

PT Bekasi Fajar Industrial Estate Tbk dan Entitas Anak/*and Subsidiaries*

Laporan Keuangan Konsolidasian
per 30 September 2013 dan 31 Desember 2012
dan untuk periode sembilan bulan yang berakhir
pada tanggal 30 September 2013 dan 2012

*Consolidated Financial Statements
as of 30 September 2013 and 31 December 2012
and for the nine months period ended
30 September 2013 and 2012*

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PT. Bekasi Fajar Industrial Estate, Tbk

Kantor Pusat : Jalan Sumatera, MM2100 Industrial Town, Cikarang Barat, Bekasi 17842, INDONESIA

Telp. (021) 8980 133 (Hunting), Fax. (021) 8980 157

Kantor Perwakilan : Wisma Argo Manunggal Lt. 10, Jalan Jend. Gatot Subroto Kav. 22 Jakarta 12930, INDONESIA

Telp. (021) 252 5334, 252 6937, Fax. (021) 252 0087

Pernyataan Direksi

tentang

Tanggung Jawab atas

Laporan Keuangan Konsolidasian
per 30 September 2013 dan 31 Desember 2012
dan untuk periode sembilan bulan yang berakhir
pada tanggal 30 September 2013 dan 2012

**PT Bekasi Fajar Industrial Estate Tbk
dan Entitas Anak**

Kami yang bertanda tangan di bawah ini :

Nama : Hungkang Sutedja
Alamat kantor : Wisma Argo Manunggal Lt. 10
Jl. Jend. Gatot Subroto Kav. 22,
Jakarta
Nomor telepon : 021-2525334
Jabatan : Direktur Utama

Nama : Wilson Effendy
Alamat kantor : Wisma Argo Manunggal Lt. 10
Jl. Jend. Gatot Subroto Kav. 22,
Jakarta
Nomor telepon : 021-2525334
Jabatan : Direktur

Menyatakan bahwa :

1. Kami bertanggung jawab atas penyusunan dan penyajian laporan keuangan konsolidasian PT Bekasi Fajar Industrial Estate Tbk dan Entitas Anak
2. Laporan keuangan konsolidasian PT Bekasi Fajar Industrial Estate Tbk dan Entitas Anak telah disusun dan disajikan sesuai dengan Standar Akuntansi Keuangan di Indonesia;
3. a. Semua informasi dalam laporan keuangan konsolidasian PT Bekasi Fajar Industrial Estate Tbk dan Entitas Anak telah dimuat secara lengkap dan benar;
b. Laporan keuangan konsolidasian PT Bekasi Fajar Industrial Estate Tbk dan Entitas Anak tidak mengandung informasi atau fakta material yang tidak benar, dan tidak menghilangkan informasi atau fakta material;
4. Kami bertanggung jawab atas sistem pengendalian internal dalam PT Bekasi Fajar Industrial Estate Tbk dan Entitas Anak

Demikian pernyataan ini dibuat dengan sebenarnya.

Directors' Statement

regarding

The Responsibility for
the Consolidated Financial Statements
as of 30 September 2013 and 31 December 2012
and for the nine months period ended
30 September 2013 and 2012

**PT Bekasi Fajar Industrial Estate Tbk
and Subsidiaries**

We, the undersigned :

Name : Hungkang Sutedja
Office Address : Wisma Argo Manunggal Lt. 10
Jl. Jend. Gatot Subroto Kav. 22,
Jakarta
Telephone : 021-2525334
Title : President Director

Name : Wilson Effendy
Office Address : Wisma Argo Manunggal Lt. 10
Jl. Jend. Gatot Subroto Kav. 22,
Jakarta
Telephone : 021-2525334
Title : Director

State that :

1. We are responsible for the preparation and presentation consolidated financial statements of PT Bekasi Fajar Industrial Estate Tbk and Subsidiaries;
2. The consolidated financial statements of PT Bekasi Fajar Industrial Estate Tbk and Subsidiaries have been prepared and presented in accordance with Indonesian Financial Accounting Standard;
3. a. All information contained in the consolidated financial statements of PT Bekasi Fajar Industrial Estate Tbk and Subsidiaries has been disclosed in a complete and in truthful manner;
b. The consolidated financial statements of PT Bekasi Fajar Industrial Estate Tbk and Subsidiaries do not contain any incorrect information or material fact, nor do not they omit information or material fact;
4. We are responsible for PT Bekasi Fajar Industrial Estate Tbk and Subsidiaries internal control system.

This is our declaration, which has been made truthfully.

Jakarta, 30 Oktober / October 2013

Atas nama dan mewakili Direksi/
For and on behalf of board of Directors

Hungkang Sutedja
Direktur Utama/ President Director



Wilson Effendy
Direktur/ Director

**PT Bekasi Fajar Industrial Estate Tbk
dan Entitas Anak**
Laporan Posisi Keuangan Konsolidasian
Per tanggal-tanggal 30 September 2013 dan 31 Desember 2012

**PT Bekasi Fajar Industrial Estate Tbk
and Subsidiaries**
Consolidated Statements of Financial Position
As of 30 September 2013 and 31 December 2012

(Dalam Rupiah)

