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# COMPANY UPDATE

**JUNE 2021**

investorrelations@wikagedung.id

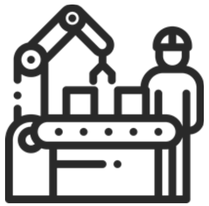


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# BUSINESS DEVELOPMENT

WIKA Gedung

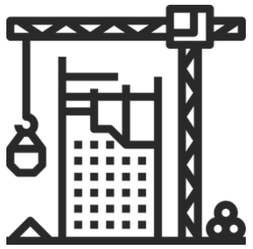
## OFF-SITE CONSTRUCTION



- Precast
- Modular

## BUILDING CONSTRUCTION

*Backward*



*Forward*

## CONCESSION



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

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# WIKA GROUP DIFFERENTIATION

| | WIKA | WIKA Gedung | WIKA Realty | WIKA BETON |
|---|---|---|---|---|
| **Business Line and Core Competence** | - Infrastructure<br>- EPC<br>- Industrials<br>- General Construction | • **Building Construction**<br>• **Concession**<br>• **Offsite Industry** | • Property/Realty Owner<br>• Property/Realty Developer | Precast producer for infrastructures |
| **Investment Type** | Investment on Infrastructure Projects | **Investment on high-rise building projects and industry to support construction** | Investment in Land Bank | No Project Investment |
| **Land Bank Ownership** | No Land Bank Ownership | **No Land Bank Ownership** | Land Bank Ownership | No Land Bank Ownership |
| **Internal Policy** | - | **Specialized in all building construction in WIKA Group** | Specialized in all property development in WIKA Group | Specialized in all infrastructure precast supply in WIKA Group |
| **Contract Base** | - | **Normal / arm's-length pricing. no turn key contract** | Normal / arm's-length pricing. no turn key contract | Normal / arm's-length pricing. no turn key contract |

# VISION, MISSION & VALUE

## VISION

to be partner in Creating Space for Better Human Life

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Trust, Competent, Harmonious
Loyal, Adaptive, Collaborative

## MISSION

- Quality products & services
- Caring for life
- Key Stakeholder Engagement
- Good Corporate Governance & Business Ethical Practices
- Innovation to increase growth & Value creation

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# BUSINESS TRANSFORMATION

WIKA Gedung



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# SHAREHOLDER OWNERSHIP

8 July 2021

**69,3%**



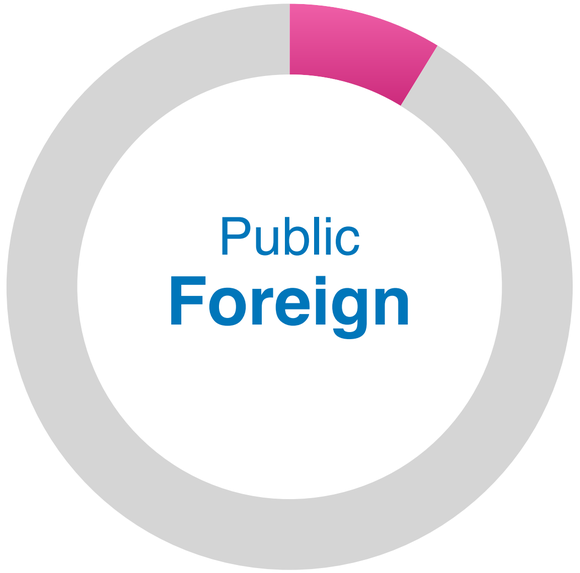

**0,7%**




**26,54%**




**3,48%**



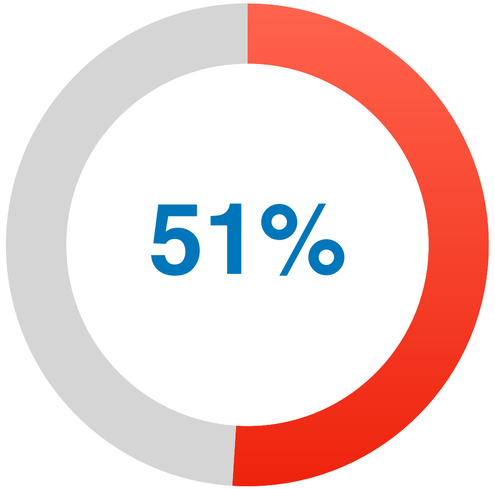

Total Shares

**9.572.000.000**

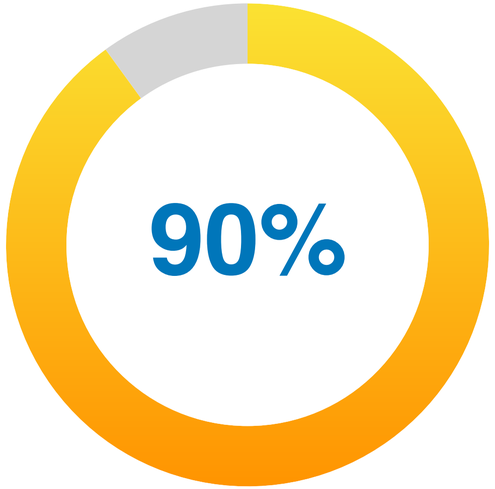
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# SUBSIDIARY & ASSOCIATE

