THE EFFECT OF CAPITAL STRUCTURE, LEVERAGE, COMPANY GROWTH, PROFITABILITY AND AUDIT QUALITY ON COMPANY VALUE (EMPIRICAL STUDY ON REAL ESTATE AND PROPERTY COMPANIES LISTED ON THE INDONESIA STOCK EXCHANGE IN 2020-2022)

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ABSTRACT

This study aims 1) To find out and obtain empirical evidence on the effect of capital structure, leverage, company growth, profitability, and audit quality on company value; 2) To find out and obtain empirical evidence on the effect of capital structure on company value; 3) To find out and obtain empirical evidence on the effect of leverage on company value; 4) To find out and obtain empirical evidence on the effect of company growth on company value; 5) To find out and obtain empirical evidence on the effect of profitability on company value; 6) To find out and obtain empirical evidence on the effect of audit quality on company value. The objects of the study were real estate and property companies listed on the Indonesia Stock Exchange for the period 2020-2022. The sample used in the study was 62 companies. The data analysis method used in the study was multiple linear regression analysis. The results of this study indicate that capital structure, leverage, company growth, profitability, and audit quality together affect company value. Based on the partial regression results, capital structure and leverage have a significant effect on company value, while company growth, profitability, and audit quality do not have a significant effect on company value.

Keywords: *Firm Value; Capital Structure; Leverage; Firm Growth; Profitability; Audit Quality*

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INTRODUCTION

In the current era of globalization, business in the real estate and property sector is increasing (Amin & Rahmawati (2023). The growing population of Indonesia and the resulting need for housing are among the contributing factor. This is a very good business opportunity. The Indonesian government has also created a program especially in the infrastructure sector, namely MP3EI (Masterplan for the Acceleration and Expansion of Indonesian Economic Development). MP3EI is one of the programs that can attract investors to enter the real estate and property investment market (Ayuptri et al., 2023).

Reported from cnbcindonesia.com in 2021, the property sector can be said to have just started to recover. Because it has just recovered, its growth is still very limited. The growth that is still very limited is because public consumption has not recovered, considering that since 2020 Indonesia has been hit by the COVID-19 outbreak. Then the fact that Indonesia still has a shortage of housing supply of around 12.1 million units at this time. Therefore, the need for housing, especially landed houses, is still quite high.

This condition certainly has the potential for the property business to still grow. The real estate and property sector is also one of the targeted sectors for investors on the Indonesia Stock Exchange. This phenomenon raises a suspicion for researchers, that choosing the real estate and property sector is the right thing to do considering its development is increasing every year (Ester & Hutabarat, 2020).

Research by Rossa et al., (2023) found that capital structure, company growth and profitability have a significant effect on company value. Leverage has a significant effect on company value (Marhaeningtyas & Hartono, 2023). Meanwhile, Santoso and Junaeni (2022) found that partially leverage and company growth had no significant effect on company value.Then research by Nafiah (2020) and Sugiono (2020) showed thataudit quality has an effect on company value. However, research by Nuryono et al., (2019) showed that audit quality does not affect company value.

Based on the description, it can be concluded that there are still differences regarding the influence of capital structure variables, leverage, company growth, profitability and other factors on company value. Therefore, to develop previous research, this study tries to re-examine the inconsistency of the factors that influence company value with company value analysis using (PBV) Price Book Value (Rossa et al., 2023). The purpose of this study is to provide empirical evidence of the influence of capital structure, leverage, company growth, profitability and audit quality simultaneously and partially on company value.

LITERATURE REVIEW, RESEARCH FRAMEWORK, AND HYPOTHESIS

Signaling Theory

Signal theory is an information signal that potential investors need to consider whether to invest in the company, where information regarding changes in stock prices and the number of shares will be important information that will provide benefits to potential investors in making a decision (Brigham & Houston, 2019).

Company Values

Research by Rossa dkk., (2023) company value is a certain condition that has been achieved by the company as a reflection of public trust in the company after going through a process of activities for several years, namely since the company was founded until now.

