PT Ciputra Development Tbk
And Subsidiaries

Consolidated Financial Statements
For Six Months Ended 30 June 2009 and 2008
(Indonesian Currency)

PT CIPUTRA DEVELOPMENT TBK AND SUBSIDIARIES
CONSOLIDATED BALANCE SHEETS
30 June 2009 and 2008
(In Rupiah)

	Notes	2009	2008
ASSETS			
Cash and cash equivalents	2d,3	1,972,522,001,180	2,395,628,815,131
Investments	2e,4	435,796,482,768	220,806,006,646
Account receivables	2f		
Trade			
(Net of allowance for doubtful accounts of Rp 2,671,756,310 in 2009 and Rp 2,345,300,309 in 2008)	5	99,501,054,806	68,934,532,951
Others			
Third parties		56,099,985,767	44,833,490,792
Inventories	2h,2q,7	1,834,183,185,597	1,926,422,102,746
Advances for purchase of land and others	8	81,065,460,617	60,974,985,371
Prepaid taxes and expenses		41,199,336,107	30,928,123,107
Land for development	2h,2q,9	1,741,121,664,610	1,669,238,226,493
Investment property			
(Net of accumulated depreciation of Rp 185,874,299,501 in 2009 and Rp 170,270,551,196 in 2008)	2i,10	428,317,875,440	440,688,148,329
Fixed assets			
(Net of accumulated depreciation of Rp 298,326,313,160 in 2009 and Rp 261,649,987,790 in 2008)	2j,2k,2q,11	1,439,469,270,679	1,137,737,308,660
Other assets			
Restricted funds	3	48,309,111,108	43,258,188,782
Others	2k	16,648,135,402	15,206,567,439
TOTAL ASSETS		**8,194,233,564,081**	**8,054,656,496,447**

See accompanying Notes to Consolidated Financial Statements which are an integral part of the consolidated financial statements.

PT CIPUTRA DEVELOPMENT TBK AND SUBSIDIARIES
CONSOLIDATED BALANCE SHEETS (Continued)
30 June 2009 and 2008
(In Rupiah)

	Notes	2009	2008
LIABILITIES, MINORITY INTERESTS AND STOCKHOLDERS' EQUITY			
LIABILITIES			
Bank loans	12	134,234,974,076	202,204,064,194
Account payables			
Trade		14,926,547,513	12,677,241,470
Others			
Third parties	13	73,772,680,615	55,759,676,512
Related parties	2g,6	53,927,166,840	55,877,542,373
Accrued expenses		18,046,227,865	19,850,431,976
Taxes payable	2s,14	10,315,755,576	32,788,816,388
Advances from customers	2p,15	858,104,703,657	889,681,914,644
Customers' deposit		43,510,718,849	31,452,465,996
Unearned revenues	2p,16	50,058,340,412	46,714,294,555
Construction costs payable	17	65,743,737,705	111,734,047,786
Deferred tax liabilities	2s	36,953,599,401	119,079,684,091
Estimated liabilities on employee benefits	2n,18	17,282,506,144	10,444,390,030
Total Liabilities		**1,376,876,958,653**	**1,588,264,570,015**
MINORITY INTERESTS	2b,19	2,728,582,038,594	2,587,681,119,443
STOCKHOLDERS' EQUITY			
Capital stock – Rp 500 par value per share			
Authorized – 10,000,000,000 shares			
Issued and fully paid – 6,613,630,477 shares in 2009 and 6,556,748,915 shares in 2008	20	3,306,815,238,500	3,278,374,457,500
Additional paid in capital	1b	7,173,979,689	7,173,979,689
Transaction difference in equity changes of subsidiaries	2e	898,680,656,210	898,680,656,210
Deficits		(123,895,307,565)	(305,518,286,410)
Stockholders' Equity – Net		**4,088,774,566,834**	**3,878,710,806,989**
TOTAL LIABILITIES, MINORITY INTERESTS AND STOCKHOLDERS' EQUITY		**8,194,233,564,081**	**8,054,656,496,447**

See accompanying Notes to Consolidated Financial Statements which are an integral part of the consolidated financial statements.

PT CIPUTRA DEVELOPMENT TBK AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF INCOME
For Six Months Ended 30 June 2009 and 2008
(In Rupiah)

	Notes	2009	2008
REVENUES	2p,21		
Net sales		472,057,331,115	351,156,791,827
Operating revenues		179,136,658,579	186,433,958,616
Total		651,193,989,694	537,590,750,443
COST OF SALES AND DIRECT COST	2p,22		
Cost of sales		294,113,844,109	210,752,434,835
Direct cost		59,985,154,890	63,165,842,603
Total		354,098,998,999	273,918,277,438
GROSS PROFIT		297,094,990,695	263,672,473,005
OPERATING EXPENSES	2p,23		
Selling		30,838,313,772	32,593,694,020
General and administrative		133,030,825,379	121,807,954,894
Total		163,869,139,151	154,401,648,913
INCOME FROM OPERATIONS		133,225,851,544	109,270,824,092
OTHER INCOME (CHARGES) - NET	24	16,209,461,440	108,839,802,417
EQUITY IN NET INCOME OF ASSOCIATE COMPANY		(51,635,042)	1,395,995,950
INCOME BEFORE INCOME TAX		149,383,677,942	219,506,622,459
INCOME TAX BENEFITS (EXPENSES)	2s,14		
Current		(28,478,992,191)	(47,619,689,758)
Deferred		(6,065,528,196)	786,087,583
Income Tax Expenses – Net		(34,544,520,387)	(46,833,602,175)
INCOME BEFORE MINORITY INTEREST		114,839,157,555	172,673,020,284
MINORITY INTEREST	2b,19	(52,274,076,113)	(89,511,539,508)
NET INCOME		**62,565,081,442**	**83,161,480,776**
BASIC EARNINGS PER SHARE	2t,25		
Income from operations		20	17
Net income		9	
13			
DILUTED EARNINGS PER SHARE	2t,25		
Income from operations		18	14
Net Income		8	11

See accompanying Notes to Consolidated Financial Statements which are an integral part of the consolidated financial statements.

PT CIPUTRA DEVELOPMENT TBK AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CHANGES IN STOCKHOLDERS' EQUITY
For Six Months Ended 30 June 2009 and 2008
(In Rupiah)

	Capital Stock	Additional Paid-in Capital	Transaction Difference in Equity Changes of Subsidiaries	Deficits	Stockholders' Equity – Net
Balance, 1 January 2008	3,270,298,337,500	7,173,979,689	898,680,656,210	(388,679,767,186)	3,787,473,206,213
Exercise of Warrant to Capital Stock	8,076,120,000	-	-	-	8,076,120,000
Net income	-	-	-	83,161,480,776	83,161,480,776
Balance, 30 June 2008	**3,278,374,457,500**	**7,173,979,689**	**898,680,656,210**	**(305,518,286,410)**	**3,878,710,806,989**
Balance, 1 January 2009	3,278,374,457,500	7,173,979,689	898,680,656,210	(186,460,389,006)	3,997,768,704,392
Exercise of Warrant to Capital Stock	28,440,781,000	-	-	-	28,440,781,000
Net income	-	-	-	62,565,081,442	62,565,081,442
Balance, 30 June 2009	**3,306,815,238,500**	**7,173,979,689**	**898,680,656,210**	**(123,895,307,565)**	4,088,774,566,834

See accompanying Notes to Consolidated Financial Statements which are an integral part of the consolidated financial statements.

PT CIPUTRA DEVELOPMENT TBK AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CASH FLOWS
For Six Months Ended 30 June 2009 and 2008
(In Rupiah)

	2009	2008
CASH FLOWS FROM OPERATING ACTIVITIES		
Cash received from customers	591,135,081,606	776,882,212,938
Cash received from (paid for):		
Contractors, suppliers and others	(181,986,053,911)	(166,867,589,613)
Salaries and employees' benefit	(70,078,346,622)	(64,473,273,444)
Income and other taxes	(79,343,869,625)	(69,362,212,751)
Other operating expenses	(72,757,977,083)	(90,723,832,267)
Interest and other financial charges	(5,559,715,587)	(8,301,374,616)
Related parties	(3,253,452,277)	1,268,601,488
Net Cash Provided from Operating Activities	178,155,666,501	378,422,531,735
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest income	59,524,374,468	53,966,533,362
Increase in fixed assets – net	(197,092,906,855)	(192,046,562,153)
Purchase of land for development	(259,690,870,537)	(223,175,347,794)
Increase in marketable securities	(247,581,702,689)	(8,925,517,761)
Withdrawl (Placement) of restricted fund	35,077,535,033	(3,198,920,078)
Net Cash Used by Investing Activities	(609,763,570,580)	(373,379,814,424)
CASH FLOWS FROM FINANCING ACTIVITIES		
Received from bank loans	6,534,093,191	88,672,185,374
Payment of bank loans	(48,127,210,561)	(58,160,600,403)
Proceed from exercise of warrant to capital stock	28,440,781,000	8,076,120,000
Net Cash Provided (used) from Investing Activities	(13,152,336,370)	38,587,704,971
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	(444,760,240,449)	43,630,422,282
EFFECTS OF FLUCTUATION IN EXCHANGE RATES ON CASH AND CASH EQUIVALENT	(47,059,163,710)	62,772,305,117
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	2,464,341,405,339	2,289,226,087,732
CASH AND CASH EQUIVALENTS AT END OF PERIOD	**1,972,522,001,180**	**2,395,628,815,131**
Cash and cash equivalents at the end of period consist of:		
Cash on hand	7,234,188,372	6,479,729,534
Cash in banks	212,790,080,641	190,363,751,708
Time deposits	1,254,885,330,610	1,945,825,212,391
Bank Indonesia Certificates	497,612,401,557	252,960,121,498
Total	**1,972,522,001,180**	**2,395,628,815,131**
ACTIVITIES NOT AFFECTING CASH FLOWS		
Capitalization of interest expenses to inventories and land for development		
Reclassification of fixed assets into investment property	-	2,096,251,434
	428,317,875,440	440,688,148,329

See accompanying Notes to Consolidated Financial Statements which are an integral part of the consolidated financial statements.

