PT WIJAYA KARYA BANGUNAN GEDUNG TBK

COMPANY UPDATE 2020

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BUSINESS DEVELOPMENT

OFF-SITE CONSTRUCTION

BUILDING CONSTRUCTION

CONCESSION



Backward



Forward



- Precast
- Modular

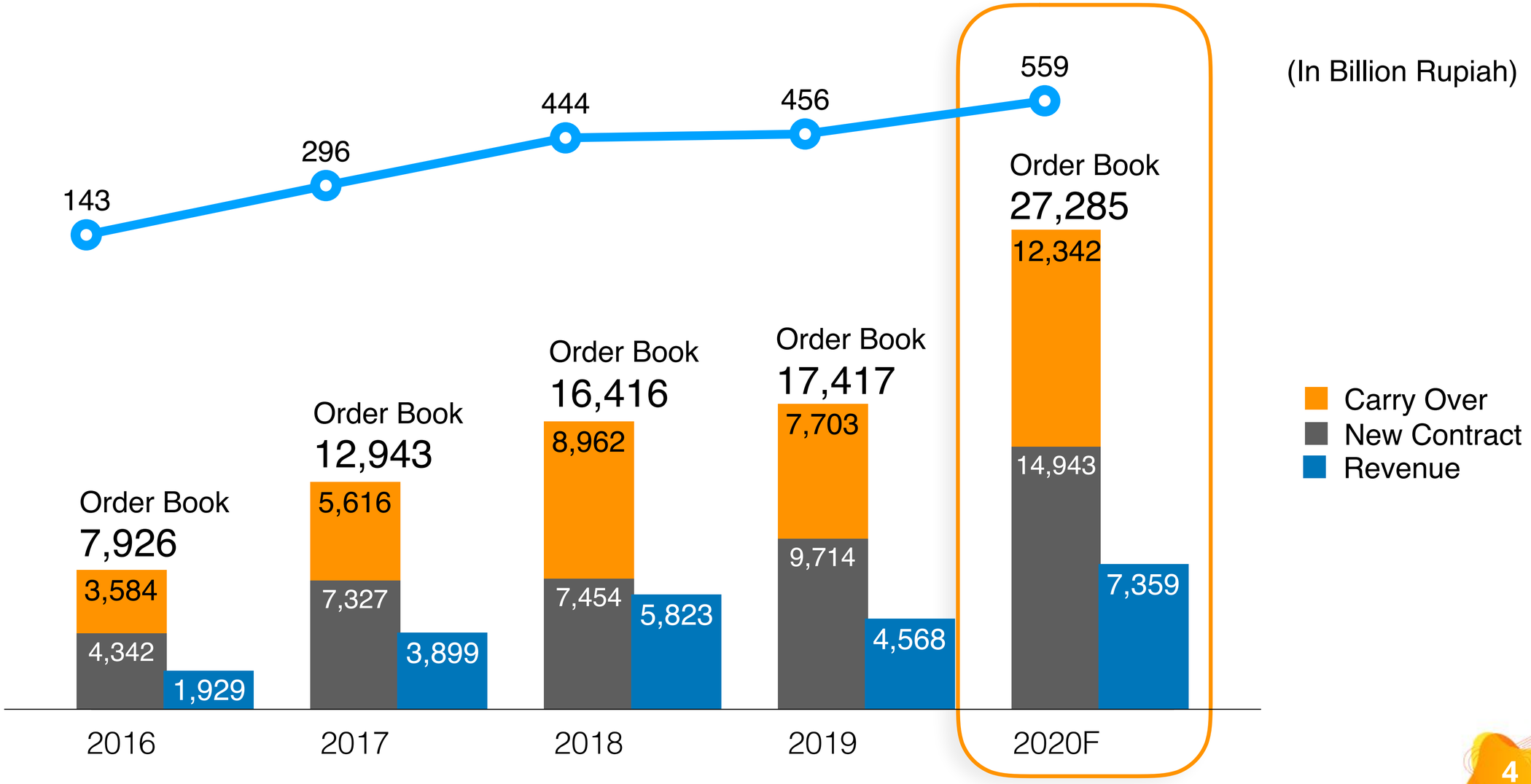
CONCESSION
- PPP Scheme
- Off-Taker Market
- SOE & Government