Capital Structure
Research by Rossa dkk., (2023) capital structure is a comparison between long-term debt and equity as reflected in the company's year-end financial statements.

Capital Structure Theory
Optimal capital structure is a capital structure that minimizes the company's cost of capital and therefore maximizes the value of the company (Brigham & Houston (2019). Several capital structure theories put forward by experts include the traditional approach, the Modigliani and Miller approach, the trade off theory, the Asymmetric Information Theory and the pecking order theory (Brigham & Houston, 2019).

Leverage
Debt is a way for companies to seek profit in increasing the company's value. Debt (leverage) is a primary indicator containing elements of funding aspects and one of the funding tools that has the same influence on both performance or return and the risk that must be borne by the company Santoso & Junaeni, 2022).

Company Growth
Growth is how far a company is able to position itself in the overall economic system or the economic system for the same industry. In general, companies that grow rapidly obtain positive results in terms of strengthening their position in the era of competition Rossa dkk., 2023).

Profitability
Profitability is the company's ability to earn profit in relation to sales, total assets and equity. The greater the profitability value, the better the company's performance in managing operational financing sources to generate net profit Rosalia dkk., 2022).

Audit Quality
De Angelo (1981) defines audit quality as the market value probability that the financial statements contain material errors and the auditor will find and report the material errors. The important point of audit quality is that a quality audit is an audit carried out by competent and independent people. A competent auditor is an auditor who has technological capabilities, understands and carries out the correct audit procedures (Tandiontong, 2016).

Relationship between Capital Structure and Company Value
The results of Rosalia et al.'s (2022) research found that there was a positive and significant influence of capital structure on company value. This study proves that real estate and property companies listed on the Indonesia Stock Exchange have a good capital structure and its effective use for company operations, thus having an impact on increasing company value.

Relationship between Company Leverage and Company Value
According to research by Devi & Riduwan (2023), leverage has a positive effect on company value. The positive effect of leverage on company value can occur because the company can properly manage the debt it has as capital for the company's operational activities in obtaining profits, so that investors assume that the company has good financial management,

Relationship between Company Growth and Company Value

From an investor's perspective, a company's growth is a sign that the company has profitable aspects, and investors will also expect the rate of return from the investment made to show good development. The findings prove that the influence of company growth on company value has a positive and significant effect (Fajriah et al., 2022).

Relationship between Profitability and Company Value

According to research by Rossa et al., (2023) profitability has a positive effect on company value. High profitability will increase the company's future prospects so that the company can survive and the survival of the business entity will be more assured.

Relationship between Audit Quality and Company Value

According to research from Nafiah (2020) and Sugiono (2020) Audit quality affects the value of the company. Auditors who have good audit quality will make investors believe in the information issued by the company which makes investors no longer hesitate to invest.

METHOD

The location of this research was conducted at Real Estate and Property Companies listed on the Indonesia Stock Exchange for the period 2020-2022. The population in this study was 85 Real Estate and Property companies with a sample of 62 Real Estate and Property companies. The sampling method used in this study was by using the purposive sampling technique. Data analysis in this study used multiple linear regression analysis.

Population is a generalization area consisting of: objects/subjects that have certain qualities and characteristics determined by researchers to be studied (Sugiyono, 2022). The population in this study were companies engaged in the real estate and property sector listed on the Indonesia Stock Exchange from 2020-2022. The population in this study were companies engaged in the real estate and property sector from 2020 to 2022. So there were 85 populations in this study. While the sample is part of the population taken through certain methods that have certain characteristics, are clear, and can be considered to represent the population (Sugiyono, 2022). The sampling carried out was by using a non-probability sample design with a purposive sampling method where the sample was selected by considering certain criteria (Sugiyono, 2022). The sampling criteria used by the researcher were:

1. Real estate and property companies continuously listed on the Indonesia Stock Exchange during the 2020-2022 period.
2. Real estate and property companies that have complete financial reports for the 2020-2022 period.

