

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

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

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**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	
Selisih nilai transaksi restrukturisasi dengan entitas sepengendali	2,3c	958,690,593	958,690,593	Difference in value of restructuring transactions with entities under common control
Saldo laba	22			Retained earnings
Ditentukan penggunaannya		164,598,992,719	-	Appropriated
Belum ditentukan penggunaannya		<u>889,839,578,412</u>	<u>664,135,001,993</u>	Unappropriated
Jumlah ekuitas yang dapat diatribusikan kepada pemilik entitas induk		2,213,736,481,229	1,769,965,412,091	Total equity attributable to owners of the parent
Kepentingan nonpengendali	20	<u>277,869,052</u>	<u>145,160,238</u>	Noncontrolling interests
Jumlah ekuitas		<u>2,214,014,350,281</u>	<u>1,770,110,572,329</u>	Total equity
Jumlah liabilitas dan ekuitas		<u>3,401,918,006,822</u>	<u>2,285,757,285,247</u>	Total liabilities and equity

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)
Bunga jasa giro		2,571,662,980	1,829,547,973	Interest income from current account
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.

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	<u>876,500,000,000</u>	<u>109,030,269,505</u>	-	<u>958,690,593</u>	-	<u>495,326,910,704</u>	<u>1,481,815,870,802</u>	<u>127,528,676</u>	<u>1,481,943,399,478</u>
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	<u>962,904,475,000</u>	<u>195,434,744,505</u>	-	<u>958,690,593</u>	<u>164,598,992,719</u>	<u>889,839,578,412</u>	<u>2,213,736,481,229</u>	<u>277,869,052</u>	<u>2,214,014,350,281</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.