(In Rupiah)

| | Catatan/ <i>Note</i> | 30 September/ <i>September 2013</i> | 31 Desember/ <i>December 2012</i> | |
|--|-------------------------|--|--------------------------------------|--|
| Aset | | | | Assets |
| Aset lancar | | | | Current assets |
| Kas dan setara kas | 3e,3f,3g,5 | 420,127,461,568 | 582,657,321,730 | Cash and cash equivalents |
| Piutang usaha - setelah dikurangi penyisihan penurunan nilai | | | | Trade receivables - net of provision for impairment |
| Rp 345.236.578 per 30 September 2013 dan Rp 315.512.466 per 31 Desember 2012 | 3d,3e,3f,3h,6 | 190,590,565,438 | 8,721,983,867 | Rp 345,236,578 as of 30 September 2013 and Rp 315,512,466 as of 31 December 2012 |
| Piutang lain-lain | 3f,3h | 8,213,648,461 | 502,262,742 | Other receivables |
| Persediaan | 3i,3k,7 | 362,613,223,592 | 271,475,192,548 | Inventories |
| Pajak dibayar di muka | 8a | 94,096,621,800 | 10,769,995,209 | Prepaid taxes |
| Biaya dibayar di muka | | 225,303,930 | 196,801,507 | Prepaid expenses |
| Uang muka pembelian | 9 | 159,139,226,502 | 61,762,245,837 | Advance payment |
| Aset lain-lain | | <u>81,000,000</u> | <u>81,000,000</u> | Other assets |
| Jumlah aset lancar | | 1,235,087,051,291 | 936,166,803,440 | Total current assets |
| Aset tidak lancar | | | | Noncurrent assets |
| Persediaan | 3i,3k,7 | 2,089,038,592,074 | 1,273,316,290,937 | Inventories |
| Aset tetap - setelah dikurangi akumulasi penyusutan sebesar Rp 25.301.727.692 per 30 September 2013 dan Rp 21.796.523.658 per 31 Desember 2012 | | | | Fixed assets - net of accumulated depreciation |
| | 3j,3k,10 | 77,491,063,457 | 75,972,890,870 | Rp 25,301,727,692 as of 30 September 2013 and Rp 21,796,523,658 as of 31 December 2012 |
| Aset lain-lain | | <u>301,300,000</u> | <u>301,300,000</u> | Other assets |
| Jumlah aset tidak lancar | | <u>2,166,830,955,531</u> | <u>1,349,590,481,807</u> | Total noncurrent assets |
| Jumlah aset | | <u>3,401,918,006,822</u> | <u>2,285,757,285,247</u> | Total assets |

Catatan atas laporan keuangan konsolidasian merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

The accompanying notes to the consolidated financial statements form an integral part of the consolidated financial statements.

(Dalam Rupiah)

(In Rupiah)

| | Catatan/ <i>Note</i> | 30 September/ <i>September 2013</i> | 31 Desember/ <i>December 2012</i> | |
|---|-------------------------|--|--------------------------------------|---------------------------------|
| Liabilitas dan ekuitas | | | | Liabilities and equity |
| Liabilitas jangka pendek | | | | Currents liabilities |
| Utang usaha | 3d,3e,3f,11 | 282,685,716,360 | 4,933,752,935 | Trade payables |
| Utang lain-lain | 3f,12 | 143,002,365,622 | 3,137,038,874 | Other payables |
| Utang pajak | 8b | 18,259,814,548 | 13,987,104,009 | Tax payables |
| Beban masih harus dibayar | 3f,13 | 5,148,861,565 | 36,302,306,520 | Accrued expenses |
| Uang muka penjualan | 3d,15 | 163,350,061,548 | 215,158,589,620 | Sales advances |
| Utang bank - yang jatuh tempo dalam satu tahun | 3f,14 | <u>145.183.118.028</u> | <u>67.522.333.715</u> | Bank loan - due in one year |
| Jumlah liabilitas jangka pendek | | 757,629,937,671 | 341,041,125,673 | Total current liabilities |
| Liabilitas jangka panjang | | | | Noncurrents liabilities |
| Utang bank | 3d,3f,14 | 413,842,322,405 | 159,685,220,706 | Bank loan |
| Uang jaminan | 3f | 2,015,636,948 | 1,840,139,864 | Security deposits |
| Liabilitas imbalan kerja | 3m,17 | 7,502,318,185 | 6,166,785,343 | Employee benefits obligation |
| Utang pihak berelasi | 3d,3f,16,27 | <u>6.913.441.332</u> | <u>6.913.441.332</u> | Due to related parties |
| Jumlah liabilitas jangka panjang | | <u>430.273.718.870</u> | <u>174.605.587.245</u> | Total noncurrent liabilities |
| Jumlah liabilitas | | <u>1.187.903.656.541</u> | <u>515.646.712.918</u> | Total liabilities |

Catatan atas laporan keuangan konsolidasian merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

The accompanying notes to the consolidated financial statements form an integral part of the consolidated financial statements.

**PT Bekasi Fajar Industrial Estate Tbk
dan Entitas Anak**
Laporan Posisi Keuangan Konsolidasian
(lanjutan)
Per tanggal-tanggal 30 September 2013 dan 31 Desember 2012

**PT Bekasi Fajar Industrial Estate Tbk
and Subsidiaries**
Consolidated Statements of Financial Position
(continued)
As of 30 September 2013 and 31 December 2012

(Dalam Rupiah)

(In Rupiah)