The sample selection process for this research can be seen in Table 1.

Table 1
Sample Selection

No	Information	Amount
1.	Real Estate and Property Companies listed on the Indonesia Stock Exchange (IDX) during the 2020-2022 period.	85
2.	The number of companies that were corrected as not having complete financial reports during the 2020-2022 period	(23)
3.	Number of companies selected as research samples	62
4.	Observation Year	3
5.	Total research sample	186

Based on these criteria, out of 85 companies, there were 23 companies that did not publish annual financial reports for any of the years from 2020 to 2022. So the number of companies listed on the Indonesia Stock Exchange (IDX) during the 2020-2022 period that met the requirements as samples in this study was 62 companies, a total of 186 financial reports for the 3-year study sample.

Definition of Variable Operations

Company Values

The company value in this study is proxied by Price Book Value (PBV). PBV measures the value given by the financial market to the company's management and organization as a company that continues to grow (Rossa dkk., 2023). PBV is formulated as:

$$\text{PBV} = \frac{Price\ Per\ Share}{Book\ Value\ per\ Share}$$

Capital Structure

Capital Structure can be measured by debt to equity ratio (DER). DER is a comparison of total debt owned by the company with total equity of the company. The measurement unit of debt to equity ratio is in percentage (Rossa dkk., 2023). The formula is as follows:

$$\text{DER} = \frac{Total\ Debt}{Total\ Equity}$$

Leverage

Leverage is a measure of how the company's assets finance its debts. The Debt Ratio variable is a debt ratio used to measure the comparison between total debt and total assets. Brigham dan Houston (2019). The formula is as follows:

$$Debt\ to\ Asset\ Ratio = \frac{Total\ Debt}{Total\ Assets}$$

Company Growth

Growth rate, in this study uses the percentage change in total assets from year (t-1) to the current year (t), as a proxy (Rossa dkk., 2023). This percentage growth rate is also used as a growth proxy by mathematically being formulated as follows:

$$Percentage\ Change\ in\ Total\ Assets = \frac{Total\ Asset\ (t) - Total\ Asset\ (t-1)}{Total\ Asset}$$

Profitability

Profitability is the ability of a company to generate profits from invested capital. Profitability is measured using Return On Assets (ROA) which shows the overall ability

of funds invested in assets to generate profits which is a comparison between net profit after tax and total assets (Rosalia dkk., 2022). The formula is as follows:

$$\text{ROA} = \frac{Net\ Profit\ after\ Tax}{Total\ Assets}$$

Audit Quality

Audit quality is a measure that shows the level of competence and independence of the KAP in auditing financial statements. Measurement of this variable is done using a dummy variable. Audit quality is measured by classifying audits conducted by KAP Big Four and KAP Non-Big Four, if the company is audited by KAP Big Four and KAP Non-Big Four then it is given a value of 1 and if not given a value of 0 Mulyadi, (2011). The measurement standards are as follows:

$$\text{Measuring Standard} = \ 1 = KAP\ Big\ Four$$
$$0 = \ KAP\ Non - Big\ Four$$

RESULTS AND DISCUSSION

Descriptive Statistics of Research Variables

Descriptive statistics is a statistical analysis that provides a description of data seen from the average value (mean), standard deviation, variance, maximum, minimum, sum, range, kurtosis and skewness. Mulyadi, (2011). Based on the results in Table, it will show the characteristics of the sample used in this study, including N (number of samples), mean, maximum value, minimum value and standard deviation for each variable.

Table 1
Descriptive Research Variables

Descriptive Statistics

	N	Minimum	Maximum	Mean	Std. Deviation
DER (X1)	186	.01	2.90	.7103	.61371
DAR (X2)	186	.01	1.16	.3806	.24490
PCTA (X3)	186	-.21	1.40	.0324	.14109
ROA (X4)	186	-.38	.28	.0085	.06447
KA (X5)	186	0	1	.15	.353
PBV(Y)	186	-.97	2.61	.6454	.51044
Valid N (listwise)	186				

Source: data processed by researchers, 2024

Classical Assumption Test

Normality Test

The normality test is used to determine whether the confounding variables or residuals in a regression model are normally distributed. The results of the normality test with firm value as the dependent variable are shown in the following table.

