

Nomor Surat	031/C01/CRS-EKS/IV/2021
Nama Emiten	PT Dafam Property Indonesia Tbk
Kode Emiten	DFAM
Perihal	Penyampaian Laporan Keuangan Tahunan

Perseroan dengan ini menyampaikan laporan keuangan untuk Tahun Bulan yang berakhir pada 31/12/2020 dengan ikhtisar sebagai berikut :

Informasi mengenai anak perusahaan Perseroan sebagai berikut :

No	Nama	Kegiatan Usaha	Lokasi	Tahun Komersil	Status Operasi	Jumlah Aset	Satuan	Mata Uang	Persentase (%)
1	PT Dafam Maju Bersama	Perumahan/Residential	Semarang, Jawa Tengah	2013	Operasional	48.784.821.463	PENUH	IDR	99.0
2	PT Dafam Hotel Management	Manajemen Hotel	Semarang, Jawa Tengah	2017	Operasional	9.813.508.549	PENUH	IDR	75.0
3	PT Dafam Mambo International	Hotel	Semarang, Jawa Tengah	2009	Operasional	98.529.169.735	PENUH	IDR	99.0

Dokumen ini merupakan dokumen resmi PT Dafam Property Indonesia Tbk yang tidak memerlukan tanda tangan karena dihasilkan secara elektronik. PT Dafam Property Indonesia Tbk bertanggung jawab penuh atas informasi tertera di dalam dokumen ini.

[1000000] General information

Informasi umum		General information
	31 December 2020	
Nama entitas	PT Dafam Property Indonesia Tbk	Entity name
Penjelasan perubahan nama dari akhir periode laporan sebelumnya		Explanation of change in name from the end of the preceding reporting period
Kode entitas	DFAM	Entity code
Nomor identifikasi entitas	AA810	Entity identification number
Industri utama entitas	Umum / General	Entity main industry
Sektor	9. Trade, Services & Investment	Sector
Subsektor	94. Tourism, Restaurant And Hotel	Subsector
Informasi pemegang saham pengendali	National Corporation	Controlling shareholder information
Jenis entitas	Local Company - Indonesia Jurisdiction	Type of entity
Jenis efek yang dicatatkan	Saham / Stock	Type of listed securities
Jenis papan perdagangan tempat entitas tercatat		Type of board on which the entity is listed
Apakah merupakan laporan keuangan satu entitas atau suatu kelompok entitas	Entitas grup / Group entity	Whether the financial statements are of an individual entity or a group of entities
Periode penyampaian laporan keuangan	Tahunan / Annual	Period of financial statements submissions
Tanggal awal periode berjalan	January 01, 2020	Current period start date
Tanggal akhir periode berjalan	December 31, 2020	Current period end date
Tanggal akhir tahun sebelumnya	December 31, 2019	Prior year end date
Tanggal awal periode sebelumnya	January 01, 2019	Prior period start date
Tanggal akhir periode sebelumnya	December 31, 2019	Prior period end date
Mata uang pelaporan	Rupiah / IDR	Description of presentation currency
Kurs konversi pada tanggal pelaporan jika mata uang penyajian selain rupiah		Conversion rate at reporting date if presentation currency is other than rupiah
Pembulatan yang digunakan dalam penyajian jumlah dalam laporan keuangan	Satuan Penuh / Full Amount	Level of rounding used in financial statements
Jenis laporan atas laporan keuangan	Diaudit / Audited	Type of report on financial statements
Jenis opini auditor	Wajar Tanpa Pengecualian / Unqualified	Type of auditor's opinion
Hal yang diungkapkan dalam paragraf pendapat untuk penekanan atas suatu masalah atau paragraf penjelasan lainnya, jika ada		Matters disclosed in emphasis-of-matter or other-matter paragraph, if any
Hasil penugasan review	Wajar Tanpa Pengecualian	Result of review engagement
Tanggal laporan audit atau hasil laporan review	April 19, 2021	Date of auditor's opinion or result of review report
Auditor tahun berjalan	Morhan & Rekan	Current year auditor
Nama partner audit tahun berjalan	Morhan Tirtonadi, CPA	Name of current year audit signing partner
Lama tahun penugasan partner yang menandatangani		Number of years served as audit signing partner
Auditor tahun sebelumnya	Morhan & Rekan	Prior year auditor
Nama partner audit tahun sebelumnya	Morhan Tirtonadi, CPA	Name of prior year audit signing partner
Kepatuhan terhadap pemenuhan peraturan BAPEPAM LK VIII G 11 tentang tanggung jawab direksi atas laporan keuangan	Ya / Yes	Whether in compliance with BAPEPAM LK VIII G 11 rules concerning responsibilities of board of directors on financial statements

