



**PT Ciputra Development Tbk  
And Subsidiaries**

**Consolidated Financial Statements  
For Nine Months Ended 30 September 2009 and 2008  
(Indonesian Currency)**

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

	<u>Note</u>	<u>2009</u>	<u>2008</u>
<b>ASSETS</b>			
Cash and cash equivalents	2d,3	1,996,676,108,991	2,332,739,217,260
Investments	2e,4	386,989,708,672	213,817,445,937
Account receivables	2f		
Trade			
(Net of allowance for doubtful accounts of 2,737,357,754 in 2009 and Rp 2,282,342,294 in 2008)	5	77,175,996,678	66,935,388,054
Others			
Third parties		47,502,396,664	43,867,932,763
Inventories	2h,2q,7	1,992,647,515,400	2,001,072,751,675
Advances for purchases of land and others	8	95,131,410,590	70,930,760,686
Prepaid taxes and expenses		64,768,155,190	47,634,467,174
Land for development	2h,2q,9	1,646,147,906,535	1,617,093,907,587
Investment property			
(Net of accumulated depreciation Rp 189,857,586,734 in 2009 and Rp 174,058,184,045 in 2008)	2i,10	429,151,642,354	437,546,448,962
Fixed assets			
(Net of accumulated depreciation of Rp 305,011,134,911 in 2009 and Rp 270,122,141,805 in 2008)	2j,2k,2q,11	1,480,145,831,129	1,268,435,605,572
Other assets			
Restricted funds	3	44,849,044,549	53,359,007,071
Others	2k	7,285,975,884	20,128,184,895
<b>TOTAL ASSETS</b>		<b><u>8,268,471,692,636</u></b>	<b><u>8,173,561,117,636</u></b>

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 September 2009 and 2008**  
(In Rupiah)

	Note	2009	2008
<b>LIABILITIES, MINORITY INTERESTS AND STOCKHOLDERS' EQUITY</b>			
<b>LIABILITIES</b>			
Bank loans	12	123,517,789,218	186,371,959,752
Account payables			
Trade		9,925,829,659	18,244,931,331
Others			
Third parties	13	67,348,320,500	69,743,788,141
Related parties	2g,6	56,617,055,619	59,602,286,338
Accrued expenses		19,566,634,974	19,065,718,946
Taxes payable	2s,14	12,796,520,711	13,286,824,849
Advances from customers	2p,15	943,021,494,103	1,052,173,433,659
Unearned revenues	2p,16	53,923,409,596	47,720,373,956
Construction costs payable	17	141,005,612,033	136,115,091,709
Deferred tax liabilities	2s	36,977,282,046	118,698,530,967
Estimated liabilities on employee benefits	2n,18	14,704,696,814	5,562,282,596
Others		1,074,626,554	707,340,697
Total Liabilities		<b>1,480,479,271,827</b>	<b>1,727,292,562,941</b>
<b>MINORITY INTERESTS</b>	2b,19	<b>2,643,546,373,379</b>	<b>2,589,268,283,668</b>
<b>STOCKHOLDERS' EQUITY</b>			
Capital stock – Rp 500 par value per share			
Authorized – 10,000,000,000 shares			
Issued and fully paid – 6,695,691,399 shares in 2009 and 6,556,748,915 shares in 2008	20	3,347,845,699,500	3,278,374,457,500
Additional paid in capital	1b	7,173,979,689	7,173,979,690
Transaction difference in equity changes of subsidiaries	2e	898,680,656,210	898,680,656,210
Deficits		(109,254,287,969)	(327,228,822,373)
Stockholders' Equity – Net		<b>4,144,446,047,430</b>	<b>3,857,000,271,027</b>
<b>TOTAL LIABILITIES, MINORITY INTERESTS AND STOCKHOLDERS' EQUITY</b>		<b>8,268,471,692,636</b>	<b>8,173,561,117,636</b>

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 Nine Months Ended 30 September 2009 and 2008  
(In Rupiah)

	Note	2009	2008
<b>REVENUES</b>			
Net sales	2p,21	663,787,446,490	535,777,647,758
Operating revenues		271,390,119,146	275,182,238,471
Total		935,177,565,636	810,959,886,229
<b>COST OF SALES AND DIRECT COST</b>			
Cost of sales	2p,22	423,979,345,636	334,525,325,125
Direct cost		92,495,339,361	94,587,791,775
Total		516,474,684,997	429,113,116,900
<b>GROSS PROFIT</b>		418,702,880,639	381,846,769,329
<b>OPERATING EXPENSES</b>			
Selling	2p,23	47,309,637,103	51,111,714,389
General and administrative		200,709,278,290	180,348,690,617
Total		248,018,915,393	231,460,405,006
<b>INCOME FROM OPERATIONS</b>		170,683,965,246	150,386,364,323
<b>OTHER INCOME (CHARGES) - NET</b>	24	24,173,456,988	43,702,912,696
<b>EQUITY IN NET INCOME OF ASSOCIATE COMPANY</b>		180,245,609	2,029,211,104
<b>INCOME BEFORE INCOME TAX</b>		195,037,667,843	196,118,488,123
<b>INCOME TAX BENEFITS (EXPENSES)</b>			
Current	2s,14	(50,599,083,494)	(44,746,269,226)
Deferred		(127,243,499)	1,094,243,667
Income Tax Expenses – Net		(50,726,326,993)	(43,652,025,559)
<b>INCOME BEFORE MINORITY INTEREST</b>		144,311,340,850	152,466,462,564
<b>MINORITY INTEREST</b>	2b,19	(67,105,239,812)	(91,015,517,752)
<b>NET INCOME</b>		<b>77,206,101,038</b>	<b>61,450,944,812</b>
<b>BASIC EARNINGS PER SHARE</b>	2t, 25		
Income from operations		25	23
Net income		12	9
<b>DILUTED EARNINGS PER SHARE</b>	2t, 25		
Income from operations		23	20
Net Income		10	8

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 Nine Months Ended 30 September 2009 and 2008  
(In Rupiah)

