

The original financial statements included herein are  
in the Indonesian language  
**PERUM PERUMNAS AND SUBSIDIARIES**  
**CONSOLIDATED STATEMENTS OF FINANCIAL**  
**POSITION**  
**DECEMBER 31, 2016 AND 2015**  
(Expressed In Rupiah, unless otherwise stated)

**PERUM PERUMNAS DAN ENTITAS ANAK**  
**LAPORAN POSISI KEUANGAN**  
**KONSOLIDASIAN**  
**31 DESEMBER 2016 DAN 2015**  
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

	Catatan/ Notes	31 Desember 2016	31 Desember 2015	
<b>ASET</b>				<b>ASSETS</b>
<b>ASET LANCAR</b>				<b>CURRENT ASSETS</b>
Kas dan setara kas	2f, 4	1.561.060.685.375	1.376.384.613.010	Cash and cash equivalents
Piutang usaha (net) (penurunan nilai wajar piutang usaha senilai Rp100.130.602.366 dan Rp85.623.385.653 untuk tanggal 31 Desember 2016 dan 31 Desember 2015)	2g, 5	2.423.372.217.471	2.150.376.423.797	Account receivables (net) (net of allowance for impairment losses of Rp100.130.602.366 and Rp85.623.385.653 of December, 31 2016 and December, 31 2015)
Piutang lain-lain	6	11.978.565.618	10.888.558.913	Other receivables
Uang muka	7	78.922.421.679	46.370.157.476	Advances
Beban dibayar dimuka	8	117.823.771.340	49.963.662.666	Prepaid expenses
Tanah dan bangunan akan dijual	2i, 9	446.979.500.386	389.069.142.906	Land and building for sale
Proyek dalam pelaksanaan	2j, 10	635.029.660.880	431.276.452.927	Projects in progress
Tanah mentah	2j, 11	517.491.791.197	378.571.595.963	Land
Tanah dalam pengelolaan kerjasama	2j, 12	69.533.098.233	73.954.257.971	Land in joint venture
<b>Jumlah Aset Lancar</b>		<b>5.862.191.712.179</b>	<b>4.906.854.865.627</b>	<b>Total Current Assets</b>
<b>ASET TIDAK LANCAR</b>				<b>NON CURRENT ASSETS</b>
Tanah mentah jangka panjang	13	101.360.433.252	135.979.187.053	Long term - Land
Penyertaan	14	1.560.000.000	1.560.000.000	Investments in share
Rumah dan bangunan disewakan (dikurangi akumulasi penyusutan senilai Rp104.233.345.560 dan Rp98.230.209.205 untuk tanggal 31 Desember 2016 dan 31 Desember 2015)	15	81.258.869.411	87.697.209.297	Investment property (less accumulated depreciation of Rp104.233.345.560 and Rp98.230.209.205 of December, 31 2016 and December, 31 2015)
Piutang jangka panjang	16	110.166.246.548	57.552.717.616	Long-term receivables
Aset tetap (dikurangi akumulasi penyusutan senilai Rp53.088.373.342 dan Rp48.214.797.119 untuk tanggal 31 Desember 2016 dan 31 Desember 2015)	2k, 17	403.417.325.228	299.696.288.860	Fixed assets (less accumulated depreciation of Rp53.088.373.342 and Rp48.214.797.119 of December, 31 2016 and December, 31 2015)
Aset lain-lain (aset lain-lain senilai Rp1.813.130.729 untuk tanggal 31 Desember 2016 dan Rp2.226.845.307 untuk 31	2k, 18	7.039.687.178	13.055.809.850	Others assets (others assets amounting to Rp1.813.130.729 for December, 31 2016 and Rp2.226.845.307 for December, 31 2015)
<b>Jumlah Aset Tidak Lancar</b>		<b>704.802.561.618</b>	<b>595.541.212.676</b>	<b>Total Non Current Assets</b>
<b>JUMLAH ASET</b>		<b>6.566.994.273.797</b>	<b>5.502.396.078.303</b>	<b>TOTAL ASSETS</b>

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

See the notes to the consolidated financial statement which is an integral part of these consolidated financial statement as a whole

