and for what purpose it will be used.

At the inception or on reassessment of a contract that contains a lease component, the Group allocates the consideration in the contract to each lease component on the basis of their relative stand-alone prices and the aggregate stand-alone price of the non-lease components.

The Group recognizes a right-of-use asset and a lease liability at the lease commencement date. The right-of-use assets are initially measured at cost, which comprises the initial amount of the lease liability adjusted for any lease payment made at or before the commencement date.

Aset hak-guna kemudian disusutkan menggunakan metode garis lurus dari tanggal permulaan hingga tanggal yang lebih awal antara akhir umur manfaat aset hak-guna atau akhir masa sewa.

Liabilitas sewa diukur pada nilai kini pembayaran sewa yang belum dibayar pada tanggal permulaan, didiskontokan dengan menggunakan suku bunga implisit dalam sewa atau jika suku bunga tersebut tidak dapat ditentukan, maka menggunakan suku bunga pinjaman inkremental. Pada umumnya, Grup menggunakan suku bunga pinjaman inkremental sebagai tingkat bunga diskonto.

Pembayaran sewa yang termasuk dalam pengukuran liabilitas sewa meliputi pembayaran berikut ini:

- Pembayaran tetap, termasuk pembayaran tetap secara substansi;
- Pembayaran sewa variabel yang bergantung pada indeks atau suku bunga yang pada awalnya diukur dengan menggunakan indeks atau suku bunga pada tanggal permulaan;
- Jumlah yang diperkirakan akan dibayarkan oleh penyewa dengan jaminan nilai residual;
- Harga eksekusi opsi beli jika Grup cukup pasti untuk mengeksekusi opsi tersebut; dan
- Penalti karena penghentian awal sewa kecuali jika Grup cukup pasti untuk tidak menghentikan lebih awal.

Pembayaran sewa dialokasikan menjadi bagian pokok dan biaya keuangan. Biaya keuangan dibebankan pada laba rugi selama periode sewa sehingga menghasilkan tingkat suku bunga periodik yang konstan atas saldo liabilitas untuk setiap periode.

The right-of-use assets are subsequently depreciated using the straight-line method from the commencement date to the earlier of the end of the useful life of the right-of-use assets or the end of the lease term.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, using incremental borrowing rate. Generally, the Group uses its incremental borrowing rate as the discount rate.

Lease payments included in the measurement of the lease liability comprise the following:

- Fixed payments, including in-substance fixed payments;
- Variable lease payments that depend on an index or a rate, initially measured using the index or rate as at the commencement date;
- Amounts expected to be payable under a residual value guarantee;
- The exercise price under a purchase option that the Group is reasonably certain to exercise; and
- Penalties for early termination of a lease unless the Group is reasonably certain not to terminate early.

Each lease payment is allocated between the liability and finance cost. The finance cost is charged to profit or loss over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period.

Jika sewa mengalihkan kepemilikan aset pendasar kepada Grup pada akhir masa sewa atau jika biaya perolehan aset hak-guna merefleksikan Grup akan mengeksekusi opsi beli, maka Grup menyusutkan aset hak-guna dari tanggal permulaan hingga akhir umur manfaat aset pendasar. Jika tidak, maka Grup menyusutkan aset hak-guna dari tanggal permulaan hingga tanggal yang lebih awal antara akhir umur manfaat aset hak-guna atau akhir masa sewa.

#### *Sewa jangka pendek*

Grup memutuskan untuk tidak mengakui aset hak-guna dan liabilitas sewa untuk sewa jangka pendek yang memiliki masa sewa dua belas (12) bulan atau kurang. Grup mengakui pembayaran sewa atas sewa tersebut sebagai beban dengan dasar garis lurus selama masa sewa.

#### *Sebagai pesewa*

Ketika Grup bertindak sebagai pesewa, Grup mengklasifikasi masing-masing sewanya baik sewa operasi atau sewa pembiayaan.

Untuk mengklasifikasi masing-masing sewa, Grup membuat penilaian secara keseluruhan atas apakah sewa mengalihkan secara substansial seluruh risiko dan manfaat yang terkait dengan kepemilikan aset pendasar. Jika penilaian membuktikan hal tersebut, maka sewa diklasifikasikan sebagai sewa pembiayaan; jika tidak maka, merupakan sewa operasi. Sebagai bagian dari penilaian ini, Grup mempertimbangkan beberapa indikator seperti apakah masa sewa adalah sebagian besar dari umur ekonomik aset pendasar.

#### **p. Distribusi Dividen**

Distribusi dividen kepada pemegang saham Grup diakui sebagai liabilitas dalam laporan keuangan konsolidasian dalam periode saat dividen tersebut disetujui oleh pemegang saham Grup.

If the lease transfers ownership of the underlying asset to the Group by the end of the lease term or if the cost of the right-of-use assets reflects that the Group will exercise a purchase option, the Group depreciates the right-of-use assets from the commencement date to the end of the useful life of the underlying asset. Otherwise, the Group depreciates the right-of-use assets from the commencement date to the earlier of the end of the useful life of the right-of-use assets or the end of the lease term.

#### *Short-term leases*

The Group has elected not to recognize right-of-use assets and lease liabilities for short-term leases that have a lease term of twelve (12) months or less. The Group recognizes the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

#### *As lessor*

When the Group acts as a lessor, it shall classify each of its leases as either an operating lease or a finance lease.

To classify each lease, the Group makes an overall assessment of whether the lease transfers substantially all of the risks and rewards incidental to ownership of the underlying asset. If this is the case, then the lease is classified as a finance lease; if not, then it is an operating lease. As part of this assessment, the Group considers certain indicators such as whether the lease term is for the major part of the economic life of the asset.

#### **p. Dividend Distribution**

Dividend distribution to the Group's shareholders is recognized as a liability in the consolidated financial statements in the period in which the dividends are approved by the Group's shareholders.



**q. Penurunan Nilai Aset Non-Kuangan**

Pada setiap akhir periode pelaporan tahunan, Grup menelaah apakah terdapat indikasi suatu aset mengalami penurunan nilai. Jika terdapat indikasi tersebut atau pada saat uji tahunan penurunan nilai aset perlu dilakukan, maka Grup membuat estimasi jumlah terpulihkan aset tersebut.

Jika nilai tercatat aset lebih besar daripada nilai terpulihkannya, maka aset tersebut dinyatakan mengalami penurunan nilai dan rugi penurunan nilai diakui dalam laba rugi. Dalam menghitung nilai pakai, estimasi arus kas masa depan bersih didiskontokan ke nilai kini dengan menggunakan tingkat diskonto sebelum pajak yang mencerminkan penilaian pasar kini dari nilai waktu uang dan risiko spesifik atas aset.

Penelaahan dilakukan pada akhir setiap periode pelaporan tahunan untuk mengetahui apakah terdapat indikasi bahwa rugi penurunan nilai aset yang telah diakui dalam periode sebelumnya mungkin tidak ada lagi atau mungkin telah menurun. Jika indikasi dimaksud ditemukan, maka Grup mengestimasi jumlah terpulihkan aset tersebut. Kerugian penurunan nilai yang diakui dalam periode sebelumnya akan dipulihkan apabila nilai tercatat aset tidak melebihi jumlah terpulihkannya maupun nilai tercatat, neto setelah penyusutan, seandainya tidak ada rugi penurunan nilai yang telah diakui untuk aset tersebut pada tahun-tahun sebelumnya. Setelah pemulihan tersebut, penyusutan aset tersebut disesuaikan di periode mendatang untuk mengalokasikan nilai tercatat aset yang direvisi, dikurangi nilai sisanya, dengan dasar yang sistematis selama sisa umur manfaatnya.

**r. Cadangan untuk Penggantian Peralatan Usaha**

Cadangan untuk penggantian peralatan usaha (barang dan perlengkapan hotel) dibebankan pada laba rugi berdasarkan taksiran nilai penggantian dari peralatan yang hilang atau rusak. Pembelian dibebankan pada akun "Cadangan untuk penggantian peralatan usaha".

**q. Impairment of Non-Financial Assets**

The Group assesses at each annual reporting period whether there is an indication that an asset may be impaired. If any such indication exists, or when annual impairment testing for an asset is required, the Group makes an estimate of the asset's recoverable amount.

Where the carrying amount of an asset exceeds its recoverable amount, the asset is considered impaired and impairment losses are recognized in profit or loss. In assessing the value in use, the estimated net future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset.

An assessment is made at each annual reporting period as to whether there is any indication that previously recognized impairment losses recognized for an asset may no longer exist or may have decreased. If such indication exists, the recoverable amount is estimated. A previously recognized impairment loss for an asset is reversed in profit or loss to the extent that the carrying amount of the asset does not exceed its recoverable amount nor exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognized for the asset in prior years. After such a reversal, the depreciation charge on the said asset is adjusted in future periods to allocate the asset's revised carrying amount, less any residual value, on a systematic basis over its remaining useful life.

**r. Reserve for Replacement of Operating Equipment**

A reserve for replacement of operating equipment (hotel inventories) is provided by charging to profit or loss an amount based on the estimated replacement value of lost or damaged items. Actual purchases are charged to the "Reserve for replacement of operating equipment" account.

**s. Pengakuan Pendapatan dan Beban**

**(1) Pengakuan Pendapatan**

Grup menerapkan PSAK No. 72 yang mensyaratkan pengakuan pendapatan harus memenuhi 5 langkah analisa sebagai berikut:

1. Identifikasi kontrak dengan pelanggan.
2. Identifikasi kewajiban pelaksanaan dalam kontrak. Kewajiban pelaksanaan merupakan janji-janji dalam kontrak untuk menyerahkan barang atau jasa yang memiliki karakteristik berbeda ke pelanggan.
3. Penetapan harga transaksi. Harga transaksi merupakan jumlah imbalan yang berhak diperoleh suatu entitas sebagai kompensasi atas diserahkan barang atau jasa yang dijanjikan ke pelanggan.
4. Alokasi harga transaksi ke setiap kewajiban pelaksanaan (jika ada) dengan menggunakan dasar harga jual berdiri sendiri relatif dari setiap barang atau jasa berbeda yang dijanjikan di kontrak.
5. Pengakuan pendapatan ketika kewajiban pelaksanaan telah dipenuhi dengan menyerahkan barang atau jasa yang dijanjikan ke pelanggan (ketika pelanggan telah memiliki pengendalian atas barang atau jasa tersebut).

Kewajiban pelaksanaan dapat dipenuhi dengan 2 cara, yakni:

- a. Suatu titik waktu (umumnya janji untuk menyerahkan barang ke pelanggan); atau

**s. Revenue and Expense Recognition**

**(1) Revenues Recognition**

The Group has applied PSAK No. 72, which requires revenue recognition to fulfill 5 steps of assessment:

1. Identify contract(s) with a customer.
2. Identify the performance obligations in the contract. Performance obligations are promises in a contract to transfer to a customer goods that are distinct.
3. Determine the transaction price. Transaction price is the amount of consideration to which an entity expects to be entitled in exchange for transferring promised goods to a customer.
4. Allocate the transaction price to each performance obligation (if any) on the basis of the relative stand-alone selling prices of each distinct goods promised in the contract.
5. Recognize revenue when performance obligation is satisfied by transferring a promised goods or service to a customer (which is when the customer obtains control of that goods or services).

A performance obligation may be satisfied at the following:

- a. A point in time (typically for promises to transfer goods to a customer); or

- b. Suatu periode waktu (umumnya janji untuk menyerahkan jasa ke pelanggan). Untuk kewajiban pelaksanaan yang dipenuhi dalam suatu periode waktu, Grup memilih ukuran penyelesaian yang sesuai untuk penentuan jumlah pendapatan yang harus diakui karena telah terpenuhinya kewajiban pelaksanaan.

Pembayaran harga transaksi berbeda untuk setiap kontrak. Aset kontrak diakui ketika jumlah penerimaan dari pelanggan kurang dari saldo kewajiban pelaksanaan yang telah dipenuhi. Kewajiban kontrak diakui ketika jumlah penerimaan dari pelanggan lebih dari saldo kewajiban pelaksanaan yang telah dipenuhi.

Pendapatan sewa dan jasa pelayanan

Pendapatan sewa ruangan pusat perbelanjaan dan kantor serta tanah diakui berdasarkan metode garis lurus sesuai dengan jangka waktu sewa dan pendapatan jasa pelayanan diakui pada saat jasa diberikan.

Pendapatan dari Hotel

Pendapatan hotel diakui pada saat barang atau jasa diberikan kepada tamu.

Lainnya

Pendapatan dari iuran keanggotaan klub diakui sesuai dengan periode keanggotaan.

Pendapatan dari jasa telekomunikasi diakui pada saat jasa telah diserahkan kepada pelanggan.

Pendapatan bunga dari instrumen keuangan diakui dalam laba rugi secara akrual menggunakan metode suku bunga efektif.

- b. Over time (typically for promises to transfer services to a customer). For a performance obligation satisfied over time, the Group selects an appropriate measure of progress to determine the amount of revenue that should be recognized as the performance obligation is satisfied.

Payment of transaction price differs for each contract. A contract asset is recognized once the consideration paid by customer is less than the balance of performance obligation which has been satisfied. A contract liability is recognized once the consideration paid by customer is more than the balance of performance obligation which has been satisfied.

Revenues from rental and service charges

Rental revenues on leased shopping center, office building and land are recognized on a straight-line basis over the lease terms, while service charge is recognized when services are rendered.

Revenue from Hotel

Hotel revenue is recognized when the goods are delivered or when services are rendered to the guests.

Others

Club membership revenue is recognized based on the membership period.

Telecommunication service revenue is recognized when services are rendered to the customers.

Interest income for all financial instruments is recognized in profit or loss on accrual basis using the effective interest rate method.

**(2) Pengakuan Beban**

Beban diakui pada saat terjadinya (*accrual basis*).

Beban bunga dari instrumen keuangan diakui dalam laba rugi secara akrual menggunakan metode suku bunga efektif.

**t. Imbalan Kerja**

***Liabilitas Imbalan Kerja Jangka Pendek***

Imbalan kerja jangka pendek diakui sebesar jumlah yang tak-terdiskonto sebagai liabilitas pada laporan posisi keuangan konsolidasian setelah dikurangi dengan jumlah yang telah dibayar dan sebagai beban dalam laba rugi.

***Liabilitas Imbalan Kerja Jangka Panjang***

***Program pensiun manfaat pasti***

Perusahaan memiliki program pensiun manfaat pasti yang didasarkan pada masa kerja dan jumlah penghasilan karyawan saat pensiun yang dihitung menggunakan metode *Projected Unit Credit*. Pengukuran kembali liabilitas imbalan pasti langsung diakui dalam laporan posisi keuangan konsolidasian dan penghasilan komprehensif lain pada periode terjadinya dan tidak akan direklasifikasi ke laba rugi, namun menjadi bagian dari saldo laba. Biaya liabilitas imbalan pasti lainnya terkait dengan program imbalan pasti diakui dalam laba rugi.

Liabilitas imbalan kerja jangka panjang yang diakui dalam laporan posisi keuangan konsolidasian mencerminkan nilai kini kewajiban imbalan pasti setelah dikurangkan dengan nilai wajar aset program. Aset (surplus) imbalan kerja jangka panjang yang timbul dari perhitungan tersebut diakui sebesar nilai kini pengembalian kas serta pengurangan iuran masa depan dari program tersebut.

**(2) Expense Recognition**

Expenses are recognized when incurred (*accrual basis*).

Interest expense for all financial instruments are recognized in profit or loss on accrual basis using the effective interest rate method.

**t. Employee Benefits**

***Short-term Employee Benefits Liability***

Short-term employee benefits are recognized at its undiscounted amount as a liability after deducting any amount already paid in the consolidated statement of financial position and as an expense in profit or loss.

***Long-term Employee Benefits Liability***

***Defined benefits plans***

The Company has funded defined benefit plans which amounts are determined based on years of service and salaries of the employees at the time of pension and calculated using the Projected Unit Credit. Remeasurement is reflected immediately in the consolidated statement of financial position with a charge or credit recognized in other comprehensive income in the period in which they occur and not to be reclassified to profit or loss but reflected immediately in retained earnings. All other costs related to the defined benefit plan are recognized in profit or loss.

Long-term employee benefits liability recognized in the consolidated statement of financial position represents the present value of the defined benefit obligation reduced by the fair value of plan assets. Any asset (surplus) resulting from this calculation is limited to the present value of available refunds and reductions in future contributions to the plan.

Program pensiun iuran pasti

The Ritz-Carlton Jakarta, Pacific Place, unit usaha hotel dari PPJ memiliki imbalan pasca-kerja iuran pasti melalui Dana Pensiun Lembaga Keuangan (DPLK). Jumlah iuran yang terutang diakui sebagai liabilitas pada laporan posisi keuangan konsolidasian setelah dikurangi dengan jumlah yang telah dibayar dan sebagai beban dalam laba rugi.

Jika ada bagian iuran yang jatuh tempo dalam waktu lebih dari dua belas (12) bulan setelah tanggal laporan posisi keuangan konsolidasian, maka iuran tersebut disajikan sebesar nilai kini liabilitas yang didiskontokan.

Manfaat iuran pasti ditentukan berdasarkan akumulasi iuran dan hasil pengembangan investasi.

Pada tanggal 2 Februari 2021, Pemerintah mengundangkan dan memberlakukan Peraturan Pemerintah Nomor 35 Tahun 2021 (PP 35/2021) untuk melaksanakan ketentuan Pasal 81 dan Pasal 185 (b) UU No. 11/2020 mengenai Cipta Kerja yang bertujuan untuk menciptakan lapangan kerja yang seluas-luasnya.

Presiden Republik Indonesia telah menetapkan Peraturan Pemerintah Pengganti Undang-Undang No. 2 Tahun 2022 tentang Cipta Kerja (Perppu Cipta Kerja 2/2022) pada tanggal 30 Desember 2022 yang merupakan pelaksanaan dan putusan MK No. 91/PUU-XVIII/2022. Dengan berlakunya Perppu ini, UU No. 11/2020 tentang Cipta Kerja dicabut dan dinyatakan tidak berlaku. Perppu Cipta Kerja 2/2022 telah ditetapkan menjadi Undang-Undang pada tanggal 31 Maret 2023 berdasarkan Undang-Undang No. 6 Tahun 2023.

**u. Pajak Penghasilan**

***Pajak Kini***

Pajak kini ditentukan berdasarkan laba kena pajak dalam tahun yang bersangkutan yang dihitung berdasarkan tarif pajak yang berlaku.

Defined contribution plans

The Ritz-Carlton Jakarta, Pacific Place, hotel operation unit of PPJ has post-employment benefits, defined contribution plans through the Financial Institution of Pension Fund (DPLK). The Contribution payable is accrued as a liability after deducting any amount already paid in the consolidated statement of financial position and as expenses in profit or loss.

If a part of the contributions falls due in a period in excess of twelve (12) months from the consolidated statement of financial position date, the contributions are presented at its discounted amount.

Defined contribution plans benefits are determined based on accumulated contributions and returns on investments.

On February 2, 2021, the Government promulgated Government Regulation Number 35 Year 2021 (PP 35/2021) to implement the provisions of Article 81 and Article 185 (b) of Law no. 11/2020 concerning Job Creation (Cipta Kerja), which aims to create the widest possible employment opportunities.

The President of the Republic of Indonesia has issued Government Regulation in Lieu of Law No. 2 of 2022 concerning Job Creation (Perppu Cipta Kerja 2/2022) on December 30, 2022 which is the implementation of the Constitutional Court Decision Number 91/PUU-XVIII/2022. With the enactment of this Perppu, Law No. 11/2020 concerning Job Creation is repealed and declared invalid. Perppu Cipta Kerja 2/2022 has been enacted into Law on March 31, 2023, based on Law No. 6 of 2023.

**u. Income Tax**

***Current Tax***

Current tax expense is determined based on the taxable income for the year computed using prevailing tax rates.

### ***Pajak Tangguhan***

Pajak tangguhan diakui sebagai liabilitas jika terdapat perbedaan temporer kena pajak yang timbul dari perbedaan antara dasar pengenaan pajak aset dan liabilitas dengan jumlah tercatatnya pada tanggal pelaporan.

Aset pajak tangguhan diakui untuk seluruh perbedaan temporer yang dapat dikurangkan dan rugi fiskal yang dapat dikompensasikan. Aset pajak tangguhan diakui dan direviu pada setiap tanggal pelaporan atau diturunkan jumlah tercatatnya, sepanjang kemungkinan besar laba kena pajak tersedia untuk pemanfaatan perbedaan temporer yang dapat dikurangkan dan rugi fiskal yang dapat dikompensasikan.

Aset dan liabilitas pajak tangguhan diukur dengan menggunakan tarif pajak yang diharapkan berlaku ketika aset dipulihkan atau liabilitas diselesaikan, berdasarkan tarif pajak (atau peraturan pajak) yang telah berlaku atau secara substantif telah berlaku pada tanggal pelaporan.

Aset pajak tangguhan dan liabilitas pajak tangguhan saling hapus jika dan hanya jika, terdapat hak yang dipaksakan secara hukum untuk melakukan saling hapus aset pajak kini terhadap liabilitas pajak kini dan pajak tangguhan tersebut terkait dengan entitas kena pajak yang sama dan dikenakan oleh otoritas perpajakan yang sama.

#### **v. Aset Pengampunan Pajak**

Pada saat pengakuan awal, aset pengampunan pajak diukur sebesar biaya perolehan sesuai dengan Surat Keterangan Pengampunan Pajak yang diterbitkan oleh Menteri Keuangan Republik Indonesia.

Aset pengampunan pajak dikreditkan pada akun tambahan modal disetor.

Pengukuran setelah pengakuan awal aset pengampunan pajak mengacu pada masing-masing kebijakan akuntansi relevan yang diterapkan Grup untuk aset serupa.

### ***Deferred Tax***

Deferred tax is provided using the liability method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date.

Deferred tax assets are recognized for all deductible temporary differences and the carry forward tax benefit of any unused tax losses. Deferred tax assets are recognized and reviewed at each reporting date and reduced to the extent that it is probable that taxable profit will be available against which the deductible temporary differences and the carry forward tax benefit of unused tax losses can be utilized.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realized or the liability is settled, based on tax rates (or tax laws) that have been enacted or substantively enacted at the reporting date.

Deferred tax assets and deferred tax liabilities are offset if and only if, a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

#### **v. Tax Amnesty Assets**

At initial recognition, tax amnesty assets are measured at cost based on Letter of Tax Amnesty Annotation issued by the Minister of Finance of the Republic of Indonesia.

Tax amnesty assets are recognized with a corresponding credit to additional paid-in capital.

Subsequent measurement of tax amnesty assets is in accordance with subsequent measurement provision of each relevant accounting policy applied by the Group for similar assets.

Aset pengampunan pajak direklasifikasi ke dalam pos aset serupa, ketika Grup mengukur kembali aset pengampunan pajak berdasarkan nilai wajar sesuai dengan Standar Akuntansi Keuangan (SAK) pada tanggal Surat Keterangan Pengampunan Pajak dari Menteri Keuangan Republik Indonesia.

Tax amnesty assets are reclassified to similar assets accounts, when the Group re-measured tax amnesty assets at fair value in accordance with Financial Accounting Standards at the date of Letter of Tax Amnesty Annotation from the Minister of Finance of the Republic of Indonesia.

**w. Laba (Rugi) per Saham**

Laba (rugi) per saham dihitung dengan membagi laba (rugi) yang dapat diatribusikan kepada pemilik entitas induk dengan jumlah rata-rata tertimbang saham yang beredar pada tahun yang bersangkutan.

**w. Earnings (Loss) per Share**

Earnings (loss) per share are computed by dividing earnings (loss) attributable to owners of the parent company by the weighted average number of shares outstanding during the year.

**x. Segmen Operasi**

Segmen operasi diidentifikasi berdasarkan laporan internal komponen-komponen Grup yang secara berkala dilaporkan kepada pengambil keputusan operasional dalam rangka alokasi sumber daya ke dalam segmen dan penilaian kinerja Grup.

**x. Operating Segments**

Operating segments are identified on the basis of internal reports about components of the Group that are regularly reviewed by the chief operating decision maker in order to allocate resources to the segments and to assess their performances.

**y. Provisi**

Provisi diakui jika Grup mempunyai kewajiban kini (hukum maupun konstruktif) sebagai akibat peristiwa masa lalu, yang memungkinkan Grup harus menyelesaikan kewajiban tersebut dan estimasi yang andal mengenai jumlah kewajiban tersebut dapat dibuat.

**y. Provisions**

Provisions are recognized when the Group has present obligation (legal or constructive) as a result of a past event, it is probable that the Group will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation.

Jumlah yang diakui sebagai provisi adalah hasil estimasi terbaik pengeluaran yang diperlukan untuk menyelesaikan kewajiban kini pada tanggal pelaporan, dengan mempertimbangkan risiko dan ketidakpastian terkait kewajiban tersebut.

The amount recognized as a provision is the best estimate of the consideration required to settle the obligation at the reporting date, taking into account the risks and uncertainties surrounding the obligation.

**3. Penggunaan Estimasi, Pertimbangan, dan Asumsi Manajemen**

Dalam penerapan kebijakan akuntansi Grup, seperti yang diungkapkan dalam Catatan 2 pada laporan keuangan konsolidasian, manajemen harus membuat estimasi, pertimbangan, dan asumsi atas nilai tercatat aset dan liabilitas yang tidak tersedia oleh sumber-sumber lain. Estimasi dan asumsi tersebut, berdasarkan pengalaman historis dan faktor lain yang dipertimbangkan relevan.

**3. Management Use of Estimates, Judgments, and Assumptions**

In the application of the Group's accounting policies, which are described in Note 2 to the consolidated financial statements, management is required to make estimates, judgments, and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and assumptions are based on historical experience and other factors that are considered to be relevant.

Manajemen berkeyakinan bahwa pengungkapan berikut telah mencakup ikhtisar estimasi, pertimbangan dan asumsi signifikan yang dibuat oleh manajemen, yang berpengaruh terhadap jumlah-jumlah yang dilaporkan serta pengungkapan dalam laporan keuangan konsolidasian.

#### **Pertimbangan**

Pertimbangan-pertimbangan berikut dibuat oleh manajemen dalam proses penerapan kebijakan akuntansi Grup yang memiliki dampak yang paling signifikan terhadap jumlah-jumlah yang diakui dalam laporan keuangan konsolidasian:

a. **Klasifikasi Aset Keuangan dan Liabilitas Keuangan**

Grup menentukan klasifikasi aset dan liabilitas tertentu sebagai aset keuangan dan liabilitas keuangan dengan menilai apakah aset dan liabilitas tersebut memenuhi kriteria yang ditetapkan dalam PSAK No. 71. Aset keuangan dan liabilitas keuangan dicatat sesuai dengan kebijakan akuntansi Grup sebagaimana diungkapkan dalam Catatan 2.

b. **Cadangan Kerugian Penurunan Nilai**

Pada setiap tanggal laporan posisi keuangan konsolidasian, Grup menilai apakah risiko kredit atas instrumen keuangan, selain piutang usaha meningkat secara signifikan sejak pengakuan awal. Ketika melakukan penilaian tersebut, Grup mempertimbangkan perubahan risiko gagal bayar yang terjadi selama umur instrumen keuangan. Dalam melakukan penilaian tersebut, Grup membandingkan risiko gagal bayar yang terjadi pada tanggal pelaporan dengan risiko gagal bayar pada saat pengakuan awal, serta mempertimbangkan informasi, termasuk informasi masa lalu, kondisi saat ini, dan informasi bersifat perkiraan masa depan (*forward-looking*), yang wajar dan didukung yang tersedia tanpa biaya atau upaya berlebihan.

Management believes that the following represent a summary of the significant estimates, judgments, and assumptions made that affected certain reported amounts and disclosures in the consolidated financial statements.

#### **Judgments**

The following judgments are made by management in the process of applying the Group's accounting policies that have the most significant effects on the amounts recognized in the consolidated financial statements:

a. **Classification of Financial Assets and Financial Liabilities**

The Group determines the classifications of certain assets and liabilities as financial assets and financial liabilities by judging if they meet the criteria set forth in PSAK No. 71. Accordingly, the financial assets and financial liabilities are accounted for in accordance with the Group's accounting policies disclosed in Note 2.

b. **Allowance for Impairment**

At each consolidated statement of financial position reporting date, the Group shall assess whether the credit risk of a financial instrument, other than trade accounts receivable, has increased significantly since initial recognition. When making the assessment, the Group uses the change in the risk of a default over the expected life of the financial instrument. To make that assessment, the Group compares the risk of a default occurring on the financial instrument as at the reporting date with the risk of a default occurring on the financial instrument as at the date of initial recognition and consider reasonable and supportable information, including that which is forward-looking, that is available without undue cost or effort.



Grup mengukur cadangan kerugian sepanjang umurnya, jika risiko kredit atas instrumen keuangan tersebut telah meningkat secara signifikan sejak pengakuan awal, jika tidak, maka Grup mengukur cadangan kerugian untuk instrumen keuangan tersebut sejumlah kerugian kredit ekspektasian dua belas (12) bulan. Suatu evaluasi yang bertujuan untuk mengidentifikasi jumlah cadangan kerugian ekspektasian yang harus dibentuk, dilakukan secara berkala pada setiap periode pelaporan. Oleh karena itu, saat dan besaran jumlah cadangan kerugian ekspektasian yang tercatat pada setiap periode dapat berbeda tergantung pada pertimbangan atas informasi yang tersedia atau berlaku pada saat itu.

Suatu evaluasi yang bertujuan untuk mengidentifikasi jumlah cadangan kerugian ekspektasian yang harus dibentuk, dilakukan secara berkala pada setiap periode pelaporan. Oleh karena itu, saat dan besaran jumlah cadangan kerugian kredit ekspektasian yang tercatat pada setiap periode dapat berbeda tergantung pada pertimbangan atas informasi yang tersedia atau berlaku pada saat itu.

Nilai tercatat aset keuangan Grup yang diukur pada biaya perolehan diamortisasi pada tanggal 31 Desember 2023 dan 2022 sebagai berikut:

The Group measures the loss allowance for a financial instrument at an amount equal to the lifetime expected credit losses if the credit risk on that financial instrument has increased significantly since initial recognition, otherwise, the Group measures the loss allowance for that financial instrument at an amount equal to twelve (12) month expected credit losses. Evaluation of financial assets to determine the allowance for expected loss to be provided is performed periodically in each reporting period. Therefore, the timing and amount of allowance for expected credit loss recorded at each period might differ based on the judgments and estimates that are available or valid at each period.

Evaluation of financial assets to determine the allowance for expected loss to be provided is performed periodically in each reporting period. Therefore, the timing and amount of allowance for expected credit loss recorded at each period might differ based on the judgments and estimates that are available or valid at each period.

The carrying value of the Group's financial assets at amortized cost as of December 31, 2023 and 2022 follows:

|   | <u>2023</u>               | <u>2022</u>               |                                     |
|---|---------------------------|---------------------------|-------------------------------------|
| Kas dan setara kas                            | 412.934.749               | 324.480.649               | Cash and cash equivalents           |
| Piutang usaha                                 | 46.091.097                | 44.947.091                | Trade accounts receivable           |
| Piutang lain-lain                             | 25.793.897                | 24.712.367                | Other accounts receivable           |
| Aset lancar dan tidak lancar lain-lain        |                           |                           | Other current and noncurrent assets |
| Setoran jaminan                               | 11.644.812                | 11.152.796                | Security deposits                   |
| Deposito berjangka yang dibatasi pencairannya | 1.677.514                 | 1.893.670                 | Restricted time deposits            |
| Rekening giro yang dibatasi pencairannya      | <u>804.037</u>            | <u>788.563</u>            | Restricted cash in current accounts |
| Jumlah  | <u><u>498.946.106</u></u> | <u><u>407.975.136</u></u> | Total                               |

c. Transaksi Sewa

*Grup sebagai penyewa*

Grup telah menandatangani sejumlah perjanjian sewa ruangan dan tanah. Grup menentukan bahwa sewa tersebut memenuhi kriteria pengakuan dan pengukuran aset hak-guna dan liabilitas sewa sesuai dengan PSAK No. 73, Sewa. Grup juga menentukan sejumlah perjanjian sewa termasuk sewa jangka pendek dan menerapkan ketentuan dalam PSAK No. 73, Sewa, mengenai pengecualian sewa jangka pendek.