(In Rupiah)

1. GENERAL

a. The Company's Establishment

PT Ciputra Development Tbk (the Company) was established on 22 October 1981 based on Notarial Deed No. 22 of Hobropoerwanto, SH. The deed of establishment was ractified by the Minister of Justice in its Decision Letter No. Y.A.5/417/9 dated 4 June 1982 and was published in the State Gazette No. 72, Supplement No. 1131 dated 7 September 1982.

The Company's Articles of Association has been amended for several times, most recently by Notarial Deed of DR. Misahardi Wilamarta, SH, MH, MKn, LLM, No. 140 dated 24 June 2008, concerning the shareholders' approval to change the article of association to comply with the Indonesian Law No.40 year 2007 about limited liability company and capital market regulations.

According to Article 3 of the Company's Articles of Association, the Company's scope of activities is to engage in the development and sale of housing (real estate), office spaces, shopping centers and related facilities and industrial estates, and to engage in various services related to the design, development and maintenance of housing facilities, including but not limited to golf courses, family clubs, restaurants and other recreation centers and their related facilities.

The Company's head office is located at Prof. Dr. Satrio Street Kav. 6, Jakarta. Its real estate projects, namely Perumahan Citra 1, 2 and 5, are located in Kalideres, Jakarta.

The Company started its commercial operations in 1984.

b. Public Offering of the Company's Share

The Company has offered its shares to public through the capital market since 1994. The Public Offering chronological since the first offer:

Corporate Action	Listing Date	Share Amount	Accumulated Share Amount	Nominal Amount (Rp)
Initial Public Offering (IPO) [1]	28 March 1994	250,000,000	250,000,000	250,000,000,000
Stock split [2]	06 August 2006	250,000,000	500,000,000	250,000,000,000
Limited Public Offering (PUT) I [3]	08 October 1996	250,000,000	750,000,000	375,000,000,000
Bonus Shares [4]	04 December 2000	862,500,000	1,612,500,000	806,250,000,000
Issuance shares without pre-emptive rights [5]	29 March 2006	2,307,276,912	3,919,776,912	1,959,888,456,000
PUT II [6]	12 December 2006	2,449,860,570	6,369,637,482	3,184,818,741,000
Exercise of Warrant Series I [7]	June – December 2007	170,959,193	6,540,596,675	3,270,298,337,500
Exercise of Warrant Series I [7]	January – December 2008	16,152,240	6,556,748,915	3,278,374,457,500
Exercise of Warrant Series I [7]	January – Juni 2009	56,881,562	6,613,630,477	3,306,815,238,500
Total Shares			6,613,630,477	3,306,815,238,500

1) The Initial Public Offering totaling 50,000,000 shares (with par value Rp 1,000 per share) at the price of Rp 5,200 per share. The entire shares including founder's shares of 200,000,000 shares have been registered at PT. Bursa Efek Jakarta as of 28 March 1994.
2) Change the par value of share from Rp 1,000 to Rp 500.
3) The existing share holders of 2 shares entitled to get 1 pre-emptive rights to buy 1 new share (par value Rp 500 per share) at the price of Rp 1,400 per share.
4) The existing share holders of 20 shares entitled to 23 bonus shares.
5) Related to debt settlement amounting USD 181.2 Million.
6) The existing share holders of 8 shares get 5 pre-emptive rights to buy 5 new shares (par value Rp 500 per share) at the price of Rp 500 per share.
7) Two shares from PUT II have the right to acquire one warrant which is able to buy new shares in par value and price of Rp 500 per share.

On 12 October 2006, the Company submits Registration Statement of Limited Public Offering II (PUT II) to the Capital Market Supervisory Board and Financial Institution (Bapepam and LK) in connection with issuance of shares without pre-emptive right (HMETD) amounting 2,449,860,570 shares, which each 8 shares holder entitled to 5 new shares, the par value and offering price is Rp 500. On 17 November 2006, this public offering had been stated effectivelly by Bapepam and LK by its Letter No.S-2776/BL/2006 dated

15 November 2006. The cost issuance of shares related PUT II was Rp 14,758,141,570 and was recorded as a deduction of additional paid in capital.

Within PUT II, except shares, the Company had also issued 1,224,930,285 warant, which could be exercised as common shares with par value and offering price of Rp 500 per share starting from 1 June 2007 to 30 November 2009.

As of 30 June 2009, all of the Company's shares have been listed in Indonesian Stock Exchange (IDX).

c. The Structure of Subsidiaries

The consolidated financial statements include the accounts of the Company and the following subsidiaries, which majority, directly and indirectly, owned by the Company, as follows:

Subsidiaries	Principle Activities (a)	Start of Commercial Operations	Domicile	Percentage of Ownership (%) 2009	Percentage of Ownership (%) 2008	Total Assets 30 June2009 (in thousand Rp)
PT Ciputra Residence and subsidiaries(a)	1	1994	Tangerang	99.99	99.99	1,496,752,661
PT Citraland Graha Realty (b)	-	-	Jakarta	99.99	99.99	339,753
PT Ciputra Graha Mitra and subsidiaries (a)	1	2007	Jakarta	99.99	99.99	142,867,452
PT Ciputra Indah and subsidiaries (a)	1	1996	Bogor	99.89	99.89	410,916,129
PT Citra Tumbuh Bahagia (b)	1	1993	Jakarta	80.00	80.00	9,335,295
PT Penta Oktoeneatama and subsidiary (b)	1	1993	Jakarta	80.00	80.00	285,056
PT Ciputra Property Tbk and subsidiaries (a)	3	1993	Jakarta	51.59	99.99	3,625,895,004
PT Ciputra Surya Tbk and subsidiaries (c)	1.4	1993	Surabaya	39.92	39.92	2,197,536,611
Ciputra Development International Finance B.V. (a)	2	1995	Amsterdam	-	100.00	-

a. 1. Developing and selling real estate.
   2. Financing the activities of the Company and subsidiaries.
   3. Developing and managing shopping centers, hotels and other commercial buildings.
   4. Developing and operating golf course and club house.
b. Still in the development stage as of 30 June 2009.
c. Consolidated due to the Company has ability to exercise control on the operation.

PT Citraland Graha Realty and PT Ciputra Graha Mitra

Based on Notarial Deed of Establishment No. 127 dated 20 February 2007 and No. 183 dated 27 February 2007 of Buntario Tigris Darmawa NG, SH, the Company's share ownership in PT Citraland Graha Realty (CGR) is 999,999 shares (99.9999%) and in PT Ciputra Graha Mitra (CGM) is 999,999 shares (99.9999%). Those Deeds have been approved by Minister of Law and Human Rights Republic of Indonesia as stated in his Decree No. WT-03407 HT.01.01-TH.2007 and No. W7-03408 HT.01.01-TH.2007, respectivelly dated 28 March 2008.

PT Ciputra Bangun Mitra

Based on Notarial Deed No. 165 dated 30 October 2007 of Buntario Tigris Darmawa NG, SH, CGM, a subsidiary, investing in PT Ciputra Bangun Mitra (CBM) amounting 999,999 shares (99.9999%). Those Deeds have been approved by Minister of Law and Human Rights Republic of Indonesia as stated in his Decree No. AHU-10501.AH.01.01.2008 dated 3 March 2008. CBM's operational branch has effectively been opened on 3 March 2008.

PT Ciputra Elok Mitra

Based on Notarial Deed No. 177 dated 17 December 2007 of Buntario Tigris Darmawa NG, SH, CGM, a subsidiary, investing in PT Ciputra Elok Mitra (CEM) amounting 999,999 shares (99.9999%). Those Deeds have been approved by Minister of Law and Human Rights Republic of Indonesia as stated in his Decree No. AHU-24287.AH.01.01.2008 dated 9 May 2008.

PT Ciputra Fajar Mitra

Based on Notarial Deed No. 178 dated 17 December 2007 of Buntario Tigris Darmawa NG, SH, CGM, a subsidiary, investing in PT Ciputra Fajar Mitra (CFM) amounting 999,999 shares (99.9999%). Those Deeds have been approved by Minister of Law and Human Rights Republic of Indonesia as stated in his Decree No. AHU-24728.AH.01.01.2008 dated 13 May 2008.

(In Rupiah)

PT Ciputra Angsana Mitra
Based on Notarial Deed No. 16 dated 8 January 2008 of Buntario Tigris Darmawa NG, SH, CGM, a subsidiary, investing in PT Ciputra Angsana Mitra (CAM) amounting 999,999 shares (99.9999%). Those Deeds have been approved by Minister of Law and Human Rights Republic of Indonesia as stated in his Decree No. AHU-23590.AH.01.01.2008 dated 8 May 2008.

PT Citra Adyapataka
Based on sale and purchase of shares agreement No. 21 dated 19 January 2009 of Djumini Setyoadi SH., PT Ciputra Residence (CR), a subsidiary, had purchased of 35,410,853 shares (99.94%) of PT Citra Adyapataka from Artupic International B.V for Rp 21,568,000,000.

PT Cakradigdaya Lokaraya
Based on sale and purchase of shares agreement No. 23 dated 19 January 2009 of Djumini Setyoadi SH., PT Ciputra Residence (CR), a subsidiary, had purchased of 105,379,271 shares (99.98%) of PT Cakradigdaya Lokaraya from Artupic International B.V for Rp 82,210,000,000.

Ciputra Development International Finace B.V. (CDIF)
Based on the Extraordinary Shareholder's General Meeting (ESGM) dated 17 June 2009, shareholders had agreed to liquidate CDIF, a subsidiary domiciled in Amsterdam, Netherlands. The results from this ESGM has been registered to Chamber of Commerce of the Netherlands.