## Subsidiaries

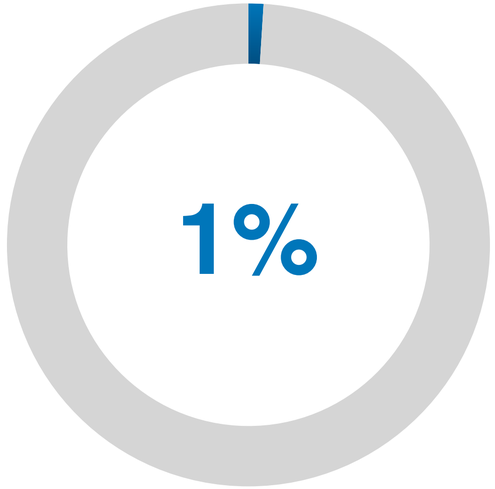



PT WIKA PRACETAK GEDUNG

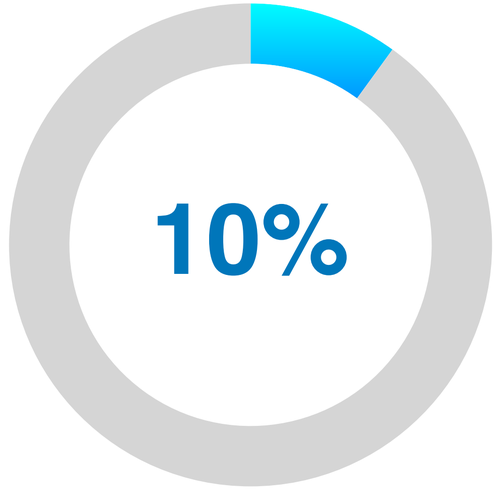



PT WEGE SOLUSI PROKLAMASI

## Associates



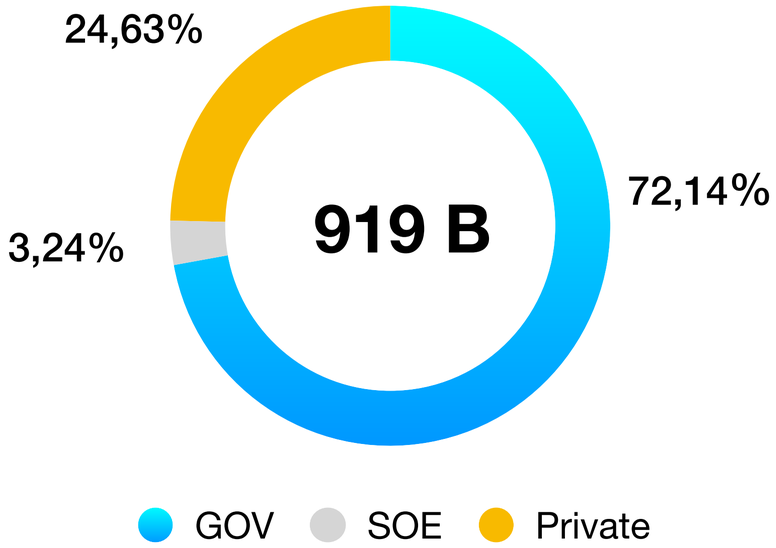

PT WIKA BITUMEN




PT PATRA WIJAYA REALTINDO

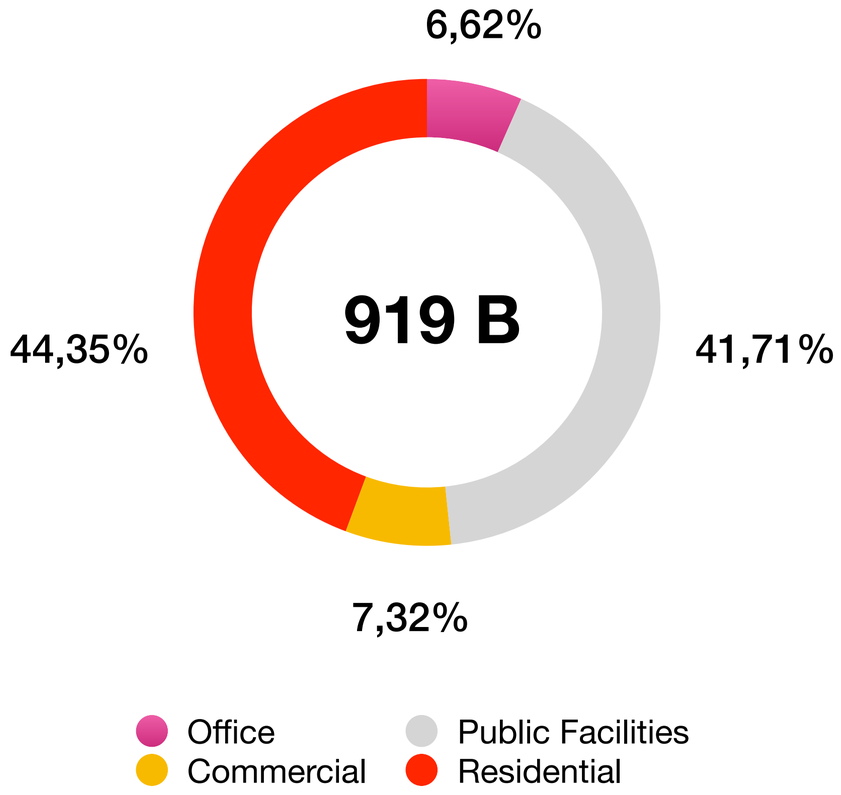
# NEW CONTRACT

| *PROJECT NAME* | *OWNER* | *VALUE* |
|---|---|---|
| | | *Million Rupiah* |
| **CONSTRUCTION** | | |
| Rumah Dinas TNI AD | GOV | **279.735** |
| Apartement Kyo Surabaya | Private | **126.364** |
| Rehabilitasi & Renovasi Sarana dan Prasarana Umum Pasca gempa Mamuju | GOV | **250.000** |
| RS Darurat Covid-19 Malang | GOV | **45.000** |
| Pembangunan Pengadaan Utilitas Gedung Prof Setiaji Universitas Terbuka | GOV | **87.172** |
| Perbaikan Pasca Bencana Gedung KPwBI - NTT | GOV | **1.318** |
| **WPG** | | |
| Grand Heaven | Private | **31.106** |
| Hotel Cirebon | Private | **60.000** |



# NEW CONTRACT

| *PROJECT NAME* | *OWNER* | *VALUE* |
|---|---|---|
| **MODULAR** | | *Million Rupiah* |
| SHE Facility Project Unjani | SOE | **472** |
| DIsplay Proyek Batang | SOE | **203** |
| Ruang Meeting Unjani | SOE | **224** |
| Proyek Belawan | SOE | **87** |
| Office Keet Jembatan Kretek Yogya | SOE | **219** |
| Office Keet Smelter CNI Kolaka | SOE | **1.600** |
| Ancol Sentiong | SOE | **210** |
| Witon Citereup | SOE | **360** |
