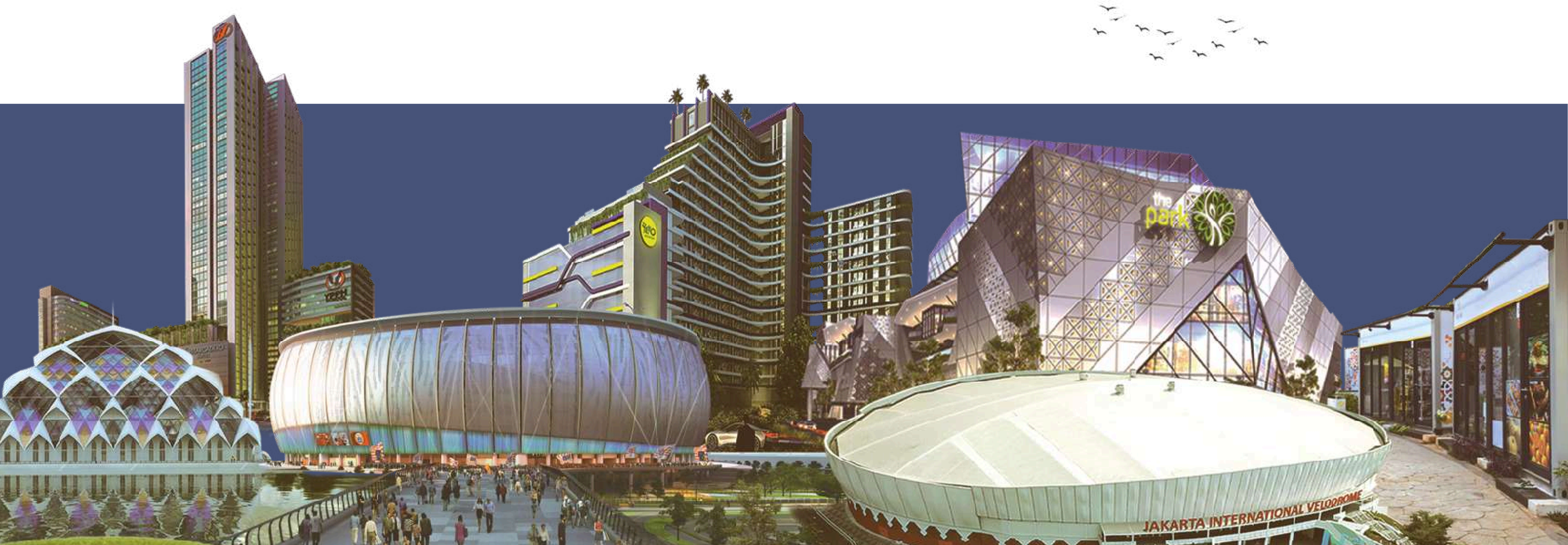
Company Update

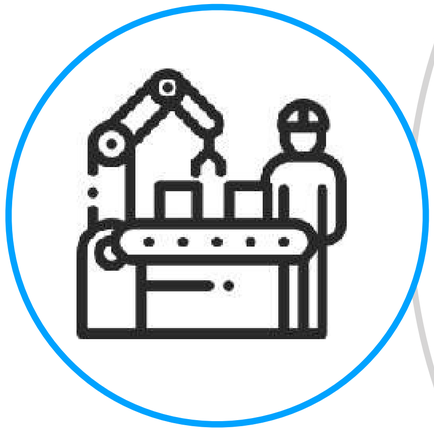
PT Wijaya Karya Bangunan Gedung Tbk

12M2023



Bussiness Development

OFF-SITE CONSTRUCTION



- Precast
- Modular

BUILDING CONSTRUCTION

Backward



Forward

CONCESSION



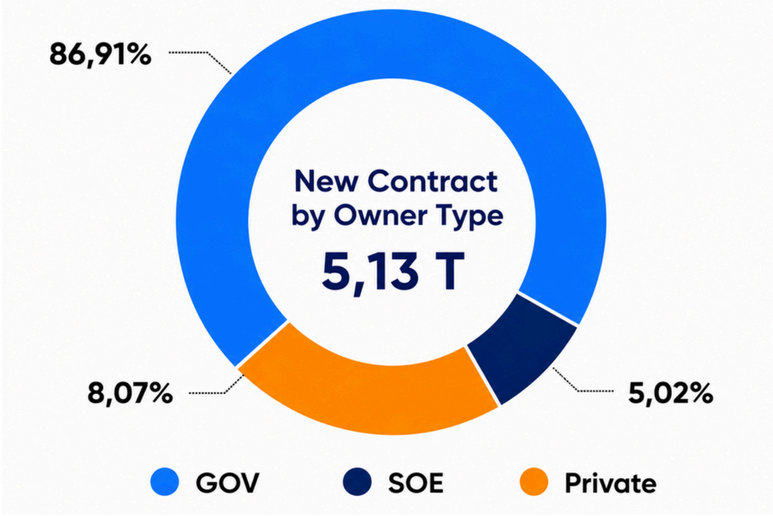
CONCESSION
- PPP Scheme
- Off-Taker Market
- SOE & Government