*Grup sebagai pesewa*

Grup telah menandatangani sejumlah perjanjian sewa ruangan dan lahan. Grup menentukan bahwa sewa tersebut adalah sewa operasi karena Grup menanggung secara signifikan seluruh risiko dan manfaat dari kepemilikan aset-aset tersebut.

d. Pajak Penghasilan

Pertimbangan yang signifikan dibutuhkan untuk menentukan jumlah pajak penghasilan. Terdapat sejumlah transaksi dan perhitungan yang menimbulkan ketidakpastian penentuan jumlah pajak penghasilan karena interpretasi atas peraturan pajak yang berbeda. Jika hasil pemeriksaan pajak berbeda dengan jumlah yang sebelumnya telah dibukukan, maka selisih tersebut akan berdampak terhadap aset dan liabilitas pajak kini dan tangguhan dalam periode dimana hasil pemeriksaan tersebut terjadi.

e. Pengendalian Bersama pada Pengendalian Bersama Entitas

Pengendalian bersama atas suatu aktivitas ekonomi terjadi jika keputusan keuangan dan operasional strategis terkait dengan aktivitas tersebut mensyaratkan konsensus dari seluruh pihak yang berbagi pengendalian. Manajemen Grup menentukan bahwa terdapat pengendalian bersama atas PT Lentera Duasatu Propertindo dan PT Kreasi Cipta Karsa, karena keputusan terkait aktivitas ekonomi entitas-entitas tersebut dibuat oleh pihak-pihak yang berbagi pengendalian.

c. Lease Transactions

*Group as lessee*

The Group has entered into various lease agreements for commercial spaces and commercial land. The Group has determined that those leases meet the criteria for recognition and measurement of right-of-use assets and lease liabilities in accordance with PSAK No. 73, Leases. The Group has determined certain lease agreements as short-term leases and applied PSAK No. 73, Leases, about exemptions on short-term leases.

*Group as lessor*

The Group has entered into various lease agreements for commercial spaces and land. The Group has determined that those are operating leases since the Group bears substantially all the significant risks and rewards of ownership of the related assets.

d. Income Taxes

Significant judgment is required in determining the provision for income taxes. There are many transactions and calculations for which the ultimate tax determination is uncertain due to different interpretation of tax regulations. Where the final tax outcome of these matters is different from the amounts that were initially recorded, such differences will have an impact on the current and deferred income tax assets and liabilities in the period in which such determination is made.

e. Joint Control in a Jointly Controlled Entities

Joint control over an economic activity exists only when the strategic financial and operating decisions relating to the activity require unanimous consent of the parties sharing control. The Group's management determined that it has joint control over PT Lentera Duasatu Propertindo and PT Kreasi Cipta Karsa, since the decisions on economic activities of these entities are made jointly by the venturers.

### Estimasi dan Asumsi

Asumsi utama mengenai masa depan dan sumber utama lain dalam mengestimasi ketidakpastian pada tanggal pelaporan yang mempunyai risiko signifikan yang dapat menyebabkan penyesuaian material terhadap nilai tercatat aset dan liabilitas dalam periode berikutnya diungkapkan di bawah ini. Grup mendasarkan asumsi dan estimasi pada parameter yang tersedia saat laporan keuangan konsolidasian disusun. Kondisi yang ada dan asumsi mengenai perkembangan masa depan dapat berubah karena perubahan situasi pasar yang berada di luar kendali Grup. Perubahan tersebut tercermin dalam asumsi ketika keadaan tersebut terjadi.

a. Nilai Wajar Liabilitas Keuangan

Standar Akuntansi Keuangan di Indonesia mensyaratkan pengukuran aset keuangan dan liabilitas keuangan tertentu pada nilai wajarnya, dan penyajian ini mengharuskan penggunaan estimasi. Komponen pengukuran nilai wajar yang signifikan ditentukan berdasarkan bukti-bukti obyektif yang dapat diverifikasi (seperti nilai tukar, suku bunga), sedangkan saat dan besaran perubahan nilai wajar dapat menjadi berbeda karena penggunaan metode penilaian yang berbeda.

Nilai wajar liabilitas keuangan diungkapkan pada Catatan 28.

b. Cadangan Kerugian Penurunan Nilai Persediaan

Grup membentuk cadangan kerugian penurunan nilai persediaan berdasarkan estimasi bahwa tidak terdapat penggunaan masa depan dari persediaan tersebut, atau terdapat kemungkinan persediaan tersebut menjadi usang. Manajemen berkeyakinan bahwa asumsi-asumsi yang digunakan dalam estimasi cadangan kerugian penurunan nilai persediaan dalam laporan keuangan konsolidasian adalah tepat dan wajar, namun demikian, perubahan signifikan dalam asumsi-asumsi tersebut dapat berdampak signifikan terhadap nilai tercatat persediaan dan jumlah beban kerugian penurunan nilai persediaan, yang akhirnya akan berdampak pada hasil operasi Grup.

### Estimates and Assumptions

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial period are disclosed below. The Group based its assumptions and estimates on parameters available when the consolidated financial statements were prepared. Existing circumstances and assumptions about future developments may change due to market changes on circumstances arising beyond the control of the Group. Such changes are reflected in the assumptions when they occur.

a. Fair Value of Financial Liabilities

Indonesian Financial Accounting Standards require measurement of certain financial assets and liabilities at fair values, and the disclosure requires the use of estimates. Significant component of fair value measurement is determined based on verifiable objective evidence (i.e. foreign exchange rate, interest rate), while timing and amount of changes in fair value might differ due to different valuation method used.

The fair value of financial liabilities are set out in Note 28.

b. Allowance for Decline in Value of Inventories

The Group provides allowance for decline in value of inventories based on its estimation that there will be no future usage of such inventories or such inventories will be slow moving in the future. While it is believed that the assumptions used in the estimation of the allowance for decline in the value of inventories reflected in the consolidated financial statements are appropriate and reasonable, significant changes in these assumptions may materially affect the assessment of the carrying value of the inventories and provision for decline in value of inventories, which ultimately impact the result of the Group's operations.

Nilai tercatat persediaan bersih pada tanggal 31 Desember 2023 dan 2022 masing-masing sebesar Rp 2.190.528.008 dan Rp 2.164.787.312, sedangkan jumlah cadangan kerugian penurunan nilai persediaan sebesar Rp 6.007.600 pada tanggal 31 Desember 2023 dan 2022.

The net carrying value of inventories as of December 31, 2023 and 2022 amounted to Rp 2,190,528,008 and Rp 2,164,787,312, respectively, while the allowance for decline in value of inventories amounted to Rp 6,007,600 as of December 31, 2023 and 2022.

c. Estimasi Masa Manfaat Properti Investasi dan Aset Tetap

Masa manfaat dari masing-masing properti investasi dan aset tetap Grup diestimasi berdasarkan jangka waktu aset tersebut diharapkan tersedia untuk digunakan. Estimasi tersebut didasarkan pada penilaian kolektif berdasarkan bidang usaha yang sama, evaluasi teknis internal dan pengalaman dengan aset sejenis. Estimasi masa manfaat setiap aset ditelaah secara berkala dan diperbarui jika estimasi berbeda dari perkiraan sebelumnya yang disebabkan karena pemakaian, usang secara teknis atau komersial serta keterbatasan hak atau pembatasan lainnya terhadap penggunaan aset. Dengan demikian, hasil operasi di masa mendatang mungkin dapat terpengaruh secara signifikan oleh perubahan dalam jumlah dan waktu terjadinya biaya karena perubahan yang disebabkan oleh faktor-faktor yang disebutkan di atas. Penurunan estimasi masa manfaat ekonomis setiap properti investasi dan aset tetap akan menyebabkan kenaikan beban penyusutan dan penurunan nilai tercatat aset tersebut.

c. Estimated Useful Lives of Investment Properties and Property and Equipment

The useful life of each of the item of the Group's investment properties and property and equipment are estimated based on the period over which the asset is expected to be available for use. Such estimation is based on a collective assessment of similar business, internal technical evaluation and experience with similar assets. The estimated useful life of each asset is reviewed periodically and updated if expectations differ from previous estimates due to physical wear and tear, technical or commercial obsolescence, and legal or other limits on the use of the asset. It is possible, however, that future results of operations could be materially affected by changes in the amounts and timing of recorded expenses brought about by changes in the factors mentioned above. A reduction in the estimated useful life of any item of investment properties and property and equipment would increase the recorded depreciation and decrease the carrying values of these assets.

Nilai tercatat properti investasi dan aset tetap pada tanggal 31 Desember 2023 dan 2022 sebagai berikut:

The carrying values of investment properties and property and equipment as of December 31, 2023 and 2022 follows:

|                    | 2023                 | 2022                 |                        |
|--------------------|----------------------|----------------------|------------------------|
| Properti investasi | 1.469.349.139        | 1.531.519.707        | Investment properties  |
| Aset tetap         | 914.892.714          | 935.777.153          | Property and equipment |
| Jumlah             | <u>2.384.241.853</u> | <u>2.467.296.860</u> | Total                  |

d. Penurunan Nilai *Goodwill*

Uji penurunan nilai *goodwill* wajib dilakukan sedikitnya setahun sekali tanpa memperhatikan apakah telah terjadi indikasi penurunan nilai. Penentuan nilai pakai aset tak berwujud membutuhkan estimasi arus kas yang diharapkan akan dihasilkan dari pemakaian berkelanjutan dan pelepasan akhir atas aset tersebut (UPK) serta tingkat diskonto yang tepat untuk menghitung nilai kini.

Manajemen berkeyakinan bahwa asumsi-asumsi yang digunakan dalam estimasi nilai pakai dalam laporan keuangan konsolidasian adalah tepat dan wajar, namun demikian, perubahan signifikan dalam asumsi-asumsi tersebut dapat berdampak signifikan pada jumlah nilai terpulihkan dan jumlah kerugian penurunan nilai yang terjadi mungkin berdampak material pada hasil operasi Grup.

Nilai tercatat *goodwill* adalah sebesar Rp 19.255.456 pada tanggal 31 Desember 2023 dan 2022.

e. Penurunan Nilai Aset Non-Kuangan

Penelaahan atas penurunan nilai dilakukan apabila terjadi indikasi penurunan nilai aset tertentu. Penentuan nilai wajar aset membutuhkan estimasi arus kas yang diharapkan akan dihasilkan dari pemakaian berkelanjutan dan pelepasan akhir atas aset tersebut. Perubahan signifikan dalam asumsi-asumsi yang digunakan untuk menentukan nilai wajar dapat berdampak signifikan pada nilai terpulihkan dan jumlah kerugian penurunan nilai yang terjadi mungkin berdampak material pada hasil operasi Grup.

Nilai tercatat aset non-keuangan tersebut pada tanggal 31 Desember 2023 dan 2022 sebagai berikut:

|                                  | 2023                 | 2022                 |   |
|----------------------------------|----------------------|----------------------|---|
| Properti investasi               | 1.469.349.139        | 1.531.519.707        | Investment properties                             |
| Aset tetap                       | 914.892.714          | 935.777.153          | Property and equipment                            |
| Investasi saham - Metode ekuitas | 357.820.054          | 356.375.062          | Investments in shares of stock -<br>Equity method |
| Jumlah                           | <u>2.742.061.907</u> | <u>2.823.671.922</u> | Total   |

d. Impairment of Goodwill

Impairment testing of goodwill is required to be performed at least annually irrespective of whether or not there are indications of impairment. Determining the value in use of assets requires the estimation of cash flows expected to be generated from the continued use and ultimate disposition of such assets (CGU) and a suitable discount rate in order to calculate the present value.

While it is believed that the assumptions used in the estimation of the value in use of assets reflected in the consolidated financial statements are appropriate and reasonable, significant changes in this assumptions may materially affect the assessment of recoverable values and any resulting impairment loss could have a material adverse impact on the results of the Group's operations.

The carrying of value of goodwill as of December 31, 2023 and 2022 amounted to Rp 19,255,456.

e. Impairment of Non-Financial Assets

Impairment review is performed when certain impairment indicators are present. Determining the fair value of assets requires the estimation of cash flows expected to be generated from the continued use and ultimate disposition of such assets. Any significant changes in the assumptions used in determining the fair value may materially affect the assessment of recoverable values and any resulting impairment loss could have a material impact on results of the Group's operations.

The carrying values of these assets as of December 31, 2023 and 2022 follows:

f. Imbalan Kerja Jangka Panjang

Penentuan liabilitas imbalan kerja jangka panjang dipengaruhi oleh asumsi tertentu yang digunakan oleh aktuaris dalam menghitung jumlah tersebut. Asumsi-asumsi tersebut dijelaskan dalam Catatan 36 dan mencakup, antara lain, tingkat kenaikan gaji dan tingkat diskonto yang ditentukan dengan mengacu pada imbal hasil pasar atas bunga obligasi korporasi Pemerintah dalam mata uang yang sama dengan mata uang pembayaran imbalan dan memiliki jangka waktu yang mendekati estimasi jangka waktu liabilitas imbalan kerja jangka panjang tersebut. Hasil aktual yang berbeda dengan asumsi Grup dibukukan pada penghasilan komprehensif lain dan dengan demikian, berdampak pada jumlah penghasilan komprehensif lain yang diakui dan liabilitas yang tercatat pada periode-periode mendatang. Manajemen berkeyakinan bahwa asumsi-asumsi yang digunakan adalah tepat dan wajar, namun demikian, perbedaan signifikan pada hasil aktual, atau perubahan signifikan dalam asumsi-asumsi tersebut dapat berdampak signifikan pada jumlah liabilitas imbalan kerja jangka panjang.

Pada tanggal 31 Desember 2023 dan 2022, liabilitas imbalan kerja jangka panjang masing-masing sebesar Rp 76.616.072 dan Rp 72.147.912 (Catatan 36).

g. Aset Pajak Tangguhan

Aset pajak tangguhan diakui untuk semua perbedaan temporer antara nilai tercatat aset dan liabilitas pada laporan keuangan dengan dasar pengenaan pajak jika kemungkinan besar jumlah laba kena pajak akan memadai untuk pemanfaatan perbedaan temporer yang diakui. Estimasi manajemen yang signifikan diperlukan untuk menentukan jumlah aset pajak tangguhan yang diakui berdasarkan kemungkinan waktu terealisasinya dan jumlah laba kena pajak pada masa mendatang serta strategi perencanaan pajak masa depan.

Pada tanggal 31 Desember 2023 dan 2022, saldo aset pajak tangguhan bruto masing-masing sebesar Rp 180.955.481 dan Rp 202.389.623 (Catatan 37).

f. Long-term Employee Benefits

The determination of the long-term employee benefits is dependent on the selection of certain assumptions used by actuary in calculating such amounts. Those assumptions are described in Note 36 and include, among others, rate of salary increase and discount rate which is determined after giving consideration to interest rates of Government bonds that are denominated in the currency in which the benefits are to be paid and have terms of maturity approximating the terms of the related employee benefits liability. Actual results that differ from the Group's assumptions are charged to comprehensive income and therefore, generally affect the recognized comprehensive income and recorded obligation in such future periods. While it is believed that the Group's assumptions are reasonable and appropriate, significant differences in actual experience or significant changes in assumptions may materially affect the amount of long-term employee benefits liability.

As of December 31, 2023 and 2022, long-term employee benefits liability amounted to Rp 76,616,072 and Rp 72,147,912, respectively (Note 36).

g. Deferred Tax Assets

Deferred tax assets are recognized for all temporary differences between the financial statements' carrying amounts of existing assets and liabilities and their respective taxes bases to the extent that it is probable that taxable profit will be available against which the temporary differences can be utilized. Significant management estimates are required to determine the amount of deferred tax assets that can be recognized, based upon the likely timing and the level of future taxable profits together with future tax planning strategies.

As of December 31, 2023 and 2022, gross deferred tax assets amounted to Rp 180,955,481 and Rp 202,389,623, respectively (Note 37).

h. Cadangan untuk Penggantian Peralatan Usaha

Grup membentuk cadangan untuk penggantian peralatan usaha berdasarkan estimasi nilai penggantian peralatan usaha yang hilang atau rusak.

Manajemen berkeyakinan bahwa asumsi-asumsi yang digunakan dalam estimasi cadangan untuk penggantian peralatan usaha dalam laporan keuangan konsolidasian adalah tepat dan wajar, namun demikian, perubahan signifikan dalam asumsi-asumsi tersebut dapat berdampak signifikan terhadap nilai cadangan untuk penggantian peralatan usaha dan jumlah cadangan penggantian peralatan usaha, yang akhirnya akan berdampak pada hasil operasi Grup.

Pada tanggal 31 Desember 2023 dan 2022, cadangan untuk penggantian peralatan usaha masing-masing sebesar Rp 16.405.484 dan Rp 14.806.016.

i. Taksiran Liabilitas untuk Pembangunan Prasarana, Fasilitas Umum dan Sosial

Grup membentuk taksiran liabilitas untuk pembangunan prasarana, fasilitas umum dan sosial berdasarkan estimasi biaya yang dibutuhkan untuk menyelesaikan liabilitas tersebut di masa mendatang.

Manajemen berkeyakinan bahwa asumsi-asumsi yang digunakan dalam taksiran liabilitas untuk pembangunan prasarana, fasilitas umum dan sosial dalam laporan keuangan konsolidasian adalah tepat dan wajar, namun demikian, perubahan signifikan dalam asumsi tersebut dapat berdampak signifikan terhadap nilai taksiran liabilitas untuk pembangunan prasarana, fasilitas umum dan sosial dan jumlah beban taksiran liabilitas untuk pembangunan prasarana, fasilitas umum dan sosial, yang akhirnya akan berdampak pada hasil operasi Grup.

Pada tanggal 31 Desember 2023 dan 2022, taksiran liabilitas untuk pembangunan prasarana, fasilitas umum dan sosial sebesar Rp 142.821.007 (Catatan 24).

h. Reserve for Replacement of Operating Equipment

The Group provides reserve for replacement of operating equipment based on estimated replacement value of lost or damaged items.

While it is believed that the assumptions used in the estimation of the reserve for the replacement of operating equipment reflected in the consolidated financial statements are appropriate and reasonable, significant changes in these assumptions may materially affect the assessment of the reserve for replacement of operating equipment and provision for reserve for replacement of operating equipment, which ultimately impact the result of the Group's operations.

As of December 31, 2023 and 2022, the reserve for replacement of operating equipment amounted to Rp 16,405,484 and Rp 14,806,016, respectively.

i. Estimated Liability for Infrastructure Development, Public and Social Facilities

The Group provides estimated liability for infrastructure development, public and social facilities based on its costs estimation that need for completion the liability in the future.

While it is believed that the assumptions used in the estimated liability for infrastructure development, public and social facilities reflected in the consolidated financial statements are appropriate and reasonable, significant changes in these assumptions may materially affect the assessment of estimated liability for infrastructure development, public and social facilities and provision for estimated liability for infrastructure development, public and social facilities, which ultimately impact the result of the Group's operations.

As of December 31, 2023 and 2022, the estimated liability for infrastructure development, public and social facilities amounted to Rp 142,821,007 (Note 24).

#### 4. Aset Pengampunan Pajak

Aset pengampunan pajak pada tanggal 31 Desember 2023 dan 2022 merupakan investasi saham di perusahaan-perusahaan berikut ini:

|                                | 2023<br>dan/ <i>and</i><br>2022 |
|--------------------------------|---------------------------------|
| PT First Jakarta International | 3.057.773                       |
| PT Manggala Prima Artha        | 5.000                           |
| Jumlah                         | <u>3.062.773</u>                |

Manajemen berpendapat bahwa tidak terdapat penurunan nilai atas investasi saham tersebut.

Aset pengampunan pajak dikreditkan pada akun tambahan modal disetor dalam ekuitas Grup.

#### 4. Tax Amnesty Assets

Tax amnesty assets as of December 31, 2023 and 2022 represent investments in shares of stocks of the following companies:

|                                |  |
|--------------------------------|--|
| PT First Jakarta International |  |
| PT Manggala Prima Artha        |  |
| Total                          |  |

Management believes that there is no impairment in the value of the aforementioned investment in share of stocks.

Tax amnesty assets were recognized with a corresponding credit to additional paid-in capital under the Group's equity.

#### 5. Kas dan Setara Kas

|  | 2023              | 2022              |
|--|-------------------|-------------------|
| <b>Kas</b>                             |                   |                   |
| Rupiah                                 | 1.628.259         | 1.945.044         |
| Mata uang asing (Catatan 43)           | 220.468           | 68.899            |
| Jumlah - Kas                           | <u>1.848.727</u>  | <u>2.013.943</u>  |
| <b>Bank</b>                            |                   |                   |
| Pihak berelasi (Catatan 39)            |                   |                   |
| PT Bank Artha Graha Internasional Tbk  |                   |                   |
| Rupiah                                 | 76.689.478        | 45.324.079        |
| Dolar Amerika Serikat (Catatan 43)     | 1.262.707         | 1.201.835         |
| Jumlah                                 | <u>77.952.185</u> | <u>46.525.914</u> |
| Pihak ketiga                           |                   |                   |
| Rupiah                                 |                   |                   |
| PT Bank Central Asia Tbk               | 9.671.596         | 13.961.095        |
| PT Bank Mandiri (Persero) Tbk          | 5.887.276         | 6.201.309         |
| PT Bank Negara Indonesia (Persero) Tbk | 1.019.804         | 2.781.967         |
| PT Bank Nationalnobu Tbk               | 806.219           | 267.391           |
| PT Bank CIMB Niaga Tbk                 | 411.785           | 993.684           |
| PT Bank Rakyat Indonesia (Persero) Tbk | 272.425           | 46.916            |
| PT Bank UOB Indonesia                  | 40.657            | 19.499            |
| PT Bank OCBC NISP Tbk                  | 9.720             | -                 |
| Dolar Amerika Serikat (Catatan 43)     |                   |                   |
| PT Bank Central Asia Tbk               | 2.367.572         | 957.668           |
| PT Bank CIMB Niaga Tbk                 | 53.569            | 55.685            |
| PT Bank Mandiri (Persero) Tbk          | 18.756            | 304.851           |
| PT Bank KB Bukopin Tbk                 | 15.102            | -                 |
| Jumlah                                 | <u>20.574.481</u> | <u>25.590.065</u> |
| Jumlah - Bank                          | <u>98.526.666</u> | <u>72.115.979</u> |

#### 5. Cash and Cash Equivalents

|  |  |
|--|--|
| <b>Cash on hand</b>                    |  |
| Rupiah                                 |  |
| Foreign currencies (Note 43)           |  |
| Total - Cash on hand                   |  |
| <b>Cash in banks</b>                   |  |
| Related party (Note 39)                |  |
| PT Bank Artha Graha Internasional Tbk  |  |
| Rupiah                                 |  |
| United States Dollar (Note 43)         |  |
| Subtotal                               |  |
| <b>Third parties</b>                   |  |
| Rupiah                                 |  |
| PT Bank Central Asia Tbk               |  |
| PT Bank Mandiri (Persero) Tbk          |  |
| PT Bank Negara Indonesia (Persero) Tbk |  |
| PT Bank Nationalnobu Tbk               |  |
| PT Bank CIMB Niaga Tbk                 |  |
| PT Bank Rakyat Indonesia (Persero) Tbk |  |
| PT Bank UOB Indonesia                  |  |
| PT Bank OCBC NISP Tbk                  |  |
| United States Dollar (Note 43)         |  |
| PT Bank Central Asia Tbk               |  |
| PT Bank CIMB Niaga Tbk                 |  |
| PT Bank Mandiri (Persero) Tbk          |  |
| PT Bank KB Bukopin Tbk                 |  |
| Subtotal                               |  |
| Total - Cash in banks                  |  |



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|  | 2023               | 2022               |  |
|--|--------------------|--------------------|--|
| Deposito berjangka                       |                    |                    | Time deposits                              |
| Pihak berelasi (Catatan 39)              |                    |                    | Related party (Note 39)                    |
| PT Bank Artha Graha Internasional Tbk    |                    |                    | PT Bank Artha Graha Internasional Tbk      |
| Rupiah                                   | 179.295.765        | 130.798.004        | Rupiah                                     |
| Dolar Amerika Serikat (Catatan 43)       | 48.607.056         | 41.324.696         | United States Dollar (Note 43)             |
| Jumlah                                   | <u>227.902.821</u> | <u>172.122.700</u> | Subtotal                                   |
| Pihak ketiga                             |                    |                    | Third parties                              |
| Rupiah                                   |                    |                    | Rupiah                                     |
| PT Bank Nationalnobi Tbk                 | 28.000.000         | 18.000.000         | PT Bank Nationalnobi Tbk                   |
| PT Bank Mayapada Internasional Tbk       | 13.029.101         | 22.757.165         | PT Bank Mayapada Internasional Tbk         |
| PT Bank KB Bukopin Tbk                   | 10.000.000         | -                  | PT Bank KB Bukopin Tbk                     |
| PT Bank Central Asia Tbk                 | 7.462.808          | 11.149.943         | PT Bank Central Asia Tbk                   |
| Dolar Amerika Serikat (Catatan 43)       |                    |                    | United States Dollar (Note 43)             |
| PT Bank Central Asia Tbk                 | 14.821.996         | 15.041.419         | PT Bank Central Asia Tbk                   |
| PT Bank KB Bukopin Tbk                   | 11.342.630         | -                  | PT Bank KB Bukopin Tbk                     |
| PT Bank Mayapada Internasional Tbk       | -                  | 11.279.500         | PT Bank Mayapada Internasional Tbk         |
| Jumlah                                   | <u>84.656.535</u>  | <u>78.228.027</u>  | Subtotal                                   |
| Jumlah - Deposito berjangka              | <u>312.559.356</u> | <u>250.350.727</u> | Total - Time deposits                      |
| Jumlah                                   | <u>412.934.749</u> | <u>324.480.649</u> | Total                                      |
| Suku bunga deposito berjangka per tahun: |                    |                    | Interest rates per annum on time deposits: |
| Rupiah                                   | 1,90%-7,00%        | 1,90% - 6,50%      | Rupiah                                     |
| Dolar Amerika Serikat                    | 0,15%-4,50%        | 0,75% - 2,75%      | United States Dollar                       |

**6. Piutang Usaha**

a. Berdasarkan Pelanggan

|                                    | 2023              | 2022              |
|------------------------------------|-------------------|-------------------|
| Pihak berelasi (Catatan 39)        |                   |                   |
| Rupiah                             |                   |                   |
| Jasa Manajemen Perhotelan          | 3.432.531         | 2.873.227         |
| Hotel                              | 2.913.023         | 2.736.151         |
| Jasa Telekomunikasi                | 1.220.495         | 1.343.082         |
| Jumlah                             | 7.566.049         | 6.952.460         |
| Cadangan kerugian penurunan nilai  | (388.595)         | (388.537)         |
| Bersih                             | <u>7.177.454</u>  | <u>6.563.923</u>  |
| Pihak ketiga                       |                   |                   |
| Rupiah                             |                   |                   |
| Hotel                              |                   |                   |
| City Ledger                        | 33.830.919        | 24.325.158        |
| In House Guest                     | 10.774.744        | 12.080.335        |
| Kartu Kredit                       | 2.069.613         | 2.218.324         |
| Sewa Ruangan                       | 1.542.513         | 258.104           |
| Real Estat                         | 9.296.833         | 10.916.176        |
| Jasa Telekomunikasi                | 6.378.938         | 7.051.413         |
| Jasa Manajemen Perhotelan          | 3.960.824         | 3.422.418         |
| Dolar Amerika Serikat (Catatan 43) |                   |                   |
| Jasa Telekomunikasi                | 2.739.929         | 924.126           |
| Jumlah                             | 70.594.313        | 61.196.054        |
| Cadangan kerugian penurunan nilai  | (31.680.670)      | (22.812.886)      |
| Bersih                             | <u>38.913.643</u> | <u>38.383.168</u> |
| Jumlah                             | <u>46.091.097</u> | <u>44.947.091</u> |

**6. Trade Accounts Receivable**

a. By Debtor

|                                | 2023 | 2022 |
|--------------------------------|------|------|
| Related parties (Note 39)      |      |      |
| Rupiah                         |      |      |
| Hotel Management Services      |      |      |
| Hotel                          |      |      |
| Telecommunication Services     |      |      |
| Subtotal                       |      |      |
| Allowance for impairment       |      |      |
| Net                            |      |      |
| Third parties                  |      |      |
| Rupiah                         |      |      |
| Hotel                          |      |      |
| City Ledger                    |      |      |
| In House Guest                 |      |      |
| Credit Cards                   |      |      |
| Store Rental                   |      |      |
| Real Estate                    |      |      |
| Telecommunication Services     |      |      |
| Hotel Management Services      |      |      |
| United States Dollar (Note 43) |      |      |
| Telecommunication Services     |      |      |
| Subtotal                       |      |      |
| Allowance for impairment       |      |      |
| Net                            |      |      |
| Total                          |      |      |

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| b. Berdasarkan Umur               | 2023         | 2022         | b. By Age                 |
|-----------------------------------|--------------|--------------|---------------------------|
| Pihak berelasi (Catatan 39)       |              |              | Related parties (Note 39) |
| Belum jatuh tempo                 | 2.237.765    | 2.374.812    | Not past due              |
| Jatuh tempo                       |              |              | Past due                  |
| 1 bulan - 3 bulan                 | 4.891.763    | 1.014.197    | 1 month - 3 months        |
| > 3 bulan - 6 bulan               | 436.521      | 1.029.895    | > 3 months - 6 months     |
| > 6 bulan                         | -            | 2.533.556    | > 6 months                |
| Jumlah                            | 7.566.049    | 6.952.460    | Subtotal                  |
| Cadangan kerugian penurunan nilai | (388.595)    | (388.537)    | Allowance for impairment  |
| Bersih                            | 7.177.454    | 6.563.923    | Net                       |
| Pihak ketiga                      |              |              | Third parties             |
| Belum jatuh tempo                 | 35.075.283   | 27.912.192   | Not past due              |
| Jatuh tempo                       |              |              | Past due                  |
| 1 bulan - 3 bulan                 | 3.632.437    | 10.910.973   | 1 month - 3 months        |
| > 3 bulan - 6 bulan               | 4.698.625    | 1.415.523    | > 3 months - 6 months     |
| > 6 bulan                         | 27.187.968   | 20.957.366   | > 6 months                |
| Jumlah                            | 70.594.313   | 61.196.054   | Subtotal                  |
| Cadangan kerugian penurunan nilai | (31.680.670) | (22.812.886) | Allowance for impairment  |
| Bersih                            | 38.913.643   | 38.383.168   | Net                       |
| Jumlah                            | 46.091.097   | 44.947.091   | Total                     |

Piutang real estat terutama merupakan piutang sewa "Pacific Place Mall" dan "One Pacific Place".

Trade accounts receivable - real estate mainly represent receivables from rental of "Pacific Place Mall" and "One Pacific Place".

City ledger, in house guest dan sewa ruangan merupakan tagihan kepada pelanggan dan penyewa ruangan hotel.

City ledger, in house guest and store rental represent receivables from the hotel's guests and store tenants.

Pada tanggal 31 Desember 2022, piutang usaha milik Hotel Borobudur Jakarta dijadikan jaminan atas utang bank jangka panjang (Catatan 27).

As of December 31, 2022, trade accounts receivable of Hotel Borobudur Jakarta are used as collateral for long-term bank loan (Note 27).

Mutasi cadangan kerugian penurunan nilai adalah sebagai berikut:

The changes in allowance for impairment follows:

|                     | 2023       | 2022       |                                      |
|---------------------|------------|------------|--------------------------------------|
| Saldo awal tahun    | 23.201.423 | 21.689.528 | Balance at the beginning of the year |
| Penambahan - bersih | 8.867.842  | 1.720.033  | Provision - net                      |
| Penghapusan         | -          | (208.138)  | Write-off                            |
| Saldo akhir tahun   | 32.069.265 | 23.201.423 | Balance at the end of the year       |

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Grup menerapkan pendekatan yang disederhanakan untuk menghitung cadangan kerugian ekspektasian yang disyaratkan oleh PSAK No. 71, yang memperbolehkan penerapan cadangan kerugian ekspektasian sepanjang umurnya untuk seluruh piutang usaha tanpa komponen pendanaan signifikan. Untuk mengukur cadangan kerugian ekspektasian tersebut, piutang usaha dikelompokkan berdasarkan karakteristik risiko kredit yang sejenis dan pola tunggakan atau gagal bayar.

The Group applies the simplified approach to provide for expected credit losses prescribed by PSAK No. 71, which requires the use of lifetime expected loss provision for all trade accounts receivable with no significant financing component. To measure the expected credit losses, trade accounts receivables have been grouped based on shared credit risk characteristics and the days past due.

Manajemen berpendapat bahwa cadangan kerugian penurunan nilai pada tanggal 31 Desember 2023 dan 2022 memadai untuk menutup kemungkinan kerugian atas tidak tertagihnya piutang usaha tersebut.

Management believe that the allowance for impairment as of December 31, 2023 and 2022 is adequate to cover possible losses from uncollectible accounts.

