

## **ABSTRACT**

*This research studies the influences of profitability, dividends, institutional ownership, size, and growth against debt policies at property and real estate companies listed in BEI in 2012-2013. The population of this research is property and real estate companies listed in BEI in 2012-2013. Samples for this research are selected using purposive sampling method, which is a selection of samples using certain criteria.*

*The result shows that profitability, and growth do not have significant influence against debt policies. While the institutional ownership have a negative and significant influence on debt policies. The dividend policy variables have a negative and significant influence on debt policies. The size variable also reveals positive and significant influence against debt policies.*

*Keywords : Profitability, Dividends, Institutional Ownership, Size, Growth, and Debt Policies*