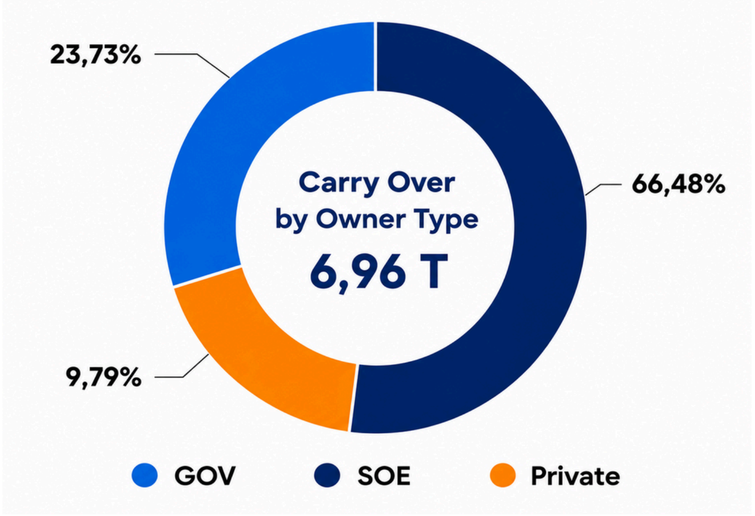
Operational Performance Dec 2023

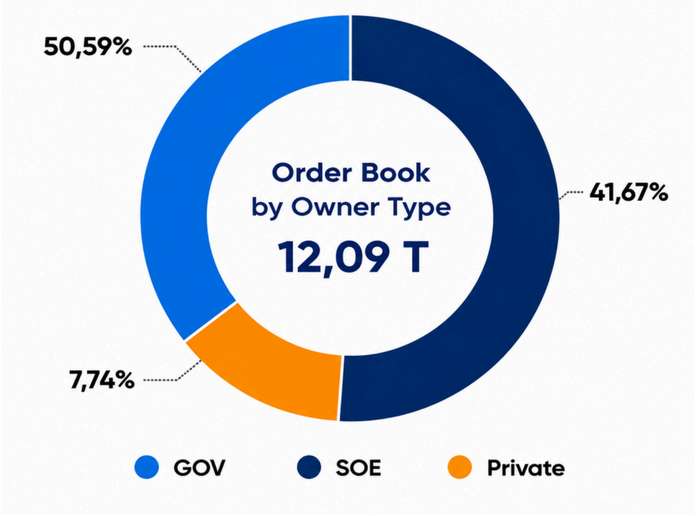
PT Wijaya Karya Bangunan Gedung Tbk

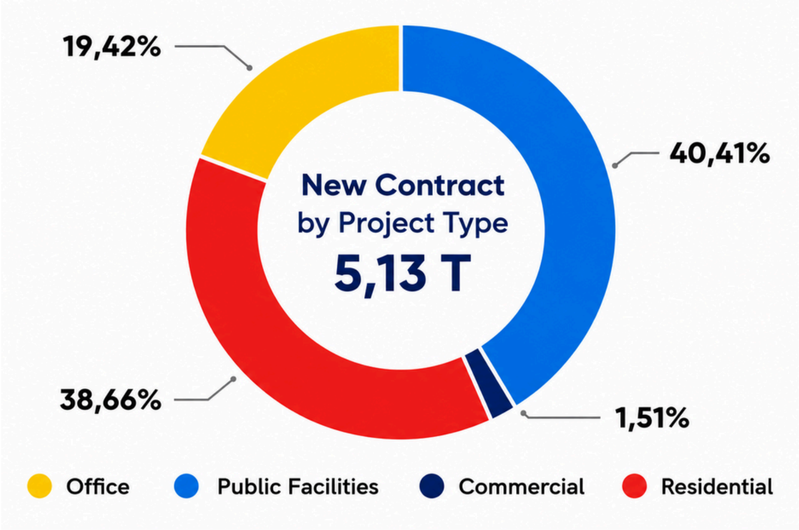


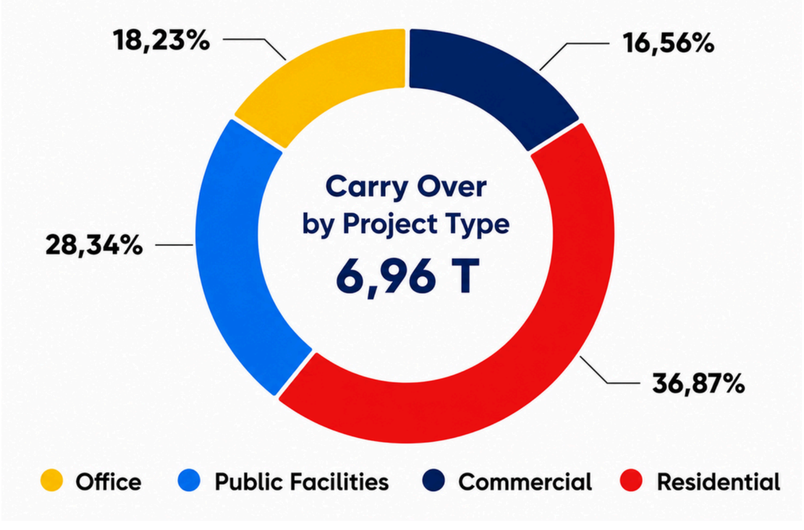
Contract, Carry Over & Order Book Profile Dec 2023