**7. Piutang Lain-lain**

**7. Other Accounts Receivable**

|                                   | <u>2023</u>       | <u>2022</u>       |                                |
|-----------------------------------|-------------------|-------------------|--------------------------------|
| <u>Aset Lancar</u>                |                   |                   | <u>Current Assets</u>          |
| Pihak berelasi (Catatan 39)       |                   |                   | Related parties (Note 39)      |
| Bunga                             | 164.017           | 106.130           | Interest                       |
| Lain-lain                         | 49.760            | 49.760            | Others                         |
| Jumlah                            | <u>213.777</u>    | <u>155.890</u>    | Subtotal                       |
| Pihak ketiga                      |                   |                   | Third parties                  |
| Piutang dari karyawan             | 129.571           | 357.538           | Receivables from employees     |
| Bunga                             | 110.894           | 64.200            | Interest                       |
| Lain-lain                         | 11.760.926        | 11.597.226        | Others                         |
| Jumlah                            | <u>12.001.391</u> | <u>12.018.964</u> | Subtotal                       |
| Jumlah                            | <u>12.215.168</u> | <u>12.174.854</u> | Total                          |
| <u>Aset Tidak Lancar</u>          |                   |                   | <u>Noncurrent Assets</u>       |
| Pihak berelasi (Catatan 39)       |                   |                   | Related parties (Note 39)      |
| PT Lentera Duasatu Propertindo    | 17.710.000        | 17.710.000        | PT Lentera Duasatu Propertindo |
| PT Kharisma Arya Paksi            | 1.020.000         | 1.020.000         | PT Kharisma Arya Paksi         |
| Jumlah                            | 18.730.000        | 18.730.000        | Subtotal                       |
| Cadangan kerugian penurunan nilai | (9.245.897)       | (9.245.897)       | Allowance for impairment       |
| Bersih                            | <u>9.484.103</u>  | <u>9.484.103</u>  | Net                            |
| Pihak ketiga                      | 7.900.000         | 4.200.000         | Third party                    |
| Cadangan kerugian penurunan nilai | (3.805.374)       | (1.146.590)       | Allowance for impairment       |
| Bersih                            | <u>4.094.626</u>  | <u>3.053.410</u>  | Net                            |
| Jumlah - Bersih                   | <u>13.578.729</u> | <u>12.537.513</u> | Total - Net                    |
| Jumlah                            | <u>25.793.897</u> | <u>24.712.367</u> | Total                          |

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Mutasi cadangan kerugian penurunan nilai adalah sebagai berikut:

The changes in allowance for impairment follows:

|                   | 2023              | 2022              |                                      |
|-------------------|-------------------|-------------------|--------------------------------------|
| Saldo awal tahun  | 10.392.487        | 9.692.727         | Balance at the beginning of the year |
| Penambahan        | 2.658.784         | 719.467           | Provisions                           |
| Pemulihan         | -                 | (19.707)          | Recovery                             |
| Saldo akhir tahun | <u>13.051.271</u> | <u>10.392.487</u> | Balance at the end of the year       |

Manajemen berpendapat bahwa cadangan kerugian penurunan nilai pada tanggal 31 Desember 2023 dan 2022 memadai untuk menutup kemungkinan kerugian atas tidak tertagihnya piutang tersebut.

Management believe that the allowance for impairment as of December 31, 2023 and 2022 is adequate to cover possible losses from uncollectible account.

**8. Persediaan**

**8. Inventories**

|                                   | 2023                 | 2022                 |                                    |
|-----------------------------------|----------------------|----------------------|------------------------------------|
| <u>Aset Lancar</u>                |                      |                      | <u>Current Assets</u>              |
| Persediaan real estat (a)         | 26.857.856           | 28.746.460           | Real estate (a)                    |
| Barang dan perlengkapan hotel (b) | 9.089.319            | 8.636.834            | Hotel inventories and supplies (b) |
| Lain-lain                         | 1.422.747            | 1.614.166            | Others                             |
| Jumlah                            | 37.369.922           | 38.997.460           | Total                              |
| <u>Aset Tidak Lancar</u>          |                      |                      | <u>Noncurrent Assets</u>           |
| Persediaan real estat (a)         | 2.153.158.086        | 2.125.789.852        | Real estate (a)                    |
| Jumlah                            | <u>2.190.528.008</u> | <u>2.164.787.312</u> | Total                              |

**a. Persediaan Real Estat**

**a. Real Estate Inventories**

|                                   | 2023                 | 2022                 |                                |
|-----------------------------------|----------------------|----------------------|--------------------------------|
| <u>Aset Lancar</u>                |                      |                      | <u>Current Assets</u>          |
| Bangunan yang siap dijual         | <u>26.857.856</u>    | <u>28.746.460</u>    | Buildings ready for sale       |
| <u>Aset Tidak Lancar</u>          |                      |                      | <u>Noncurrent Assets</u>       |
| Tanah yang sedang dikembangkan    | 2.047.393.313        | 2.020.025.079        | Land under development         |
| Bangunan yang sedang dikonstruksi | <u>111.772.373</u>   | <u>111.772.373</u>   | Buildings under construction   |
| Jumlah                            | 2.159.165.686        | 2.131.797.452        | Subtotal                       |
| Cadangan kerugian penurunan nilai | <u>(6.007.600)</u>   | <u>(6.007.600)</u>   | Allowance for decline in value |
| Bersih                            | <u>2.153.158.086</u> | <u>2.125.789.852</u> | Net                            |

Persediaan bangunan yang siap dijual terdiri dari apartemen *strata title* "SCBD Suites" dan "Kusuma Candra" dan ruang komersial di gedung perkantoran "Equity Tower".

Buildings ready for sale consist of strata title apartments in "SCBD Suites" and "Kusuma Candra" and commercial space at office building "Equity Tower".

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Persediaan tanah yang sedang dikembangkan termasuk tanah di Lot 6, 7 dan 8 KNTS yang masing-masing dimiliki oleh PT Grahamas Adisentosa, PT Artharaya Unggul Abadi dan PT Intigraha Arthayasa, entitas anak, dan termasuk akumulasi biaya proyek gedung "Signature Tower" yang akan didirikan di atas lahan-lahan tersebut.

The parcels of land under development include land located at Lot 6, 7 and 8 SCBD, owned by PT Grahamas Adisentosa, PT Artharaya Unggul Abadi and PT Intigraha Arthayasa, respectively, subsidiaries, and included accumulated construction costs of "Signature Tower" which will be developed on the aforementioned parcels of land.

Bangunan yang sedang dikonstruksi merupakan akumulasi biaya proyek apartemen *strata title* yang berlokasi di Lot 23-A KNTS.

Building under construction represents accumulated construction costs of strata title apartments located at Lot 23-A SCBD.

Hak legal atas tanah persediaan real estat berupa HGB atas nama Grup berlaku sampai 2035. Manajemen berpendapat tidak terdapat masalah dalam perpanjangan dan proses sertifikasi hak atas tanah karena seluruh tanah diperoleh secara sah dan didukung dengan bukti pemilikan yang memadai.

The legal rights over the land in the form of HGB under the name of Group are valid until 2035. Management believes that there will be no difficulty in the extension of the terms of the landrights since all the land were acquired legally and supported by sufficient evidence of ownership.

Persediaan tanah yang sedang dikembangkan yang berlokasi di Lot 14 KNTS milik PT Nusagraha Adicitra, entitas anak, dijadikan jaminan atas pinjaman yang diperoleh DA, entitas anak (Catatan 16 dan 27) dari PT Bank Artha Graha Internasional Tbk, pihak berelasi.

Land under development located at Lot 14 SCBD which owned by PT Nusagraha Adicitra, a subsidiary, is pledged for collateral on loans received by DA, a subsidiary (Notes 16 and 27) from PT Bank Artha Graha Internasional Tbk, a related party.

Manajemen berpendapat bahwa cadangan kerugian penurunan nilai yang dibentuk adalah cukup untuk menutup kemungkinan kerugian atas penurunan nilai persediaan.

The management believes that the allowance for decline in value of inventories is adequate to cover possible losses from the decline in value of the real estate inventories.

**b. Barang dan Perlengkapan Hotel**

**b. Hotel Inventories and Supplies**

|                     | <u>2023</u>             | <u>2022</u>             |                          |
|---------------------|-------------------------|-------------------------|--------------------------|
| Makanan dan minuman | 6.860.725               | 6.434.625               | Food and beverages       |
| Perlengkapan hotel  | 1.328.134               | 1.116.854               | Hotel operating supplies |
| Perlengkapan teknik | <u>900.460</u>          | <u>1.085.355</u>        | Engineering supplies     |
| Jumlah              | <u><u>9.089.319</u></u> | <u><u>8.636.834</u></u> | Total                    |

Tidak terdapat cadangan kerugian penurunan nilai untuk barang dan perlengkapan hotel, karena manajemen berkeyakinan bahwa seluruh persediaan dapat dijual atau digunakan sesuai dengan periode peruntukannya.

No allowance for decline in value was provided for hotel inventories and supplies since the management believes that all inventories and supplies are saleable or usable within their intended period of usage.

**9. Pajak Dibayar di Muka**

|                                  | <u>2023</u>       | <u>2022</u>       |                       |
|----------------------------------|-------------------|-------------------|-----------------------|
| Pajak Pertambahan Nilai - bersih | 24.181.908        | 36.817.647        | Value Added Tax - net |
| Pajak Penghasilan                |                   |                   | Income Taxes          |
| Pasal 4 (2) - Final              | 5.960.175         | 6.372.839         | Article 4 (2) - Final |
| Pasal 28a (Catatan 37)           |                   |                   | Article 28a (Note 37) |
| 2021                             | -                 | 715.597           | 2021                  |
| Jumlah                           | <u>30.142.083</u> | <u>43.906.083</u> | Total                 |

Pada tanggal 23 Maret 2022, PPJ, entitas anak, menerima Surat Ketetapan Pajak Lebih Bayar (SKPLB) PPh Badan tahun pajak 2020 sebesar Rp 4.924.477. PPJ telah menerima pembayaran SKPLB tersebut pada tanggal 27 April 2022 sebesar Rp 4.279.937 setelah dikurangi Surat Ketetapan Pajak Kurang Bayar (SKPKB).

Pada tanggal 6 April 2023, PPJ menerima Surat Ketetapan Pajak Lebih Bayar (SKPLB) PPh Badan tahun pajak 2021 sebesar Rp 715.231. PPJ telah menerima pembayaran SKPLB tersebut pada tanggal 16 Mei 2023 sebesar Rp 433.822 setelah dikurangi Surat Ketetapan Pajak Kurang Bayar (SKPKB).

**9. Prepaid Taxes**

On March 23, 2022, PPJ, a subsidiary, received an Overpayment Tax Assessment Letter (SKPLB) for Corporate Income Tax for fiscal year 2020 amounting to Rp 4,924,477. PPJ has received the payment of SKPLB on April 27, 2022 amounting to Rp 4,279,937 net of Underpayment Tax Assessment Letter (SKPKB).

On April 6, 2023, PPJ, received an Overpayment Tax Assessment Letter (SKPLB) for Corporate Income Tax for fiscal year 2021 amounting to Rp 715,231. PPJ has received the payment of SKPLB on May 16, 2023 amounting to Rp 433,822 net of Underpayment Tax Assessment Letter (SKPKB).

**10. Biaya Dibayar di Muka**

|                                | <u>2023</u>       | <u>2022</u>       |                           |
|--------------------------------|-------------------|-------------------|---------------------------|
| Pihak berelasi (Catatan 39)    |                   |                   | Related parties (Note 39) |
| Asuransi                       | 4.908.529         | 4.777.750         | Insurance                 |
| Sewa                           | 206.542           | 251.167           | Rental                    |
| Lain-lain                      | 186.624           | 11.556            | Others                    |
| Jumlah                         | <u>5.301.695</u>  | <u>5.040.473</u>  | Subtotal                  |
| Pihak ketiga                   |                   |                   | Third parties             |
| Pemasaran                      | 12.556.454        | 13.695.544        | Marketing                 |
| Sewa                           | 1.491.023         | 853.621           | Rental                    |
| Asuransi                       | 1.246.716         | 61.037            | Insurance                 |
| Lain-lain                      | 1.640.701         | 2.775.862         | Others                    |
| Jumlah                         | <u>16.934.894</u> | <u>17.386.064</u> | Subtotal                  |
| Jumlah                         | 22.236.589        | 22.426.537        | Total                     |
| Dikurangi bagian jangka pendek | <u>12.929.564</u> | <u>12.508.399</u> | Less current portion      |
| Bagian jangka panjang          | <u>9.307.025</u>  | <u>9.918.138</u>  | Long-term portion         |

**10. Prepaid Expenses**

**11. Investasi Saham**

**11. Investments in Shares of Stock**

|                                  | 2023               | 2022               |  |
|----------------------------------|--------------------|--------------------|--|
| Investasi saham - Metode ekuitas |                    |                    | Investments in shares of stock - Equity method |
| Investasi pada entitas asosiasi  |                    |                    | Investment in associates                       |
| PT First Jakarta International   | 38.828.556         | 48.212.556         | PT First Jakarta International                 |
| PT Bina Mulia Unika              | 5.912.903          | 5.767.994          | PT Bina Mulia Unika                            |
| PT Golden Pasifik Mas            | 984.000            | 984.000            | PT Golden Pasifik Mas                          |
| Investasi pada ventura bersama   |                    |                    | Investment in joint ventures                   |
| PT Kreasi Cipta Karsa            | 278.022.502        | 260.597.467        | PT Kreasi Cipta Karsa                          |
| PT Lentera Duasatu Propertindo   | 34.072.093         | 40.813.045         | PT Lentera Duasatu Propertindo                 |
| Jumlah                           | <u>357.820.054</u> | <u>356.375.062</u> | Total  |

Investasi pada Entitas Asosiasi

Investments in Associates

Akun ini merupakan investasi Perusahaan pada saham PT First Jakarta International (FJI), investasi CW, entitas anak, pada saham PT Bina Mulia Unika (BMU) dan investasi DHR, entitas anak, pada saham PT Golden Pasifik Mas dengan rincian sebagai berikut:

These represents investment of the Company in shares of PT First Jakarta International (FJI), investment of CW, a subsidiary, in shares of PT Bina Mulia Unika (BMU), and investment of DHR, a subsidiary, in shares of PT Golden Pasifik Mas, with details as follows:

| Nama Entitas/<br>Name of Companies | Persentase<br>Kepemilikan/<br>Percentage of<br>Ownership<br>% | Nilai Tercatat<br>Investasi<br>1 Januari 2023/<br>Carrying value of<br>Investment at<br>January 1, 2023 | Ekuitas pada<br>Laba (rugi)<br>Tahun Berjalan/<br>Share in<br>Income (loss) for<br>the Year | Rugi<br>komprehensif lain<br>Tahun Berjalan/<br>Other comprehensive<br>Loss<br>the Year | Nilai Tercatat<br>Investasi<br>31 Desember 2023/<br>Carrying value of<br>Investment at<br>December 31, 2023 |
|------------------------------------|---|---|---|---|---|
| PT First Jakarta International     | 9,31  | 48.212.556  | (9.382.580)   | (1.420)   | 38.828.556  |
| PT Bina Mulia Unika                | 20,00   | 5.767.994   | 144.909   | -   | 5.912.903   |
| PT Golden Pasifik Mas              | 30,00   | 984.000   | -   | -   | 984.000   |
| Jumlah/ Total                      |   | <u>54.964.550</u>   | <u>(9.237.671)</u>  | <u>(1.420)</u>  | <u>45.725.459</u>   |

| Nama Entitas/<br>Name of Companies | Persentase<br>Kepemilikan/<br>Percentage of<br>Ownership<br>% | Nilai Tercatat<br>Investasi<br>1 Januari 2022/<br>Carrying value of<br>Investment at<br>January 1, 2022 | Ekuitas pada<br>Laba (rugi)<br>Tahun Berjalan/<br>Share in<br>Income (loss) for<br>the Year | Rugi<br>komprehensif lain<br>Tahun Berjalan/<br>Other comprehensive<br>Loss<br>the Year | Nilai Tercatat<br>Investasi<br>31 Desember 2022/<br>Carrying value of<br>Investment at<br>December 31, 2022 |
|------------------------------------|---|---|---|---|---|
| PT First Jakarta International     | 9,31  | 57.223.487  | (9.009.732)   | (1.199)   | 48.212.556  |
| PT Bina Mulia Unika                | 20,00   | 5.626.979   | 141.015   | -   | 5.767.994   |
| PT Golden Pasifik Mas              | 30,00   | 984.000   | -   | -   | 984.000   |
| Jumlah/ Total                      |   | <u>63.834.466</u>   | <u>(8.868.717)</u>  | <u>(1.199)</u>  | <u>54.964.550</u>   |

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Investasi pada Ventura Bersama

Akun ini merupakan investasi AP dan GPS, entitas anak, masing-masing pada saham PT Kreasi Cipta Karsa (KCK) dan PT Lentera Duasatu Propertindo (LDP) dengan rincian sebagai berikut:

| Nama Entitas/<br>Name of Companies | Persentase<br>Kepemilikan/<br>Percentage of<br>Ownership<br>% | Nilai Tercatat<br>Investasi<br>1 Januari 2023/<br>Carrying value of<br>Investment at<br>January 1, 2023 | Ekuitas pada<br>Laba (rugi)<br>Tahun Berjalan/<br>Share in<br>Income (loss) for<br>the Year | Nilai Tercatat<br>Investasi<br>31 Desember 2023/<br>Carrying value of<br>Investment at<br>December 31, 2023 |
|------------------------------------|---|---|---|---|
| PT Kreasi Cipta Karsa              | 40,00   | 260.597.467   | 17.425.035  | 278.022.502   |
| PT Lentera Duasatu Propertindo     | 48,95   | 40.813.045  | (6.740.952)   | 34.072.093  |
| Jumlah/Total                       |   | 301.410.512   | 10.684.083  | 312.094.595   |

Investments in Joint Ventures

These represent investments of AP and GPS, subsidiaries, in shares of PT Kreasi Cipta Karsa (KCK) and PT Lentera Duasatu Propertindo (LDP), respectively, with details as follows:

| Nama Entitas/<br>Name of Companies | Persentase<br>Kepemilikan/<br>Percentage of<br>Ownership<br>% | Nilai Tercatat<br>Investasi<br>1 Januari 2022/<br>Carrying value of<br>Investment at<br>January 1, 2022 | Penambahan<br>Investasi/<br>Additional<br>Investment | Ekuitas pada<br>Laba<br>Tahun Berjalan/<br>Share in<br>Profit for<br>the Year | Nilai Tercatat<br>Investasi<br>31 Desember 2022/<br>Carrying value of<br>Investment at<br>December 31, 2022 |
|------------------------------------|---|---|--|---|---|
| PT Kreasi Cipta Karsa              | 40,00   | 212.702.453   | 39.536.000   | 8.359.014   | 260.597.467   |
| PT Lentera Duasatu Propertindo     | 48,95   | 39.632.629  | -  | 1.180.416   | 40.813.045  |
| Jumlah/Total                       |   | 252.335.082   | 39.536.000   | 9.539.430   | 301.410.512   |

Berdasarkan Akta No. 32 tanggal 6 Desember 2022 dari Edison Jingga, S.H., M.H., notaris di Jakarta, para pemegang saham KCK menyetujui peningkatan modal ditempatkan dan disetor KCK dari Rp 570.000.000 menjadi Rp 668.840.000 yang diambil bagian secara proporsional oleh AP dan PT Agung Sedayu.

Manajemen berpendapat bahwa tidak terdapat penurunan nilai dari investasi saham di atas.

Based on the Notarial Deed No. 32 dated December 6, 2022 of Edison Jingga, S.H., M.H., public notary in Jakarta, the shareholders of KCK agreed to increase the issued and paid-up capital of KCK from Rp 570,000,000 to Rp 668,840,000 which was acquired proportionally by AP and PT Agung Sedayu.

Management believes that there is no impairment in the value of the aforementioned investments in shares of stocks.



## 12. Properti Investasi

Akun ini merupakan tanah yang dimiliki Perusahaan yang berlokasi di Pondok Cabe, Sawangan, Jawa Barat, tanah dalam rangka Bangun, Kelola dan Alih yang berlokasi di Lot 11 KNTS, Gedung Tambahan – Lot 25, yang berlokasi di KNTS dan tanah dan bangunan yang berlokasi di Lot 4 KNTS yang dimiliki oleh DA, entitas anak, tanah dan bangunan “Pacific Place Mall” dan “One Pacific Place” yang dimiliki PPJ, entitas anak, tanah dan bangunan Gedung A yang berlokasi di Lot 18 KNTS yang dimiliki CW, entitas anak, serta bangunan “Revenue Tower” yang dimiliki oleh AP, entitas anak. Pacific Place Mall, One Pacific Place, Gedung A, Gedung Lot 4, dan Revenue Tower disewakan kepada pihak ketiga untuk memperoleh pendapatan sewa.

## 12. Investment Properties

These represent land owned by the Company located in Pondok Cabe, Sawangan, West Java, land under Build, Operate and Transfer Agreement located at Lot 11 SCBD, Annexe Building – Lot 25 located in SCBD and land and buildings located in Lot 4 SCBD, which are owned by DA, a subsidiary, land and buildings of “Pacific Place Mall” and “One Pacific Place”, owned by PPJ, a subsidiary, land and building of Building A located at Lot 18 SCBD owned by CW, a subsidiary, and building of “Revenue Tower” owned by AP, a subsidiary. Pacific Place Mall, One Pacific Place, Building A, Building Lot 4, and Revenue Tower are being leased out to third parties to generate rental income.

|   | Luas area/<br>Area<br>m <sup>2</sup> /sqm | 1 Januari 2023/<br>January 1, 2023 | Perubahan selama tahun 2023/<br>Changes during 2023 |                            | 31 Desember 2023/<br>December 31, 2023 |   |
|---|---|------------------------------------|---|----------------------------|--|---|
|   |   |                                    | Penambahan/<br>Additions                            | Pengurangan/<br>Deductions |  |   |
| <b><u>Biaya perolehan:</u></b>                            |   |                                    |   |                            |  | <b><u>At cost:</u></b>                                |
| Tanah   |   |                                    |   |                            |  | Land  |
| Sawangan  | 27.655                                    | 7.093.148                          | 756.569   | -                          | 7.849.717                              | Sawangan  |
| Tanah dalam rangka<br>Bangun, Kelola<br>dan Alih - Lot 11 | 5.065                                     | 61.961.605                         | -   | -                          | 61.961.605                             | Land under Build,<br>Operate and<br>Transfer - Lot 11 |
| Pacific Place Mall  | 85.261                                    | 1.674.973.808                      | 3.003.002   | -                          | 1.677.976.810                          | Pacific Place Mall                                    |
| One Pacific Place   | 10.729                                    | 112.147.094                        | 128.232   | -                          | 112.275.326                            | One Pacific Place                                     |
| Gedung A - Lot 18   | 5.251                                     | 106.909.710                        | -   | -                          | 106.909.710                            | Building A - Lot 18                                   |
| Gedung - Lot 4  | 866                                       | 56.366.180                         | -   | -                          | 56.366.180                             | Building - Lot 4                                      |
| Revenue Tower   | 40.000                                    | 574.808.940                        | 4.500.000   | -                          | 579.308.940                            | Revenue Tower   |
| Gedung Tambahan - Lot 25                                  | 1.986                                     | 220.365.573                        | -   | -                          | 220.365.573                            | Annexe Building - Lot 25                              |
| Jumlah  | <u>176.813</u>                            | <u>2.814.626.058</u>               | <u>8.387.803</u>                                    | <u>-</u>                   | <u>2.823.013.861</u>                   | Total   |
| <b><u>Akumulasi penyusutan:</u></b>                       |   |                                    |   |                            |  | <b><u>Accumulated depreciation:</u></b>               |
| Pacific Place Mall  |   | 1.073.123.847                      | 34.258.860  | -                          | 1.107.382.707                          | Pacific Place Mall                                    |
| One Pacific Place   |   | 64.940.592                         | 2.248.555   | -                          | 67.189.147                             | One Pacific Place                                     |
| Gedung A - Lot 18   |   | 55.160.030                         | 3.284.133   | -                          | 58.444.163                             | Building A - Lot 18                                   |
| Gedung - Lot 4  |   | 16.680.201                         | 2.496.883   | -                          | 19.177.084                             | Building - Lot 4                                      |
| Revenue Tower   |   | 58.080.672                         | 19.197.335  | -                          | 77.278.007                             | Revenue Tower   |
| Gedung Tambahan - Lot 25                                  |   | 15.121.009                         | 9.072.605   | -                          | 24.193.614                             | Annexe Building - Lot 25                              |
| Jumlah  |   | <u>1.283.106.351</u>               | <u>70.558.371</u>                                   | <u>-</u>                   | <u>1.353.664.722</u>                   | Total   |
| Nilai Tercatat  |   | <u>1.531.519.707</u>               |   |                            | <u>1.469.349.139</u>                   | Net Book Value  |

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|   | Luas area/<br>Area<br>m <sup>2</sup> /sqm | 1 Januari 2022/<br>January 1, 2022 | Perubahan selama tahun 2022/<br>Changes during 2022 |                            | 31 Desember 2022/<br>December 31, 2022 |   |
|---|---|------------------------------------|---|----------------------------|--|---|
|   |   |                                    | Penambahan/<br>Additions                            | Pengurangan/<br>Deductions |  |   |
| <b>Biaya perolehan:</b>                             |   |                                    |   |                            |  | <b>At cost:</b>                                 |
| Tanah   |   |                                    |   |                            |  | Land  |
| Sawangan  | 27.655                                    | 6.219.896                          | 873.252   | -                          | 7.093.148                              | Sawangan  |
| Tanah dalam rangka Bangun, Kelola dan Alih - Lot 11 | 5.065                                     | 61.711.605                         | 250.000   | -                          | 61.961.605                             | Land under Build, Operate and Transfer - Lot 11 |
| Pacific Place Mall                                  | 85.261                                    | 1.656.541.136                      | 18.432.672  | -                          | 1.674.973.808                          | Pacific Place Mall                              |
| One Pacific Place                                   | 10.729                                    | 112.144.694                        | 2.400   | -                          | 112.147.094                            | One Pacific Place                               |
| Gedung A - Lot 18                                   | 5.251                                     | 106.909.710                        | -   | -                          | 106.909.710                            | Building A - Lot 18                             |
| Gedung - Lot 4                                      | 866                                       | 55.460.723                         | 905.457   | -                          | 56.366.180                             | Building - Lot 4                                |
| Revenue Tower                                       | 40.000                                    | 574.808.940                        | -   | -                          | 574.808.940                            | Revenue Tower                                   |
| Gedung Tambahan - Lot 25                            | 1.986                                     | 208.583.307                        | 11.782.266  | -                          | 220.365.573                            | Annexe Building - Lot 25                        |
| Jumlah  | 176.813                                   | 2.782.380.011                      | 32.246.047  | -                          | 2.814.626.058                          | Total   |
| <b>Akumulasi penyusutan:</b>                        |   |                                    |   |                            |  | <b>Accumulated depreciation:</b>                |
| Pacific Place Mall                                  |   | 1.040.229.887                      | 32.893.960  | -                          | 1.073.123.847                          | Pacific Place Mall                              |
| One Pacific Place                                   |   | 62.706.638                         | 2.233.954   | -                          | 64.940.592                             | One Pacific Place                               |
| Gedung A - Lot 18                                   |   | 53.099.519                         | 2.060.511   | -                          | 55.160.030                             | Building A - Lot 18                             |
| Gedung - Lot 4                                      |   | 13.504.225                         | 3.175.976   | -                          | 16.680.201                             | Building - Lot 4                                |
| Revenue Tower                                       |   | 39.222.843                         | 18.857.829  | -                          | 58.080.672                             | Revenue Tower                                   |
| Gedung Tambahan - Lot 25                            |   | 5.616.590                          | 9.504.419   | -                          | 15.121.009                             | Annexe Building - Lot 25                        |
| Jumlah  |   | 1.214.379.702                      | 68.726.649  | -                          | 1.283.106.351                          | Total   |
| Nilai Tercatat                                      |   | 1.568.000.309                      |   |                            | 1.531.519.707                          | Net Book Value                                  |

Pendapatan sewa atas properti investasi yang diakui selama tahun 2023 dan 2022 masing-masing sebesar Rp 411.430.874 dan Rp 364.425.922, dilaporkan sebagai bagian dari "Pendapatan usaha" dalam laba rugi (Catatan 32). Beban penyusutan properti investasi selama tahun 2023 dan 2022 masing-masing sebesar Rp 70.558.371 dan Rp 68.726.649 disajikan sebagai bagian dari "Beban pokok penjualan" dalam laba rugi (Catatan 33).

Pacific Place Mall dan One Pacific Place diasuransikan secara gabungan dengan aset tetap (Catatan 13).

Pada tanggal 31 Desember 2023 dan 2022, Gedung A telah diasuransikan kepada PT Arthagraha General Insurance (AGI), pihak berelasi, berupa "Property all risks insurance" dan "Earthquake insurance" dengan jumlah pertanggungan sebesar Rp 70.000.000.

Rental income from investment properties recognized in 2023 and 2022 amounted to Rp 411,430,874 and Rp 364,425,922, respectively, which was reported as part of "Revenues" in profit or loss (Note 32). Depreciation of investment properties in 2023 and 2022 amounted to Rp 70,558,371 and Rp 68,726,649, respectively, which was recorded as part of "Cost of revenues" in profit or loss (Note 33).

Pacific Place Mall and One Pacific Place are insured under blanket policy with property and equipment (Note 13).

As of December 31, 2023 and 2022, Building A has been insured to PT Arthagraha General Insurance (AGI), a related party, on "Property all risks insurance" and "Earthquake insurance" for Rp 70,000,000.

Pada tanggal 31 Desember 2023 dan 2022, Gedung - Lot 4 telah diasuransikan kepada AGI, pihak berelasi, berupa "*Property all risks insurance*" dan "*Earthquake insurance*" dengan jumlah pertanggungan sebesar Rp 40.000.000 serta "*Public liability insurance*" dengan jumlah pertanggungan sebesar Rp 2.000.000.

As of December 31, 2023 and 2022, Building - Lot 4 has been insured to AGI, a related party, on "*Property all risks insurance*" and "*Earthquake insurance*" amounting to Rp 40,000,000 and "*Public liability insurance*" amounting to Rp 2,000,000.

Pada tanggal 31 Desember 2023 dan 2022, Gedung Tambahan – Lot 25 telah diasuransikan kepada AGI, pihak berelasi, berupa "*Property all risks insurance*", dan "*Earthquake insurance*" dengan jumlah pertanggungan sebesar Rp 415.200.000 serta "*Public liability insurance*" pada tanggal 31 Desember 2023 dan 2022 dengan jumlah pertanggungan sebesar Rp 5.000.000.

As of December 31, 2023 and 2022, Annexe Building – Lot 25 has been insured to AGI, a related party, on "*Property all risks insurance*", and "*Earthquake insurance*" amounting to Rp 415,200,000 and on "*Public liability insurance*" as of December 31, 2023 and 2022 amounting to Rp 5,000,000.

Pada tanggal 31 Desember 2023 dan 2022, Revenue Tower telah diasuransikan kepada AGI, pihak berelasi, berupa "*Property all risks insurance*", dan "*Earthquake insurance*" dengan jumlah pertanggungan sebesar Rp 583.500.000 serta "*Public Liability insurance*" dengan jumlah pertanggungan sebesar US\$ 1.000.000.

As of December 31, 2023 and 2022, Revenue Tower has been insured to AGI, a related party, on "*Property all risks insurance*" and "*Earthquake insurance*" amounting to Rp 583,500,000 and on "*Public liability insurance*" amounting to US\$ 1,000,000.

Manajemen berpendapat bahwa nilai pertanggungan tersebut cukup untuk menutup kemungkinan kerugian atas aset yang dipertanggungkan.

Management believes that the insurance coverage is adequate to cover possible losses on the assets insured.

Nilai wajar dari properti investasi pada tanggal 31 Desember 2023 adalah sebesar Rp 6.103.529.400 yang ditentukan berdasarkan laporan penilai independen tertanggal 28 Februari 2023, 6 Maret 2023, 8 Maret 2023 dan 20 Maret 2024.

The fair value of investment properties as of December 31, 2023 amounted to Rp 6,103,529,400 which were determined based on report of independent appraiser dated February 28, 2023, March 6, 2023, March 8, 2023 and March 20, 2024.

Nilai wajar dari properti investasi pada tanggal 31 Desember 2022 adalah sebesar Rp 6.100.350.400 yang ditentukan berdasarkan laporan penilai independen tertanggal 21 Maret 2018, 28 Februari 2023, 6 Maret 2023 dan 8 Maret 2023.

The fair value of investment properties as of December 31, 2022 amounted to Rp 6,100,350,400 which were determined based on report of independent appraiser dated March 21, 2018, February 28, 2023, March 6, 2023 and March 8, 2023.

Manajemen berpendapat bahwa tidak terdapat penurunan nilai atas properti investasi tersebut.

Management believes that there is no impairment in value of investment properties.

