

**PT SEJAHTERARAYA ANUGRAHJAYA Tbk DAN ENTITAS ANAK****LAPORAN KEUANGAN KONSOLIDASIAN**

Jl Honoris Raya Kav 6 Kota Modern (Modern Land) Kota Tangerang 15117

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**LAPORAN POSISI KEUANGAN KONSOLIDASIAN / CONSOLIDATED STATEMENTS OF FINANCIAL POSITION**

Tanggal 31 Desember 2024 dan 31 Desember 2023 / As of December 31, 2024 and 2023

(Disajikan dalam jutaan Rupiah, kecuali dinyatakan lain) / (Expressed in millions Rupiah, unless otherwise stated)

| ASET                                           | 31-Dec-24        | 31-Dec-23        | ASSETS                                                  | LIABILITAS DAN EKUITAS                                                     | 31-Dec-24        | 31-Dec-23        | LIABILITIES AND EQUITY                                            |
|------------------------------------------------|------------------|------------------|---------------------------------------------------------|----------------------------------------------------------------------------|------------------|------------------|-------------------------------------------------------------------|
| <b>ASET LANCAR</b>                             |                  |                  | <b>CURRENT ASSETS</b>                                   | <b>LIABILITAS JANGKA PENDEK</b>                                            |                  |                  | <b>CURRENT LIABILITIES</b>                                        |
| Kas dan setara kas                             | 277,208          | 515,181          | <i>Cash and cash equivalents</i>                        | Utang bank jangka pendek                                                   |                  |                  | <i>Short-term bank loans</i>                                      |
| Kas dan setara kas yang dibatasi penggunaannya | 6,532            | 6,517            | <i>Restricted cash</i>                                  | Pihak berelasi                                                             |                  | -                | <i>Related parties -</i>                                          |
| Piutang Usaha                                  |                  |                  | <i>Trade receivables</i>                                | Pihak ketiga                                                               | 29,169           | 17,814           | <i>Third parties -</i>                                            |
| Pihak berelasi                                 | 9,438            | 8,975            | <i>Related parties -</i>                                | Utang usaha                                                                | 156,194          | 140,702          | <i>Trade payables</i>                                             |
| Pihak ketiga - neto                            | 414,860          | 386,346          | <i>Third parties -</i>                                  | Utang kontraktor                                                           | 186,117          | 143,657          | <i>Contractor payables</i>                                        |
| Piutang lain-lain                              |                  |                  | <i>Other receivables</i>                                | Utang lain-lain                                                            |                  |                  | <i>Other payables</i>                                             |
| Pihak berelasi                                 | 30               | 90               | <i>Related parties -</i>                                | Pihak berelasi                                                             | 1,512,219        | 1,512,219        | <i>Related parties -</i>                                          |
| Pihak ketiga - neto                            | 34,304           | 8,852            | <i>Third parties - net</i>                              | Pihak ketiga                                                               | 5,359            | 2,169            | <i>Third parties -</i>                                            |
| Persediaan                                     | 61,316           | 48,940           | <i>Inventories</i>                                      | Utang pajak                                                                | 15,733           | 31,481           | <i>Taxes payable</i>                                              |
| Uang muka                                      | 16,299           | 14,564           | <i>Advances</i>                                         | Akrual                                                                     | 166,188          | 158,668          | <i>Accruals</i>                                                   |
| Biaya dibayar dimuka                           | 11,258           | 8,386            | <i>Prepaid expenses</i>                                 | Bagian lancar atas liabilitas jangka panjang                               |                  |                  | <i>Current maturities of long-term liabilities</i>                |
| Pajak dibayar dimuka                           | 1,557            | 399              | <i>Prepaid taxes</i>                                    | Utang bank                                                                 |                  |                  | <i>Bank Loan</i>                                                  |
| <b>Total Aset Lancar</b>                       | <b>832,802</b>   | <b>998,250</b>   | <b>Total Current Assets</b>                             | Pihak berelasi                                                             | 407,900          | -                | <i>Related parties -</i>                                          |
|                                                |                  |                  |                                                         | Pihak ketiga                                                               | 78,393           | 63,114           | <i>Third parties -</i>                                            |