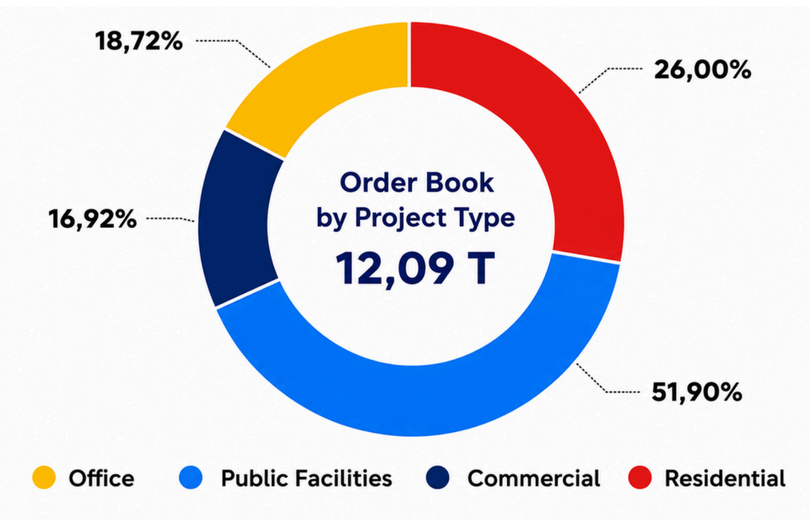








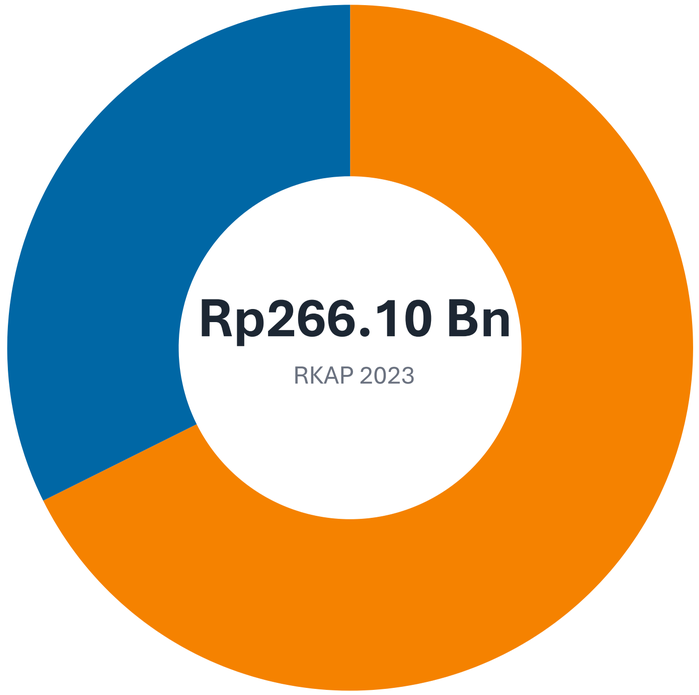




Realization Capex - Dec 2023

TOTAL CAPEX RKAP 2023	CAPITAL EMPLOYED	INVESTMENT BUDGET	INVESTMENT REALIZATION
Rp266.10 Bn	Rp180.00 Bn 67.64%	Rp86.10 Bn 32.36%	Rp13.531 Bn 15.71%

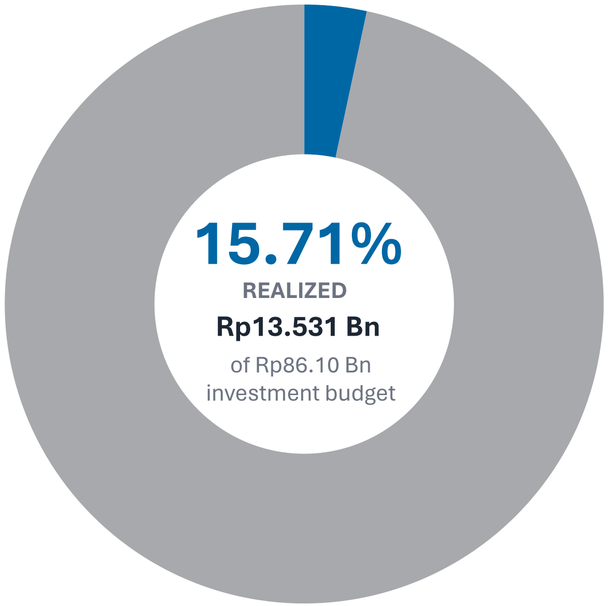
Capex allocation



Capital Employed
Rp180.00 Bn · 67.64%

Investment
Rp86.10 Bn · 32.36%

Investment realization



Realized
Rp13.531 Bn

Unrealized
Rp72.569 Bn

Investment program absorption

Program	RKAP	Real.	Abs.
Digital Transformation	11.10	7.195	64.8%
Construction 4.0	75.00	6.336	8.4%
Total Investment	**86.10**	13.531	**15.71%**

