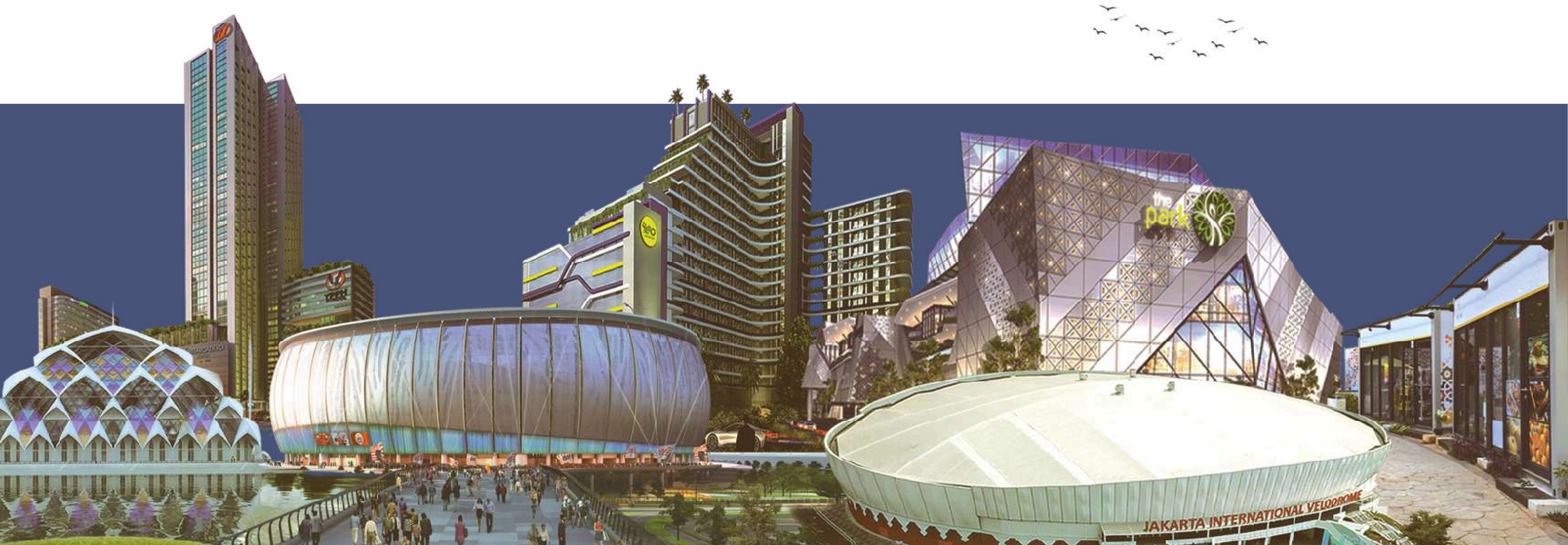
Company Update

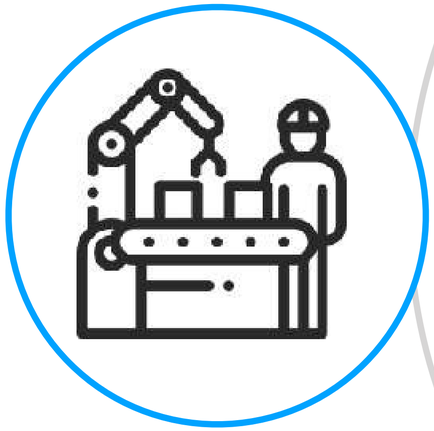
PT Wijaya Karya Bangunan Gedung Tbk

6M2023



Bussiness Development

OFF-SITE CONSTRUCTION



- Precast
- Modular

BUILDING CONSTRUCTION

Backward



Forward

CONCESSION



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

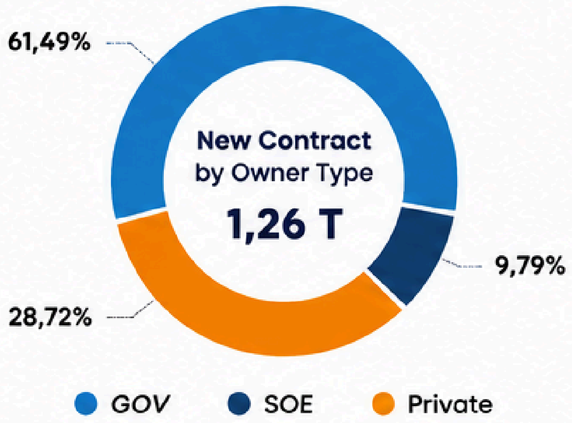
Operational Performance Sept 2023

PT Wijaya Karya Bangunan Gedung Tbk

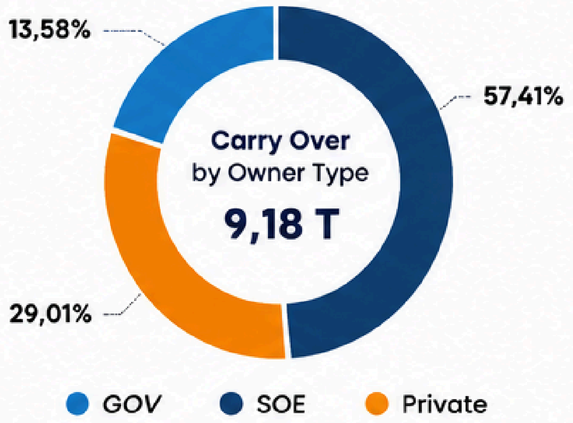


Contract, Carry Over & Order Book Profile Sept 2023

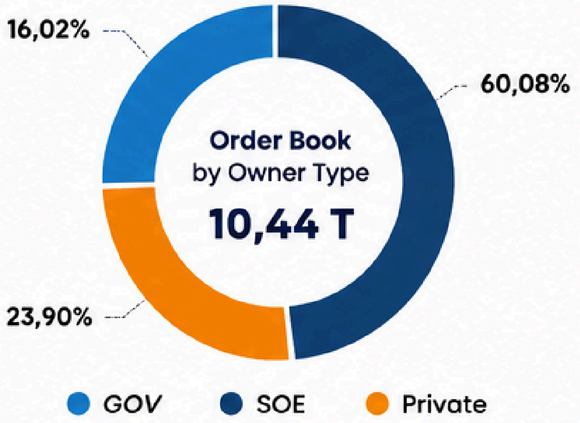
