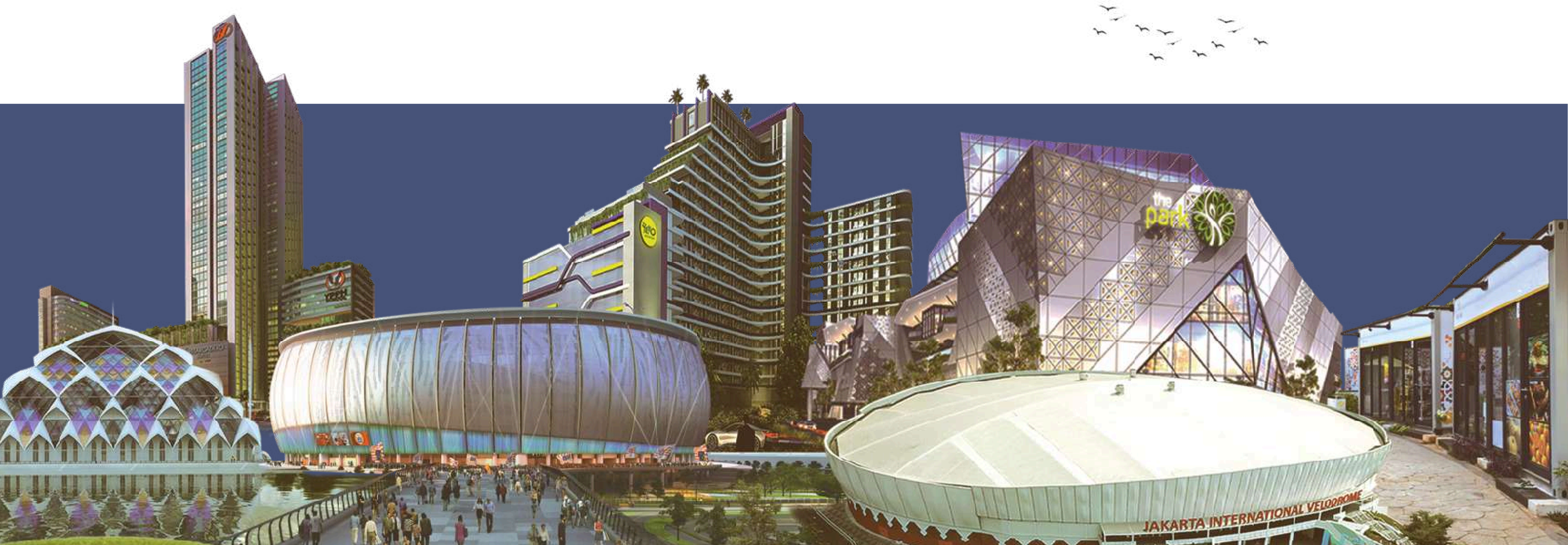
Company Update

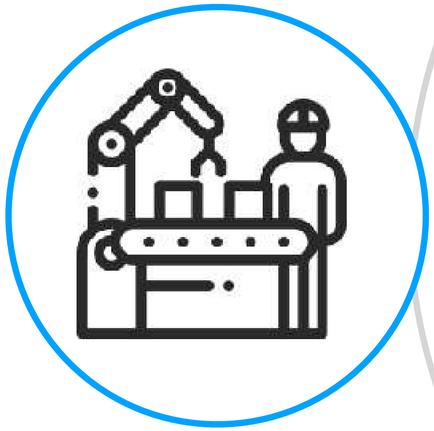
PT Wijaya Karya Bangunan Gedung Tbk

6M2023



Bussiness Development

OFF-SITE CONSTRUCTION



- Precast
- Modular

BUILDING CONSTRUCTION

Backward



Forward

CONCESSION



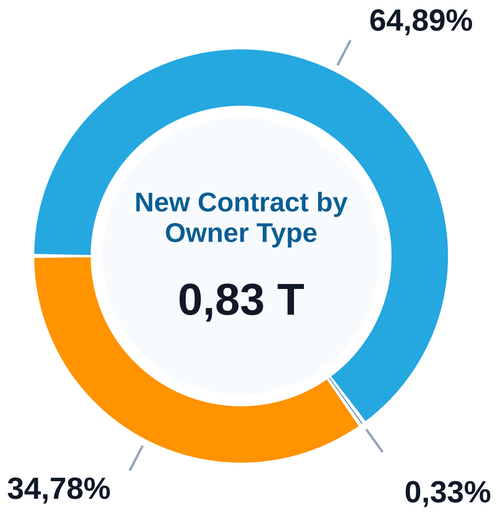
CONCESSION
- PPP Scheme
- Off-Taker Market
- SOE & Government

