

ABSTRACT

This study aims to analyze the factors that affect Return On Assets (ROA) with mortgages as a variable mediation at commercial banks in Indonesia year 2013-2016. Independent variables used in research are Third Party Fund (DPK), mortgage interest rate, Non Performing Loan (NPL), and Cash Adequacy Ratio (CAR).

The population used in this study are all conventional commercial banks registered in the Financial Services Authority (OJK) in 2013-2016 with a total sample of 53 banks. The method used in this research is purposive sampling. SPSS Statistic 21 software is an analytical tool used in this study. The data test used in this study includes the classical assumption test, path analysis which is the development of multiple linear regression analysis and using the test of sobel to analyze the mediation effect of the independent variable to the dependent variable.

Based on the results of this study showed that the TPF, Interest Rate KPR and CAR have a positive significant relationship to mortgages, NPLs have no significant relationship to mortgages. CAR and TPF have a significant positive relationship to ROA. Mortgage and mortgage rates have a significant negative relationship to ROA. And TPF have no significant relationship to ROA.