New Contract by Owner Type



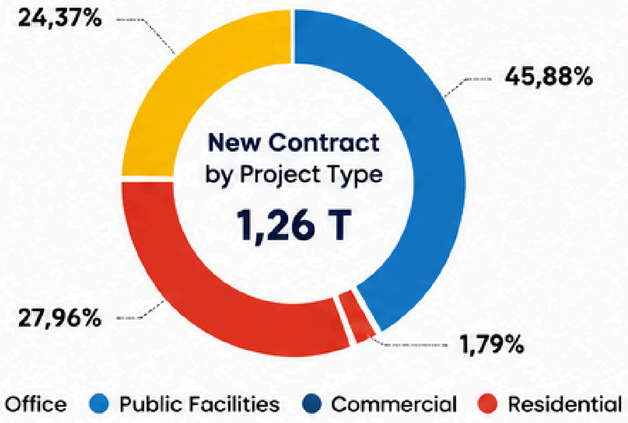
Carry Over by Owner Type



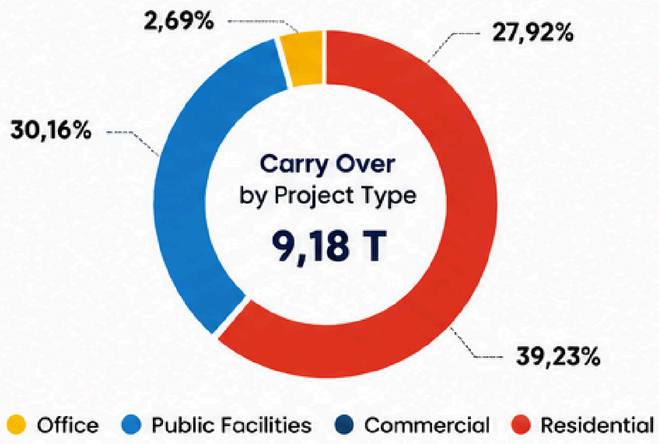
Order Book by Owner Type



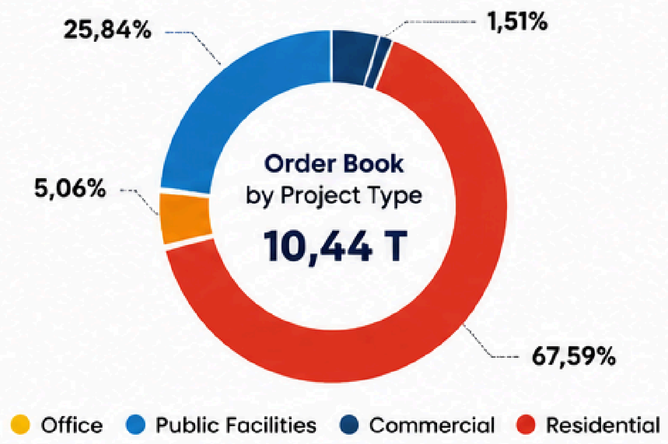
New Contract by Project Type



Carry Over by Project Type



Order Book by Project Type



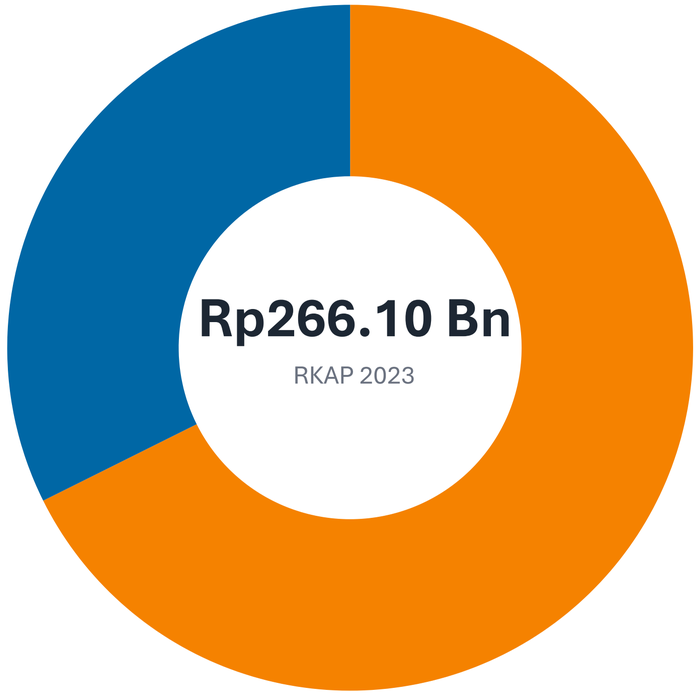
Note: T = Trillion Rupiah

Data as of September 2023

Realization Capex - Sept 2023

TOTAL CAPEX RKAP 2023	CAPITAL EMPLOYED	INVESTMENT BUDGET	INVESTMENT REALIZATION
Rp266.10 Bn	Rp180.00 Bn 67.64%	Rp86.10 Bn 32.36%	Rp2.899 Bn 3.37%