WEGE PERFORMANCE

OPERATIONAL HIGHLIGHT



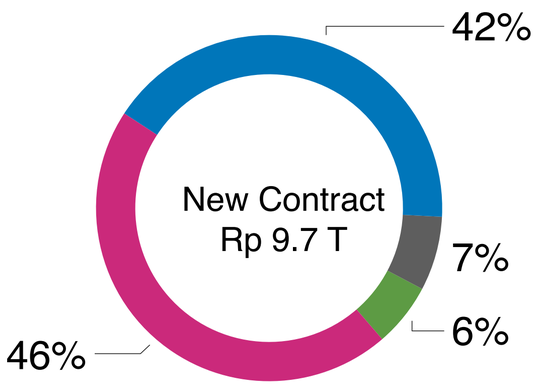
GUIDANCE 2020F



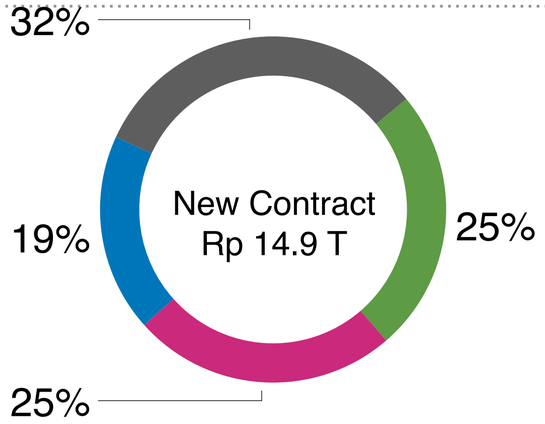
PROFILE
NEW CONTRACTS

BY PROJECT TYPE

2019



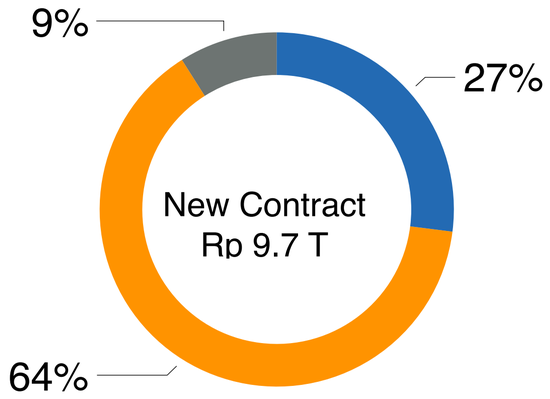
2020F



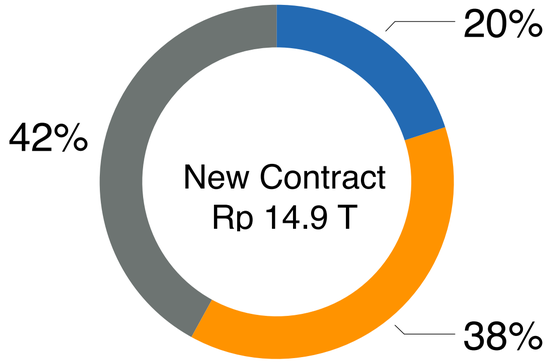
Public Facilities
Residential
Office
Commercial