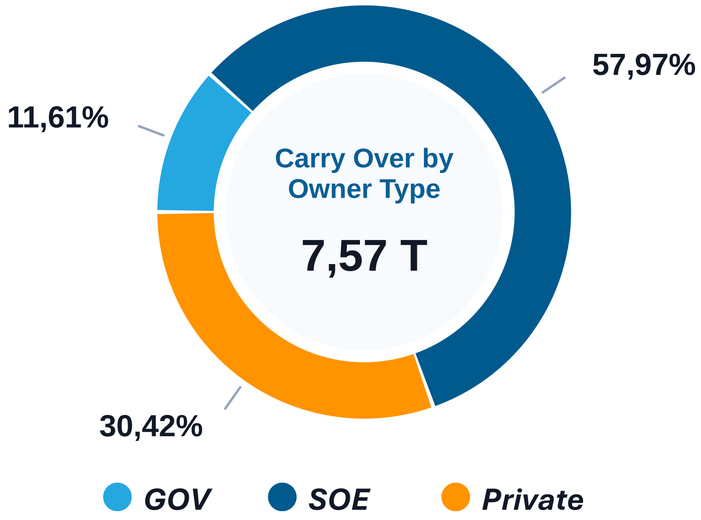
Operational Performance June 2023

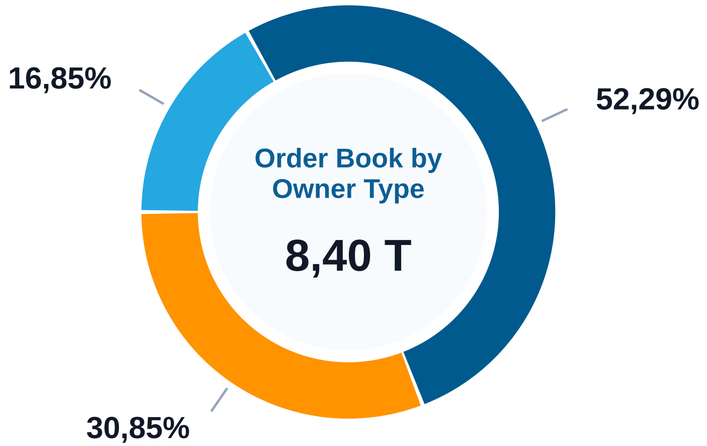
PT Wijaya Karya Bangunan Gedung Tbk



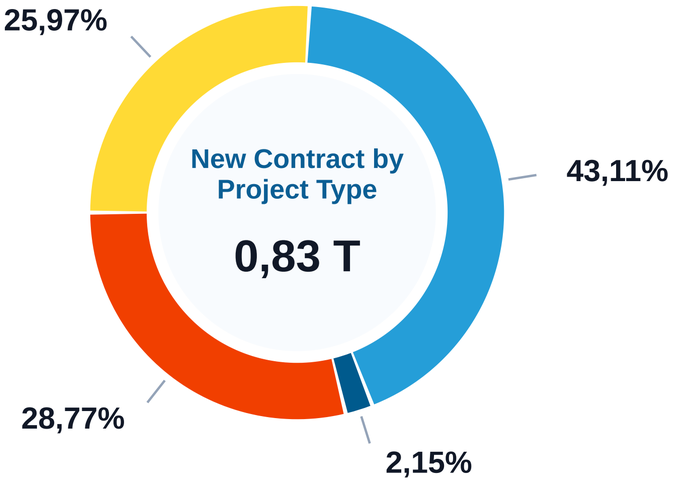
Contract, Carry Over & Order Book Profile June 2023

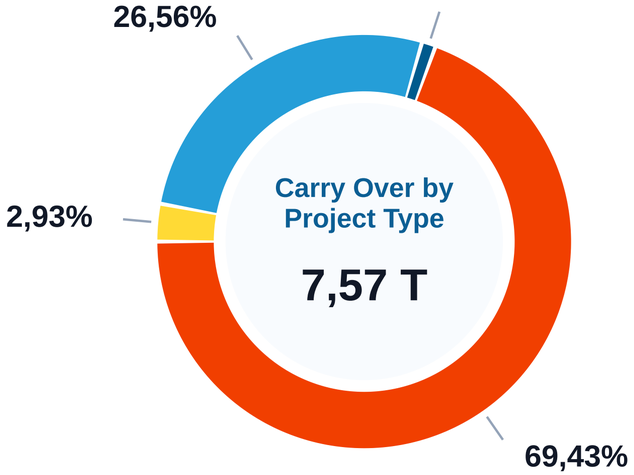


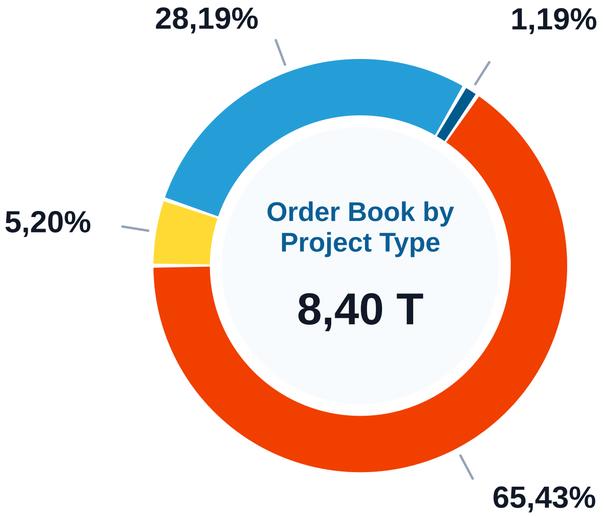




GOV SOE Private





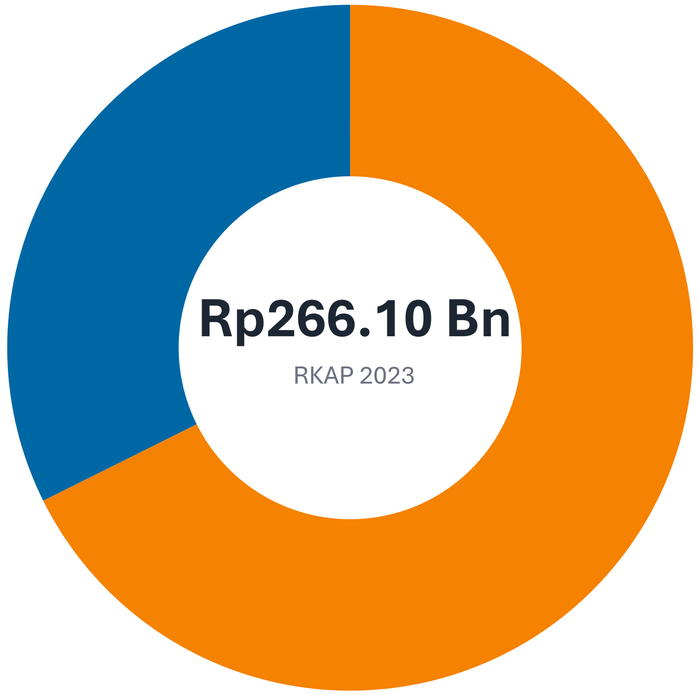


Office Public Facilities Commercial Residential

Realization Capex - June 2023

TOTAL CAPEX RKAP 2023	CAPITAL EMPLOYED	INVESTMENT BUDGET	INVESTMENT REALIZATION
Rp266.10 Bn	Rp180.00 Bn 67.64%	Rp86.10 Bn 32.36%	Rp1.769 Bn 2.05%