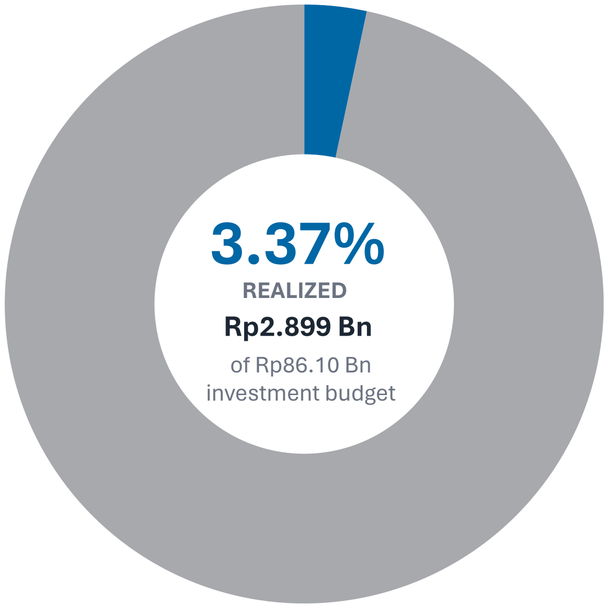
Capex allocation



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	0.883	7.95%
Construction 4.0	75.00	2.016	2.68%
Total Investment	**86.10**	**2.899**	**3.37%**

KEY TAKEAWAY

Investment realization reached 3.37% of the 2023 budget. Most of them was for Construction 4.0 and the rest was for Digital Transformation.

