

## **ABSTRACT**

*The spread of Covid-19 began to spread widely in early 2020. Indonesia is one of the countries affected by the Covid-19 pandemic. This can lead to a decline in economic growth because it has an impact on many sectors, one of which is the property sector. Indonesia's economic growth situation, of course, will have various impacts. One of them will have an impact on the company's business decisions and will eventually also have an impact on the company's financial performance.*

*This study aims to determine the financial performance of property companies listed on the Indonesia Stock Exchange (IDX) before and during the Covid-19 pandemic based on the Economic Value Added (EVA) and Market Value Added (MVA) methods and compare the financial performance of property companies before and during the Covid-19 pandemic.*

*The research method used is a comparative quantitative method because the data used is quantitative data or in the form of numbers with a type of comparative investigation. The population in this study was a property company listed on the Indonesia Stock Exchange (IDX), with a total sample used in the study of 40 property companies. The data collection method used is a documentation technique and literature study that takes data based on financial statements and books, journals, and so on that can support research.*

*The results showed that financial performance based on EVA and MVA both before and during the Covid-19 pandemic was on average negative. Based on hypothesis tests conducted based on the EVA method, there are significant differences in financial performance before and during the Covid-19 pandemic. Based on the MVA method there is a significant difference in financial performance before and during the Covid-19 pandemic for MVA 2018 and MVA 2020 values and there is no significant difference from financial performance before and during the Covid-19 pandemic for MVA 2019 and MVA 2020 values.*

*Keywords: covid-19 pandemic, economic value added, financial performance, market value added.*