	<b>Capital Stock</b>	<b>Additional Paid-in Capital</b>	<b>Transaction Difference in Equity Changes of Subsidiaries</b>	<b>Deficits</b>	<b>Stockholders' Equity – Net</b>
Balance, 1 January 2008	3,270,298,337,500	7,173,979,690	898,680,656,210	(388,679,767,185)	3,787,473,206,215
Exercise of Warrant to Capital Stock	8,076,120,000	-	-	-	8,076,120,000
Net income	-	-	-	61,450,944,812	61,450,944,812
<b>Balance, 30 September 2008</b>	<b>3,278,374,457,500</b>	<b>7,173,979,690</b>	<b>898,680,656,210</b>	<b>(327,228,822,373)</b>	<b>3,857,000,271,027</b>
Balance, 1 January 2009	3,278,374,457,500	7,173,979,689	898,680,656,210	(186,460,389,007)	3,997,768,704,392
Exercise of Warrant to Capital Stock	69,471,242,000	-	-	-	69,471,242,000
Net income	-	-	-	77,206,101,038	77,206,101,038
<b>Balance, 30 September 2009</b>	<b>3,347,845,699,500</b>	<b>7,173,979,689</b>	<b>898,680,656,210</b>	<b>(109,254,287,969)</b>	<b>4,144,446,047,430</b>

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 Nine Months Ended 30 September 2009 and 2008  
(In Rupiah)

	<u>2009</u>	<u>2008</u>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Cash received from customers	986,225,575,307	1,219,400,731,633
Cash received from (paid for):		
Contractors, suppliers and others	(493,139,324,150)	(429,286,687,819)
Salaries and employees' benefit	(107,533,132,332)	(89,514,358,103)
Income and other taxes	(107,721,087,084)	(97,268,558,170)
Other operating expenses	(167,213,967,080)	(135,520,156,716)
Interest and others financial charges	(7,187,299,843)	(10,602,390,293)
Net Cash Provided in Operating Activities	<u>103,430,764,818</u>	<u>457,208,580,532</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Interest income	81,827,851,914	83,748,294,714
Increase in fixed assets – net	(249,179,625,231)	(328,997,116,510)
Purchase of land for development	(235,226,836,374)	(173,479,236,345)
Withdrawal (placement) of restricted fund	38,537,601,592	(13,299,738,367)
Increase in investments	(192,911,679,735)	(848,236,942)
Net Cash Used by Investing Activities	<u>(556,952,687,834)</u>	<u>(432,876,033,450)</u>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
Receipt of bank loans	83,658,031,860	101,432,006,088
Payment of bank loans	(135,968,334,087)	(86,752,525,559)
Proceed from exercise of warrant to capital stock	69,471,242,000	8,076,120,000
Net Cash Provided from Investing Activities	<u>17,160,939,773</u>	<u>22,755,600,529</u>
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS</b>	<u>(436,360,983,243)</u>	<u>47,088,147,611</u>
<b>EFFECTS OF FLUCTUATION IN EXCHANGE RATES ON CASH AND CASH EQUIVALENT</b>	<u>(31,304,313,105)</u>	<u>(3,575,018,083)</u>
<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD</b>	<u>2,464,341,405,339</u>	<u>2,289,226,087,732</u>
<b>CASH AND CASH EQUIVALENTS AT END OF PERIOD</b>	<u><b>1,996,676,108,991</b></u>	<u><b>2,332,739,217,260</b></u>
Cash and cash equivalents at the end of period consist of:		
Cash on hand	8,559,330,665	7,979,666,996
Cash in banks	370,726,735,054	126,630,525,020
Time deposits	1,466,390,043,272	2,198,129,025,244
Bank Indonesia Certificates	151,000,000,000	-
<b>Total</b>	<u><b>1,996,676,108,991</b></u>	<u><b>2,332,739,217,260</b></u>
<b>ACTIVITIES NOT AFFECTING CASH FLOWS</b>		
Capitalization of interest expenses to inventories and land for development	638,493,858	282,039,092
Reclassification of fixed assets into investment property	-	437,546,448,962

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

**PT CIPUTRA DEVELOPMENT TBK AND SUBSIDIARIES**  
**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS**  
For Nine Months Ended 30 September 2009 and 2008  
(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 ratified 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 the 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) <sup>1</sup>	28 March 1994	250,000,000	250,000,000	250,000,000,000
Stock split <sup>2</sup>	06 August 1996	250,000,000	500,000,000	250,000,000,000
Limited Public Offering (PUT) I <sup>3</sup>	08 October 1996	250,000,000	750,000,000	375,000,000,000
Bonus Shares <sup>4</sup>	04 December 2000	862,500,000	1,612,500,000	806,250,000,000
Issuance shares without pre-emptive rights <sup>5</sup>	29 March 2006	2,307,276,912	3,919,776,912	1,959,888,456,000
PUT II <sup>6</sup>	12 December 2006	2,449,860,570	6,369,637,482	3,184,818,741,000
Exercise of Warrant Series I <sup>7</sup>	June – December 2007	170,959,193	6,540,596,675	3,270,298,337,500
Exercise of Warrant Series I <sup>7</sup>	January – December 2008	16,152,240	6,556,748,915	3,278,374,457,500
Exercise of Warrant Series I <sup>7</sup>	January – September 2009	138,942,484	6,695,691,399	3,347,845,699,500
Total Shares			6,695,691,399	3,347,845,699,500

- 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,

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this public offering had been stated effectively 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 warrant, 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 September 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 (%)		Total Assets 30 September 2009 (in thousand Rp)
				2009	2008	
PT Ciputra Residence and subsidiaries(a)	1	1994	Tangerang	99.99	99.99	1,481,697,799
PT Citraland Graha Realty (b)	-	-	Jakarta	99.99	99.99	109,226,842
PT Ciputra Graha Mitra and subsidiaries (a)	1	2007	Jakarta	99.99	99.99	249,408,969
PT Ciputra Indah and subsidiaries (a)	1	1996	Bogor	99.89	99.89	419,830,307
PT Citra Tumbuh Bahagia (b)	1	1993	Jakarta	80.00	80.00	9,359,477
PT Penta Oktooneatama and subsidiary (b)	1	1993	Jakarta	80.00	80.00	284,706
PT Ciputra Property Tbk and subsidiaries (a)	3	1993	Jakarta	51.89	51.06	3,615,254,231
PT Ciputra Surya Tbk and subsidiaries (c)	1,4	1993	Surabaya	39.92	39.92	2,262,335,644
Ciputra Development International Finance B.V. (a)	2	1995	Amsterdam	-	100.00	-
PT Ciputra Medika Utama (b)	5	-	Jakarta	99.99	-	1,000,000
PT Citra Raya Medika (b)	5	-	Tangerang	75.00	-	1,000,000

- a.
  1. Developing and selling real estate.
  2. Financing the activities of the Company and subsidiaries, has been liquidated on 17 June 2009
  3. Developing and managing shopping centers, hotels and other commercial buildings.
  4. Developing and operating golf course and club house.
  5. Developing and managing hospitals and related businesses in the health sector
- b. Still in the development stage as of 30 September 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 of PT Citraland Graha Realty (CGR) 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 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, respectively 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 effectively 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



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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.