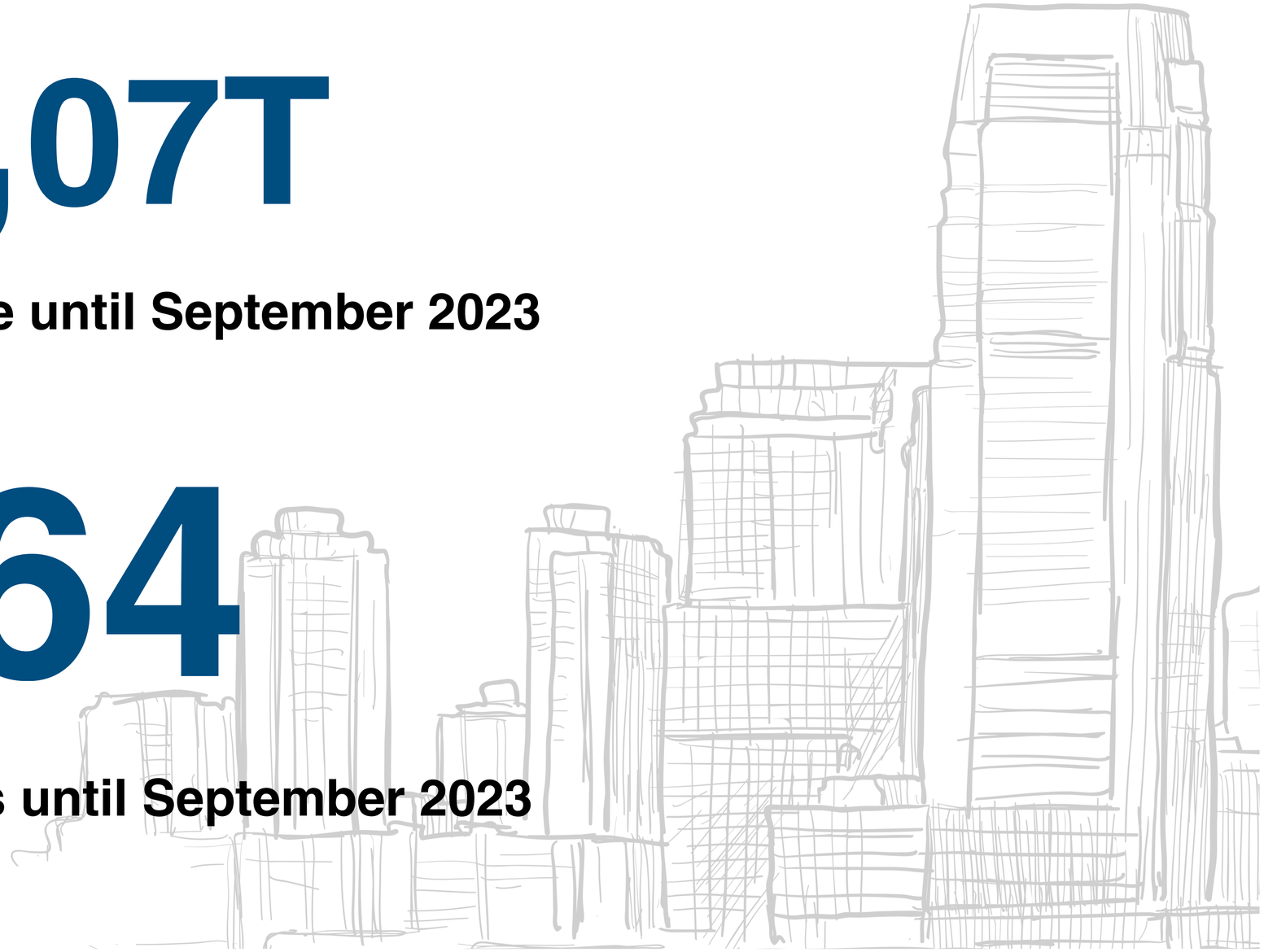
Past Performance

51,07T

Contract Value until September 2023

3664

Total Project’s until September 2023

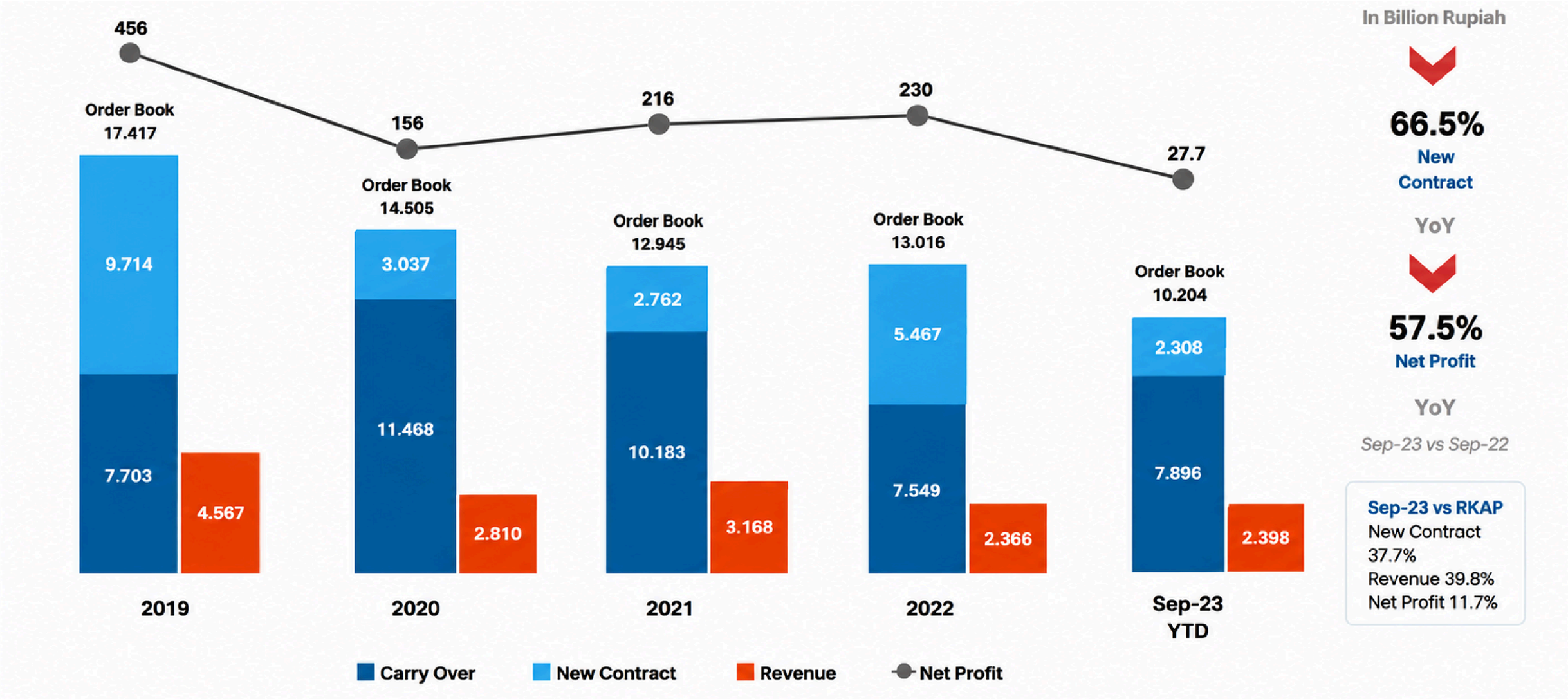


Financial Performance Sept 2023

PT Wijaya Karya Bangunan Gedung Tbk



Past Performance



Financial Perfomance Sept 2023

In Billion Rupiah

Target vs Realization

Information	Sep-23 Actual	Sep-23 Plan	% Target
New Contract	3,021.3	4,548.7	66%
Carry Over	9,464.1	8,933.4	106%
Order Book	12,485.4	13,482.1	93%
Revenue Non JO	2,573.8	3,041.0	85%
Revenue JO	190.2	520.2	37%
Revenue Total	**2,764.7**	**3,561.2**	78%
Net Profit	**21.3**	**147.3**	14%

Revenue Per Segment



2.574 Tn

(Consolidated Non-JO Revenue)

September 2023 Key Readout

Order Book
12.49 Tn
92.6% of Sep plan

Revenue
2.76 Tn
77.6% of Sep plan

Net Profit
21.29 Bn
14.5% of Sep plan

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

Cashflow Sept 2023

In Billion Rupiah

	2019	2020	2021	2022	Sep-23
Cashflow from Operation	139	105	103	(598)	**(382.5)**
Cashflow from Investment	(493)	(252)	(97)	81	**(56.4)**
Cashflow from Financing	45	199	(46)	(36)	**(103.6)**
Free Cashflow	(354)	(147)	6	(517)	**(438.9)**
Decrease in Cash & Cash Equivalent	(309)	51	(40)	(553)	**(542.5)**
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	**373.1**