KEY TAKEAWAY

Investment realization reached 15.71% of the 2023 budget

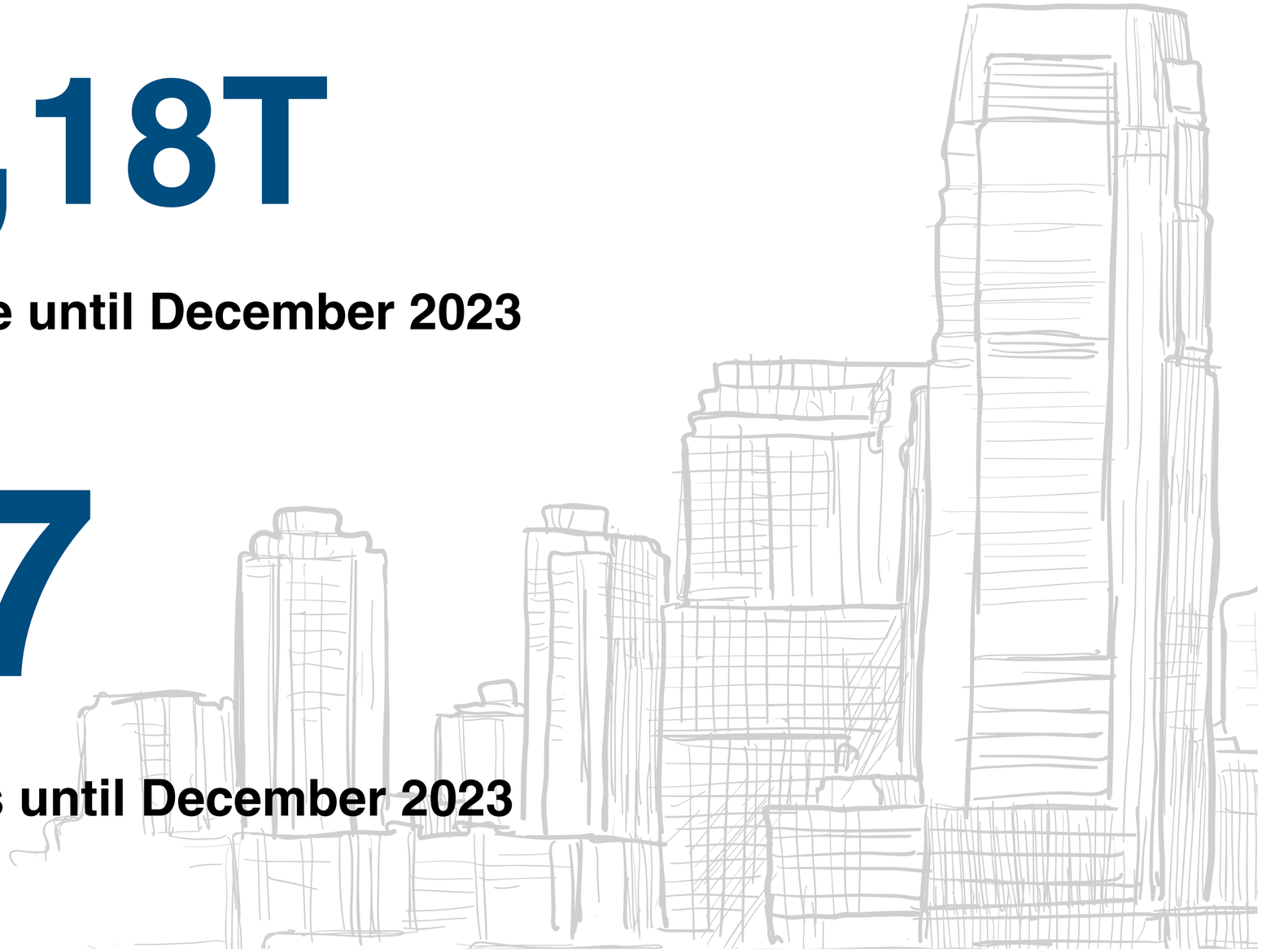
Past Performance

53,18T

Contract Value until December 2023

377

Total Project’s until December 2023

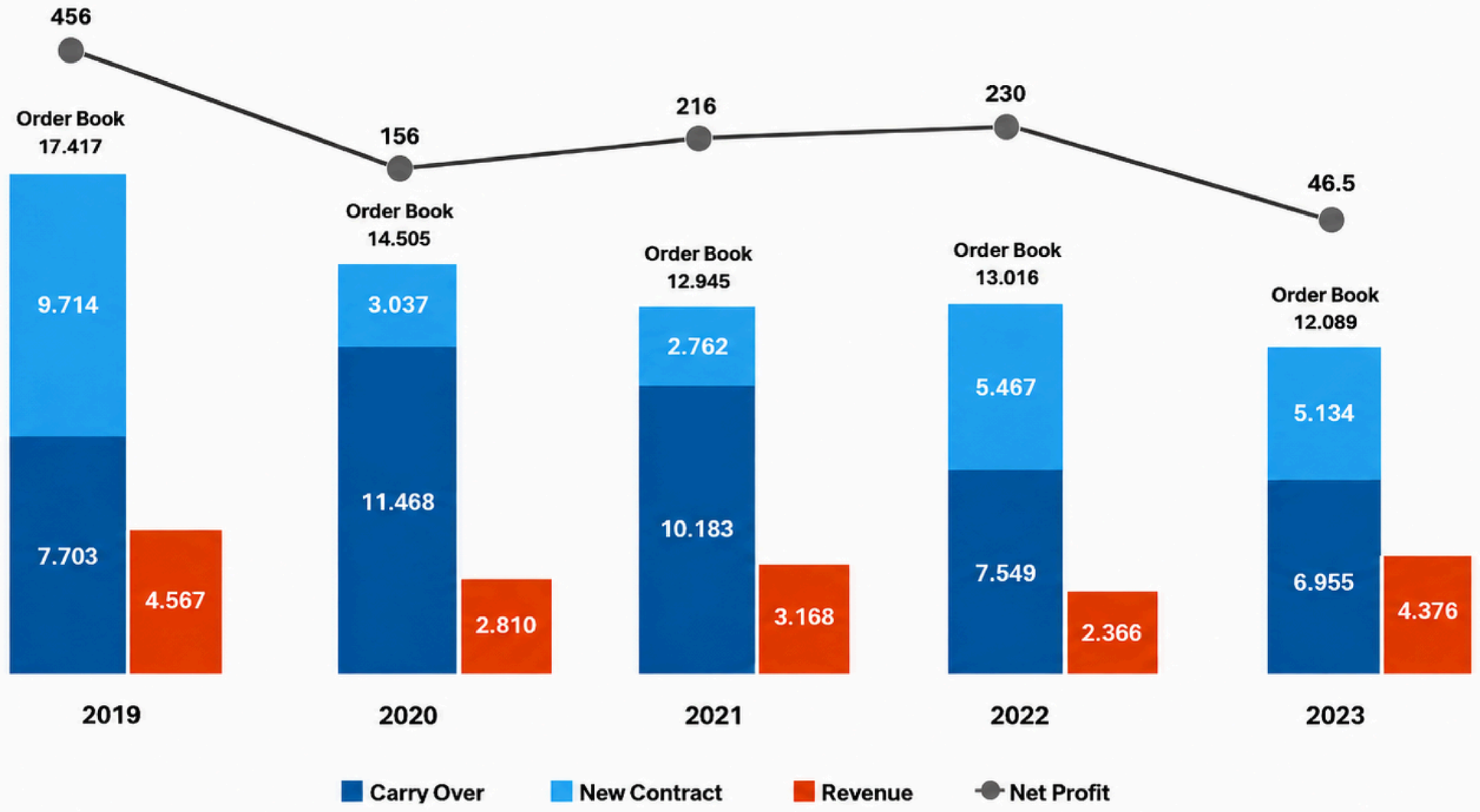


Financial Performance Dec 2023

PT Wijaya Karya Bangunan Gedung Tbk



Past Performance



In Billion Rupiah

6.1%
New Contract
YoY

79.8%
Net Profit
YoY

FY22 vs FY23

FY23 vs RKAP
New Contract 76.7%
Revenue 85.8%
Net Profit 18.5%

Financial Perfomance Dec 2023

Target vs Realization

In Billion Rupiah

Information	Dec-23 Actual	Dec-23 Plan	% Target
New Contract	5,134.3	6,695.0	76.7%
Carry Over	6,955.2	8,933.4	77.9%
Order Book	12,089.5	15,638.4	77.4%
Revenue Non JO	3,978.6	4,206.8	94.6%
Revenue JO	396.1	895.2	44.2%
Revenue Total	**4,375.8**	**5,102.0**	85.8%
Net Profit	**46.5**	**251.3**	18.5%

Revenue Per Segment

Construction	Property	Modular + Concession
3.783 Tn	16.88 Bn	52.87 Bn

3.980 Tn

(Consolidated Non-JO Revenue)

December 2023 Key Readout

Order Book
12.09 Tn
77.4% of Dec plan

Revenue
4.38 Tn
85.8% of Dec plan

Net Profit
0.05 Tn
18.5% of Dec plan

Note: Revenue Total includes JO. Revenue per Segment uses consolidated non-JO revenue only.

