

## **ABSTRACT**

*Stock return is a profits derived from investors stock ownership of their investments consisting of dividends and capital gains / losses. Because the assurance of getting a stock return is so important for investors, investors need to be careful and pay attention to various factors that can affect stock returns.*

*This study was conducted to determine the effect of simultaneously and partially variable inflation, foreign exchange rate and SBI interest rates to stock returns in the property sector companies listed on the Indonesia Stock Exchange in 2013-2016.*

*This study is use quantitative research method. Sampling technique used in this study is a purposive sampling technique. The sample in this research are 40 samples in the period of 4 years so that obtained 160 total samples of the company. Analysis technique used in this research is Data Panel Regression by using Eviews 9 application.*

*Based on the result of the research, inflation variable, foreign exchange rate and SBI interest rate simultaneously have a significant effect to stock return, where the inflation variable, foreign exchange rate and SBI interest rate can affect stock return by 5.7341%, while the remaining 94.2659% is influenced by other variables outside the research variables. Partially, the inflation variable proxied using consumer price index has a negative effect to stock return. The foreign exchange rate variable proxied using the average selling rate and buying rate negatively affect the stock return. While the variable of SBI interest rate which is proxied using BI rate does not have an effect on stock return.*

*Based the results of research showing the influence between inflation and foreign exchange rates on stock returns with a negative direction. This needs to be the attention of investors in making investment decisions, therefore for investors should be careful in taking investment decisions when the value of inflation and foreign exchange rates are high.*

**Keywords :** *Inflation, Foreign Exchange Rate, Interest Rate of SBI, Stock Return*