Sep-23 YTD

Operating CF
(382.5) Bn

Free CF
(438.9) Bn

Ending Cash
373.1 Bn

Cash vs Dec-22
-59.3%

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

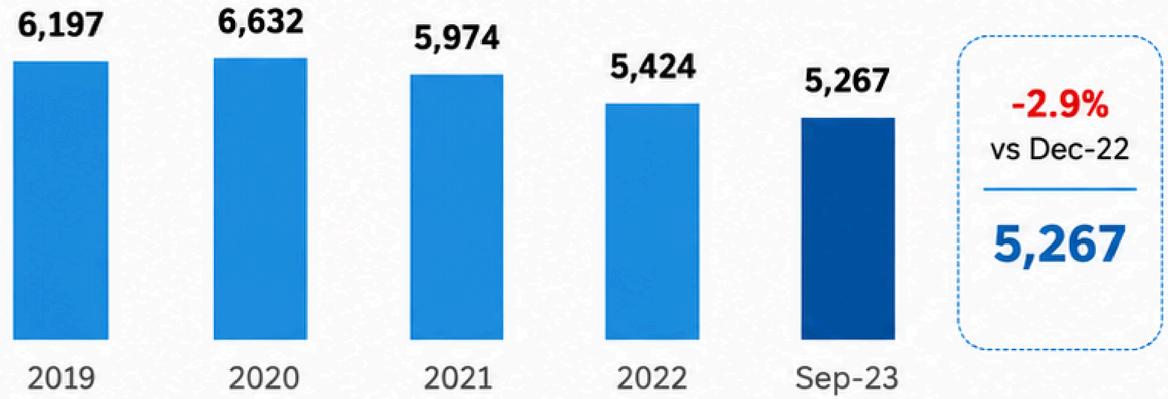
Ratio Sept 2023

CR Current Ratio: **2.10x** RKAP 1.41x	**Cs.R** Cash Ratio: **0.26x** RKAP 0.29x	**QR** Quick Ratio: **1.91x** RKAP 1.30x
ROE Return on Equity: **0.48%** Sep-23	**ROA** Return on Assets: **0.22%*** Calculated	**GPM** Gross Profit Margin: **7.08%** Sep-23
NPM Net Profit Margin: **0.52%** Sep-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.