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**13. Aset Tetap**

**13. Property and Equipment**

|                               | Perubahan Selama Tahun 2023/<br>Changes during 2023 |                          |                            | 31 Desember 2023/<br>December 31, 2023 |
|-------------------------------|---|--------------------------|----------------------------|--|
|                               | 1 January 2023/<br>January 1, 2023                  | Penambahan/<br>Additions | Pengurangan/<br>Deductions |  |
| <b>Biaya Perolehan:</b>       |   |                          |                            |  |
| <b>Pemilikan langsung</b>     |   |                          |                            |  |
| Tanah                         | 435.254.604   | -                        | -                          | 435.254.604                            |
| Bangunan                      | 888.488.176   | 2.041.805                | (31.563)                   | 890.498.418                            |
| Peralatan dan perabotan       | 964.971.834   | 41.087.276               | (3.308.825)                | 1.002.750.285                          |
| Peralatan mekanis dan listrik | 563.061.318   | 11.060.040               | (14.428.491)               | 559.692.867                            |
| Kendaraan bermotor            | 22.560.638  | 23.047.151               | (500.075)                  | 45.107.714                             |
| Prasarana telekomunikasi      | 250.791.431   | 4.203.043                | (559.411)                  | 254.435.063                            |
| Partisi kantor                | 35.760.556  | 4.053.296                | -                          | 39.813.852                             |
| <b>Aset hak-guna</b>          |   |                          |                            |  |
| Tanah                         | 1.576.721   | -                        | (507.030)                  | 1.069.691                              |
| Bangunan                      | 7.499.933   | 6.651.909                | (786.178)                  | 13.365.664                             |
| <b>Jumlah</b>                 | <b>3.169.965.211</b>                                | <b>92.144.520</b>        | <b>(20.121.573)</b>        | <b>3.241.988.158</b>                   |
| <b>Akumulasi penyusutan:</b>  |   |                          |                            |  |
| <b>Pemilikan langsung</b>     |   |                          |                            |  |
| Tanah                         | 1.013.580   | -                        | -                          | 1.013.580                              |
| Bangunan                      | 608.217.900   | 30.996.497               | (158)                      | 639.214.239                            |
| Peralatan dan perabotan       | 881.256.569   | 43.979.297               | (2.587.558)                | 922.648.308                            |
| Peralatan mekanis dan listrik | 540.481.857   | 7.306.585                | (14.396.482)               | 533.391.960                            |
| Kendaraan bermotor            | 14.035.904  | 6.852.455                | (500.075)                  | 20.388.284                             |
| Prasarana telekomunikasi      | 148.083.044   | 19.303.367               | (559.411)                  | 166.827.000                            |
| Partisi kantor                | 34.563.936  | 964.557                  | -                          | 35.528.493                             |
| <b>Aset hak-guna</b>          |   |                          |                            |  |
| Tanah                         | 901.772   | 429.903                  | (507.030)                  | 824.645                                |
| Bangunan                      | 5.633.496   | 2.411.617                | (786.178)                  | 7.258.935                              |
| <b>Jumlah</b>                 | <b>2.234.188.058</b>                                | <b>112.244.278</b>       | <b>(19.336.892)</b>        | <b>2.327.095.444</b>                   |
| <b>Nilai Tercatat</b>         | <b>935.777.153</b>                                  |                          |                            | <b>914.892.714</b>                     |

|                               | Perubahan Selama Tahun 2022/<br>Changes during 2022 |                          |                            | 31 Desember 2022/<br>December 31, 2022 |
|-------------------------------|---|--------------------------|----------------------------|--|
|                               | 1 January 2022/<br>January 1, 2022                  | Penambahan/<br>Additions | Pengurangan/<br>Deductions |  |
| <b>Biaya Perolehan:</b>       |   |                          |                            |  |
| <b>Pemilikan langsung</b>     |   |                          |                            |  |
| Tanah                         | 435.254.604   | -                        | -                          | 435.254.604                            |
| Bangunan                      | 879.866.731   | 8.621.445                | -                          | 888.488.176                            |
| Peralatan dan perabotan       | 946.995.228   | 45.531.377               | (27.554.771)               | 964.971.834                            |
| Peralatan mekanis dan listrik | 560.376.667   | 7.316.430                | (4.631.779)                | 563.061.318                            |
| Kendaraan bermotor            | 17.356.199  | 8.140.000                | (2.935.561)                | 22.560.638                             |
| Prasarana telekomunikasi      | 249.065.481   | 2.313.409                | (587.459)                  | 250.791.431                            |
| Partisi kantor                | 35.588.665  | 171.891                  | -                          | 35.760.556                             |
| <b>Aset dalam pembangunan</b> |   |                          |                            |  |
|                               | 118.227   | -                        | (118.227)                  | -                                      |
| <b>Aset hak-guna</b>          |   |                          |                            |  |
| Tanah                         | 1.234.294   | 463.950                  | (121.523)                  | 1.576.721                              |
| Bangunan                      | 7.684.626   | 236.677                  | (421.370)                  | 7.499.933                              |
| <b>Jumlah</b>                 | <b>3.133.540.722</b>                                | <b>72.795.179</b>        | <b>(36.370.690)</b>        | <b>3.169.965.211</b>                   |
| <b>Akumulasi penyusutan:</b>  |   |                          |                            |  |
| <b>Pemilikan langsung</b>     |   |                          |                            |  |
| Tanah                         | 1.013.580   | -                        | -                          | 1.013.580                              |
| Bangunan                      | 577.847.666   | 30.370.234               | -                          | 608.217.900                            |
| Peralatan dan perabotan       | 859.253.864   | 49.557.476               | (27.554.771)               | 881.256.569                            |
| Peralatan mekanis dan listrik | 537.181.854   | 7.931.782                | (4.631.779)                | 540.481.857                            |
| Kendaraan bermotor            | 14.765.029  | 2.176.938                | (2.906.063)                | 14.035.904                             |
| Prasarana telekomunikasi      | 126.206.367   | 22.462.945               | (586.268)                  | 148.083.044                            |
| Partisi kantor                | 32.845.879  | 1.718.057                | -                          | 34.563.936                             |
| <b>Aset hak-guna</b>          |   |                          |                            |  |
| Tanah                         | 561.026   | 462.269                  | (121.523)                  | 901.772                                |
| Bangunan                      | 3.537.751   | 2.517.115                | (421.370)                  | 5.633.496                              |
| <b>Jumlah</b>                 | <b>2.153.213.016</b>                                | <b>117.196.816</b>       | <b>(36.221.774)</b>        | <b>2.234.188.058</b>                   |
| <b>Nilai Tercatat</b>         | <b>980.327.706</b>                                  |                          |                            | <b>935.777.153</b>                     |

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Beban penyusutan pada tahun 2023 dan 2022 sebagai berikut:

Depreciation expense in 2023 and 2022 as follows:

|                             | <u>2023</u>               | <u>2022</u>               |                                     |
|-----------------------------|---------------------------|---------------------------|-------------------------------------|
| Beban pokok penjualan       | 11.104.478                | 11.017.623                | Cost of revenue                     |
| Beban umum dan administrasi | <u>101.139.800</u>        | <u>106.179.193</u>        | General and administrative expenses |
| Jumlah                      | <u><u>112.244.278</u></u> | <u><u>117.196.816</u></u> | Total                               |

Tanah merupakan hak atas tanah Perusahaan yang di atasnya terletak Hotel Borobudur Jakarta dengan Hak Guna Bangunan (HGB) No. 18/HGB/BPN.31/VI/2022 yang berlaku sampai tanggal 31 Mei 2053 dan hak atas tanah PPJ dengan Hak Guna Bangunan (HGB) No. 415 yang berlaku sampai tanggal 5 Juni 2035.

Land represents the Company's land on which Hotel Borobudur Jakarta is located and on which the Company has landrights (Hak Guna Bangunan) No. 18/HGB/BPN.31/VI/2022 which is valid until May 31, 2053 and PPJ's land with landrights (Hak Guna Bangunan) No. 415 which is valid until June 5, 2035.

Pada tanggal 31 Desember 2023 dan 2022, Perusahaan mengasuransikan aset tetapnya, kecuali tanah, kepada PT Arthagraha General Insurance (AGI), pihak berelasi, dengan nilai pertanggungan masing-masing sebesar Rp 3.258.000 dan Rp 1.741.268.000. Pada tanggal 31 Desember 2023, Perusahaan juga mengasuransikan aset tetapnya, kecuali tanah, kepada perusahaan asuransi pihak ketiga dengan nilai pertanggungan sebesar Rp 1.260.000.000.

As of December 31, 2023 and 2022, the Company has insured its property and equipment, except land, with PT Arthagraha General Insurance (AGI), a related party, amounting to Rp 3,258,000 and Rp 1,741,268,000, respectively. As of December 31, 2023, the Company has also insured its property and equipment, except land, with other third party insurance companies for Rp 1,260,000,000.

Pada tanggal 31 Desember 2023, entitas anak mengasuransikan properti investasi (Catatan 12) dan aset tetapnya, kecuali tanah, kepada perusahaan asuransi pihak ketiga, dengan nilai pertanggungan sebesar Rp 541.000 serta kepada AGI dengan nilai pertanggungan sebesar US\$ 573.049.920 dan Rp 1.225.207.392.

As of December 31, 2023, the subsidiaries had insured their investment properties (Note 12) and property and equipment, except land, with other third party insurance companies, for Rp 541,000 and with AGI for US\$ 573,049,920 and Rp 1,225,207,392.

Pada tanggal 31 Desember 2022, entitas anak mengasuransikan properti investasi (Catatan 12) dan aset tetapnya, kecuali tanah, kepada perusahaan asuransi pihak ketiga, dengan nilai pertanggungan sebesar Rp 541.000 serta kepada AGI dengan nilai pertanggungan sebesar US\$ 573.049.920 dan Rp 1.232.386.827.

As of December 31, 2022, the subsidiaries had insured their investment properties (Note 12) and property and equipment, except land, with other third party insurance companies, for Rp 541,000 and with AGI for US\$ 573,049,920 and Rp 1,232,386,827.

Manajemen berpendapat bahwa nilai pertanggungan tersebut cukup untuk menutup kemungkinan kerugian atas aset yang dipertanggungkan.

Management believes that the insurance coverage is adequate to cover possible losses on the assets insured.

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Pengurangan aset tetap yang merupakan penjualan aset tetap tertentu. Rincian penjualan aset tetap sebagai berikut:

Deductions in property and equipment mainly pertain to sale of certain property and equipment. Details of sales follows:

|                      | 2023          | 2022           |                                |
|----------------------|---------------|----------------|--------------------------------|
| Penjualan aset tetap |               |                | Sale of property and equipment |
| Harga jual           | 22.500        | 294.800        | Selling price                  |
| Nilai tercatat       | -             | (30.689)       | Net book value                 |
| Keuntungan penjualan | <u>22.500</u> | <u>264.111</u> | Gain on sale                   |

Pada tahun 2023 dan 2022, Grup melakukan penghapusan aset tetap dengan nilai tercatat masing-masing sebesar Rp 721.267 dan nihil. Pada tahun 2023, terdapat penerimaan klaim asuransi sebesar Rp 638.622 atas penggantian kerusakan aset tetap, sehingga jumlah kerugian bersih dari penghapusan aset tetap yang diakui dalam laporan laba rugi tahun 2023 adalah sebesar Rp 82.645.

In 2023 and 2022, the Group wrote off its property and equipment with net book value of Rp 721,267 and nil, respectively. In 2023, an insurance claim amounting to Rp 638,622 was received for the replacement of damaged property and equipment, therefore, the net loss from disposal of property and equipment recognized in the 2023 profit or loss amounting to Rp 82,645.

Keuntungan penjualan dan kerugian penghapusan aset tetap disajikan sebagai bagian dari "Penghasilan (Beban) lain-lain - Lain-lain - bersih" dalam laba rugi.

Gain on sale and loss on disposal of property and equipment is presented under "Other income (Expenses) - Others - net" in profit or loss.

Pengurangan pada tahun 2023 termasuk pengurangan bangunan, peralatan mekanis dan listrik termasuk penyesuaian atas nilai kontrak sebesar Rp 63.414.

Deductions in 2023 include deduction in buildings, mechanical and electrical totaling to Rp 63,414, which represent contract value adjustments.

Pengurangan pada tahun 2022 termasuk pengurangan aset dalam pembangunan sebesar Rp 118.227 terutama merupakan penyesuaian atas nilai kontrak.

Deductions in 2022 include deduction in construction in progress amounting to Rp 118,227, which represents contract value adjustment.

Pada tahun 2023, nilai wajar tanah dan bangunan sebesar Rp 6.099.978.676 yang ditentukan berdasarkan laporan penilai independen tertanggal 20 Februari 2024 dan 28 Maret 2023.

In 2023, the fair value of land and building amounted to Rp 6,099,978,676 which was determined based on independent appraiser, dated February 20, 2024 and March 28, 2023.

Pada tahun 2022, nilai wajar tanah dan bangunan sebesar Rp 6.034.050.500 yang ditentukan berdasarkan laporan penilai independen tertanggal 28 Maret 2023 dan 10 Maret 2017.

In 2022, the fair value of land and building amounted to Rp 6,034,050,500 which was determined based on independent appraiser, dated March 28, 2023 and March 10, 2017.

Manajemen berpendapat bahwa tidak terdapat penurunan nilai atas aset tetap.

Management believes that there is no impairment in value of property and equipment.

**14. Goodwill**

Akun ini merupakan *goodwill* yang timbul dari penyertaan saham oleh entitas anak, yakni penyertaan saham DA dalam GPS pada tahun 2006 dan transaksi penukaran saham PPJ pada tahun 2005.

Manajemen berpendapat bahwa tidak terdapat penurunan nilai atas *goodwill*.

**14. Goodwill**

Goodwill arose from acquisition of shares by the subsidiaries, which represent acquisition of shares in GPS by DA in 2006, and acquisition of shares in PPJ through shares swap transaction in 2005.

Management believes that there is no impairment in value of goodwill.

**15. Aset Lain-lain**

|  | 2023                      | 2022                      |
|--|---------------------------|---------------------------|
| <u>Aset Lancar</u>                                   |                           |                           |
| Setoran jaminan                                      | 4.695.094                 | 4.748.684                 |
| Uang muka pembelian aset tetap                       | 1.554.749                 | 105.438                   |
| Uang muka pemasok (a)                                | 1.280.447                 | 963.329                   |
| Lainnya  | 10.357.559                | 10.622.809                |
| Jumlah   | <u>17.887.849</u>         | <u>16.440.260</u>         |
| <u>Aset Tidak Lancar</u>                             |                           |                           |
| Uang muka pengembangan bisnis (b)                    | 781.965.882               | 820.755.882               |
| Peralatan hotel                                      | 12.674.440                | 10.596.538                |
| Setoran jaminan                                      | 6.949.718                 | 6.404.112                 |
| Deposito berjangka yang dibatasi<br>pencairannya (c) | 1.677.514                 | 1.893.670                 |
| Uang muka kepada PLN (d)                             | 1.643.750                 | 1.643.750                 |
| Rekening giro yang dibatasi<br>pencairannya (e)      | 804.037                   | 788.563                   |
| Lainnya  | 90.034.089                | 101.597.839               |
| Jumlah   | <u>895.749.430</u>        | <u>943.680.354</u>        |
| Jumlah   | <u><u>913.637.279</u></u> | <u><u>960.120.614</u></u> |

**15. Other Assets**

| <u>Current Assets</u>                               |
|---|
| Security deposits                                   |
| Advances for purchases of property<br>and equipment |
| Advances to suppliers (a)                           |
| Others  |
| Subtotal  |
| <u>Noncurrent Assets</u>                            |
| Advances for business development (b)               |
| Hotel operating equipment                           |
| Security deposits                                   |
| Restricted time deposits (c)                        |
| Advances to PLN (d)                                 |
| Restricted cash in current accounts (e)             |
| Others  |
| Subtotal  |
| Total   |

**a. Uang Muka Pemasok**

Uang muka kepada pemasok merupakan uang muka kepada pemasok hotel dan lainnya sehubungan dengan pembelian yang dilakukan oleh Grup.

**b. Uang Muka Pengembangan Bisnis**

Uang muka pengembangan bisnis merupakan uang muka yang dikeluarkan DA, entitas anak, sehubungan dengan pengembangan bisnis di luar KNTS (Catatan 41e).

**a. Advances to Suppliers**

Advances to suppliers represent payments to hotel and other suppliers in relation to the Group's purchases.

**b. Advance for Business Development**

Advances for business development represent payments made by DA, a subsidiary, in relation to business development outside SCBD (Note 41e).

**c. Deposito Berjangka yang Dibatasi Pencairannya**

|  | <u>2023</u>      | <u>2022</u>      |
|--|------------------|------------------|
| Pihak ketiga                             |                  |                  |
| Rupiah                                   |                  |                  |
| PT Bank Mandiri (Persero) Tbk            | 638.968          | 638.968          |
| PT Bank UOB Indonesia                    | 265.725          | 262.837          |
| Dolar Amerika Serikat (Catatan 43)       |                  |                  |
| PT Bank UOB Indonesia                    | <u>772.821</u>   | <u>991.865</u>   |
| Jumlah                                   | <u>1.677.514</u> | <u>1.893.670</u> |
| Suku bunga deposito berjangka per tahun: |                  |                  |
| Rupiah                                   | 1,45%-2,25%      | 1,45% - 2,25%    |
| Dolar Amerika Serikat                    | 0,15%            | 0,15%            |

Pada tanggal 31 Desember 2023 dan 2022, AT, entitas anak, memiliki deposito berjangka di PT Bank Mandiri (Persero) Tbk (Mandiri), pihak ketiga, yang dibatasi pencairannya sehubungan dengan penerbitan bank garansi oleh Mandiri untuk perjanjian kerjasama antara AT dan pihak ketiga.

Pada tanggal 31 Desember 2023 dan 2022, PPJ, entitas anak, memiliki deposito berjangka di PT Bank UOB Indonesia, pihak ketiga, yang dibatasi pencairannya sebagai jaminan atas perjanjian kerjasama antara PPJ dan PT Perusahaan Gas Negara (Persero) Tbk.

**d. Uang Muka Kepada PLN**

Uang muka kepada PT Perusahaan Listrik Negara (Persero) (PLN) merupakan uang muka pembelian daya listrik untuk KNTS.

**e. Rekening Giro yang Dibatasi Pencairannya**

|                                    | <u>2023</u>    | <u>2022</u>    |
|------------------------------------|----------------|----------------|
| Pihak ketiga                       |                |                |
| PT Bank Mandiri (Persero) Tbk      |                |                |
| Dolar Amerika Serikat (Catatan 43) | <u>804.037</u> | <u>788.563</u> |

**c. Restricted Time Deposits**

|  |
|--|
| Third parties                              |
| Rupiah                                     |
| PT Bank Mandiri (Persero) Tbk              |
| PT Bank UOB Indonesia                      |
| United States Dollar (Note 43)             |
| PT Bank UOB Indonesia                      |
| Total                                      |
| Interest rates per annum on time deposits: |
| Rupiah                                     |
| United States Dollar                       |

As of December 31, 2023 and 2022, AT, a subsidiary, has placement in time deposits with PT Bank Mandiri (Persero) Tbk (Mandiri), a third party, which is restricted in relation to bank guarantee issued by Mandiri in relation to cooperation agreement between AT and third party.

As of December 31, 2023 and 2022, PPJ, a subsidiary, has placement in time deposits with PT Bank UOB Indonesia, a third party, which are restricted and are used as collateral in relation to cooperation agreement between PPJ and PT Perusahaan Gas Negara (Persero) Tbk.

**d. Advances to PLN**

Advances to PT Perusahaan Listrik Negara (Persero) (PLN) represent advances in relation to electricity connection in SCBD.

**e. Restricted Cash in Current Accounts**

|                                |
|--------------------------------|
| Third party                    |
| PT Bank Mandiri (Persero) Tbk  |
| United States Dollar (Note 43) |



Pada tanggal 31 Desember 2023 dan 2022, Hotel Borobudur Jakarta (HBJ) memiliki rekening giro di Mandiri yang dibatasi pencairannya sehubungan dengan penerbitan bank garansi oleh Mandiri atas perjanjian kerjasama antara HBJ dan PT Perusahaan Gas Negara (Persero) Tbk.

As of December 31, 2023 and 2022, Hotel Borobudur Jakarta (HBJ) has an existing current account with Mandiri which is restricted in relation to bank guarantee issued by Mandiri in relation to cooperation agreement between HBJ and PT Perusahaan Gas Negara (Persero) Tbk.

Manajemen berpendapat bahwa tidak terdapat kemungkinan kerugian atas aset-aset tersebut, sehingga manajemen tidak membentuk cadangan kerugian penurunan nilai atas aset-aset tersebut.

Management believes that there are no potential losses on these assets, thus, no provision is made for impairment in value of such assets.

#### **16. Utang Bank Jangka Pendek**

Akun ini merupakan pinjaman DA, entitas anak, kepada PT Bank Artha Graha Internasional Tbk (BAG).

Pada tanggal 14 Desember 2023, DA memperoleh fasilitas pinjaman *revolving loan* dari BAG dengan jumlah maksimum pinjaman sebesar Rp 135.000.000. Pinjaman ini berjangka waktu satu (1) tahun. Fasilitas pinjaman ini dikenakan suku bunga sebesar 11,00% per tahun. Pada tanggal 31 Desember 2023, DA telah menarik fasilitas sebesar Rp 95.000.000. Pinjaman ini dijamin dengan persediaan tanah milik PT Nusagraha Adicitra, entitas anak, (Catatan 8).

#### **16. Short-term Bank Loans**

This account represents loan facilities obtained by the DA, a subsidiary, from PT Bank Artha Graha Internasional Tbk (BAG).

On December 14, 2023, DA obtained a revolving loan facility from BAG for a maximum facility of Rp 135,000,000. This loan has term of one (1) year. The loan bears interest rate of 11.00% per annum. As of December 31, 2023, DA has withdrawn from the facilities amounting to Rp 95,000,000. This bank loan is secured by land of PT Nusagraha Adicitra, a subsidiary, (Note 8).

#### **17. Utang Obligasi**

Obligasi, yang dikenal dengan "Obligasi I Jakarta International Hotels & Development Tahun 1997 dengan Tingkat Bunga Tetap", diterbitkan dengan jumlah nominal sebesar Rp 600.000.000, dikenakan suku bunga tetap sebesar 16% per tahun yang dibayar tiap tengah tahun, dan sudah jatuh tempo pada tahun 2002.

Saldo utang obligasi pada tanggal 31 Desember 2023 dan 2022 sebesar Rp 6.000.000.

Sampai dengan tanggal penyelesaian laporan keuangan konsolidasian, Perusahaan masih menunggu klaim dari para pemegang obligasi atas utang obligasi tersebut.

#### **17. Bonds Payable**

The bonds, known as the "Jakarta International Hotels & Development Series I Bonds of 1997 with Fixed Interest Rate", with total nominal value of Rp 600,000,000, bear interest at a fixed rate of 16% per annum, payable semi-annually, and which have matured in 2002.

Outstanding bonds payables as of December 31, 2023 and 2022 amounted to Rp 6,000,000.

As of the date of completion of the consolidated financial statements, the Company is still awaiting claims from the bond holders on such bonds payable.

**18. Utang Usaha**

a. Rincian utang usaha menurut jenis mata uang sebagai berikut:

|   | <u>2023</u>       | <u>2022</u>       |
|---|-------------------|-------------------|
| Pihak berelasi (Catatan 39)                                       |                   |                   |
| Rupiah (masing-masing kurang dari Rp 1 miliar)                    | 337.949           | 1.401.822         |
| Pihak ketiga  |                   |                   |
| Rupiah  |                   |                   |
| Pemasok hotel   |                   |                   |
| PT Indoguna Utama   | 4.021.576         | 1.756.285         |
| PT Sukanda Djaya  | 1.528.102         | 1.870.757         |
| PT Pesona Karya Bangsa  | 1.099.265         | 763.000           |
| PT Agro Boga Utama  | 926.874           | 1.768.254         |
| Pemasok hotel - lain-lain (masing-masing kurang dari Rp 1 Miliar) | 16.487.638        | 22.915.033        |
| PT Bangun Anugerah Jaya   | 3.500.000         | 3.500.000         |
| PT Telekomunikasi Indonesia                                       | 2.630.911         | 2.343.891         |
| PT Graha Cipta Design   | 2.246.041         | 846.339           |
| PT Energi Rajawali  | 1.440.000         | 1.440.000         |
| PT Exclusive Network Indonesia                                    | 1.125.096         | 542.300           |
| Thales DIS CPL Hong Kong Limited                                  | 1.010.000         | 3.976.524         |
| Lain-lain (masing-masing kurang dari Rp 1 miliar)                 | 29.863.226        | 16.941.715        |
| Jumlah  | <u>65.878.729</u> | <u>58.664.098</u> |
| Mata Uang Asing (Catatan 43)                                      |                   |                   |
| PT Sarana Cendekia Abadi  | 3.755.051         | 3.831.779         |
| PT Hamanroko  | 1.099.570         | 1.122.038         |
| Lain-lain (masing-masing kurang dari Rp 1 miliar)                 | 162.945           | 178.145           |
| Jumlah  | <u>5.017.566</u>  | <u>5.131.962</u>  |
| Jumlah  | <u>70.896.295</u> | <u>63.796.060</u> |
| Jumlah  | <u>71.234.244</u> | <u>65.197.882</u> |

b. Jumlah utang usaha berdasarkan umur dihitung sejak tanggal faktur adalah sebagai berikut:

|                       | <u>2023</u>       | <u>2022</u>       |
|-----------------------|-------------------|-------------------|
| Sampai dengan 1 bulan | 35.170.339        | 36.181.408        |
| > 1 bulan - 3 bulan   | 11.833.755        | 7.381.273         |
| > 3 bulan - 6 bulan   | 2.613.400         | 1.050.433         |
| > 6 bulan             | 21.616.750        | 20.584.768        |
| Jumlah                | <u>71.234.244</u> | <u>65.197.882</u> |

**18. Trade Accounts Payable**

a. A summary of trade accounts payable classified based on its original currency follows:

|  | <u>2023</u>       | <u>2022</u>       |
|--|-------------------|-------------------|
| Related parties (Note 39)                              |                   |                   |
| Rupiah (less than Rp 1 billion each)                   | 337.949           | 1.401.822         |
| Third parties  |                   |                   |
| Rupiah   |                   |                   |
| Hotel suppliers  |                   |                   |
| PT Indoguna Utama                                      | 4.021.576         | 1.756.285         |
| PT Sukanda Djaya                                       | 1.528.102         | 1.870.757         |
| PT Pesona Karya Bangsa                                 | 1.099.265         | 763.000           |
| PT Agro Boga Utama                                     | 926.874           | 1.768.254         |
| Hotel suppliers - others (less than Rp 1 billion each) | 16.487.638        | 22.915.033        |
| PT Bangun Anugerah Jaya                                | 3.500.000         | 3.500.000         |
| PT Telekomunikasi Indonesia                            | 2.630.911         | 2.343.891         |
| PT Graha Cipta Design                                  | 2.246.041         | 846.339           |
| PT Energi Rajawali                                     | 1.440.000         | 1.440.000         |
| PT Exclusive Network Indonesia                         | 1.125.096         | 542.300           |
| Thales DIS CPL Hong Kong Limited                       | 1.010.000         | 3.976.524         |
| Others (less than Rp 1 billion each)                   | 29.863.226        | 16.941.715        |
| Subtotal   | <u>65.878.729</u> | <u>58.664.098</u> |
| Foreign Currencies (Note 43)                           |                   |                   |
| PT Sarana Cendekia Abadi                               | 3.755.051         | 3.831.779         |
| PT Hamanroko   | 1.099.570         | 1.122.038         |
| Others (less than Rp 1 billion each)                   | 162.945           | 178.145           |
| Subtotal   | <u>5.017.566</u>  | <u>5.131.962</u>  |
| Subtotal   | <u>70.896.295</u> | <u>63.796.060</u> |
| Total  | <u>71.234.244</u> | <u>65.197.882</u> |

b. The aging analysis of trade accounts payable from the date of invoice follows:

|                       | <u>2023</u>       | <u>2022</u>       |
|-----------------------|-------------------|-------------------|
| Up to 1 month         | 35.170.339        | 36.181.408        |
| > 1 month - 3 months  | 11.833.755        | 7.381.273         |
| > 3 months - 6 months | 2.613.400         | 1.050.433         |
| > 6 months            | 21.616.750        | 20.584.768        |
| Total                 | <u>71.234.244</u> | <u>65.197.882</u> |

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**19. Utang Pajak**

|                                      | <u>2023</u>       | <u>2022</u>       |                                |
|--------------------------------------|-------------------|-------------------|--------------------------------|
| Pajak penghasilan badan (Catatan 37) | 185.040           | 17.567            | Corporate income tax (Note 37) |
| Pajak penghasilan:                   |                   |                   | Income taxes:                  |
| Pasal 4(2) - Final                   | 1.118.450         | 1.601.952         | Article 4(2) - Final           |
| Pasal 15                             | 2.380             | 11.979            | Article 15                     |
| Pasal 21                             | 4.508.172         | 4.529.890         | Article 21                     |
| Pasal 23                             | 562.951           | 514.962           | Article 23                     |
| Pasal 25                             | 440.646           | 405.632           | Article 25                     |
| Pasal 26                             | 469.101           | 338.700           | Article 26                     |
| Pajak Pertambahan Nilai - bersih     | 7.608.624         | 7.046.534         | Value Added Tax - net          |
| Pajak Hotel dan Restoran             | <u>15.929.479</u> | <u>12.718.937</u> | Hotel and Restaurant Tax       |
| Jumlah                               | <u>30.824.843</u> | <u>27.186.153</u> | Total                          |

Besarnya pajak yang terutang ditetapkan berdasarkan perhitungan pajak yang dilakukan sendiri oleh wajib pajak (*self assessment*).

**19. Taxes Payable**

The filed tax returns are based on the Group's own calculation of tax liabilities (self-assessment).

**20. Beban Akruai**

|                                  | <u>2023</u>       | <u>2022</u>        |                                      |
|----------------------------------|-------------------|--------------------|--------------------------------------|
| Pihak berelasi (Catatan 39)      |                   |                    | Related party (Note 39)              |
| Bunga dan beban keuangan lainnya | <u>1.914.205</u>  | <u>43.592.799</u>  | Interest and other financial changes |
| Pihak ketiga                     |                   |                    | Third parties                        |
| Pemeliharaan                     | 17.190.275        | 12.747.650         | Maintenance                          |
| Karyawan                         | 15.563.424        | 14.165.179         | Employees relation                   |
| Listrik, air dan telepon         | 12.760.096        | 12.036.745         | Electricity, water and telephone     |
| Bunga dan beban keuangan lainnya | 7.040.000         | 7.208.773          | Interest and other financial charges |
| Biaya manajemen                  | 2.536.292         | 2.526.731          | Management fees                      |
| Pemasaran                        | 1.966.451         | 2.215.496          | Marketing                            |
| Jasa profesional                 | 1.812.385         | 1.887.040          | Professional fees                    |
| Lain-lain                        | <u>27.220.894</u> | <u>28.380.580</u>  | Others                               |
| Jumlah                           | <u>86.089.817</u> | <u>81.168.194</u>  | Subtotal                             |
| Jumlah                           | <u>88.004.022</u> | <u>124.760.993</u> | Total                                |

**20. Accrued Expenses**

**21. Liabilitas Sewa**

Mutasi dari liabilitas sewa adalah sebagai berikut:

|                           | <u>2023</u>        | <u>2022</u>        |                          |
|---------------------------|--------------------|--------------------|--------------------------|
| Saldo awal tahun          | 2.337.043          | 3.863.433          | Beginning balance        |
| Penambahan tahun berjalan | 5.214.523          | 700.627            | Addition during the year |
| Pembayaran                | <u>(2.471.565)</u> | <u>(2.227.017)</u> | Payments                 |
| Saldo akhir tahun         | <u>5.080.001</u>   | <u>2.337.043</u>   | Ending balance           |

**21. Lease Liabilities**

The movement of lease liabilities follows:

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Nilai tunai pembayaran sewa minimum masa datang (*future minimum lease payments*) dalam perjanjian sewa adalah sebagai berikut:

Base on the respective lease agreements, future minimum lease payments follows:

|   | 2023        | 2022        |   |
|---|-------------|-------------|---|
| Jatuh tempo:                                  |             |             | Payments due in:                        |
| Sampai dengan 1 tahun                         | 2.080.319   | 1.809.220   | Until 1 year                            |
| Lebih dari 1 - 2 tahun                        | 2.995.749   | 582.945     | More than 1 - 2 years                   |
| Di atas 2 tahun                               | 479.125     | 81.000      | Over 2 years                            |
| Jumlah pembayaran sewa minimum                | 5.555.193   | 2.473.165   | Total minimum lease payments            |
| Dikurangi bunga                               | (475.192)   | (136.122)   | Less interest                           |
| Nilai tunai dari pembayaran sewa minimum      | 5.080.001   | 2.337.043   | Present value of minimum lease payments |
| Bagian yang akan jatuh tempo dalam satu tahun | (1.831.437) | (1.689.351) | Less current portion                    |
| Bagian jangka panjang                         | 3.248.564   | 647.692     | Long-term portion                       |

Beban bunga liabilitas sewa yang dibebankan pada laba rugi tahun 2023 dan 2022 masing-masing sebesar Rp 316.436 dan Rp 246.751.