**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 invested in 35,410,853 shares (99.94%) of stock 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 invested in 105,379,271 shares (99.98%) of stock 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 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 PT Ciputra Development Tbk (the Company) amounting Rp 109,614,112,000 or equivalent to 109,614,112 new shares on behalf the Company. This agreement is still in the notarial process and registered to obtain approval from the Minister of Law and Human Rights.

On September 30, 2009, CR (subsidiary company) invested 50% share on Best Thrive International Limited ("BTIL") and Infosource Investment Limited ("IIL"), with each initial investment, of USD 4,000. Both of these companies will perform as Special Purpose Vehicle (SPV) to develop an Integrated New Township in 300 ha land area located in Shenyang, Liaoning province, China.

**PT Ciputra Property Tbk**

During April to August 2009, the Company had purchased 51,189,000 shares of PT Ciputra Property Tbk ("CP") with the total price of Rp 15,210,763,750 or average Rp 297 per share. By purchase such shares, the company's ownership in CP increased from 3,139,999,996 saham (51.06 %) to be 3,191,188,996 saham (51.89 %).

**PT Ciputra Medika Utama**

Based on article of association of PT Ciputra Medika Utama (CMU) No. 195 dated 30 September 2009 from notary of Buntario Tigris Darmawa Ng, SH, MH, the company and CGM (subsidiary) had invested 999,999 shares or Rp 999,999,000,- (99.99%) and 1 share or Rp 1,000 (0.01%) respectively in CMU. The purpose of establishment of CMU, based on article of association - article no: 3 is to perform health care business, including hospitals, clinics and polyclinics, house of medical treatment as well as other relevant activities.

The above article of association is in progress for approval from Ministry of Law and Human Rights.

**PT Citra Raya Medika**

Based on article of association of PT Citra Raya Medika (CRM) No. 196 dated 30 September 2009 from notary of Buntario Tigris Darmawa Ng, SH, MH, the company and CR (subsidiary) had invested 750,000 shares or Rp 750,000,000,- (75%) and 250,000 shares or Rp 250,000,000 (25%) respectively in CRM. The purpose of establishment of CRM, based on article of association - article no: 3 is to perform health care business, including hospitals, clinics and polyclinics, house of medical treatment as well as other relevant activities.

The above article of association is in progress for approval from Ministry of Law and Human Rights.

**PT CIPUTRA DEVELOPMENT TBK AND SUBSIDIARIES**  
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Continued)  
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**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 September 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 September, 2009 and 2008 is as follows:

Chairman	:	Cosmas Batubara
Members	:	Lany Wihardjo Thomas Bambang

As of 30 September 2009 and 2008, the Company and its subsidiaries employed a total of 1,659 and 1,562 employees.

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**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.

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**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 denominated in 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 September 2009: USD 1 = Rp 9,681, EUR 1 = Rp 14,159, AUD 1 = Rp 8,509; 30 September 2008: USD 1 = Rp 9,378, EUR 1 = Rp 13,751, AUD 1 = Rp 7,844)
Income statement accounts	- Average rate during the year (30 September 2009: USD 1 = Rp 10,650, EUR 1 = Rp 14,545; 30 September 2008: : USD 1 = Rp 9,221, EUR 1 = 14,105, AUD 1 = Rp 8,451)

**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.

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**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 impairment losses on the assets (cost model). Depreciation is computed by using the straight-line method based on the estimated useful 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.

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**i. 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 their 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.

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- Sale of condominiums, apartments, office 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 ( 30 September 2009: USD 1 = Rp 9,681, EUR 1 = Rp 14,159, AUD 1 = Rp 8,509; 30 September 2008: USD 1 = Rp 9,378, EUR 1 = Rp 13,751, AUD 1 = 7,844).

**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 Government has issued new Regulation No. 71 year 2008 concerning Income tax over transfer of ownership of land and/or building. This regulation stated that revenue from transfer of ownership of land and/or building are subject to final income tax. This regulation is effective since January, 1, 2009.

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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 of outstanding common shares has to be adjusted by considering the impact of all potentially dilutive common shares effects.

**u. Use of Estimates**

The preparation of the consolidated financial statements in 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.

**3. CASH AND CASH EQUIVALENTS**

This account consists of:

	<b>2009</b>	<b>2008</b>
Cash on Hand		
Rupiah	8,549,272,106	7,973,756,980
US Dollar (2009: USD 1,039; 2008: USD 630)	10,058,559	5,910,016
Total Cash on Hand	8,559,330,665	7,979,666,996
Cash in Banks		
<u>Rupiah</u>		
PT Bank Central Asia Tbk	124,376,411,002	40,979,594,981
Standard Chartered Bank	68,126,707,186	3,680,517,655
PT Bank OCBC NISP Tbk	36,063,906,770	15,280,202,340
PT Bank Mandiri (Persero) Tbk	16,514,564,273	12,911,298,114
EFG Bank, Singapore	16,110,153,262	-
PT Bank Internasional Indonesia Tbk	13,589,131,989	6,537,954,203
PT Bank Bukopin Tbk	6,656,226,878	10,020,621,976
PT Bank Danamon Indonesia Tbk	4,154,409,432	-
PT Bank Commonwealth	3,281,782,243	-
PT Bank Tabungan Negara (Persero)	2,092,410,174	6,308,110,014
PT Bank Mega Tbk	1,602,975,843	10,481,300,876
Others (each bellow Rp 5 billion)	14,372,685,670	19,091,312,802
Sub-total	306,941,364,722	125,290,912,961
<u>US Dollar</u>		
Credit Suisse (2009: USD 1,939,959)	18,780,744,338	-
Others (2009: USD 253,343 and 2008: USD 133,762)	2,452,617,869	1,254,415,630
Sub-total	21,233,362,207	1,254,415,630

