COMPANY UPDATE

NOVEMBER 2021

PT Wijaya Karya Bangunan Gedung Tbk.



BUSINESS TRANSFORMATION

2008
- Established as a new entity in the field of Building Construction
- Founded on October 24, 2008

2012
- Focus on company profitability

2014
- Diversification SBU Property

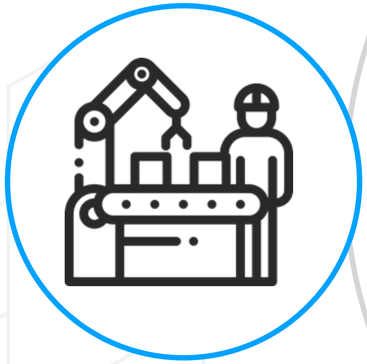
2016
- Consolidating Between DBG and WIKA Gedung

2017
- Public Listed Company

2023
- World Class Space Provider

BUSINESS DEVELOPMENT

OFF-SITE CONSTRUCTION



- Precast
- Modular

BUILDING CONSTRUCTION

Backward ◀ ▶ *Forward*



CONCESSION



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

AKHLAK

WIKA GROUP DIFFERENTIATION

WIKA Gedung

	PT WIJAYA KARYA (Persero) Tbk.	WIKA Gedung	WIKA Realty	WIKA BETON
Business Line and Core Competence	- Infrastructure - EPC - Industrials - General Construction	• **Building Construction** • **Concession** • **Offsite Industry**	• Property/Realty Owner • 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