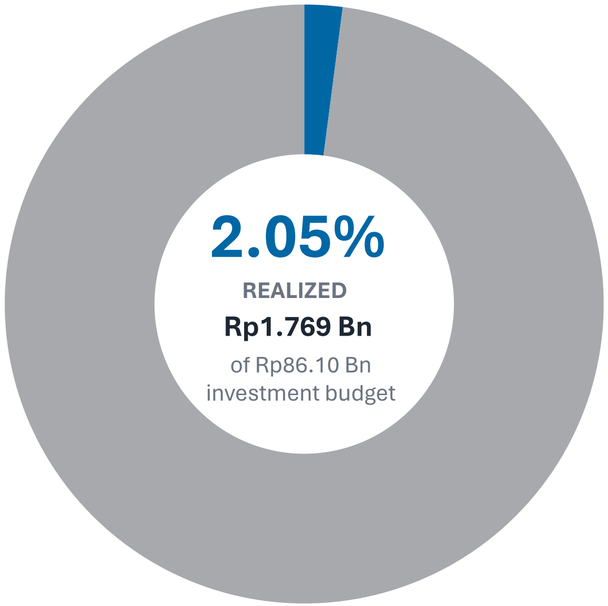
Capex allocation



Capital Employed
Rp180.00 Bn · 67.64%

Investment
Rp86.10 Bn · 32.36%

Investment realization



Realized
Rp1.769 Bn

Unrealized
Rp84.331 Bn

Investment program absorption

Program	RKAP	Real.	Abs.
Digital Transformation	11.10	1.769	15.94%
Construction 4.0	75.00	0.000	0.00%
Total Investment	**86.10**	**1.769**	**2.05%**

KEY TAKEAWAY

Investment realization reached 2.05% of the 2023 budget, entirely from Digital Transformation.