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	2009	2008
<u>Australian Dollar</u>		
PT Bank Commonwealth (2009: AUD 5,000,824)	42,552,008,125	-
Others (each bellow AUD 10,861)	-	85,196,429
<b>Total Cash in Bank</b>	<b>370,726,735,054</b>	<b>126,630,525,020</b>
<u>Time Deposits</u>		
<u>Rupiah</u>		
PT Bank Mandiri (Persero) Tbk	472,399,784,904	196,294,904,978
PT Bank Rakyat Indonesia	123,000,000,000	-
PT Bank Internasional Indonesia Tbk	79,960,720,158	84,046,348,319
PT Bank Central Asia Tbk	71,797,017,734	19,972,771,860
PT Bank Tabungan Negara (Persero)	60,800,000,000	15,000,000,000
PT Bank Commonwealth	53,948,350,603	192,095,004,658
PT Bank Danamon Indonesia Tbk	33,696,266,430	275,423,060,571
PT Bank Bukopin Tbk	25,106,228,104	-
PT Bank CIMB Niaga Tbk	24,996,538,484	25,761,305,754
PT Bank OCBC NISP Tbk	23,638,652,548	194,751,015,440
PT Bank Permata Tbk	12,700,000,000	8,200,000,000
PT Bank Mega Tbk	11,603,698,400	132,006,487,671
PT Bank Nasional Indonesia	9,182,747,808	-
PT Bank Pan Indonesia Tbk	5,146,861,153	141,486,251,370
PT Bank Bumiputera Indonesia Tbk	-	52,711,497,598
PT Bank Mayapada Tbk	-	6,000,000,000
PT Bank Sinar Mas	-	14,000,000,000
PT Bank Capital Indonesia	-	14,000,000,000
PT Bank UOB Buana	-	5,000,000,000
Others (each bellow Rp 5 billion)	2,000,000,000	5,000,000,000
<b>Sub-total</b>	<b>1,009,976,866,326</b>	<b>1,381,748,648,219</b>
<u>US Dollar</u>		
PT Bank Mandiri (Persero) Tbk (2009: USD 16,533,851)	160,064,212,031	-
Union Bank of Switzerland (2009: USD 6,646,745)	64,347,134,860	-
PT Bank OCBC NISP Tbk (2009: USD 4,507,344 2008: USD 7,807,640)	43,635,593,570	73,220,047,920
PT Bank Rakyat Indonesia (2009: USD 3,708,170)	35,898,797,748	-
PT Bank Central Asia Tbk (2009: USD 1,043,515)	10,102,272,200	-
PT Bank Mega Tbk (2009: USD 517,517 2008: USD 19,107,300)	5,010,082,414	179,188,254,711
PT Bank Danamon Indonesia Tbk (2008: USD 21,688,676)	-	203,396,405,685
Others (2009: USD 23,635; 2008: USD 435,127)	228,812,892	4,080,624,018
<b>Sub-total</b>	<b>319,286,905,715</b>	<b>459,885,332,334</b>
<u>Euro</u>		
PT Bank Central Asia Tbk (2009: EUR 783,121)	11,088,214,878	-
PT Bank Danamon Indonesia Tbk (2008: EUR 13,158,752)	-	180,945,996,873
<u>Australian Dollar</u>		
PT Bank Commonwealth (2009: AUD 14,812,323)	126,038,056,353	-
PT Bank NISP Tbk (2008: AUD 22,380,042)	-	175,549,047,818
<b>Total Time Deposits</b>	<b>1,466,390,043,272</b>	<b>2,198,129,025,244</b>
Bank Indonesia Certificates (SBI)	151,000,000,000	-
<b>Total</b>	<b>1,996,676,108,991</b>	<b>2,332,739,217,260</b>



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Interest Rate:

Time Deposits		
Rupiah	8,00% - 13,00%	8,75% - 12,75%
US Dollar	0,50% - 5,50%	2,75% - 4,25%
Euro	0,1% - 2,00%	3,75% - 4,25%
Australian Dollar	2,91% - 4,16%	6,25% - 7,25%
SBI	7,95% - 9,10%	-

As of 30 September 2009 and 2008, certain subsidiaries have escrow accounts in several banks amounted to Rp 44,849,044,549 and Rp 53,359,007,071 respectively and presented as "Restricted Fund" account in the balance sheet.

#### 4. INVESTMENTS

This account consists of:

	<u>2009</u>	<u>2008</u>
Investment in shares of stock		
PT Ciputra Liang Court (CLC)	122,792,405,786	131,455,402,642
Investment in securities – trading:		
Bonds of Republic of Indonesia	253,494,414,913	78,181,219,274
Mutual Funds	10,602,887,973	4,080,824,021
Property	100,000,000	100,000,000
<b>Total</b>	<b><u>386,989,708,672</u></b>	<b><u>213,817,445,937</u></b>

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 122,792,405,786 (including equity in net profit of associate in period January – September 2009 of Rp 180,245,609). 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.

#### 5. ACCOUNTS RECEIVABLE

This account represents receivables of the third parties arising from:

	<u>2009</u>	<u>2008</u>
Sales of land and residential houses	72,944,829,619	62,408,721,768
Revenues from hotels	4,312,645,637	4,440,728,410
Revenues from shopping centers	2,655,879,176	2,259,460,497
Others	-	108,819,673
Sub - Total	79,913,354,432	69,217,730,348
Less: Allowance for doubtful accounts	(2,737,357,754)	(2,282,342,294)
<b>Net</b>	<b><u>77,175,996,678</u></b>	<b><u>66,935,388,054</u></b>

Accounts receivable amounting Rp 49.84 billion (62.37%) and Rp 6.70 billion (9.68%) owned by certain subsidiaries are pledged as collateral for the bank loans and bonds payable as of 30 September 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.

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**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.

	Character of Relation	2009	2008
<b>Others Receivable</b>			
PT Ciputra Corpora	Having the same stockholders and management with the company	51,633,241,575	54,089,797,118
PT Apratima Sejahtera	Having the same stockholders and management with the company	1,892,992,044	2,421,667,220
DR. Ir. Ciputra	Commissioner of the Company	3,090,822,000	3,090,822,000
<b>Total</b>		<b>56,617,055,619</b>	<b>59,602,286,338</b>

The percentage of due to related parties to total liabilities is 3.8 % and 3.5 % as of 30 September 2009 and 2008 respectively.

**7. INVENTORIES**

The detail of inventories are as follows:

	2009	2008
Land lots	1,637,960,888,096	1,697,768,240,085
Residential houses and shop-houses under construction	349,210,402,237	296,979,765,836
Foods, beverages and others	5,476,225,067	6,324,745,754
<b>Total</b>	<b>1,992,647,515,400</b>	<b>2,001,072,751,675</b>

Inventories of land lots represent a land area covering approximately 501 hectares and 552 hectares as of 30 September 2009 and 2008.