AKHLAK

SUBSIDIARIES & ASSOCIATES

WIKA Gedung

Subsidiaries

WIKA PRACETAK Gedung — 51%

SOLUSI PROKLAMASI — 90%

Associates

WIKA BITUMEN DEVELOP THE NATION, CREATING VALUE — 1%

PWR — 10%

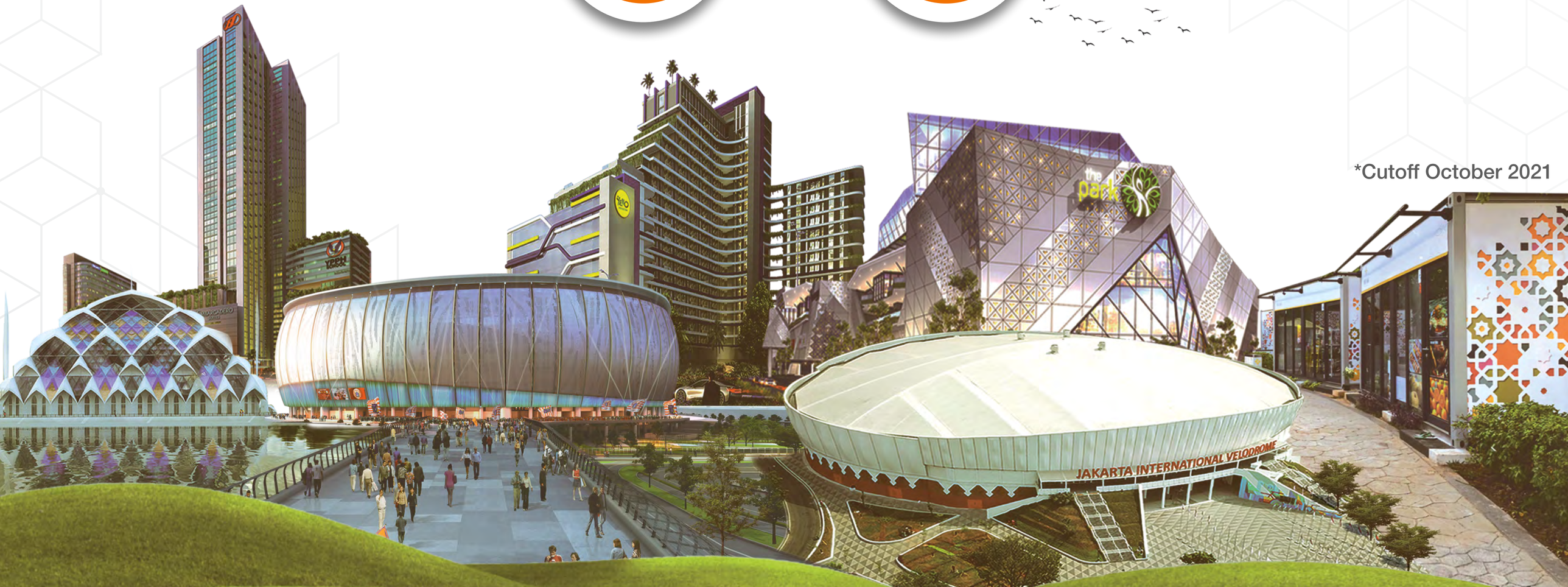
AKHLAK

PROJECT PORTFOLIO

WIKA Gedung

Contract Value > Rp 42 T

> 300 Total Projects



*Cutoff October 2021

SPORT FACILITIES PROJECTS

Equestrian Park Pulomas



Disabled friendly, and get international certification from
World Organization for Animal Health (OIE) in Paris and from the European Union

18th ASIAN GAMES Jakarta Palembang 2018

Contract Value
Rp. 270 Billion

Jakarta International Velodrome



The Largest Velodrome in Southeast Asia and International Standard

18th ASIAN GAMES Jakarta Palembang 2018

Contract Value
Rp. 256 Billion

Jakarta International Stadium



Multi-purpose FIFA standard stadiums including, Music Concerts and art other than sports
football and more