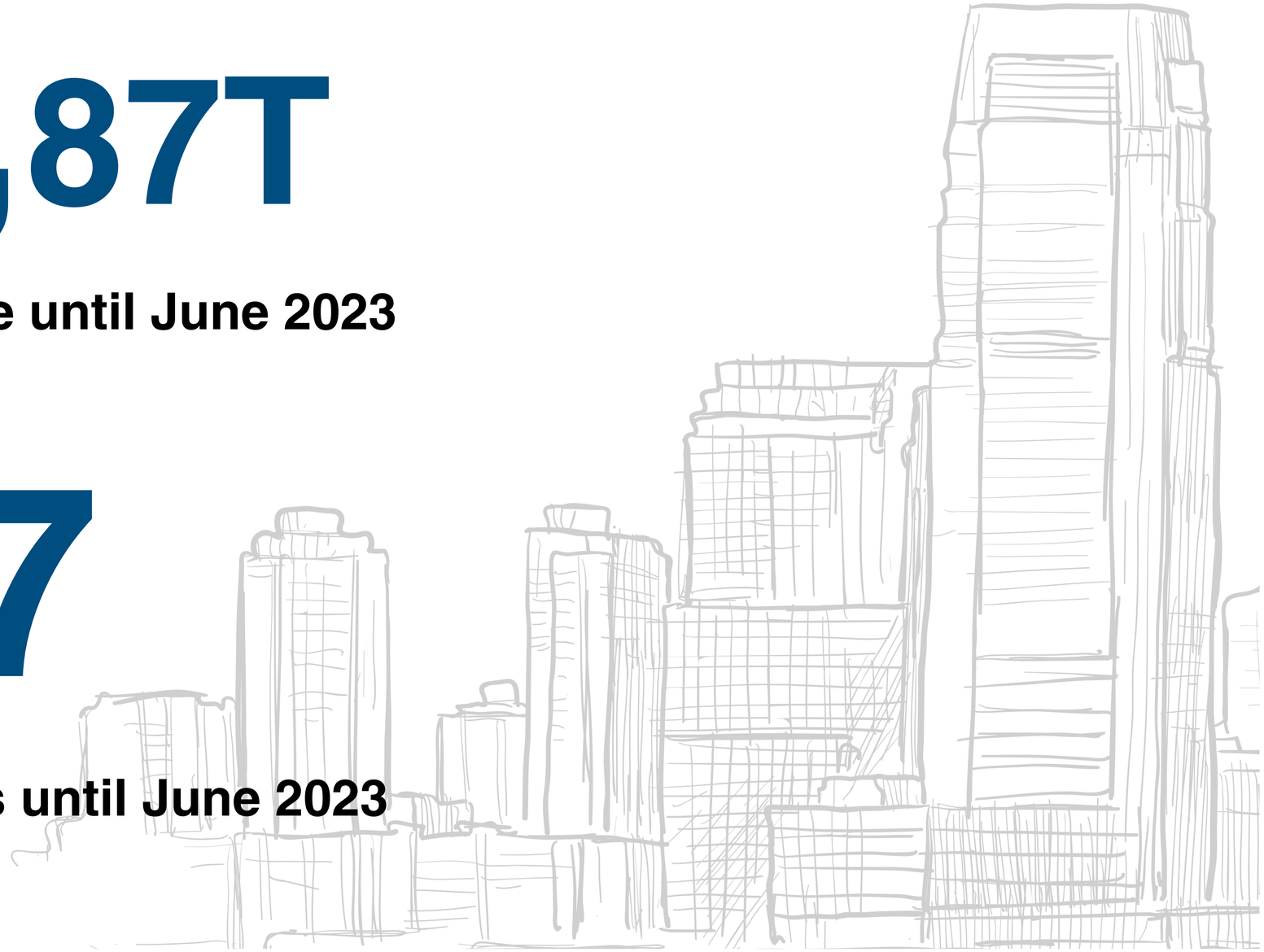
Past Performance

48,87T

Contract Value until June 2023

357

Total Project’s until June 2023

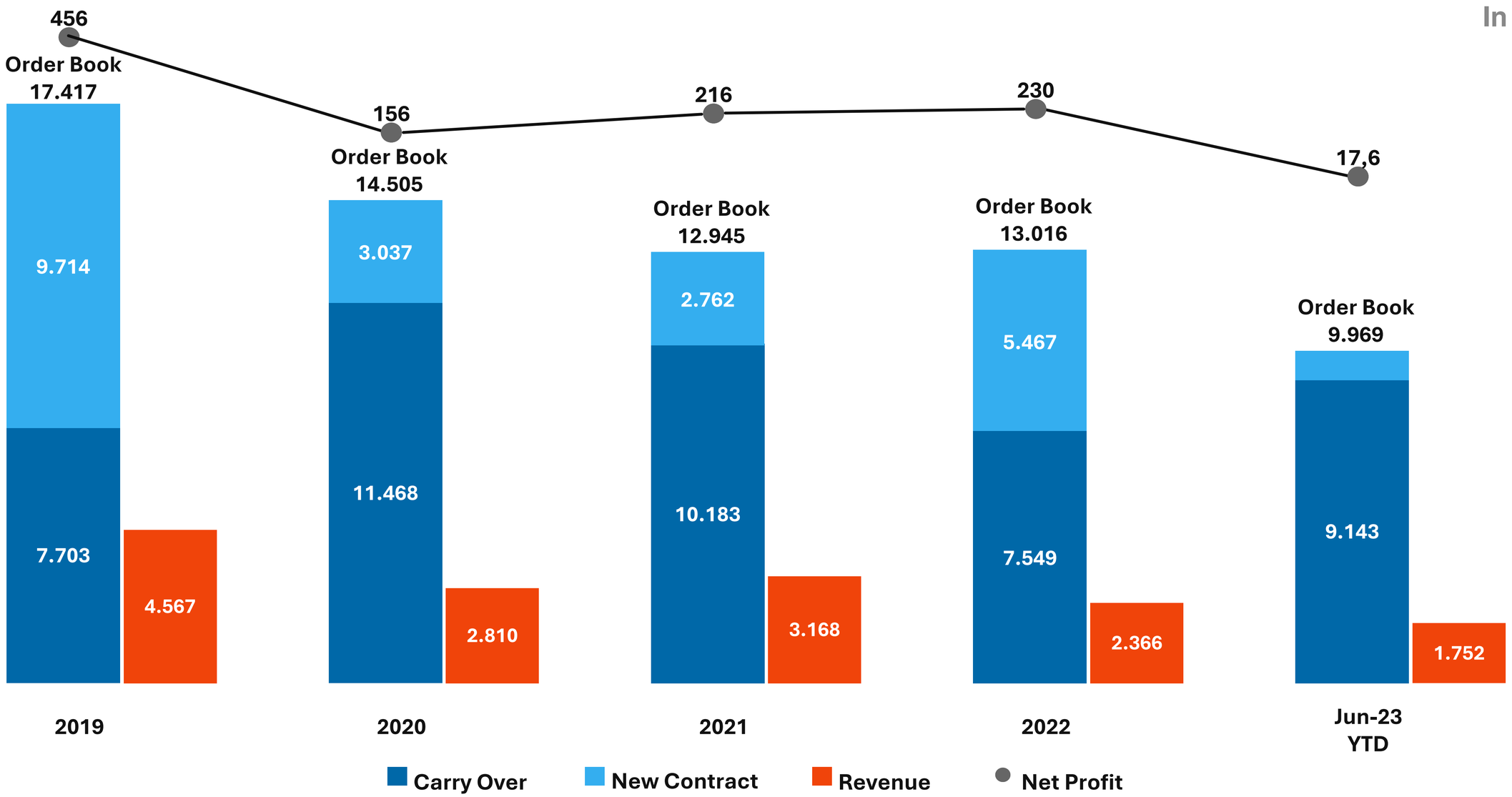


Financial Performance June 2023

PT Wijaya Karya Bangunan Gedung Tbk



Past Performance



In Billion Rupiah

72.8%
New Contract
YoY

73.1%
Net Profit
YoY

Jun-23 vs Jun-22

Jun-23 vs RKAP
New Contract 12.3%
Revenue 34.3%
Net Profit 7.0%

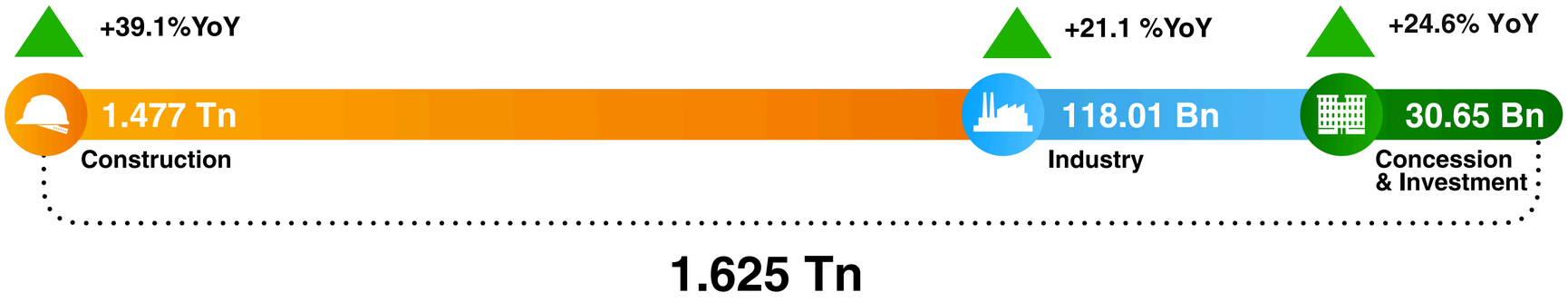
Financial Perfomance June 2023

Target vs Realization

In Billion Rupiah

Information	Jun-23 Actual	Jun-23 Plan	% Target
New Contract	826.1	1,820.3	45%
Carry Over	9,142.6	8,933.4	102%
Order Book	9,968.7	10,753.7	93%
Revenue Non JO	1,625.4	1,946.9	83%
Revenue JO	126.8	250.1	51%
Revenue Total	**1,752.1**	**2,197.0**	80%
Net Profit	17.6	71.1	25%

Revenue Per Segment



June 2023 Key Readout

Order Book

9.97 Tn

92.7% of Jun plan

Revenue

1.75 Tn

79.8% of Jun plan

Net Profit

17.56 Bn

24.7% of Jun plan

Note: Revenue Total in HU includes JO. Segment chart uses consolidated financial-statement revenue.

