

## **ABSTRACT**

*The property and real estate sector is an important sector because it has a multiplier effect that can drive other industries that support activities in this sector. This sector also has a consistent contribution to Gross Domestic Product (GDP), thus indicating that the property and real estate sector has an important role in economic growth. As a sector that has an important role in the economy, it is expected that companies in this sector have good performance. The good and bad condition of the company can be seen through financial performance. However, the financial performance of the property and real estate sector is considered unfavorable. So it is necessary to know the factors that can affect financial performance.*

*This study aims to examine the effect of asset management (TATO), liquidity (CR), and working capital turnover (WCTO) on financial performance (ROA) with the object of research of property and real estate sector companies listed on the Indonesia Stock Exchange (IDX) and the research period is 2018-2022*

*The population in this study are property and real estate sector companies listed on the Indonesia Stock Exchange (IDX) in 2018-2022. Sampling using purposive sampling so that 63 companies were obtained with a research period of 5 years, so there were 315 observation data. The analysis method used in the research is panel data regression using E-Views 12 software.*

*The results showed that simultaneously asset management, liquidity, and working capital turnover affect financial performance. Partially, asset management has a positive effect on financial performance because companies in the property and real estate sector have a high total asset turnover value. While liquidity has no effect on financial performance because the current ratio value in property and real estate sector companies is too high. Then, working capital turnover has no effect on financial performance due to low working capital turnover and fluctuations every year.*

*Keywords: Asset Management, Financial Performance, Liquidity, Working Capital Turnover.*