



DETERMINANT OF PROFITABILITY OF PUBLIC LISTED  
PROPERTY COMPANIES IN MALAYSIA

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## **ABSTRACT**

The study attempted to investigate the determinants of a company's profitability based on the property sector in Malaysia. The dependent variable of this study is profitability and the independent variable are liquidity, asset tangibility, debt, firm size and firm age. In this study is using the return on asset as the measure profitability of company, current ratio for the liquidity, fixed asset to total asset to measure asset tangibility, total debt to total asset to measure debt ratio, for the firm size which use the natural logarithm of total asset and lastly for firm age use the formula of the number of the year since incorporation.

The study will involve 72 property companies that being listed in Bursa Malaysia during the period 2013-2017. The empirical evidence found that there is a positive significant between firm age towards profitability. While for the debt ratio have negative significant towards profitability. For the liquidity, firm size, and asset tangibility they have a significant negative effect towards profitability.

Keyword: Profitability, liquidity, asset tangibility, debt ratio, firm size, firm age