Cashflow Dec 2023

In Billion Rupiah

	2019	2020	2021	2022	Dec-23
Cashflow from Operation	139	105	103	(598)	567.7
Cashflow from Investment	(493)	(252)	(97)	81	18.1
Cashflow from Financing	45	199	(46)	(36)	(465.7)
Free Cashflow	(354)	(147)	6	(517)	585.8
Increase / (Decrease) in Cash & Cash Equivalent	(309)	51	(40)	(553)	120.1
Opening Cash & Cash Equivalent	1,766	1,456	1,508	1,468	916.3
Ending Cash & Cash Equivalent	1,456	1,508	1,468	916	1,036.4

Dec-23 YTD

Operating CF
567.7 Bn

Free CF
585.8 Bn

Ending Cash
1,036.4 Bn

Cash vs Dec-22
+13.1%

Cash outflow from operations remains the main driver of YTD cash decline.

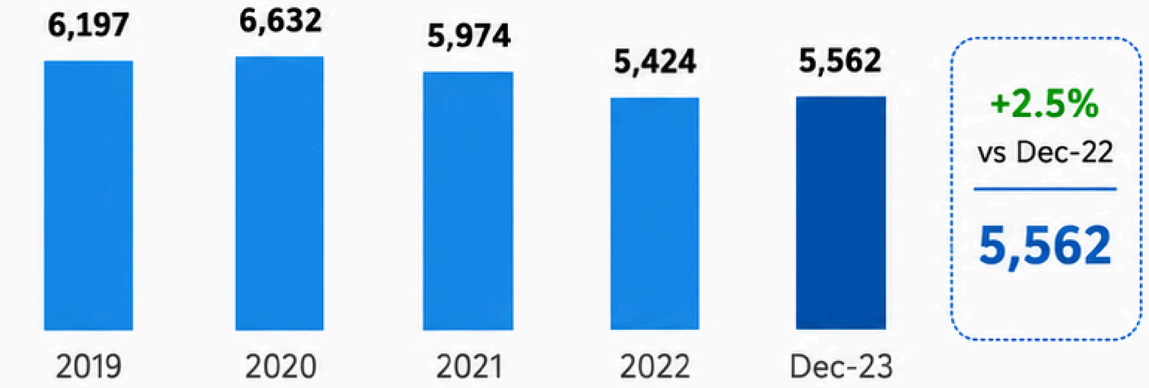
Ratio Dec 2023

CR Current Ratio: **1.93x** RKAP 1.41x	**Cs.R** Cash Ratio: **0.47x** RKAP 0.29x	**QR** Quick Ratio: **1.53x** RKAP 1.30x
ROE Return on Equity: **1.83%** Dec-23	**ROA** Return on Assets: **0.84%*** Calculated	**GPM** Gross Profit Margin: **9.64%** Dec-23
NPM Net Profit Margin: **1.97%** Dec-23	**DER** Debt to Equity Ratio: **1.17x** Max 3.5x	**NGR** Net Gearing Ratio: **-0.32x** Max 2.5x

Liquidity remains above minimum benchmarks, while profitability ratios are still materially below FY2022 levels.