| <b>ASET TIDAK LANCAR</b>                       |                  |                  | <b>NON-CURRENT ASSETS</b>                               | Utang pembiayaan                                                           | 431              | 2,311            | <i>Financing payables</i>                                         |
| Uang muka pembelian aset tetap                 | 49,433           | 17,270           | <i>Advances for purchases of property and equipment</i> | Pendapatan sewa diterima dimuka                                            | 11,579           | 8,692            | <i>Unearned revenue</i>                                           |
| Aset tetap - neto                              | 4,176,871        | 3,952,312        | <i>Property and equipment</i>                           | Liabilitas sewa                                                            | 671              | 614              | <i>Lease liabilities</i>                                          |
| Properti investasi                             | 40,010           | 40,010           | <i>Investment property</i>                              | Pinjaman jangka panjang                                                    | 27,093           | 24,083           | <i>Long-term loan</i>                                             |
| Aset tak berwujud - neto                       | 11,616           | 11,773           | <i>Intangible assets</i>                                | <b>Total Liabilitas Jangka Pendek</b>                                      | <b>2,597,045</b> | <b>2,105,526</b> | <b>Total current liabilities</b>                                  |
| Aset hak guna - neto                           | 199,858          | 227,253          | <i>Right-of-use assets</i>                              |                                                                            |                  |                  |                                                                   |
| Taksiran tagihan pajak penghasilan             | 11,645           | 12,673           | <i>Estimated claim for tax refund</i>                   | <b>LIABILITAS JANGKA PANJANG</b>                                           |                  |                  | <b>NON-CURRENT LIABILITIES</b>                                    |
| Aset pajak tangguhan - neto                    | 121,447          | 107,401          | <i>Deferred tax assets - net</i>                        | Liabilitas jangka panjang - setelah dikurangi bagian jangka pendek         |                  |                  | <i>Long-term liabilities - net of current maturities</i>          |
| Goodwill                                       | 237,771          | 237,771          | <i>Goodwill</i>                                         | Utang bank                                                                 |                  |                  | <i>Bank loans</i>                                                 |
| Aset tidak lancar lainnya                      | 1,569            | 1,580            | <i>Other non-current assets</i>                         | Pihak berelasi                                                             |                  | -                | <i>Related parties -</i>                                          |
| <b>Total Aset Tidak Lancar</b>                 | <b>4,850,220</b> | <b>4,608,042</b> | <b>Total Non-Current Assets</b>                         | Pihak ketiga                                                               | 166,878          | 150,054          | <i>Third parties -</i>                                            |
|                                                |                  |                  |                                                         | Pinjaman jangka panjang                                                    | 417,535          | 443,840          | <i>Long-term loan</i>                                             |
|                                                |                  |                  |                                                         | Utang pembiayaan                                                           |                  | 402              | <i>Financing payables</i>                                         |
|                                                |                  |                  |                                                         | Liabilitas sewa                                                            | 2,605            | 3,276            | <i>Lease liabilities</i>                                          |
|                                                |                  |                  |                                                         | Pendapatan sewa diterima di muka                                           |                  |                  | <i>Unearned revenue</i>                                           |
|                                                |                  |                  |                                                         | Pihak berelasi                                                             |                  | -                | <i>Related parties -</i>                                          |
|                                                |                  |                  |                                                         | Pihak ketiga                                                               |                  | -                | <i>Third parties -</i>                                            |
|                                                |                  |                  |                                                         | Utang obligasi                                                             | 538,467          | 944,725          | <i>Bonds payables</i>                                             |
