## **ABSTRACT**

The purpose of this research was to examine: (1) the effect of work from home (WFH) on employee performance, (2) the effect of the physical work environment on employee performance, and (3) the effect of both variables (simultaneously) on employee performance.

This research is classified into quantitative research and descriptive analysis. This study used a survey method to examine a sample of 52 employees at the Telkom Education Foundation Activities Executing Body (BPK YPT).

The results of this study are: partially, WFH has an effect on employee performance but not significantly and the physical work environment has a significant effect on employee performance. Then simultaneously, WFH and the physical work environment positively affect employee performance (based on the results of the F test). And the determinant test showed a result of 37.6% so the conclusion is: variable WFH and physical work environment have an effect of 37.6% in improving employee performance.

Keywords: Work from home (WFH), Physical Work Environment, Employee Performance.