| | Catatan/ <i>Note</i> | 30 September/ <i>September 2013</i> | 31 Desember/ <i>December 2012</i> | |
|---|-------------------------|--|--------------------------------------|--|
| Ekuitas | | | | Equity |
| Ekuitas yang dapat diatribusikan kepada pemilik entitas induk | | | | Equity attributable to owners of the parent company |
| Modal saham - nilai nominal Rp 100 per saham (30 September 2013 dan 31 Desember 2012) dan Modal dasar sebesar 28.000.000.000 saham (30 September 2013 dan 31 Desember 2012) dan Modal ditempatkan dan disetor penuh 9.629.044.750 saham (30 September 2013) dan 9.361.707.250 saham (31 Desember 2012) | | | | Share capital - nominal value Rp 100 per share (30 September 2013 and 31 December 2012) and Authorized - 28,000,000,000 shares (30 September 2013 and 31 December 2012) Issued and fully paid 9,629,044,750 shares (30 September 2013) and 9,361,707,250 shares (31 December 2012) |
| Tambahan modal disetor - bersih | 18 | 962,904,475,000 | 936,170,725,000 | Other paid in capital - net |
| | 3q,19 | 195,434,744,505 | 168,700,994,505 | Difference in value of restructuring transactions with entities under common control |
| Selisih nilai transaksi restrukturisasi dengan entitas sepengendali | 2,3c | 958,690,593 | 958,690,593 | Retained earnings |
| Saldo laba | 22 | | | Appropriated |
| Ditentukan penggunaannya Belum ditentukan penggunaannya | | 164,598,992,719 | - | Unappropriated |
| | | <u>889,839,578,412</u> | <u>664,135,001,993</u> | Total equity attributable to owners of the parent |
| Jumlah ekuitas yang dapat diatribusikan kepada pemilik entitas induk | | 2,213,736,481,229 | 1,769,965,412,091 | Noncontrolling interests |
| Kepentingan nonpengendali | 20 | <u>277,869,052</u> | <u>145,160,238</u> | Total equity |
| Jumlah ekuitas | | <u>2,214,014,350,281</u> | <u>1,770,110,572,329</u> | Total liabilities and equity |
| Jumlah liabilitas dan ekuitas | | <u>3,401,918,006,822</u> | <u>2,285,757,285,247</u> | |

Catatan atas laporan keuangan konsolidasian merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

The accompanying notes to the consolidated financial statements form an integral part of the consolidated financial statements.

**PT Bekasi Fajar Industrial Estate Tbk
dan Entitas Anak**
Laporan Laba Rugi Komprehensif Konsolidasian
Untuk periode sembilan bulan yang berakhir pada tanggal-tanggal
30 September 2013 dan 2012

**PT Bekasi Fajar Industrial Estate Tbk
and Subsidiaries**
Consolidated Statements of Comprehensive Income
For the nine period ended
30 September 2013 and 2012

(Dalam Rupiah)

(In Rupiah)

| | Catatan/ Note | 30 September/September | | |
|--|------------------|-------------------------------|-------------------------------|--|
| | | 2013 | 2012 | |
| Pendapatan | 3d,31,23 | 781,501,373,591 | 661,966,194,765 | Revenue |
| Beban pokok pendapatan | 3d,31,24 | <u>(177,214,666,046)</u> | <u>(288,656,470,316)</u> | Cost of revenue |
| Laba bruto | | 604,286,707,545 | 373,309,724,449 | Gross profit |
| Beban usaha | 25 | | | Operating expenses |
| Beban penjualan | | (665,733,480) | (1,074,762,401) | Selling expenses |
| Beban umum dan administrasi | | <u>(50,826,106,856)</u> | <u>(32,672,434,832)</u> | General and administrative expenses |
| Jumlah beban usaha | | <u>(51,491,840,336)</u> | <u>(33,747,197,233)</u> | Operating expenses |
| Laba usaha | | 552,794,867,209 | 339,562,527,216 | Income from operations |
| Penghasilan (beban) lain-lain | | | | Other income (expenses) |
| | | | | Interest income from current account |
| Bunga jasa giro | | 2,571,662,980 | 1,829,547,973 | |
| Bunga deposito | | 933,946,029 | 943,386,485 | Interest income from deposit |
| Sewa | | 1,953,165,336 | 1,791,624,838 | Rent income |
| Selisih kurs - bersih | | (23,294,102,128) | 2,562,756,084 | Foreign exchange - net |
| Laba penjualan aset tetap | 10 | - | 449,598,958 | Gain on sale of fixed assets |
| Lain-lain | | 5,354,258,002 | 4,101,777,585 | Others |
| Provisi kredit | | (202,045,200) | (600,220,910) | Credit Provision |
| Beban administrasi bank | | (174,747,642) | (157,953,308) | Bank administration expenses |
| Beban margin pembiayaan | 3o | (18,080,846,364) | (13,847,160,672) | Financing margin expenses |
| Beban bunga | 3o | <u>(5,394,488,408)</u> | <u>(3,059,432,043)</u> | Interest expenses |
| Jumlah penghasilan (beban) lain-lain - bersih | | <u>(36,333,197,395)</u> | <u>(5,986,075,010)</u> | Total other income (expenses) - net |
| Laba sebelum beban pajak | | 516,461,669,814 | 333,576,452,206 | Income before tax expense |
| Beban pajak | 3n,8c | | | Tax expenses |
| Pajak kini | | | | Current tax |
| Final | | (34,292,430,289) | (32,044,977,972) | Final |
| Tidak final | | (160,746,000) | - | Nonfinal |
| Pajak tangguhan | | - | - | Deferred tax |
| Jumlah beban pajak | | <u>(34,453,176,289)</u> | <u>(32,044,977,972)</u> | Total tax expense |
| Laba bersih tahun berjalan | | 482,008,493,525 | 301,531,474,234 | Net income for the year |
| Pendapatan komprehensif lainnya | | - | - | Other comprehensive income |
| Jumlah pendapatan komprehensif tahun berjalan | | <u>482,008,493,525</u> | <u>301,531,474,234</u> | Total comprehensive income for the year |

Catatan atas laporan keuangan konsolidasian merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

The accompanying notes to the consolidated financial statements form an integral part of the consolidated financial statements.