PT Ciputra Residence
Based on the Debt Conversion Agreement of PT Ciputra Residence (CR) dated 25 June 2009 and based on the Minutes of Extraordinary Shareholders' General Meeting dated 26 June 2009, the shareholders have agreed to convert CR's debt to become the investment of PT Ciputra Development Tbk (the Company) in CR amounting to Rp 109,614,112,000 or equivalent to 109,614,112 new shares. This agreement is still in notarial process and to be registered to get endorsement from the Ministry of Law and Human Rights.

d. Commissioners, Directors and Employees

Based on Extraordinary Stockholders's General Meeting of the Company, as covered by Notarial Deed No.140 dated 24 June 2008 of DR. Misahardi Wilamarta, SH, MH, MKN, LLM, shareholders had agreed to appoint Veimeirawaty Kusnadi as a new director of the Company, so the composition of Commissioners and Directors as of June 30, 2009 and 2008 is as follows:

President Commissioner	:	DR. Ir. Ciputra
Commissioners	:	Bayan Akochi
		Dian Sumeler
Independent Commissioners	:	Cosmas Batubara
		Henk Wangitan
		Widigdo Sukarman
President Director	:	Candra Ciputra
Directors	:	Budiarsa Sastrawinata
		Rina Ciputra Sastrawinata
		Harun Hajadi
		Junita Ciputra
		Cakra Ciputra
		Tulus Santoso Brotosiswojo
		Tanan Herwandi Antonius
		Veimeirawaty Kusnadi

The composition of the Company's Audit Committee as of 30 June, 2009 and 2008 is as follows:

Chairman	:	Cosmas Batubara
Members	:	Lany Wihardjo
		Thomas Bambang

As of 30 June 2009 and 2008, the Company and its subsidiaries employed a total of 1,667 and 1,562 employees.

(In Rupiah)

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

a. The Basis of Measurement and Presentation of Consolidated Financial Statements

The following consolidated financial statements are presented in accordance with generally accepted accounting principles in Indonesia, which consist of, among others, Statement of Financial Accounting Standards (SFAS) established by the Indonesian Institute of Accountants, Capital Market Supervisory Board (Bapepam) regulations No. VIII.G.7 (revised 2000) concerning "The Guidelines for Presentation of Financial Statements" and Guidelines for Presentation and Disclosure of Financial Statements for Public Listed Company Engaged in Real Estate Industry in accordance with circular letter of Head of Bapepam No. SE-02/PM/2002 dated 27 December 2002.

The basis of measurement and presentation of the consolidated financial statements is historical cost basis, except for investments in certain securities, which are stated at fair value, inventories and land for development, which are stated at the lower of cost and net realizable value and investment in shares of stock, which are accounted for under the equity method. The financial statements are prepared using accrual method, except for statements of cash flows.

The consolidated balance sheets are prepared using the unclassified method in accordance with SFAS No. 44 concerning "Accounting for Real Estate Development Activities".

The consolidated statements of cash flows are prepared using direct method by classifying cash flows into operating, investing and financing activities.

The reporting currency used in the preparation of these consolidated financial statements is Indonesian Rupiah.

b. Principles of Consolidation

The consolidated financial statements include the accounts of the Company and subsidiaries as presented in note 1c.

The consolidated financial statements have been prepared on the basis of entity concept. All significant inter company accounts, transactions and profit/loss have been eliminated to reflect the financial position and result of operations as a whole.

c. Translation Adjustments of Foreign Entities

Transactions in foreign currency are recorded at the rates of exchange prevailing at the time the transactions are made. At balance sheets date, monetary assets and liabilities denominatedin foreign currencies are translated to Rupiah using the Bank Indonesia middle rate, for Income statement the average rate is used in that period.

Balance sheet accounts	-	Middle rate at balance sheet date (30 June 2009: USD 1 = Rp 10,225, EUR 1 = Rp 14,432; 30 June 2008: USD 1 = Rp 9,225, EUR 1 = Rp 14,563, AUD 1 = Rp 8,879)
Income statement accounts	-	Average rate during the year (30 June 2009: USD 1 = Rp 11,198, EUR 1 = Rp 14,726; 30 June 2008: USD 1 = Rp 9,223, EUR 1 = 14,247, AUD 1 = Rp 8,613)

d. Cash Equivalents

Cash equivalents consist of time deposits and Certificate of Bank Indonesia with maturity periods not more than 3 months since the date of placement and not collateralized.

e. Investments

- **Certain Securities**
  Trading
  Included in this classification are investments, which are purchased for immediate resale, normally characterized by the high frequency of purchase-and-sale transactions. These investments are made to earn immediate gain from the improvement in the short-term prices of the securities. Investments that meet this classification are recorded at fair value. The unrealized gain/loss at balance sheets date is

credited or charged to current operations. The fair value of securities sold determined using the weighted average method.

- **Mutual Fund**
  Investment in mutual fund is stated at net assets value.

- **Investments in shares of stock**
  Investment in shares of stock wherein the Company has an ownership interest, directly and indirectly, of 20% but not exceeding 50% are accounted for under the equity method, whereby the cost of investment is increased or decreased by the Company's share in the net earnings or losses of the associate company since the acquisition date, and reduced by dividends received.

  If the associated company (which accounted for under equity method) or subsidiary sale its share or perform any transaction which could affect the associated company's or subsidiary's equity to the third parties, the Company's net investments in associated company or subsidiary will be affected. The Company recognizes the changes to stockholders' equity.

  Investments in shares of stock which its fair value are not readily determinable wherein the Company have ownership interest less than 20% are stated at acquisition cost.

- **Property**
  Investment in property is stated at cost.

f. Allowance for Doubtful Accounts

Allowance for doubtful accounts is provided based on a review of the condition of each debtor at the end of period. The outstanding receivables are written-off against the respective allowance for doubtful accounts or directly from the account at the time management believes that these receivables are determined to be definitely uncollectible.

g. Transaction and Balances with Related Parties

The Company have transactions with related parties. Definitions of related parties is in accordance with SFAS No. 7 concerning "Related Party Disclosure".

All transactions with related parties whether or not conducted at terms and conditions similar to those with third parties are disclosed in the financial statements.

h. Inventories and Land for Development

Inventories of land, residential houses and shop houses under construction and completed residential houses and shop houses are stated at the lower of cost or net realizable value. The cost is determined using the average method. Expenditures relating to land development and improvement including interests and foreign exchange losses on loans obtained to finance the acquisition, development and improvement of the land incurred prior to the completion stage are capitalized as part of the cost of the land.

The inventories of the hotel and restaurant (foods, beverages and others) are stated at the lower of cost or net realizable value. The cost is determined using the first-in, first-out method (FIFO).

Land owned by the Company and subsidiaries for future development is classified as "Land for Development". Upon the commencement of development and construction of infrastructure, the carrying cost of land will be transferred to the inventories or the appropriate property account.

i. Investment Property

Investment property is property owned by the owner or held under a finance lease to earn rentals or for capital appreciation or both, rather than for use in the production or supply of goods or services or for the administrative purposes or sale in the ordinary course of business.

Investment property is carried at cost less its accumulated and any accumulated impairement losses on the assets (cost model). Depreciation is computed by using the straight-lie method based on the estimated usefule lives of the investment property for 50 years. Land are not amortized.

j. Fixed Assets

Fixed Assets, except landrights, are stated at cost less accumulated depreciation. Landrights are stated at cost and not amortized. Depreciation is computed using the straight-line method based on the estimated useful lives of the assets as follows:

Buildings	:	20 – 50 years
Golf course	:	20 years
Furniture and fixtures	:	5 years
Transportation equipment	:	5 years
Project and golf equipment	:	5 years

The cost of repairs and maintenance is charged to operations as incurred; significant renewals and betterments are capitalized. When assets are retired or otherwise disposed of, their costs and the related accumulated depreciation are removed from the accounts and any resulting gain or loss is reflected in the statements of income for the period.

k. Construction in Progress

Construction in progress is presented under property and equipment and stated at cost. The expenditures, including the borrowing cost, to finance the development and construction of the projects are capitalized as part of the cost of the construction in progress. Upon substantial completion of the projects and when the assets are ready for their intended use, the accumulated costs will be transferred to the appropriate property accounts.

l. Deferred Charges

Advertising expenses incurred before the opening of a project were deferred and are being amortized over 5 years using the straight-line method.

Billboard expenses are amortized over 1-3 years using the straight-line method.

m. Reserve for Replacement of Hotel and Club House Operating Equipment

Reserve for replacement of hotel and club house operating equipment is determined based on the estimated replacement value of the lost or damaged items. The replacement cost of the lost or damaged items is recorded as a deduction to the reserve accounts.

n. Estimated Liabilities of Employee Benefits

Short-term employees' benefits are recognized at undiscounted amounts when employees has rendered their service to the Company during an accounting period.

Post employees' benefits are recognized at measurable amounts using discount rate basis, when an employee has rendered service to the Company during an accounting period. Liabilities and expenses are measured using actuarial techniques which include constructive obligation which arises from the Company's informal practices. In computing the liabilities, the benefits should be discounted by using projected unit credit method.

Termination benefits are recognized when, and only when, the Company has commitments to either:
a. terminate an employee or group of employees before the normal retirement date; or
b. provide termination benefits for employees who received offerings to have voluntary resignation.

o. Impairment of Assets Value

The Company and subsidiaries conduct an evaluation to determine whether there is an indication for events or changes in circumstance which indicate that its carrying amount may not be fully recovered at each reporting date. If any such indication exists, the Company and subsidiaries are required to determine the estimated recoverable value of all theirs assets and recognize the impairment in assets value as a loss in the consolidated statements of income.

p. Revenues and Expense Recognition

The Company and subsidiaries recognize revenues from real estate sales using the full accrual method. The revenue from real estate sales will be recognized in full if all the following conditions are met:

- Sale of residential houses, shop houses and other types of buildings, and sales of land wherein the house or building will be built by the seller. The conditions that should be met consist of:
  a. The sale is consummated;
  b. The collectibility of the sales price is reasonably assured;
  c. The receivable from the sale is not subject to future subordination against other loans which will be obtained by the buyer; and
  d. The seller has transferred to the buyer the usual risks and rewards of ownership through a transaction representing a sale in substance and the seller does not have a substantial continuing involvement with the property.

- Sale of land wherein the building will be built by the buyer without the involvement of the seller (retail land sales). The conditions that should be met consist of:
  a. The payments received from the buyer have reached 20% of the agreed selling price and this amount is non-refundable;
  b. The collectibility of the sales price is reasonably assured;
  c. The receivable from the sale is not subject to future subordination against other loans which will be obtained by the buyer;
  d. The process of land development has been completed that the seller is not obliged to develop the lots sold or to construct amenities or other facilities applicable to the lots sold as provided in the agreement between the seller and the buyer or regulated by law; and
  e. The sale consists only of the lots of land, without any involvement of the seller in the construction of the buildings on the lots sold.