Kepatuhan terhadap pemenuhan peraturan BAPEPAM LK VIII A dua tentang independensi akuntan yang memberikan jasa audit di pasar modal	Ya / Yes	Whether in compliance with BAPEPAM LK VIII A two rules concerning independence of accountant providing audit services in capital market
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[1210000] Statement of financial position presented using current and non-current - General Industry

Laporan posisi keuangan			Statement of financial position
	31 December 2020	31 December 2019	
Aset			Assets
Aset lancar			Current assets
Kas dan setara kas	7,250,158,753	17,760,108,313	Cash and cash equivalents
Piutang usaha			Trade receivables
Piutang usaha pihak ketiga	2,049,869,998	8,487,833,300	Trade receivables third parties
Piutang lainnya			Other receivables
Piutang lainnya pihak ketiga	208,679,844	476,955,893	Other receivables third parties
Piutang lainnya pihak berelasi	7,213,725,401	2,901,589,993	Other receivables related parties
Persediaan lancar			Current inventories
Persediaan aset real estat lancar	81,391,484,481	76,622,676,939	Current real estate assets
Persediaan lancar lainnya	882,923,810	947,864,520	Current inventories
Biaya dibayar dimuka lancar	1,554,137,226	1,689,372,292	Current prepaid expenses
Pajak dibayar dimuka lancar	618,841,023	616,173,947	Current prepaid taxes
Jumlah aset lancar	101,169,820,536	109,502,575,197	Total current assets
Aset tidak lancar			Non-current assets
Aset pajak tangguhan	4,708,260,027	2,226,945,277	Deferred tax assets
Properti investasi	35,573,159,911	43,851,519,537	Investment properties
Aset tetap	144,984,673,093	152,438,752,309	Property, plant and equipment
Goodwill	561,785,793	561,785,793	Goodwill
Aset takberwujud selain goodwill	25,965,625	28,242,710	Intangible assets other than goodwill
Aset tidak lancar non-keuangan lainnya	21,373,434,750	24,880,241,030	Other non-current non-financial assets
Jumlah aset tidak lancar	207,227,279,199	223,987,486,656	Total non-current assets
Jumlah aset	308,397,099,735	333,490,061,853	Total assets
Liabilitas dan ekuitas			Liabilities and equity
Liabilitas			Liabilities
Liabilitas jangka pendek			Current liabilities
Utang usaha			Trade payables
Utang usaha pihak ketiga	1,555,100,290	1,677,382,065	Trade payables third parties
Utang lainnya			Other payables
Utang lainnya pihak ketiga	848,876,359	1,518,404,895	Other payables third parties
Uang muka pelanggan jangka pendek			Current advances from customers
Uang muka pelanggan jangka pendek pihak ketiga	12,048,353,408	22,741,739,829	Current advances from customers third parties
Liabilitas keuangan jangka pendek lainnya	381,755,061	964,690,188	Other current financial liabilities
Beban akrual jangka	10,568,243,066	6,527,431,684	Current accrued