|                                                |                  |                  |                                                         | Liabilitas pajak tangguhan - neto                                          | 16,173           | 14,432           | <i>Deferred tax liability</i>                                     |
|                                                |                  |                  |                                                         | Liabilitas imbalan pascakerja                                              | 111,014          | 86,578           | <i>Post-employment benefits obligation</i>                        |
|                                                |                  |                  |                                                         | <b>Total Liabilitas Jangka Panjang</b>                                     | <b>1,252,671</b> | <b>1,643,307</b> | <b>Total Non-Current Liabilities</b>                              |
|                                                |                  |                  |                                                         | <b>Total Liabilitas</b>                                                    | <b>3,849,716</b> | <b>3,748,833</b> | <b>TOTAL LIABILITIES</b>                                          |
|                                                |                  |                  |                                                         | <b>EKUITAS</b>                                                             |                  |                  | <b>EQUITY</b>                                                     |
|                                                |                  |                  |                                                         | Modal saham nilai nominal                                                  |                  |                  | <i>Capital stock - Rp 100 par</i>                                 |
|                                                |                  |                  |                                                         | Rp 100 per saham                                                           |                  |                  | <i>value per share</i>                                            |
|                                                |                  |                  |                                                         | Modal dasar - 48.000.000.000 saham                                         |                  |                  | <i>Authorized capital - 48,000,000,000 shares</i>                 |
|                                                |                  |                  |                                                         | Modal ditempatkan dan disetor -                                            |                  |                  | <i>Issued and paid up capital -</i>                               |
|                                                |                  |                  |                                                         | 12.000.705.445 saham                                                       | 1,200,071        | 1,200,071        | <i>12,000,705,445 shares</i>                                      |
|                                                |                  |                  |                                                         | Tambahan modal disetor - bersih                                            | 1,124,817        | 1,124,817        | <i>Additional paid-in capital - net</i>                           |
|                                                |                  |                  |                                                         | Pengukuran kembali liabilitas imbalan kerja                                | 48,543           | 49,353           | <i>Remeasurements of post-employment benefits liability</i>       |
|                                                |                  |                  |                                                         | Saldo laba (defisit)                                                       |                  |                  | <i>Accumulated loss</i>                                           |
|                                                |                  |                  |                                                         | Ditentukan penggunaannya                                                   | 7,000            | 7,000            | <i>Appropriated</i>                                               |
|                                                |                  |                  |                                                         | Belum ditentukan penggunaannya                                             | (548,698)        | (525,185)        | <i>Unappropriated</i>                                             |
|                                                |                  |                  |                                                         | <b>Total Ekuitas Yang Dapat Diatribusikan Kepada Pemilik Entitas Induk</b> | <b>1,831,732</b> | <b>1,856,056</b> | <b>Net Equity Attributable to the Owners of the Parent Entity</b> |
|                                                |                  |                  |                                                         | Kepentingan non pengendali                                                 | 1,574            | 1,403            | <i>Non-Controlling Interest</i>                                   |
|                                                |                  |                  |                                                         | <b>Total Ekuitas</b>                                                       | <b>1,833,306</b> | <b>1,857,459</b> | <b>TOTAL EQUITY</b>                                               |
| <b>TOTAL ASET</b>                              | <b>5,683,022</b> | <b>5,606,292</b> | <b>TOTAL ASSETS</b>                                     | <b>TOTAL LIABILITAS DAN EKUITAS</b>                                        | <b>5,683,022</b> | <b>5,606,292</b> | <b>TOTAL LIABILITIES AND EQUITY</b>                               |