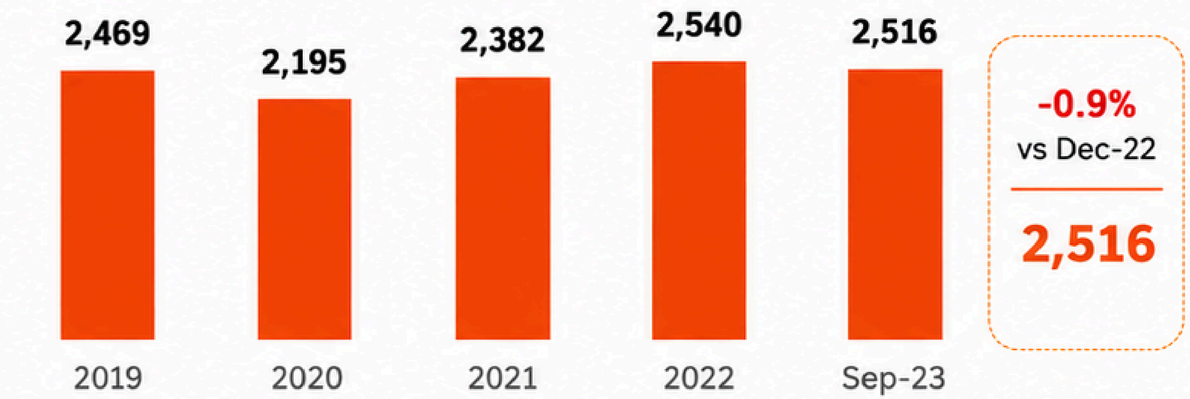
Financial Highlight Sept 2023

Total Asset

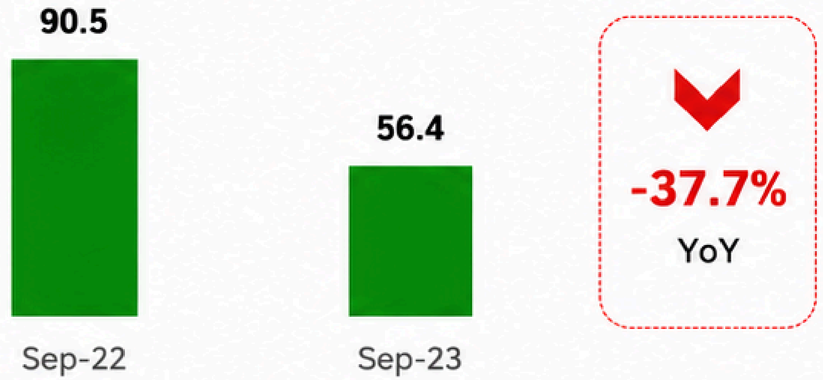


Equity

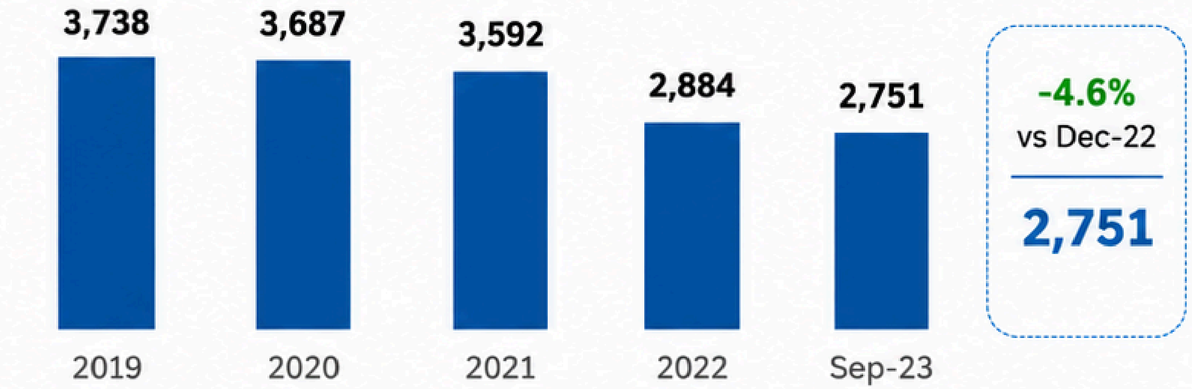
In Billion Rupiah



Net Profit (YTD)