pendek			expenses
Utang pajak	5,941,182,401	5,020,912,868	Taxes payable
Pendapatan diterima dimuka jangka pendek		129,680,100	Current unearned revenue
Pendapatan ditangguhkan jangka pendek	807,714,675	494,205,626	Current deferred revenue
Provisi jangka pendek			Current provisions
Provisi jangka pendek lainnya	1,893,536,406	1,695,043,149	Other current provisions
Liabilitas jangka panjang yang jatuh tempo dalam satu tahun			Current maturities of long-term liabilities
Liabilitas jangka panjang yang jatuh tempo dalam satu tahun atas utang bank	35,470,669,810	22,803,347,520	Current maturities of bank loans
Liabilitas jangka panjang yang jatuh tempo dalam satu tahun atas utang pembiayaan konsumen	140,122,660	241,127,437	Current maturities of consumer financing payables
Utang pihak berelasi jangka pendek	3,611,661,094	4,550,000,000	Current due to related parties
Jumlah liabilitas jangka pendek	73,267,215,230	68,363,965,361	Total current liabilities
Liabilitas jangka panjang			Non-current liabilities
Liabilitas jangka panjang setelah dikurangi bagian yang jatuh tempo dalam satu tahun			Long-term liabilities net of current maturities
Liabilitas jangka panjang atas utang bank	142,571,728,308	161,484,350,803	Long-term bank loans
Liabilitas jangka panjang atas utang pembiayaan konsumen	63,057,786	203,180,454	Long-term consumer financing payables
Kewajiban imbalan pasca kerja jangka panjang	10,625,014,250	9,192,260,431	Long-term post-employment benefit obligations
Jumlah liabilitas jangka panjang	153,259,800,344	170,879,791,688	Total non-current liabilities
Jumlah liabilitas	226,527,015,574	239,243,757,049	Total liabilities
Ekuitas			Equity
Ekuitas yang diatribusikan kepada pemilik entitas induk			Equity attributable to equity owners of parent entity
Saham biasa	189,959,964,000	189,958,249,000	Common stocks
Tambahan modal disetor	(86,612,409,068)	(86,613,146,518)	Additional paid-in capital
Komponen ekuitas lainnya	(10,872,060,187)	(11,125,040,347)	Other components of equity
Saldo laba (akumulasi kerugian)			Retained earnings (deficit)
Saldo laba yang belum ditentukan penggunaannya	(8,704,841,923)	2,286,829,410	Unappropriated retained earnings

Jumlah ekuitas yang diatribusikan kepada pemilik entitas induk	83,770,652,822	94,506,891,545	Total equity attributable to equity owners of parent entity
Kepentingan non-pengendali	(1,900,568,661)	(260,586,741)	Non-controlling interests
Jumlah ekuitas	81,870,084,161	94,246,304,804	Total equity
Jumlah liabilitas dan ekuitas	308,397,099,735	333,490,061,853	Total liabilities and equity

[1321000] Statement of profit or loss and other comprehensive income, OCI components presented before tax, by function - General Industry

Laporan laba rugi dan penghasilan komprehensif lain			Statement of profit or loss and other comprehensive income
	31 December 2020	31 December 2019	
Penjualan dan pendapatan usaha	89,080,488,373	157,034,200,759	Sales and revenue
Beban pokok penjualan dan pendapatan	(39,742,299,497)	(61,241,021,415)	Cost of sales and revenue
Jumlah laba bruto	49,338,188,876	95,793,179,344	Total gross profit
Beban penjualan	(3,125,651,670)	(5,267,279,994)	Selling expenses
Beban umum dan administrasi	(41,086,189,221)	(59,011,553,796)	General and administrative expenses
Beban lainnya	(21,816,091,056)	(20,855,986,195)	Other expenses
Jumlah laba (rugi) sebelum pajak penghasilan	(16,689,743,071)	10,658,359,359	Total profit (loss) before tax
Pendapatan (beban) pajak	2,324,172,148	(3,803,304,728)	Tax benefit (expenses)
Jumlah laba (rugi) dari operasi yang dilanjutkan	(14,365,570,923)	6,855,054,631	Total profit (loss) from continuing operations
Jumlah laba (rugi)	(14,365,570,923)	6,855,054,631	Total profit (loss)
Pendapatan komprehensif lainnya, sebelum pajak			Other comprehensive income, before tax
Pendapatan komprehensif lainnya yang tidak akan direklasifikasi ke laba rugi, sebelum pajak			Other comprehensive income that will not be reclassified to profit or loss, before tax
Pendapatan komprehensif lainnya atas pengukuran kembali kewajiban manfaat pasti, sebelum pajak	2,091,655,783	498,422,948	Other comprehensive income for remeasurement of defined benefit obligation, before tax
Jumlah pendapatan komprehensif lainnya yang tidak akan direklasifikasi ke laba rugi, sebelum pajak	2,091,655,783	498,422,948	Total other comprehensive income that will not be reclassified to profit or loss, before tax
Jumlah pendapatan komprehensif lainnya, sebelum pajak	2,091,655,783	498,422,948	Total other comprehensive income, before tax
Pajak atas pendapatan komprehensif lainnya	(104,757,953)	(183,978,719)	Tax on other comprehensive income
Jumlah pendapatan komprehensif lainnya, setelah pajak	1,986,897,830	314,444,229	Total other comprehensive income, after tax
Jumlah laba rugi komprehensif	(12,378,673,093)	7,169,498,860	Total comprehensive income
Laba (rugi) yang dapat diatribusikan			Profit (loss) attributable to
Laba (rugi) yang dapat diatribusikan ke entitas induk	(12,966,972,590)	5,838,826,327	Profit (loss) attributable to parent entity
Laba (rugi) yang dapat diatribusikan ke kepentingan non-pengendali	(1,398,598,333)	1,016,228,304	Profit (loss) attributable to non-controlling interests
Laba rugi komprehensif yang dapat diatribusikan			Comprehensive income attributable to
Laba rugi komprehensif yang dapat diatribusikan ke entitas induk	(10,991,671,333)	6,045,603,065	Comprehensive income attributable to parent entity
Laba rugi komprehensif yang	(1,387,001,760)	1,123,895,795	Comprehensive income