Contract Value
Rp. 4,9 Trillion

Join Operation
51% WG
WG-JAKON-PP

TOURISM PROJECTS

Pullman Mandalika Hotel



Five Star Hotel with unique design and stunning sea view in Mandalika

Contract Value
Rp. 624 Billion

Area Arrangement Parapat, Simalungun



Best Spot View for Sunrise in Lake Toba

Contract Value
Rp. 70 Billion

Mariana International Resort



Contract Value
Rp. 79 Billion

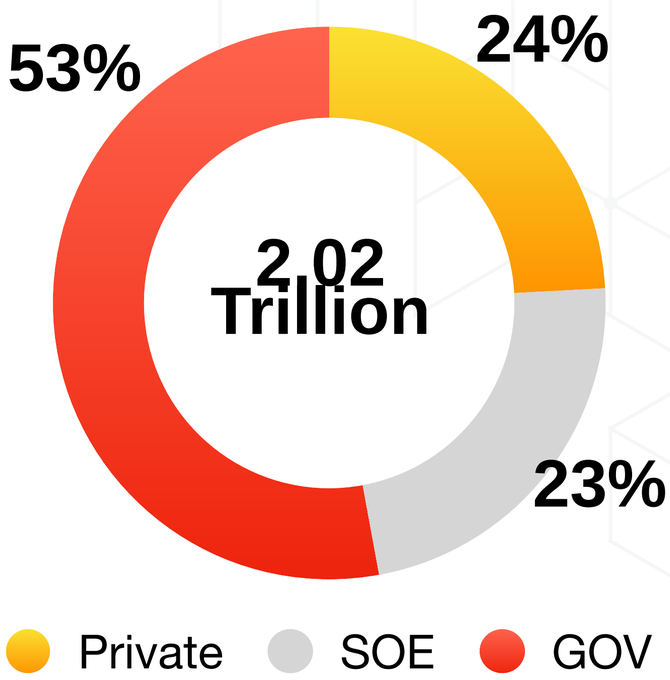
OPERATIONAL & FINANCIAL PERFORMANCE DURING THE COVID-19 PANDEMIC



NEW CONTRACT 11M2021

Million Rupiah

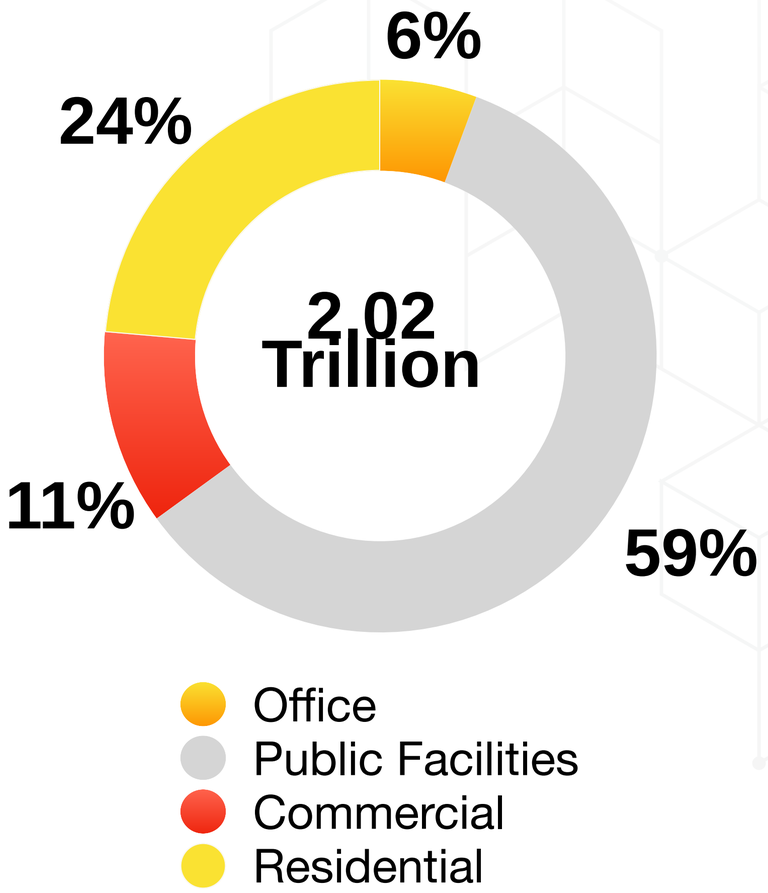
No	Project Name	Value	Owner
1	Rumah Dinas TNI AD	279.735	GOV
2	RSDC Covid 8 titik Bandung	13.069	GOV
3	Rehabilitasi & Renovasi Fasilitas umum Pasca gempa Mamuju	250.000	GOV
4	RS Darurat Tanjung Duren	47.049	SOE
5	Apartement Kyo Surabaya	126.346	Private
6	Pembangunan Gedung Prof Setiaji Universitas Terbuka	87.172	GOV
7	RSDC Balikpapan	8.121	GOV
8	Poltek PUPR Semarang	256.112	GOV
9	Pekerjaan Interior RSU PT Bhakti Mandala Husada (JO)	5.802	SOE
10	RS Darurat Covid-19 Malang	47.094	GOV
11	Holland Village Manado	36.469	Private
12	Gedung Pelayanan Kantor Terpadu RSUP Fatmawati	45.400	GOV
13	Renovasi Gedung Fasilitas Isolasi Terpusat Kota Kupang	2.000	GOV
14	Renovasi Gedung Fasilitas Isolasi Terpusat Kabupaten Manggarai Barat	1.300	GOV
16	Perbaikan Pasca Gempa KPwBI - NTT	1.318	GOV
17	RS Darurat Covid Asrama Haji	65.604	GOV
Investment & Concession		**30.545**	



