

ABSTRACT

Companies operating in the property and real estate sector are responsible for managing, developing, and selling various types of properties such as houses, apartments, offices, and other fixed assets. Company performance is an analysis carried out to measure how successful and effective a company is in utilizing and using assets and capital in creating profits or revenues. This study aims to determine the effect of leverage, company growth and liquidity simultaneously and partially on company performance in property and real estate sub-sector companies listed on the Indonesia Stock Exchange for the 2018-2022 period.

Signal theory is a collection of information sent by company management to parties outside the company. This information comes from the disclosure of reports, both financial and non-financial reports. Signal theory contains an explanation of the strategy of how a company gives signals to users of financial reports in the form of management attitudes that are in line with the company's owners. Signals are given due to the encouragement of asymmetric information between the agent, namely the management, and the principal, namely the owner, where the principal tends to have less knowledge about the company's internal conditions and is slower to find out information than the agent.

The research objects used in this study are property and real estate sub-sector companies listed on the Indonesia Stock Exchange for the 2018-2022 period. The technique used is purposive sampling. The sample obtained was 44 company samples with a research period of five years so that the data obtained was 220 observation data. The research method in this study is quantitative and this type of research uses descriptive research with panel data regression using Eviews 12 software.

The results of this study indicate that leverage, company growth and liquidity have a simultaneous effect. The leverage variable partially has a negative effect on company performance and company growth partially has a positive effect on company performance. While liquidity does not affect company performance.

This research, it is hoped that the results of this study will have benefits that can be used in research that will be carried out in the future, and the researcher suggests to further researchers to study different research sectors and can use other variables that are not included in this study.

Keywords : *Leverage, Company Growth, Liquidity, Company Performance*