The Impact Of Psak 72 Implementation On Financial Performance In The Pandemic Time Covid-19 (Empirical Study On Real Estate Companies Registered In Indonesia Stock Exchange)

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Abstrak. Tujuan dari penelitian ini untuk menguji dampak implementasi PSAK 72 terhadap kinerja keuangan di masa pandemi covid-19 (studi empiris pada perusahaan real estate yang terdaftar di bursa efek Indonesia). Penelitian ini merupakan penelitan kuantitatif, dimana data yang digunakan merupakan data sekunder berupa laporan keuangan perusahaan real estate. Sampel penelitian ini adalah perusahaan real estate yang yang menyajikan laporan keuangan secara berkala di Bursa Efek Indonesia tahun 2019 dan Kuartal II 2020 dengan jumlah 46 sampel perusahaan. Hasil dari penelitian menunjukkan PSAK 72 berpengaruh signifikan negatif terhadap rasio likuiditas, rasio profitabilitas, rasio aktivitas, dan rasio pasar, sedangkan implementasi PSAK 72 tidak berpengaruh signifikan terhadap rasio solvabilitas. Hal tersebut menunjukkan, meskipun implementasi PSAK 72 memberikan pengaruh signifikan negatif, akantetapi perusahaan sudah mulai melakukan persiapan penerapan PSAK 72 dengan mengadakan evaluasi, adaptasi dan pelatihan bagi para karyawan sebelum benar-benar menerapkan PSAK 72. Maknanya tidak sepenuhnya implementasi PSAK 72 memberikan dampak negatif bagi pendapatan perusahaan real estate, karena implementasi standar tersebut juga diikuti dengan adanya pandemi Covid-19 yang juga megakibatkan penurunan pendapatan bagi perusahaan.

Kata kunci: Implementasi PSAK 72, Kinerja Keuangan, Pandemi Covid-19, Real Estate

Abstract. *The purpose of this study is to examine the impact of the implementation of PSAK 72 on financial performance during the Covid-19 pandemic (empirical study of real estate companies listed on the Indonesian stock exchange). This research is a quantitative research, where the data used are secondary data in the form of financial statements of real estate companies. The sample of this study is a real estate company that provides periodic financial reports on the Indonesia Stock Exchange in 2019 and the second quarter of 2020 with a total of 46 sample companies. The results of the study indicate that PSAK 72 has a significant negative effect on the liquidity ratio, profitability ratio, activity ratio, and market ratio, while the implementation of PSAK 72 has no significant effect on the solvency ratio. This show, although the implementation of PSAK 72 has had a significant negative effect, companies have started to prepare for the implementation of PSAK 72 by conducting evaluations, adaptations and training for employees before actually implementing PSAK 72. The meaning of not fully implementing PSAK 72 has a negative impact on real estate company earnings, because the implementation of these standards was also followed by the Covid-19 pandemic which also resulted in a decrease in income for companies.*

Keywords : *Implementation of PSAK 72, Financial Performance, Pandemic Covid-19, Real Estate*

Introduction

WHO first received reports of the first cases of the virus in China at the end of 2019, then quickly spread to various countries. So that WHO designated the outbreak as the Covid-19 Pandemic, where the global disaster has killed hundreds of thousands of people in 199 countries around the world. Indonesia set the Covid-19 pandemic in March 2020, the imposition of large-scale social restrictions was carried out. Changes occur in the company, the employees work from

home, which has a big impact on economic growth in Indonesia. Simultaneously, 2020 is the year PSAK 72 is implemented regarding revenue from customer contracts (Azzahra, 2020)(Rahayu, 2020). The application of PSAK 72 during the Covid-19 Pandemic has had a huge impact on business actors, one of which is the Real Estate company (Hapsari, 2020). Of course, the most worrying impact is the 2020 financial report, this is due to the economic slowdown due to the Covid-19 pandemic. The economic slowdown posed a challenge for real estate companies, namely when they recognized revenue during handover of units where real estate companies had to make a strategy by classifying which sales could be recognized and recorded quickly, then the next challenge was the decline in people's purchasing power. This is due to people who tend to save money for foodstuffs to deal with the Covid-19 pandemic rather than investing in property. The government's effort in this case is to stimulate economic and property growth by issuing a credit relaxation policy (Hapsari, 2020).