PT Bekasi Fajar Industrial Estate Tbk
dan Entitas Anak
Laporan Laba Rugi Komprehensif Konsolidasian
(lanjutan)
Untuk periode sembilan bulan yang berakhir pada tanggal-tanggal
30 September 2013 dan 2012

PT Bekasi Fajar Industrial Estate Tbk
and Subsidiaries
Consolidated Statements of Comprehensive Income
(continued)
For the nine period ended
30 September 2013 and 2012

(Dalam Rupiah)

(In Rupiah)

| | Catatan/ Note | 30 September/September | | |
|---|------------------|-------------------------------|-------------------------------|--|
| | | 2013 | 2012 | |
| Laba bersih tahun berjalan yang dapat diatribusikan kepada : | | | | <i>Net income for the year attributable to :</i> |
| Pemilik entitas Induk | | 481,875,784,711 | 301,474,745,051 | <i>Owners of the parent</i> |
| Kepentingan nonpengendali | 20 | <u>132,708,814</u> | <u>56,729,183</u> | <i>Noncontrolling interest</i> |
| | | <u>482,008,493,525</u> | <u>301,531,474,234</u> | |
| Laba komprehensif yang dapat diatribusikan kepada : | | | | <i>Comprehensive income attributable to :</i> |
| Pemilik entitas Induk | | 481,875,784,711 | 301,474,745,051 | <i>Owners of the parent</i> |
| Kepentingan nonpengendali | 20 | <u>132,708,814</u> | <u>56,729,183</u> | <i>Noncontrolling interest</i> |
| | | <u>482,008,493,525</u> | <u>301,531,474,234</u> | |
| Laba per saham : | | | | <i>Earnings per share :</i> |
| Laba per saham dasar | 3p,26 | 50.54 | 37.00 | <i>Basic earnings per share</i> |
| Laba per saham dilusian | 3p,26 | 50.44 | 37.00 | <i>Diluted earnings per share</i> |

Catatan atas laporan keuangan konsolidasian merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

The accompanying notes to the consolidated financial statements form an integral part of the consolidated financial statements.

(Dalam Rupiah)

(In Rupiah)

| Catatan/ Note | Modal saham/ Share capital | Modal disetor lainnya/ Other paid in capital | Modal proforma berasal dari restrukturisasi dengan entitas sepengendali/ Proforma capital arising from restructuring of entities under common control | Selisih nilai transaksi restrukturisasi dengan entitas sepengendali/ Difference in value restructuring transactions of entities under common control | Saldo Laba/ Retained Earnings ditetapkan penggunaannya/ appropriated | belum ditentukan penggunaannya/ unappropriated | Jumlah/ Total | Kepentingan nonpengendali atas bersih Entitas Anak/ Noncontrolling interests in net assets of Subsidiaries | Jumlah ekuitas/ Total equity |
|---|-------------------------------|---|--|---|--|--|--------------------------|---|---------------------------------|
| Saldo 1 Januari 2012/ Balance 1 January 2012 | 700,000,000,000 | - | - | 958,690,593 | - | 193,852,165,653 | 894,810,856,246 | 55,799,493 | 894,866,655,739 |
| Laba bersih tahun berjalan/ Net income for the year | - | - | - | - | - | 301,474,745,051 | 301,474,745,051 | 56,729,183 | 301,531,474,234 |
| Perubahan ekuitas entitas anak/ Change of subsidiary entity equity | - | - | - | - | - | - | - | 15,000,000 | 15,000,000 |
| Penambahan modal saham dari IPO/ Additional paid-in-capital from IPO | 176,500,000,000 | 109,030,269,505 | - | - | - | - | 285,530,269,505 | - | 285,530,269,505 |
| Saldo 30 September 2012/ Balance 30 September 2012 | 876,500,000,000 | 109,030,269,505 | - | 958,690,593 | - | 495,326,910,704 | 1,481,815,870,802 | 127,528,676 | 1,481,943,399,478 |
| Saldo 1 Januari 2013/ Balance 1 January 2013 | 936,170,725,000 | 168,700,994,505 | - | 958,690,593 | - | 664,135,001,993 | 1,769,965,412,091 | 145,160,238 | 1,770,110,572,329 |
| Dana cadangan/ Reserve fund | - | - | - | - | 164,598,992,719 | (164,598,992,719) | - | - | - |
| Laba bersih tahun berjalan/ Net income for the year | - | - | - | - | - | 481,875,784,711 | 481,875,784,711 | 132,708,814 | 482,008,493,525 |
| Pembagian dividen/ Dividen distribution | - | - | - | - | - | (91,572,215,573) | (91,572,215,573) | - | (91,572,215,573) |
| Konversi waran seri 1 menjadi saham/ Conversion warrant series 1 to share capital | 18,19 | 26,733,750,000 | - | - | - | - | 53,467,500,000 | - | 53,467,500,000 |
| Saldo 30 September 2013/ Balance 30 September 2013 | 962,904,475,000 | 195,434,744,505 | - | 958,690,593 | 164,598,992,719 | 889,839,578,412 | 2,213,736,481,229 | 277,869,052 | 2,214,014,350,281 |

Catatan atas laporan keuangan konsolidasian merupakan bagian yang tidak terpisahkan dari The accompanying notes to the consolidated financial statements form an integral part of the
laporan keuangan konsolidasian. consolidated financial statements.

**PT Bekasi Fajar Industrial Estate Tbk
dan Entitas Anak**
Laporan Arus Kas Konsolidasian
Untuk periode sembilan bulan yang berakhir pada tanggal-tanggal
30 September 2013 dan 2012

**PT Bekasi Fajar Industrial Estate Tbk
and Subsidiaries**
Consolidated Statements of Cash Flows
For the nine period ended
30 September 2013 and 2012

(Dalam Rupiah)

