

ABSTRACT

Dividend Policy is a management policy related to the allocation of company profits in the form of retained earnings or distributing cash dividends to shareholders. This study aims to determine the effect of leverage, liquidity, firm size and institutional ownership on dividend policy in property and real estate sector companies listed on the Indonesia Stock Exchange in 2015-2021.

This study uses secondary data obtained from the company's annual report published on the official website of the Indonesia Stock Exchange or the company's official website. The population in this study are property and real estate sector companies listed on the Indonesia Stock Exchange in 2015-2021. This research uses purposive sampling technique and produces 6 companies from 79 research data. The analytical method used in this research is descriptive analysis and panel data regression analysis.

The results show that there is a simultaneous effect of independent variables, namely leverage, liquidity, company size and institutional ownership on dividend policy in property and real estate sector companies in 2015-2021. Partially, liquidity has a significant positive effect on dividend policy, while leverage, firm size and institutional ownership have no effect on dividend policy.

Based on the research that has been done, it is expected that the company will be able to optimize the distribution of cash dividends in accordance with the company's objectives. This research can be used as a direction for investors in increasing dividend income through company liquidity. To improve the research, it is suggested for further researchers to use other variables other than those used by the author, such as cash flow, managerial ownership, inflation, and agency costs.

Keywords: *Dividend Policy, Firm Size, Institutional Ownership, Leverage and Liquidity*