According to Kieso et al (2018) and IASB (2014) income is a very important account in financial statements and its value provides benefits to users of financial statements to obtain information related to company performance appraisal and its financial position. The reason that PSAK 72 was enforced was the regulation of the previous standard regarding income, which caused problems for investors and various other parties in interpreting and matching information about earnings between companies to one another. The existing comparison will have an influence on investors' decision to invest, this situation has motivated the IASB and FASB to set new standards of income.

The first difference from the previous regulation is that the company can recognize revenue even though the unit (property) has not yet undergone a handover process. Therefore, the company can recognize directly the sales transaction as revenue. Whereas in the application of PSAK 72 companies are not allowed to recognize income in the financial statements before the unit handover process, this is a problem faced by the company, where property development takes a relatively long time, if the company does not recognize it will affect the company's financial performance. Contained in the financial statements (Halim & Herawati, 2020). The second difference from the application of PSAK 72 is seen on the basis for the recognition of the income. Thus, PSAK 72 requires companies to carry out transaction analysis before recognizing revenue, namely analyzing the development of increased asset value and the existence of an agreed contract payment stage agreement(Halim & Herawati, 2020) . If the company does not fulfill these terms, contract revenue can be recognized when the assets are delivered. Therefore, it will have a significant impact on real estate companies, which in every transaction always make contracts with customers for a long period of time.

Information provided by the company in the form of an announcement will send a signal or signal to investors in making their investment decisions. Information is an important element for

its users, because information provides a good description of the past, present and future conditions for the sustainability of a company. Relevant information is needed by investors in analyzing, in order to make investment decisions in the capital market. If the announcement is information that has positive value, it is hoped that the market will also react positively when the announcement is published (Jogiyanto, 2014).

Income is income earned from the activities of a corporate entity and consists of several different terms, namely sales, royalties, dividends, fees, and interest (Martani, D., *et al,* 2016). Martani, D., *et al* (2016) state that revenue recognition is intended to provide a description related to the agreed upon delivery of goods or services to consumers or customers which shows payment for goods or services expected to be obtained by the corporate entity. When deciding which approach to use in recognizing revenue, according to PSAK 72 corporate entities are required to carry out an analysis of transactions, referring to the contract first, which includes several stages, namely Identification of contracts made with customers, Identification of obligations and performance contained in the contract, Deciding the transaction price, making allocation related to the transaction price of the performance obligations contained in the contract, and Recognizing revenue when the corporate entity has completed or is completing its implementation obligations.

According to Nasution (2017) Financial performance is a description of the financial condition of a company, entity that is analyzed using financial analysis tools, and later it can be seen that the actual financial condition of the company shows work performance in a certain accounting period. Financial performance is an analysis carried out to interpret whether a corporate entity has performed its performance based on the provisions of the proper financial implementation (Fahmi Irham, 2012), (Halim & Herawati, 2020). Hanafi and Halim (2012), Halim & Herawati (2020) state that the financial performance ratio is divided into five, namely: Liquidity ratios, Activity ratios, Leverage or solvency ratios, Profitability ratios and Markets ratios

One of the studies that discusses the impact of the implementation of PSAK 72 on financial performance is Halim & Herawati (2020) which state that the implementation of PSAK 72 on the current ratio (liquidity ratio) has a negative effect. Meanwhile, the implementation of PSAK 72 on price to earnings ratio (market ratio), debt ratio (solvency ratio), return on equity (profitability ratio) and total asset turnover (activity ratio) has no effect, meaning that PSAK 72 has a low effect on the ratio. Ratio that interprets the company's financial performance. Rizal et al (2020) also stated that if the company recognizes revenue that is too high it will result in the company's income statement, the cause of this problem is that revenue is not recognized in the right period, so the company should recognize revenue when services have been received and present it in the report. Finance is the same period as agreed with the customer in accordance with the provisions in PSAK 72.

Veronica et al (2019), Anggraini (2018) and Sentosa (2020) which shows that the implementation of PSAK 72 could cause companies to experience difficulties in recognizing its revenue because the value of the revenue cannot be recognized in the near future. The company's financial performance interprets a decrease in company revenue or profit and the impact of implementing revenue based on PSAK 72 does not seem so good when compared to implementing the previous standard. Meanwhile, there are differences in the impact of the current ratio before and after the implementation of PSAK 72.

