“The Effect of NET PROFIT MARGIN (NPM), RETURN ON ASSETS (ROA), and EARNING PER SHARE (EPS) on stock prices on real estate and property companies listed on IDX period 2011-2013”

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ABSTRACT

This study was to examine the effect of Return on Assets (ROA), Net Profit Margin (NPM) and Earning Per Share (EPS) of the company's price in the Real Estate and Property IDX outstanding in the period 2011 to 2013, the Company's real estate and property considered attractive because many assume that this promising sector for investors

This research using secondary data. This study was conducted with a purposive sampling method. To obtain a representative sample in accordance with predetermined criteria. The number of samples obtained are 10 real estate and property companies listed on the Indonesian stock exchange during the period of 2011 through 2013 Data analysis used is multiple linear regression analysis to test the classical assumption of normality test, multicollinearity test, test heterocedasticity, and the autocorrelation test. While hypothesis testing was performed using the F test and T test

Regression analysis showed that the Net Profit Margin (NPM) and a significant negative effect on stock prices of real estate and property, Earning Per Share (EPS) and a significant positive effect on stock prices of real estate and property while Return on Assets (ROA) and the positive effect no significant effect on stock prices of real estate and property. Reviews These results explain the donation or contribution of the independent variables (NPM, ROA, and EPS) are included in the regression equation to price, is equal to 66.5%, while 33.5% was Contributed by other variables not included in this equation.

Keywords: Stock Prices, Real Estate and Property, Return On Assets (ROA), Net Profit Margin (NPM), Earning Per Share (EPS)
ABSTRAK

Penelitian ini bertujuan untuk menguji pengaruh Return on Assets (ROA), Net Profit Margin (NPM) dan Earning Per Share (EPS) dari harga perusahaan dalam Real Estate dan Properti BEI beredar pada periode 2011-2013, real Perusahaan estate dan properti dianggap menarik karena banyak menganggap bahwa sektor ini menjanjikan bagi investor

Penelitian ini menggunakan data sekunder. Penelitian ini dilakukan dengan metode purposive sampling. Untuk mendapatkan sampel yang representatif sesuai dengan kriteria yang telah ditentukan. Jumlah sampel yang diperoleh adalah 10 real dan properti perusahaan yang terdaftar di Bursa Efek Indonesia selama periode 2011 sampai 2013 analisis data yang digunakan adalah analisis regresi linier berganda untuk menguji asumsi klasik uji normalitas, uji multikolinearitas, uji heterokedastisitas, dan uji autokorelasi. Sementara pengujian hipotesis dilakukan dengan menggunakan uji F dan uji T

Analisis regresi menunjukkan bahwa Net Profit Margin (NPM) dan efek negatif signifikan terhadap harga saham real estate dan properti, Earning Per Share (EPS) dan pengaruh positif yang signifikan terhadap harga saham real estate dan properti sementara Return on Assets (ROA ) dan efek positif tidak berpengaruh signifikan terhadap harga saham real estate dan properti. Ulasan Hasil ini menjelaskan sumbangan atau kontribusi variabel independen (NPM, ROA, dan EPS) termasuk dalam persamaan regresi untuk harga, sama dengan 66.5%, sedangkan 33.5% adalah Kontribusi dari variabel lain yang tidak termasuk dalam persamaan ini.

Kata kunci: Harga Saham, Real Estate dan Properti, Return On Assets (ROA), Net Profit Margin (NPM), Earning Per Share (EPS)
BACKGROUND

Economy in Indonesia today show more integrated with the world economy. This is a consequence of which was followed by an open economy in the activities always relate and cannot be separated from the phenomenon of international relations. The openness economy has an impact on the development of a balance of payments countries covering trade flows and capital flows towards foreign a country.

Property and real estate is one sector that is essential for human life. In carrying out their daily activities, humans can not be separated from this sector, such as an office or factory where he worked, the shopping center where he bought his need daily, the hospital where he, his family, and relatives cared for when sick, amusement park where he fills his time off, school or university where he taught and studied, as well as properties and other real estate that is always associated with everyday human activities, and most importantly is a house or apartment where he lived.