Interest expense on lease liabilities charged to operations in 2023 and 2022 amounted to Rp 316,436 and Rp 246,751, respectively.

**22. Pendapatan Diterima di Muka**

**22. Unearned Revenues**

|   | 2023        | 2022        |   |
|---|-------------|-------------|---|
| Pacific Place Mall                            | 26.243.195  | 15.996.323  | Pacific Place Mall                        |
| The Ritz-Carlton Pacific Place Residences     | 25.246.540  | 24.821.942  | The Ritz-Carlton Pacific Place Residences |
| Sewa dan pengelolaan kawasan                  | 20.392.104  | 26.497.837  | Rental and estate management              |
| Revenue Tower                                 | 9.210.339   | 23.903.077  | Revenue Tower                             |
| Jasa telekomunikasi                           | 4.010.402   | 3.697.381   | Telecommunication services                |
| One Pacific Place                             | 3.328.134   | 3.224.051   | One Pacific Place                         |
| Lain-lain                                     | 37.250.585  | 27.464.131  | Others                                    |
| Jumlah  | 125.681.299 | 125.604.742 | Total                                     |
| Bagian yang direalisasi dalam satu tahun      | 114.394.803 | 117.373.952 | Current portion                           |
| Bagian yang direalisasi lebih dari satu tahun | 11.286.496  | 8.230.790   | Long-term portion                         |

Pendapatan diterima di muka "Pacific Place Mall", "The Ritz-Carlton Pacific Place Residences" dan "One Pacific Place" merupakan uang muka yang diterima oleh PPJ, entitas anak, atas sewa ruang pusat perbelanjaan, apartemen servis dan ruang perkantoran.

Unearned revenues from "Pacific Place Mall", "The Ritz-Carlton Pacific Place Residences" and "One Pacific Place" represent advances received by PPJ, a subsidiary, for lease of shop units, serviced apartments and office spaces.

Pendapatan diterima dimuka "Revenue Tower" merupakan uang muka yang diterima oleh AP, entitas anak, atas sewa ruangan perkantoran.

Unearned revenues from "Revenue Tower" represent advances received by AP, a subsidiary, for lease of office spaces.

Pendapatan diterima dimuka "Sewa dan pengelolaan kawasan" merupakan uang muka yang diterima oleh DA dan entitas anak atas sewa lahan dan pengelolaan KNTS.

Unearned revenues from "Rental and estate management" represent advances received by DA and its subsidiaries for rent and estate management of SCBD.

Pendapatan diterima di muka “Jasa telekomunikasi” merupakan uang muka yang diterima oleh AT, entitas anak, atas sewa ruang radio, antena dan menara.

Unearned revenues from “Telecommunication services” represent advances received by AT, a subsidiary, for rent of radio room, antenna and tower.

**23. Utang Pihak Berelasi**

**23. Due to Related Parties**

|                                | 2023             | 2022             |                                |
|--------------------------------|------------------|------------------|--------------------------------|
| PT Cemerlang Pola Cahaya       | 3.148.571        | 3.148.571        | PT Cemerlang Pola Cahaya       |
| PT Lentera Duasatu Propertindo | -                | 1.790.290        | PT Lentera Duasatu Propertindo |
| Lain-lain                      | 195              | 195              | Others                         |
| Jumlah                         | <u>3.148.766</u> | <u>4.939.056</u> | Total                          |

**24. Taksiran Liabilitas untuk Pembangunan Prasarana, Fasilitas Umum dan Sosial**

**24. Estimated Liability for Infrastructure Development, Public and Social Facilities**

|                           | 2023<br>dan/ and<br>2022 |                              |
|---------------------------|--------------------------|------------------------------|
| Pembangunan prasarana     | 24.862.500               | Infrastructure development   |
| Fasilitas umum dan sosial | <u>117.958.507</u>       | Public and social facilities |
| Jumlah                    | <u>142.821.007</u>       | Total                        |

Taksiran liabilitas untuk biaya pembangunan prasarana meliputi jalan dan terowongan, jaringan telekomunikasi, lokasi pengolahan limbah, gardu listrik, pengalihan sungai dan penyediaan air di sekitar KNTS. DA, entitas anak, tidak melakukan penilaian kembali atas taksiran liabilitas untuk pembangunan prasarana pada tahun 2023 dan 2022 karena tidak ada penambahan prasarana yang signifikan.

The estimated liability for the infrastructure development cost pertains to infrastructure development for road and tunnels, telecommunication, sewage treatment plant, power station, river diversion and water supply around SCBD. In 2023 and 2022, the estimated liability for infrastructure development was not re-evaluated by DA, a subsidiary, since there was no significant infrastructure development during those years.

Taksiran liabilitas untuk fasilitas umum dan sosial merupakan tambahan biaya untuk menyelesaikan kewajiban DA sebagai pengembang yakni membangun beberapa fasilitas sosial dan fasilitas umum berdasarkan perjanjian penyelesaian kewajiban DA dan Pemerintah Provinsi Daerah Khusus Ibukota Jakarta (PEMDA DKI) tanggal 23 Juli 2004.

The estimated liability for public and social facilities represent additional costs for settlement of DA's obligation as developer to construct public and social facilities, in line with the agreement between DA and Provincial Government of Jakarta (PEMDA DKI) dated July 23, 2004 concerning the settlement of DA's obligations.

**25. Pendapatan Ditangguhkan**

**25. Deferred Revenues**

Akun ini merupakan bagian laba penjualan tanah DA, entitas anak, kepada PT First Jakarta International, pada tahun 1993, yang 9,31% sahamnya dimiliki oleh Perusahaan.

These represent portion of profit on sale of land of DA, a subsidiary, to PT First Jakarta International in 1993, which shares are 9.31% owned by the Company.

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**26. Liabilitas Lain-lain**

**26. Other Liabilities**

|  | 2023                      | 2022                      |   |
|--|---------------------------|---------------------------|---|
| <u>Liabilitas Jangka Pendek</u>                |                           |                           | <u>Current Liabilities</u>              |
| Setoran jaminan                                |                           |                           | Security deposits                       |
| Pacific Place Mall                             | 122.054.031               | 113.915.925               | Pacific Place Mall                      |
| Hotel Borobudur Jakarta                        | 15.591.261                | 16.894.957                | Hotel Borobudur Jakarta                 |
| The Ritz-Carlton Jakarta, Pacific Place        | 13.827.532                | 16.925.843                | The Ritz-Carlton Jakarta, Pacific Place |
| Instalasi jaringan telepon                     | 13.420.713                | 13.349.704                | Telephone line installation             |
| One Pacific Place                              | 3.573.150                 | 2.376.667                 | One Pacific Place                       |
| Telepon  | 1.592.418                 | 1.021.284                 | Telephone                               |
| Sewa dan pengelolaan kawasan                   | 1.573.264                 | 1.573.401                 | Rental and estate management            |
| Lain-lain                                      | 2.577.162                 | 2.342.592                 | Others                                  |
| Lain-lain                                      |                           |                           | Others                                  |
| PT Sumbercipta Griyautama                      | 71.546.894                | 76.726.894                | PT Sumbercipta Griyautama               |
| Utang dividen kepada kepentingan nonpengendali | 9.927.275                 | 5.580.000                 | Dividend to non-controlling interest    |
| Lain-lain                                      | 132.611.307               | 150.472.417               | Others                                  |
| Jumlah   | <u>388.295.007</u>        | <u>401.179.684</u>        | Subtotal                                |
| <u>Liabilitas Jangka Panjang</u>               |                           |                           | <u>Noncurrent Liabilities</u>           |
| Jaminan yang dapat dikembalikan                |                           |                           | Refundable deposit on                   |
| Signature Tower                                | 366.629.000               | 366.629.000               | Signature Tower                         |
| Setoran jaminan                                |                           |                           | Security deposits                       |
| Pacific Place Mall                             | 61.753.494                | 68.150.998                | Pacific Place Mall                      |
| Sewa dan pengelolaan kawasan                   | 39.908.519                | 36.500.820                | Rental and estate management            |
| Revenue Tower                                  | 21.181.207                | 22.052.927                | Revenue Tower                           |
| One Pacific Place                              | 10.067.728                | 11.170.185                | One Pacific Place                       |
| Gedung A 18 PARC                               | 3.672.810                 | 4.342.809                 | Building A 18 PARC                      |
| Telepon  | 814.906                   | 1.433.059                 | Telephone                               |
| Lain-lain                                      |                           |                           | Others                                  |
| PT Trireka Jasa Sentosa                        | 53.173.998                | 53.173.998                | PT Trireka Jasa Sentosa                 |
| PT Kusuma Cahaya Investasi                     | 15.867.974                | -                         | PT Kusuma Cahaya Investasi              |
| Bicapital Ventura International Ltd.           | 9.213.346                 | 9.094.949                 | Bicapital Ventura International Ltd.    |
| PT Bintang Dharmawangsa Perkasa                | -                         | 8.684.642                 | PT Bintang Dharmawangsa Perkasa         |
| PT Honey Lady Utama                            | -                         | 7.183.332                 | PT Honey Lady Utama                     |
| Jumlah   | <u>582.282.982</u>        | <u>588.416.719</u>        | Subtotal                                |
| Jumlah   | <u><u>970.577.989</u></u> | <u><u>989.596.403</u></u> | Total                                   |

Jaminan yang dapat dikembalikan Signature Tower dimaksud sebagai pra-partisipasi dalam proyek Signature Tower.

Refundable deposit on Signature Tower was made as initial intention to participate in Signature Tower project.

**27. Utang Bank Jangka Panjang**

**27. Long-Term Bank Loans**

|   | <u>2023</u>        | <u>2022</u>        |  |
|---|--------------------|--------------------|--|
| Pihak berelasi (Catatan 39)                             |                    |                    | Related party (Note 39)                |
| PT Bank Artha Graha Internasional Tbk                   | 48.659.000         | 138.524.000        | PT Bank Artha Graha Internasional Tbk  |
| Pihak ketiga  |                    |                    | Third party                            |
| PT Bank Negara Indonesia (Persero) Tbk                  | <u>115.809.864</u> | <u>126.579.864</u> | PT Bank Negara Indonesia (Persero) Tbk |
| Jumlah  | 164.468.864        | 265.103.864        | Total                                  |
| Biaya transaksi yang belum diamortisasi                 | <u>(932.637)</u>   | <u>(1.806.347)</u> | Unamortized transaction cost           |
| Jumlah - Bersih   | <u>163.536.227</u> | <u>263.297.517</u> | Total - Net                            |
| Dikurangi bagian yang akan jatuh tempo dalam satu tahun |                    |                    | Less current portion                   |
| Pihak berelasi (Catatan 39)                             |                    |                    | Related party (Note 39)                |
| PT Bank Artha Graha Internasional Tbk                   | 945.000            | 600.000            | PT Bank Artha Graha Internasional Tbk  |
| Pihak ketiga  |                    |                    | Third party                            |
| PT Bank Negara Indonesia (Persero) Tbk                  | <u>16.125.000</u>  | <u>10.770.000</u>  | PT Bank Negara Indonesia (Persero) Tbk |
| Jumlah  | 17.070.000         | 11.370.000         | Total                                  |
| Biaya transaksi yang belum diamortisasi                 | <u>(306.158)</u>   | <u>(444.640)</u>   | Unamortized transaction cost           |
| Jumlah - Bersih   | <u>16.763.842</u>  | <u>10.925.360</u>  | Total - Net                            |
| Bagian yang akan jatuh tempo lebih dari satu tahun      | <u>146.772.385</u> | <u>252.372.157</u> | Long-term portion                      |

Seluruh utang bank jangka panjang adalah dalam mata uang Rupiah.

All long-term bank loans are denominated in Rupiah.

PT Bank Artha Graha Internasional Tbk (BAG)

PT Bank Artha Graha Internasional Tbk (BAG)

*Perusahaan*

*The Company*

Berdasarkan Perubahan Perjanjian Kredit tanggal 23 Maret 2020, fasilitas-fasilitas *revolving loan* Perusahaan sebesar Rp 65.000.000 telah direstrukturisasi menjadi *fixed loan* dengan jangka waktu tujuh (7) tahun dan dikenakan suku bunga sebesar 11% per tahun dengan penundaan pembayaran cicilan pokok dan bunga selama dua belas (12) bulan.

Based on Amendment of Loan Agreement dated March 23, 2020, the Company's revolving loan facilities amounting to Rp 65,000,000 has been restructured into fixed loan with a term of seven (7) years and bears interest at 11% per annum with postponement of principal and interest payments for twelve (12) months.

Perjanjian Kredit telah mengalami beberapa kali perubahan, terakhir pada tanggal 30 Maret 2023, Perusahaan memperoleh persetujuan restrukturisasi yang ke-4 terkait dengan pandemi Covid-19 atas fasilitas kredit yang diperoleh dari BAG, diantaranya berupa penundaan pembayaran pokok pinjaman dimana pembayaran pokok pinjaman akan dibayarkan mulai April 2024 sampai dengan jatuh tempo pinjaman dan penundaan pembayaran bunga mulai April 2023 sampai dengan Maret 2024. Pada bulan Juli 2023, Perusahaan telah melunasi pinjaman tersebut dari BAG.

The Loan Agreement has been amended several times, the latest amendment is dated March 30, 2023, the Company obtained the fourth restructuring approval related to the Covid-19 pandemic on credit facilities obtained from BAG, among other the postponement of loan principal payments where in the principal of the loan will be paid from April 2024 until maturity date of the loan and the postponement of interest payment from April 2023 to March 2024. In July 2023, the Company has settled its loan facility from BAG.

Pada tanggal 31 Desember 2022, pinjaman ini dijamin dengan properti investasi milik Perusahaan berupa tanah yang terletak di Pondok Cabe, Sawangan (Catatan 12) dan jaminan fidusia atas piutang usaha milik Hotel Borobudur Jakarta (Catatan 6).

As of December 31, 2022, these loans are secured by the Company's investment properties which is land at Pondok Cabe, Sawangan (Note 12) and fiduciary on trade accounts receivable of Hotel Borobudur Jakarta (Note 6).

DA

DA

Berdasarkan Perubahan Perjanjian Kredit tanggal 28 Mei 2020, fasilitas-fasilitas *revolving loan* DA, entitas anak, sebesar Rp 73.974.000 telah direstrukturisasi menjadi *fixed loan* dengan jangka waktu tujuh (7) tahun dan dikenakan suku bunga sebesar 11% per tahun dengan penundaan pembayaran cicilan pokok dan bunga selama dua belas (12) bulan.

Based on Amendment of Loan Agreement dated May 28, 2020, revolving loan facilities DA, a subsidiary, amounting to Rp 73,974,000 has been restructured into fixed loan with a term of seven (7) years and bears interest at 11% per annum with postponement of principal and interest payments for twelve (12) months.

Pinjaman ini dijamin dengan persediaan tanah milik PT Nusagraha Adicitra, entitas anak, (Catatan 8).

This bank loan is secured by land of PT Nusagraha Adicitra, a subsidiary, (Note 8).

Perjanjian Kredit telah mengalami beberapa kali perubahan, terakhir pada tanggal 30 Maret 2023, DA memperoleh persetujuan restrukturisasi yang ke-4 terkait dengan pandemi Covid-19 atas fasilitas kredit yang diperoleh dari BAG, diantaranya berupa penundaan pembayaran pokok pinjaman dimana pembayaran pokok pinjaman akan dibayarkan mulai April 2023 sampai dengan jatuh tempo pinjaman dan penundaan pembayaran bunga mulai April 2023 sampai dengan Maret 2024.

The Loan Agreement has been amended several times, the latest amendment is dated March 30, 2023, DA obtained the fourth restructuring approval related to the Covid-19 pandemic on credit facilities obtained from BAG, among other the postponement of loan principal payments where in the principal of the loan will be paid from April 2023 until maturity date of the loan and the postponement of interest payment from April 2023 to March 2024.

PT Bank Negara Indonesia (Persero) Tbk (BNI)

PT Bank Negara Indonesia (Persero) Tbk (BNI)

Pada tanggal 14 Maret 2019, DA memperoleh fasilitas pinjaman Kredit Investasi dari BNI untuk pembiayaan pembangunan Gedung Tambahan - Lot 25 dengan jumlah maksimum pinjaman sebesar Rp 134.520.000. Jangka waktu pinjaman 108 bulan terhitung sejak setiap tanggal penarikan termasuk 30 bulan masa tenggang (*grace period*). Pada tanggal 31 Desember 2023 dan 2022 pinjaman ini dikenakan suku bunga sebesar 8% per tahun. DA telah mencairkan fasilitas ini sebesar Rp 134.504.864.

On March 14, 2019, DA obtained Investment Credit loan facility from BNI, for financing the development of Annexe Building - Lot 25 with maximum facility of Rp 134,520,000. The term of loan facility is 108 months from each drawdown date including 30 months grace period. As of December 31, 2023 and 2022 the loan bears interest rate of 8% per annum. DA has withdrawn from the facility amounting to Rp 134,504,864.

Pinjaman ini dijamin dengan sebidang tanah di KNTS, milik DA, dan klaim asuransi atas *project cost* pembangunan Gedung Tambahan.

This bank loan is secured by land at SCBD owned by DA and insurance claims for the project cost for the development of Annexe Building.



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Jadwal pembayaran pinjaman bank jangka panjang adalah sebagai berikut:

The payment schedule for the long-term bank loans follows:

|   | 2023               | 2022               |                              |
|---|--------------------|--------------------|------------------------------|
| Jatuh tempo dalam:                      |                    |                    | Due within:                  |
| Satu tahun                              | 17.070.000         | 11.370.000         | One year                     |
| Dua tahun                               | 36.100.000         | 19.875.000         | Two years                    |
| Tiga tahun                              | 48.800.000         | 61.750.000         | Three years                  |
| Empat tahun                             | 49.259.000         | 85.050.000         | Four years                   |
| Lima tahun                              | 13.239.864         | 73.819.000         | Five years                   |
| Enam tahun                              | -                  | 13.239.864         | Six years                    |
| Jumlah                                  | 164.468.864        | 265.103.864        | Total                        |
| Biaya transaksi yang belum diamortisasi | (932.637)          | (1.806.347)        | Unamortized transaction cost |
| Jumlah - Bersih                         | <u>163.536.227</u> | <u>263.297.517</u> | Total - Net                  |

Beban bunga utang bank bank jangka panjang pada tahun 2023 dan 2022 masing-masing sebesar Rp 18.098.947 dan Rp 32.999.484, dan dicatat sebagai bagian dari akun "Beban bunga dan keuangan lainnya" pada laporan laba rugi konsolidasian.

Interest expense on long-term bank loans in 2023 and 2022 amounted to Rp 18,098,947 and Rp 32,999,484, respectively, and recorded as part of "Interest and other financial charges" in the consolidated statements of profit or loss.

Beban bunga yang belum dibayar pada tanggal 31 Desember 2023 dan 2022 masing-masing sebesar Rp 1.914.205 dan Rp 43.761.572 dan dicatat sebagai bagian dari akun "Beban akrual" pada laporan posisi keuangan konsolidasian (Catatan 20).

Unpaid interest as of December 31, 2023 and 2022 amounted to Rp 1,914,205 and Rp 43,761,572, respectively, and recorded as part of "Accrued expenses" in the consolidated statements of financial position (Note 20).

## 28. Pengukuran Nilai Wajar

## 28. Fair Value Measurement

Tabel berikut menyajikan pengukuran nilai wajar aset dan liabilitas tertentu Grup:

The following table provides the fair value measurement of the Group's certain assets and liabilities:

|  | 2023  |   |  |  |   |
|--|---|---|--|--|---|
|  | Pengukuran nilai wajar menggunakan/<br>Fair value measurement using:                                  |   |  |  |   |
| Nilai Tercatat/<br>Carrying Values   | Harga kuotasian<br>dalam pasar aktif<br>(Level 1)/<br>Quoted prices<br>in active markets<br>(Level 1) | Input signifikan<br>yang dapat<br>di observasi<br>(Level 2)/<br>Significant<br>observable inputs<br>(Level 2) | Input signifikan<br>yang tidak<br>dapat<br>diobservasi<br>(Level 3)/<br>Significant<br>unobservable<br>inputs<br>(Level 3) |  |   |
| <b>Aset yang nilai wajarnya disajikan:</b>   |   |   |  | <b>Assets for which fair values are disclosed:</b> |   |
| Properti investasi yang dicatat pada biaya perolehan (Catatan 12)  | 1.469.349.139   | -   | 6.103.529.400  | -  | Investment properties carried at cost (Note 12)   |
| <b>Aset tetap yang dicatat pada biaya perolehan</b>  |   |   |  |  | <b>Property and equipment carried at cost</b>   |
| Tanah dan bangunan (Catatan 13)  | 685.525.203   | -   | 6.099.978.676  | -  | Land and buildings (Note 13)  |
| <b>Liabilitas yang nilai wajarnya disajikan:</b><br>(termasuk bagian yang akan jatuh tempo dalam waktu satu tahun dan lebih dari satu tahun) |   |   |  |  | <b>Liabilities for which fair values are disclosed:</b><br>(including current and noncurrent portion) |
| Utang bank jangka panjang (Catatan 27)   | 163.536.227   | -   | 163.536.227  | -  | Long-term bank loan (Note 27)   |
| Setoran jaminan (Catatan 26)   | 678.237.195   | -   | 663.881.652  | -  | Security deposits (Note 26)   |

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| 2022   |   |  |  |
|--|---|--|--|
| Pengukuran nilai wajar menggunakan/<br>Fair value measurement using:   |   |  |  |
| Nilai Tercatat/<br>Carrying Values   | Harga kuotasian<br>dalam pasar aktif<br>(Level 1)/<br>Quoted prices<br>in active markets<br>(Level 1) | Input signifikan<br>yang dapat<br>diobservasi<br>(Level 2)/<br>Significant<br>observable inputs<br>(Level 2) | Input signifikan<br>yang tidak<br>dapat<br>diobservasi<br>(Level 3)/<br>Significant<br>unobservable<br>inputs<br>(Level 3) |
| <b>Aset yang nilai wajarnya disajikan:</b>   |   |  |  |
| Properti investasi yang dicatat pada biaya perolehan (Catatan 12)  | 1.531.519.707   | -  | 6.100.350.400  |
| <b>Aset tetap yang dicatat pada biaya perolehan</b>  |   |  |  |
| Tanah dan bangunan (Catatan 13)  | 714.511.300   | -  | 6.034.050.500  |
| <b>Liabilitas yang nilai wajarnya disajikan:</b><br>(termasuk bagian yang akan jatuh tempo dalam waktu satu tahun dan lebih dari satu tahun) |   |  |  |
| Utang bank jangka panjang (Catatan 27)   | 263.297.517   | -  | 263.297.517  |
| Setoran jaminan (Catatan 26)   | 678.680.171   | -  | 666.054.631  |

**Assets for which fair values are disclosed:**  
Investment properties carried at cost (Note 12)  
**Property and equipment carried at cost**  
Land and buildings (Note 13)

**Liabilities for which fair values are disclosed:**  
(including current and noncurrent portion)  
Long-term bank loan (Note 27)  
Security deposits (Note 26)

Nilai wajar instrumen keuangan yang tidak diperdagangkan di pasar aktif ditentukan menggunakan teknik penilaian. Teknik penilaian ini memaksimalkan penggunaan data pasar yang dapat diobservasi yang tersedia dan sesedikit mungkin mengandalkan estimasi spesifik yang dibuat oleh entitas. Jika seluruh input signifikan yang dibutuhkan untuk menentukan nilai wajar dapat diobservasi, maka instrumen tersebut termasuk dalam hirarki Level 2.

The fair value of financial instruments that are not traded in an active market is determined by using valuation techniques. These valuation techniques maximize the use of observable market data where it is available and rely as little as possible on entity's specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in Level 2.

## 29. Modal Saham

Susunan kepemilikan saham Perusahaan pada tanggal 31 Desember 2023 dan 2022 berdasarkan laporan yang dibuat oleh PT Raya Saham Registra, Biro Administrasi Efek, sebagai berikut:

## 29. Capital Stock

As of December 31, 2023 and 2022, the shares ownership in the Company, based on the records of PT Raya Saham Registra, shares' registrar, as follows:

| Nama Pemegang Saham  | 2023                              |  |  | Names of Stockholders   |
|--|-----------------------------------|--|--|---|
|  | Jumlah Saham/<br>Number of Shares | Persentase Kepemilikan/<br>Percentage of Ownership % | Jumlah Modal Disetor/<br>Total Paid-up Capital Stock |   |
| <b>Pemegang Saham Indonesia</b>  |                                   |  |  |   |
| PT Kresna Aji Sembada  | 932.401.192                       | 40,03  | 466.200.596  | PT Kresna Aji Sembada   |
| Tn. Tomy Winata  | 306.243.700                       | 13,15  | 153.121.850  | Mr. Tomy Winata   |
| PT Catur Kusuma Abadi Sejahtera  | 164.604.361                       | 7,07   | 82.302.181   | PT Catur Kusuma Abadi Sejahtera   |
| Tn. Sukardi Tandijono Tang   | 140.880.000                       | 6,05   | 70.440.000   | Mr. Sukardi Tandijono Tang  |
| Tn. Tony Soesanto  | 917.200                           | 0,04   | 458.600  | Mr. Tony Soesanto   |
| Tn. Santoso Gunara   | 742.000                           | 0,03   | 371.000  | Mr. Santoso Gunara  |
| Nn. Lanny Pujilestari Liga   | 30.000                            | 0,00   | 15.000   | Miss. Lanny Pujilestari Liga  |
| Pemegang saham Indonesia lainnya (masing-masing dengan kepemilikan kurang dari 5%) | 392.198.774                       | 16,84  | 196.099.386  | Other Indonesian stockholders (with ownership interest of less than 5% each)  |
| Jumlah   | 1.938.017.227                     | 83,21  | 969.008.613  | Total   |
| <b>Pemegang Saham Asing</b><br>(masing-masing dengan kepemilikan kurang dari 5%)   |                                   |  |  |   |
|  | 391.023.255                       | 16,79  | 195.511.628  | <b>Foreign Stockholders</b><br>(with ownership interest of less than 5% each) |
| Jumlah   | 2.329.040.482                     | 100,00   | 1.164.520.241  | Total   |

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| Nama Pemegang Saham  | 2022                              |  |  | Names of Stockholders   |
|--|-----------------------------------|--|--|---|
|  | Jumlah Saham/<br>Number of Shares | Persentase Kepemilikan/<br>Percentage of Ownership % | Jumlah Modal Disetor/<br>Total Paid-up Capital Stock |   |
| <b>Pemegang Saham Indonesia</b>  |                                   |  |  | <b>Indonesian Stockholders</b>  |
| PT Kresna Aji Sembada  | 932.401.192                       | 40,03  | 466.200.596  | PT Kresna Aji Sembada   |
| Tn. Tomy Winata  | 306.243.700                       | 13,15  | 153.121.850  | Mr. Tomy Winata   |
| PT Catur Kusuma Abadi Sejahtera  | 164.604.361                       | 7,07   | 82.302.181   | PT Catur Kusuma Abadi Sejahtera   |
| Tn. Sukardi Tandijono Tang   | 140.880.000                       | 6,05   | 70.440.000   | Mr. Sukardi Tandijono Tang  |
| Tn. Tony Soesanto  | 917.200                           | 0,04   | 458.600  | Mr. Tony Soesanto   |
| Nn. Lanny Pujilestari Liga   | 30.000                            | 0,00   | 15.000   | Miss. Lanny Pujilestari Liga  |
| Pemegang saham Indonesia lainnya (masing-masing dengan kepemilikan kurang dari 5%) | 392.091.274                       | 16,83  | 196.045.637  | Other Indonesian stockholders (with ownership interest of less than 5% each)  |
| Jumlah   | 1.937.167.727                     | 83,17  | 968.583.864  | Total   |
| <b>Pemegang Saham Asing</b><br>(masing-masing dengan kepemilikan kurang dari 5%)   | 391.872.755                       | 16,83  | 195.936.377  | <b>Foreign Stockholders</b><br>(with ownership interest of less than 5% each) |
| Jumlah   | 2.329.040.482                     | 100,00   | 1.164.520.241  | Total   |

Perusahaan telah mencatatkan seluruh sahamnya pada Bursa Efek Indonesia.

All of the shares of the Company are listed on the Indonesia Stock Exchange.

**Manajemen Permodalan**

Tujuan utama dari pengelolaan modal Grup adalah untuk memastikan bahwa Grup mempertahankan rasio modal yang sehat dalam rangka mendukung bisnis dan memaksimalkan nilai pemegang saham.

**Capital Management**

The primary objective of the Group's capital management is to ensure that it maintains healthy capital ratios in order to support its business and maximize shareholder value.

Grup mengelola struktur modal dan membuat penyesuaian terhadap struktur modal sehubungan dengan perubahan kondisi ekonomi. Grup memantau modalnya dengan menggunakan analisa *gearing ratio* (rasio utang terhadap modal), yakni membagi utang bersih (terdiri dari utang obligasi dan utang bank) terhadap jumlah ekuitas.

The Group manages its capital structure and makes adjustments to it, in light of changes in economic conditions. The Group monitors its capital using gearing ratios, by dividing net debt (consisting of bonds payable and bank loans) by total equity.

Rasio utang bersih terhadap modal pada tanggal 31 Desember 2023 dan 2022 adalah sebagai berikut:

Ratio of net debt to equity as of December 31, 2023 and 2022 follows:

|  | 2023          | 2022          |                                 |
|--|---------------|---------------|---------------------------------|
| Jumlah pinjaman                                | 264.536.227   | 269.297.517   | Total borrowings                |
| Dikurangi: kas dan setara kas                  | 412.934.749   | 324.480.649   | Less: cash and cash equivalents |
| Utang bersih                                   | (148.398.522) | (55.183.132)  | Net debt                        |
| Ekuitas  | 4.726.364.325 | 4.725.855.356 | Total Equity                    |
| Rasio pinjaman dan utang bersih terhadap modal | -             | -             | Net Debt-to-Equity Ratio        |

**30. Tambahan Modal Disetor - Bersih**

Akun ini merupakan tambahan modal disetor sehubungan dengan:

|  | <u>Jumlah/Amount</u>      |
|--|---------------------------|
| Agio modal saham yang berasal dari:              |                           |
| Penawaran Umum Saham Perdana (1984)              | 6.472.000                 |
| Penawaran Umum Saham Kedua (1988)                | 16.585.000                |
| Pencatatan Saham Pendiri (1989)                  | 2.026.000                 |
| Pencatatan Saham <i>Private Placement</i> (1991) | 460.000                   |
| Pencatatan Saham Pendiri (1992)                  | 653.998.355               |
| Pencatatan Saham yang berasal dari               |                           |
| Penukaran Waran (1992)                           | 538.200.000               |
| Penawaran Umum Terbatas I (1996)                 | 275.030.586               |
| Pencatatan Saham yang berasal dari               |                           |
| Penambahan Modal Tanpa Hak                       |                           |
| Memesan Efek Terlebih Dahulu (2011)              | 299.250.962               |
| Konversi tambahan modal disetor ke saham         |                           |
| bonus (1994)                                     | (257.338.560)             |
| Biaya emisi saham                                | (17.191.895)              |
| Selisih nilai transaksi restrukturisasi          |                           |
| entitas sepengendali                             | (868.563.770)             |
| Tambahan modal disetor dari program              |                           |
| pengampunan pajak (2016)                         | 6.976.229                 |
| Tambahan modal disetor dari program              |                           |
| pengampunan pajak (2017)                         | <u>16.454</u>             |
| Saldo pada tanggal 31 Desember 2023 dan 2022     | <u><u>655.921.361</u></u> |

Biaya emisi saham merupakan biaya sehubungan dengan Penawaran Umum Terbatas I pada bulan Juli 1996 dan Penambahan Modal Tanpa Hak Memesan Efek Terlebih Dahulu pada bulan Juni 2011.