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**DECEMBER 31, 2016 AND 2015**  
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**PERUM PERUMNAS DAN ENTITAS ANAK**  
**LAPORAN POSISI KEUANGAN**  
**KONSOLIDASIAN**  
**31 DESEMBER 2016 DAN 2015**  
(Disajikan dalam Rupiah, kecuali dinyatakan lain)

	Catatan/ Notes	31 Desember 2016	31 Desember 2015	
<b>LIABILITAS DAN EKUITAS</b>				<b>LIABILITIES AND EQUITY</b>
<b>LIABILITAS JANGKA PENDEK</b>				<b>CURRENT LIABILITIES</b>
Utang usaha	19	243.840.242.707	247.979.427.845	Account payables
Dana titipan (BL Peduli BUMN)	2r, 20	-	169.276.195.805	Deposit funds
Beban yang masih harus dibayar	21	1.218.641.786.187	1.003.093.218.137	Accrued expenses
Voucher yang masih harus dibayar	22	5.269.969.841	17.533.808.291	Accrued voucher
Kelebihan uang muka penghuni	23	5.528.830.988	4.353.163.401	Excess of down payments
Pajak yang masih harus dibayar	2a, 24	118.541.794.783	138.254.848.822	Accrued taxes
Utang retensi kontraktor	25	17.070.806.718	9.288.441.572	Contractor retention
Penangguhan pembayaran	26	6.707.533.719	919.702.011	Accrued payment
Penerimaan uang muka	27	65.501.008.905	73.442.859.600	Down payment received
Dana sosial pegawai	28	104.175.413	104.175.413	Employee's social funds
Pinjaman dalam negeri segera jatuh tempo	29	401.795.601.414	307.376.588.766	Domestic loan immediately due
Pendapatan yang ditangguhkan	2n, 30	-	92.266.667	Deferred income
<b>Jumlah Liabilitas Jangka Pendek</b>		<b>2.083.001.750.675</b>	<b>1.971.714.696.329</b>	<b>Total Current Liabilities</b>
<b>LIABILITAS JANGKA PANJANG</b>				<b>NON CURRENT LIABILITIES</b>
Pinjaman dalam negeri yang jatuh tempo lebih dari satu tahun	2e, 29	1.544.389.298.894	1.167.171.354.326	Domestic loan with maturities more than one year
Utang jangka panjang lainnya	31	92.784.548.703	125.554.383.222	Other long term liabilities
<b>Jumlah Liabilitas Jangka Panjang</b>		<b>1.637.173.847.597</b>	<b>1.292.725.737.548</b>	<b>Total Long Term Liabilities</b>
<b>EKUITAS</b>				<b>EQUITY</b>
Modal ditempatkan	32	1.000.000.000	1.000.000.000	Capital issued
Penyertaan modal negara	33	1.960.374.857.888	1.474.969.390.888	State equity
Cadangan	34	539.184.804.420	428.557.549.082	Reserves
Penghasilan komprehensif lain	35	184.432.129.541	141.705.091.368	Other comprehensive income
Selisih transaksi perubahan ekuitas	36	55.036.047.408	55.036.047.408	Difference of equity transactions
Laba periode berjalan		94.082.770.438	122.919.172.570	Gain/ (loss) current year
Kepentingan non-pengendali	37	12.708.065.829	13.768.393.110	Non-controlling interests
<b>Jumlah Ekuitas</b>		<b>2.846.818.675.524</b>	<b>2.237.955.644.426</b>	<b>Total Equity</b>
<b>JUMLAH LIABILITAS DAN EKUITAS</b>		<b>6.566.994.273.797</b>	<b>5.502.396.078.303</b>	<b>TOTAL LIABILITIES AND EQUITY</b>

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

See the notes to the consolidated financial statement which is an integral part of these consolidated financial statement as a whole

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**PERUM PERUMNAS DAN ENTITAS ANAK  
LAPORAN LABA RUGI DAN PENGHASILAN  
KOMPREHENSIF LAIN KONSOLIDASIAN  
UNTUK TAHUN YANG BERAKHIR PADA TANGGAL 31  
DESEMBER 2016 DAN 2015**