| Office Bogowonto | GOV | **240** |
| Klinik MotoGP & HeliPad | SOE | **4993** |
| Keet Cisumdawu | SOE | **780** |
| Fasilitas Tambang CNI Kolaka | SOE | **13691** |
| Graha Mantap | SOE | **5883** |
| Office Keet Serpan 1 & 2 | SOE | **183** |
| **INVESTASI & KONSESI** | | |
| OM De Braga & Fave Hotel | Private | **7.331** |
| Tamansari Tera | Private | **1.600** |
| Sewa Lahan Ngagel | Private | **600** |
| | | **919.371** |



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# HOSPITAL PROJECT

***"WEGE Received 13 Hospital project with total Value more than 600 Billion"***

| | | *Million Rupiah* |
|---|---|---|
| 1 | Covid-19 Prevention Hospital Galang Island | 113.306 |
| 2 | Covid 19 RSPP Extention Emergency Hospital | 178.172 |
| 3 | Covid-19 RSPJ | 60.155 |
| 4 | RSPTI Room Renovation - RS Unair Surabaya | 14.064 |
| 5 | Renovation of Kiara Building RSCM Jakarta | 9.727 |
| 6 | Covid 19 Lamongan Hospital | 42.764 |
| 7 | ANTAM Medika Hospital | 4.855 |
| 8 | PT. Bhakti Mandala Husada (BRI Medika) Hospital - JO | 41.070 |
| 9 | Rifai Palembang Hospital | 7.212 |
| 10 | UIN Alaudin Makassar Hospital | 121.792 |
| 11 | Malang Hospital for Covid-19 | 45.000 |
| 12 | Covid 19 Hospital Tanjung Duren | *Sign In* |
| 13 | Renovation of Hajj Hostel for Covid 19 Emergency Hospital | *Sign In* |
| | | **638.117** |