Movement of land lots is as follows:

	2009	2008
Beginning balance	1,666,593,941,643	1,745,898,990,406
Additions		
Purchase/ development	145,969,198,698	140,375,473,813
Deductions		
Charged to cost of sales	(174,602,252,245)	(188,506,224,134)
<b>Ending Balance</b>	<b>1,637,960,888,096</b>	<b>1,697,768,240,085</b>

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	415,647,686,669	299,240,832,118
<b>Ending balance of residential houses and shop-houses under construction</b>	<b>(349,210,402,237)</b>	<b>(296,979,765,836)</b>
Construction costs	246,096,059,253	142,545,527,068
Beginning balance of completed residential houses and shop-houses	-	188,060,679
Cost of sales	(246,096,059,253)	(142,733,587,747)
<b>Ending balance of completed residential houses and shop-houses</b>	<b>-</b>	<b>-</b>

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The interests capitalized as part of the inventories of land lots for nine months ended 30 September 2009 and 2008 is Rp 638,493,858 and nil respectively. The related accumulated capitalized interests and foreign exchange losses is Rp 606,446,581,952 and Rp 658,419,918,169 as of 30 September 2009 and 2008 respectively.

As of 30 September 2009, inventory amounting 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 September 2009 and 2008.

**8. ADVANCES**

This account consist of:

	<b>2009</b>	<b>2008</b>
Purchase of land	89,877,406,325	60,966,450,769
Others	5,254,004,265	9,964,309,917
<b>Total</b>	<b>95,131,410,590</b>	<b>70,930,760,686</b>

**Land**

Advance for purchases 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 1,209 hectares and 1,137 hectares as of 30 September 2009 and 2008 respectively owned by the Company and subsidiaries for future development.

Total interest capitalized to the land for development for nine months ended 30 September 2009 and 2008 is Rp nil and Rp 282,039,092 respectively. The accumulated capitalized interest and foreign exchange losses to land for development is Rp 521,717,064,344 and Rp 432,664,791,191 as of 30 September 2009 and 2008.

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 September 2009 and 2008.

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**10. INVESTMENT PROPERTY**

The details of investment property are as follows:

	2009			
	Beginning Balance	Additions/ Reclassification	Deductions/ Reclassification	Ending Balance
<b>Cost</b>				
Land rights	26,649,703,939	-	-	26,649,703,939
Building	585,599,022,308	6,760,502,841	-	592,359,525,149
<b>Total</b>	<b>612,248,726,247</b>	<b>6,760,502,841</b>	<b>-</b>	<b>619,009,229,088</b>
<b>Accumulated Depreciation</b>				
Building	177,975,161,215	11,882,425,519	-	189,857,586,734
<b>Total</b>	<b>177,975,161,215</b>	<b>11,882,425,519</b>	<b>-</b>	<b>189,857,586,734</b>
<b>Net Book Value</b>	<b>434,273,565,032</b>			<b>429,151,642,354</b>
	2008			
	Beginning Balance	Additions/ Reclassification	Deductions/ Reclassification	Ending Balance
<b>Cost</b>				
Land rights	26,649,703,939	-	-	26,649,703,939
Building	582,850,475,437	2,104,458,631	-	584,954,934,068
<b>Total</b>	<b>609,500,179,376</b>	<b>2,104,458,631</b>	<b>-</b>	<b>611,604,638,007</b>
<b>Accumulated Depreciation</b>				
Building	162,467,539,612	11,590,649,433	-	174,058,184,045
<b>Total</b>	<b>162,467,539,612</b>	<b>11,590,649,433</b>	<b>-</b>	<b>174,058,184,045</b>
<b>Net Book Value</b>	<b>447,032,639,764</b>			<b>437,546,448,962</b>

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, a subsidiary of CP, are pledged as collateral of loan to PT Bank Mandiri Tbk (see note 12).

As of 30 September 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 statement of a income is Rp 11,882,425,519 and Rp 11,590,649,433 respectively.

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**11. FIXED ASSETS - NET**

The details of fixed assets are as follows:

	2009			
	Beginning Balance	Additions	Deductions/ Reclassification	Ending Balance
<b>Cost</b>				
<u>Direct ownership</u>				
Landrights	456,290,610,013	-	1,631,318,112	454,659,291,901
Buildings	455,343,555,029	3,635,184,654	2,400,000	458,976,339,683
Golf courses	44,142,108,552	129,700,000	-	44,271,808,552
Furniture and fixtures	127,079,576,142	7,221,201,000	1,351,969,977	132,948,807,165
Transportation equipment	9,242,820,029	837,499,990	357,934,044	9,722,385,975
Project and golf equipments	10,412,632,225	328,506,923	-	10,741,139,148
Hotel and club house operating equipments	4,900,816,605	62,855,098	-	4,963,671,703
<b>Total</b>	<b>1,107,412,118,595</b>	<b>12,214,947,665</b>	<b>3,343,622,133</b>	<b>1,116,283,444,127</b>
<u>Construction in progress</u>				
Buildings	499,627,193,538	196,952,673,722	27,706,345,347	668,873,521,913
<b>Total</b>	<b>1,607,039,312,133</b>	<b>209,167,621,387</b>	<b>31,049,967,480</b>	<b>1,785,156,966,040</b>
<b>Accumulated Depreciation</b>				
<u>Direct ownership</u>				
Buildings	146,489,258,684	15,108,715,147	366,134,425	161,231,839,406
Golf courses	27,504,611,041	1,657,293,237	-	29,161,904,278
Furniture and fixtures	89,634,267,476	11,020,800,864	744,652,552	99,910,415,788
Transportation equipment	6,867,715,003	607,551,490	357,934,067	7,117,332,426
Project and golf equipments	8,399,399,417	63,693,593	873,449,997	7,589,643,013
Hotel and club house operating equipments	1,214,549,923	-	1,214,549,923	-
<b>Total</b>	<b>280,109,801,544</b>	<b>28,458,054,331</b>	<b>3,556,720,964</b>	<b>305,011,134,911</b>
<b>Net Book Value</b>	<b>1,326,929,510,589</b>			<b>1,480,145,831,129</b>
				2008
	Beginning Balance	Additions	Deductions/ Reclassification	Ending Balance
<b>Cost</b>				
<u>Direct ownership</u>				
Landrights	123,365,038,184	339,874,516,297	-	463,239,554,481
Buildings	439,753,138,676	8,010,049,471	480,608,448	447,282,579,699
Golf course	44,142,108,552	-	-	44,142,108,552
Furniture and fixtures	116,940,006,589	11,276,898,740	713,812,904	127,503,092,425
Transportation equipment	9,440,126,889	298,803,566	636,954,152	9,101,976,303
Project and golf equipment	9,539,641,671	116,636,400	-	9,656,278,071
Hotel and club house operating equipments	2,811,479,383	-	-	2,811,479,383
<b>Total</b>	<b>745,991,539,944</b>	<b>359,576,904,474</b>	<b>1,831,375,504</b>	<b>1,103,737,068,914</b>
<u>Construction in progress</u>				
Buildings	236,560,186,840	204,588,888,606	6,328,396,983	434,820,678,463
<b>Total</b>	<b>982,551,726,784</b>	<b>564,165,793,080</b>	<b>8,159,772,487</b>	<b>1,538,557,747,377</b>
<b>Accumulated Depreciation</b>				
<u>Direct ownership</u>				
Buildings	128,082,071,703	13,985,976,029	76,184,328	141,991,863,404
Golf course	25,297,505,615	1,655,329,070	-	26,952,834,685
Furniture and fixtures	76,230,779,471	11,069,467,403	411,685,244	86,888,561,630
Transportation equipment	6,622,471,719	859,804,642	697,258,993	6,785,017,368
Project and golf equipment	7,419,025,546	84,839,172	-	7,503,864,718
<b>Total</b>	<b>243,651,854,054</b>	<b>27,655,416,316</b>	<b>1,185,128,565</b>	<b>270,122,141,805</b>
<b>Net Book Value</b>	<b>738,899,872,730</b>			<b>1,268,435,605,572</b>