Cashflow June 2023

In Billion Rupiah

	2019	2020	2021	2022	Jun-23
Cashflow from Operation	139	105	103	(598)	**(571.7)**
Cashflow from Investment	(493)	(252)	(97)	81	**15.6**
Cashflow from Financing	45	199	(46)	(36)	**121.4**
Free Cashflow	(354)	(147)	6	(517)	**(556.1)**
Decrease in Cash & Cash Equivalent	(309)	51	(40)	(553)	**(434.7)**
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	**480.7**

Jun-23 YTD

Operating CF
(571.7) Bn

Free CF
(556.1) Bn

Ending Cash
480.7 Bn

Cash vs Dec-22
-47.5%

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

Cashflow June 2023

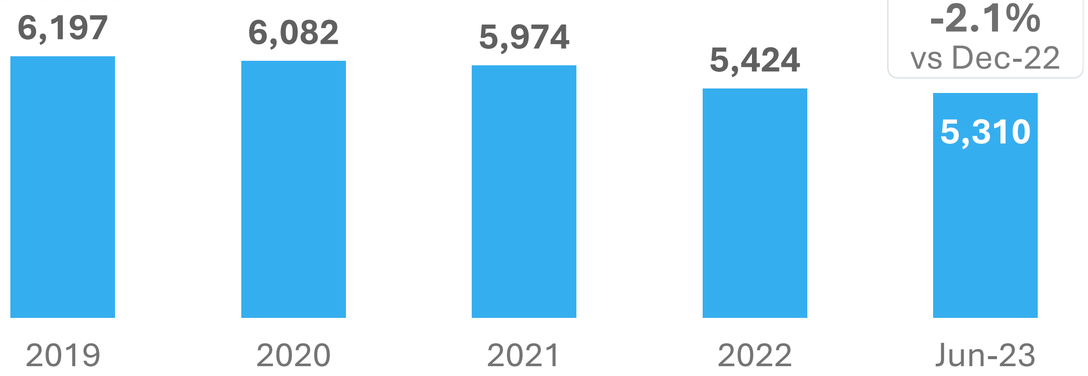
CR Current Ratio: **2.07x** RKAP 1.41x	**Cs.R** Cash Ratio: **0.25x** RKAP 0.29x	**QR** Quick Ratio: **1.86x** RKAP 1.30x
ROE Return on Equity: **0.70%** Jun-23	**ROA** Return on Assets: **0.33%*** Calculated	**GPM** Gross Profit Margin: **7.84%** Jun-23
NPM Net Profit Margin: **1.08%** Jun-23	**DER** Debt to Equity Ratio: **1.10x** Max 3.5x	**NGR** Net Gearing Ratio: **0.30x** Max 2.5x