## MURI Record for

I) The Fastest Covid-19 Referral Hospital Transfer Function

II) Implementing the Construction of a Modular Covid-19 Hospital with the Most Inpatient Rooms

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WIKA Gedung

# BIM PROJECT

***"Total Project implemented by using BIM are 17 Projects with around 5.6 Trillion Rupiah"***

| | | |
|---|---|---|
| 1 | Pelindo III Office Tower | 424.514 |
| 2 | Grha Pertamina | 720.720 |
| 3 | Al Jabar Mosque | 464.545 |
| 4 | Domestic Hotel T3 BSH | 118.911 |
| 5 | Taman Ismail Marzuki | 492.818 |
| 6 | Jakarta International Stadion | 1.893.477 |
| 7 | AGLCC, ASLC, & IFFLC UGM (JO) | 61.774 |
| 8 | Human Resource Development Innovation Center Building 4.0 | 129.498 |
| 9 | UIN Sultan Hassanudin Banten Buliding | 342.289 |
| 10 | Bank Indonesia, Palangkaraya | 202.183 |
| 11 | SGLC & ERIC - UGM (JO) | 107.210 |
| 12 | Pariaman Market | 81.582 |
| 13 | Grha Mantap | 1.961 |
| 14 | Collins Apartment | 285.677 |
| 15 | PLBN Long Midang | 182.418 |
| 16 | Grand Heaven - WPG | 31.106 |
| 17 | UIN Makassar Hospital | 121.792 |
| | | **5.662.475** |



bsi.

Kitemark™ Certificate

This is to certify that:

PT Wijaya Karya Bangunan Gedung Tbk
WIKA Tower 1 Lt.7-10
Jl. D.I. Panjaitan Kav.9
Jakarta Timur
13340
Indonesia

Holds Certificate Number: KM 741362

In respect of:

**ISO 19650:2018**
**Achieved BIM for design, construction and commissioning in accordance with ISO 19650-1:2018 and ISO 19650-2:2018 following the assessment of projects which includes client satisfaction and collaborative engagement with the delivery team**

This issues the right and licence to use the Kitemark in accordance with the Kitemark Terms and Conditions governing the use of the Kitemark, as may be updated from time to time by BSI Assurance UK Ltd (the "Conditions"). All defined terms in this Certificate shall have the same meaning as in the Conditions.

The use of the Kitemark is authorized in respect of the Product(s) detailed on this Certificate provided at or from the above address.

For and on behalf of BSI: Frank Lee, Product Certification Technical and Compliance Director

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Latest Issue: 2021-04-16

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Page: 1 of 2

...making excellence a habit.™

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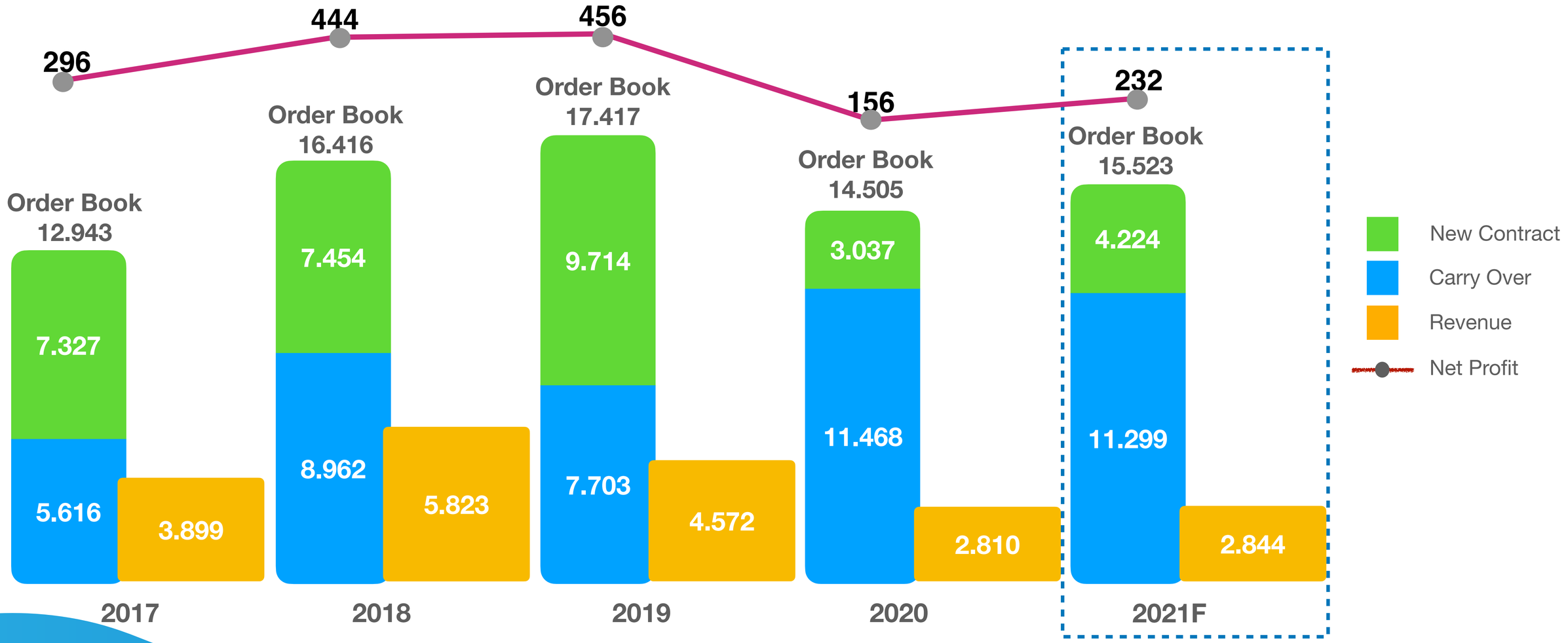
BIM Design and Construction KITEMARK™

