

## ABSTRAK

*Dividend Payout Ratio is the ratio that indicates percentage of each dollar obtained by the company that will be distributed to shareholders in cash.*

*This study aims to determine the effect of profitability, liquidity, leverage and dividend payout ratio in the sub-sector and real estate property during the period 2010 to 2014. The study was categorized as a descriptive study based on objective and quantitative based approach. The Sampling method is purposive as many as 9 companies from 2010-2014. The data collected was secondary data with technical documentation and study of literature. Data analysis method used is the analysis of panel data.*

*This study using Common Effect approach. Results of panel data analysis shows that all independent variables like profitability with return on assets and return on equity as proksi, liquidity with current ratio as a proksi, and leverage with debt to equity ratio and debt to asset ratio as proksi simultaneously have a significant influence on the dividend payout ratio. While partially only liquidity with current ratio as a proksi which has significant influence on the dividend payout ratio.*

*Keywords: ROA, ROE, CR, DER, DTA, DP*