BY PROJERCT OWNER

2019



2020F



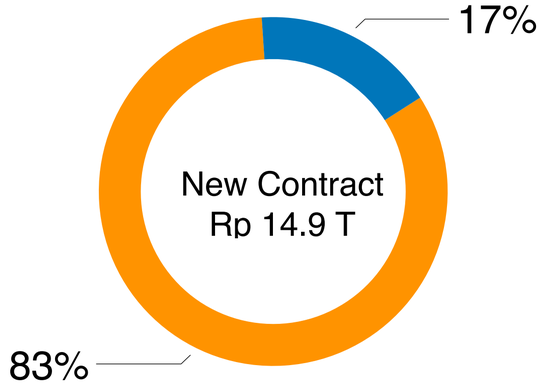
Private
SOE
Gov

INTERNAL & EXTERNAL

2019



2020F



Intern
Extern

New Contracts 2019

In Billion Rupiah

NO	PROJECT NAME	OWNER	VALUE
1	Pakubuwono Patra Kuningan	PT Patra Wijaya Realtindo	2074
2	Jakarta International Stadium (JO)	PT Jakarta Propertindo (Perseroda)	1893
3	Bandar Udara Makasar	PT Wijaya Karya, Tbk - DBG	522
4	Taman Ismail Marzuki	PT Jakarta Propertindo (Perseroda)	493
5	Stasiun Kereta Cepat Halim	HSRCC-WIKA	492
6	Bandara Makassar 2	PT Wijaya Karya, Tbk - DBG	405
7	Embarcadero Park (SAMEP)	PT Gunung Halimun Elok	311
8	CBD Ciputra Surabaya	Ciputra Group	290
9	Apartemen Collins Serpong	PT Triniti Menara Serpong	285
10	The Park Mall Semarang	PT. Nirwana Watsu Jaya Pratama	246
11	Modular		243
12	Suncity Residence Apartemen Sidoarjo	PT Indraco	230
13	Apartement dan Hotel Samaview Batu Malang	Indo Jaya Property	195
14	Gedung Kuliah dan Infrastruktur UIN Sultan Maulana Hassanuddin Banten (JO)	Kementerian Agama	178
15	WPG		170
16	Rusun Padat Karya Jakarta Utara	Pemerintah Daerah Provinsi DKI Jakarta	138
17	Universitas Muhammadiyah Lampung	PT Berkah Multi Media	134
18	Hotel & Apartement Nayumi (Tambahan)	PT. Malang Bumi Santosa	130
19	Pusat Inovasi dan Pengembangan SDM 4.0	Kementerian Perindustrian RI	129
20	Hotel Domestik Terminal 3 BSH (JO)	Angkasa Pura II	119
21	Taman Budaya Gunung Kidul	Pemerintah Kabupaten Gunung Kidul	110
22	Tamansari Prospero Beatus Tower	BOD KSO Wika Gedung – Kahuripan Nirwana	107
23	Kantor Graha Mandiri Tabungan Pensiun	PT Wege Solusi Proklamasi	99
24	Site Office Area Halim	PT Kereta Cepat Indonesia China	90
25	Rusun Cipinang Besar Utama	Pemda DKI Jakarta	86
26	Kejati NTB	Kejaksaan Tinggi NTB	77
27	Hotel Inna Sanur Bali	PT Hotel Karya Indonesia	76
28	Apartemen Barsa City Yogyakarta	Ciputra Group	75
29	Pasar Rakyat Pariaman	Kementerian PUPR	74
30	Pengembangan Industri Teknologi Kepolisian Program Kreditor Swasta Asing (KSA) T.A. 2016	PT Surya Semesta Sarana Abadi	71
31	Paket 3 Pembangunan AGLC,ASLC & IFFLC	Kemendikti	57
32	Pembangunan Lanjutan Kampus UC-4 Surabaya	Yayasan Pendidikan Universitas Ciputra	35
33	Retail Embarcadero	PT Gunung Halimun Elok	26
34	Kantor & Mess Madura United	PT Polana Bola Madura Bersatu	18
35	Masjid At-Thohir	PT Trinugraha Thohir	17
36	Tamansari Tera		11
37	Wana Wisata Pulau Merah Banyuwangi	Perum Perhutani	8
	TOTAL		**9.714**