NEW CONTRACT 11M2021

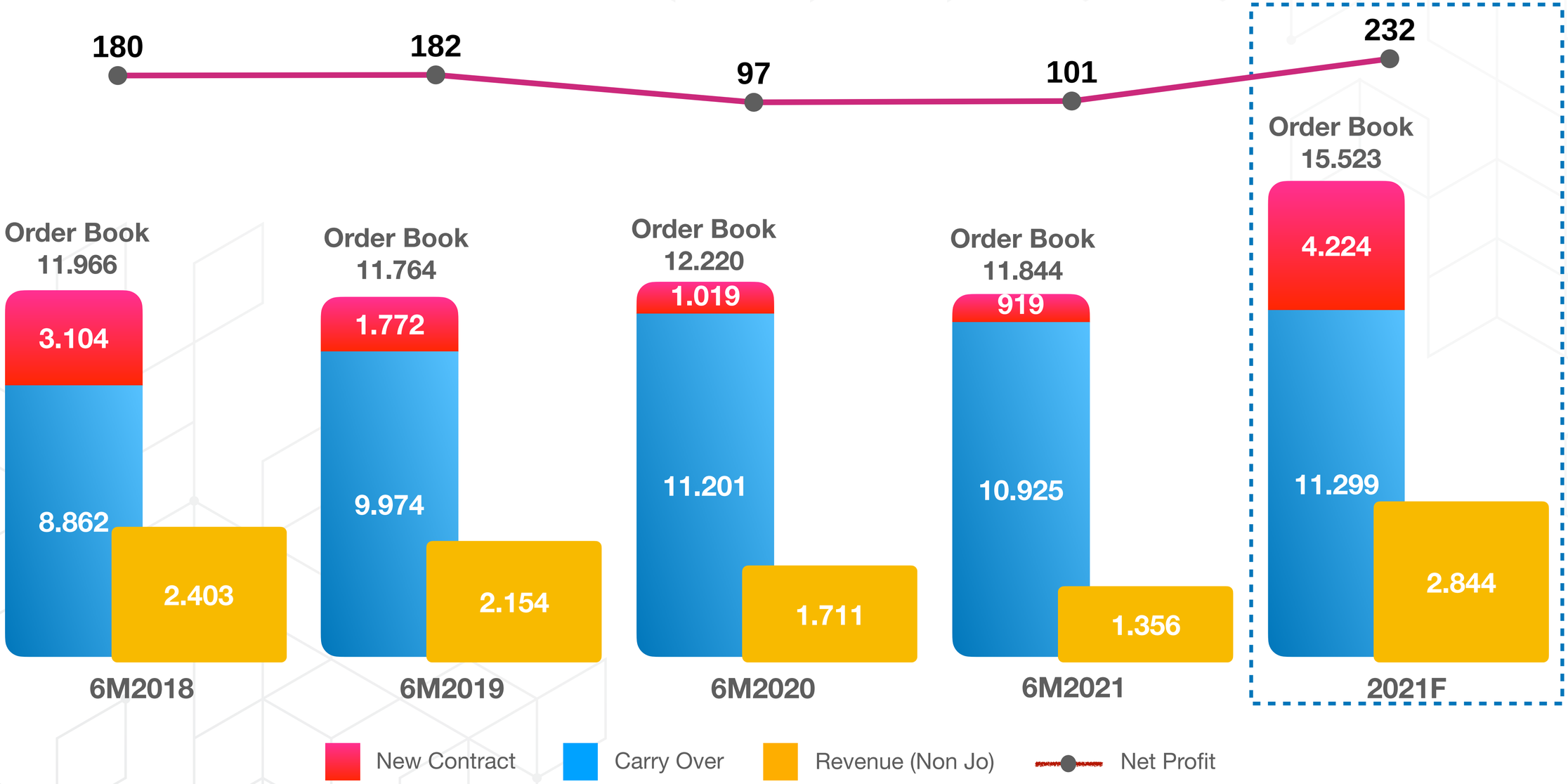
Million Rupiah

No	Project Name	Value	Owner
Modular			
18	Office Keet Facilities	4.338	SOE
19	Klinik Moto GP & Helipad	4.993	SOE
20	Fasilitas Tambang CNI Kolaka	13.691	SOE
21	Modular Pit Bulding	195.405	SOE
WIKA Pracetak Gedung			
22	Rumah Duka Grand Heaven	28.347	Private
23	Hotel Cirebon	60.000	Private
24	Mariana International Resort (Villa & Ballroom)	79.000	Private
25	Ruko Neo Soho @Borneo, Balikpapan	55.137	Private
26	RSGM Kampus Bukit, Udayana	14.157	GOV
27	Rumah Pracetak Kota Podomoro, Tenjo	34.035	Private
28	Gedung Tanjung Lahon	46.950	Private
29	Renovasi Sari Pan Pasific	22.182	Private



FINANCIAL PERFORMANCE 6M2021

Billion Rupiah



CONTRACT PERFORMANCE 11M2021

		REALIZATION JUNE 2021	TARGET 2021
1	NEW CONTRACT	919	4.224
2	CARRY OVER	10.925	11.299
3	ORDER BOOK	11.844	15.523
4	REVENUE NON JO	**1.356**	2.844
5	**REVENUE TOTAL**	**1.943**	**3.837**
6	NET PROFIT	**101**	232

CASHFLOW 6M2021

	6M2021	6M2020	6M2019	6M2018
Cashflow From Operation	(942)	(623)	(1.433)	322
Cashflow From Investment	9	(152)	(65)	(56)
Cashflow From Finance	216	160	316	(695)
Free Cashflow	(933)	(775)	(1.498)	266

FINANCIAL RATIO 6M2021

Current Ratio (CR)

6M19	6M20	6M21
1,77x	1,47x	1,56x

Net Gearing Ratio (NGR)

6M19	6M20	6M21
0,20x	0,23x	0,34x

Debt to Asset Ratio (DAR)

6M19	6M20	6M21
0,62x	0,62x	0,60x

Return on Asset (ROA)

6M19	6M20	6M21
3,18%	1,70%	1,76%

Return on Equity (ROE)

6M19	6M20	6M21
8,34%	4,53%	4,45%

Gross Profit Margin (GPM)