- Sale of condominiums, apartments, offoce buildings, shopping centers, other buildings of the similar type and time sharing ownership units are recognized using the percentage of completion method if all of the following criteria are satisfied:
  a. The construction process has already commenced, that is the building foundation has been completed and all of the requirements to commence construction have been fulfilled;
  b. Total payments by the buyer is at least 20% of the agreed sale price and that amount is not refundable; and
  c. The amount of revenue and the cost of the property can be reliably estimated.

If a real estate sale fails to meet all of the above conditions, revenue recognition is deferred and sale is recognized using the deposit method until all of the conditions are fulfilled.

The cost of the land sold is determined on the basis of the acquisition cost of the land plus other expenditures relating to its development. The cost of residential houses sold includes all the construction costs incurred.

Lease rentals by the shopping center tenants, except for anchor tenants, are paid 1 to 5 years in advances, and are recorded under "Unearned Revenues". These lease rentals are being amortized and recorded as revenues on a monthly basis. Lease rentals by anchor tenants are paid on a monthly basis and the related revenues earned from these rentals are likewise recognized on a monthly basis.

Lease rentals of golf villa units are recognized as revenues based on the respective rental periods of the golf villa units.

The membership registration fees for golf and club house are recognized as revenues upon receipt. The quarterly or more membership dues for golf and club house received in advance are presented under "Unearned Revenues" account and amortized as revenues based on the periods benefited.

Expenses are recognized when incurred (accrual basis).

q. Borrowing Cost

Interests and foreign exchange losses incurred on loans obtained to finance the acquisition, improvement and development of the land are capitalized as part of the cost of the inventories of land and land for development for real estate, and capitalized as part of the cost of property and equipment and construction in progress for shopping centers and hotels. Upon the substantial completion of all activities related to the development of the land or the construction of the facilities and the related property is ready for its intended use, the capitalization of interests and foreign exchange losses ceases.

r. Foreign Currency Transactions and Balances

Transactions involving foreign currencies are recorded in Rupiah amounts at the rates of exchange prevailing at the time the transactions are made. At balance sheet date, monetary assets and liabilities denominated in foreign currencies are adjusted to Rupiah using the Bank Indonesia middle rate of exchange for export bills prevailing at that date (30 June 2009: USD 1= Rp 10,225, EUR 1 = Rp 14,432; 30 June 2008: USD 1 = Rp 9,225 , EUR 1 = Rp 14,563, AUD 1 = Rp 8,879).

s. Income Tax

All temporary differences arising between the tax bases of assets and liabilities and their carrying value for financial reporting purposes are recognized as deferred tax using liability method. Currently enacted tax rates are used to determine deferred income tax.

Deferred tax assets relating to the fiscal losses carry forward are recognized to the extent that future taxable profit will be available against it. Amendments to taxation obligations are recorded when an assessment is received or, if appealed against, when the results of the appeal are determined.

Current tax is recognized based on taxable income for the year, in accordance with the current tax regulations.

On November 4, 2008, the Goverment has issued new Reulation No. 71 year 2008 concerning Income tax over transfer of ownership of land and/or building. This regulation stated that revenue from transfer of ownnership of land and/or building are subject to final income tax. This regulation is effective since January, 1, 2009.

For revenues subject to final income tax, such as revenue of golf villa unit rental and shopping centers rental, no temporary difference between commercial and tax reporting purposes. If the carrying value of assets and liabilities which related to the final income tax between commercial and tax reporting is different, it is not recognized as deferred tax assets or liabilities. Expense for tax purpose is recognized proportionally with the income of the current period.

t. Earning per Share

Income from operation and net income per share are computed by dividing income from operation and net income, respectively, with the weighted-average number of shares outstanding during the period. In calculating diluted earnings per share, the number of weighted average ofoutstanding common shares has to be adjusted by considering the impact of all potentially dillutive common shares effects.

u. Use of Estimates

The preparation of the consolidated financial statements is conformity with generally accepted accounting principles requires the Company and subsidiaries' management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements and the reported amount of revenue and expenses during the reporting period. Actual results could be different from these estimates.

v. Segment Information

Business segment is reported as primary segment and geographical segment based on the location of assets is reported as the secondary segment.

(In Rupiah)

3. CASH AND CASH EQUIVALENTS

This account consists of:

	2009	2008
Cash on Hand		
Rupiah	7,223,564,597	6,473,915,939
Dolar AS (2009: USD 1,039; 2008: USD 630)	10,623,775	5,813,595
Total Cash on Hand	7,234,188,372	6,479,729,534
Cash in Banks		
Rupiah		
PT Bank Central Asia Tbk	77,320,355,603	67,547,319,618
PT Bank Mandiri (Persero) Tbk	39,291,697,279	16,308,387,541
PT Bank OCBC NISP Tbk	24,108,746,101	19,088,686,575
PT Bank Internasional Indonesia Tbk	16,030,764,014	8,821,983,927
Standard Chartered Bank	10,860,058,862	11,622,604,568
PT Bank Commonwealth	10,272,187,287	12,623,561,321
PT Bank Bukopin Tbk	7,866,291,350	9,621,453,608
PT Bank Tabungan Negara (Persero)	4,602,145,945	5,374,937,852
PT Bank Danamon Indonesia Tbk	4,422,908,996	14,290,938,625
PT Bank Mega Tbk	2,714,292,564	8,516,336,290
Others (each below Rp 5 billion)	12,604,398,898	10,860,005,581
Sub-total	210,093,846,899	184,676,215,506
US Dollar		
Others (2009: USD 263,690 and 2008: USD 616,319)	2,696,233,742	5,685,546,924
Australian Dollar		
Others (2008: below AUD 500,000)	-	1,989,278
Sub-total	2,696,233,742	5,687,536,202
Total Cash in Banks	212,790,080,641	190,363,751,708
Time Deposits		
Rupiah		
PT Bank Mandiri (Persero) Tbk	273,591,739,485	-
PT Bank Internasional Indonesia Tbk	80,349,350,945	46,461,418,325
PT Bank Commonwealth	47,465,828,964	101,202,841,530
PT Bank Danamon Indonesia Tbk	32,650,703,357	310,730,049,315
PT Bank Tabungan Negara (Persero)	30,200,000,000	15,000,000,000
PT Bank Niaga Tbk	25,954,924,585	35,716,343,044
PT Bank OCBC NISP Tbk	21,080,650,355	44,549,500,000
PT Bank Central Asia Tbk	20,577,921,879	19,787,967,348
PT Bank Bukopin Tbk	17,455,600,512	-
PT Bank Rakyat Indonesia	11,000,000,000	-
PT Bank Permata Tbk	12,700,000,000	-
PT Bank Mega Tbk	9,556,432,756	-
PT Bank Bumiputera Indonesia Tbk	-	53,500,000,000
PT Bank Mayapada Tbk	-	6,000,000,000
PT Bank Sinar Mas		6,000,000,000
Others (each below Rp 5 billion)	11,200,954,355	19,969,968,976
Sub-total	593,784,107,193	658,918,088,538

(In Rupiah)

	2009	2008
US Dollar		
PT Bank Commonwealth (2009: USD 18,511,530)	189,280,392,442	-
Union Bank of Switzerland (2009: USD 17,645,931)	180,429,641,714	-
Credit Suisse (2009: USD 16,112,918)	164,754,588,391	-
PT Bank OCBC NISP Tbk (2009: USD 7,505,502)	76,743,757,030	-
PT Bank Mandiri (Persero) Tbk (USD 2,190,157)	22,394,360,233	-
PT Bank Central Asia Tbk (2009: USD 1,039,154)	10,625,344,947	-
PT Bank Mega Tbk (2009: USD 513,704)	5,252,619,126	-
PT Bank Danamon Indonesia Tbk (2008: USD 17,571,249)	-	162,094,773,870
Others (2009: USD 33,405; 2008: USD 283,262)	341,565,307	2,613,100,529
Sub-total	649,822,269,190	164,707,874,399
EURO		
PT Bank Central Asia Tbk (2009: EUR 781,513)	11,278,954,227	-
PT Bank Danamon Indonesia Tbk (2008: EUR 23,772,504)	-	346,200,168,877
PT Bank Commonwealth (2008: EUR 8,182,015)	-	119,155,086,265
AUD		
PT Bank Commonwealth (2008: AUD 40,573,645)	-	360,256,032,269
PT Bank Danamon Indonesia Tbk (2008: AUD 33,403,062)	-	296,587,962,043
Total Time Deposits	1,254,885,330,610	1,945,825,212,391
Bank Indonesia Certificates (SBI)	497,612,401,557	252,960,121,498
Total	**1,972,522,001,180**	**2,395,628,815,131**

Interest Rate:		
Time Deposits		
Rupiah	10.25% - 10.50%	7,00% - 8,75%
US Dollar	0.25% - 5.50 %	2,00% - 4,50%
Euro	0.10% - 1.00%	3,75% - 4,50%
Australian Dollar	-	7,00% - 7,25%
SBI	6.95% - 10.33%	7,42% - 8,73%

As of 30 June 2009 and 2008, certain subsidiaries have escrow accounts in several banks amounted to Rp 48,309,111,108 and Rp 43,258,188,782 respectively and presented as “Restricted Fund” account in the balance sheet.

4. INVESTMENTS

This account consists of:

	2009	2008
Investment in shares of stock		
PT Ciputra Liang Court (CLC)	122,560,525,135	130,822,187,487
Investment in securities – trading:		
Bonds of Republic of Indonesia	303,682,614,555	75,825,643,807
Mutual Funds	9,453,343,078	14,058,175,352
Property	100,000,000	100,000,000
Total	**435,796,482,768**	**220,806,006,646**

Investment in shares of CLC represents investment owned by PT Dimensi Serasi (DS), a subsidiary of PT Ciputra Property Tbk (CP), of 8.76% (105 shares) and CP for 33.81% (405 shares), then CP’s total direct and indirect ownership increased to 39.94% or Rp 122,560,525,135 (including equity in net loss of associate of Rp

(In Rupiah)

51,635,042). On December 31, 2008, CP has made an adjustment on value of investment in CLC shares that arising from deferred tax liabilities of Rp 10,128,251,134 as an impact of the changes in tax regulation.