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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), a subsidiary of PT Ciputra Surya Tbk, Surabaya.

Depreciation expenses charged to the operation for nine months ended 30 September 2009 and 2008 is Rp 28,458,054,331 and Rp 27,655,416,316 respectively.

As of 30 September 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 September 2009 and USD 17,050,000 and Rp 2,114 billion as of 30 September 2008.

The management of company and subsidiaries 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 September 2009 and 2008.

## 12. BANK LOANS

This account represents loans obtained from:

	<b>2009</b>	<b>2008</b>
PT Bank Mandiri (Persero) Tbk	14,500,000,000	69,000,000,000
PT Bank Mega Tbk	81,355,012,732	50,531,818,481
PT Bank Internasional Indonesia Tbk	14,528,893,000	26,982,241,000
PT Bank Bukopin Tbk	10,146,426,312	14,819,723,985
PT Bank Central Asia Tbk	2,987,457,174	3,555,555,556
EFG Bank, Singapore	-	20,900,187,608
PT Bank Harfa	-	582,433,122
<b>Total</b>	<b>123,517,789,218</b>	<b>186,371,959,752</b>

### **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: 13%). 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.

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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	<u>200,000,000,000</u>

**PT Bank Mega Tbk**

On 29 February 2008, PT Win Win Realty (WWR), a subsidiary of CS, obtained term loan facility amounting to Rp 389.77 billion and Interest During Construction (IDC) loan facility amounting to Rp 55.03 billion which used for the 1<sup>st</sup> term of Ciputra World Surabaya development. Both loan facilities will due on 28 February 2016 and bears annual interest rate 14%.

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 CitraRaya 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 (9%). 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.

**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 21 June 2011 and bears annual interest rate of 15.25%. 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 facilities bear an annual interest rate of 13.25%.

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.

**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 31 October 2009 and guaranteed by Obligasi Republik Indonesia (ORI), which will due on 17 February 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. CS has paid this loan on 30 September 2009.

**PT Bank Harfa**

On 23 June 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 will be done monthly starting on July 2006. This loan is secured by the respective financing assets. CSPG has paid this loan on 29 June 2009.

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**13. OTHER ACCOUNTS PAYABLE – THIRD PARTIES**

This account consists of:

	<b>2009</b>	<b>2008</b>
WWR's Stockholders (Subsidiary of CS)	22,118,479,160	36,714,199,788
Others	45,229,841,340	33,029,588,353
<b>Total</b>	<b>67,348,320,500</b>	<b>69,743,788,141</b>

**14. TAXES PAYABLE**

Taxes payable consists of:

	<b>2009</b>	<b>2008</b>
Estimated income tax payable of Subsidiaries	3,490,493,397	604,598,097
Other income taxes payable		
Article 21	1,718,564,839	859,381,170
Article 23	1,180,588,430	2,185,574,449
Article 25/ 29	685,994,238	1,891,582,018
Article 26	953,502,812	1,110,264,164
Value-added tax	995,446,568	4,737,820,006
Development tax I (PB I)	846,191,853	813,539,652
Final tax	2,752,277,685	-
Other taxes	173,460,889	1,084,065,293
<b>Total</b>	<b>12,796,520,711</b>	<b>13,286,824,849</b>

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

	<b>2009</b>	<b>2008</b>
Income before income tax per Consolidated Statement of Income	195,037,667,843	196,118,488,123
Income of subsidiaries before income tax	(117,782,016,805)	(134,667,543,311)
Income before income tax of the Company	77,255,651,038	61,450,944,812
Permanent differences:		
Equity in net loss (earnings) of subsidiaries and associated company	(105,004,970,398)	(71,505,925,434)
Interest income already subjected to final income tax	(12,406,323,411)	( 11,880,595,602)
Estimated taxable income (loss) of the Company	(40,155,642,771)	(21,935,576,224)
Total of uncompensated tax losses past period:		
Year 2004	(174,366,713,077)	(174,366,713,077)
Year 2005	(17,454,486,737)	(17,454,490,737)
Year 2006 – Revised Annual Tax Return	(261,279,208,317)	9,970,283,724
Year 2007 – Tax Examination	(3,807,484,322)	(4,498,684,913)
Year 2008	13,767,339,008	-
<b>Accumulated tax losses</b>	<b>(483,296,196,216)</b>	<b>(208,285,181,227)</b>

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



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The estimated income tax payable and computation of provision for income tax of the subsidiaries for nine months ended 30 September 2009 and 2008 is as follows:

	<b>2009</b>	<b>2008</b>
Provision for income tax – current period		
Progressive rate	10,566,681,281	29,715,224,664
Final rate	40,032,402,213	15,031,044,562
Sub - total	50,599,083,494	44,746,269,226
Prepayments of tax		
Income tax article 25	7,076,187,884	29,110,626,567
Final income tax	37,280,124,528	15,031,044,562
Sub - total	44,356,312,412	44,141,671,129
Estimated income tax payable		
Progressive rate	3,490,493,397	604,598,097
Final rate	2,752,277,685	-

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**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.