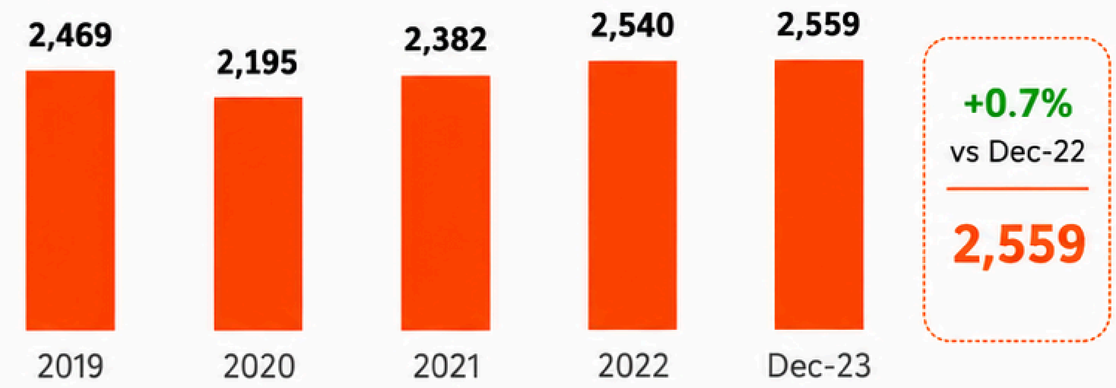
Financial Highlight Dec 2023

Total Asset

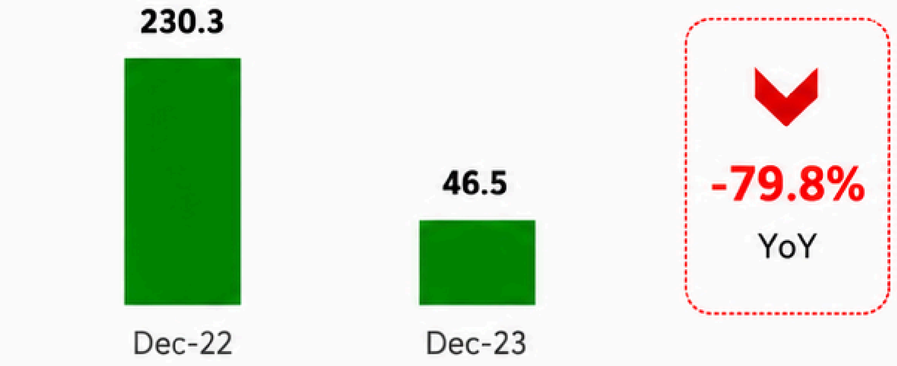


Equity

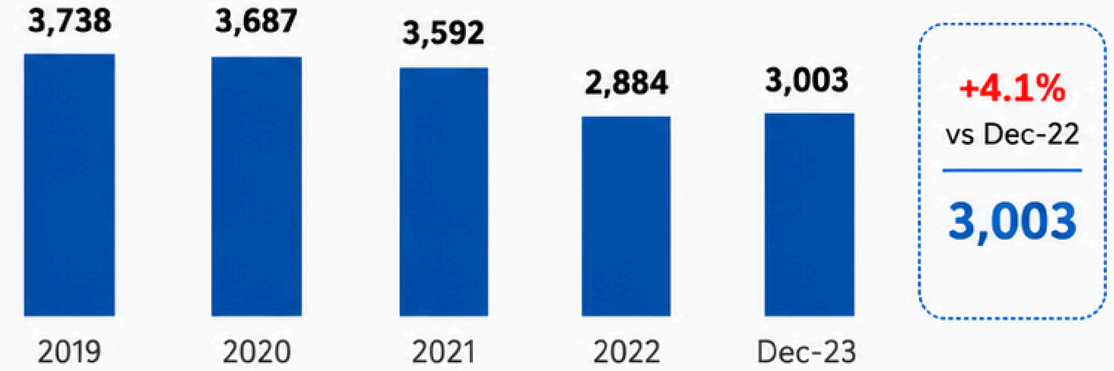
In Billion Rupiah



Net Profit (YTD)