Liabilities



** YTD: Year to Date*

Modular

PT Wijaya Karya Bangunan Gedung Tbk





Modular Volumetric

MODULAR


Flatpack

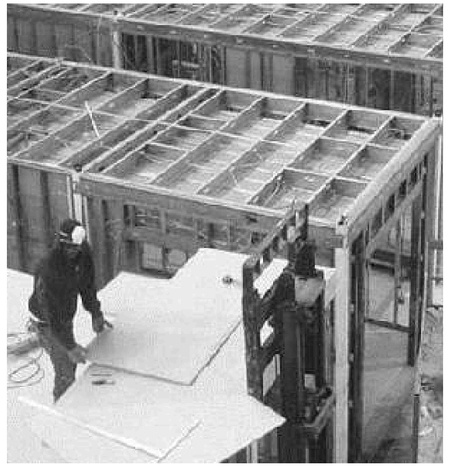

Stacking


Prefab

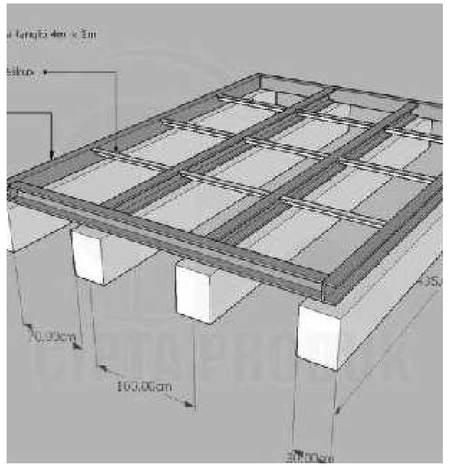

vision
visionmodular.com
Volumetric

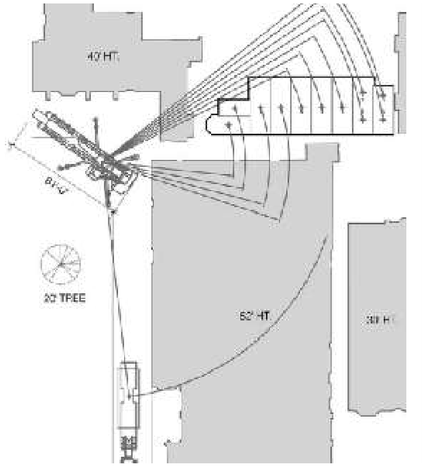
Modular Process

Prefab → Delivery → Fondation → Site Management → Assemble





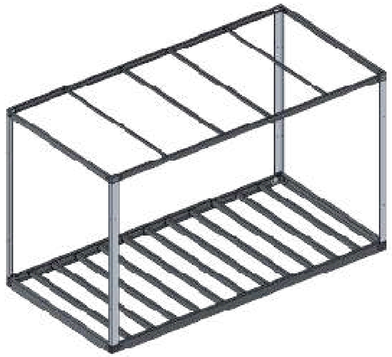




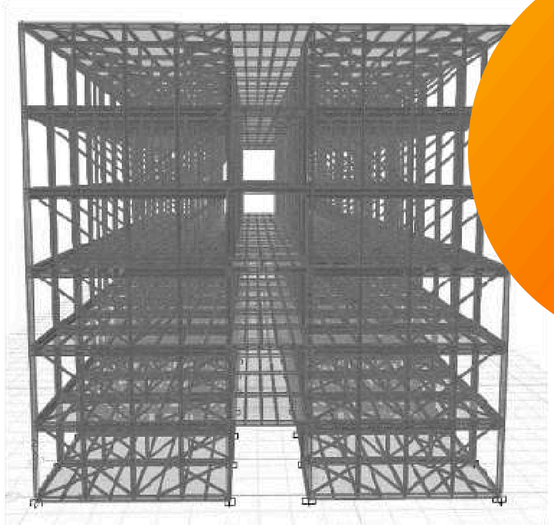