Investment in securities - trading represents investment in Mutual Funds and Indonesian Goverment Bond.

5. ACCOUNTS RECEIVABLE

This account represents receivables from third parties that arise from:

	2009	2008
Sale of land and residential houses	94,145,157,485	58,584,307,465
Revenues from hotels	4,686,671,425	6,712,726,002
Revenues from shopping centers	3,340,982,206	2,756,040,449
Others	-	3,226,759,344
Sub - Total	102,172,811,116	71,279,833,260
Less: Allowance for doubtful accounts	(2,671,756,310)	(2,345,300,309)
Net	**99,501,054,806**	**68,934,532,951**

Accounts receivable of Rp 56.58 billion (56.86%) and Rp 9,38 billion (13,60%) owned by certain subsidiaries are pledged as collateral for the bank loans as of 30 June 2009 and 2008 respectively (see note 12).

The management of the Company and subsidiaries believe that the allowance for doubtful accounts provided is adequate to cover possible losses on uncollectible accounts.

6. TRANSACTION AND BALANCE WITH RELATED PARTIES

In the ordinary course of business, the Company and subsidiaries are engaged in financial transactions with related parties, wherein such transactions consist of expense charges and non-interest bearing cash borrowing without fixed repayment dates.

	Nature of Relationship	2009	2008
Others Receivable			
PT Ciputra Corpora	Having the same stockholders and management with the company	51,505,499,620	54,089,797,118
PT Apratima Sejahtera	Having the same stockholders and management with the company	2,421,667,220	1,787,745,255
Total		**53,927,166,840**	**55,877,542,373**

The percentage of due to related parties to total liabilities is 3.9 % and 3.5 % as of 30 June 2009 and 2008 respectively.

7. INVENTORIES

Detail of inventories are as follows:

	2009	2008
Land lots	1,589,431,383,094	1,701,581,771,800
Residential houses and shop-houses under construction	239,627,261,450	219,353,488,716
Foods, beverages and others	5,124,541,053	5,486,842,230
Total	**1,834,183,185,597**	**1,926,422,102,746**

Inventories of land lots represent a land area covering approximately 510 hectares and 726 hectares as of 30 June 2009 and 2008.

(In Rupiah)

Movement of land lots is as follows:

	2009	2008
Beginning balance	1,666,593,941,643	1,745,898,990,406
Additions		
Purchase/ development	47,558,860,620	75,791,140,468
Interest capitalized	485,416,510	185,777,777
Deductions		
Charged to cost of sales	(125,206,835,679)	(120,294,136,851)
Ending Balance	**1,589,431,383,094**	**1,701,581,771,800**

Movement of residential houses and shop-houses under construction and completed is as follows:

	2009	2008
Beginning balance of residential houses and shop-houses under construction	179,658,774,821	140,284,460,786
Production costs	225,594,460,922	170,287,734,534
Ending balance of residential houses and shop-houses under construction	**(239,627,261,450)**	**(219,353,488,716)**
Construction costs	165,625,974,293	91,218,706,604
Beginning balance of completed residential houses and shop-houses	-	188,060,679
Cost of sales	(165,625,974,293)	(91,406,767,283)
Ending balance of completed residential houses and shop-houses	**-**	**-**

The interests capitalized as part of the inventories of land lots for six months ended 30 June 2009 and 2008 is Rp 485,416,510 dan Rp 185,777,777 respectively. The related accumulated capitalized interests and foreign exchange losses is Rp 618.570.157.469 dan Rp 682.385.134.456 as of 30 June 2009 and 2008 respectively.

As of 30 June 2009, inventory amounting to Rp 6.25 billion from PT Asenda Bangun Persada, a subsidiary of PT Ciputra Surya Tbk is pledged as collateral for the loans of BCA (see note 12).

The management of the Company and subsidiaries believe that there are no changes in circumstances that indicate material impairment of inventories as of 30 June 2009 and 2008.

8. ADVANCES FOR PURCHASE OF LAND AND OTHERS

This account consist of:

	2009	2008
Land	81,051,534,967	53,561,059,721
Others	13,925,650	7,413,925,650
Total	**81,065,460,617**	**60,974,985,371**

Land
Advance for purchase of land represents payment for land purchased which located, among others in West Jakarta, Tangerang and Surabaya.

9. LAND FOR DEVELOPMENT

This account represents a land area covering approximately 1,203 hectares and 833 hectares as of 30 June 2009 and 2008 respectively owned by the Company and subsidiaries for future development.

Total interest capitalized to the land for development for six months ended 30 June 2009 and 2008 is Rp nil and Rp 1,910,473,657 respectively. The accumulated capitalized interest and foreign exchange losses to land for development is Rp 532,638,112,519 and Rp 420,186,020,955 as of 30 June 2009 and 2008.

(In Rupiah)

The management of the Company and subsidiaries believe that there are no changes in circumstances that indicate material impairment of land for development as of 30 June 2009 and 2008.

10. INVESTMENT PROPERTY

The details of investment property are as follows:

	2009			
	Beginning Balance	**Additions/ Reclassification**	**Deductions/ Reclassification**	**Ending Balance**
Cost				
Land rights	26,649,703,939	-	-	26,649,703,939
Building	585,599,022,308	1,943,448,694	-	587,542,471,002
Total	**612,248,726,247**	1,943,448,694	**-**	**614,192,174,941**
Accumulated Depreciation				
Building	177,975,161,215	7,899,138,286	-	185,874,299,501
Total	177,975,161,215	7,899,138,286	**-**	185,874,299,501
Net Book Value	**434,273,565,032**			**428,317,875,440**

	2008			
	Beginning Balance	**Additions/ Reclassification**	**Deductions/ Reclassification**	**Ending Balance**
Cost				
Land rights	26,649,703,939	-	-	26,649,703,939
Building	582,850,475,437	1,458,520,149	-	584,308,995,586
Total	**609,500,179,376**	1,458,520,149	**-**	**610,958,699,525**
Accumulated Depreciation				
Building	162,467,539,612	7,803,011,584	-	170,270,551,196
Total	**162,467,539,612**	7,803,011,584	**-**	170,270,551,196
Net Book Value	**447,032,639,764**			**440,688,148,329**

Investment in property mainly represents investment in land and shopping center building owned by PT Ciputra Sentra (CSN) and PT Ciputra Semarang (CSM), both are subsidiaries of CP, located in Jakarta and Semarang. These investment property are rented to the third parties. Rental income of this investment is recorded under revenues from shopping centers in statement of income.

Land and shopping building with Building Right Title Certificate (SHGB) No. 2940 under the name of PT Ciputra Sentra, amounting to Rp 212.20 billion, are pledged as collateral of loan to PT Bank Mandiri Tbk (see note 12).

As of 30 June 2009, investment property are covered by insurance under a blanket policy with fixed assets (see note 11). Management believes that the insured amount is adequate to cover possible losses for such risk.

In 2009 and 2008, depreciation expenses charged to the statement of income is Rp 7,899,138,286 and Rp 7,803,011,584 respectively.

(In Rupiah)

11. FIXED ASSETS - NET

The details of fixed assets are as follows:

	2009			
	Beginning Balance	**Additions/ Reclassifications**	**Deductions/ Reclassification**	**Ending Balance**
Cost				
Direct ownership				
Landrights	456,290,610,012	-	1,631,318,112	454,659,291,900
Buildings	455,343,555,029	1,611,568,207	98,007,867	456,857,115,369
Golf course	44,142,108,552	96,800,000	-	44,238,908,552
Furniture and fixtures	127,079,576,142	8,175,816,315	967,077,533	134,288,314,924
Transportation equipments	9,242,820,029	951,032,583	303,874,045	9,889,978,567
Project and golf equipments	10,412,632,226	268,994,583	-	10,681,626,809
Hotel and club house operating equipments	4,900,816,605	3,094,098	-	4,903,910,703
Total	1,107,412,118,595	11,107,305,786	3,000,277,558	1,115,519,146,824
Construction in progress				
Buildings	499,627,193,538	159,646,998,078	36,997,754,601	622,276,437,015
Total	**1,607,039,312,133**	**170,754,303,864**	**39,998,032,159**	**1,737,795,583,839**
Accumulated Depreciation				
Direct ownership				
Buildings	146,489,258,684	9,825,930,453	21,144,086	156,294,045,051
Golf courses	27,504,611,041	1,121,683,812	-	28,626,294,853
Furniture and fixtures	89,634,267,476	7,607,236,732	507,750,407	96,733,753,801
Transportation equipments	6,867,715,003	173,913,457	22,534,601	7,019,093,859
Project and golf equipments	8,399,399,417	39,176,256	-	8,438,575,673
Hotel and club house operating equipments	1,214,549,923	-	-	1,214,549,923
Total	**280,109,801,544**	**18,767,940,710**	**551,429,094**	**298,326,313,160**
Net Book Value	**1,326,929,510,589**			**1,439,469,270,679**

	2008			
	Beginning Balance	**Additions/ Reclassifications**	**Deductions/ Reclassification**	**Ending Balance**
Cost				
Direct ownership				
Landrights	47,349,483,899	255,226,201,027	-	302,575,684,926
Buildings	516,731,776,124	4,779,644,604	118,904,080	521,392,516,648
Golf course	44,142,108,552	-	-	44,142,108,552
Furniture and fixtures	111,747,012,163	7,640,935,648	609,334,083	118,778,613,728
Transportation equipments	9,440,126,889	241,505,000	330,432,332	9,351,199,557
Project and golf equipments	9,539,641,671	50,572,850	-	9,590,214,521
Hotel and club house Operating equipments	4,153,959,979	-	-	4,153,959,979
	743,104,109,277	267,938,859,129	1,058,670,495	1,009,984,297,911
Construction in progress				
Buildings	236,560,186,840	195,870,630,019	43,027,818,320	389,402,998,539
Total	**979,664,296,117**	**463,809,489,148**	**44,086,488,815**	**1,399,387,296,450**
Accumulated Depreciation				
Direct ownership				
Buildings	128,061,122,774	9,158,961,004	19,582,013	137,200,501,765
Golf course	25,297,505,615	1,103,552,713	-	26,401,058,328
Furniture and fixtures	76,175,777,115	7,695,862,799	187,947,313	83,683,692,601
Transportation equipments	6,622,471,719	658,904,654	392,932,326	6,888,444,047
Project and golf equipments	7,419,025,546	57,265,503	-	7,476,291,049
Total	**243,575,902,769**	**18,674,546,673**	**600,712,694**	**261,649,987,790**
Net Book Value	**736,088,393,348**			**1,137,737,308,660**

(In Rupiah)

The above landrights represent approximately 360.32 hectares with renewable Building Right Title (HGB) under the name of the Company and subsidiaries, which will expire on various dates between year 2010 and 2026. The HGB is extendable upon expiry date.