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# 2020 RESULT

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Million Rupiah

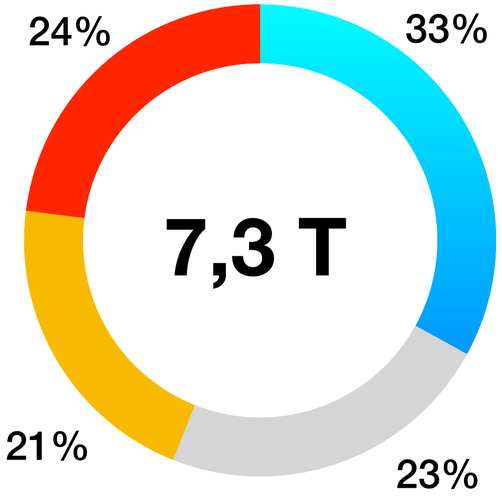


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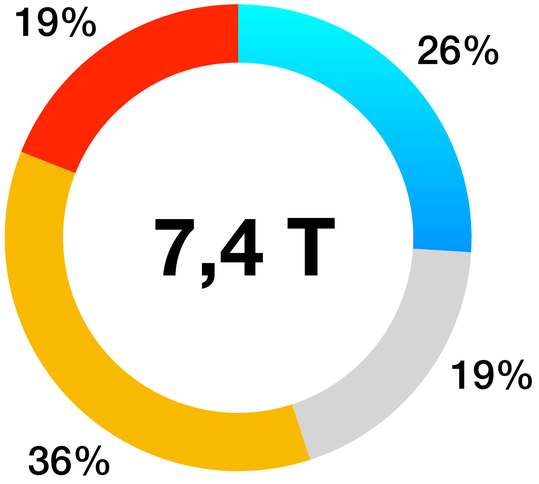
# NEW CONTRACT BY SEGMENT