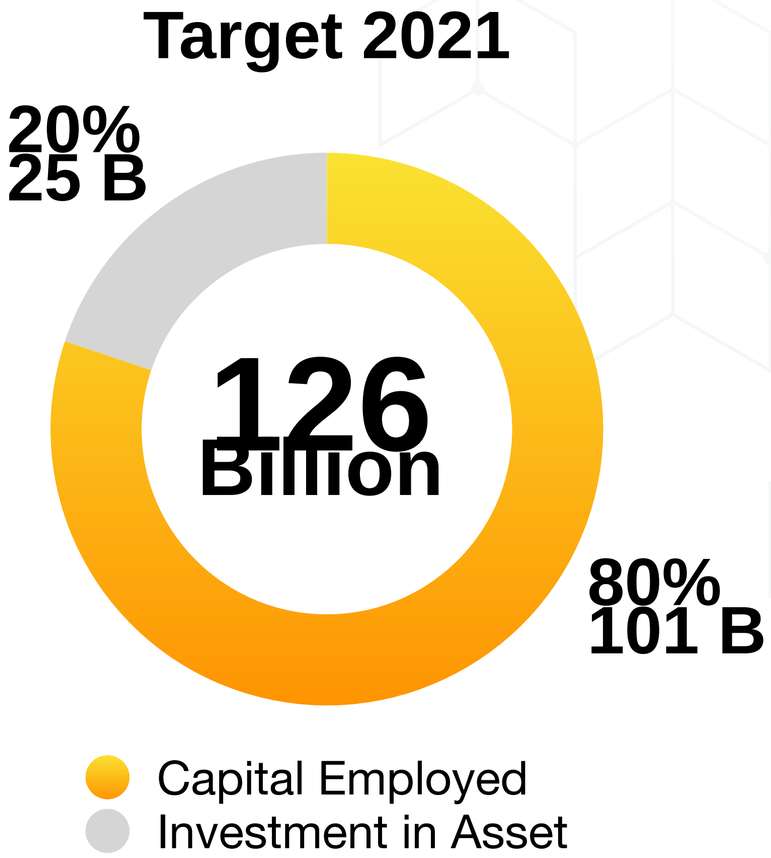
6M19	6M20	6M21
10,38%	8,94%	8,86%

Net Profit Margin (NPM)

6M19	6M20	6M21
8,47%	5,65%	7,47%

CAPEX 10M2021

Target 2021	OCT 2021
126 Billion	4.9 Billion



CONSTRUCTION INDUSTRIALIZATION RESPONDING TO THE CHALLENGES OF THE COVID-19 PANDEMIC



WEGE CONTRIBUTION DURING THE COVID-19 PANDEMIC 2020 - 2021



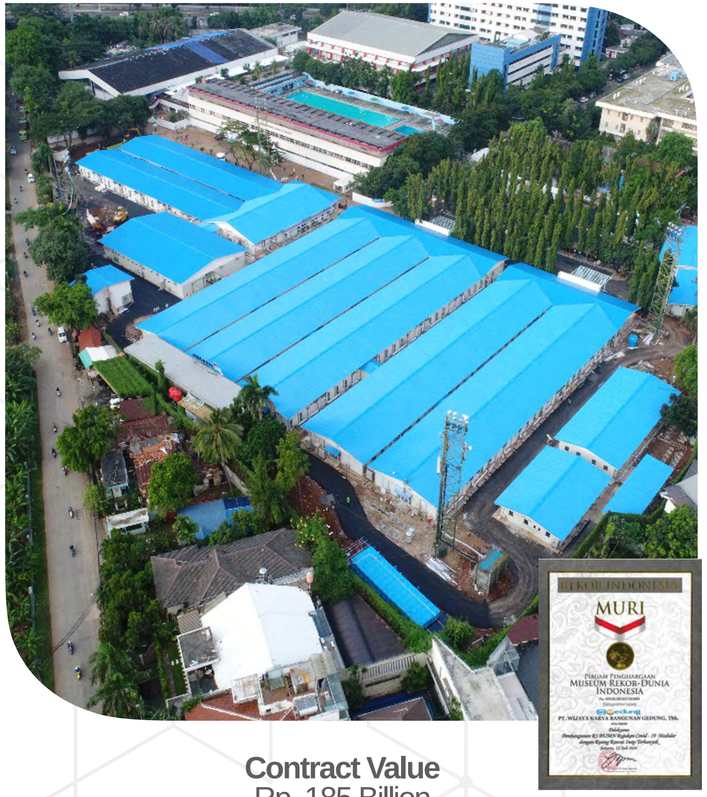
WEGE BUILD 17 HOSPITAL PROJECTS, WITH TOTAL CONTRACT VALUE REACHING ALMOST 1 TRILLION