**30. Additional Paid-in Capital - Net**

This account represents additional paid-in capital in connection with the following:

|   |  |
|---|--|
| Premium on capital stock from:                    |  |
| Initial Public Offering (1984)                    |  |
| Second Public Offering (1988)                     |  |
| Listing of Founders' Shares (1989)                |  |
| Listing of Private Placements of Shares (1991)    |  |
| Listing of Founders' Shares (1992)                |  |
| Listing of Shares from Conversion of              |  |
| Warrants (1992)                                   |  |
| Rights Issue I (1996)                             |  |
| Listing of Shares from Additional Capital         |  |
| Stock without Pre-emptive Rights (2011)           |  |
| Conversion of additional paid-in capital to bonus |  |
| shares (1994)                                     |  |
| Stock issuance costs                              |  |
| Difference in value of restructuring transactions |  |
| among entities under common control               |  |
| Additional paid-in capital from tax amnesty       |  |
| program (2016)                                    |  |
| Additional paid-in capital from tax amnesty       |  |
| program (2017)                                    |  |
| Balance as of December 31, 2023 and 2022          |  |

Stock issuance cost represents the cost related to the Company's Right Issue I in July 1996 and Additional Capital Stock without Pre-emptive Right in June 2011.

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**31. Kepentingan Nonpengendali**

a. Kepentingan nonpengendali atas aset (liabilitas) bersih entitas anak

|                              | 2023                 | 2022                 |
|------------------------------|----------------------|----------------------|
| PT Danayasa Arthatama        | 677.361.345          | 667.203.983          |
| PT Pacific Place Jakarta     | 329.841.510          | 372.102.664          |
| PT Artharaya Bintang Semesta | 153.461.029          | 172.190.723          |
| PT Dharma Harapan Raya       | 5.016.377            | 4.526.292            |
| PT Trinusa Wiragraha         | 24.614               | 24.614               |
| PT Citra Wiradaya            | 920                  | 918                  |
| PT Panduneka Abadi           | 201                  | 201                  |
| PT Pusatgraha Makmur         | 191                  | 191                  |
| PT Esagraha Puripratama      | 187                  | 187                  |
| PT Artha Telekomindo         | 162                  | 145                  |
| PT Intigraha Arthayasa       | 159                  | 163                  |
| PT Artharaya Unggul Abadi    | 154                  | 159                  |
| PT Nusagraha Adicitra        | 154                  | 158                  |
| PT Grahamas Adisentosa       | 67                   | 67                   |
| PT Adimas Utama              | 52                   | 52                   |
| PT Grahaputra Sentosa        | 22                   | 81                   |
| PT Citra Adisarana           | (49)                 | (49)                 |
| PT Graha Sampoerna           | (20.140)             | (18.816)             |
| PT Majumakmur Arthasentosa   | (2.292.950)          | (2.102.022)          |
| PT Andana Utamagraha         | (9.397.625)          | (9.900.260)          |
| Jumlah                       | <u>1.153.996.380</u> | <u>1.204.029.451</u> |

b. Kepentingan nonpengendali atas jumlah penghasilan (rugi) komprehensif entitas anak

|                              | 2023               | 2022               |
|------------------------------|--------------------|--------------------|
| PT Pacific Place Jakarta     | 104.438.845        | 82.717.991         |
| PT Artharaya Bintang Semesta | 46.397.581         | 36.745.052         |
| PT Danayasa Arthatama        | 10.157.362         | 13.972.307         |
| PT Andana Utamagraha         | 502.635            | (860.525)          |
| PT Dharma Harapan Raya       | 490.085            | 270.273            |
| PT Artha Telekomindo         | 19                 | 14                 |
| PT Citra Wiradaya            | 2                  | 29                 |
| PT Grahamas Adisentosa       | (2)                | (9)                |
| PT Intigraha Arthayasa       | (4)                | (3)                |
| PT Nusagraha Adicitra        | (4)                | (4)                |
| PT Artharaya Unggul Abadi    | (4)                | (4)                |
| PT Grahaputra Sentosa        | (59)               | 6                  |
| PT Graha Sampoerna           | (1.324)            | (5.057)            |
| PT Majumakmur Arthasentosa   | (190.928)          | (204.721)          |
| Jumlah                       | <u>161.794.204</u> | <u>132.635.349</u> |

**31. Non-controlling Interests**

a. Non-controlling interests in net assets (liabilities) of the subsidiaries

|                              |
|------------------------------|
| PT Danayasa Arthatama        |
| PT Pacific Place Jakarta     |
| PT Artharaya Bintang Semesta |
| PT Dharma Harapan Raya       |
| PT Trinusa Wiragraha         |
| PT Citra Wiradaya            |
| PT Panduneka Abadi           |
| PT Pusatgraha Makmur         |
| PT Esagraha Puripratama      |
| PT Artha Telekomindo         |
| PT Intigraha Arthayasa       |
| PT Artharaya Unggul Abadi    |
| PT Nusagraha Adicitra        |
| PT Grahamas Adisentosa       |
| PT Adimas Utama              |
| PT Grahaputra Sentosa        |
| PT Citra Adisarana           |
| PT Graha Sampoerna           |
| PT Majumakmur Arthasentosa   |
| PT Andana Utamagraha         |
| Total                        |

b. Non-controlling interests in total comprehensive income (loss) of the subsidiaries

|                              |
|------------------------------|
| PT Pacific Place Jakarta     |
| PT Artharaya Bintang Semesta |
| PT Danayasa Arthatama        |
| PT Andana Utamagraha         |
| PT Dharma Harapan Raya       |
| PT Artha Telekomindo         |
| PT Citra Wiradaya            |
| PT Grahamas Adisentosa       |
| PT Intigraha Arthayasa       |
| PT Nusagraha Adicitra        |
| PT Artharaya Unggul Abadi    |
| PT Grahaputra Sentosa        |
| PT Graha Sampoerna           |
| PT Majumakmur Arthasentosa   |
| Total                        |

### 32. Pendapatan Usaha

Rincian pendapatan usaha Grup menurut bidang usahanya sebagai berikut:

|                           | <u>2023</u>                 | <u>2022</u>                 |                            |
|---------------------------|-----------------------------|-----------------------------|----------------------------|
| Real estat                | 630.614.891                 | 557.559.728                 | Real estate                |
| Usaha hotel               | 565.934.093                 | 469.518.758                 | Hotel                      |
| Jasa telekomunikasi       | 263.336.716                 | 237.454.339                 | Telecommunication services |
| Jasa manajemen perhotelan | <u>6.032.223</u>            | <u>2.445.217</u>            | Hotel management services  |
| Jumlah                    | <u><u>1.465.917.923</u></u> | <u><u>1.266.978.042</u></u> | Total                      |

Pendapatan real estat terutama berasal dari pendapatan sewa "Pacific Place Mall" dan "Revenue Tower".

Pada tahun 2023 dan 2022, tidak terdapat pendapatan usaha dari pihak tertentu yang melebihi 10% dari jumlah pendapatan usaha.

### 32. Revenues

The details of the Group's revenues classified based on line of business follows:

|                           | <u>2023</u>                 | <u>2022</u>                 |                            |
|---------------------------|-----------------------------|-----------------------------|----------------------------|
| Real estat                | 630.614.891                 | 557.559.728                 | Real estate                |
| Usaha hotel               | 565.934.093                 | 469.518.758                 | Hotel                      |
| Jasa telekomunikasi       | 263.336.716                 | 237.454.339                 | Telecommunication services |
| Jasa manajemen perhotelan | <u>6.032.223</u>            | <u>2.445.217</u>            | Hotel management services  |
| Jumlah                    | <u><u>1.465.917.923</u></u> | <u><u>1.266.978.042</u></u> | Total                      |

Real estate revenues mostly pertain to rental of "Pacific Place Mall" and "Revenue Tower".

In 2023 and 2022, there were no revenues from certain parties which exceeded 10% of the total revenues.

### 33. Beban Pokok Penjualan

Rincian dari beban pokok penjualan Grup sebagai berikut:

|             | <u>2023</u>               | <u>2022</u>               |             |
|-------------|---------------------------|---------------------------|-------------|
| Usaha hotel | 228.907.493               | 209.505.304               | Hotel       |
| Real estat  | <u>87.860.778</u>         | <u>84.645.282</u>         | Real estate |
| Jumlah      | <u><u>316.768.271</u></u> | <u><u>294.150.586</u></u> | Total       |

Tidak terdapat pembelian kepada pihak tertentu yang melebihi 10% dari jumlah pendapatan usaha.

### 33. Cost of Revenues

The details of the Group's cost of revenues follows:

|             | <u>2023</u>               | <u>2022</u>               |             |
|-------------|---------------------------|---------------------------|-------------|
| Usaha hotel | 228.907.493               | 209.505.304               | Hotel       |
| Real estat  | <u>87.860.778</u>         | <u>84.645.282</u>         | Real estate |
| Jumlah      | <u><u>316.768.271</u></u> | <u><u>294.150.586</u></u> | Total       |

There were no purchases from certain parties which exceeded 10% of the total revenues.

### 34. Beban Umum dan Administrasi

|                           | <u>2023</u>               | <u>2022</u>               |                            |
|---------------------------|---------------------------|---------------------------|----------------------------|
| Real estat                | 550.256.202               | 466.005.435               | Real estate                |
| Usaha hotel               | 228.028.506               | 218.958.731               | Hotel                      |
| Jasa telekomunikasi       | 197.787.134               | 192.528.419               | Telecommunication services |
| Jasa manajemen perhotelan | <u>18.281.050</u>         | <u>14.567.306</u>         | Hotel management services  |
| Jumlah                    | <u><u>994.352.892</u></u> | <u><u>892.059.891</u></u> | Total                      |

### 34. General and Administrative Expenses

**35. Pendapatan Sewa dan Pengelolaan Kawasan**

Rincian pendapatan sewa dan pengelolaan kawasan adalah sebagai berikut:

|  | 2023   |  |                                  |
|--|--|--|----------------------------------|
|  | Jumlah<br>Pendapatan/<br><i>Total Revenues</i> | Persentase<br>dari Jumlah<br>Pendapatan Terkait/<br><i>Percentage to<br/>Total Related<br/>Revenue</i> |                                  |
|  |  | %  |                                  |
| PT Electronic City Indonesia Tbk         | 29.394.382                                     | 14,23  | PT Electronic City Indonesia Tbk |
| PT Lucky Strategis                       | 17.768.799                                     | 8,60   | PT Lucky Strategis               |
| PT Karunia Arthaprima                    | 14.968.976                                     | 7,25   | PT Karunia Arthaprima            |
| PT Kawasan Mandiri Bersama               | 13.060.774                                     | 6,32   | PT Kawasan Mandiri Bersama       |
| Lain-lain (masing-masing kurang dari 5%) | 131.330.339                                    | 63,60  | Others (less than 5% each)       |
| Jumlah                                   | <u>206.523.270</u>                             | <u>100,00</u>  | Total                            |

|  | 2022   |  |                                  |
|--|--|--|----------------------------------|
|  | Jumlah<br>Pendapatan/<br><i>Total Revenues</i> | Persentase<br>dari Jumlah<br>Pendapatan Terkait/<br><i>Percentage to<br/>Total Related<br/>Revenue</i> |                                  |
|  |  | %  |                                  |
| PT Electronic City Indonesia Tbk         | 29.231.276                                     | 15,97  | PT Electronic City Indonesia Tbk |
| PT Lucky Strategis                       | 17.456.137                                     | 9,53   | PT Lucky Strategis               |
| PT Karunia Arthaprima                    | 14.441.148                                     | 7,89   | PT Karunia Arthaprima            |
| PT Kawasan Mandiri Bersama               | 12.727.374                                     | 6,95   | PT Kawasan Mandiri Bersama       |
| Lain-lain (masing-masing kurang dari 5%) | 109.221.877                                    | 59,66  | Others (less than 5% each)       |
| Jumlah                                   | <u>183.077.812</u>                             | <u>100,00</u>  | Total                            |

**35. Revenues from Rental and Estate Management**

Rental revenues and estate management were generated from the following tenants:

**36. Imbalan Kerja Jangka Panjang**

Besarnya imbalan kerja jangka panjang dihitung berdasarkan peraturan yang berlaku.

*Program pensiun iuran pasti*

Imbalan kerja jangka panjang The Ritz-Carlton Jakarta, Pacific Place (RCPP) didanai melalui program dana pensiun iuran pasti. Dana tersebut dikelola oleh DPLK Manulife Financial. Iuran pensiun yang ditanggung RCPP berkisar antara 3% - 7% dari gaji pokok bulanan karyawan dan tergantung kepada masa kerja karyawan tersebut. Selama tahun 2023 dan 2022, iuran yang ditanggung oleh RCPP masing-masing sebesar Rp 2.438.373 dan Rp 2.285.184.

**36. Long-term Employee Benefits**

The amount of long-term employee benefits is determined based on the outstanding regulation.

*Defined contribution pension plan*

The Ritz-Carlton Jakarta, Pacific Place (RCPP) provides defined contribution pension plan, which is managed by DPLK Manulife Financial. Portion of contribution borne by RCPP, ranging from 3% - 7% of the employees' gross monthly salaries and was based on years of service. During 2023 and 2022, portion of contribution borne by the RCPP amounted to Rp 2,438,373 and Rp 2,285,184, respectively.

Program pensiun manfaat pasti

Imbalan kerja jangka panjang Perusahaan sebagian didanai melalui program dana pensiun manfaat pasti.

Dana Pensiun tersebut dikelola oleh Dana Pensiun Jakarta International Hotels & Development (DAPEN JIHD) yang pendiriannya telah disetujui oleh Menteri Keuangan Republik Indonesia berdasarkan surat No. KEP-366/KM.17/2000 tanggal 2 Oktober 2000. Selama tahun 2023 dan 2022, iuran pensiun yang ditanggung oleh Perusahaan masing-masing sebesar 16,17% dan 20,64% dari gaji pokok bulanan karyawan.

Perhitungan aktuarial terakhir atas dana pensiun dan liabilitas imbalan kerja jangka panjang Perusahaan tersebut dilakukan oleh Kantor Konsultan Aktuarial Tumpal Marbun, FSAI, aktuaris independen, tertanggal 15 Februari 2024.

Jumlah karyawan Grup yang berhak atas imbalan kerja jangka panjang tersebut masing-masing sebanyak 1.234 dan 1.333 karyawan (tidak diaudit) pada tahun 2023 dan 2022.

Jumlah-jumlah yang diakui di laporan laba rugi dan penghasilan komprehensif lain konsolidasian sehubungan dengan imbalan pasti adalah sebagai berikut:

|  | <u>2023</u>              | <u>2022</u>               |  |
|--|--------------------------|---------------------------|--|
| Beban jasa kini  | 9.824.563                | 9.711.894                 | Current service costs  |
| Beban jasa lalu  | (248.714)                | (1.653.758)               | Past service costs   |
| Beban bunga  | 7.121.903                | 7.310.605                 | Interest costs   |
| Hasil keuntungan dari aset program   | (2.210.420)              | (1.817.088)               | Return on plan assets  |
| Keuntungan atas penyelesaian   | -                        | (771.194)                 | Gain on settlement   |
| Komponen biaya imbalan pasti yang diakui di laba rugi  | <u>14.487.332</u>        | <u>12.780.459</u>         | Components of defined benefit costs recognized in profit or loss   |
| Pengukuran kembali liabilitas imbalan pasti - kerugian (keuntungan) aktuarial diakui dalam penghasilan komprehensif lain | <u>1.907.332</u>         | <u>(16.892.141)</u>       | Remeasurement of the defined benefits liability - actuarial loss (gain) recognized in other comprehensive income |
| Jumlah   | <u><u>16.394.664</u></u> | <u><u>(4.111.682)</u></u> | Total  |

Defined post-employment benefits

The Company provides post-employment benefits through defined benefits pension plan.

The pension fund is managed by Dana Pensiun Jakarta International Hotels & Development (DAPEN JIHD), which Deed of Establishment was approved by the Ministry of Finance of the Republic of Indonesia No. KEP-366/KM.17/2000 dated October 2, 2000. During 2023 and 2022, portion of contributions borne by the Company is 16.17% and 20.64%, respectively of the employees gross monthly salaries.

The latest actuarial valuation upon the pension fund and the long-term employee benefits liability reserve of the Company was prepared by Kantor Konsultan Aktuarial Tumpal Marbun, FSAI, an independent actuary, dated February 15, 2024.

Number of the Group eligible employees is 1,234 and 1,333 employees (unaudited) in 2023 and 2022, respectively.

Amounts recognized in the consolidated statements of profit or loss and other comprehensive income in respect of this benefit plans follows:



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| Alokasi beban (penghasilan) imbalan kerja jangka panjang sebagai berikut: | Allocation of long-term employee benefit expense (income) follows: |                   |                                     |
|---|--|-------------------|-------------------------------------|
|   | 2023   | 2022              |                                     |
| Beban pokok penjualan   | 2.286.070  | 1.694.485         | Cost of revenues                    |
| Beban umum dan administrasi   | 12.201.262   | 11.577.779        | General and administrative expenses |
| Penghasilan lain-lain - bersih  | -  | (491.805)         | Other income - net                  |
| <b>Jumlah</b>   | <b>14.487.332</b>  | <b>12.780.459</b> | <b>Total</b>                        |

| Mutasi liabilitas imbalan kerja jangka panjang adalah sebagai berikut: | Movements of long-term employee benefits liability follows: |                   |   |
|--|---|-------------------|---|
|  | 2023  | 2022              |   |
| Saldo awal tahun   | 72.147.912  | 80.774.288        | Balance at the beginning of the year                |
| Beban imbalan kerja jangka panjang tahun berjalan                      | 14.487.332  | 12.780.459        | Long-term employee benefits expense during the year |
| luran pensiun  | (5.069.917)   | (4.567.569)       | Pension contribution                                |
| Pembayaran selama tahun berjalan                                       | (7.095.407)   | (3.037.059)       | Payments made during the year                       |
| Aset program   | 238.820   | 3.089.934         | Plan assets   |
| Pengukuran kembali liabilitas imbalan pasti                            | 1.907.332   | (16.892.141)      | Remeasurement of the defined benefits liability     |
| <b>Saldo akhir tahun</b>   | <b>76.616.072</b>   | <b>72.147.912</b> | <b>Balance at the end of the year</b>               |

Asumsi-asumsi aktuarial utama yang digunakan dalam perhitungan imbalan kerja jangka panjang: Principal actuarial assumptions used in valuation of the long-term employee benefits liability follows:

|                                 | 2023              | 2022              |                                   |
|---------------------------------|-------------------|-------------------|-----------------------------------|
| Tabel mortalita                 | TMI - 2019        | TMI - 2019        | Mortality table                   |
| Usia pensiun normal             | 50-55 tahun/years | 50-55 tahun/years | Normal pension age                |
| Tingkat diskonto per tahun      | 6,39% - 6,78%     | 6,21% - 7,23%     | Discount rate per annum           |
| Tingkat kenaikan gaji per tahun | 5,00% - 8,50%     | 5,00% - 8,50%     | Future salary increases per annum |

Analisa sensitivitas liabilitas imbalan pasti di bawah ini ditentukan berdasarkan kemungkinan perubahan asumsi yang terjadi pada tanggal 31 Desember 2023 dan 2022, dengan asumsi lainnya dianggap tetap:

The sensitivity analysis on the defined benefits liability set out below have been determined based on reasonably possible changes of the respective assumptions occurring at December 31, 2023 and 2022, while holding all other assumptions constant:

| 2023  |  |   |  |                    |
|---|--|---|--|--------------------|
| Dampak terhadap Liabilitas Imbalan Pasti Kenaikan (Penurunan)/<br>Impact on Defined Benefit Liability Increase (Decrease) |  |   |  |                    |
|   | Perubahan asumsi/<br>Change in Assumptions | Kenaikan asumsi/<br>Increase in Assumptions | Penurunan asumsi/<br>Decrease in Assumptions |                    |
| Tingkat diskonto  | 1%   | (5.886.148)                                 | 6.636.934                                    | Discount rate      |
| Tingkat pertumbuhan gaji  | 1%   | 5.538.754                                   | (6.674.676)                                  | Salary growth rate |

| 2022  |  |   |  |                    |
|---|--|---|--|--------------------|
| Dampak terhadap Liabilitas Imbalan Pasti Kenaikan (Penurunan)/<br>Impact on Defined Benefit Liability Increase (Decrease) |  |   |  |                    |
|   | Perubahan asumsi/<br>Change in Assumptions | Kenaikan asumsi/<br>Increase in Assumptions | Penurunan asumsi/<br>Decrease in Assumptions |                    |
| Tingkat diskonto  | 1%   | (5.125.451)                                 | 6.250.755                                    | Discount rate      |
| Tingkat pertumbuhan gaji  | 1%   | 5.274.019                                   | (5.831.503)                                  | Salary growth rate |

### 37. Pajak Penghasilan

### 37. Income Tax

a. Beban pajak Grup terdiri dari:

a. Tax expense of the Group consists of the following:

|                 | 2023              | 2022              |              |
|-----------------|-------------------|-------------------|--------------|
| Pajak kini      | 12.059.689        | 11.169.751        | Current tax  |
| Pajak tangguhan | 17.749.314        | 6.309.784         | Deferred tax |
| Jumlah          | <u>29.809.003</u> | <u>17.479.535</u> | Total        |

b. Pajak Kini

b. Current Tax

Rekonsiliasi antara laba sebelum pajak penghasilan menurut laporan laba rugi dan penghasilan komprehensif lain konsolidasian dengan rugi fiskal Perusahaan adalah sebagai berikut:

A reconciliation between profit before tax per consolidated statements of profit or loss and other comprehensive income and the fiscal loss of the Company follows:

|  | 2023              | 2022              |   |
|--|-------------------|-------------------|---|
| Laba sebelum pajak penghasilan menurut laporan laba rugi dan penghasilan komprehensif lain konsolidasian | 243.933.520       | 150.054.919       | Profit before income tax per consolidated statements of profit or loss and other comprehensive income |
| Laba sebelum pajak entitas anak  | (266.932.008)     | (237.323.040)     | Profit before tax of the subsidiaries   |
| Rugi sebelum pajak Perusahaan  | (22.998.488)      | (87.268.121)      | Loss before tax of the Company  |
| Penyesuaian untuk pendapatan yang telah dikenakan pajak final  | (3.198.022)       | (2.780.995)       | Adjustment for income already subjected to final tax  |
| Rugi sebelum pajak penghasilan   | (26.196.510)      | (90.049.116)      | Loss before income tax  |
| Perbedaan temporer:  |                   |                   | Temporary differences:  |
| Perbedaan penyusutan antara fiskal dan komersial   | 12.654.079        | 15.653.133        | Difference between fiscal and commercial depreciation   |
| Imbalan kerja jangka panjang - bersih  | (2.060.053)       | (2.236.791)       | Long-term employee benefits - net   |
| Cadangan untuk penggantian peralatan usaha   | 1.599.468         | 4.207.653         | Reserve for replacement of operating equipment  |
| Aset hak-guna  | 46.061            | 750.761           | Right-of-use assets   |
| Cadangan kerugian penurunan nilai  | 9.060.233         | 1.189.521         | Provision for impairment  |
| Jumlah   | <u>21.299.788</u> | <u>19.564.277</u> | Total   |

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|   | <u>2023</u>         | <u>2022</u>          |   |
|---|---------------------|----------------------|---|
| Perbedaan tetap:                          |                     |                      | Permanent differences:                      |
| Beban umum dan administrasi               | 4.448.465           | 16.538.081           | General and administrative expense          |
| Kesejahteraan karyawan                    | 12.525.103          | 11.476.668           | Employees' benefit                          |
| Representasi                              | 892.542             | 942.443              | Representation                              |
| Pendapatan lain-lain                      | 4.147               | -                    | Other Income                                |
| Ekuitas pada rugi bersih entitas asosiasi | 9.382.580           | 9.009.732            | Share in net loss of an associate           |
| Jumlah                                    | <u>27.252.837</u>   | <u>37.966.924</u>    | Total                                       |
| Laba kena pajak (rugi fiskal) Perusahaan  | 22.356.115          | (32.517.915)         | Taxable income (fiscal loss) of the Company |
| Rugi fiskal tahun lalu                    |                     |                      | Fiscal loss from prior years                |
| 2022                                      | (32.517.915)        | -                    | 2022  |
| 2021                                      | (68.173.982)        | (68.173.982)         | 2021  |
| Akumulasi rugi fiskal                     | <u>(78.335.782)</u> | <u>(100.691.897)</u> | Accumulated fiscal losses                   |

Perhitungan beban dan utang pajak kini Grup adalah sebagai berikut:

The current tax expense and tax payable of the Group are computed as follows:

|                                    | <u>2023</u>       | <u>2022</u>       |                               |
|------------------------------------|-------------------|-------------------|-------------------------------|
| Beban pajak kini                   |                   |                   | Current tax expense           |
| Perusahaan                         | -                 | -                 | The Company                   |
| Entitas Anak                       | 12.059.689        | 11.169.751        | Subsidiaries                  |
| Jumlah beban pajak kini            | <u>12.059.689</u> | <u>11.169.751</u> | Total current tax expense     |
| Dikurangi pembayaran pajak di muka |                   |                   | Less prepaid income taxes     |
| Perusahaan                         | -                 | -                 | The Company                   |
| Entitas Anak                       | 11.874.649        | 11.867.781        | Subsidiaries                  |
| Jumlah                             | <u>11.874.649</u> | <u>11.867.781</u> | Subtotal                      |
| Utang pajak (pajak dibayar dimuka) | <u>185.040</u>    | <u>(698.030)</u>  | Taxes payable (prepaid taxes) |
| Terdiri dari:                      |                   |                   | Consists of:                  |
| Perusahaan (Catatan 19)            | -                 | -                 | The Company (Note 19)         |
| Entitas Anak (Catatan 19)          | 185.040           | 17.567            | Subsidiaries (Note 19)        |
| Entitas Anak (Catatan 9)           | -                 | (715.597)         | Subsidiaries (Note 9)         |
| Jumlah                             | <u>185.040</u>    | <u>(698.030)</u>  | Total                         |

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c. Pajak Tangguhan

Rincian aset (liabilitas) pajak tangguhan Grup adalah sebagai berikut:

|  | Dikreditkan (dibebankan) ke/<br>Credited (charged) to |                              |   | 31 Desember<br>2022/<br>December 31,<br>2022 | Dikreditkan (dibebankan) ke/<br>Credited (charged) to |   |                    | 31 Desember<br>2023/<br>December 31,<br>2023 |  |
|--|---|------------------------------|---|--|---|---|--------------------|--|--|
|  | 1 Januari 2022/<br>January 1, 2022                    | Laba rugi/<br>Profit or loss | Penghasilan<br>komprehensif lain/<br>Other<br>comprehensive<br>income |  | Laba rugi/<br>Profit or loss                          | Penghasilan<br>komprehensif lain/<br>Other<br>comprehensive<br>income |                    |  |  |
| Aset pajak tangguhan                             |   |                              |   |  |   |   |                    |  | Deferred tax assets                            |
| Aset tetap                                       | 170.686.040   | (10.500.453)                 | -   | 160.185.587                                  | (12.535.838)  | -   | 147.649.749        |  | Property and equipment                         |
| Liabilitas imbalan kerja jangka panjang          | 12.221.724  | 953.374                      | (3.211.718)   | 9.963.380                                    | 801.213   | 120.479   | 10.885.072         |  | Long-term employee benefits liability          |
| Rugi fiskal                                      | 25.803.998  | (1.536.545)                  | -   | 24.267.453                                   | (10.981.264)  | -   | 13.286.189         |  | Fiscal loss                                    |
| Cadangan piutang tak tertagih                    | 4.046.233   | 215.905                      | -   | 4.262.138                                    | 1.993.251   | -   | 6.255.389          |  | Allowance for doubtful account                 |
| Aset lain-lain                                   | 180.425   | 34.116                       | -   | 214.541                                      | (164.543)   | -   | 49.998             |  | Other assets                                   |
| Cadangan untuk penggantian peralatan operasional | 2.347.643   | 925.684                      | -   | 3.273.327                                    | 351.882   | -   | 3.625.209          |  | Reserve for replacement of operating equipment |
| Aset hak-guna                                    | 68.751  | 154.446                      | -   | 223.197                                      | 2.088   | -   | 225.285            |  | Right-of-use assets                            |
| Jumlah   | <u>215.354.814</u>                                    | <u>(9.753.473)</u>           | <u>(3.211.718)</u>  | <u>202.389.623</u>                           | <u>(20.533.211)</u>                                   | <u>120.479</u>  | <u>181.976.891</u> |  | Total  |
| Liabilitas pajak tangguhan                       |   |                              |   |  |   |   |                    |  | Deferred tax liability                         |
| Aset tetap                                       | (65.035.598)  | 3.443.689                    | -   | (61.591.909)                                 | 2.783.897   | -   | (58.808.012)       |  | Property and equipment                         |
| Aset pajak tangguhan - bersih                    | <u>150.319.216</u>                                    | <u>(6.309.784)</u>           | <u>(3.211.718)</u>  | <u>140.797.714</u>                           | <u>(17.749.314)</u>                                   | <u>120.479</u>  | <u>123.168.879</u> |  | Deferred tax assets - net                      |

c. Deferred Tax

The details of deferred tax assets (liabilities) of the Group are as follows:

Rincian aset (liabilitas) pajak tangguhan masing-masing entitas adalah sebagai berikut:

The details of deferred tax assets (liabilities) for each entity are as follows:

|                                     | 2023               | 2022               |                                |
|-------------------------------------|--------------------|--------------------|--------------------------------|
| Aset pajak tangguhan - bersih       |                    |                    | Deferred tax assets - net      |
| PT Pacific Place Jakarta            | 109.356.563        | 132.290.475        | PT Pacific Place Jakarta       |
| PT Artha Telekomindo                | 9.419.668          | 9.799.194          | PT Artha Telekomindo           |
| PT Danayasa Arthatama               | 5.034.738          | 4.889.614          | PT Danayasa Arthatama          |
| PT Dharma Harapan Raya              | <u>370.380</u>     | <u>477.585</u>     | PT Dharma Harapan Raya         |
| Jumlah                              | <u>124.181.349</u> | <u>147.456.868</u> | Total                          |
| Liabilitas pajak tangguhan - bersih |                    |                    | Deferred tax liabilities - net |
| Perusahaan                          | <u>(1.012.470)</u> | <u>(6.659.154)</u> | The Company                    |
| Bersih                              | <u>123.168.879</u> | <u>140.797.714</u> | Net                            |

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Rekonsiliasi antara beban pajak yang dihitung dengan menggunakan tarif pajak yang berlaku dengan laba akuntansi sebelum pajak seperti yang tercantum dalam laporan laba rugi dan penghasilan komprehensif lain konsolidasian adalah sebagai berikut:

A reconciliation between total tax expense and the amounts computed by applying the effective tax rates to profit before tax per consolidated statements of profit or loss and other comprehensive income is as follows:

|  | <u>2023</u>          | <u>2022</u>          |   |
|--|----------------------|----------------------|---|
| Laba sebelum pajak penghasilan menurut laporan laba rugi dan penghasilan komprehensif lain konsolidasian | 243.933.520          | 150.054.919          | Profit before income tax per consolidated statements of profit or loss and other comprehensive income |
| Laba sebelum pajak entitas anak  | <u>(266.932.008)</u> | <u>(237.323.040)</u> | Profit before tax of the subsidiaries   |
| Rugi sebelum pajak Perusahaan  | (22.998.488)         | (87.268.121)         | Loss before tax of the Company  |
| Penyesuaian untuk pendapatan yang telah dikenakan pajak final  | <u>(3.198.022)</u>   | <u>(2.780.995)</u>   | Adjustment for income already subjected to final tax  |
| Rugi sebelum pajak penghasilan   | <u>(26.196.510)</u>  | <u>(90.049.116)</u>  | Loss before income tax  |
| Penghasilan pajak dengan tarif pajak yang berlaku  | <u>(5.763.232)</u>   | <u>(19.810.805)</u>  | Tax benefit at effective tax rate   |
| Pengaruh pajak atas perbedaan tetap:   |                      |                      | Tax effect of permanent differences:  |
| Beban umum dan administrasi  | 978.662              | 3.638.378            | General and administrative expense  |
| Kesejahteraan karyawan   | 2.755.523            | 2.524.867            | Employees' Benefits   |
| Representasi   | 196.359              | 207.338              | Representation  |
| Pendapatan lain-lain   | 912                  | -                    | Other Income  |
| Ekuitas pada rugi bersih entitas asosiasi  | <u>2.064.168</u>     | <u>1.982.141</u>     | Share in net loss of an associate   |
| Bersih   | <u>5.995.624</u>     | <u>8.352.724</u>     | Net   |
| Jumlah beban pajak Perusahaan  | 232.392              | (11.458.081)         | Total tax of expense of the Company   |
| Aset pajak tangguhan yang tidak diakui   | (4.918.345)          | 7.153.941            | Unrecognized deferred tax assets  |
| Penyesuaian aset pajak tangguhan   | -                    | 45.790               | Adjustment on deferred tax assets   |
| Jumlah beban pajak entitas anak  | <u>34.494.956</u>    | <u>21.737.885</u>    | Total tax expense of the subsidiaries   |
| Jumlah Beban Pajak   | <u>29.809.003</u>    | <u>17.479.535</u>    | Total Tax Expense   |