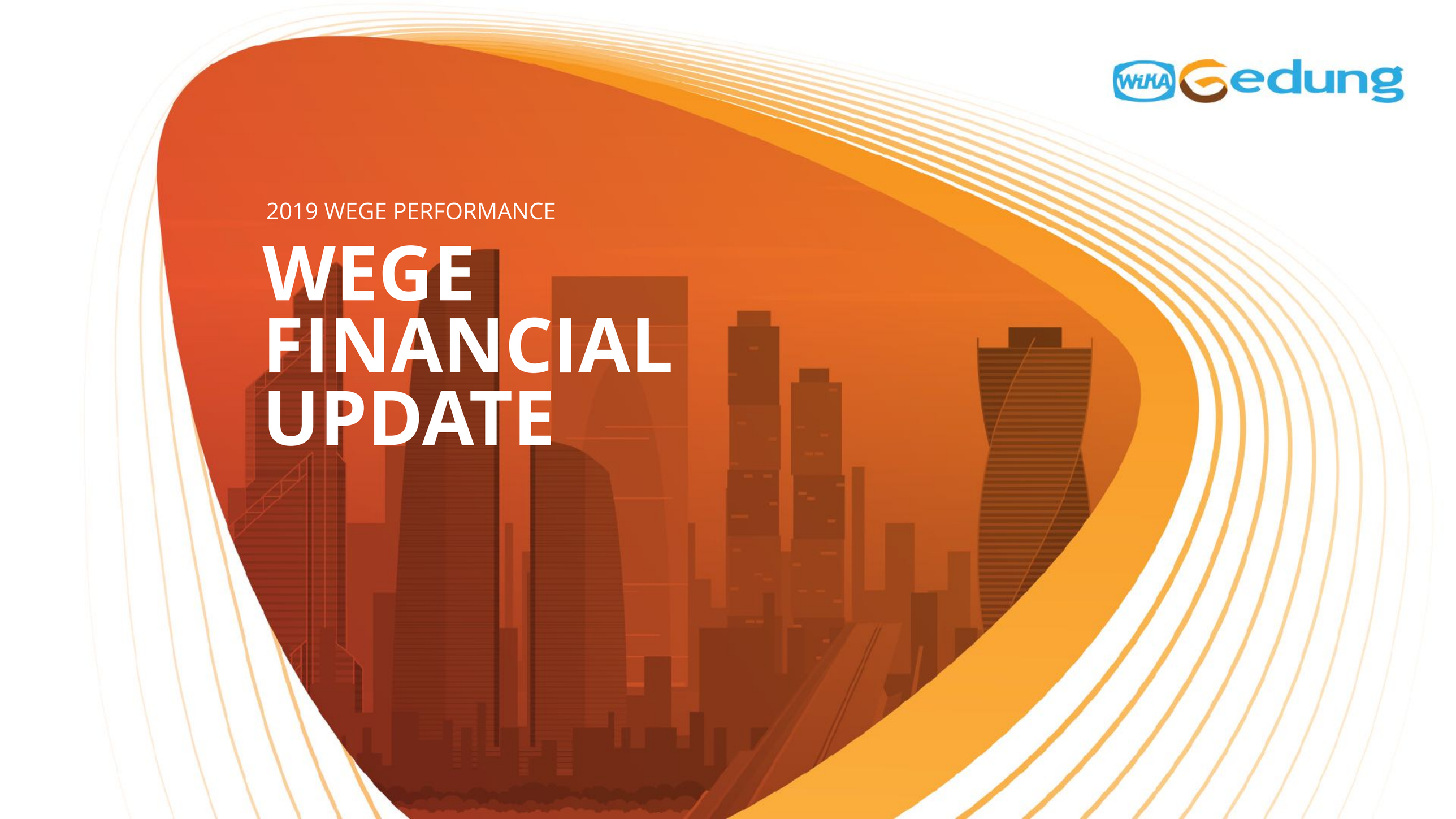
New Contracts 2020

In Billion Rupiah

PROJECT NAME	*VALUE*
CONSTRUCTION	
BI Palangkaraya	181.96
Mandiri Denpasar	68.82
CONCESSION	
Bale Hinggil	0.29
MODULAR	
Biodiesel Kaltim	1.89
WIKA PRACETAK GEDUNG	
Graha Mantab	3.82
	256.782