Table 2
Normality Test Results

One-Sample Kolmogorov-Smirnov Test

		Unstandardized Residual
N		186
Normal Parameters [a, b]	Mean	.0000000
	Std. Deviation	.48534945
Most Extreme Differences	Absolute	.064
	Positive	.063
	Negative	-.064
Test Statistics		.064
Asymp. Sig. (2-tailed) [c]		.064

a. Test distribution is Normal.
b. Calculated from data.
c. Lilliefors Significance Correction.
Source: data processed by researchers, 2024

The table 2 shows the results of the data normality test with the One-Sample Kolmogorov-Smirnov Test, namely with an Asymp. Sig (2-tailed) value of 0.064. This means that it is greater than 0.05, thus it can be concluded that the residual value is normally distributed.

Multicollinearity Test

The multicollinearity test is used to determine whether a regression model detects a relationship between independent variables. If there is no correlation between independent variables, or if they are free from multicollinearity, then the regression model is considered good. This multicollinearity test is necessary because the number of independent variables in this study is more than one. In this study, the multicollinearity test can be assessed based on the tolerance and variance inflation factor.

Table 3
Multicollinearity Test Results

Coefficients[a]

Model		Collinearity Statistics	
		Tolerance	VIF
1	DER	.341	2,929
	DAR	.333	3.002
	PCTA	.921	1,085
	ROA	.863	1.158
	KA	.992	1,008

a. Dependent Variable: PBV
Source: data processed by researchers, 2024

Based on table 3, it shows that the tolerance value of all independent variables is above 0.10 or > 0.10. While the results of the VIF value calculation also show that all independent variables are below 10 or < 10. This means that all independent variables in the study do not have a relationship with each other. Therefore, it can be concluded that there are no symptoms multicollinearity between the independent variables used in the regression model.

Heteroscedasticity Test

The heteroscedasticity test is used to determine whether the regression model exhibits similar or unequal variances in the residuals from one observation to another. In this study, the heteroscedasticity test uses the Spearman Rho method, as shown in Table 4.

Table 4
Spearman Rho Heteroscedasticity Test Results

Correlations

			DER	DAR	PCTA	ROA	KA	Unstandardized Residual	
Spearman's rho	DER	Correlation Coefficient	,000	928**	045	.170*	.041	.020
		Sig. (2-tailed)		,001	544	020	.580	.791
		N	86	86	86	86	186	186
	DAR	Correlation Coefficient	928**	,000	053	.188*	-.003	.002
		Sig. (2-tailed)	,001		471	010	.972	.980
		N	86	86	86	86	186	186
	PCTA	Correlation Coefficient	045	053	,000	391**	.141	.031
		Sig. (2-tailed)	544	471		,001	.055	.670
		N	86	86	86	86	186	186
	ROA	Correlation Coefficient	.170*	.188*	391**	,000	.059	.027
		Sig. (2-tailed)	020	010	,001		.420	.713
		N	86	86	86	86	186	186
	KA	Correlation Coefficient	041	.003	141	059	1,00 0	.042
		Sig. (2-tailed)	580	972	055	420	.	.570
		N	86	86	86	86	186	186
	Unstandardized Residual	Correlation Coefficient	020	002	031	027	.042	1,000
		Sig. (2-tailed)	791	980	670	713	.570	.
		N	86	86	86	86	186	186

**. Correlation is significant at the 0.01 level (2-tailed).
*. Correlation is significant at the 0.05 level (2-tailed).
Source: data processed by researchers, 2024

Based on table 4, it shows that the Sig. (2-tailed) value between the resulting variables is greater than 0.05, namely 0.,791 >0.05; 0,980 >0.05; 0.670 >0.05;0,713> 0.05 and 0,570> 0.05 So it can be concluded that the regression model used in the study does not experience heteroscedasticity.