WIKA Gedung

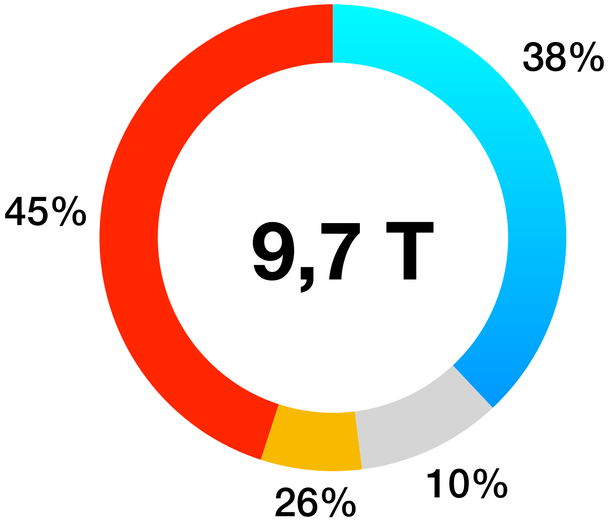
## 2017



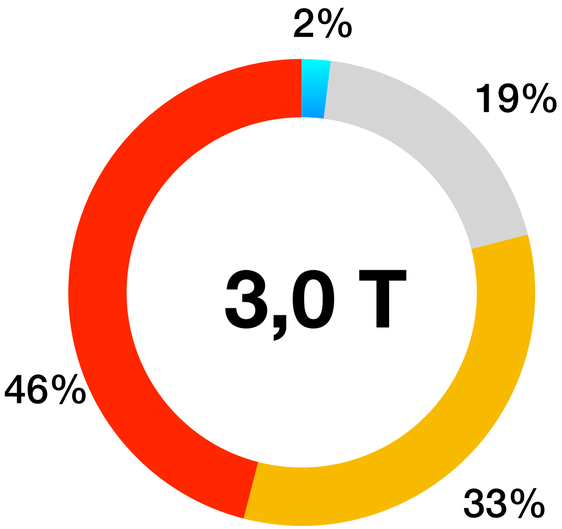

## 2018




## 2019




## 2020




Residential Commercial Office Public Facilities

# CASHFLOW

## QUARTER ONLY 2020

| | 1Q | 2Q | 3Q | 4Q | 2020 |
|---|---|---|---|---|---|
| **Cashflow From Operation** | (412) | (203) | (39) | **755** | 101 |
| **Cashflow From Investment** | (90) | (77) | 106 | (213) | (275) |
| **Cashflow From Finance** | (77) | 245 | 8 | 50 | 225 |
| **Free Cashflow** | (502) | (280) | 67 | **542** | (174) |

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# FINANCIAL RATIO

2018 - 2020

## Current Ratio (CR)

| 2018 | 2019 | 2020 |
|---|---|---|
| 1,83x | 1,66x | 1,49x |

## Net Gearing Ratio (NGR)

| 2018 | 2019 | 2020 |
|---|---|---|
| - | 0,07x | 0,18x |

## Debt to Asset Ratio (DAR)

| 2018 | 2019 | 2020 |
|---|---|---|
| 0,64x | 0,60x | 0,64x |

## Return on Asset (ROA)

| 2018 | 2019 | 2020 |
|---|---|---|
| 7,55% | 7,36% | 2,57% |

## Return on Equity (ROE)

| 2018 | 2019 | 2020 |
|---|---|---|
| 20,80% | 18,56% | 7,12% |

## Gross Profit Margin (GPM)

| 2018 | 2019 | 2020 |
|---|---|---|
| 10,25% | 10,18% | 7,55% |

## Net Profit Margin (NPM)

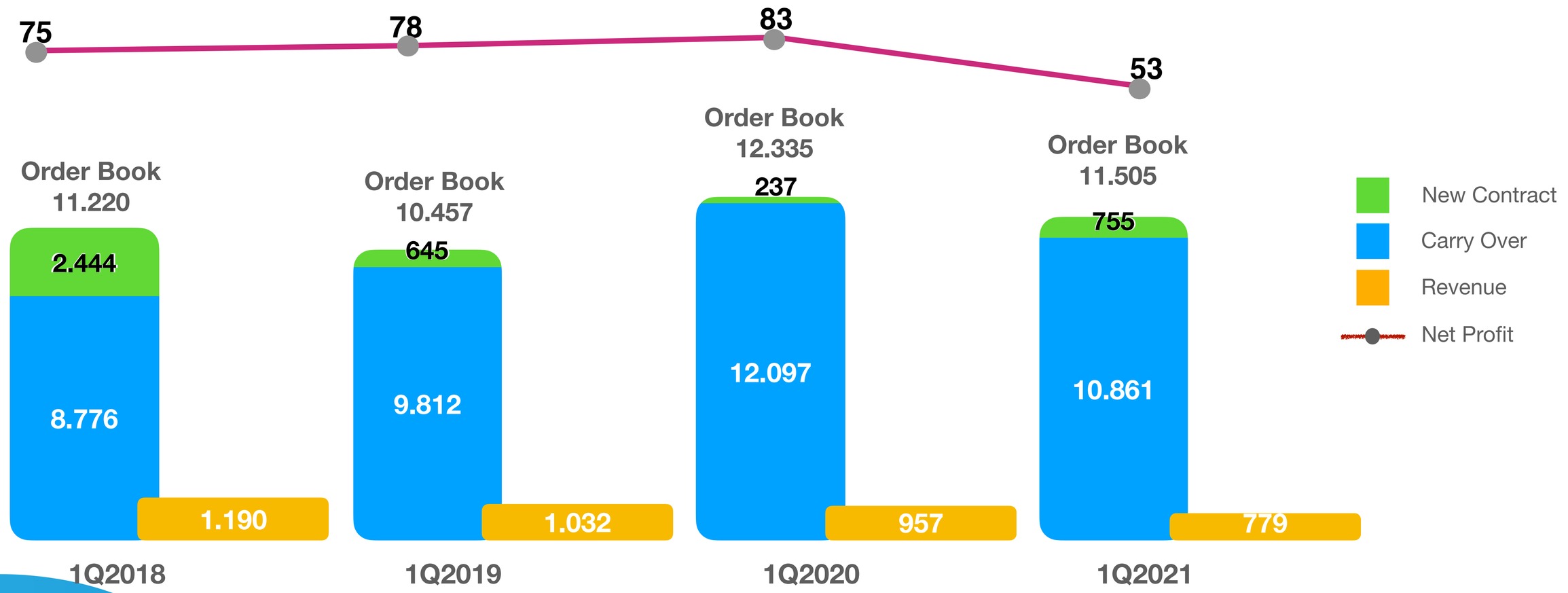
| 2018 | 2019 | 2020 |
|---|---|---|
| 7,63% | 9,99% | 5,56% |