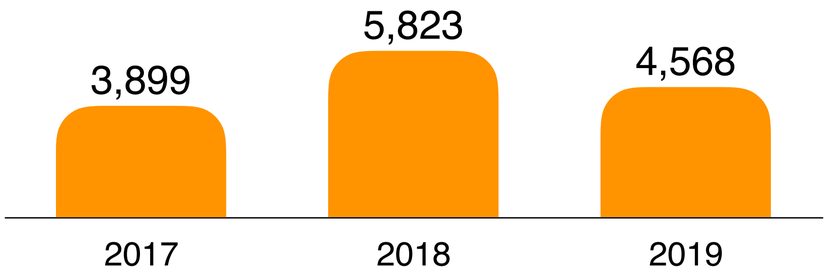
2019 WEGE PERFORMANCE

WEGE FINANCIAL UPDATE

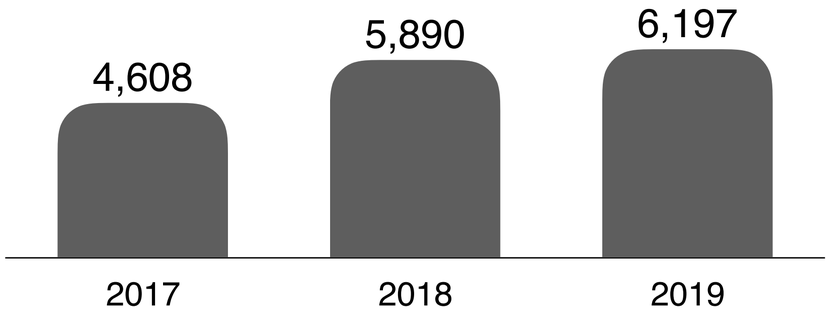


FINANCIAL RESULT

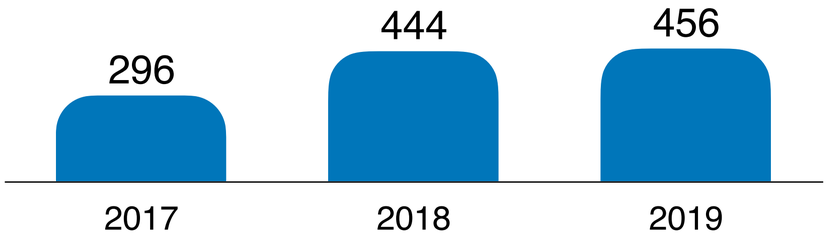
REVENUE
(In Billion Rupiah)



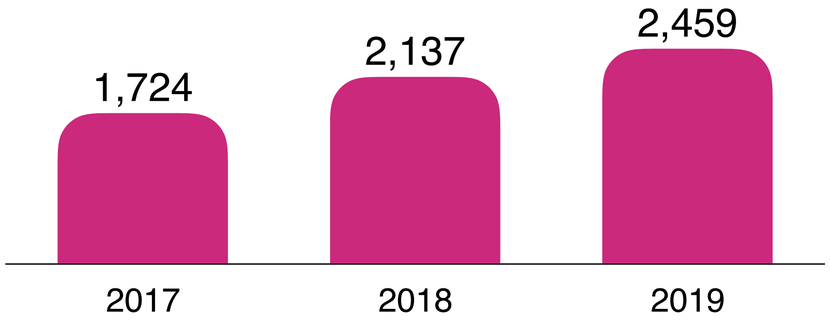
ASSET
(In Billion Rupiah)



NET PROFIT
(In Billion Rupiah)



EQUITY
(In Billion Rupiah)



FINANCIAL & RATIO

Current Ratio (CR)

2017	2018	2019
1.94x	1.83x	1.66x

Net Gearing Ratio (NGR)

2017	2018	2019
0.36x	-	0.07x

Debt to Asset Ratio (DAR)

2017	2018	2019
0.63x	0.64x	0.61x

Return on Asset (ROA)

2017	2018	2019
6.42%	7.55%	7.36%

Return on Equity (ROE)

2017	2018	3Q2019
17.16%	20.80%	18.56%

Gross Profit Margin (GPM)

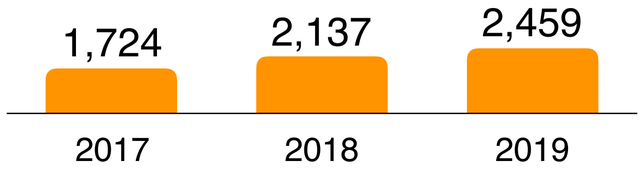
2017	2018	2019
11.89%	10.25%	10.18%

Net Profit Margin (NPM)

2017	2018	2019
7.58%	7.63%	9.9%

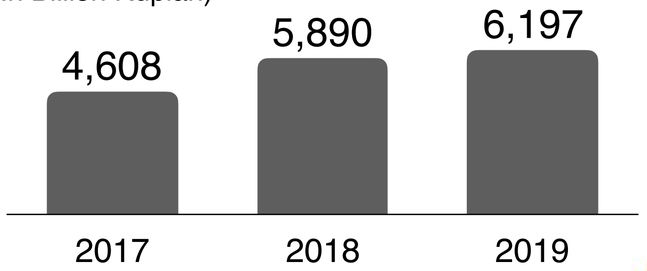
EQUITY

(In Billion Rupiah)



