

## ABSTRACT

*The capital structure aims to combine funding obtained by the company from various sources used to finance operational activities by increasing share prices and lowering the cost of capital.*

*This study aims to determine the Company Size, Non-Debt Tax Shield, Asset Tangibility and Institutional Ownership of Capital Structure in Property and Real estate Sector companies listed on the Indonesia Stock Exchange for the 2017-2020 Period.*

*The research method used is quantitative method. The analysis used in this study is descriptive analysis and panel data regression analysis assisted by Eviews 12 software. Samples were taken using purposive sampling techniques based on specified criteria. This study used a sample of property and real estate sector companies listed on the Indonesia Stock Exchange for the 2017-2020 period.*

*The results of hypothesis testing show that simultaneously the variables Company size, Non debt tax shield, asset tangibility and institutional ownership simultaneously affect the Capital Structure. Partially the size of the company has a positive effect on the Capital Structure. Meanwhile, non-debt tax shields, Tangibility assets and Institutional Ownership do not affect the capital structure.*

*It is recommended for subsequent researchers to retest on free variables that have no effect on bound variables, such as non-debt tax shields, asset tangibility, and institutional ownership and it is recommended for capital structure variables in subsequent studies to use other indicators besides the Debt to Equity Ratio (DER).*

**Keywords :** *Capital Structure, Company Size, Institutional Ownership, Non debt tax shield, Tangibility assets,.*