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# 1Q2021 RESULT

WIKA Gedung

Million Rupiah



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# CASHFLOW

1Q2021

| | 1Q2021 | 1Q2020 | 1Q2019 | 1Q2018 |
|---|---|---|---|---|
| **Cashflow From Operation** | (803) | (412) | (959) | (148) |
| **Cashflow From Investment** | 12 | (90) | (24) | (22) |
| **Cashflow From Finance** | (30) | (77) | 8 | (122) |
| **Free Cashflow** | (791) | (502) | (983) | (170) |

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WIKA Gedung

# FINANCIAL RATIO

1Q2018 - 1Q2020

## Current Ratio (CR)

| 1Q18 | 1Q19 | 1Q20 |
|---|---|---|
| 1,92x | 1,51x | 1,58x |

## Net Gearing Ratio (NGR)

| 1Q18 | 1Q19 | 1Q20 |
|---|---|---|
| - | 0,07x | 0,04x |

## Debt to Asset Ratio (DAR)

| 1Q18 | 1Q19 | 1Q20 |
|---|---|---|
| 0,60x | 0,62x | 0,61x |

## Return on Asset (ROA)

| 1Q18 | 1Q19 | 1Q20 |
|---|---|---|
| 1,40% | 1,39% | 0,92% |

## Return on Equity (ROE)

| 1Q18 | 1Q19 | 1Q20 |
|---|---|---|
| 3,51% | 3,71% | 2,37% |

## Gross Profit Margin (GPM)

| 1Q18 | 1Q19 | 1Q20 |
|---|---|---|
| 8,55% | 10,69% | 8,47% |

## Net Profit Margin (NPM)

| 1Q18 | 1Q19 | 1Q20 |
|---|---|---|
| 7,53% | 8,66% | 6,83% |

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# TARGET & ACHIEVEMENT

WIKA Gedung

Million Rupiah

| | TARGET | TARGET REVIEW | REALIZATION DES 20 | REALIZATION JUNE 201 | TARGET 2021 |
|---|---|---|---|---|---|
| 1 NEW CONTRACT | 14.943 | 3.445 | 3.037 | 919 | 4.224 |
| 2 CARRY OVER | 12.342 | 11.163 | 11.468 | 10.925 | 11.299 |
| 3 ORDER BOOK | 27.285 | 14.608 | 14.505 | 11.844 | 15.523 |
| 4 REVENUE NON JO | 7.359 | 2.341 | 2.810 | 779* | 2.844 |
| 5 REVENUE TOTAL | 8.632 | 2.660 | 3.625 | 1.564* | 3.837 |
| 6 NET PROFIT | 558 | 138 | 156 | 53* | 232 |

*MARCH 2021

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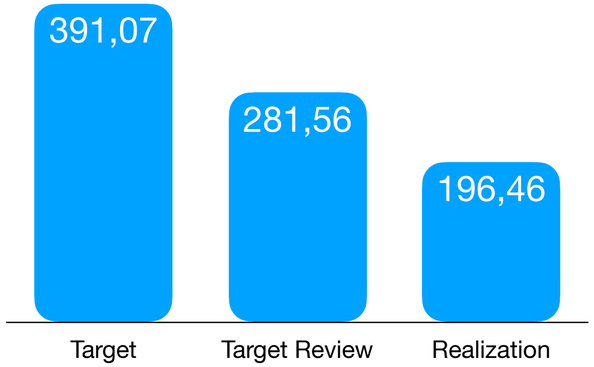
# CAPEX