Liabilities



** YTD: Year to Date*

Modular

PT Wijaya Karya Bangunan Gedung Tbk





Modular Volumetric

MODULAR


Flatpack

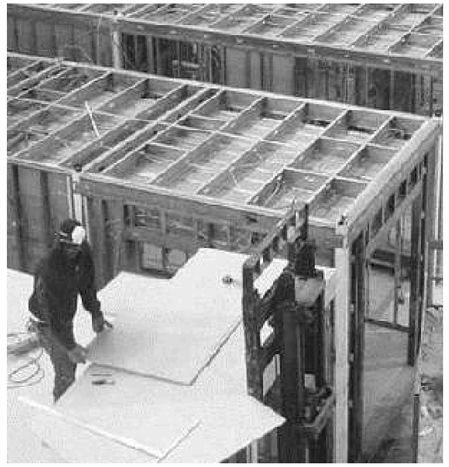

Stacking


Prefab

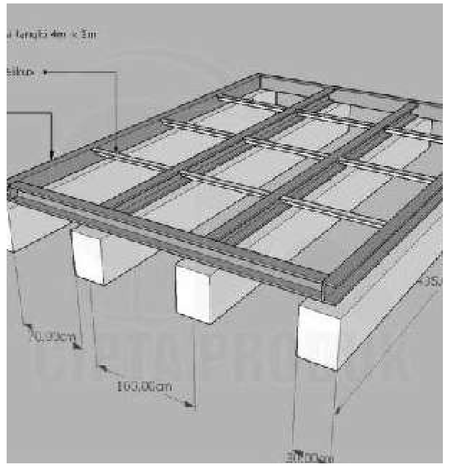

vision
visionmodular.com
Volumetric

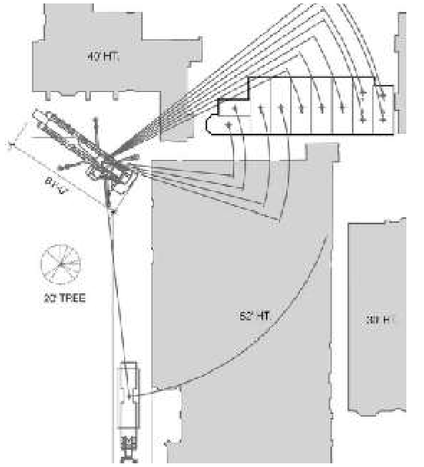
Modular Process

Prefab → Delivery → Fondation → Site Management → Assemble





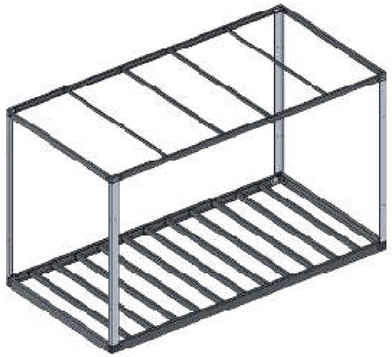




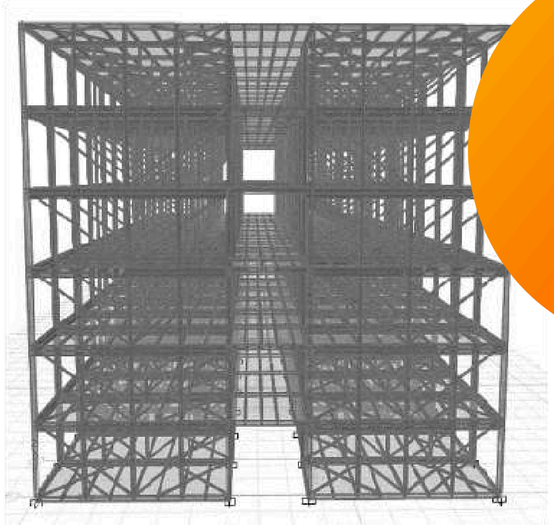


Our Modular Milestone

Low Rise
2018 - 2020

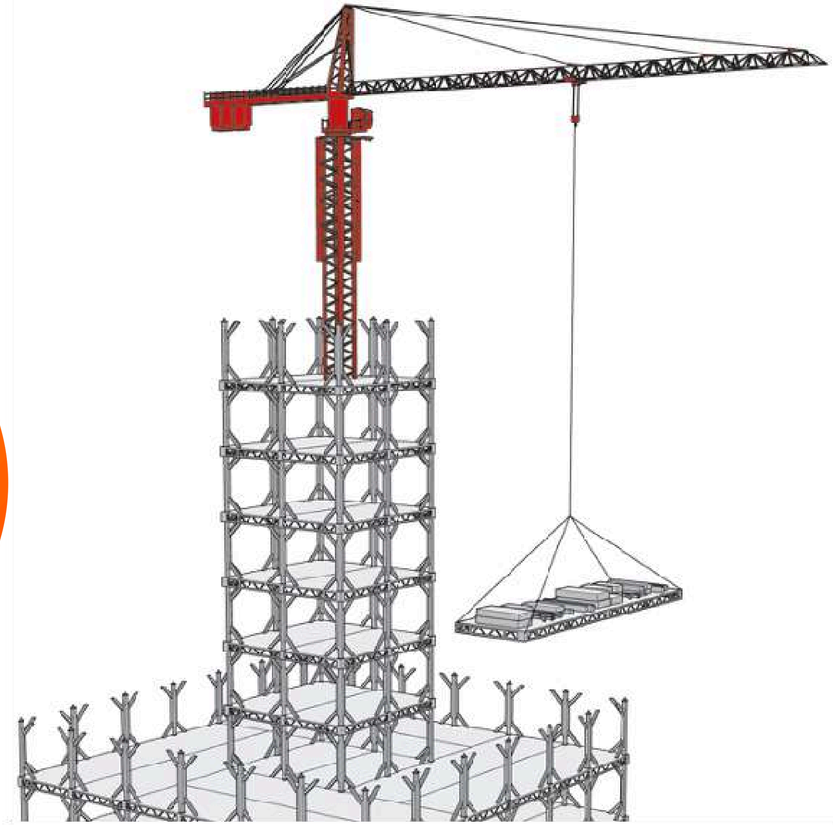


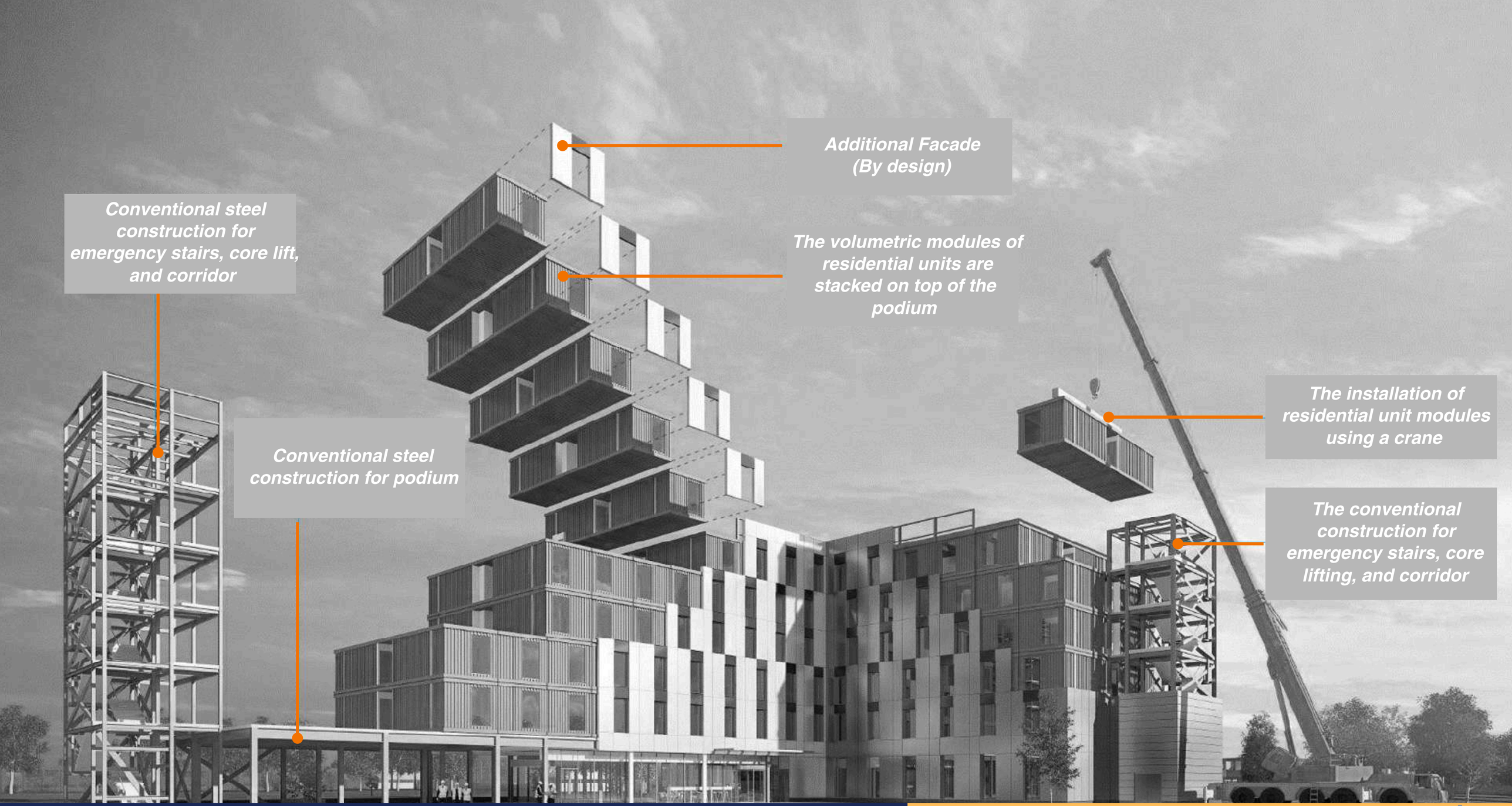
Mid Rise
2021 - 2024



12

High Rise
2025




Additional Facade
(By design)
The volumetric modules of residential units are stacked on top of the podium
Conventional steel construction for emergency stairs, core lift, and corridor
Conventional steel construction for podium
The installation of residential unit modules using a crane
The conventional construction for emergency stairs, core lifting, and corridor