(In Rupiah)

| | Catatan/ <i>Note</i> | 30 September/ <i>September</i> | | |
|---|-------------------------|--------------------------------|--------------------------|--|
| | | 2013 | 2012 | |
| Arus kas dari aktivitas operasi | | | | |
| Penerimaan kas dari pelanggan | | 579,783,022,994 | 414,278,394,058 | <i>Cash received from customer</i> |
| Penerimaan dari deposit pelanggan | | 137,810,385,838 | - | <i>Received from customer deposit</i> |
| Pembayaran kas kepada : | | | | <i>Cash payment to :</i> |
| Direksi dan karyawan | | (23,511,328,699) | (14,355,904,459) | <i>Directors and employees</i> |
| Kontraktor, pemasok dan operasional | | <u>(210,527,860,732)</u> | <u>(83,356,560,747)</u> | <i>Contractor, supplier and operational</i> |
| Kas dari operasi | | 483,554,219,401 | 316,565,928,852 | <i>Cash from operations</i> |
| Penerimaan bunga | | 3,505,609,010 | 3,318,409,821 | <i>Interest received</i> |
| Pembayaran bunga | | (23,378,931,554) | (16,897,702,892) | <i>Payment of interest</i> |
| Pembayaran pajak | | (22,846,477,302) | (24,270,187,835) | <i>Payment of tax</i> |
| Penerimaan/(pembayaran) bukan dari pelanggan | | <u>(6,656,666,308)</u> | <u>(646,999,955)</u> | <i>Received from/(payment to) noncustomer</i> |
| Kas bersih dari aktivitas operasi | | <u>434,177,753,247</u> | <u>278,069,447,991</u> | <i>Net cash from operating activities</i> |
| Arus kas dari aktivitas investasi | | | | |
| Hasil penjualan investasi | | (67,482,036) | - | <i>Proceeds from sales of investment</i> |
| Pembayaran uang muka pembelian tanah | 9 | (891,572,952,246) | (307,521,529,109) | <i>Payment of advance for land purchased</i> |
| Pembayaran uang muka pembelian aset | 9 | (1,102,500,000) | - | <i>Payment of advance for assets purchased</i> |
| Pembelian aset tetap | 10 | (5,027,316,621) | (2,655,390,483) | <i>Acquisition on fixed assets</i> |
| Hasil penjualan aset tetap | 10 | - | 574,500,000 | <i>asset</i> |
| Kas bersih dari/(digunakan untuk) aktivitas investasi | | <u>(897,770,250,903)</u> | <u>(309,602,419,592)</u> | <i>Net cash from/(used for) investing activities</i> |
| Arus kas dari aktivitas pendanaan | | | | |
| Pembayaran utang bank | | (92,056,613,980) | (65,006,393,925) | <i>Payment of bank loan</i> |
| Penerimaan utang bank | | 423,874,499,993 | 60,000,000,000 | <i>Proceeds from bank loan</i> |
| Pembayaran dividen kepada : | | | | <i>Dividend payment to :</i> |
| Pemilik entitas induk | 21 | (59,913,000) | - | <i>interest controlling</i> |
| Kepentingan nonpengendali | 21 | (84,162,835,519) | - | <i>noninterest controlling</i> |
| Penerimaan dana dari Penawaran Saham Perdana | | - | 285,530,269,505 | <i>Proceeds from Initial Public Offering</i> |
| Hasil dari pelaksanaan waran saham | 18,19 | <u>53,467,500,000</u> | - | <i>Proceeds from warrant exercise</i> |
| Kas bersih dari/(digunakan untuk) aktivitas pendanaan | | <u>301,062,637,494</u> | <u>280,523,875,580</u> | <i>Net cash from/(use for) financing activities</i> |

Catatan atas laporan keuangan konsolidasian merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

The accompanying notes to the consolidated financial statements form an integral part of the consolidated financial statements.

**PT Bekasi Fajar Industrial Estate Tbk
dan Entitas Anak**
Laporan Arus Kas Konsolidasian
(lanjutan)
Untuk periode sembilan bulan yang berakhir pada tanggal-tanggal
30 September 2013 dan 2012

**PT Bekasi Fajar Industrial Estate Tbk
and Subsidiaries**
Consolidated Statements of Cash Flows
(continued)
For the nine period ended
30 September 2013 and 2012

(Dalam Rupiah)

(In Rupiah)

| | Catatan/ <i>Note</i> | 30 September/ <i>September</i> | | |
|--|-------------------------|--------------------------------|-------------------------------|---|
| | | 2013 | 2012 | |
| Kenaikan/(penurunan) bersih kas dan setara kas | | (162,529,860,162) | 248,990,903,979 | <i>Net increase/(decrease) in cash and cash equivalents</i> |
| Kas dan setara kas awal periode | | <u>582,657,321,730</u> | <u>60,060,378,361</u> | <i>Cash and cash equivalents at beginning of the year</i> |
| Kas dan setara kas akhir periode | 5 | <u>420,127,461,568</u> | <u>309,051,282,340</u> | <i>Cash and cash equivalents at end of the year</i> |
| Pengungkapan tambahan : | | | | <i>Supplementary disclosure :</i> |
| Transaksi yang tidak mempengaruhi kas terutama : | | | | <i>Transaction which not affect to the cash mainly :</i> |
| Pemindahbukuan uang muka pembelian tanah ke persediaan | 7, 9 | 795,298,471,581 | 76,276,457,380 | <i>Overbooking advance for land purchased to inventories</i> |
| Perolehan aset persediaan secara kredit | 7, 11, 27 | 232,500,000,000 | - | <i>Acquisitions of inventory on credit</i> |
| Pengalihan piutang usaha ke utang usaha | 6, 11, 27 | 1,084,168,661 | - | <i>Transfer from trade receivable to trade payable</i> |
| Pengalihan piutang usaha ke utang pihak berelasi | 16 | - | 4,849,735,000 | <i>Transfer from trade receivable to due to related parties</i> |

Catatan atas laporan keuangan konsolidasian merupakan bagian yang tidak terpisahkan dari laporan keuangan konsolidasian.

The accompanying notes to the consolidated financial statements form an integral part of the consolidated financial statements.