**38. Laba per Saham**

Perhitungan laba per saham sebagai berikut:

|   | <u>2023</u>          | <u>2022</u>          |
|---|----------------------|----------------------|
| Laba tahun berjalan yang dapat diatribusikan kepada pemilik entitas induk | <u>52.589.424</u>    | <u>3.871.071</u>     |
| Rata-rata tertimbang jumlah saham beredar selama tahun berjalan           | <u>2.329.040.482</u> | <u>2.329.040.482</u> |
| Laba per saham (dalam Rupiah penuh)                                       | <u>22,58</u>         | <u>1,66</u>          |

**38. Earnings per Share**

The calculation of earnings per share follows:

Profit for the year attributable to owners of the Parent Company

Weighted average number of shares outstanding during the year

Earnings per share (in full Rupiah)

**39. Sifat dan Transaksi Pihak Berelasi**

**Sifat Pihak Berelasi**

a. Perusahaan Asosiasi dan Ventura Bersama:

- PT Bina Mulia Unika
- PT First Jakarta International
- PT Golden Pasifik Mas
- PT Kreasi Cipta Karsa
- PT Lentera Duasatu Propertindo

b. Berikut adalah perusahaan yang pemegang sahamnya baik secara langsung maupun tidak langsung sama dengan Grup:

- Artha Graha Peduli
- PT Arthagraha General Insurance
- PT Bakti Artha Reksa Sejahtera
- PT Bank Artha Graha Internasional Tbk
- PT Buanagraha Arthaprima
- PT Cemerlang Pola Cahaya
- PT Danatel Pratama
- PT Electronic City Indonesia Tbk
- PT Kharisma Arya Paksi
- PT Manggala Prima Artha

**Transaksi dengan Pihak Berelasi**

Dalam kegiatan usahanya, Grup melakukan transaksi tertentu dengan pihak-pihak berelasi, yang meliputi antara lain:

**39. Nature of Relationship and Transactions with Related Parties**

**Nature of Relationship**

a. Associates and Joint Ventures:

b. The following are the related parties which, directly or indirectly, have the same stockholders with that of the Group:

**Transactions with Related Parties**

In the normal course of business, the Group entered into certain transactions with related parties, involving the following:

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a. Rincian jenis transaksi yang signifikan dengan pihak berelasi adalah sebagai berikut:

a. A summary of accounts relating to significant transactions with related parties as follows:

|                                       | Jumlah/Total       |                    | Persentase terhadap Jumlah Aset/Liabilitas/<br>Percentage to Total Assets/Liabilities |             |                                       |
|---------------------------------------|--------------------|--------------------|---|-------------|---------------------------------------|
|                                       | 2023               | 2022               | 2023  | 2022        |                                       |
|                                       |                    |                    | %   | %           |                                       |
| <b>Aset</b>                           |                    |                    |   |             | <b>Assets</b>                         |
| <b>Aset Lancar</b>                    |                    |                    |   |             | <b>Current Assets</b>                 |
| Kas dan setara kas                    |                    |                    |   |             | Cash and cash equivalents             |
| PT Bank Artha Graha Internasional Tbk |                    |                    |   |             | PT Bank Artha Graha Internasional Tbk |
| Bank                                  | 77.952.185         | 46.525.914         | 1,19  | 0,71        | Cash in banks                         |
| Deposito berjangka                    | 227.902.821        | 172.122.700        | 3,49  | 2,61        | Time deposits                         |
| <b>Jumlah</b>                         | <b>305.855.006</b> | <b>218.648.614</b> | <b>4,68</b>   | <b>3,32</b> | <b>Total</b>                          |
| Piutang usaha                         |                    |                    |   |             | Trade accounts receivable             |
| PT Kharisma Arya Paksi                | 4.142.234          | 3.324.492          | 0,06  | 0,05        | PT Kharisma Arya Paksi                |
| PT Bank Artha Graha Internasional Tbk | 1.132.805          | 1.179.132          | 0,02  | 0,02        | PT Bank Artha Graha Internasional Tbk |
| Lain-lain                             | 2.291.010          | 2.448.836          | 0,04  | 0,04        | Others                                |
| <b>Jumlah</b>                         | <b>7.566.049</b>   | <b>6.952.460</b>   | <b>0,12</b>   | <b>0,11</b> | <b>Total</b>                          |
| Cadangan kerugian penurunan nilai     | (388.595)          | (388.537)          | (0,01)  | (0,01)      | Allowance for impairment              |
| <b>Jumlah - Bersih</b>                | <b>7.177.454</b>   | <b>6.563.923</b>   | <b>0,11</b>   | <b>0,10</b> | <b>Total - Net</b>                    |
| Piutang lain-lain                     |                    |                    |   |             | Other accounts receivable             |
| PT Bank Artha Graha Internasional Tbk | 164.017            | 106.130            | 0,00  | 0,00        | PT Bank Artha Graha Internasional Tbk |
| PT Kharisma Arya Paksi                | 49.760             | 49.760             | 0,00  | 0,00        | PT Kharisma Arya Paksi                |
| <b>Jumlah</b>                         | <b>213.777</b>     | <b>155.890</b>     | <b>0,00</b>   | <b>0,00</b> | <b>Total</b>                          |
| Biaya dibayar di muka                 |                    |                    |   |             | Prepaid expenses                      |
| PT Arthagraha General Insurance       | 4.908.529          | 4.777.750          | 0,08  | 0,07        | PT Arthagraha General Insurance       |
| PT Bank Artha Graha Internasional Tbk | 175.000            | -                  | 0,00  | -           | PT Bank Artha Graha Internasional Tbk |
| PT First Jakarta International        | 124.407            | 124.407            | 0,00  | 0,00        | PT First Jakarta International        |
| PT Buanagraha Arthaprima              | 82.135             | 126.760            | 0,00  | 0,00        | PT Buanagraha Arthaprima              |
| PT Bakti Artha Reksa Sejahtera        | 11.624             | 11.556             | 0,00  | 0,00        | PT Bakti Artha Reksa Sejahtera        |
| <b>Jumlah</b>                         | <b>5.301.695</b>   | <b>5.040.473</b>   | <b>0,08</b>   | <b>0,07</b> | <b>Total</b>                          |
| Aset lancar lain-lain                 |                    |                    |   |             | Other current assets                  |
| PT Buanagraha Arthaprima              | 732.285            | 732.285            | 0,01  | 0,01        | PT Buanagraha Arthaprima              |
| PT First Jakarta International        | 292.221            | 292.221            | 0,00  | 0,00        | PT First Jakarta International        |
| PT Bank Artha Graha Internasional Tbk | 1.000              | 1.000              | 0,00  | 0,00        | PT Bank Artha Graha Internasional Tbk |
| <b>Jumlah</b>                         | <b>1.025.506</b>   | <b>1.025.506</b>   | <b>0,01</b>   | <b>0,01</b> | <b>Total</b>                          |
| <b>Aset Tidak Lancar</b>              |                    |                    |   |             | <b>Noncurrent Assets</b>              |
| Piutang lain-lain                     |                    |                    |   |             | Other accounts receivable             |
| PT Lentera Duasatu Propertindo        | 17.710.000         | 17.710.000         | 0,27  | 0,27        | PT Lentera Duasatu Propertindo        |
| PT Kharisma Arya Paksi                | 1.020.000          | 1.020.000          | 0,02  | 0,02        | PT Kharisma Arya Paksi                |
| <b>Jumlah</b>                         | <b>18.730.000</b>  | <b>18.730.000</b>  | <b>0,29</b>   | <b>0,29</b> | <b>Total</b>                          |
| Cadangan kerugian penurunan nilai     | (9.245.897)        | (9.245.897)        | (0,14)  | (0,14)      | Allowance for impairment              |
| <b>Jumlah - Bersih</b>                | <b>9.484.103</b>   | <b>9.484.103</b>   | <b>0,15</b>   | <b>0,15</b> | <b>Total - Net</b>                    |
| Investasi saham                       |                    |                    |   |             | Investments in shares of stock        |
| PT Kreasi Cipta Karsa                 | 278.022.502        | 260.597.467        | 4,26  | 3,96        | PT Kreasi Cipta Karsa                 |
| PT First Jakarta International        | 38.828.556         | 48.212.556         | 0,59  | 0,73        | PT First Jakarta International        |
| PT Lentera Duasatu Propertindo        | 34.072.093         | 40.813.045         | 0,52  | 0,62        | PT Lentera Duasatu Propertindo        |
| PT Bina Mulia Unika                   | 5.912.903          | 5.767.994          | 0,09  | 0,09        | PT Bina Mulia Unika                   |
| PT Golden Pasifik Mas                 | 984.000            | 984.000            | 0,02  | 0,01        | PT Golden Pasifik Mas                 |
| <b>Jumlah</b>                         | <b>357.820.054</b> | <b>356.375.062</b> | <b>5,48</b>   | <b>5,41</b> | <b>Total</b>                          |
| Aset pengampunan pajak                |                    |                    |   |             | Tax amnesty assets                    |
| PT First Jakarta International        | 3.057.773          | 3.057.773          | 0,05  | 0,05        | PT First Jakarta International        |
| PT Manggala Prima Artha               | 5.000              | 5.000              | 0,00  | 0,00        | PT Manggala Prima Artha               |
| <b>Jumlah</b>                         | <b>3.062.773</b>   | <b>3.062.773</b>   | <b>0,05</b>   | <b>0,05</b> | <b>Total</b>                          |

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|                                       | Jumlah/Total |             | Persentase terhadap Jumlah Aset/Liabilitas/<br>Percentage to Total Assets/Liabilities |           |
|---------------------------------------|--------------|-------------|---|-----------|
|                                       | 2023         | 2022        | 2023<br>%   | 2022<br>% |
| <b>Aset</b>                           |              |             |   |           |
| <b>Aset Tidak Lancar</b>              |              |             |   |           |
| Aset tidak lancar lain-lain           |              |             |   |           |
| Uang muka                             |              |             |   |           |
| PT Bina Mulia Unika                   | 1.900.000    | 1.400.000   | 0,03  | 0,02      |
| Setoran jaminan                       |              |             |   |           |
| PT Buana Graha Arthaprima             | 1.417.720    | 1.132.021   | 0,02  | 0,02      |
| PT Graha Artha Sentosa Sejahtera      | 5.000        | 5.000       | 0,00  | 0,00      |
| Jumlah                                | 1.422.720    | 1.137.021   | 0,02  | 0,02      |
| <b>Liabilitas</b>                     |              |             |   |           |
| <b>Liabilitas Jangka Pendek</b>       |              |             |   |           |
| Utang bank jangka pendek              |              |             |   |           |
| PT Bank Artha Graha Internasional Tbk | 95.000.000   | -           | 5,10  | -         |
| Utang usaha                           |              |             |   |           |
| PT Buana Graha Arthaprima             | 70.000       | -           | 0,00  | -         |
| PT Bakti Artha Reksa Sejahtera        | 16.500       | 609.409     | 0,00  | 0,03      |
| PT Danatel Pratama                    | 10.483       | 697.464     | 0,00  | 0,04      |
| Lain-lain                             | 240.966      | 94.949      | 0,02  | 0,01      |
| Jumlah                                | 337.949      | 1.401.822   | 0,02  | 0,01      |
| Liabilitas sewa                       |              |             |   |           |
| PT First Jakarta International        | 153.160      | 151.106     | 0,01  | 0,00      |
| PT Buana Graha Arthaprima             | 26.284       | 151.911     | 0,00  | 0,01      |
| Jumlah                                | 179.444      | 303.017     | 0,01  | 0,01      |
| Beban akrual                          |              |             |   |           |
| PT Bank Artha Graha Internasional Tbk | 1.914.205    | 43.592.799  | 0,10  | 2,35      |
| Pendapatan diterima di muka           |              |             |   |           |
| PT Electronic City Indonesia Tbk      | 6.924.000    | 13.848.000  | 0,37  | 0,75      |
| Liabilitas jangka pendek lain-lain    |              |             |   |           |
| PT Bank Artha Graha Internasional Tbk | 1.844.614    | 1.879.343   | 0,10  | 0,10      |
| PT Arthagraha General Insurance       | 15.203       | 2.547.475   | 0,00  | 0,14      |
| PT First Jakarta International        | 1.000        | 1.000       | 0,00  | 0,00      |
| Lain-lain                             | 440.090      | 603.409     | 0,02  | 0,03      |
| Jumlah                                | 2.300.907    | 5.031.227   | 0,12  | 0,27      |
| Utang bank jangka panjang             |              |             |   |           |
| PT Bank Artha Graha Internasional Tbk | 945.000      | 600.000     | 0,05  | 0,03      |
| <b>Liabilitas Jangka Panjang</b>      |              |             |   |           |
| Utang bank                            |              |             |   |           |
| PT Bank Artha Graha Internasional Tbk | 47.714.000   | 137.924.000 | 2,56  | 7,44      |
| Liabilitas sewa                       |              |             |   |           |
| PT First Jakarta International        | 118.047      | 178.417     | 0,01  | 0,01      |
| PT Buana Graha Arthaprima             | -            | 26.284      | -   | 0,00      |
| Jumlah                                | 118.047      | 204.701     | 0,01  | 0,01      |
| Utang pihak berelasi                  |              |             |   |           |
| PT Cemerlang Pola Cahaya              | 3.148.571    | 3.148.571   | 0,17  | 0,17      |
| PT Lentera Duasatu Propertindo        | -            | 1.790.290   | -   | 0,10      |
| Lain-lain                             | 195          | 195         | 0,00  | 0,00      |
| Jumlah                                | 3.148.766    | 4.939.056   | 0,17  | 0,27      |
| Pendapatan ditangguhkan               |              |             |   |           |
| PT First Jakarta International        | 7.618.438    | 7.618.438   | 0,41  | 0,41      |
| Liabilitas jangka panjang lain-lain   |              |             |   |           |
| PT First Jakarta International        | 366.629.000  | 366.629.000 | 19,67   | 19,79     |
| PT Electronic City Indonesia Tbk      | 7.984.072    | 7.988.960   | 0,44  | 0,43      |
| PT Lentera Duasatu Propertindo        | 447.037      | 443.170     | 0,02  | 0,02      |
| PT Buana Graha Arthaprima             | 408.771      | 416.511     | 0,02  | 0,02      |
| PT Bina Mulia Unika                   | 8.959        | 7.674       | 0,00  | 0,00      |
| PT Bank Artha Graha Internasional Tbk | 8.625        | 7.423       | 0,00  | 0,00      |
| Jumlah                                | 375.486.464  | 375.492.738 | 20,15   | 20,26     |
| <b>Assets</b>                         |              |             |   |           |
| <b>Noncurrent Assets</b>              |              |             |   |           |
| Other noncurrent assets               |              |             |   |           |
| Advance payments                      |              |             |   |           |
| PT Bina Mulia Unika                   |              |             |   |           |
| Security deposits                     |              |             |   |           |
| PT Buana Graha Arthaprima             |              |             |   |           |
| PT Graha Artha Sentosa Sejahtera      |              |             |   |           |
| Total                                 |              |             |   |           |
| <b>Liabilities</b>                    |              |             |   |           |
| <b>Current Liabilities</b>            |              |             |   |           |
| Short-term bank loans                 |              |             |   |           |
| PT Bank Artha Graha Internasional Tbk |              |             |   |           |
| Trade accounts payable                |              |             |   |           |
| PT Buana Graha Arthaprima             |              |             |   |           |
| PT Bakti Artha Reksa Sejahtera        |              |             |   |           |
| PT Danatel Pratama                    |              |             |   |           |
| Others                                |              |             |   |           |
| Total                                 |              |             |   |           |
| Lease liabilities                     |              |             |   |           |
| PT First Jakarta International        |              |             |   |           |
| PT Buana Graha Arthaprima             |              |             |   |           |
| Total                                 |              |             |   |           |
| Accrued expenses                      |              |             |   |           |
| PT Bank Artha Graha Internasional Tbk |              |             |   |           |
| Unearned revenues                     |              |             |   |           |
| PT Electronic City Indonesia Tbk      |              |             |   |           |
| Other current liabilities             |              |             |   |           |
| PT Bank Artha Graha Internasional Tbk |              |             |   |           |
| PT Arthagraha General Insurance       |              |             |   |           |
| PT First Jakarta International        |              |             |   |           |
| Others                                |              |             |   |           |
| Total                                 |              |             |   |           |
| Long-term bank loans                  |              |             |   |           |
| PT Bank Artha Graha Internasional Tbk |              |             |   |           |
| <b>Noncurrent Liabilities</b>         |              |             |   |           |
| Bank loan                             |              |             |   |           |
| PT Bank Artha Graha Internasional Tbk |              |             |   |           |
| Lease liabilities                     |              |             |   |           |
| PT First Jakarta International        |              |             |   |           |
| PT Buana Graha Arthaprima             |              |             |   |           |
| Total                                 |              |             |   |           |
| Due to related parties                |              |             |   |           |
| PT Cemerlang Pola Cahaya              |              |             |   |           |
| PT Lentera Duasatu Propertindo        |              |             |   |           |
| Others                                |              |             |   |           |
| Total                                 |              |             |   |           |
| Deferred revenues                     |              |             |   |           |
| PT First Jakarta International        |              |             |   |           |
| Other noncurrent liabilities          |              |             |   |           |
| PT First Jakarta International        |              |             |   |           |
| PT Electronic City Indonesia Tbk      |              |             |   |           |
| PT Lentera Duasatu Propertindo        |              |             |   |           |
| PT Buana Graha Arthaprima             |              |             |   |           |
| PT Bina Mulia Unika                   |              |             |   |           |
| PT Bank Artha Graha Internasional Tbk |              |             |   |           |
| Total                                 |              |             |   |           |



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|   | Jumlah/Total |            | Persentase terhadap Jumlah Pendapatan/<br>Beban yang Bersangkutan/<br>Percentage to Total Respective<br>Revenue/Expenses |       |   |
|---|--------------|------------|--|-------|---|
|   | 2023         | 2022       | 2023   | 2022  |   |
|   |              |            | %  | %     |   |
| <b>Pendapatan dan Beban Usaha</b>       |              |            |  |       | <b>Operating Revenues and Expenses</b>    |
| Pendapatan usaha                        |              |            |  |       | Revenues                                  |
| PT Bank Artha Graha Internasional Tbk   | 8.613.301    | 7.640.054  | 0,59   | 0,60  | PT Bank Artha Graha Internasional Tbk     |
| PT Kharisma Arya Paksi                  | 5.380.787    | 1.051.237  | 0,37   | 0,08  | PT Kharisma Arya Paksi                    |
| PT First Jakarta International          | 872.508      | 872.508    | 0,06   | 0,07  | PT First Jakarta International            |
| Lain-lain                               | 2.755.456    | 2.773.176  | 0,18   | 0,22  | Others                                    |
| Jumlah                                  | 17.622.052   | 12.336.975 | 1,20   | 0,97  | Total                                     |
| Beban umum dan administrasi             |              |            |  |       | General and administrative expenses       |
| PT Bakti Artha Reksa Sejahtera          | 48.196.290   | 42.695.314 | 4,85   | 4,80  | PT Bakti Artha Reksa Sejahtera            |
| PT Arthagraha General Insurance         | 11.092.468   | 15.526.138 | 1,11   | 1,73  | PT Arthagraha General Insurance           |
| PT Buanagraha Arthaprima                | 7.768.623    | 6.642.549  | 0,78   | 0,74  | PT Buanagraha Arthaprima                  |
| Artha Graha Peduli                      | 3.349.050    | 3.578.747  | 0,34   | 0,40  | Artha Graha Peduli                        |
| PT First Jakarta International          | 1.798.012    | 1.772.183  | 0,18   | 0,20  | PT First Jakarta International            |
| Lain-lain                               | 467.221      | 386.862    | 0,05   | 0,04  | Others                                    |
| Jumlah                                  | 72.671.664   | 70.601.793 | 7,31   | 7,91  | Total                                     |
| <b>Penghasilan (beban) lain-lain</b>    |              |            |  |       | <b>Other income (expenses)</b>            |
| Pendapatan sewa dan pengelolaan kawasan |              |            |  |       | Revenue from rental and estate management |
| PT Electronic City Indonesia Tbk        | 29.394.382   | 29.231.276 | 15,13  | 15,97 | PT Electronic City Indonesia Tbk          |
| PT First Jakarta International          | 7.005.310    | 7.233.718  | 3,61   | 3,95  | PT First Jakarta International            |
| PT Buanagraha Arthaprima                | 3.216.698    | 2.243.269  | 1,66   | 1,23  | PT Buanagraha Arthaprima                  |
| PT Bina Mulia Unika                     | 2.261.694    | 2.119.443  | 1,16   | 1,16  | PT Bina Mulia Unika                       |
| PT Lentera Duasatu Propertindo          | 989.119      | 960.593    | 0,51   | 0,52  | PT Lentera Duasatu Propertindo            |
| Jumlah                                  | 42.867.203   | 41.788.299 | 22,07  | 22,83 | Total                                     |
| Pendapatan bunga                        |              |            |  |       | Interest income                           |
| PT Bank Artha Graha Internasional Tbk   | 7.513.762    | 2.604.282  | 71,92  | 39,95 | PT Bank Artha Graha Internasional Tbk     |
| Beban bunga                             |              |            |  |       | Interest expense                          |
| PT Bank Artha Graha Internasional Tbk   | 8.355.153    | 21.833.194 | 41,86  | 64,30 | PT Bank Artha Graha Internasional Tbk     |

- b. Pada tanggal 31 Desember 2023 dan 2022, Grup mengasuransikan properti investasi dan aset tetap, kecuali tanah, kepada PT Arthagraha General Insurance (AGI) (Catatan 12 dan 13).
- c. AT, entitas anak, mengadakan perjanjian kerja sama di bidang telekomunikasi dengan PT First Jakarta International dan PT Buanagraha Arthaprima (Catatan 41c).
- d. Jumlah remunerasi yang diberikan kepada Dewan Komisaris dan Direksi Perusahaan pada tahun 2023 dan 2022 masing-masing sebesar Rp 10.963.710 dan Rp 8.153.555.
- b. As of December 31, 2023 and 2022, the Group insured its investment properties and property and equipment except land, with PT Arthagraha General Insurance (AGI) (Notes 12 and 13).
- c. AT, a subsidiary, entered into several telecommunication agreements with PT First Jakarta International and PT Buanagraha Arthaprima (Note 41c).
- d. The total remuneration of the Company's Board of Commissioners and Directors in 2023 and 2022 amounted to Rp 10,963,710 and Rp 8,153,555, respectively.

#### **40. Tujuan dan Kebijakan Manajemen Risiko Keuangan**

Aktivitas Grup terpengaruh berbagai risiko keuangan: risiko mata uang asing, risiko suku bunga, risiko kredit dan risiko likuiditas. Program manajemen risiko Grup secara keseluruhan difokuskan pada pasar keuangan yang tidak dapat diprediksi dan Grup berusaha untuk meminimalkan dampak yang berpotensi merugikan kinerja keuangan Grup.

Direksi bertugas menentukan prinsip dasar kebijakan manajemen risiko Grup secara keseluruhan serta kebijakan pada area tertentu seperti risiko mata uang asing, risiko suku bunga, risiko kredit dan risiko likuiditas.

##### **Risiko Mata Uang Asing**

Grup terpengaruh risiko nilai tukar mata uang asing yang timbul dari berbagai eksposur mata uang, terutama terhadap Dolar Amerika Serikat. Risiko nilai tukar mata uang asing timbul dari transaksi komersial di masa depan serta aset dan liabilitas yang diakui. Eksposur Grup yang terpengaruh risiko nilai tukar terutama berhubungan dengan kas dan setara kas dan liabilitas lain-lain.

Transaksi umum yang dilakukan Grup (seperti penjualan, pembelian dan beban usaha) sebagian besar menggunakan mata uang Rupiah. Manajemen melakukan revaluasi berkala atas eksposur mata uang asing (Catatan 43).

Pada tanggal 31 Desember 2023 dan 2022, jika mata uang Rupiah melemah/menguat sebesar 5% terhadap Dolar Amerika Serikat dengan variabel lain konstan, laba sebelum pajak untuk tahun-tahun yang berakhir pada tanggal tersebut akan lebih tinggi/rendah masing-masing sebesar Rp 1.321.819 dan Rp 752.188.

##### **Risiko Suku Bunga**

Risiko suku bunga adalah risiko dimana nilai wajar atau arus kas kontraktual masa datang dari suatu instrumen keuangan akan terpengaruh akibat perubahan suku bunga pasar. Eksposur Grup yang terpengaruh risiko suku bunga terutama terkait dengan utang bank.

#### **40. Financial Risk Management Objectives and Policies**

The Group activities are exposed to a variety of financial risks: foreign exchange risk, interest rate risk, credit risk and liquidity risk. The Group's overall risk management programme focuses on the unpredictability of financial markets and seeks to minimize potential adverse effects on the Group's financial performance.

The Directors have the responsibility to determine the basic principles of the Group's risk management as well as principles covering specific areas, such as foreign exchange risk, interest rate risk, credit risk and liquidity risk.

##### **Foreign Exchange Risk**

The Group is exposed to foreign exchange risk arising from various currency exposures, primarily with respect to the United States Dollar. Foreign exchange risk arises from future commercial transactions and recognized assets and liabilities. The Group's exposures to the foreign exchange risk relates primarily to cash and cash equivalents and other liabilities.

The Group's major transaction (i.e. sales, purchases and operating expenses) are mostly denominated in Indonesia currency. The management regularly reviews its foreign currency exposure (Note 43).

As of December 31, 2023 and 2022, if the Rupiah currency had weakened/strengthened by 5%, against the U.S. Dollar with all other variables held constant, the profit before tax for the years then ended would have been Rp 1,321,819 and Rp 752,188 higher/lower, respectively.

##### **Interest Rate Risk**

Interest rate risk is the risk that the fair value or contractual future cash flows of a financial instrument will be affected due to changes in market interest rates. The Group's exposure to the interest rate risk relates primarily to bank loans.

Manajemen Grup melakukan penelaahan atas suku bunga yang ditawarkan oleh kreditur untuk mendapatkan suku bunga yang telah ditetapkan. Apabila suku bunga pasar turun secara signifikan, manajemen Grup akan melakukan negosiasi untuk menurunkan suku bunga tersebut.

The Group's management also assesses rates and if market interest rate decreased significantly, management of the Group would negotiate to decrease the interest rate on its obligations.

Tabel berikut adalah nilai tercatat berdasarkan jatuh temponya, atas liabilitas keuangan konsolidasian Grup yang terkait risiko suku bunga:

The following table sets out the carrying amount, by maturity of the Group's consolidated financial liabilities that are exposed to interest rate risk:

| 2023   |   |   |   |   |                  |             |
|--|---|---|---|---|------------------|-------------|
| Suku Bunga/<br>Interest Rate                       | Jatuh Tempo<br>dalam Satu Tahun/<br>Within One Year | Jatuh Tempo<br>dalam 1 - 2 tahun/<br>Within 1st - 2nd Years | Jatuh Tempo<br>dalam 3 - 5 tahun/<br>Within 3rd - 5th Years | Jatuh Tempo<br>lebih dari 5 tahun/<br>More than 5th Years | Jumlah/<br>Total |             |
| %  |   |   |   |   |                  |             |
| <b>Liabilitas/Liabilities</b>                      |   |   |   |   |                  |             |
| Utang bank jangka panjang/<br>Long-term bank loans | 8% - 11%  | 16.763.842  | 35.825.527  | 110.946.858   | -                | 163.536.227 |
| 2022   |   |   |   |   |                  |             |
| Suku Bunga/<br>Interest Rate                       | Jatuh Tempo<br>dalam Satu Tahun/<br>Within One Year | Jatuh Tempo<br>dalam 1 - 2 tahun/<br>Within 1st - 2nd Years | Jatuh Tempo<br>dalam 3 - 5 tahun/<br>Within 3rd - 5th Years | Jatuh Tempo<br>lebih dari 5 tahun/<br>More than 5th Years | Jumlah/<br>Total |             |
| %  |   |   |   |   |                  |             |
| <b>Liabilitas/Liabilities</b>                      |   |   |   |   |                  |             |
| Utang bank jangka panjang/<br>Long-term bank loans | 8% - 11%  | 10.925.360  | 19.443.260  | 219.694.798   | 13.234.099       | 263.297.517 |

Pada tanggal 31 Desember 2023 dan 2022, jika suku bunga atas pinjaman lebih tinggi/rendah 1% dan variabel lain dianggap tetap, laba sebelum pajak untuk tahun-tahun yang berakhir pada tanggal tersebut akan lebih rendah/tinggi masing-masing sebesar Rp 1.635.362 dan Rp 2.632.975 terutama sebagai akibat tingginya/rendahnya beban bunga dari pinjaman dengan suku bunga mengambang.

As of December 31, 2023 and 2022, if interest rates on borrowings had been 1% higher/lower with all other variables held constant, profit before tax for the years then ended would have been Rp 1,635,362 and Rp 2,632,975 lower/higher, respectively, mainly as a result of higher/lower interest expense on floating rate borrowings.

#### **Risiko Kredit**

Risiko kredit adalah risiko bahwa Grup akan mengalami kerugian yang timbul dari pelanggan atau pihak lawan akibat gagal memenuhi utang kontraktualnya. Manajemen berpendapat bahwa tidak terdapat risiko kredit yang terkonsentrasi secara signifikan. Grup mengendalikan risiko kredit dengan cara melakukan hubungan usaha dengan pihak lain yang memiliki kredibilitas, menetapkan kebijakan verifikasi dan otorisasi kredit, serta memantau kolektibilitas piutang secara berkala untuk mengurangi jumlah piutang tak tertagih.

#### **Credit Risk**

Credit risk is the risk that the Group will incur a loss arising from the customers or counterparties which fail to fulfill their contractual obligations. Management believes that there are not significant concentrations of credit risk. The Group manages and controls the credit risk by dealing only with recognized and credit worthy parties, setting internal policies on verifications and authorizations of credit, and regularly monitoring the collectability of receivables to reduce the exposure to bad debts.

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Berikut adalah eksposur maksimum yang terkait risiko kredit pada tanggal 31 Desember 2023 dan 2022:

The table below shows the maximum exposure related to credit risk as of December 31, 2023 and 2022:

|  | 2023                           |                             | 2022                           |                             |  |
|--|--------------------------------|-----------------------------|--------------------------------|-----------------------------|--|
|  | Jumlah Bruto/<br>Gross Amounts | Jumlah Neto/<br>Net Amounts | Jumlah Bruto/<br>Gross Amounts | Jumlah Neto/<br>Net Amounts |  |
| Kas dan setara kas                               | 411.086.022                    | 411.086.022                 | 322.466.706                    | 322.466.706                 | Cash and cash equivalents              |
| Piutang usaha                                    | 78.160.362                     | 46.091.097                  | 68.148.514                     | 44.947.091                  | Trade accounts receivable              |
| Piutang lain-lain                                | 38.845.168                     | 25.793.897                  | 35.104.854                     | 24.712.367                  | Other accounts receivable              |
| Aset lain-lain                                   |                                |                             |                                |                             | Other assets                           |
| Setoran jaminan                                  | 11.644.812                     | 11.644.812                  | 11.152.796                     | 11.152.796                  | Security deposits                      |
| Deposito berjangka yang<br>dibatasi pencairannya | 1.677.514                      | 1.677.514                   | 1.893.670                      | 1.893.670                   | Restricted time deposits               |
| Rekening giro yang<br>dibatasi pencairannya      | 804.037                        | 804.037                     | 788.563                        | 788.563                     | Restricted cash in<br>current accounts |
| <b>Jumlah</b>                                    | <b>542.217.915</b>             | <b>497.097.379</b>          | <b>439.555.103</b>             | <b>405.961.193</b>          | <b>Total</b>                           |

### Risiko Likuiditas

Risiko likuiditas adalah risiko kerugian yang timbul karena Grup tidak memiliki arus kas yang memadai untuk memenuhi liabilitasnya.

Dalam pengelolaan risiko likuiditas, manajemen memantau dan menjaga jumlah kas dan setara kas yang dianggap memadai untuk membiayai operasional Grup dan untuk mengatasi dampak fluktuasi arus kas. Manajemen juga melakukan evaluasi berkala atas proyeksi arus kas dan arus kas aktual, termasuk jadwal jatuh tempo utang, dan terus-menerus melakukan penelaahan pasar keuangan untuk mendapatkan sumber pendanaan yang optimal.

Berikut adalah jadwal jatuh tempo liabilitas keuangan Grup berdasarkan pembayaran kontraktual yang tidak didiskontokan (tidak termasuk pembayaran bunga) pada tanggal 31 Desember 2023 dan 2022:

### Liquidity Risk

Liquidity risk is a risk arising when the cash flows position of the Group is not enough to cover the liabilities which become due.