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| LAPORAN LABA RUGI DAN PENGHASILAN KOMPREHENSIF LAIN KONSOLIDASIAN / CONSOLIDATED STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME                                                                                                |             |             | LAPORAN ARUS KAS KONSOLIDASIAN / CONSOLIDATED STATEMENTS OF CASH FLOWS                                                                                                                                                                      |           |           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------|
| Untuk Tahun-tahun yang Berakhir pada tanggal 31 Desember 2024 dan 2023/ For the Years Ended December 31, 2024 and 2023<br>(Disajikan dalam jutaan Rupiah, kecuali dinyatakan lain) / (Expressed in millions Rupiah unless otherwise stated) |             |             | Untuk Tahun-tahun yang Berakhir pada tanggal 31 Desember 2024 dan 2023/ For the Years Ended December 31, 2024 and 2023<br>(Disajikan dalam jutaan Rupiah, kecuali dinyatakan lain) / (Expressed in millions Rupiah unless otherwise stated) |           |           |
|                                                                                                                                                                                                                                             | 31-Dec-24   | 31-Dec-23   |                                                                                                                                                                                                                                             | 31-Dec-24 | 31-Dec-23 |
| PENDAPATAN                                                                                                                                                                                                                                  | 3,148,345   | 2,503,174   | REVENUES                                                                                                                                                                                                                                    |           |           |
| BEBAN LANGSUNG                                                                                                                                                                                                                              | (2,231,902) | (1,785,154) | DIRECT COST                                                                                                                                                                                                                                 |           |           |
| LABA BRUTO                                                                                                                                                                                                                                  | 916,443     | 718,021     | GROSS PROFIT                                                                                                                                                                                                                                |           |           |
| BEBAN USAHA                                                                                                                                                                                                                                 |             |             | OPERATING EXPENSES                                                                                                                                                                                                                          |           |           |
| Beban penjualan                                                                                                                                                                                                                             | (44,779)    | (34,839)    | Selling expenses                                                                                                                                                                                                                            |           |           |
| Beban umum dan administrasi                                                                                                                                                                                                                 | (689,147)   | (576,920)   | General and administrative expenses                                                                                                                                                                                                         |           |           |
| Labas Usaha                                                                                                                                                                                                                                 | 182,517     | 106,262     | OPERATING PROFIT                                                                                                                                                                                                                            |           |           |
| PENGHASILAN (BEBAN) LAIN-LAIN                                                                                                                                                                                                               |             |             | OTHER INCOME (EXPENSES)                                                                                                                                                                                                                     |           |           |
| Pendapatan bunga                                                                                                                                                                                                                            | 13,483      | 29,119      | Interest income                                                                                                                                                                                                                             |           |           |
| Beban keuangan                                                                                                                                                                                                                              | (173,863)   | (173,687)   | Finance cost                                                                                                                                                                                                                                |           |           |
| Lain-lain - bersih                                                                                                                                                                                                                          | (24,777)    | 7,015       | Others - net                                                                                                                                                                                                                                |           |           |
| LABA SEBELUM PAJAK PENGHASILAN                                                                                                                                                                                                              | (2,640)     | (31,290)    | LOSS BEFORE TAX                                                                                                                                                                                                                             |           |           |
| Manfaat (Beban) Pajak Penghasilan                                                                                                                                                                                                           |             |             | TAX BENEFIT (EXPENSES)                                                                                                                                                                                                                      |           |           |
| Pajak kini                                                                                                                                                                                                                                  | (32,782)    | (26,613)    | Current tax                                                                                                                                                                                                                                 |           |           |
| Pajak tangguhan                                                                                                                                                                                                                             | 12,078      | 19,592      | Deferred tax                                                                                                                                                                                                                                |           |           |
| Manfaat (Beban) Pajak Penghasilan - neto                                                                                                                                                                                                    | (20,704)    | (7,022)     | Tax Benefit (Expenses) - net                                                                                                                                                                                                                |           |           |
| Rugi Neto Tahun Berjalan                                                                                                                                                                                                                    | (23,344)    | (38,312)    | NET LOSS FOR THE YEAR                                                                                                                                                                                                                       |           |           |