Our Modular Milestone

Low Rise
2018 - 2020

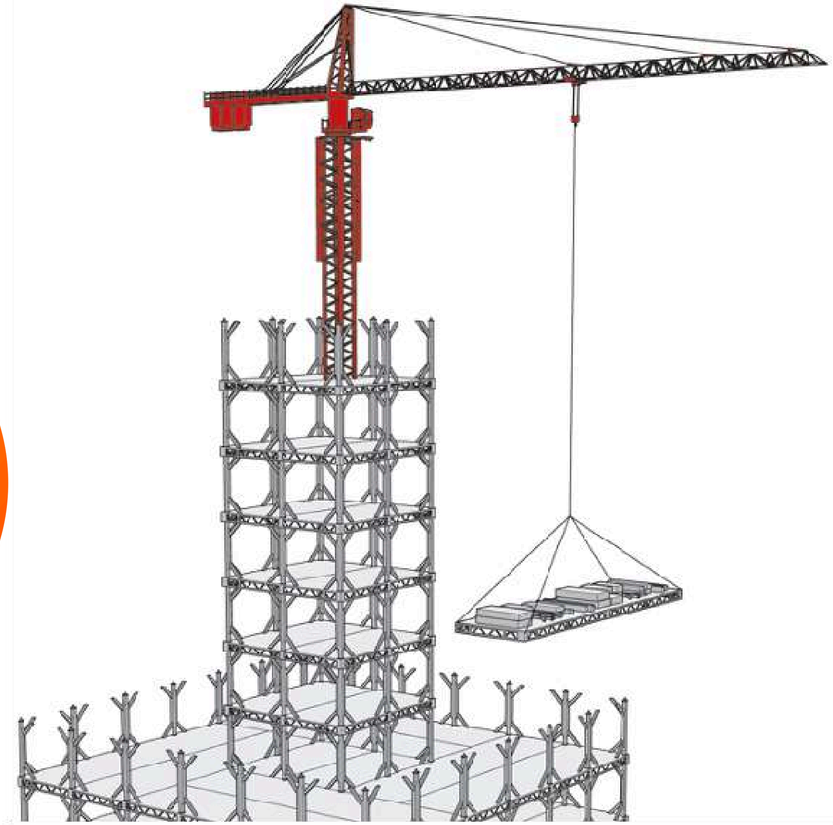


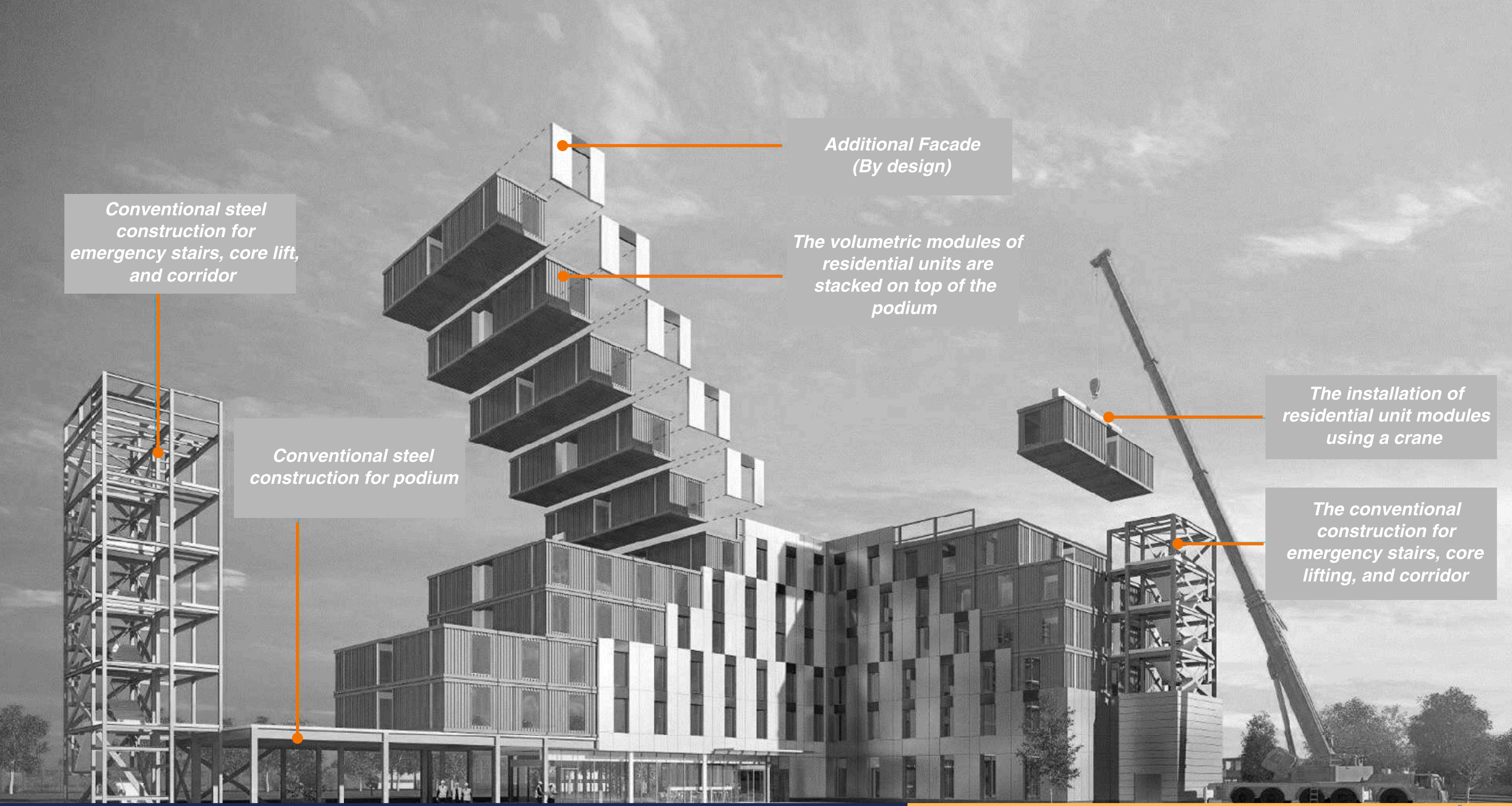
Mid Rise
2021 - 2024



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



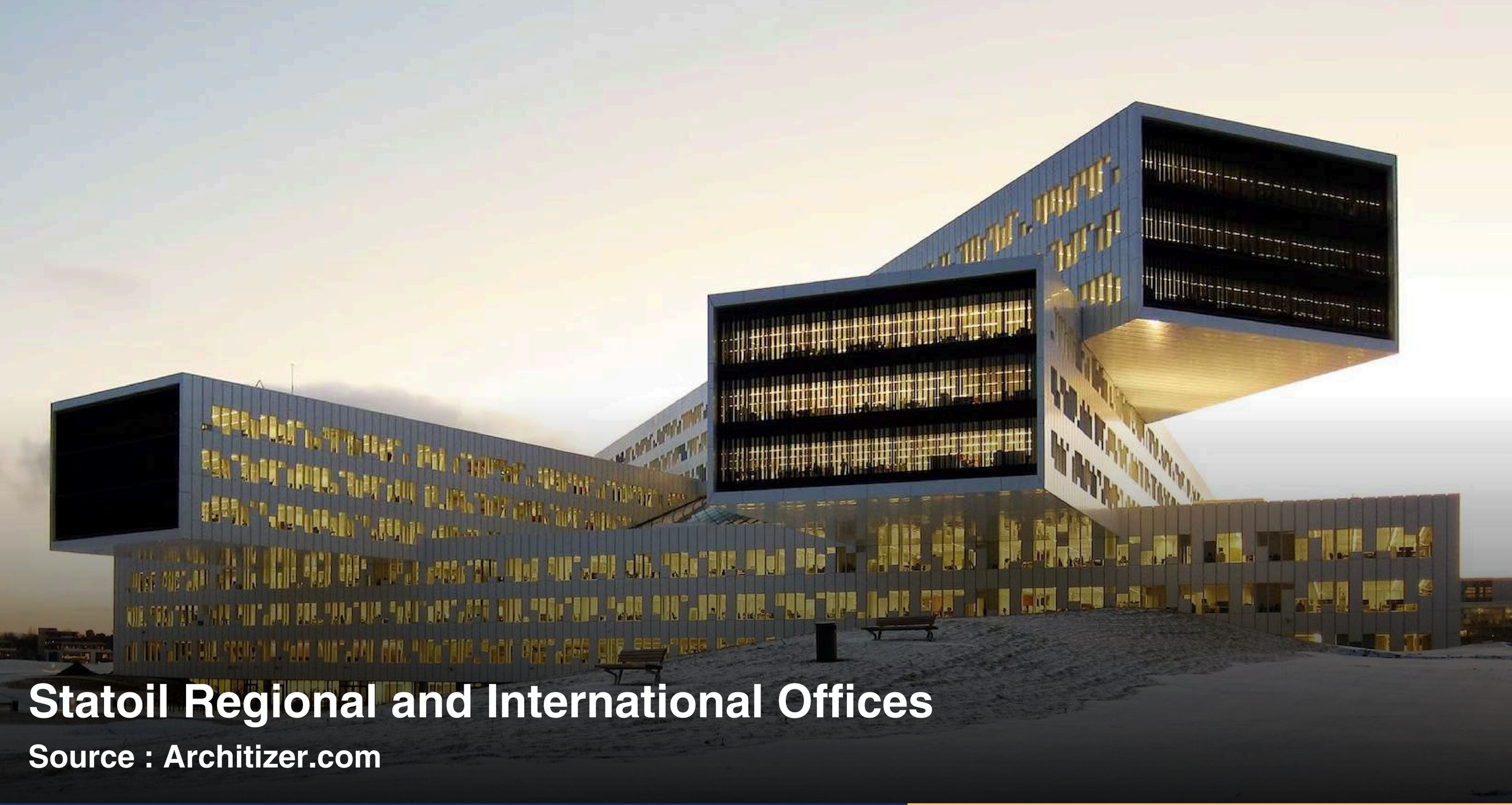
The Nest Modular Housing

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

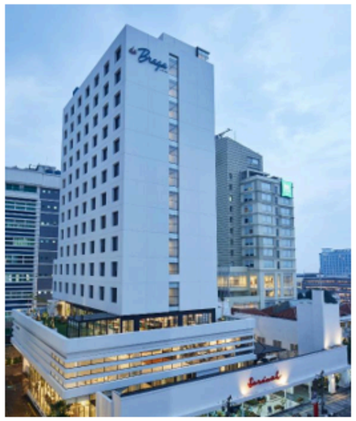


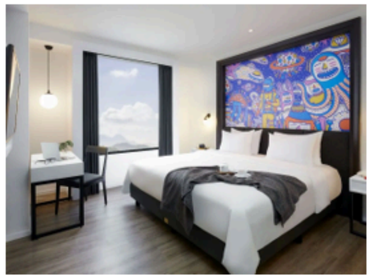
Concession & Investment

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