Construction in progress mainly represents the accumulated development cost of superblock owned by PT Ciputra Adigraha (CAG), a subsidiary of PT Ciputra Property Tbk, with percentage of completion of 10%, the construction of the project was postponed in 1997 and has continued in 2007. Construction in progress also includes Ciputra World Surabaya project, owned by PT Win Win Realty Centre (WWR), Surabaya.

Depreciation charged to the operations for six months ended 30 June 2009 and 2008 is Rp 18,767,940,710 dan Rp 18,674,546,673 respectively.

As of 30 June 2009, fixed asset with total net book value of Rp 172,83 billion consisting of landrights, buildings, golf course and golf equipment owned by certain subsidiaries such as PT Ciputra Sentra and PT Ciputra Surya Tbk are pledged as collateral for the loans.

Fixed asset, except for the land rights and golf course, are covered by insurance again risk of fire and other associated risk to certain insurance companies, among others, PT Asuransi Bintang Tbk, PT Asuransi AIU Indonesia, PT Asuransi Central Asia, PT Asuransi Aegis Indonesia, PT Asuransi Himalaya, PT Asuransi Astra Buana, PT Asuransi Allianz Utama and PT Fadent Mahkota Sahid with sum insured of USD 645,000 and Rp 5,026 billion as of 30 June 2009 and USD 17,050,000 and Rp 2,114 billion as of 30 June 2008.

The management believes that the insured amount is adequate to cover possible losses from such risk.

The management of the Company and subsidiaries believe that there are no changes in circumstances that indicate material impairment of the carrying amount of property and equipment as of 30 June 2009 and 2008.

12. BANK LOANS

This account represents loans obtained from:

	2009	2008
Syndicated Loan		
Bank Bukopin – PT Ciputra Semarang (CSM)	-	9,109,851,114
Non syndicated loan		
PT Bank Mandiri (Persero) Tbk	29,000,000,000	80,000,000,000
PT Bank Mega Tbk	56,637,101,332	48,906,008,889
PT Bank Internasional Indonesia	17,642,230,000	19,354,838,000
EFG Bank	16,208,734,418	20,411,338,485
PT Bank Bukopin Tbk	11,383,699,990	15,916,212,614
PT Bank Central Asia Tbk	3,363,208,336	4,000,000,000
PT Bank Harfa	-	764,815,092
PT Bank Tabungan Negara (Persero)	-	3,741,000,000
Total	**134,234,974,076**	**202,204,064,194**

Syndicated Loans PT Bank Bukopin Tbk – CSM

On 20 December 2004, CSM, a subsidiary of CP, obtained syndicated loans facility from PT Bank Bukopin (Bukopin) and PT Bank Central Asia Tbk (BCA), with Bukopin act as an agent. Maximum loans facility from each bank is amounting Rp 50 billion, or Rp 100 billion in total. This loan was used to refinance the previous syndicated loans and obligation under capital lease.

The term period of the loan is 4,5 years or up to 20 June 2009, bears annual interest of 11% for the first 6 months and subsequently will be reviewed on monthly basis. The repayment of the principal and interest are in quarterly basis.

These loans are secured by land owned by CSM with total area approximately 16,453 sqm, which located in Pekunden Village, Semarang, Central Java, including the related building and irremovable assets which are known as Ciputra mall and hotel Semarang (see notes 10 and 11), fiduciary pledge on accounts receivable to third parties.

Effective as of 19 September 2008, CSM has settled its entire loan to Bank Bukopin.

(In Rupiah)

Non Syndicated Loans

PT Bank Mandiri (Persero) Tbk
In 2002, PT Ciputra Sentra (CSN), a subsidiary, obtained investment credit facility from PT Bank Mandiri (Persero) Tbk amounting to Rp 200 billion and bears annual interest of 19,5% for the first month and subsequently will be adjusted to the respective market interest rate (in 2009: 12% and in 2008: 11,0% - 12,5%). This loan will be due on 31 December 2009.

This loan is secured by land, inventories and accounts receivable of shopping center and hotel owned by CSN (see notes 5, 10 and 11). This loan was used to settle CSN's loan to Morgan Stanley Emerging Markets, Inc. The repayment of the loan is based on quarterly basis.

The loan repayment schedule is as follows:

Year	Total Repayment
2003	10,000,000,000
2004	12,000,000,000
2005	22,000,000,000
2006	26,000,000,000
2007	28,000,000,000
2008	44,000,000,000
2009	58,000,000,000
Total	200,000,000,000

PT Bank Mega Tbk
On February 29, 2008, PT Win Win Realty (WWR), a subsidiary of CS, obtained term loan facility amounting to Rp 389,77 Bilion and Interest During Construction (IDC) loan facility amounting to Rp 55,03 Bllion which used for the 1st term of Ciputra World Surabaya development and its IDC. Both loan facilities will due on 28 February 2016 and bears annual interest rate of Bank Indonesia Certificates' rate + 4%.
These facilities are secured by 3 land right covering approximately 74,906 sqm owned by WWR.

PT Bank Internasional Indonesia (BII)
On 14 December 2007 PT Ciputra Surya Tbk (CS), a subsidiary, obtained loan facility from BII amounting to Rp 30 Billion which was used for financing accounts receivable of Citra Land Surabaya project. This loan will be due for the next 36 months, with availability period until 6 months and bears an annual interest rate of Bank Indonesia Certificates' rate + 2.5% decreasing effectively. This loan is secured by CS' Account Receivables, with the ratio of Account Receivables against this loan is not less than 125% of outstanding loan or amounting to Rp 37.5 Billion.

EFG Bank
On 30 January 2008, PT Ciputra Surya Tbk (CS), subsidiary, obtained loan facility and overdraft from EFG Bank Singapore, with maximum facility of USD 2,800,000 (equivalent). The loan facility will be due on October 31, 2009 and guaranted by Bonds of Republic Indonesia (ORI), which will due on February 17, 2037, with nominal amount is not less than 40% of USD 6,900,000. The loan interest rate for fixed terms is 0.6% above the cost of fund, while for overdraft is 2% above cost of fund.

PT Bank Bukopin Tbk
On 21 June 2007, PT Ciputra Surya Tbk (CS), a subsidiary, obtained investment credit facility from PT Bank Bukopin Tbk amounting to Rp 20 Billion, which used for refinancing Ciputra Waterpark's project facilities. The loan will be due on June 21, 2011 and bears annual interest rate of 15.75%. The loan is secured by land covering approximately 31,734 sqm amounting to Rp 22.25 Billion.

PT Bank Central Asia Tbk (BCA)
On 5 November 2007, PT Asendabangun Persada (ABP), a subsidiary of CS, obtained credit facilities from BCA amounting to Rp 5 Billion consisted of overdraft facility of Rp 1 Billion and investment credit facility of Rp 4 Billion, which was used for working capital and infrastructure development for new lots at Citra Garden Lampung. The overdraft facility and investment credit facility will be due on 5 November 2008 and 5 May 2011. These facililties bear an annual interest rate of 11% - 11.5%.
Both loans are secured by land owned by ABP with Building Rate Title No. 07 covering an area of 46,753 sqm amounting to Rp 6.25 Billion.

(In Rupiah)

PT Bank Harfa
On June 23, 2006, PT Ciputra Surabaya Padang Golf (CSPG), a subsidiary of CS, obtained loan facility from PT Bank Harfa amounting to Rp 2 Billion to purchase 40 units of golf car for CSPG's operational activities. This loan will be due in 36 months and bears an annual interest of 12.5%. Repayment of this loan has been done monthly starting on July 2006. This loan is secured by the respective financing assets. This loan has been settled on 29 June 2009.

PT Bank Tabungan Negara (Persero)
In 2002, PT Ciputra Residence (CR), a subsidiary, obtained working capital loan facility from PT Bank Tabungan Negara (Persero) (BTN) amounting to Rp 46,5 Billion and bears annual interest of 19,5% for the first month and subsequently will be adjusted to the respective market interest rate. This loan will be due in April 2009 and secured by Building Right Title of land with total area approximately 57 hectares, located at Cikupa District, Tangerang Regency, owned by CR (see Note 9).

Effective on 30 September 2008, CR has fully settled its loan to BTN.

13., OTHER ACCOUNTS PAYABLE – THIRD PARTIES

This account consists of:

	2009	2008
WWR's Stockholders (Subsidiary of CS)	21,589,729,160	41,246,775,215
Others	52,182,951,455	14,512,901,297
Total	**73,772,680,615**	**55,759,676,512**

14. TAXES PAYABLE

Taxes payable consists of:

	2009	2008
Estimated income tax payable of		
Subsidiaries	3,887,312,391	18,594,668,609
Other income taxes payable		
Article 21	509,837,665	619,055,936
Article 23	1,070,732,536	1,223,075,442
Article 25/ 29	498,728,217	468,302,228
Article 26	961,123,464	1,755,832,986
Value-added tax	890,017,789	7,642,380,263
Development tax I (PB I)	1,161,541,556	1,157,672,381
Other Taxes	1,336,461,958	1,327,828,543
Total	**10,315,755,576**	**32,788,816,388**

A reconciliation between income before income tax, as shown in the Consolidated Statements of Income, with estimated taxable income (loss) of the Company for six months ended 30 June 2009 and 2008 is as follows:

	2009	2008
Income before income tax per Consolidated Statement of Income	149,383,677,942	219,506,622,459
Income of subsidiaries before income tax	(86,747,767,000)	(136,345,141,685)
Income before income tax of the Company	62,635,910,942	83,161,480,774
Permanent differences:		
Equity in net loss (earnings) of subsidiaries and associated company	(84,532,685,089)	(68,958,064,332)
Interest income already subjected to final income tax	(5,511,710,944)	(8,664,474,676)
Estimated taxable income (loss) of the Company	(27,408,485,091)	5,538,941,766
Total of uncompensated tax losses past period:		
Year 2004	(174,366,713,077)	(174,366,713,077)
Year 2005	(17,454,486,727)	(17,454,486,737)
Tahun 2006 – Revised Annual Tax Return	(261,279,208,328)	9,970,283,724
Year 2007 – Tax Examintation	(3,807,484,322)	(4,498,684,913)
Tahun 2008	13,767,339,009	-
Accumulated tax losses	**(443,140,553,446)**	**(186,349,601,003)**

The Company does not provide allowance for current income tax in 2009 and 2008 because the Company still records the accumulated tax losses.