The Concept of IKN ASN Flats

Source : ModularWEGE



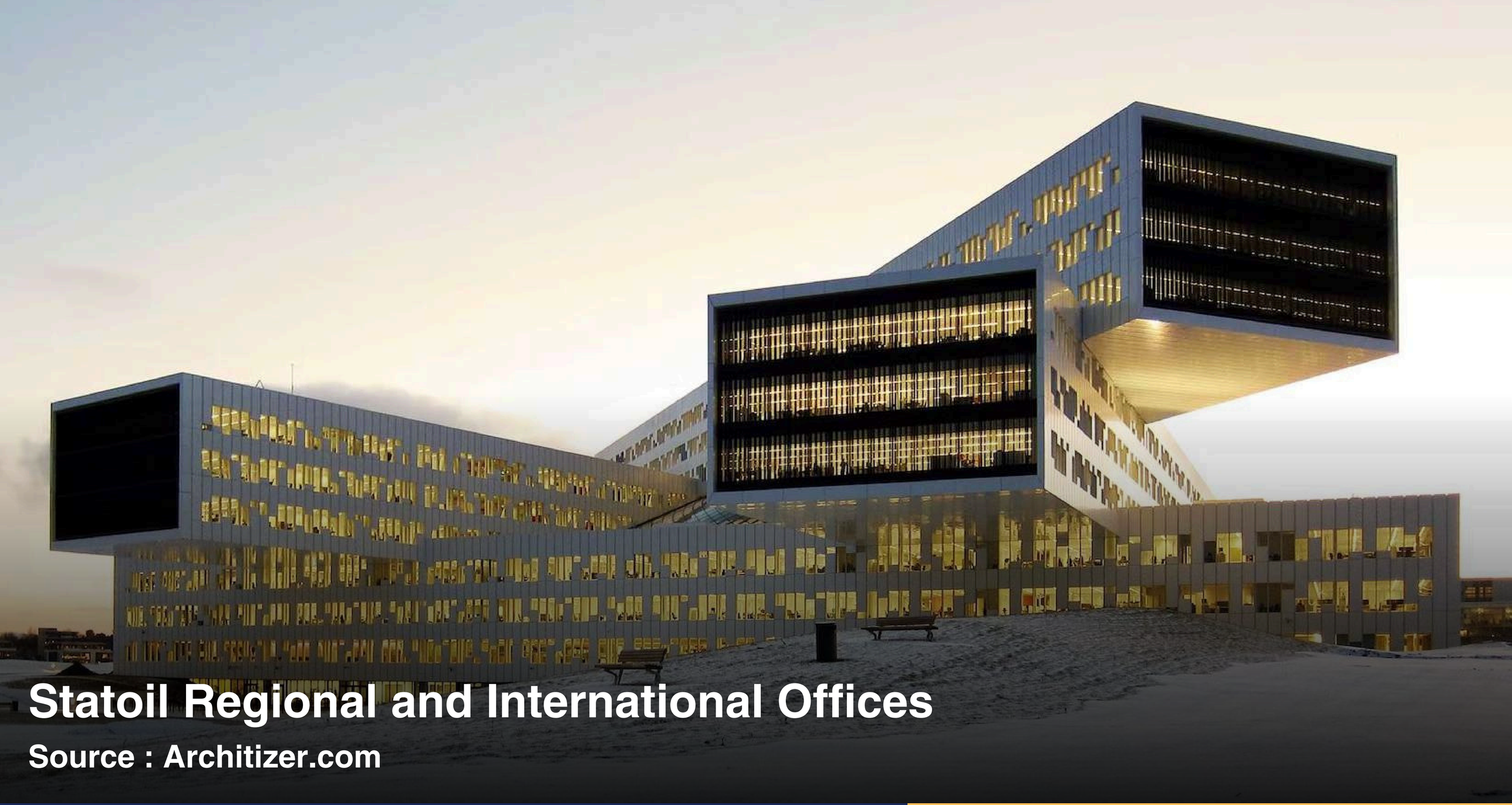
The Nest Modular Housing

Source : worldarchitectur.org



The Interlace

Source : Architizer.com



Statoil Regional and International Offices

Source : Architizer.com



Precht's Farmhouse

Source : worldarchitectur.org





Modular Triangular Modules Form Precht's Farmhouse That Connects Architecture With Agriculture

Concession & Investment

PT Wijaya Karya Bangunan Gedung Tbk

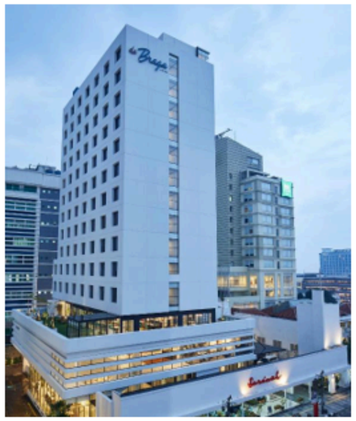


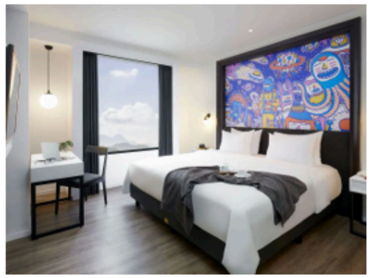
Concession & Investment

Portfolio snapshot 3 assets 2 BOT concessions 1 owned hotel asset Occupancy range 61%–91%

De Braga by Artotel

Hotel asset • Braga, Bandung





OCCUPANCY 90%

Dec 2021: 79% | Dec 2022: 90% ↑ 11 ppt

LOCATION	Jl. Braga No.10, Braga
SCHEME	BOT 25 Years
PARTNER	PT Sarinah
STATUS	Operated since August 2018

Fave Hotel

Owned asset • Karawang



OCCUPANCY 61%

Dec 2021: 52% | Dec 2022: 61% ↑ 9 ppt

LOCATION	Jalan Arteri Karawang Barat, Karawang
PROPERTY	Owned by WEGE
PARTNER	Fave Hotel
STATUS	Operated

Graha Mantap

Office concession • Menteng, Jakarta





OCCUPANCY 91%

Current occupancy rate shown in source slide

LOCATION	Jl. Proklamasi No.31, Menteng, Jakarta Pusat
SCHEME	BOT 30 Years
PARTNER	Mandiri Taspen Bank
STATUS	Operated since April 2019

THANK YOU

Creating Space for Better Human Life