Autocorrelation Test

The autocorrelation test aims to determine the relationship between the residuals of one observation and the residuals of another observation. Autocorrelation testing in this study can be seen using the Durbin-Watson (DW) test. The Durbin-Watson test value obtained was 1.992. This value was then compared with the dl and du values. The dl and du values can be seen from the Durbin-Watson table with a = 5%, n = 186, and K = 5.

Table 5
Autocorrelation Test Results

Model Summary[b]

Model	R	R Square	Adjusted R Square	Std. Error of the Estimate	Durbin-Watson
1	.310a	.096	.071	.49204	1,992

a. Predictors: (Constant), KA, ROA, DAR, PCTA, DER
b. Dependent Variable: PBV
Source: data processed by researchers, 2024

Based on table 5, it is known that the durbin-watson value is 1.992 with a = 5%, n = 186, K = 5. Then the value of du = 1.8155, dl = 1.7052 and 4-du = 2.1845 so that 1.8155 < 1.992 < 2.1845. So the results of this test do not have positive autocorrelation or there is negative autocorrelation in this study.

Multiple Linear Regression Analysis

Multiple linear regression analysis was used to determine the effect of the independent variables on the dependent variable. The following are the results of the multiple linear regression analysis calculations, processed using SPSS version 29.

Table 6
Multiple Linear Regression Analysis Results

Coefficients[a]

	Unstandardized Coefficients		Standardized Coefficients		
Model	B	Std. Error	Beta	t	Sig.
(Constant)	.683	.072		9,490	<,001
DER	.305	.101	.366	3.020	.003
DAR	-.766	.256	-.367	-2.991	.003
PCTA	.232	.267	.064	.869	.386
ROA	1,093	.604	.138	1,809	.072
KA	.141	.103	.098	1.375	.171

a. Dependent Variable: PBV
Source: data processed by researchers, 2024

Based on table 6, the multiple regression equation obtained is as follows:

$$Y = 0.683 + 0.305\ DER - 0.766DAR + 0{,}252\ PCTA + 1{,}093\ ROA + 0.141KA + e$$

Hypothesis Testing

F-Test

The f-test is used to determine whether the variables of capital structure, leverage, company growth, profitability, and audit quality collectively have a significant effect on company value. The results of this influence test can be seen in the Table 7.

Table 7
F Test Results

ANOVA

Model	Sum of Squares	df	Mean Square	F	Sig.
Regression	4.621	5	.924	3,818	.003b
Residual	43,579	180	.242		
Total	48.201	185			

a. Dependent Variable: PBV
b. Predictors: (Constant), KA, ROA, DAR, PCTA, DER
Source: data processed by researchers, 2024

Based on table 7 it can be seen that the Fcount value is greater than the Ftable, so the independent variable and the dependent variable are both affected simultaneously. Then, the Ftable value is checked for distribution with a significance level of 5% based on k(5), and (nk) is (186-5) = 181, resulting in an Ftable value2.26. So it can be said with a significance value of 0.003 < 0.05 and the Fcount value is greater than Ftable (3.818 > 2.26), the independent variables and the dependent variables are both simultaneously influenced by the independent variables. So it can be concluded that if examined simultaneously, the variables of capital structure (X1), leverage (X2), company growth (X3), profitability (X4) and audit quality (X5) have an impact on company value (Y).

t-test

The t-test was used to determine whether the variables of capital structure, leverage, company growth, profitability, and audit quality partially influence company value. The results of this influence test can be seen in the following table:

Table 8
t-Test Results

Coefficients[a]

Model	Unstandardized Coefficients		Standardized Coefficients	t	Sig.
	B	Std. Error	Beta		
(Constant)	.683	.072		9,490	<,001
DER	.305	.101	.366	3.020	.003
DAR	-.766	.256	-.367	-2.991	.003
PCTA	.232	.267	.064	.869	.386
ROA	1,093	.604	.138	1,809	.072
KA	.141	.103	.098	1.375	.171

a. Dependent Variable: PBV
Source: data processed by researchers, 2024

To perform this test, the tcount and ttable values are compared. In finding the ttable, the formula used is Df (nk-1 or 186-5-1 = 180) with a sig level (a = 5%) <0.05. The results obtained are 1.9732. Based on table 4.8, the tcount value of each variable can be seen.