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**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.

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**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.

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**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.

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**19. MINORITY INTERESTS**

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

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**20. CAPITAL STOCK**

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

Stockholders	2009		
	Number of Shares Issued and Fully Paid	Percentage of Ownership	Amount (Rp)
PT Sang Pelopor	2,322,375,000	34.69	1,161,187,500,000
Credit Suisse Singapore	500,581,988	7.48	250,290,994,000
Bayan Akochi *	15,396,500	0.23	7,698,250,000
Public (each below 5%)	3,857,337,911	57.60	1,928,668,955,500
<b>Total</b>	<b>6,695,691,399</b>	<b>100.00</b>	<b>3,347,845,699,500</b>

  

Stockholders	2008		
	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
<b>Total</b>	<b>6,556,748,915</b>	<b>100.00</b>	<b>3,278,374,457,500</b>

\*The Company's commissioner

According to Notarial Deed No, 110 dated 18 December 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. Exercise period starts from 1 June 2007 until 30 November 2009, which each 1 warrant holder is entitled to 1 new share. Until 30 September 2009, 326,053,917 warrants have been executed into shares.

**21. REVENUES**

This account consists of:	2009	2008
Net sales		
Land lots	61,604,178,456	167,782,905,487
Residential and shop-houses		
Buildings	320,575,738,824	187,833,766,936
Land	277,184,521,855	174,802,676,972
Condominium	4,423,007,355	5,358,298,363
<b>Sub-total</b>	<b>663,787,446,490</b>	<b>535,777,647,758</b>
Operating revenues		
Shopping centers	159,257,436,645	157,814,986,961
Hotels	73,341,363,941	79,398,164,980
Golf course	27,954,329,129	26,515,812,003
Others	10,836,989,431	11,453,274,527
<b>Sub-total</b>	<b>271,390,119,146</b>	<b>275,182,238,471</b>
<b>Total</b>	<b>935,177,565,636</b>	<b>810,959,886,229</b>

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**22. COST OF SALES AND DIRECT COST**

This account consists of:

	<b>2009</b>	<b>2008</b>
Cost of sales		
Land lots	29,282,079,503	85,022,108,197
Residential and shop-houses		
Buildings	246,096,059,254	142,733,587,747
Land	145,320,172,742	103,484,115,937
Condominium	3,281,034,137	3,285,513,244
<b>Sub-total</b>	<b>423,979,345,636</b>	<b>334,525,325,125</b>
Direct cost		
Shopping centers	40,212,974,970	41,096,150,911
Hotels	34,673,541,979	35,248,326,419
Golf course	14,713,208,326	14,698,094,697
Others	2,895,614,086	3,545,219,748
<b>Sub-total</b>	<b>92,495,339,361</b>	<b>94,587,791,775</b>
<b>Total</b>	<b>516,474,684,997</b>	<b>429,113,116,900</b>

**23. OPERATING EXPENSES**

Operating expenses consist of:

	<b>2009</b>	<b>2008</b>
Selling		
Advertising and promotions	30,276,971,138	28,111,187,042
Sales commissions	8,838,201,224	10,901,013,517
Others	8,194,464,741	12,099,513,830
<b>Sub-total</b>	<b>47,309,637,103</b>	<b>51,111,714,389</b>
General and administrative		
Salaries and allowances	107,533,132,332	88,639,728,387
Depreciation	40,340,479,850	39,186,903,379
Maintenance	5,352,447,986	5,195,516,651
Professional fees	3,543,342,630	4,062,065,251
Traveling expenses	3,344,243,980	5,177,986,618
Postage and telecommunication	3,287,005,336	3,249,069,653
Permit and license	2,777,908,153	3,644,448,818
Water and electricity	2,399,771,850	2,469,862,181
Vehicle	2,346,710,943	2,473,573,915
Printing and stationary	1,899,240,924	1,583,830,767
Donation and entertainment	1,792,109,464	3,585,070,535
Insurance	1,553,375,048	1,548,243,016
Others	24,539,509,794	19,532,391,446
<b>Sub-total</b>	<b>200,709,278,290</b>	<b>180,348,690,617</b>
<b>Total</b>	<b>248,018,915,393</b>	<b>231,460,405,006</b>

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**24. OTHERS INCOME (CHARGES)**

	<b>2009</b>	<b>2008</b>
Interest income	81,827,851,914	83,748,294,714
Gain (loss) foreign exchange - net	(77,712,793,906)	(45,751,700,141)
Interest expense and others financial expense	(7,187,299,842)	(10,602,390,311)
Gain (loss) on sale investment – net	11,718,144,523	(3,509,235,729)
Others – net	15,527,554,299	19,817,944,162
<b>Total</b>	<b>24,173,456,988</b>	<b>43,702,912,696</b>

**25. BASIC EARNINGS PER SHARE**

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

**Basic earnings per share**

	<b>2009</b>	<b>2008</b>
Income from operations (In Rupiah)	170,683,965,246	150,386,364,323
Net income (In Rupiah)	77,206,101,038	61,450,944,812
Amount of outstanding share		
Beginning of period	6,556,748,915	6,540,596,675
Limited Public Offering and exercise warrant to share capital	138,942,484	16,152,240
Ending of period	6,695,691,399	6,556,748,915
<b>Earnings per share – Income from operations (In Rupiah)</b>	<b>25</b>	<b>23</b>
<b>Earnings per share – Net income (In Rupiah)</b>	<b>12</b>	<b>9</b>

**Diluted earnings per share**

	<b>2009</b>	<b>2008</b>
Income from operations (In Rupiah)	170,683,965,246	150,386,364,323
Net income (In Rupiah)	77,206,101,038	61,450,944,812
Amount of outstanding share		
Beginning of period	6,599,443,007	6,556,139,181
Effect on Exercise of Residual Warrant (see note 1b)	898,876,368	1,037,818,852
Ending of period	7,498,319,375	7,593,958,033
<b>Earnings per share – Income from operations (In Rupiah)</b>	<b>23</b>	<b>20</b>
<b>Earnings per share – Net income (In Rupiah)</b>	<b>10</b>	<b>8</b>