dapat diatribusikan ke kepentingan non-pengendali			attributable to non-controlling interests
Laba (rugi) per saham			Earnings (loss) per share
Laba per saham dasar diatribusikan kepada pemilik entitas induk			Basic earnings per share attributable to equity owners of the parent entity
Laba (rugi) per saham dasar dari operasi yang dilanjutkan	6.826	3.192	Basic earnings (loss) per share from continuing operations
Laba (rugi) per saham dilusian			Diluted earnings (loss) per share
Laba (rugi) per saham dilusian dari operasi yang dilanjutkan	6.825	3.192	Diluted earnings (loss) per share from continuing operations

[1410000] Statement of changes in equity - General Industry - Current Year

31 December 2020

Laporan perubahan ekuitas																							Statement of changes in equity		
	Saham biasa	Saham preferen	Tambahan modal disetor	Saham treasuri	Uang muka setoran modal	Opsi saham	Cadangan revaluasi	Cadangan selisih kurs penjabaran	Cadangan perubahan nilai wajar aset keuangan tersedia untuk dijual	Cadangan keuntungan (kerugian) investasi pada instrumen ekuitas	Cadangan pembayaran berbasis saham	Cadangan lindung nilai arus kas	Cadangan pengukuran kembali program imbalan pasti	Cadangan lainnya	Kepentingan ekuitas lainnya	Selisih transaksi ekuitas dengan pihak non-pengendali	Transaksi dengan pihak non-pengendali lainnya	Komponen transaksi ekuitas lainnya	Saldo laba yang telah ditentukan penggunaannya	Saldo laba yang belum ditentukan penggunaannya	Ekuitas yang dapat diatribusikan kepada entitas induk	Proforma ekuitas	Kepentingan non-pengendali	Ekuitas	
	Common stocks	Preferred stocks	Additional paid-in capital	Treasury stocks	Advances in capital stock	Stock options	Revaluation reserves	Reserve of exchange differences on translation	Reserve for changes in fair value of available-for-sale financial assets	Reserve of gains (losses) from investments in equity instruments	Reserve of share-based payments	Reserve of cash flow hedges	Reserve of remeasurements of defined benefit plans	Other reserves	Other equity interests	Difference in value of equity transactions with non-controlling interests	Other transactions with non-controlling interests	Other components of equity transactions	Appropriated retained earnings	Unappropriated retained earnings	Equity attributable to parent entity	Proforma equity	Non-controlling interests	Equity	
Posisi ekuitas																									
Saldo awal periode sebelum penyajian kembali	189,958,249,000		(86,613,146,518)													(11,125,040,347)				2,286,829,410	94,506,891,545		(260,586,741)	94,246,304,804	Equity position, beginning of period
Posisi ekuitas, awal periode	189,958,249,000	0	(86,613,146,518)	0	0	0	0	0	0	0	0	0	0	0	0	(11,125,040,347)	0	0	0	2,286,829,410	94,506,891,545	0	(260,586,741)	94,246,304,804	Equity position, beginning of period
Laba (rugi)																				(12,966,972,590)	(12,966,972,590)		(1,398,598,333)	(14,365,570,923)	Profit (loss)
Pendapatan komprehensif lainnya																				1,975,301,257	1,975,301,257		11,596,573	1,986,897,830	Other comprehensive income
Penerbitan saham biasa	1,715,000		737,450																		2,452,450			2,452,450	Issuance of common stock
Perubahan kepentingan non-pengendali atas transaksi lainnya dengan kepentingan non-pengendali																252,980,160					252,980,160		(252,980,160)	0	Changes in non-controlling interest due to other transactions with non-controlling interest
Posisi ekuitas, akhir periode	189,959,964,000	0	(86,612,409,068)	0	0	0	0	0	0	0	0	0	0	0	0	(10,872,060,187)	0	0	0	(8,704,841,923)	83,770,652,822	0	(1,900,568,661)	81,870,084,161	Equity position, end of the period