**PERUM PERUMNAS AND SUBSIDIARIES  
CONSOLIDATED STATEMENTS OF INCOME  
AND OTHER COMPREHENSIVE INCOME  
FOR THE YEAR ENDED DECEMBER 31, 2016  
AND 2015**

(Disajikan dalam Rupiah, kecuali dinyatakan lain)

(Expressed In Rupiah, unless otherwise stated)

	Catatan/ Notes	2016	2015	
PENJUALAN	2n, 38	1.262.820.920.335	1.371.542.107.117	NET SALES
BEBAN POKOK PENJUALAN	20, 39	(793.447.962.269)	(830.925.280.450)	COST OF GOOD SOLD
<b>LABA (RUGI) KOTOR</b>		<b>469.372.958.066</b>	<b>540.616.826.667</b>	<b>GROSS PROFIT (LOSS)</b>
<b>BEBAN USAHA</b>	40			<b>OPERATING EXPENSES</b>
Beban Penjualan		(33.700.560.782)	(30.439.971.668)	Selling Expenses
Beban administrasi dan umum		(241.585.494.249)	(243.712.901.073)	General & Adm Expenses
<b>JUMLAH BEBAN USAHA</b>		<b>(275.286.055.031)</b>	<b>(274.152.872.741)</b>	<b>TOTAL OPERATING EXPENSES</b>
<b>LABA (RUGI) USAHA</b>		<b>194.086.903.035</b>	<b>266.463.953.926</b>	<b>OPERATING INCOME</b>
<b>PENDAPATAN (BEBAN) DI LUAR USAHA</b>				<b>OTHER REVENUES (EXPENSES)</b>
Pendapatan di luar usaha	41	85.190.827.414	70.762.912.034	Other revenues
Beban di luar usaha	42	(159.913.367.863)	(144.763.686.743)	Other expenses
<b>JUMLAH PENDAPATAN (BEBAN) USAHA</b>		<b>(74.722.540.449)</b>	<b>(74.000.774.709)</b>	<b>TOTAL OTHER REVENUES (EXPENSES)</b>
<b>LABA SEBELUM PAJAK</b>		<b>119.364.362.586</b>	<b>192.463.179.217</b>	<b>INCOME BEFORE TAX</b>
<b>PAJAK PENGHASILAN</b>				<b>TAX EXPENSES</b>
Final		(26.341.919.430)	(70.428.243.477)	Final
<b>LABA (RUGI) TAHUN BERJALAN</b>		<b>93.022.443.157</b>	<b>122.034.935.740</b>	<b>PROFIT (LOSS) FOR THE YEAR</b>
<b>PENDAPATAN KOMPREHENSIF LAIN</b>				<b>OTHER COMPREHENSIVE INCOME</b>
Keuntungan revaluasi aset tetap		99.683.003.743	239.135.858.924	Gain on fixed assets revaluation
Pajak penghasilan revaluasi aset tetap		(3.987.320.150)	(7.174.075.768)	Income tax on fixed assets revaluation
Pengukuran kembali atas program imbalan pasti		(52.968.645.420)	(53.614.419.156)	Remeasurement employee benefit
<b>TOTAL LABA RUGI KOMPREHENSIF LAIN PERIODE BERJALAN</b>		<b>135.749.481.330</b>	<b>300.382.299.740</b>	<b>PROFIT FOR THE YEAR AND TOTAL OTHER COMPREHENSIVE INCOME</b>
<b>LABA YANG DAPAT DIATRIBUSIKAN</b>				<b>INCOME ATTRIBUTED TO</b>
Pemilik entitas induk		94.082.770.438	122.919.172.597	Parent Company's shareholders
Kepentingan non-pengendali		(1.060.327.281)	(884.236.857)	Non controlling interest
<b>LABA KOMPREHENSIF YANG DAPAT DIATRIBUSIKAN</b>				<b>COMPREHENSIVE INCOME ATTRIBUTED TO</b>
Pemilik entitas induk		136.809.808.611	301.266.536.597	shareholders
Kepentingan non-pengendali		(1.060.327.281)	(884.236.857)	Non controlling interest

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