ASSET

(In Billion Rupiah)



CASHFLOW

In Billion Rupiah

QUARTER	1Q19	2Q19	3Q19	4Q19
Cashflow From Operation	(959)	(473)	108	1,463
Cashflow From Investment	(24)	(41)	(201)	(227)
Cashflow From Finance	8	308	(8)	(263)
Free Cashflow	(983)	(514)	(93)	1,236

CASHFLOW

In Billion Rupiah

	2017	2018	2019
Cashflow From Operation	636	879	139
Cashflow From Investment	(59)	(134)	(493)
Cashflow From Finance	982	(679)	45
Free Cashflow	577	745	(354)

WEGE PERFORMANCE

BUSINESS DEVELOPMENT HIGHLIGHT



BUSINESS DEVELOPMENT

OFF-SITE CONSTRUCTION

BUILDING CONSTRUCTION

CONCESSION



Backward



Forward



- Precast
- Modular

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

CONSESSION

The Braga by artotel

- Start Operate on August 2018



MANDIRI PROKLAMASI

- Construction Process



THE PAKUBUWONO PATRA KUNINGAN

- Engineering Process



CONSESSION

favehotel
by aston

WIKA Gedung

NEW







2019 WEGE PERFORMANCE

UPDATE PROJECT 2019





Jakarta International Stadium

Contract Value : 4.08 T

Construction Period : 26 Month

Location : North Jakarta

Capacity : 82K Audience

WEGE as Leader JO with JAKON & PTPP

Target Progress December 2020 : 55% (1,041 B)



Taman Ismail Marzuki

Contract Value : 493 Bio
Construction Period : 18 Month
Location : Central Jakarta
Target Progress December 2020 : 70% (345 B)



Collins Boulevard

Contract Value : 285 Bio
Period : 26 Month
Location : South Tangerang
Target Progress December 2020 : 60% (171 B)



Embarcadero Suites

Contract Value : 337 Bio

Period : 8 Month

Location : South Tangerang

Target Progress December 2020 : 100% (337 B)



THE PAKUBUWONO PATRA KUNINGAN

Contract Value : 2,074 Bio

Location : Jakarta

Target Progress December 2020: 20% (415 B)

NEW INDONESIA CAPITAL CITY

Source: BAPPENAS

Land Provision, Preparation of Regional DED, and Groundbreaking for Development of the New Capital City

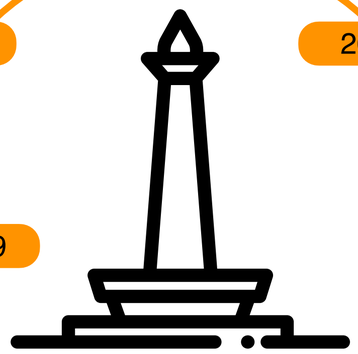
2017 - 2019: Compilation and Completion of Study

2020: Preparation of regulations and institutions. Preparation of City Master Plan and Regional Technical Planning

2021

2022 - 2024: Development of Central Government Core Areas and spread Indonesia Capital City (IKN) Areas

2024: Moving to the New Capital City



FINANCIAL SCHEME

APBN
123.2 T
19.2 %

- Basic Service Infrastructure
- Construction of the State Palace, Strategic Buildings of the TNI / POLRI
- ASN / TNI / POLRI official residence
- The land acquisition
- Green open space
- Military base

PPP SCHEME
253.4 T
54.4 %

- The executive. legislative and judiciary building
- Main Infrastructure Development (Other than those covered by the APBN)
- Educational facilities and health facilities
- Museums and correctional institutions
- Supporting facilities and infrastructure

PRIVATE
89.4 T
26.4 %

- Public housing
- Higher Education Development
- Science - technopark
- Improvement of airports, ports and toll roads
- Health facility
- Shopping mall
- MICE

POTENTIAL HOUSING
NEW INDONESIA CAPITAL CITY

Source: Ministry of Public Housing



2019 WEGE PERFORMANCE

THANK YOU

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