December 2020

in Billion Rupiah

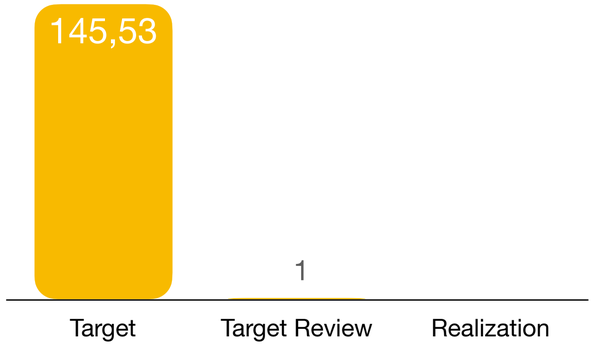
## CONCESSION

*(In Billion Rupiah)*



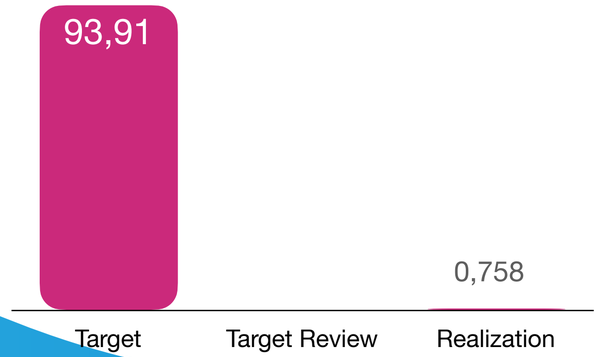

## BUSINESS DEV.

*(In Billion Rupiah)*



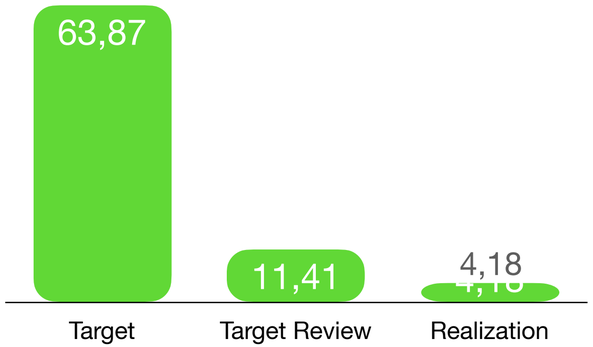

## INVESTMENT & ACQUISITION

*(In Billion Rupiah)*




## FIX ASSET

*(In Billion Rupiah)*

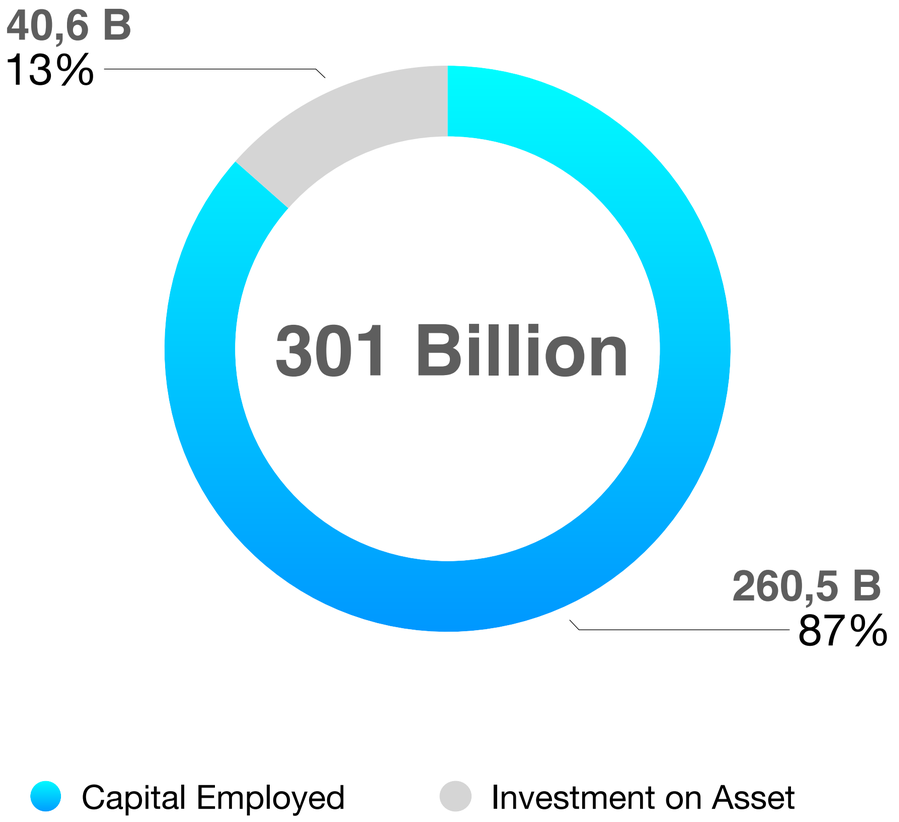


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WIKA Gedung

# CAPEX 2021

*Target 2021* *301 Billion*



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# STRATEGY 2021

