

## **ABSTRACT**

*Company performance is the view of a company in meeting the achievements or targets they have implemented in a company that describes financial conditions and is a picture of the company's work performance within a certain period of time. The company's performance is measured based on financial and non-financial information in the form of information from customers on the provision of services provided by the company. In this study, the indicator to measure company performance is the Return On Asset (ROA) method.*

*This study aims to determine the influence of internationalization, business affiliation, political connection, and capital structure on company performance in property and real estate sector companies listed on the Indonesia Stock Exchange (IDX) for the 2019-2021 period.*

*The sampling technique used was purposive sampling so that a total of 58 companies were obtained with a period of time for 3 years and 174 samples were observed. This data analysis method is panel data regression using eviews 12 software.*

*The results showed that simultaneously internationalization, business affiliation, political connection, and capital structure had a significant effect on company performance. Partially, internationalization and political connection do not have a significant effect on company performance, while business affiliation and capital structure positively affects company performance. It is expected that researchers can then use other variables outside the research model. And for the company, it is expected to further increase independent supervision of the company to increase investor confidence.*

**Keywords:** *Business Affiliation, Internationalization, Company Performance, Political Connection, Capital Structure.*