The estimated income tax payable and calculation of provision for income tax of the subsidiaries for six months ended 30 June 2009 and 2008 is as follows:

	2009	2008
Provision for income tax – current period		
Progressive rate	4,293,088,334	37,641,885,085
Final rate	24,185,903,857	9,977,802,673
Sub - total	28,478,992,191	47,619,687,758
Prepayments of tax		
Income tax article 25	2,415,780,585	19,047,216,476
Final income tax	22,175,899,215	9,977,802,673
Sub - total	24,591,679,800	29,025,019,149
Estimated income tax payable		
Progressive rate	1,877,307,749	18,594,668,609
Final rate	2,010,004,642	-
Estimated income tax payable	**3,887,312,391**	**18,594,668,609**

15. ADVANCES FROM CUSTOMERS

This account represents deposits received from customers for sale of land and residential houses, and for legal process of the certificate of ownership. All of advances are denominated in Rupiah.

16. UNEARNED REVENUES

This account represents lease rental of shopping centers paid in advance from third parties. All of rental revenues are denominated in Rupiah.

17. CONSTRUCTION COSTS PAYABLE

This account represents estimated liabilities to the contractors and suppliers for the remaining costs to complete the land, residential houses and shop-houses sold.

18. ESTIMATED LIABILITIES OF EMPLOYEE BENEFITS

This account represents estimated liabilities based on Labor Law No.13 year 2003 dated March 25, 2003, which calculated by PT Rileos Pratama.

19. MINORITY INTERESTS

This account represents the equity interests of minority stockholders in income or loss of consolidated subsidiaries.

20. CAPITAL STOCK

The stockholders and their respective stockholdings as of 30 June 2009 and 2008 are as follows:

	2009		
Stockholders	**Number of Shares Issued and Fully Paid**	**Percentage of Ownership**	**Amount (Rp)**
PT Sang Pelopor	2,322,375,000	35.11	1,161,187,500,000
Credit Suisse Singapore	500,581,988	7.57	250,290,994,000
Rollrick Holdings Ltd,	344,181,101	5.20	172,090,550,500
Bayan Akochi *	15,396,500	0.23	7,698,250,000
Public (each below 5%)	3,431,095,888	51.89	1,715,547,944,000
Total	**6,613,630,477**	**100.00**	**3,306,815,238,500**

	2008		
Stockholders	**Number of Shares Issued and Fully Paid**	**Percentage of Ownership**	**Amount (Rp)**
PT Sang Pelopor	2,309,148,836	35.22	1,154,574,418,000
Artupic International B,V,	406,185,114	6.19	203,092,557,000
Rollrick Holdings Ltd,	340,552,520	5.19	170,276,260,000
Bayan Akochi *	15,396,500	0.23	7,698,250,000
Public (each below 5%)	3,485,465,945	53.17	1,742,732,972,500
Total	**6,556,748,915**	**100.00**	**3,278,374,457,500**

*The Company's commissioner

According to Notarial Deed No, 110 dated December 18, 2006 from Misahardi Wilamarta, SH, the Company has issued 2,449,860,570 new shares with pre-emptive rights to shareholders and public. The issuance was in accordance with Limited Public Offering II (see Notes 1a and 1b).

Within Limited Public offering II above, the company had also issued 1,224,930,285 warrant series I. Warrant gives rights to their holders to purchase common shares with par value and offering price of Rp 500 per share.

(In Rupiah)

Exercise period starts from 1 June 2007 until 30 November 2009, which each 1 warant holder is entitled to 1 new share. Until 30 June 2009, 243,992,995 warrants have been executed into shares.

21. REVENUES

This account consists of:	2009	2008
Net sales		
Land lots	57,007,342,778	100,034,120,842
Residential and shop-houses		
Buildings	222,069,713,589	130,775,317,920
Land	188,557,267,393	120,347,353,065
Condominium	4,423,007,355	-
Sub-total	**472,057,331,115**	**351,156,791,827**
Operating revenues		
Shopping centers	104,579,975,000	104,336,071,047
Hotels	48,913,078,586	52,979,875,884
Golf course	18,317,135,475	19,066,462,430
Others	7,326,469,518	10,051,549,255
Sub-total	**179,136,658,579**	**186,433,958,616**
Total	**651,193,989,694**	**537,590,750,443**

22. COST OF SALES AND DIRECT COST

This account consists of:

	2009	2008
Cost of sales		
Land lots	27,020,485,933	51,383,340,633
Residential and shop-houses		
Buildings	165,625,974,293	91,406,767,283
Land	98,186,349,746	67,962,326,919
Condominium	3,281,034,137	-
Sub-total	**294,113,844,109**	**210,752,434,835**
Direct cost		
Shopping centers	25,967,430,366	27,382,105,463
Hotels	22,999,786,242	23,436,645,806
Golf course	9,138,786,078	10,189,975,370
Water park	1,879,152,204	2,157,115,964
Sub-total	**59,985,154,890**	**63,165,842,603**
Total	**354,098,998,999**	**273,918,277,438**

23. OPERATING EXPENSES

Operating expenses consist of:

	2009	2008
Selling		
Advertising and promotions	20,409,817,979	21,091,931,648
Sales commissions	5,396,836,198	6,176,581,846
Others	5,031,659,595	5,325,180,526
Sub-total	**30,838,313,772**	**32,593,694,020**

	2009	2008
General and administrative		
Salaries and allowances	70,078,346,622	58,461,520,156
Depreciation	26,667,078,996	26,477,558,257
Professional fees	2,559,652,113	3,197,045,322
Maintenance	3,660,331,049	3,576,288,720
Water and Electricity	2,024,485,157	1,625,596,209
Traveling expenses	2,394,754,009	2,863,182,381
Postage and Telecommunication	2,092,975,372	2,435,684,894
Donation and entertaiment	1,519,937,016	2,783,102,610
Vehicle	1,607,984,013	1,642,519,392
Printing and stationary	1,259,379,486	1,118,363,967
Insurance	978,220,254	1,164,999,487
Others	18,187,681,292	16,462,093,499
Sub-total	**133,030,825,379**	**121,807,954,894**
Total	**163,869,139,151**	**154,401,648,913**

24. OTHERS INCOME (CHARGES)

	2009	2008
Interest income	59,524,374,468	53,966,533,362
Gain (loss) foreign exchange - net	(53,781,222,726)	60,582,425,813
Interest expense and others financial expense	(5,559,715,587)	(8,301,374,616
Gain (loss) on sale invesment – net	5,854,895,665	(4,597,955,838)
Others – net	10,171,129,620	7,190,173,696
Total	**16,209,461,440**	**108,839,802,417**

25. BASIC EARNINGS PER SHARE

The computation of basic earnings per share as of 30 June 2009 and 2008 is follows:

Basic earnings per share

	2009	2008
Income from operations (In Rupiah)	133,225,851,544	109,270,824,092
Net income (In Rupiah)	62,565,081,443	83,161,480,774
Number of outstanding share		
Beginning of period	6,556,748,915	6,540,596,675
Limited Public Offering and exercise warrant to share capital	56,881,562	16,152,240
Ending of period	6,613,630,477	6,556,748,915
Earnings per share – Income from operations (In Rupiah)	20	17
Earnings per share – Net income (In Rupiah)	9	13

Diluted earnings per share

Income from operations (In Rupiah)	133,225,851,544	109,270,824,092
Net income (In Rupiah)	62,565,081,443	83,161,480,774
Amount of outstanding share		
Beginning of period	6,562,704,107	6,555,830,964
Effect on Exercise of Residual Warrant (see note 1b)	980,937,290	1,037,818,852
Ending of period	7,543,641,397	7,593,649,816
Earnings per share – Income from operations (In Rupiah)	18	14
Earnings per share – Net income (In Rupiah)	8	11

26. SIGNIFICANT AGREEMENTS

a. Based on a joint operation agreement in 1996 and its latest amendment in 2001, entered into by and between PT Bumiindah Permaiterang (BIPT), a subsidiary of PT Ciputra Surya Tbk (CS), and Perum Perumnas (Perumnas), both parties agreed to engage in land acquisition, construction, marketing and sales of residential and commercial buildings in a land area covering approximately 115 hectares located at Lakarsantri, Surabaya, whereas the location permit is obtained by Perumnas. BIPT, through CS, will provide a land area approximately 47.92 hectares, and the rest will be provided by Perumnas. The construction, marketing and sales will be conducted by CS. As compensation, CS agreed to pay 25.184% of the proceeds from the minimum sales.