In the management of liquidity risk, management monitors and maintains a level of cash and cash equivalents deemed adequate to finance the Group's operations and to mitigate the effects of fluctuation in cash flows. Management also regularly evaluates the projected and actual cash flows, including loan maturity profiles, and continuously assesses conditions in the financial markets for opportunities to obtain optimal funding sources.

The table below summarizes the maturity profile of the Group's financial liabilities based on contractual undiscounted payments (excluding interest payment) as of December 31, 2023 and 2022:

|                           | 31 Desember 2023/December 31, 2023 |                             |                             |                         | Jumlah/<br>Total     | Nilai Tercatat/<br>As Reported |                        |
|---------------------------|------------------------------------|-----------------------------|-----------------------------|-------------------------|----------------------|--------------------------------|------------------------|
|                           | <= 1 tahun/<br><= 1 year           | 1 - 2 tahun/<br>1 - 2 years | 3 - 5 tahun/<br>3 - 5 years | > 5 tahun/<br>> 5 years |                      |                                |                        |
| <b>Liabilitas</b>         |                                    |                             |                             |                         |                      |                                | <b>Liabilities</b>     |
| Utang bank jangka pendek  | 95.000.000                         | -                           | -                           | -                       | 95.000.000           | 95.000.000                     | Short-term bank loans  |
| Utang bank jangka panjang | 17.070.000                         | 36.100.000                  | 111.298.864                 | -                       | 164.468.864          | 163.536.227                    | Long-term bank loans   |
| Utang obligasi            | 6.000.000                          | -                           | -                           | -                       | 6.000.000            | 6.000.000                      | Bonds payable          |
| Utang usaha               | 71.234.244                         | -                           | -                           | -                       | 71.234.244           | 71.234.244                     | Trade accounts payable |
| Beban akrual              | 88.004.022                         | -                           | -                           | -                       | 88.004.022           | 88.004.022                     | Accrued expenses       |
| Utang pihak berelasi      | 3.148.766                          | -                           | -                           | -                       | 3.148.766            | 3.148.766                      | Due to related parties |
| Liabilitas sewa           | 2.080.319                          | 2.995.749                   | 479.125                     | -                       | 5.555.193            | 5.080.001                      | Lease liabilities      |
| Liabilitas lain - lain    | 386.606.805                        | 78.032.188                  | 45.490.371                  | 458.760.423             | 968.889.787          | 968.889.787                    | Other liabilities      |
| <b>Jumlah</b>             | <b>669.144.156</b>                 | <b>117.127.937</b>          | <b>157.268.360</b>          | <b>458.760.423</b>      | <b>1.402.300.876</b> | <b>1.400.893.047</b>           | <b>Total</b>           |

|                           | 31 Desember 2022/December 31, 2022 |                           |                             |                         | Jumlah/<br>Total     | Nilai Tercatat/<br>As Reported |                        |
|---------------------------|------------------------------------|---------------------------|-----------------------------|-------------------------|----------------------|--------------------------------|------------------------|
|                           | <= 1 tahun/<br><= 1 year           | 1-2 tahun/<br>1 - 2 years | 3 - 5 tahun/<br>3 - 5 years | > 5 tahun/<br>> 5 years |                      |                                |                        |
| <b>Liabilitas</b>         |                                    |                           |                             |                         |                      |                                | <b>Liabilities</b>     |
| Utang bank jangka panjang | 11.370.000                         | 19.875.000                | 220.619.000                 | 13.239.864              | 265.103.864          | 263.297.517                    | Long-term bank loans   |
| Utang obligasi            | 6.000.000                          | -                         | -                           | -                       | 6.000.000            | 6.000.000                      | Bonds payable          |
| Utang usaha               | 65.197.882                         | -                         | -                           | -                       | 65.197.882           | 65.197.882                     | Trade accounts payable |
| Beban akrual              | 124.760.993                        | -                         | -                           | -                       | 124.760.993          | 124.760.993                    | Accrued expenses       |
| Utang pihak berelasi      | 4.939.056                          | -                         | -                           | -                       | 4.939.056            | 4.939.056                      | Due to related parties |
| Liabilitas sewa           | 1.809.220                          | 582.945                   | 81.000                      | -                       | 2.473.165            | 2.337.043                      | Lease liabilities      |
| Liabilitas lain - lain    | 399.913.309                        | 74.631.889                | 56.094.358                  | 457.690.472             | 988.330.028          | 988.330.028                    | Other liabilities      |
| <b>Jumlah</b>             | <b>613.990.460</b>                 | <b>95.089.834</b>         | <b>276.794.358</b>          | <b>470.930.336</b>      | <b>1.456.804.988</b> | <b>1.454.862.519</b>           | <b>Total</b>           |

#### 41. Perjanjian Penting dan Komitmen

##### a. Perjanjian dengan International Hotel Licensing Company (IHLC)

Pada tanggal 31 Maret 2006, PT Pacific Place Jakarta mengadakan perjanjian dengan IHLC yang berlaku untuk jangka waktu dua puluh (20) tahun terhitung sejak tanggal dimulainya kegiatan operasional (22 November 2007) dan dapat diperpanjang kembali untuk jangka waktu sampai sepuluh (10) tahun.

##### b. Perjanjian dengan Conrad International Investment Corporation (Conrad) dan Perusahaan Afiliasinya

Pada tahun 1994, DA, entitas anak dan Conrad menandatangani perjanjian sehubungan dengan pendirian perusahaan patungan dengan nama PT Jakarta International Artha (JIA). Selanjutnya, berdasarkan Perjanjian Penghentian (*Termination Agreement*) tanggal 22 Juli 2005, DA, Conrad dan JIA menyetujui untuk menghentikan perjanjian kerjasama tersebut dengan beberapa persyaratan yang disepakati oleh para pihak tersebut.

##### c. Perjanjian Kerjasama

AT, entitas anak, telah menandatangani perjanjian kerjasama dengan berbagai pihak berkaitan dengan sarana telekomunikasi.

#### 41. Significant Contracts and Commitments

##### a. Agreements with International Hotel Licensing Company (IHLC)

On March 31, 2006, PT Pacific Place Jakarta entered into an operating agreement with IHLC which is valid for twenty (20) years starting from commencement date (November 22, 2007) and can be extended up to ten (10) years.

##### b. Agreements with Conrad International Investment Corporation (Conrad) and Affiliated Companies

In 1994, DA, a subsidiary, and Conrad signed an agreement in relation to the establishment a joint venture company under the name PT Jakarta International Artha (JIA). Further, based on Termination Agreement dated July 22, 2005, DA, Conrad and JIA, agreed to terminate the aforementioned cooperation agreement with some requirements which have been agreed by the parties.

##### c. Cooperation Agreements

AT, a subsidiary, has signed cooperation agreements with various parties, to provide telecommunication facilities.

**d. Perjanjian Pembangunan, Pengelolaan dan Penyerahan Kembali**

DA, entitas anak, mengadakan Perjanjian Pembangunan, Pengelolaan dan Penyerahan Kembali (*Build, Operate and Transfer/BOT*) dengan PT Bukit Lentera Sejahtera (BLS), dimana BLS akan membangun hotel bintang lima di atas lahan milik DA yang berlokasi di Lot 11 Kawasan Niaga Terpadu Sudirman. Hotel tersebut akan diberi nama *Alila Suites*. Jangka waktu BOT adalah dua puluh lima (25) tahun sejak tanggal diterbitkannya Ijin Mendirikan Bangunan (IMB), dan dapat diperpanjang selama lima (5) tahun dengan persetujuan DA. Seluruh biaya proyek menjadi tanggungan BLS. Setelah jangka waktu BOT berakhir, BLS wajib menyerahkan hotel tersebut kepada DA. Perjanjian BOT ini telah didokumentasikan dengan Akta No. 76 tanggal 10 Maret 2011 dari Sutjipto, S.H., M.Kn., notaris di Jakarta.

**e. Perjanjian Kerjasama Pengembangan Bisnis**

Pada tanggal 14 Februari 2013, DA, entitas anak dan PT Sanggata Lestari Utama (SLU), pihak ketiga, menandatangani Perjanjian Kerjasama, dimana DA menugaskan SLU untuk mencari lahan yang dapat dijadikan sebagai lahan pengembangan bagi DA. Terkait dengan tujuan ini, DA akan memberikan sejumlah uang muka kepada SLU. Kedua belah pihak setuju bahwa penyerahan lahan akan dilakukan dengan proses balik nama kepada DA atau dengan penyertaan saham SLU oleh DA.

**42. Segmen Operasi**

Segmen operasi dilaporkan sesuai dengan pelaporan internal kepada pembuat keputusan operasional, yang bertanggung jawab atas alokasi sumber daya ke masing-masing segmen yang dilaporkan serta menilai kinerja masing-masing segmen tersebut. Grup memiliki empat (4) segmen yang dilaporkan meliputi hotel, real estat, jasa telekomunikasi dan jasa manajemen perhotelan.

**d. Build, Operate and Transfer Agreement**

DA, a subsidiary, entered into a Build, Operate and Transfer (BOT) Agreement with PT Bukit Lentera Sejahtera (BLS) for the later to build a five-star hotel on land owned by DA, which is located on Lot 11 Sudirman Central Business District. The hotel will be named *Alila Suites*. The term of BOT is twenty-five (25) years starting from the issuance date of Building Construction Permit (IMB), and can be extended for five (5) years with prior approval from DA. All of the hotel construction costs are borne by BLS. Upon the expiration of BOT agreement, BLS is required to transfer the hotel to DA. This BOT agreement is documented in Notarial Deed No. 76 dated March 10, 2011 of Sutjipto, S.H., M.Kn., public notary in Jakarta.

**e. Cooperation Agreement for Business Development**

On February 14, 2013, DA, a subsidiary, and PT Sanggata Lestari Utama (SLU), a third party, have entered into a Cooperation Agreement, wherein DA assigned SLU to look for land that can be used as land for the development for DA. In relation to this purpose, DA will provide advances to SLU. Both parties agreed that the transfer of land will be done by the transfer of title to DA or by investing in shares of SLU by DA.

**42. Operating Segments**

Operating segments are reported in accordance with the internal reporting provided to the chief operating decision maker, which is responsible for allocating resources to the reportable segments and assesses its performance. The Group has four (4) reportable segments namely hotel, real estate, telecommunication services, and hotel management services.

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|---|-----------------|----------------------------|--|---|---------------------------|------------------------------|---|
|   | Hotel/<br>Hotel | Real Estat/<br>Real Estate | Jasa<br>Telekomunikasi/<br>Telecommunication<br>Services | Jasa<br>Manajemen Perhotelan/<br>Hotel Management<br>Services | Eliminasi/<br>Elimination | Konsolidasi/<br>Consolidated |   |
| Pendapatan usaha                        | 565.934.093     | 632.347.966                | 265.811.265  | 19.102.729  | (17.278.130)              | 1.465.917.923                | Revenues                                      |
| Hasil segmen                            | 335.293.525     | 544.487.188                | 265.811.265  | 19.102.729  | (15.545.055)              | 1.149.149.652                | Segment result                                |
| Laba (rugi) usaha                       | 162.527.270     | (158.558.792)              | 44.455.676   | 736.797   | 500.000                   | 49.660.951                   | Income (loss) from operations                 |
| Pendapatan sewa dan pengelolaan kawasan | -               | 206.523.270                | -  | -   | -                         | 206.523.270                  | Revenues from rental and estate management    |
| Pendapatan bunga                        | 1.183.767       | 4.141.993                  | 5.104.440  | 17.534  | -                         | 10.447.734                   | Interest income                               |
| Beban bunga dan beban keuangan lainnya  | (296.490)       | (19.448.141)               | (203.569)  | (9.195)   | -                         | (19.957.395)                 | Interest expenses and other financial charges |
| Lain-lain - bersih                      | 15.298.412      | 53.679.709                 | (662.696)  | 345.496   | (71.401.961)              | (2.741.040)                  | Others - net                                  |
| Penghasilan (beban) lain-lain           | 16.185.689      | 244.896.831                | 4.238.175  | 353.835   | (71.401.961)              | 194.272.569                  | Other income (expense)                        |
| Laba (rugi) sebelum pajak               | 178.712.959     | 86.338.039                 | 48.693.851   | 1.090.632   | (70.901.961)              | 243.933.520                  | Profit (loss) before tax                      |
| Beban pajak                             | -               | 19.659.120                 | 9.736.299  | 413.584   | -                         | 29.809.003                   | Tax expense                                   |
| Laba (rugi) tahun berjalan              | 178.712.959     | 66.678.919                 | 38.957.552   | 677.048   | (70.901.961)              | 214.124.517                  | Profit (loss) for the year                    |
| Aset segmen                             | 195.183.501     | 5.585.428.835              | 383.097.265  | 18.841.038  | (167.831.711)             | 6.014.718.928                | Segment assets                                |
| Aset yang tidak dialokasikan            | -               | 147.451.404                | 9.567.868  | 370.381   | (3.448)                   | 157.386.205                  | Unallocated assets                            |
| Investasi saham                         | -               | 3.674.872.763              | -  | 984.000   | (3.318.036.709)           | 357.820.054                  | Investment in shares of stock                 |
| Jumlah aset                             | 195.183.501     | 9.407.753.002              | 392.665.133  | 20.195.419  | (3.485.871.868)           | 6.529.925.187                | Total assets                                  |
| Liabilitas segmen                       | 220.944.452     | 1.637.826.439              | 64.870.744   | 7.273.778   | (160.213.274)             | 1.770.702.139                | Segment liabilities                           |
| Liabilitas yang tidak dialokasikan      | 17.681.292      | 11.766.761                 | 3.029.973  | 380.697   | -                         | 32.858.723                   | Unallocated liabilities                       |
| Jumlah Liabilitas                       | 238.625.744     | 1.649.593.200              | 67.900.717   | 7.654.475   | (160.213.274)             | 1.803.560.862                | Total Liabilities                             |
| 31 Desember 2022/December 31, 2022      |                 |                            |  |   |                           |                              |   |
|   | Hotel/<br>Hotel | Real Estat/<br>Real Estate | Jasa<br>Telekomunikasi/<br>Telecommunication<br>Services | Jasa<br>Manajemen Perhotelan/<br>Hotel Management<br>Services | Eliminasi/<br>Elimination | Konsolidasi/<br>Consolidated |   |
| Pendapatan usaha                        | 469.518.758     | 559.168.148                | 238.271.189  | 14.906.333  | (14.886.386)              | 1.266.978.042                | Revenues                                      |
| Hasil segmen                            | 258.405.035     | 474.522.865                | 238.271.189  | 14.906.333  | (13.277.966)              | 972.827.456                  | Segment result                                |
| Laba (rugi) usaha                       | 94.533.416      | (128.996.562)              | 25.701.896   | 334.432   | 600.000                   | (7.826.818)                  | Income (loss) from operations                 |
| Pendapatan sewa dan pengelolaan kawasan | -               | 183.077.812                | -  | -   | -                         | 183.077.812                  | Revenues from rental and estate management    |
| Pendapatan bunga                        | 1.165.391       | 3.015.402                  | 2.336.210  | 2.510   | -                         | 6.519.513                    | Interest income                               |
| Beban bunga dan beban keuangan lainnya  | (196.418)       | (33.531.557)               | (221.222)  | (4.746)   | -                         | (33.953.943)                 | Interest expenses and other financial charges |
| Lain-lain - bersih                      | (1.739.810)     | 86.712.843                 | 4.252.762  | 493.401   | (87.480.841)              | 2.238.355                    | Others - net                                  |
| Penghasilan (beban) lain-lain           | (770.837)       | 239.274.500                | 6.367.750  | 491.165   | (87.480.841)              | 157.881.737                  | Other income (expense)                        |
| Laba (rugi) sebelum pajak               | 93.762.579      | 110.277.938                | 32.069.646   | 825.597   | (86.880.841)              | 150.054.919                  | Profit (loss) before tax                      |
| Beban pajak                             | -               | 10.121.332                 | 7.041.091  | 317.112   | -                         | 17.479.535                   | Tax expense                                   |
| Laba (rugi) tahun berjalan              | 93.762.579      | 100.156.606                | 25.028.555   | 508.485   | (86.880.841)              | 132.575.384                  | Profit (loss) for the year                    |
| Aset segmen                             | 184.914.304     | 5.566.067.772              | 347.273.108  | 14.496.463  | (84.724.761)              | 6.028.026.886                | Segment assets                                |
| Aset yang tidak dialokasikan            | -               | 184.034.998                | 9.916.589  | 477.585   | (3.448)                   | 194.425.724                  | Unallocated assets                            |
| Investasi saham                         | -               | 3.619.510.023              | -  | 984.000   | (3.264.118.961)           | 356.375.062                  | Investment in shares of stock                 |
| Jumlah aset                             | 184.914.304     | 9.369.612.793              | 357.189.697  | 15.958.048  | (3.348.847.170)           | 6.578.827.672                | Total assets                                  |
| Liabilitas segmen                       | 238.756.227     | 1.588.212.146              | 64.815.773   | 4.449.185   | (77.106.322)              | 1.819.127.009                | Segment liabilities                           |
| Liabilitas yang tidak dialokasikan      | 14.517.959      | 17.128.843                 | 2.005.373  | 193.132   | -                         | 33.845.307                   | Unallocated liabilities                       |
| Jumlah Liabilitas                       | 253.274.186     | 1.605.340.989              | 66.821.146   | 4.642.317   | (77.106.322)              | 1.852.972.316                | Total Liabilities                             |

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**43. Aset dan Liabilitas Moneter Bersih dalam Mata Uang Asing**

Tabel berikut mengungkapkan jumlah aset dan liabilitas moneter Grup:

|                          | 2023   |                                | 2022   |                                |                                 |
|--------------------------|--|--------------------------------|--|--------------------------------|---------------------------------|
|                          | Mata uang asing/<br>Original currency<br>Ekuivalen/<br>Equivalent US\$ | Ekuivalen/<br>Equivalent<br>Rp | Mata uang asing/<br>Original currency<br>Ekuivalen/<br>Equivalent US\$ | Ekuivalen/<br>Equivalent<br>Rp |                                 |
| <b>Aset</b>              |  |                                |  |                                | <b>Assets</b>                   |
| Kas dan setara kas       |  |                                |  |                                | Cash and cash equivalents       |
| Pihak berelasi           | 3.234.935  | 49.869.763                     | 2.703.358  | 42.526.531                     | Related parties                 |
| Pihak ketiga             | 1.870.789  | 28.840.093                     | 1.761.364  | 27.708.022                     | Third parties                   |
| Piutang usaha - bersih   |  |                                |  |                                | Trade accounts receivable - net |
| Pihak ketiga             | 177.689  | 2.739.251                      | 58.702   | 923.434                        | Third parties                   |
| Piutang lain-lain        |  |                                |  |                                | Other accounts receivable       |
| Pihak berelasi           | 1.899  | 29.277                         | 743  | 11.681                         | Related parties                 |
| Pihak ketiga             | 1.775  | 27.368                         | 825  | 12.974                         | Third parties                   |
| Aset lain-lain           |  |                                |  |                                | Other assets                    |
| Pihak ketiga             | 187.361  | 2.888.351                      | 182.427  | 2.869.752                      | Third parties                   |
| <b>Jumlah Aset</b>       | <b>5.474.448</b>   | <b>84.394.103</b>              | <b>4.707.419</b>   | <b>74.052.394</b>              | <b>Total Assets</b>             |
| <b>Liabilitas</b>        |  |                                |  |                                | <b>Liabilities</b>              |
| Utang usaha              |  |                                |  |                                | Trade accounts payable          |
| Pihak ketiga             | 325.478  | 5.017.566                      | 326.232  | 5.131.962                      | Third parties                   |
| Beban akrual             |  |                                |  |                                | Accrued expenses                |
| Pihak ketiga             | 504.530  | 7.777.834                      | 504.758  | 7.940.348                      | Third parties                   |
| Liabilitas lain-lain     |  |                                |  |                                | Other liabilities               |
| Pihak berelasi           | 150.452  | 2.319.360                      | 134.933  | 2.122.624                      | Related parties                 |
| Pihak ketiga             | 2.779.123  | 42.842.958                     | 2.785.182  | 43.813.696                     | Third parties                   |
| <b>Jumlah Liabilitas</b> | <b>3.759.583</b>   | <b>57.957.718</b>              | <b>3.751.105</b>   | <b>59.008.630</b>              | <b>Total Liabilities</b>        |
| <b>Aset Bersih</b>       | <b>1.714.865</b>   | <b>26.436.385</b>              | <b>956.314</b>   | <b>15.043.764</b>              | <b>Net Assets</b>               |

Pada tanggal 31 Desember 2023 dan 2022, kurs konversi yang digunakan Grup diungkapkan pada Catatan 2 atas laporan keuangan konsolidasian.

**44. Rekonsiliasi Liabilitas Konsolidasian yang Timbul dari Aktivitas Pendanaan**

Tabel berikut menjelaskan perubahan pada liabilitas Grup yang timbul dari aktivitas pendanaan, yang meliputi perubahan terkait kas dan nonkas. Liabilitas yang timbul dari aktivitas pendanaan adalah aktivitas arus kas, atau arus kas masa depan, yang diklasifikasikan dalam laporan arus kas konsolidasian Grup sebagai arus kas dari aktivitas pendanaan.

**43. Net Monetary Assets and Liabilities Denominated in Foreign Currencies**

The following table shows the Group's foreign currency denominated monetary assets and liabilities:

|                                 | 2023   |                                | 2022   |                                |                                 |
|---------------------------------|--|--------------------------------|--|--------------------------------|---------------------------------|
|                                 | Mata uang asing/<br>Original currency<br>Ekuivalen/<br>Equivalent US\$ | Ekuivalen/<br>Equivalent<br>Rp | Mata uang asing/<br>Original currency<br>Ekuivalen/<br>Equivalent US\$ | Ekuivalen/<br>Equivalent<br>Rp |                                 |
| <b>Assets</b>                   |  |                                |  |                                | <b>Assets</b>                   |
| Cash and cash equivalents       |  |                                |  |                                | Cash and cash equivalents       |
| Related parties                 | 3.234.935  | 49.869.763                     | 2.703.358  | 42.526.531                     | Related parties                 |
| Third parties                   | 1.870.789  | 28.840.093                     | 1.761.364  | 27.708.022                     | Third parties                   |
| Trade accounts receivable - net |  |                                |  |                                | Trade accounts receivable - net |
| Third parties                   | 177.689  | 2.739.251                      | 58.702   | 923.434                        | Third parties                   |
| Other accounts receivable       |  |                                |  |                                | Other accounts receivable       |
| Related parties                 | 1.899  | 29.277                         | 743  | 11.681                         | Related parties                 |
| Third parties                   | 1.775  | 27.368                         | 825  | 12.974                         | Third parties                   |
| Other assets                    |  |                                |  |                                | Other assets                    |
| Third parties                   | 187.361  | 2.888.351                      | 182.427  | 2.869.752                      | Third parties                   |
| <b>Total Assets</b>             | <b>5.474.448</b>   | <b>84.394.103</b>              | <b>4.707.419</b>   | <b>74.052.394</b>              | <b>Total Assets</b>             |
| <b>Liabilities</b>              |  |                                |  |                                | <b>Liabilities</b>              |
| Trade accounts payable          |  |                                |  |                                | Trade accounts payable          |
| Third parties                   | 325.478  | 5.017.566                      | 326.232  | 5.131.962                      | Third parties                   |
| Accrued expenses                |  |                                |  |                                | Accrued expenses                |
| Third parties                   | 504.530  | 7.777.834                      | 504.758  | 7.940.348                      | Third parties                   |
| Other liabilities               |  |                                |  |                                | Other liabilities               |
| Related parties                 | 150.452  | 2.319.360                      | 134.933  | 2.122.624                      | Related parties                 |
| Third parties                   | 2.779.123  | 42.842.958                     | 2.785.182  | 43.813.696                     | Third parties                   |
| <b>Total Liabilities</b>        | <b>3.759.583</b>   | <b>57.957.718</b>              | <b>3.751.105</b>   | <b>59.008.630</b>              | <b>Total Liabilities</b>        |
| <b>Net Assets</b>               | <b>1.714.865</b>   | <b>26.436.385</b>              | <b>956.314</b>   | <b>15.043.764</b>              | <b>Net Assets</b>               |

As of December 31, 2023 and 2022, the conversion rates used by the Group were disclosed in Note 2 to consolidated financial statements.

**44. Reconciliation of Consolidated Liabilities Arising from Financing Activities**

The table below details changes in the Group's liabilities arising from financing activities, including both cash and non-cash changes. Liabilities arising from financing activities are those for which cash flows were, or future cash flows will be, classified in the Group's consolidated statement of cash flows as cash flows from financing activities.



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|                           | 1 Januari 2023/<br>January 1, 2023 | Arus kas<br>Pendanaan/<br>Financing<br>Cash Flows | Perubahan Non Kas/<br>Non-Cash Changes                                |  | 31 Desember 2023/<br>December 31, 2023 |                        |
|---------------------------|------------------------------------|---|---|--|--|------------------------|
|                           |                                    |   | Amortisasi<br>biaya transaksi/<br>Amortization of<br>transaction cost | Penambahan liabilitas<br>sewa/Addition of<br>lease liabilities |  |                        |
| Utang bank jangka pendek  | -                                  | 95.000.000  | -   | -  | 95.000.000                             | Short-term bank loans  |
| Liabilitas sewa           | 2.337.043                          | (2.471.565)                                       | -   | 5.214.523  | 5.080.001                              | Lease liabilities      |
| Utang bank jangka panjang | 263.297.517                        | (100.635.000)                                     | 873.710   | -  | 163.536.227                            | Long-term bank loans   |
| Utang pihak berelasi      | 4.939.056                          | (1.790.290)                                       | -   | -  | 3.148.766                              | Due to related parties |
| Jumlah                    | 270.573.616                        | (9.896.855)                                       | 873.710   | 5.214.523  | 266.764.994                            | Total                  |

|                           | 1 Januari 2022/<br>January 1, 2022 | Arus kas<br>Pendanaan/<br>Financing<br>Cash Flows | Perubahan Non Kas/<br>Non-Cash Changes                                |  | 31 Desember 2022/<br>December 31, 2022 |                        |
|---------------------------|------------------------------------|---|---|--|--|------------------------|
|                           |                                    |   | Amortisasi<br>biaya transaksi/<br>Amortization of<br>transaction cost | Penambahan liabilitas<br>sewa/Addition of<br>lease liabilities |  |                        |
| Liabilitas sewa           | 3.863.433                          | (2.227.017)                                       | -   | 700.627  | 2.337.043                              | Lease liabilities      |
| Utang bank jangka panjang | 271.952.846                        | (9.100.000)                                       | 444.671   | -  | 263.297.517                            | Long-term bank loans   |
| Utang pihak berelasi      | 4.043.911                          | 895.145   | -   | -  | 4.939.056                              | Due to related parties |
| Jumlah                    | 279.860.190                        | (10.431.872)                                      | 444.671   | 700.627  | 270.573.616                            | Total                  |

**45. Pengungkapan Tambahan Laporan Arus Kas Konsolidasian**

Aktivitas investasi dan pendanaan Grup yang tidak mempengaruhi kas dan setara kas:

|   | 2023      | 2022       |
|---|-----------|------------|
| Utang dividen entitas anak kepada kepentingan nonpengendali                             | 9.927.275 | 5.580.000  |
| Penambahan aset hak-guna dan liabilitas sewa  | 5.214.523 | 700.627    |
| Liabilitas yang timbul dari perolehan aset tetap  | 1.351.027 | 33.580     |
| Peningkatan investasi pada ventura bersama, melalui realisasi uang muka investasi saham | -         | 39.536.000 |
| Penambahan aset tetap dari realisasi uang muka  | -         | 1.054.615  |

**45. Supplemental Disclosures for Consolidated Statements of Cash Flows**

The following are the non-cash investing and financing activities of the Group:

|   |
|---|
| Dividend payable of subsidiaries to non-controlling interest  |
| Addition of right-of-use assets and lease liabilities   |
| Liability arising from acquisition of property and equipment  |
| Increase in investment in joint ventures, through the realization of advances for investment in share |
| Additional property and equipment from realization of advances  |

#### 46. Standar Akuntansi Keuangan Baru

*Perubahan Pernyataan Standar Akuntansi Keuangan (PSAK)*

##### Diterapkan pada tahun 2023

Penerapan standar akuntansi keuangan revisi berikut, yang berlaku efektif 1 Januari 2023, relevan bagi Grup namun tidak menyebabkan perubahan material terhadap jumlah-jumlah yang dilaporkan dalam laporan keuangan konsolidasian:

- Amandemen PSAK No. 1, "Penyajian Laporan Keuangan" tentang Pengungkapan Kebijakan Akuntansi yang Mengubah Istilah "Signifikan" menjadi "Material" dan Memberi Penjelasan mengenai Kebijakan Akuntansi Material
- Amandemen PSAK No. 16, Aset Tetap: Hasil sebelum Penggunaan yang Diintensikan
- Amandemen PSAK No. 25, Kebijakan Akuntansi, Perubahan Estimasi Akuntansi dan Kesalahan: Definisi Estimasi Akuntansi
- Amandemen PSAK No. 46, Pajak Penghasilan: Pajak Tanggungan terkait Aset dan Liabilitas yang Timbul dari Transaksi Tunggal

##### Telah diterbitkan namun belum berlaku efektif

Amandemen atas PSAK yang telah diterbitkan yang bersifat wajib untuk tahun buku yang dimulai pada atau setelah:

##### 1 Januari 2024

- Amandemen PSAK No. 1, "Penyajian Laporan Keuangan" terkait Liabilitas Jangka Panjang dengan Kovenan
- Amandemen PSAK No. 73, "Sewa" terkait Liabilitas Sewa pada Transaksi Jual dan Sewa balik

##### 1 Januari 2025

- PSAK No. 74, "Kontrak Asuransi"
- Amandemen PSAK No. 74, "Kontrak Asuransi" terkait Penerapan Awal PSAK No. 74 dan PSAK No. 71 – Informasi Komparatif

#### 46. New Financial Accounting Standards

*Changes to the Statements of Financial Accounting Standards (PSAK)*

##### Adopted during 2023

The application of the following revised financial accounting standards, which are effective from January 1, 2023 and relevant for the Group, but had no material impact on the amounts reported in the consolidated financial statements:

- Amendment to PSAK No. 1, "Presentation of Financial Statements" regarding Disclosure of Accounting Policies that Change the Term "Significant" to "Material" and Provide Explanations of Material Accounting Policies
- Amendment to PSAK No. 16, Property, Plant and Equipment: Proceeds before Intended Use
- Amendment to PSAK No. 25, Accounting Policies, Changes in Accounting Estimates and Errors: Definition of Accounting Estimates
- Amendment to PSAK No. 46, Income Taxes: Deferred Tax related to Assets and Liabilities Arising from a Single Transaction

##### Issued but not yet effective

Amendments to financial accounting standards issued that are mandatory for the financial year beginning or after:

##### January 1, 2024

- Amendment to PSAK No. 1, "Presentation of Financial Statements" regarding Long-term Liabilities with the Covenant
- Amendments to PSAK No. 73, "Leases" regarding Lease Liabilities in Sale-and-lease Back Transaction

##### January 1, 2025

- PSAK No. 74, "Insurance Contract"
- Amendment to PSAK No. 74, "Insurance Contract" regarding Initial Application of PSAK No. 74 and PSAK No. 71 – Comparative Information

**PT JAKARTA INTERNATIONAL HOTELS &  
DEVELOPMENT Tbk DAN ENTITAS ANAK**  
Catatan atas Laporan Keuangan Konsolidasian  
Untuk Tahun-tahun yang Berakhir  
31 Desember 2023 dan 2022  
(Angka-angka Disajikan dalam Ribuan Rupiah,  
kecuali Dinyatakan Lain)

**PT JAKARTA INTERNATIONAL HOTELS &  
DEVELOPMENT Tbk AND ITS SUBSIDIARIES**  
Notes to Consolidated Financial Statements  
For the Years Ended  
December 31, 2023 and 2022  
(Figures are Presented in Thousands of Rupiah,  
unless Otherwise Stated)

Sampai dengan tanggal penerbitan laporan keuangan konsolidasian, Grup masih mempelajari dampak yang mungkin timbul dari penerapan amandemen PSAK tersebut dan dampak dari penerapan amandemen PSAK tersebut pada laporan keuangan konsolidasian belum dapat ditentukan.

Mulai tanggal 1 Januari 2024, referensi terhadap masing-masing PSAK dan ISAK akan diubah sebagaimana diumumkan oleh DSAK-IAI.

As at the date of completion of these consolidated financial statements, the Group is still evaluating the potential impact of the above amendments to PSAKs and has not yet determined the related effects on the consolidated financial statements.

Beginning January 1, 2024, references to the individual PSAK and ISAK will be changed as published by DSAK-IAI.

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