[1410000] Statement of changes in equity - General Industry - Prior Year

31 December 2019

Laporan perubahan ekuitas																							Statement of changes in equity			
	Saham biasa	Saham preferen	Tambahan modal disetor	Saham treasuri	Uang muka setoran modal	Opsi saham	Cadangan revaluasi	Cadangan selisih kurs penjabaran	Cadangan perubahan nilai wajar aset keuangan tersedia untuk dijual	Cadangan keuntungan (kerugian) investasi pada instrumen ekuitas	Cadangan pembayaran berbasis saham	Cadangan lindung nilai arus kas	Cadangan pengukuran kembali program imbalan pasti	Cadangan lainnya	Kepentingan ekuitas lainnya	Selisih transaksi ekuitas dengan pihak non-pengendali	Transaksi dengan pihak non-pengendali lainnya	Komponen transaksi ekuitas lainnya	Saldo laba yang telah ditentukan penggunaannya	Saldo laba yang belum ditentukan penggunaannya	Ekuitas yang dapat diatribusikan kepada entitas induk	Proforma ekuitas	Kepentingan non-pengendali	Ekuitas		
	Common stocks	Preferred stocks	Additional paid-in capital	Treasury stocks	Advances in capital stock	Stock options	Revaluation reserves	Reserve of exchange differences on translation	Reserve for changes in fair value of available-for-sale financial assets	Reserve of gains (losses) from investments in equity instruments	Reserve of share-based payments	Reserve of cash flow hedges	Reserve of remeasurements of defined benefit plans	Other reserves	Other equity interests	Difference in value of equity transactions with non-controlling interests	Other transactions with non-controlling interests	Other components of equity transactions	Appropriated retained earnings	Unappropriated retained earnings	Equity attributable to parent entity	Proforma equity	Non-controlling interests	Equity		
Posisi ekuitas																								Equity position, beginning of the period		
Saldo awal periode sebelum penyajian kembali	177,840,560,000		(91,823,752,788)													(5,210,322,759)				(3,758,773,655)	77,047,710,798		(2,213,200,124)	74,834,510,674	Balance before restatement beginning of period	
Posisi ekuitas, awal periode	177,840,560,000		(91,823,752,788)													(5,210,322,759)				(3,758,773,655)	77,047,710,798		(2,213,200,124)	74,834,510,674	Equity position, beginning of the period	
Laba (rugi)																				5,838,826,327	5,838,826,327		1,016,228,304	6,855,054,631	Profit (loss)	
Pendapatan komprehensif lainnya																				206,776,738	206,776,738		107,667,491	314,444,229	Other comprehensive income	
Penerbitan saham biasa	12,117,689,000		9,338,106,270																						21,455,795,270	Issuance of common stock
Biaya emisi efek			(4,127,500,000)																						(4,127,500,000)	Stock issuance costs
Perubahan kepentingan non-pengendali atas pelepasan sebagian kepemilikan pada entitas anak yang tidak mengakibatkan hilangnya pengendalian																(5,914,717,588)					(5,914,717,588)		828,717,588	(5,086,000,000)	Changes in non-controlling interest due to partial disposal of interest in subsidiaries without loss of control	
Posisi ekuitas, akhir periode	189,958,249,000	0	(86,613,146,518)	0	0	0	0	0	0	0	0	0	0	0	0	(11,125,040,347)	0	0	0	2,286,829,410	94,506,891,545	0	(260,586,741)	94,246,304,804	Equity position, end of the period	