1. Umum

a. Pendirian Perusahaan

PT Bekasi Fajar Industrial Estate Tbk ("Perusahaan") didirikan berdasarkan akta pendirian No. 199 tanggal 24 Agustus 1989 dan diubah dengan akta perubahan No. 7 tanggal 4 Desember 1989, keduanya dibuat di hadapan Winanto Wiryomartani, SH., notaris di Jakarta dan telah mendapat persetujuan dari Menteri Kehakiman Republik Indonesia No. C2-886 HT.01.01TH 90 tanggal 21 Februari 1990 dan telah diumumkan dalam Berita Negara Republik Indonesia tanggal 3 Agustus 1990 No. 62 Tambahan No. 2730. Anggaran Dasar telah mengalami beberapa kali perubahan dan perubahan terakhir tertuang dalam Akta No. 11 tanggal 21 Agustus 2013, yang dibuat di hadapan Jose Dima Satria SH. M.Kn., notaris di Jakarta yang telah diterima oleh Kementerian Hukum dan Hak Asasi Manusia melalui surat No. AHU-AH.01.10-34785 tanggal 23 Agustus 2013.

Berdasarkan akta No. 24 tanggal 12 September 2011 yang dibuat di hadapan notaris Aulia Taufani, SH., sebagai notaris pengganti dari Sutjipto, SH., M.Kn., notaris di Jakarta bahwa telah disetujui perubahan status Perusahaan dari Perusahaan Penanaman Modal Dalam Negeri (PMDN) menjadi Perusahaan Penanaman Modal Asing (PMA) dan telah disetujui oleh Badan Koordinasi Penanaman Modal dengan Surat Keputusan No. 59/PPM/V/PMA/2011 tanggal 13 September 2011.

Berdasarkan Akta Risalah Rapat Pemegang Saham No. 49 tanggal 9 Desember 2011, notaris Dr. Misahardi Wilamarta SH. MH. M.Kn. LL.M., pemegang saham telah menyetujui :

- a) Perubahan nominal saham Perseroan yang semula sebesar Rp 1.000 menjadi Rp 100 per saham.
- b) Peningkatan modal dasar dari semula Rp 700.000.000.000 terbagi atas 700.000.000 saham dengan nilai nominal Rp 1.000 menjadi Rp 2.800.000.000.000 terbagi atas 28.000.000.000 saham dengan nilai nominal Rp 100 per saham.

1. General

a. The Company's establishment

PT Bekasi Fajar Industrial Estate Tbk ("the Company") was established based on Notarial Deed No. 199 dated 24 August 1989 and has been changed by Notarial deed No. 7 dated 4 December 1989 by Winanto Wiryomartani, SH., Notary in Jakarta and was approved by Minister Justice of Republic Indonesia in decree No. C2-886 HT.01.01TH 90 dated 21 February 1990 and announced in Supplement No. 2730 of State Gazette of Republic of Indonesia No. 62 dated 3 August 1990. The Company's articles of association has been amended several times, the latest amendment was recorded in Notarial Deed No. 11 dated 21 August 2013 of Jose Dima Satria, SH., M.Kn., Notary in Jakarta, and has been accepted by Ministry of Justice and Human Right from its letter No. AHU-AH.01.10-34785 dated 23 August 2013.

Based on Notarial Deed No. 24 dated 12 September 2011 of Aulia Taufani, SH., in lieu of Sutjipto, S.H., M.Kn., Notary in Jakarta, Company been changed the Company's status from Domestic Investment Company to become Foreign Investment Company (PMA) and it was approved by the Investment Coordinating Board with the Decree No. 59/PPM/V/PMA/2011 dated 13 September 2011.

Based on Notarial Deed of Minute of Meeting of Shareholder No. 49 dated 9 December 2011 by Dr. Misahardi Wilamarta SH. MH. M.Kn. LL.M. the shareholder has agreed :

- a) The changes of par value of share from Rp 1,000 per share to become Rp 100 per share*
- b) To increase authorized capital from Rp 700,000,000,000 consist of 700,000,000 shares with par value Rp 1,000 to become Rp 2,800,000,000,000 consist of 28,000,000,000 share with par value Rp 100.*

1. Umum (lanjutan)

a. Pendirian Perusahaan (lanjutan)

- c) Penawaran Umum Saham Perdana (Initial Public Offering/IPO) melalui pengeluaran saham baru dari dalam simpanan (portepel) Perusahaan sebanyak-banyaknya sebesar 1.800.000.000 saham.
- d) Untuk menerbitkan waran dalam jumlah sebanyak-banyaknya 900.000.000. Waran seri I di mana 1 waran dapat dikonversi menjadi 1 saham setelah IPO.
- e) Perubahan status Perseroan dari Perseroan Tertutup menjadi Perseroan Terbuka.
- f) Perubahan nama Perseroan dari sebelumnya bernama PT Bekasi Fajar Industrial Estate menjadi PT Bekasi Fajar Industrial Estate Tbk.
- g) Perubahan seluruh anggaran dasar yang disesuaikan dengan Peraturan BAPEPAM & LK Nomor IX.J.1.
- h) Mengangkat Dewan Direksi dan Dewan Komisaris sebagai berikut :

Direktur Utama : Hungkang Sutedja
Direktur : Hendra Kurniawan
Direktur tidak terafiliasi : Wilson Effendy

Komisaris Utama
(merangkap Komisaris
Independen) : Witjaksono Abadiman
Sidharta
Komisaris : Hendra Lesmana
Komisaris : Hartono

Akta tersebut telah memperoleh persetujuan dari Menteri Hukum dan Hak Asasi Manusia Republik Indonesia dengan Keputusan No. AHU-62997.AH.01.02 Tahun 2011 tanggal 20 Desember 2011.