Prospects property in Indonesia is bright due to the high number of requests compared to the amount of supply. Currently there is a shortage house (backlog) of approximately 15 million units. Average residential demand every year to reach 700-800 thousand units, but the developer is only able to provide the maximum supply of 400 thousand units per year. Given these imbalances, the outlook is clearly still very nice property. Indonesia now has 50 million middle-class people, the people of whom 1,000 have assets above Rp 300 billion.

Wrestle visible property investment offers great opportunities for investors. procurement driven home is always less than the needs of the community, mortgage interest rates are relatively low and tends to be unstable and the development of a regional and macroeconomic growth. This opportunity seems to be utilized domestic and foreign investors who bring a favorable investment climate for Indonesia.

Lately, property and real estate is growing by leaps and bounds. It can be seen from the many development houses and shops (shop), apartments, shopping centers, office centers, condominiums, and housing. The rise of this development indicates that there is a substantial market for property and real estate sector in Indonesia. This is positive information for investors, who then responds by buying shares in the property and real estate capital markets.

Growing phenomenon at this point illustrates that the property sector and the real estate is a business that is growing sector. This is proven by the crisis in parts of Europe and America which do not impact on the development of the property business in Indonesia. Crisis in Europe and America is the impact on the global market in general, however, in terms of property and real estate business, Indonesia and some other Asian countries such as China, India, and Singapore are not too badly affected (Sumarmo, 2011). This is because these countries have prospects and expectations of its own market in Asia. The high demand or the demand for the availability of the building is still much higher than the supply or offer provided by the developer.
According Husnan (2003) is the market for a variety of long-term financial instruments that can be traded, either in the form of debt or equity capital, both published by government, public authorities, and private companies. According to Usman (1990:62), securities are generally traded in the capital market can be divided into securities and other debt securities that are ownership. Debt securities are commonly known name of bonds and securities that are known as stock ownership. Can also be defined further that bond is evidence of the company’s debt recognition, while the stock is evidence of the company’s investments.

According Darmadji and Fahkruddin (2001: 5) stock can be defined as "As a sign of ownership or possession of any person or entity in a corporation or limited liability company". Form of stock is a piece of paper stating that the owner of the paper was owned company that issued the securities. The ownership is determined by how much equity invested in the company.
RESEARCH METHOD

3.1 Type of Research

Type of research is explanatory research (explanation) that researchers explain the causal relationship between the variables through hypothesis testing, then the study is no longer called descriptive research but studies testing the hypothesis or explanatory research (explanation). (Singarimbun and Effendi: 1995:5). Writers use external data that comes from outside the organization where research is being conducted. External sources can be divided into sources that are regularly published statistical data and provide it free of charge to the users (eg, government), and commercial organizations that sell their services to a variety of users (eg yahoo finance).

3.2 Population And Sample

Sugiyono (2001: 55) states that the population is a generalization region consisting of the object / subject that has quantity and certain characteristics defined by the researchers to be studied and then drawn conclusions. So not only the population, but also natural objects other. population is not just the amount present on the object / subject studied, but include all of the characteristics / properties owned by the object or the subject. According to Tanuwijaya (2004: 118), the population is all the data that concern us in a scope and the time we specify. So the population associated with the data, not the human. If every human being gives the data then, the number or size of the population will be equal to the number of humans. Population is the subject of research (Arikunto, 2002: 108).

The sample is representative of the majority or the population studied (Arikunto, 2002: 109; Furchan, 2004: 193). A similar opinion was expressed by Sugiyono (2001: 56). He stated that the sample is a portion of the amount and characteristics of the population. When large populations, and researchers may not learn all that there is in the population, for example, because of limited funds, manpower and time, the researcher can use the sample drawn from that population. What is learned from the samples, the conclusion will be applied to the population. For the samples taken from the population to be truly representative. The sample data used in this study is the annual time series data and cross-section data 10 real estate and property companies which are Agung Podomoro, Alam Sutera Realty, Bumi Serpong Damai, Summarecon Agung, Lippo Karawaci, Bakrieland Development, solar Ciputra, Senut City, Pakuwon Jati, and Plaza Indonesia. The data time series and cross section are then combined into a panel data. Annual time series data from 2011 to the year 2013, the data obtained from the corner of Indonesia Stock Exchange (IDX) at UB and 10 web site real estate companies and property. samples are used, there are 10 real estate companies and property
RESULTS AND DISCUSSION