| PENGHASILAN KOMPREHENSIF LAIN                                                                                                                                                                                                               |             |             | OTHER COMPREHENSIVE INCOME                                                                                                                                                                                                                  |           |           |
| Pos yang tidak akan direklasifikasi ke laba rugi dalam                                                                                                                                                                                      |             |             | Item not to be reclassified to profit or loss in subsequent                                                                                                                                                                                 |           |           |
| Pengukuran kembali liabilitas imbalan kerja                                                                                                                                                                                                 | (1,037)     | 811         | Reameasurement of post-employment benefits liability                                                                                                                                                                                        |           |           |
| Pa Pajak penghasilan terkait                                                                                                                                                                                                                | 228         | (178)       | Related tax                                                                                                                                                                                                                                 |           |           |
| Penghasilan Komprehensif lain - neto setelah pajak                                                                                                                                                                                          | (809)       | 633         | Other comprehensive income - net of tax                                                                                                                                                                                                     |           |           |
| TOTALRUGI) KOMPREHENSIF TAHUN BERJALAN                                                                                                                                                                                                      | (24,153)    | (37,679)    | TOTAL COMPREHENSIVE LOSS FOR THE YEAR                                                                                                                                                                                                       |           |           |
| Labas (rugi) Tahun Berjalan Yang Dapat Diatribusikan Kepada:                                                                                                                                                                                |             |             | Net loss attributable to:                                                                                                                                                                                                                   |           |           |
| Pemilik entitas induk                                                                                                                                                                                                                       | (23,513)    | (38,489)    | Owners of the parent entity                                                                                                                                                                                                                 |           |           |
| Kepentingan non-pengendali                                                                                                                                                                                                                  | 169         | 177         | Non-controlling interests                                                                                                                                                                                                                   |           |           |
|                                                                                                                                                                                                                                             | (23,344)    | (38,312)    | Total comprehensive loss attributable to:                                                                                                                                                                                                   |           |           |
| Penghasilan Komprehensif Lain Tahun Berjalan Setelah Pajak Yang Dapat Diatribusikan Kepada:                                                                                                                                                 |             |             | Owners of the parent entity                                                                                                                                                                                                                 |           |           |
| Pemilik entitas induk                                                                                                                                                                                                                       | (811)       | 633         | Non-controlling interests                                                                                                                                                                                                                   |           |           |
| Kepentingan non-pengendali                                                                                                                                                                                                                  | 1           | 0           | Total comprehensive loss attributable to:                                                                                                                                                                                                   |           |           |
|                                                                                                                                                                                                                                             | (809)       | 633         | Owners of the parent entity                                                                                                                                                                                                                 |           |           |
| Total Labas (Rugi) Komprehensif Tahun Berjalan Yang Dapat Diatribusikan Kepada:                                                                                                                                                             |             |             | Non-controlling interests                                                                                                                                                                                                                   |           |           |
| Pemilik entitas induk                                                                                                                                                                                                                       | (24,324)    | (37,857)    | Loss per share attributable to the owners of                                                                                                                                                                                                |           |           |
| Kepentingan non-pengendali                                                                                                                                                                                                                  | 171         | 177         | the parent entity (Rp)                                                                                                                                                                                                                      |           |           |
|                                                                                                                                                                                                                                             | (24,153)    | (37,679)    |                                                                                                                                                                                                                                             |           |           |
| LABA (RUGI) PER SAHAM DASAR YANG DAPAT DIATRIBUSIKAN KEPADA PEMILIK ENTITAS INDUK (Rupiah penuh)                                                                                                                                            | (1.96)      | (3.21)      |                                                                                                                                                                                                                                             |           |           |

CATATAN:

- Laporan Keuangan Konsolidasian PT Sejahteraraya Anugrahjaya Tbk dan Entitas Anak untuk tahun yang berakhir pada tanggal 31 Desember 2024 telah diaudit oleh Kantor Akuntan Publik Amir Abadi Jusuf, Aryanto, Mawar & Rekan, dengan opini wajar tanpa modifikasi, sebagaimana tercantum dalam laporan tertanggal 27 Maret 2025
- Laporan Keuangan Konsolidasian PT Sejahteraraya Anugrahjaya Tbk dan Entitas Anak untuk tahun yang berakhir pada tanggal 31 Desember 2023 telah diaudit oleh Kantor Akuntan Publik Amir Abadi Jusuf, Aryanto, Mawar & Rekan, dengan opini wajar tanpa modifikasi, sebagaimana tercantum dalam laporan tertanggal 27 Maret 2024
- Kurs tutup buku per tanggal 31 Desember 2023 dan 2022 masing - masing sebesar 1 USD =Rp16.162,- dan Rp15.416,-

Tangerang, 02 April 2025

PT SEJAHTERARAYA ANUGRAHJAYA Tbk dan Entitas Anak

DIREKSI