   Based on Fifth Amendment of the agreement dated 4 February 2005, effective from 1 May, 2005 to 31 May 2005, both parties also agree to engage in acquisition, construction, marketing and sales of land located at the above mentioned area. In addition, the compensation rate has been changed to 26.77%.The agreement was terminated through Closing Official Report of Cooperative Agreement dated 31 May 2005.

b. Further, based on cooperative agreement in 2005, between Perumnas and BIPT, both parties agreed to engage in sales of building and land amounting to 18 units of building and 209 units of land, In this agreement, Perumnas will be receive revenue sharing amounting to 26.775% of minimum sales price.

c. PT Dimensi Serasi, a subsidiary of CP, entered into a joint venture agreement in 1993 with Liang Court Holdings, Ltd., Singapore, and International Image Engineering Co., Ltd, British Virgin Islands, to form 2 foreign investment joint venture companies (PMA). The first PMA formed, named PT Ciputra Liang Court is engaged in the construction development and management of the condominium and apartment complex located at Prof. Dr. Satrio Street Kav.1, Jakarta.

d. PT Ciputra Sentra (CSN) and PT Ciputra Semarang (CSM), the subsidiaries, entered into management and promotion agreements with Swiss Pacific B.V. (SP), the Netherlands, and Club and Hotel International Management Company B.V. (CHIC), the Netherlands. As compensation, CSN and CSM agreed to pay SP, a fixed and incentive hotel management coordination fee equivalent to 0.5% of the gross revenues and 1.5% of the gross operating profit, respectively. In addition, CSN and CSM also agreed to pay CHIC a fixed and incentive hotel marketing and service coordination fee equivalent to 2.5% of the gross revenues and 6% of the gross operating profit, respectively.

   Starting from 1 August 2005 SP transferred its rights and obligations to PT Swiss-Bellhotel International Indonesia. Meanwhile, CHIC transferred its right and obligations to CHIC Limited, British Virgin Island, on 1 November 2005.

e. Based on a joint operation agreement dated 25 November 2004, entered into by CS and PT Taman Dayu (TD), both parties agree to cooperate and to develop the Taman Dayu project, located in Pandaan, East Java. CS, among others, will organize and perform the management, operation, marketing and financial aspects of the project. Whereas, TD has an obligation to provide land which ready to be developed. The revenue sharing is agreed at net selling price of land net of 2% commission. Expenses related on those marketing activities are borne by CS.

f. Based on Notarial Deed of Cooperative Agreement of Land Development No. 7 dated April 4, 2007 of Ferdinand Bustani, SH. PT Ciputra Graha Mitra (CGM), a subsidiary, and PT Bangun Pratama Kaltim Abadi (BPKA) entered into a cooperative agreement of land development located at JL. D.I. Panjaitan, Samarinda with total land area of approximately ± 33 Ha. Based on agreement, CGM has obligation to develop and sell the land and project building, while BPKA has obligation to provide land for development. The revenue sharing was agreed based on certain percentage of sales price of land and building.

g. Based on Cooperative Agreement of Land Development No. 76 dated August 22, 2005 of PT Cita Citra Lestari (CCL), a subsidiary of CGM and PT Graha Elok Asrijaya (GEA), CCL and GEA have entered into a cooperative agreement of land development on JL. Ahmad Yani, Banjarmasin with total land area of approximately ± 87,105 sqm. According to this agreement, CCL has obligation to develop and sell the land and project building, and GEA provides land for development. The revenue sharing was agreed based on certain percentage of sales of price land and building.

h. Based on Cooperative Agreement of Land Development No. 245 dated November 30, 2007 of PT Ciputra Bangun Mitra (CBM), a subsidiary of CGM and PT PutraBalikpapan Adiperkasa (PBAP), have entered into a cooperative agreement of land development on JL. MT. Haryono, Komplek Bukit Damai Indah, Balikpapan. with total land area of approximately ± 206,035 sqm. According to this agreement, CBM has obligation to develop and sell the land and project building, and PBAP provides land for development, The revenue sharing was agreed based on certain percentage of sales of price land and building.

i. On 26 February 2008, PT Ciputra Adigraha (CAG), subsidiary of CP, signed the apartment management agreement and the technical assistant agreement in kavling 3-5 with PT Ascott International Management Indonesia. CAG has agreed to pay management fee 3% of total revenues plus 8% from gross operating profit. The agreement has become effective on July 2012 or other agreed date.

j. On 29 April 2008, CAG, signed in the hotel management agreement and the technical assistant agreement in kavling 3-5 with PT Raffles Hotels and Resorts Management and Raffles International Limited, wherein CAG has agreed to pay 0.5% from total revenues. The agreement has become effective since 29 April 2008 and will be terminated after 25 years from opening date on 1 November 2011 or other date that should be agreed by both parties.

k. On 29 April 2008, CAG has entered into Residential License Agreement with Raffles International Limited and Perhimpunan Penghuni Premium Residence Ciputra World Jakarta, wherein Raffles International Limited is willing to grant a license to CAG to use the license marks of Raffles International Limited. CAG has agreed to pay 1% from gross revenue. The agreement has become effective since 29 April 2008 and will be terminated until CAG has fully sell-out or the next 5 (five) years after the execution of this agreement.

l. On 29 April 2008, CAG has entered into Hotel License Agreement with Raffles International Limited, wherein Raffles International Limited is willing to grant a license to CAG to use the license marks of Raffles International Limited. CAG has agreed to pay 1% from gross revenue The agreement has become effective since the agreement date and willbe terminated after 25 years from opening date on 1 November 2011 or other date that should be agreed by the parties.

m. On 29 April 2008, CAG has entered into Residential Sales Marketing Advisory Agreement with Raffles International Limited, wherein Raffles International Limited is willing to provide sales, marketing and general administrative advisory services to CAG and support for residential sales. CAG has agreed to pay 3% of gross revenues if the gross revenues achieve USD 3,000 per sqm or 2.75% of gross revenue if such gross revenues excess than USD 3,000 per sqm. The agreement has become effective on 29 April 2008.

n. Based on Cooperation Agreement Deed between PT Citra Mitra Property (CMP), a subsidiary of CR, and PT Cipta Arsigriya (CA) dated 29 June 2007, of Buntario Tigris Darmawa NG.SH.SE.MH, notary, both parties have agreed to form Joint Operation namely Citra Arsigriya JO. Citra Arsigriya JO was formed in conformity with land development agreement in Talang Kelapa sub-district, Sukarami district, Palembang with total land area of 1,560,768 sqm. Based on the agreement, CMP, among others, have obligation to run and sell the project's land lots and building, whereas CA provide land for development. Revenue sharing has been agreed to be calculated based on certain percentage of profit from joint operation.

o. Based on Cooperative Agreement of Land Development No. 28 dated July 28, 2008 of PT Ciputra Fajar Mitra (CFM), a subsidiary of CGM and PT Graha Celebes Realty (GCR), have entered into a cooperative agreement of land development on Jl. Herstaning Baru (II), Makassar, with total land area of approximately ± 33 hectares. According to this agreement, CFM has obligation to develop and sell the land and project building, and GCR provides land for development. The revenue sharing was agreed based on certain percentage of sales of price land and building.

27. SEGMENT INFORMATION

a. Business segment information is as follows (in thousand of Rupiah):

	2009		
	Residential	Commercial	Consolidated
Revenues			
External parties	472,057,332	179,136,658	651,193,990
Result			
Segment result	177,943,488	119,151,503	297,094,991
Operating expenses	(102,494,223)	(61,374,916)	(163,869,139)
Income (loss) from operation	75,449,265	57,776,587	133,225,852
Financial charges	(854,756)	(4,704,960)	(5,559,716)
Income (loss) on foreign exchange	(14,915,896)	(38,865,327)	(53,781,223)
Other income (expense) – net	30,763,987	44,734,778	75,498,765
Income (loss) before income tax	90,442,600	58,941,078	149,383,678
Income tax expense	(22,824,390)	(11,720,130)	(34,544,520)
Income (loss) before minority interests	67,618,210	47,220,948	114,839,158
Minority interests	(27,038,279)	(25,235,797)	(52,274,076)
Net income (loss)	40,579,930	21,985,151	62,565,081
Other information			
Assets	5,058,611,952	3,135,621,612	8,194,233,564
Liabilities	1,052,807,624	324,069,335	1,376,876,959

	2008		
	Residential	Commercial	Consolidated
Revenues			
External parties	351,156,791	186,433,959	537,590,750
Result			
Segment result	140,404,357	123,268,116	263,672,473
Operating expenses	(96,713,924)	(57,687,725)	(154,401,649)
Income (loss) from operation	43,690,433	65,580,391	109,270,824
Financial charges	(1,151,644)	(7,149,731)	(8,301,375)
Income (loss) on foreign exchange	12,342,824	48,239,602	60,582,426
Other income (expense) – net	20,155,168	37,799,579	57,954,747
Income (loss) before income tax	75,036,782	144,469,841	219,506,622
Income tax expense	(24,321,914)	(22,511,688)	(46,833,602)
Income (loss) before minority interests	50,714,868	121,958,153	172,673,020
Minority interests	(28,381,709)	(61,129,831)	(89,511,540)
Net income (loss)	22,333,158	60,828,322	83,161,481
Other information			
Assets	4,734,926,104	3,319,730,392	8,054,656,496
Liabilities	1,213,334,297	374,930,273	1,588,264,570

b, Geographical Segment (in million of Rupiah):

	2009	2008
Asset		
Jakarta and surrounding	9,429,910	9,017,014
Surabaya and surrounding	2,127,865	2,070,856
Semarang	252,586	218,087
Lampung	65,421	75,334
Palembang	9,613	8,154
Kalimantan	142,867	107,608
Total	12,028,262	11,497,053
Elimination	(3,834,028)	(3,442,397)
Net	8,194,234	8,054,656
Liabilities		
Jakarta and surrounding	691,465	694,331
Surabaya and surrounding	561,766	651,018
Semarang	70,494	73,448
Lampung	52,159	49,934
Palembang	-	9,579
Kalimantan	134,546	114,203
Total	1,510,430	1,592,513
Elimination	(133,553)	(4,248)
Net	1,376,877	1,588,265
Revenues		
Jakarta and surrounding	309,944	253,476
Surabaya and surrounding	170,317	215,142
Semarang	46,358	48,479
Lampung	18,475	6,103
Palembang	536	-
Kalimantan	105,564	14,391
Net	651,194	537,591
Net Income		
Jakarta and surrounding	107,134	104,441
Surabaya and surrounding	36,767	40,714
Semarang	20,374	19,649
Lampung	3,577	121
Palembang	573	-
Kalimantan	19,826	(4,582)
Total	188,251	160,343
Elimination	(125,686)	(77,182)
Net	62,565	83,161

28. COMPLETION OF THE CONSOLIDATED FINANCIAL STATEMENTS

The management of the Company is responsible for the preparation of the consolidated financial statements that were completed on 31 July 2009.