4.2 Pooled Least Squared

PRICE = 824.4220 - 14.14290ROA + 11.37166EPS – 1795.225 NPM

1. $\beta_0 = 824.4420$

Constant value of this equation is positive. Constants shows the number 824.4420. This indicates the dependent variable will increase constantly when other variables x1, x2, and x3 is zero. While the value of the constants have the value of 824.4420, indicating that if the variable return on assets (ROA) (X1), earnings per share (EPS) (X2), and net profit margin (NPM) (X3), negligible or non-existent, then the stock price will increase by 824.4420

2. $\beta_1 = 14.14290$

The coefficient of the variable x1 this equation is negative. X1 shows the number 14.14290. This suggests that any increase one in the Return On Assets (ROA) will be followed by a share price increase of 14.14290 with the assumption that the other independent variables are fixed

3. $\beta_2 = 11.37166$

The coefficient of the variable x2 this equation is positive. x2 shows the number 11.37166. This suggests that any increase one in the Earnings Per Share (EPS) will be followed by a share price increase of 11.37166 with the assumption that the other independent variables are fixed

4. $\beta_3 = 1795.25$

The coefficient of the variable x3 this equation is positive. X3 shows the number 1795.25. This suggests that any increase one in the Net Profit Margin (NPM) will be followed by a share price increase of 1795.25 with the assumption that the other independent variables are fixed.

4.2.1 Chow Test

The first step that must be done to do is choose a chow test between wide approach using least squares or fixed effects approach. Chow test results can be seen as follows. Cross Section F and Chi Square is 0.0000 smaller than Alpha 0.05 so we reject the null hypothesis. So, for the Chow test, the best model (sorting) is the model with the method of Fixed Effect.
4.2.3 Hausman Test

Correlated random effects (Hausman test) base his decision making is when a random cross-section is not significant at the 5% level, the model used is the fixed effect mode. The test results are significant (p-value 0.000 is less than 5%), so H0 is rejected and H1 is accepted. Therefore, the model follows the Fixed Effect.

4.3 significance test

4.3.1 ROA Influence On The Stock Market

Variable Return On Assets not significantly affect stock prices. This means that the company has total assets of more compared with a net profit. And the possibility of many assets unemployed so that the management company can not utilize the total assets well. Thus making the investors are not interested in instilling capital. Moreover, this proves this ratio does not guarantee, the better productivity of assets in the net gain or profit, because only some investors who looked at in terms of profit so that such assets stock prices of the companies in the capital market changes.

4.3.2 Net Profit Margin influence on stocks

Net Profit Margin Variables significantly affected to stock prices. This shows that the performance of the company is productive, so will increase the confidence of investors to invest on the company. The result of this is the ratio of the NPM affected on stock prices, so the ability of the company in sales for a profit is also affected.

4.3.3 EPS Influence On The Stock Market

EPS variables significantly influence stock prices. It means the company is able to provide a good level of welfare to shareholders. EPS is up then it is likely benefits by the investor will be greater. This means that the EPS information company contained in the financial statements published is the main thing considered by investors in making decisions investment, so that it will affect the demand for shares of the company concerned, which in turn will affect

4.4 The Coefficient of Determination Adjusted R²

The magnitude of the contribution of the independent variable on the dependent variable simultaneously, based on the calculation on the table above with the coefficient of determination (Adjusted R Square) of 0.69. These results explain the donation or contribution of independent variables (NPM, ROA, and EPS) are included in the regression equation to price, is equal to 69%, while 31% was contributed by other variables not included in this equation.
CONCLUSION AND RECOMMENDATION

5.1 Conclusion

From the research findings of this analysis obtained the following results:

1. Net Profit Margin variables in real estate companies and property has influenced on the price variable that listed in IDX period 2011-2013.

2. Earning Per Share variables in real estate companies and property has influenced on the price variable that listed in IDX period 2011-2013.

3. Return On Assets variables in real estate companies and property has no influenced on the price variable that listed in IDX period 2011-2013.

5.2 Recommendation

Based on the Result, The Author has several suggestions which are:

1. EPS variables are variables that have standardized Beta coefficient is greatest, that is equal to 0.799. This indicates that the price is more influenced by variables EPS.

2. NPM result that it has dominant significant that influenced the price in real estate and property stocks that listed in IDX

3. ROA result that there is no significant to price that listed in Real Estate and Property stocks that listed in IDX. So we don’t need put attention on this variable if we are investing in it,
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