1. The Influence of Capital Structure on Company Value.
   Table 8 shows that the t-count value obtained is 3.020 with a sig value of 0.003. This means that the t-count value is greater than the t-table value (3.020> 1.9732) and the significance value is 0.003 <0.05. So, it can be concluded that

the first hypothesis is accepted. This means that the capital structure (DER) has a significant effect on the company's value.

2. Leverage Drivers on Firm Value.
   The t-count value obtained is -2.991 with a sig value of 0.003. This means that the t-count value is smaller than the t-table value (-2.991 <1.9732) and the significance value is 0.003 <0.05. So it can be concluded that the second hypothesis is accepted. This means that leverage (DAR) has a significant effect on company value.
3. The Influence of Company Growth on Company Value.
   The t-count value obtained is 0.869 with a sig value of 0.386. This means that the t-count value is smaller than the t-table value (0.869 <1.9732) and the significance value is 0.386> 0.05. So, it can be concluded that the third hypothesis is rejected. This means that company growth (PCTA) does not have a significant effect on company value.
4. The Influence of Profitability on Company Value.
   The t-count value obtained is 1.809 with a sig value of 0.072. This means that the t-count value is smaller than the t-table value (1.809 <1.9732) and the significance value is 0.072> 0.05. So it can be concluded that the fourth hypothesis is rejected. This means that profitability (ROA) does not have a significant effect on company value.
5. The Influence of Audit Quality on Company Value.
   That the calculated t value obtained is
   1.375 with a sig value of 0.171. This means that the t-count value is smaller than the t-table value (1.375 <1.9732) and the significance value is 0.171> 0.05. So it can be concluded that the fifth hypothesis is rejected. This means that audit quality (KA) does not have a significant effect on company value.

Capital Structure, Leverage, have an effect on Company Value, while Company Growth, Profitability, Audit Quality do not have an effect on Company Value.

Table 9
Hypothesis Conclusion

Independent Variables	Comparison	
	Accepted	Rejected
H1 : acceptedCapital Structure, Leverage, Company Growth, Profitability and Audit Quality have a simultaneous effect on Company Value.	0.003(Sig) <0.05(Sig)	-
H2 : accepted Capital structure affects company value.	0.003 (Sig) <0.05(Sig)	-
H3 : accepted Leverageinfluence on Company Value.	0.003 (Sig) <0.05(Sig)	-
H4 : rejected Company growth has no effect on Company Value.	-	0.386(Sig) >0.05(Sig)
H5 : rejected Profitability does not affect Company Value.	-	0.072 (Sig) >0.05(Sig)
H6 : rejected Audit quality has no effect on company value.	-	0.171(Sig) >0.05(Sig)

Source: data processed by researchers, 2024

Coefficient of Determination (R)

The coefficient of determination is used to determine the extent of the independent variable's directing contribution to the dependent variable. The following are the results of the determination test (R):

Table 10
Results of the Determination Coefficient (R)

Model Summary[b]

Model	R	R Square	Adjusted R Square	Std. Error of the Estimate
1	.310a	.096	.071	.49204

a. Predictors: (Constant), KA, ROA, DAR, PCTA, DER
b. Dependent Variable: PBV
Source: data processed by researchers, 2024

Based on table 10, the adjusted R square (R) figure is 0.071 or (7.1%). This shows that 7.1% of the company's value is explained by the variables of capital structure, leverage, company growth, profitability and audit quality while the remaining 92.9% is influenced or explained by other variables not studied.