Research Method

Design Method

This research is an applied research that aims to provide practical solutions to certain problems. This research is a quantitative research.

Population and Sample

The population in the study were all real estate companies listed on the Indonesia Stock Exchange in 2019. Sampling in this study used nonprobability sampling using purposive sampling method to obtain a representative sample according to research needs. Sampling based on certain criteria (purposive sampling) is intended as a sample determination that is limited to certain specifications so that it is representative. The sample in this study has certain criteria, including: 1) A company listed on the Indonesia Stock Exchange in the real estate sector, 2) Companies that present periodic financial reports on the Indonesia Stock Exchange in 2019 and Q2 2020, 3) Companies that have not or have implemented PSAK 72 starting in 2019, 4) Companies that have detailed data related to variables to be examined in financial statements that have been or have not been audited and have been published on the IDX website or the pages of each company

Types of Research and Data Sources

The research method used is quantitative research methods, quantitative research is a research method based on philosophy (positivism), which is used to carry out research on certain populations or samples, using research instruments in data collection, quantitative or statistical data analysis using SPSS, which has the aim of testing the previously established hypotheses (Sugiyono, 2016). Data sources can be obtained from secondary data sources. Secondary data (secondary data) is data based on information collected from various existing sources. Data can be obtained from company documentation or records, industry analysis published in print or online media, web, IDX and so on.

Dependent Variable

The dependent variable in this study includes financial performance, which is calculated through financial ratios, namely: 1) Liquidity Ratio using Current ratio (CR), CR is a measuring tool to see the ability of a company entity to pay short-term obligations that are due against current assets owned by the company. 2) Profitability Ratios using Return On Equity (ROE), ROE are a measuring tool to see the return on equity. 3. Solvency Ratio using Debt Ratio (DR) to assets, Debt Ratio (DR) to assets is a measuring tool to see how much total company assets are funded by company debt, or vice versa, how much total debt is the company which has an effect on asset utilization. 4) Activity ratio using the total assets turnover ratio (TAT), TAT is a measuring tool to see the ability of a company, entity to utilize its assets to support sales and operational activities. 5) Market Ratios using Price to Earning Ratio (PE), PE are a measuring tool to see what price an investor (capital market) wants to pay to the profit of a corporate entity.

Independent Variable

The independent variable is the variable that causes changes or influences the emergence of the dependent variable (Sugiyono, 2016). The dependent variable in this study is PSAK 72 which discusses revenue from customer contracts to provide information for users of financial statements regarding the amount, nature, timing and ups and downs of income and cash flow resulting from entity contracts with consumers or customers and the Covid-19 pandemic. The measurement of PSAK 72 uses dummy variables. Companies that have implemented PSAK 72 early in 2019 are given notation 1, and companies that have not implemented PSAK 72 in 2019 are given notation 0.

Data analysis method

Hypothesis testing is done using simple linear regression analysis (SPSS). The regression analysis model formed is as follows: Hypothesis testing is done using simple linear regression analysis (SPSS).

Result dan Discussion

This study uses secondary data obtained from published data in the form of an annual report for 2019 and a financial report for the second quarter of 2020 on the Indonesia Stock Exchange. The number of real estate companies listed on the Indonesia Stock Exchange in 2019 and 2020 was 61 companies, while companies that met the criteria for researchers were 46 companies.

Descriptive statistics

Table 1. Descriptive Statistics Table

	N	Minimum	Maximum	Mean	Std. Deviation

PSAK 72	92	0,00	1,00	0,5000	0,50274
CR	92	0,54	1,92	1,4966	0,37446
ROE	92	-0,18	0,05	-0,0004	0,05481
DR	92	0,05	0,77	0,4526	0,20637
TAT	92	0,02	0,16	0,0751	0,04379
PE	92	-28	18	2,45	14,800
Valid N (listwise)	92				

Source: SPSS output (data processed by researchers)

Normality Test Results

Table 2. Normality Test Table (One Sample Kolmogorov - Smirnov)

Model	Sig.	Information
CR (Y1)	0.000	Normal
ROE (Y2)	0.000	Normal
DR (Y3)	0.000	Normal
TAT (Y4)	0.000	Normal
PE (Y5)	0.000	Normal

Source: SPSS output (data processed by researchers)

The normality test has the intention of conducting regression testing on research variables that are normally distributed or not, based on table 2 above shows that the variables in this study have a significant level of 0.000 greater than 0.05 or 5%, meaning that all variables are normally distributed.