**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.

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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 of CP, 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 4 April 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  $\pm$  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 22 August 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  $\pm$  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 30 November 2007 of PT Ciputra Bangun Mitra (CBM), a subsidiary of CGM and PT Putra Balikpapan 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  $\pm$  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, a subsidiary of CP, 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

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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 will be 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 Arsigraya (CA) dated 29 June 2007, of Buntario Tigris Darmawa NG.SH.SE.MH, notary, both parties were agreed to form Joint Operation namely Citra Arsigraya JO. Citra Arsigraya 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 28 July 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.
- p. On 1 July 2009, CP and Natsteel Properties Pte.Ltd (NSL) signed a Conditional Sale and Purchase Agreement. CP purchase 19,000,000 CAG' shares owned by NSL, amounting to USD 7,600,000 in 2 tranches. Tranche 1 CP purchase of 9,500,000 shares amounting to USD 3,800,000 paid within 30 days after the Share Transfer Deed, dated 28 July 2009. Tranche 2, CP purchase of 9,500,000 shares amounting to USD 3,800,000 payable within a period of 4 years after the payment of Tranche 1.

On the same date CP and CAG, signed the Conversion Agreement. CP converted CAG's debt amounting to Rp 266,000,000,000 into capital, by issuing 66,500,000 new shares of CAG, with a nominal value of Rp 1,000 per share.

- q. Based on Notarial Deed No. 174 about Declaration of Shareholder Resolution and Notarial Deed No. 175 about Share Transfer Deed, dated 28 July 2009, from Buntario Tigris Ng, SE, SH, MH, it has been approved sale and purchase, and transfer shares of 9,500,000 CAG' shares owned by NSL to CP, and approved the capital increase to become Rp 1,026,000,000,000, Issued and fully paid capital of CAG to become Rp 256,500,000,000 which Rp 66,500,000,000 settled by converting debts amounting to Rp 266,000,000,000.

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**27. SUBSEQUENT EVENT**

On 5 October 2009, the Company had purchased 155,000,000 shares of PT Ciputra Surya Tbk ("CS") at Rp 825 per share. With this purchase, ownership of the Company in CS increased from 789,953,440 shares (39.9%) to 944,953,440 shares (47.8%).

**28. SEGMENT INFORMATION**

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

	<b>2009</b>		
	<b>Residential</b>	<b>Commercial</b>	<b>Consolidated</b>
<b>Revenues</b>			
External parties	663,787,446	271,390,119	935,177,566
<b>Result</b>			
Segment result	240,694,054	178,008,827	418,702,881
Operating expenses	(172,647,329)	(75,371,586)	(248,018,915)
Income (loss) from operation	68,046,724	102,637,241	170,683,966
Financial charges	(2,584,771)	(4,602,529)	(7,187,300)
Income (loss) on foreign exchange	(17,636,598)	(60,076,196)	(77,712,794)
Other income (expense) – net	52,985,012	56,268,784	109,253,796
Income (loss) before income tax	100,810,368	94,227,300	195,037,668
Income tax expense	(32,325,792)	(18,400,535)	(50,726,327)
Income (loss) before minority interests	68,484,576	75,826,765	144,311,341
Minority interests	(34,709,554)	(32,395,686)	(67,105,240)
Net income (loss)	<u>33,775,022</u>	<u>43,431,079</u>	<u>77,206,101</u>
<b>Other information</b>			
Assets	<u>5,200,511,711</u>	<u>3,067,959,982</u>	<u>8,268,471,693</u>
Liabilities	<u>1,224,307,291</u>	<u>256,171,981</u>	<u>1,480,479,272</u>
	<b>2008</b>		
	<b>Residential</b>	<b>Commercial</b>	<b>Consolidated</b>
<b>Revenues</b>			
External parties	535,777,648	275,182,238	810,959,886
<b>Result</b>			
Segment result	201,252,323	180,594,446	381,846,769
Operating expenses	(141,280,129)	(90,180,276)	(231,460,405)
Income (loss) from operation	59,972,194	90,414,170	150,386,364
Financial charges	(8,993,224)	(1,609,166)	(10,602,390)
Income (loss) on foreign exchange	(16,573,753)	(29,177,947)	(45,751,700)
Other income (expense) – net	48,515,229	53,570,985	102,086,214
Income (loss) before income tax	82,920,446	113,198,042	196,118,488
Income tax expense	(28,567,249)	(15,084,777)	(43,652,026)
Income (loss) before minority interests	54,353,197	98,113,265	152,466,462
Minority interests	(38,854,738)	(52,160,780)	(91,015,518)
Net income (loss)	<u>15,498,459</u>	<u>45,952,485</u>	<u>61,450,944</u>
<b>Other information</b>			
Assets	<u>4,964,671,059</u>	<u>3,208,890,059</u>	<u>8,173,561,118</u>
Liabilities	<u>1,448,618,456</u>	<u>278,674,107</u>	<u>1,727,292,563</u>

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b. Geographical Segment (in million of Rupiah):

	2009	2008
<b>Asset</b>		
Jakarta and surrounding	9,575,825	9,112,459
Surabaya and surrounding	2,182,697	2,147,419
Semarang	266,281	220,067
Sumatera	69,040	67,209
Kalimantan	237,251	140,811
Sulawesi	12,158	-
Total	12,343,252	11,687,965
Elimination	(4,074,780)	(3,514,404)
Net	<u>8,268,472</u>	<u>8,173,561</u>
<b>Liabilities</b>		
Jakarta and surrounding	668,321	765,527
Surabaya and surrounding	598,313	700,433
Semarang	74,313	65,335
Sumatera	58,311	50,024
Kalimantan	191,044	150,624
Sulawesi	51,851	-
Total	1,642,153	1,731,943
Elimination	(161,674)	(4,650)
Net	<u>1,480,479</u>	<u>1,727,293</u>
<b>Revenues</b>		
Jakarta and surrounding	481,777	411,884
Surabaya and surrounding	231,695	294,113
Semarang	71,274	73,634
Sumatera	27,125	16,937
Kalimantan	123,307	14,391
Net	<u>935,178</u>	<u>810,959</u>
<b>Net Income</b>		
Jakarta and surrounding	130,216	125,861
Surabaya and surrounding	49,967	57,911
Semarang	30,249	29,742
Sumatera	4,944	2,906
Kalimantan	22,410	(7,470)
Sulawesi	(4,342)	-
Total	233,444	208,950
Elimination	(156,238)	(147,499)
Net	<u>77,206</u>	<u>61,451</u>

**29. 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 30 October 2009.