The Influence of Capital Structure, Leverage, Company Growth, Profitability and Audit Quality on Company Value

Based on table 7, the results of the simultaneous test (F test) show that the F-count value > F-table, where the F-count value is3,818and Ftable of 2.26 (Dl = 5; Df2 = nk-1 = 186-5-1 180) or (3.818 > 2.26) and a significance value of 0.003. With these significant results, it is smaller than 0.05 (sig <0.05). Therefore, the first hypothesis is accepted. So it can be concluded that Capital Structure, Leverage, Company Growth, Profitability and Audit Quality together (simultaneously) affect Company Value.

Furthermore, based on the results of the determination test using the coefficient of determination value with the help of the SPSS version 29 application, the Adjusted R Square value was obtained, which was 0.71 or 7.1%. This means that 7.1% of the Company's Value can be explained by the variables of Capital Structure, Leverage, Company Growth, Profitability and Audit Quality while the remaining 92.9% is influenced by other variables that are not studied.

The Influence of Capital Structure on Company Value

Based on table 8 shows the results of the partial test (t test) that the t count value > t table where the t count value is 3.020 and t table is 1.9732 (df = nk-1 = 186-5-1 180; α = 5%) or (3.020 > 1.9732) and a significance value of 0.003. With these significant results, it is smaller than 0.05 (sig <0.05). Therefore, the second hypothesis is accepted. So it can be concluded that Capital Structure has a partial effect on Company Value. The Capital Structure variable has a regression coefficient of 0.305, meaning that if the Capital Structure increases by 1 unit, the Company Value increases by 0.305, assuming that other independent variables are constant.

The results of this study prove that real estate and property companies listed on the Indonesia Stock Exchange have a good capital structure and its effective use for company operations, thus impacting the increase in company value. A company's high capital structure value can affect the increase in operational efforts. The company's efforts to maximize capital efficiently can increase the company's profits or earnings. A company's high profit value can increase the company's value.

The Effect of Leverage on Company Value

Based on table 8 shows the results of the partial test (t test) that the tcount value < ttable where the tcount value is -2.991 and Ttable is 1.9732 (df = nk-1 = 186-5-1 = 180; α = 5%) or (-2.991 < 1.9732) and a significance value of 0.003. With these significant results, it is smaller than 0.05 (sig <0.05). Therefore, the third hypothesis is accepted. So it can be concluded that Leverage has a partial effect on Company Value. The Leverage variable has a regression coefficient of -0.766, meaning that if Leverage increases by 1 unit, the Company Value decreases by -0.766, assuming that other independent variables are constant.

The results of this study indicate that leverage has a positive effect on company value. A company is said to be performing well when the company has paid off all its long-term debts, thus creating a good company value. The theoretical implications of this research are in line with signaling theory which explains that high debt usage will increase company value.

The Influence of Company Growth on Company Value

Based on table 8 shows the results of the partial test (t test) that the tcount value < ttable where the tcount value is 0.869 and Ttable is 1.9732 (df = nk-1 = 186-5-1 = 180; α = 5%) or (0.866 < 1.9732) and a significance value of 0.386. With these significant results greater than 0.05 (sig <0.05). Therefore, the fourth hypothesis is rejected. So it can be concluded that Company Growth has no effect on Company Value. The Company Growth variable has a regression coefficient of 0.232, meaning that if the increase in Company growth is 1 unit, the Company Value increases by 0.232, assuming that other independent variables are constant.

This means that the magnitude of the change in total assets or total assets of the company during the research period is greater than the change in total assets of the company in the previous year. It can be concluded that every change in the increase in total assets during the research period can affect the value of the company for investors and also the stock price that is being considered. If Company Growth increases, it will decrease the Company Value. This means that the faster the Company Growth will result in a decrease in the Company Value. This can happen if the faster the Company Growth, the greater the funds that must be available for company investment, (both funds sourced from within the company and outside the company).