[1510000] Statement of cash flows, direct method - General Industry

Laporan arus kas		Statement of cash flows	
	31 December 2020	31 December 2019	
Arus kas dari aktivitas operasi			Cash flows from operating activities
Penerimaan kas dari aktivitas operasi			Cash receipts from operating activities
Penerimaan dari pelanggan	78,382,272,465	160,858,869,964	Receipts from customers
Penerimaan kas lainnya dari aktivitas operasi	(8,006,403,399)	412,529,626	Other cash receipts from operating activities
Pembayaran kas dari aktivitas operasi			Cash payments from operating activities
Pembayaran kepada pemasok atas barang dan jasa	(27,517,658,660)	(48,194,993,707)	Payments to suppliers for goods and services
Pembayaran kas lainnya untuk beban operasi	(45,131,809,412)	(64,456,482,310)	Other cash payments for operating activities
Kas diperoleh dari (digunakan untuk) operasi	(2,273,599,006)	48,619,923,573	Cash generated from (used in) operations
Penerimaan bunga dari aktivitas operasi	137,444,366	58,900,676	Interests received from operating activities
Pembayaran bunga dari aktivitas operasi	(10,694,136,005)	(20,567,149,464)	Interests paid from operating activities
Penerimaan pengembalian (pembayaran) pajak penghasilan dari aktivitas operasi	(2,695,646,013)	(6,346,118,828)	Income taxes refunded (paid) from operating activities
Jumlah arus kas bersih yang diperoleh dari (digunakan untuk) aktivitas operasi	(15,525,936,658)	21,765,555,957	Total net cash flows received from (used in) operating activities
Arus kas dari aktivitas investasi			Cash flows from investing activities
Penerimaan dari penjualan properti investasi	18,350,000,000		Proceeds from disposal of investment properties
Pembayaran untuk perolehan properti investasi	(9,080,325,259)	(2,605,975,000)	Payments for acquisition of investment properties
Penerimaan dari penjualan aset tetap	97,000,000	14,700,000	Proceeds from disposal of property, plant and equipment
Pembayaran untuk perolehan aset tetap	(1,410,962,911)	(5,508,491,401)	Payments for acquisition of property, plant and equipment
Pembayaran untuk perolehan entitas anak		(1,942,000,000)	Payments for acquisition of subsidiaries
Pembayaran untuk perolehan tambahan kepemilikan pada entitas anak		(3,144,000,000)	Payments for acquisition of additional interests in subsidiaries
Jumlah arus kas bersih yang diperoleh dari (digunakan untuk) aktivitas investasi	7,955,711,830	(13,185,766,401)	Total net cash flows received from (used in) investing activities
Arus kas dari aktivitas pendanaan			Cash flows from financing activities
Pembayaran pinjaman bank	(6,245,300,205)	(22,258,897,922)	Payments of bank loans
Penerimaan utang pembiayaan konsumen	(241,127,445)	(42,437,175)	Proceeds from consumer financing payables
Penerimaan dari penerbitan saham biasa	2,452,450	17,328,295,270	Proceeds from issuance of common stocks
Penerimaan dari penerbitan	3,544,250,468	(19,383,881,156)	Proceeds from issuing other

instrumen ekuitas lainnya			equity instruments
Jumlah arus kas bersih yang diperoleh dari (digunakan untuk) aktivitas pendanaan	(2,939,724,732)	(24,356,920,983)	Total net cash flows received from (used in) financing activities
Jumlah kenaikan (penurunan) bersih kas dan setara kas	(10,509,949,560)	(15,777,131,427)	Total net increase (decrease) in cash and cash equivalents
Kas dan setara kas arus kas, awal periode	17,760,108,313	33,537,239,740	Cash and cash equivalents cash flows, beginning of the period
Kas dan setara kas arus kas, akhir periode	7,250,158,753	17,760,108,313	Cash and cash equivalents cash flows, end of the period