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

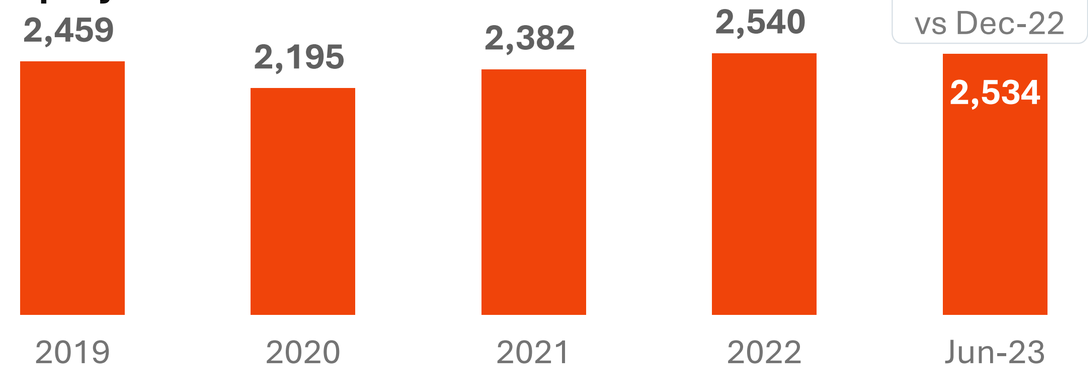
Financial Highlight June 2023

In Billion Rupiah

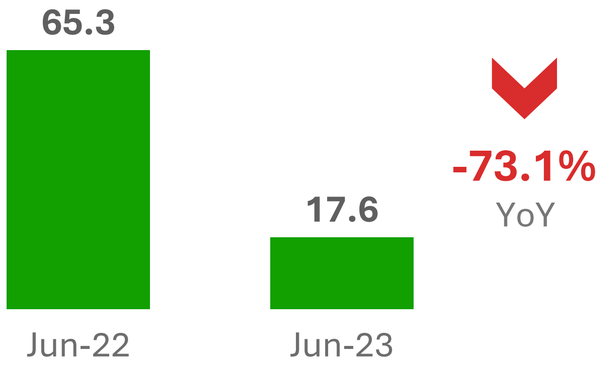
Total Asset



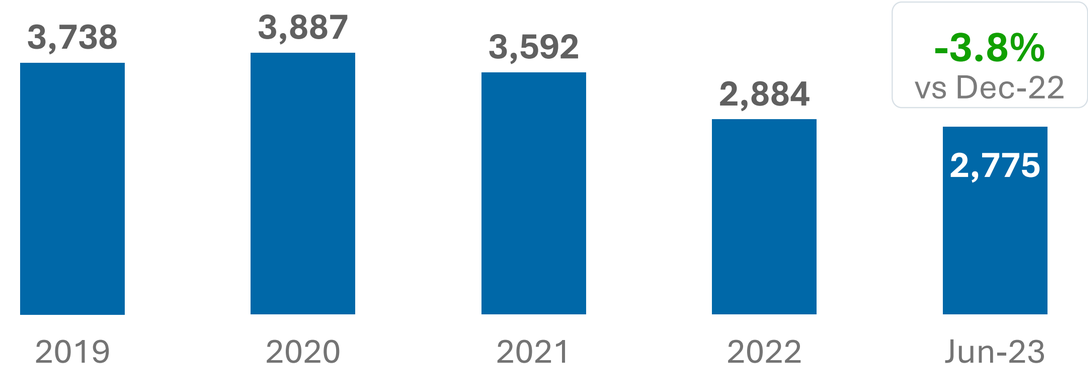
Equity



Net Profit (YTD)