The Influence of Profitability on Company Value

Based on table 8 shows the results of the partial test (t test) that the t count value < t table where the t count value is 1.809 and t table is 1.9732 (df = nk-1 = 186-5-1 = 180; α = 5%) or (1.809 < 1.9732) and a significance value of 0.072. With these significant results greater than 0.05 (sig <0.05). Therefore, the fifth hypothesis is rejected. So it can be concluded that Profitability has no effect on Company Value. The Profitability variable has a regression coefficient of 1.093, meaning that if Profitability increases by 1 unit, the Company Value increases by 1.093, assuming that other independent variables are constant.

The results of this study indicate that profitability has no effect on real estate and property companies in companies listed on the Indonesia Stock Exchange (IDX). Profitability does not affect company value because investors are currently not only focused on the profit owned by the entity but also investors tend to see other factors of the entity that can provide long-term effects on the entity.

The Influence of Audit Quality on Company Value

Based on table 8 shows the results of the partial test (t test) that the tcount value < ttable where the tcount value is 1.375 and Ttable is 1.9732 (df = nk-1 = 186-5-1 = 180; α = 5%) or (1.375 < 1.9732) and a significance value of 0.171. With these significant results greater than 0.05 (sig <0.05). Therefore, the sixth hypothesis is rejected. So it can be concluded that Audit Quality has no effect on Company Value. The Audit Quality variable has a regression coefficient of 0.141, meaning that if the increase in Audit Quality is 1 unit, the Company Value increases by 0.141, assuming that other independent variables are constant.

The results of this study indicate that audit quality has no effect on company value in the real estate and property sector of companies listed on the Indonesia Stock Exchange (IDX). This is because on average companies do not use The Big Four KAP to audit their financial statements, as shown by an average value of 0.15%. This means that the increasing audit quality does not affect the stock market value of real estate and property companies in replacing their capital costs. Audit quality proxied by auditor competence (audit market share of The Big Four KAP) does not affect or does not reflect the high stock market value of real estate and property companies audited by The Big Four KAP or in other words audit quality does not affect market reaction at the time of the announcement of financial statements.

CONCLUSION AND SUGGESTIONS

Based on the results of the research analysis that have been explained or presented in the previous chapter, it can be concluded that Capital Structure, Leverage, Company Growth, Profitability and Audit Quality simultaneously affect Company Value. Capital Structure partially affects Company Value. Leverage partially affects Company Value. Company Growth partially does not affect Company Value. Profitability partially does not affect Company Value. Audit Quality partially does not affect Company Value.

The limitations of this study are: The data used in this study are secondary data obtained from the company's annual report, so the researcher cannot control if there are errors in the figures presented. In this study, the researcher only observed real estate and property sector companies listed on the Indonesia Stock Exchange, so the results of the study may not be applicable to other sectors and could potentially cause differences in results. There are some data from annual reports, both from the official website of the Indonesia Stock Exchange and the company's official website that cannot be accessed and many companies do not present complete financial reports so that several companies fail in the sample selection. This study only takes into account the variables of capital structure, leverage, company growth and audit quality, while there are still many other variables that have the potential to affect the value of the company. The research period is only limited to 3 years, from 2020 to 2022, so that it can result in research results that do not reflect the actual conditions due to the short coverage period.

Based on the conclusions and limitations outlined, the researcher provides several suggestions. For companies, it is expected to be used as a consideration to improve, evaluate or enhance company performance, especially in increasing company value that can affect the continuity or progress of the company in the future. For Investors, it is expected to be a consideration in deciding investments made in a company, namely by considering what factors can affect the value of the company, understanding information about its finances and non-finances. This aims to ensure that stock investments made by investors in a company can generate high returns.

Further research is expected to be able to test other variables that are suspected of being able to affect company value such as independent boards of commissioners, audit committees, sales growth and so on, then further research is expected to study companies more widely by adding samples of companies studied not only limited to real estate and property sector companies listed on the Indonesia Stock Exchange, then it is expected to be able to increase the observation period in order to obtain better observation results.

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