Heteroscedasitisitas test

Table 3. Heteroscedasiticity Test Results (Glesjer Test)

Model	Sig.	Informatio
CR (Y1)	0.714	Non Heteroskedasitisitas
ROE (Y2)	0.000	Non Heteroskedasitisitas
DR (Y3)	0.909	Non Heteroskedasitisitas
TAT (Y4)	0.481	Non Heteroskedasitisitas
PE (Y5)	0.005	Non Heteroskedasitisitas

Source: SPSS output (data processed by researchers)

The heteroscedasiticity test (Glesjer test) has the intention of performing a regression test for the absolute value of the residuals of the research variables (independent variables) where the significance value is> 0.05 or 5%. Based on table 3 above shows that the variables in this study have a significant level greater than 0.05 or 5%, meaning that the data in this study do not contain heteroscedasiticity.

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Simple Linear Regression Analysis

Table 4. Regression Equations

Model	Unstandardized B	Konstanta	Std. Error
CR (Y1)	-0,31	1,65	0,07
ROE (Y2)	-0,04	0,02	0,01
DR (Y3)	0,02	0,44	0,04
TAT (Y4)	-0,03	0,09	0,00
PE (Y5)	-10,58	7,73	2,89

Source: SPSS output (data processed by researchers)

Based on the table above, the linear regression equation is as follows:

$$Y1 = 1,65 - 0,31\ X + 0,07 \dots\dots 1)$$

$$Y2 = 0,02 - 0,04X + 0,01 \dots\dots 2)$$

$$Y3 = 0,44 + 0,02\ X + 0,04 \dots\dots 3)$$

$$Y4 = 0,09 - 0,03\ X + 0,00 \dots\dots 4)$$

$$Y5 = 7,73 - 10,58\ X + 2,89 \dots\dots 5)$$

Determination Test Results Following are the results of the determination test (R^2):

Table 5. Determination Test Table

Model	R	R^2	Adjusted R Square
CR (Y1)	0,421	0,177	0,168
ROE (Y2)	0,411	0,169	0,159
DR (Y3)	0,050	0,002	-0,009
TAT (Y4)	0,432	0,186	0,177
PE (Y5)	0,360	0,129	0,120

Source: SPSS output (data processed by researchers)

The table above describes that R^2 (coefficient of determination) is used to see how much influence the independent variable has on the dependent variable. The influence of the independent variable X1 (PSAK 72) on the dependent variable is as follows: 18% (CR), 17% (ROE), 0.2% (DR), 19% (TAT), 13% (PE), then the rest is influenced by other variables outside this study.

Hypothesis Test Results (t Statistical Test)

Table 6. Hypothesis Test Results Table (t Statistical Test)

Model	T Hitung	Sig	Information
CR (Y1)	-4,40	0,00	Accepted
ROE (Y2)	-4,27	0,00	Accepted
DR (Y3)	0,47	0,63	Rejected
TAT (Y4)	-4,54	0,00	Accepted
PE (Y5)	-3,65	0,00	Accepted

Source: SPSS output (data processed by researchers)

Based on the table above shows that the first hypothesis is accepted where the independent variable X1 (PSAK 72) on CR has a significance level of less than 0.05 or 5% of 0.00 and and a

negative t count of -4.40, the second hypothesis is accepted even though t-count is negative, where the influence of the independent variable X1 (PSAK 72) on ROE is 0.00 and t count is -4.27, the third hypothesis is rejected where the independent variable X1 (PSAK 72) on DR has a significance level of more than 0.05 or 5% of 0.47 and and t count is 0.63, the fourth hypothesis is accepted even though the t-count is negative, where the influence of the variable independent X1 (PSAK 72) on TAT is 0.00 and t count -4.54, the fifth hypothesis is accepted even though the t-count is negative, where the effect of the independent variable X1 (PSAK 72) on PE is 0.00 and t count is -3 , 65.