Liabilities



Modular

PT Wijaya Karya Bangunan Gedung Tbk





Modular Volumetric

MODULAR


Flatpack

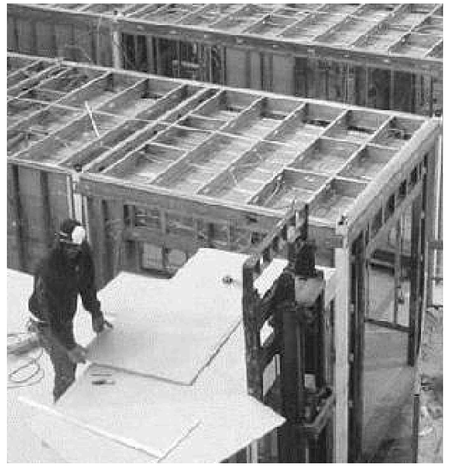

Stacking


Prefab

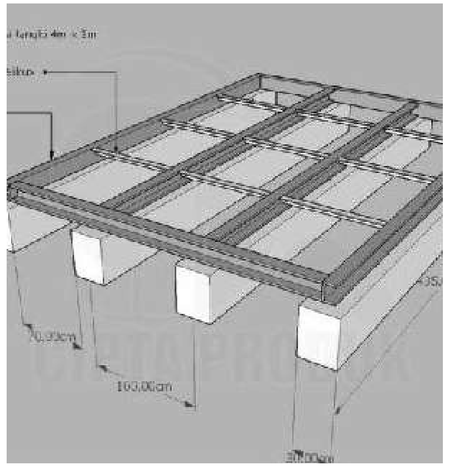

vision
visionmodular.com
Volumetric

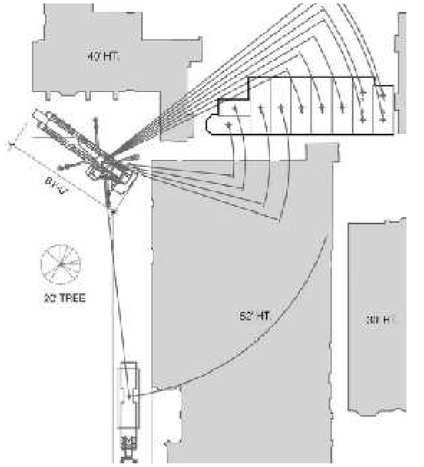
Modular Process

Prefab → Delivery → Fondation → Site Management → Assemble





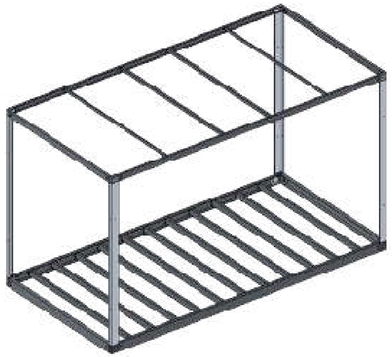




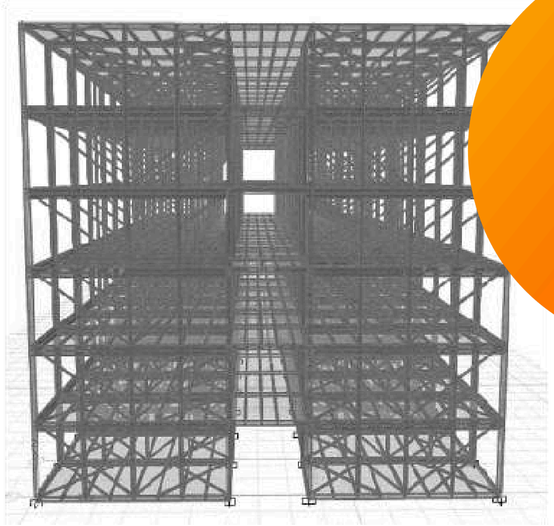


Our Modular Milestone