Maksud dan Tujuan Perusahaan

Sesuai dengan Pasal 3 Anggaran Dasar Perusahaan, maksud dan tujuan serta kegiatan usaha adalah berusaha dalam bidang kawasan industri, dan untuk mencapai maksud dan tujuan tersebut di atas, Perusahaan dapat melaksanakan kegiatan usaha sebagai berikut :

1. General (continued)

a. The Company's establishment (continued)

- c) Initial Public Offering through by issuance of the new shares from the Company's unissued shares as many as 1,800,000,000 shares.
- d) To issue warrants as many as 900,000,000 warrants. Warrant Series I in which one warrant can be converted into one share after the IPO.
- e) The change Company's status from the Limited Company become Public Listed Company.
- f) The change of Company's name formerly known as PT Bekasi Fajar Industrial Estate become PT Bekasi Fajar Industrial Estate Tbk.
- g) The change of the articles of association to comply with BAPEPAM & LK Rule No. IX.J.1.
- h) To appoint the Board of Directors and Board of Commissioners as follows :

President Director : Hungkang Sutedja
Director : Hendra Kurniawan
Unaffiliated Director : Wilson Effendy

President Commissioner
(concurrently Independent
Commissioner) : Witjaksono Abadiman
Sidharta
Commissioner : Hendra Lesmana
Commissioner : Hartono

The Notarial Deed has been approved by the Minister of Justice and Human Rights Republic of Indonesia with Decree No. AHU-62997.AH.01.02 Year 2011 dated 20 December 2011.

The Company's Aims and Objectives

In accordance with Article 3 of the Articles of Association the Company, aims, objectives and business activities are to perform business in the industrial estate, and to achieve the aims and objectives mentioned above, the Company is able to conduct business activities as follows :

I. Umum (lanjutan)

a. Pendirian Perusahaan (lanjutan)

- a. merencanakan, membangun, serta mengembangkan suatu kawasan industri termasuk mempersiapkan dan pengadaan tanah, prasarana, dan fasilitas-fasilitas industri lainnya;
- b. melakukan kegiatan-kegiatan penguasaan serta perawatan dari seluruh kawasan industri tersebut di atas;
- c. membantu menyediakan segala fasilitas yang dibutuhkan dalam hubungannya dengan pendirian suatu bangunan pabrik di dalam kawasan industri;
- d. mengembangkan daerah kawasan industri termasuk pelepasan hak atas tanah, pengurangan, pemetaan, pengukuran, penggalian dan penimbunan tanah, perluasan lahan di pantai (reklamasi), pemasangan instalasi-instalasi listrik, air minum, gas dan telekomunikasi dan seluruh faktor penunjang yang berkaitan dengan pembangunan suatu daerah;
- e. menjual tanah-tanah yang telah dikembangkan berupa tanah-tanah kavling berikut bangunannya.

Perusahaan berkedudukan di Kawasan Industri MM 2100, Desa Gandasari Kecamatan Cikarang Barat/ 17520 dengan kantor perwakilan di Wisma Argo Manunggal Lt. 10, Jl. Jend. Gatot Subroto Kav. 22 – Jakarta Selatan/ 12930 dan mempunyai proyek kavling tanah dan memiliki tanah untuk dikembangkan yang berkedudukan di Kecamatan Cikarang Barat, Kabupaten Bekasi, Provinsi Jawa Barat.

Entitas Anak berkedudukan di Bekasi.

Kegiatan usaha Perusahaan sampai dengan saat ini, bergerak dalam bidang pembangunan dan pengelolaan kawasan industri dan properti berikut seluruh sarana dan prasarana pendukungnya dan Perusahaan beroperasi secara komersial mulai tahun 1989.

b. Entitas Induk dan Entitas Induk Utama

Perusahaan adalah Entitas Anak dari PT Argo Manunggal Land Development (“AMLD”). Entitas Induk Utama dari Perusahaan adalah kelompok usaha properti Argo Manunggal Grup, dan pengendali Grup adalah keluarga The Ning King.

I. General (continued)

a. The Company’s establishment (continued)

- a. to plan, to build, and to develop an industrial estate including the acquisition and development of land, infrastructure, and other industrial facilities;
- b. to own and to maintain the entire industrial estate mentioned above;
- c. to provide all the supporting facilities for the establishment of a factory building in the industrial estate;
- d. to develop the industrial estate including the release of land rights, cut and fill, mapping, performing measurement, extraction and landfill, the expanding land on the beach (reclamation), performing installation of electrical, water, gas and telecommunication facilities, and all contributing factors relating to the construction of an area;
- e. to sell the developed land such as the lot plotting including the buildings constructed on it.

The Company domiciled at MM 2100 Industrial Estate, District Desa Gandasari Cikarang Barat / 17520 with a representative office at Wisma Argo Manunggal Fl. 10, Jl. Jend. Gatot Subroto Kav. 22 – Jakarta Selatan / 12930 and owned industrial and the land for development in the Cikarang Barat District, Bekasi Regency, West Java Province.

Subsidiaries domiciled at Bekasi.

The Company’s operations are to develop and to manage of industrial estates and properties including with all supporting facilities and infrastructure and the Company commercially operated since 1989.

b. Parent and Ultimate Parent Company

The Company is a subsidiary of PT Argo Manunggal Land Development (“AMLD”). Its ultimate parent company is Argo Manunggal Group property division, and the controlling Group are the family of The Ning King.