Based on Table 6, it shows that PSAK 72 has a negative impact on company performance as calculated through the Current Ratio (Liquidity Ratio). The implementation of PSAK 72 which coincided with the Covid-19 pandemic, in fact, both of them had a big impact on the company (Hapsari, 2020). Where the company's income decreases due to the real estate company having difficulty meeting short-term liabilities with the current assets owned by the company. This occurs because the value of the company's cash originating from customer contract revenues is not recognized under PSAK 72. This is because companies engaged in real estate have the characteristics of being a company that operates through long-term contracts and always recognizes revenue from time to time distributed during the construction year, or once upon completion of the contract Moreover, the existence of Covid-19 which reduces people's purchasing power and is reluctant to spend their money on property which can also result in decreased income (Hapsari 2020). This is in line with the opinion of Halim and Herawati (2020), Veronica (2019) and Anggraini (2018) Sentosa (2020) which states that the implementation of PSAK 72 on the current ratio (liquidity ratio) has a negative effect and makes the financial performance of real estate companies appear less good when compared to applying previous standards.

Return on equity (ROE), which is a proxy for the profitability ratio, has a significant effect that is not positive. This is in line with the opinion of Rizal et al (2020) also stated that the implementation of PSAK 72 on return on equity (ROE) has a significant effect that is not positive. The Meaning, If the company recognizes revenue based on PSAK 72 at an inappropriate time, namely before the product or service is handed over, the amount of revenue recognized will be too high, and later it can have an impact on the financial statements, this shows that the implementation of PSAK 72 affects the Profitability Ratio (ROE). This is a challenge for companies, especially at this time in the conditions of the Covid 19 pandemic, where companies must try to maintain their profitability. Debt ratio (DR), which is a proxy for the solvency ratio, which interprets positive results, but does not have a significant effect on financial performance in real estate companies, similar to the research conducted by Halim and Herawati (2020). Meanwhile, Veronica (2019) states that if revenue recognition is recognized as smaller when referring to PSAK 72, it will have an impact on the value of the company's assets and the debt ratio is getting higher. Veronica et al

(2020) Anggraini (2018) also stated that the implementation of revenue recognition based on PSAK 72 makes the financial performance of real estate companies appear less good when compared to applying the previous standard. In addition, at the same time companies are also affected by Covid-19, investment interest is decreasing, which is a challenge for real estate companies.

Total asset turnover (TAT) is a proxy for the activity ratio, TAT is used to measure the level of effectiveness of a company to utilize its assets in the context of revenue creation and profit creation. TAT interprets that the implementation of PSAK 72 has a significant negative effect, meaning that real estate companies experience a decrease in the level of efficiency in the use of their assets. This is the impact of the implementation of PSAK 72 because the real estate company implements one time at the completion of the contract (one time), where the assets (property) must be completed in full so that they can be handed over to the customer (Sentosa Wahyu, 2020). This is not an easy thing, especially since companies still have to face the impact of covid-19, companies must still fulfill all company obligations.

Price to earnings ratio (PE) is a proxy for market ratios which interprets that there is a significant negative effect. In contrast to what Wisnantiasri (2018) stated, PSAK 72 has a positive significant effect on shareholder value. Price to earning ratio is a measure of how much the market will determine the profit or income or profit of a company. If there is an insignificant decrease in income or profit, then it is caused by the recognition of revenue that is fluctuating, but with the transparency of information, the market then understands that the value of revenue will be determined according to the contract with the customer (Wisnantiasri, 2018).

Conclusion

Although it is still in the evaluation, adaptation, and employee training stages (HR development) carried out by each real estate company and the company has also tried to give their best financial performance even in the midst of the Covid-19 pandemic. Adequate financial performance by providing a signal to shareholders. However, according to Hapsari (2020), what caused the company to experience a decrease to meet the debt ratio was the Covid-19 pandemic. Based on empirical research, there can be fewer transactions because revenue can be recognized, according to the current contract period. The information provided can provide a description that the company has implemented accounting standards, even though it is still in the evaluation, adaptation, and employee training (HR development) stages carried out by each real estate company and companies that are trying to give their best financial performance even in the middle The covid-19 pandemic. Adequate financial performance by providing a signal to shareholders. This is because the company has shown transparency in implementing PSAK 72 policies, so that there is a positive synergy between shareholders and real estate companies during the Covid-19 pandemic.

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