Low Rise
2018 - 2020

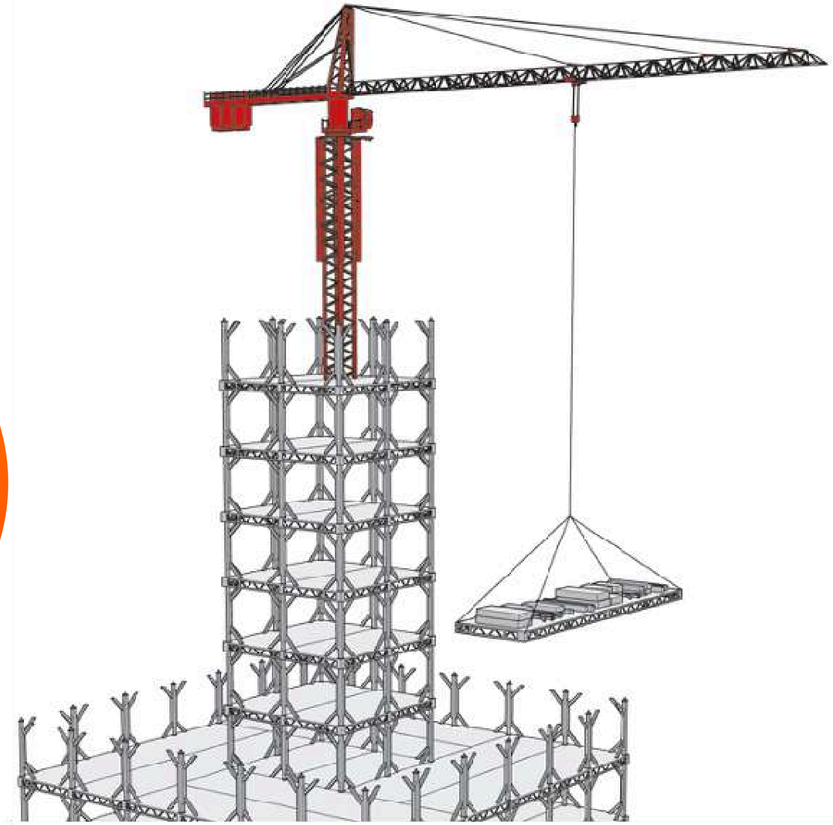


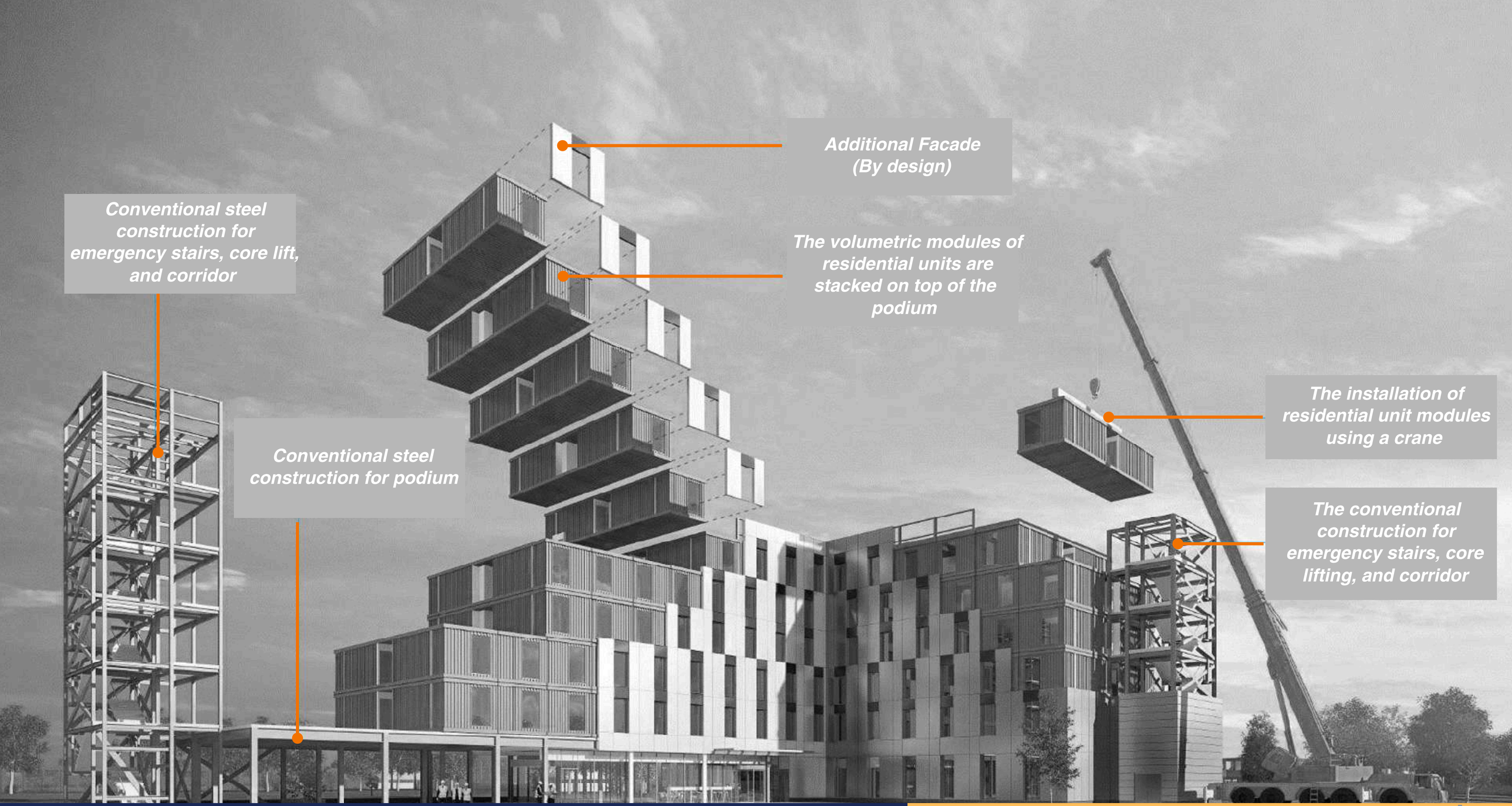
Mid Rise
2021 - 2024



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



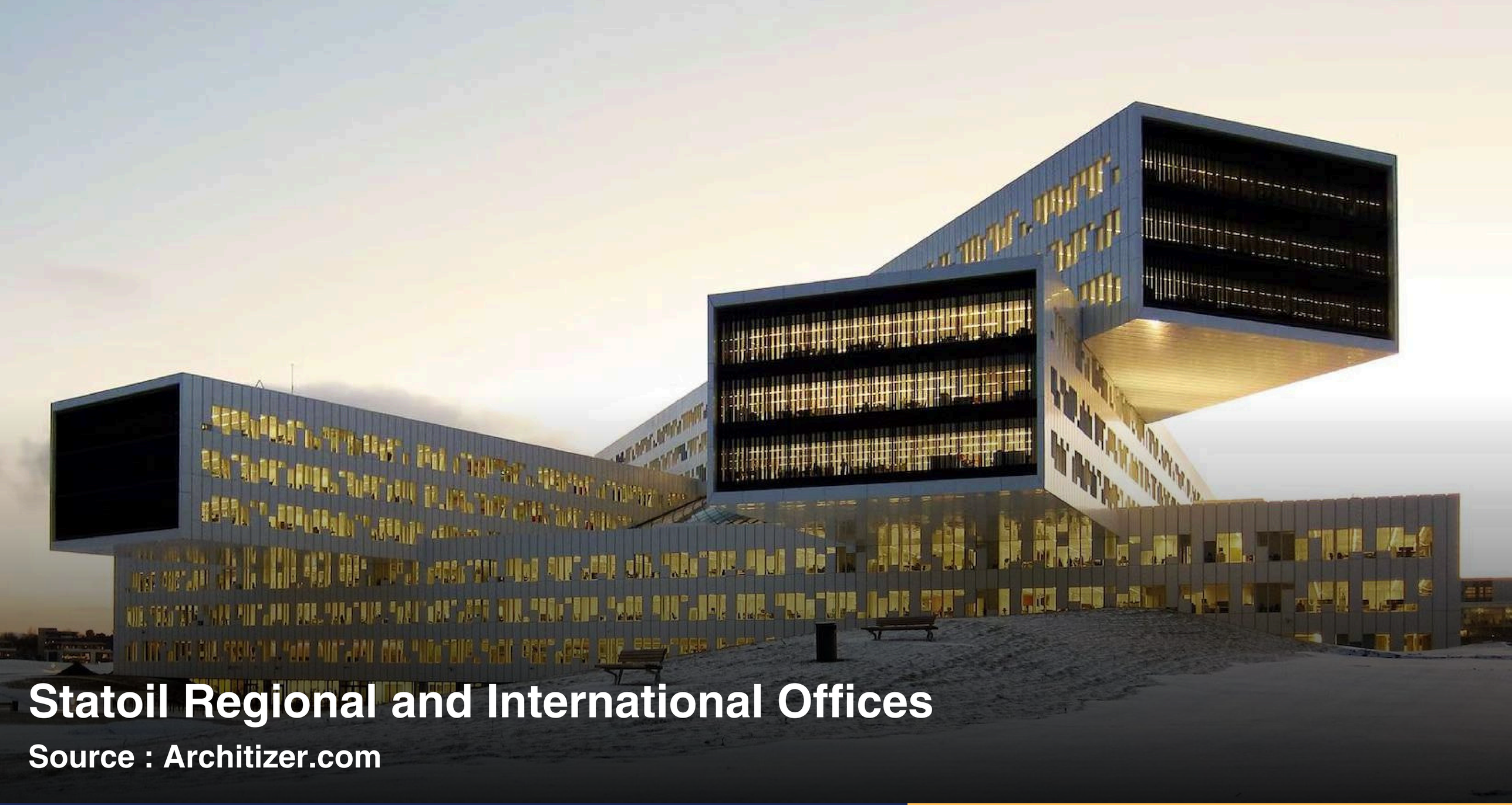
The Nest Modular Housing

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

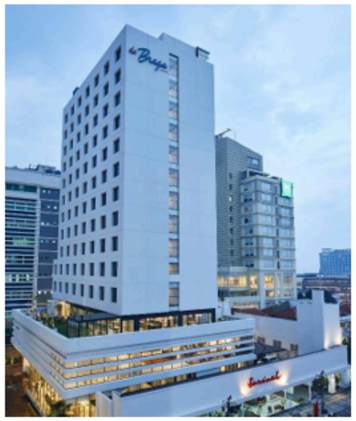


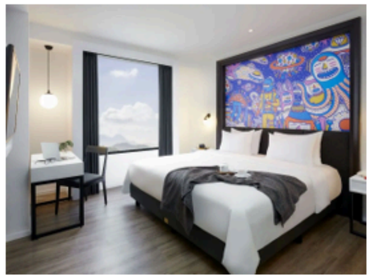
Concession & Investment

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