1. Umum (lanjutan)

1. General (continued)

c. Dewan komisaris dan direksi, komite audit serta karyawan

c. Boards of commissioners and directors, audit committee and employees

Berdasarkan Akta No. 12 tanggal 21 Agustus 2013, yang dibuat di hadapan notaris Jose Dima Satria, SH. M.Kn., pemegang saham telah menyetujui perubahan anggota Direksi dan pengangkatan kembali Dewan komisaris dan Direksi Perseroan. Dewan komisaris dan Direksi Perseroan periode 30 September 2013 dan 31 Desember 2012 adalah sebagai berikut :

Based on Notarial Deed No. 12 dated 21 August 2013 of Jose Dima Satria, SH. M.Kn., the shareholder has agreed to the change of Board of Directors and to reappoint Board of Commissioners and Board of Director. Board of Commissioner and Board of Director of the Company as of 30 September 2013 and 31 December 2012 as follow :

30 September 2013/ 30 September 2013

Dewan Komisaris
Komisaris utama (merangkap
Komisaris Independen)
Komisaris
Komisaris

Witjaksono Abadiman Sidharta
Hendra Lesmana
Hartono

Board of Commissioners
President Commissioner (concurrently
Independent Commissioner)
Commissioners
Commissioners

Direksi
Direktur Utama
Direktur
Direktur
Direktur tidak terafiliasi

Hunggang Sutedja
Yoshihiro Kobi
Daishi Asano
Wilson Effendy

Board of Directors
President Director
Director
Director
Unaffiliated Director

31 Desember 2012/ 31 December 2012

Dewan Komisaris
Komisaris utama (merangkap
Komisaris Independen)
Komisaris
Komisaris

Witjaksono Abadiman Sidharta
Hendra Lesmana
Hartono

Board of Commissioners
President Commissioner (concurrently
Independent Commissioner)
Commissioners
Commissioners

Direksi
Direktur Utama
Direktur
Direktur tidak terafiliasi

Hunggang Sutedja
Hendra Kurniawan
Wilson Effendy

Board of Directors
President Director
Director
Unaffiliated Director

Remunerasi yang dibayarkan kepada dewan komisaris Perusahaan dan Entitas Anak sebesar Rp 1.672.203.427 dan Rp 1.280.643.100 masing-masing untuk tahun yang berakhir pada tanggal-tanggal 30 September 2013 dan 31 Desember 2012.

Remuneration provided to board of commissioners of the Company and subsidiaries amounting to Rp 1,672,203,427 and Rp 1,280,643,100, respectively, for the years ended 30 September 2013 and 31 December 2012.

Remunerasi yang dibayarkan kepada dewan direksi Perusahaan dan Entitas Anak sebesar Rp 5.343.133.864 dan Rp 3.929.222.756 masing-masing untuk tahun yang berakhir pada tanggal-tanggal 30 September 2013 dan 31 Desember 2012.

Remuneration provided to board of directors of the Company and subsidiaries amounting to Rp 5,343,133,864 and Rp 3,929,222,756, respectively, for the years ended 30 September 2013 and 31 December 2012.

Perusahaan dan Entitas Anak memiliki 142 orang dan 112 orang karyawan masing-masing pada tanggal-tanggal 30 September 2013 dan 31 Desember 2012 (tidak diaudit).

The Company and Subsidiaries owned 142 and 112 employees as of 30 September 2013 and 31 December 2012, respectively (not audited).

1. Umum (lanjutan)

1. General (continued)

c. Dewan komisaris dan direksi, komite audit serta karyawan (lanjutan)

c. Boards of commissioners and directors, audit committee and employees (continued)

Berdasarkan Surat Perusahaan No. 73/BOD/BFIE/XII/2011 tanggal 22 Desember 2011, Perusahaan telah menunjuk Khrisna Daswara sebagai Sekretaris Perusahaan.

Based on the Company's letter No. 73/BOD/BFIE/XII/2011 dated 22 December 2011, the Company has appointed Khrisna Daswara as Corporate Secretary.

Berdasarkan Surat Keputusan Dewan Komisaris tanggal 29 Desember 2011 Perusahaan telah menunjuk Jimmy Atmaja sebagai Ketua Unit Audit Internal.

Based on the Decree of the Board of Commissioners on 29 December 2011 the Company has appointed Jimmy Atmaja as Chairman of the Internal Audit Unit.

Berdasarkan Surat Keputusan Dewan Komisaris tanggal 5 Oktober 2012 No. 001/A.KA/X/2012, Perusahaan mengangkat anggota Komite Audit Perseroan sebagai berikut :

Based on the decree of the Board Commissioners on 5 October 2012 No. 001/A.KA/X/2012, the Company has appointed member of the Company's Audit Commitee as follows:

Ketua : Witjaksono Abadiman Sidharta
 Anggota : Drs. Herbudianto, Ak
 Anggota : Fernandus Chamsi

Chairman : Witjaksono Abadiman Sidharta
 Member : Drs. Herbudianto, Ak
 Member : Fernandus Chamsi

d. Struktur Perusahaan dan Entitas Anak

d. The structure of the Company and Subsidiaries

| Nama Entitas Anak/ <i>Subsidiaries name</i> | Persentase pemilikan (%)/ <i>Percentage of ownership</i> | | Kegiatan utama/ <i>Main activities</i> | Tahun mulai operasi/ <i>Years of commencing operations</i> |
|--|---|--------------------------------------|---|---|
| | 30 September/ <i>September 2013</i> | 31 Desember/ <i>December 2012</i> | | |
| Entitas Anak yang dimiliki secara langsung/ <i>Direct owned Subsidiary</i> : | | | | |
| PT Bekasi Matra Industrial Estate | 99.99 | 99.98 | Kawasan industri/ <i>Industrial estate</i> | 2010 |
| Entitas Anak yang dimiliki secara tidak langsung/ <i>Indirect owned Subsidiary</i> : | | | | |
| Melalui/ <i>Through</i> PT Bekasi Matra Industrial Estate : | | | | |
| PT Bekasi Surya Pratama | 99.50 | 99.50 | Kawasan industri/ <i>Industrial estate</i> | 2012 |