TECHNOLOGY OPTIMIZATION : MODULAR, PRECAST AND BIM

HOSPITAL PROJECT MODULAR

RSPP Simprug



Contract Value
Rp. 185 Billion

Implementing the Transfer of Functions of a BUMN Hospital to be the Fastest Covid-19 Hospital

Pertamina Jaya Hospital Jakarta



Contract Value
Rp. 57 Billion

Implementing the Construction of a Modular Covid-19 Referral BUMN Hospital with the Most Inpatient Rooms

RS Pertamina Tanjung Duren



Contract Value
Rp. 231 Billion

Implementation of development 30 Days

AKHLAK

WEGE CONTRIBUTION

WIKA Gedung

Covid-19 Hospital Renovation & Construction Project

	Project	Contract Value (Million)	Year
1	RS Darurat Covid Malang	47.094	2021
2	RS Darurat Covid Asrama Haji	65.604	2021
3	RS Darurat Covid Tanjung Duren	209.985	2021
4	RSDC Covid 8 titik Bandung	13.069	2021
5	RSDC Balikpapan	8.121	2021
6	Pekerjaan Interior RSU PT. Bhakti Mandala Husada (JO)	5.802	2021
7	Gedung Pelayanan Kanker Terpadu RSUP Fatmawati	45.400	2021
8	Alih Fungsi RSPJ menjadi RS Khusus Covid 19	60.155	2020
9	Tanggap Darurat Covid 19 RSPP Extension di Simprug	178.182	2020
10	Renovasi Ruangan RSPTI - RS Unair Surabaya	14.064	2020
11	Rumah Sakit Penanggulangan Covid-19 di Pulau Galang, Kota Batam	113.306	2020
12	RS Corona Lamongan	42.764	2020
13	Renovasi Gedung Kiara RSCM Jakarta	9.727	2020
14	Renovasi & Pembangunan Ruang Rawat Isolasi Khusus Pasien Covid-19 (RS Antam Medika)	4.855	2020
15	RSU PT. Bhakti Mandala Husada (BRI Medika) - JO	41.070	2020
16	RS Rivai	7.212	2020
17	RS Pendidikan UIN Alauddin Makassar	121.792	2020
		988.202	



WEGE Wins MURI Record for Construction Contractors of 2 Covid-19 Referral Hospitals

MODULAR WIKA GEDUNG PROVES SPEED AND ACCURACY IN CONCTRUCTION PROCESS



MODULAR FACTORY



Offsite Construction/PPVS

A construction method whereby materials and / or components are joined off site before being assembled in a predetermined position.

1. Prefabricated 2. Preassembly 3. Module

MODULAR CATEGORY

Office Keet



Pop Up Store/Commercial

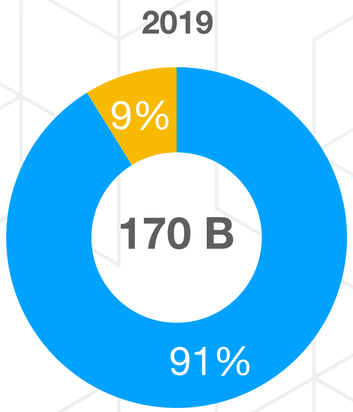


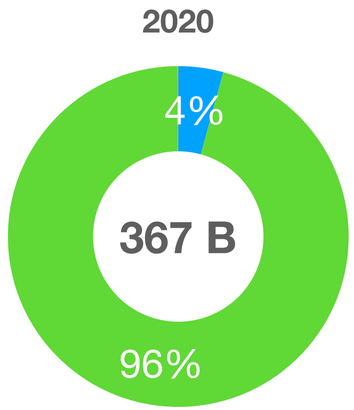
Hospital & Health Facilities

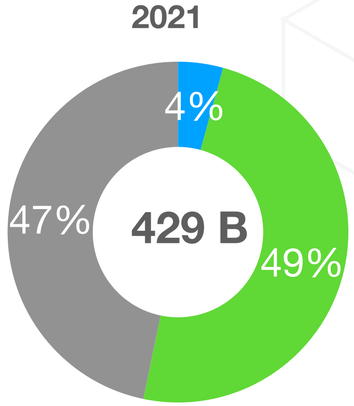


Paddock/Sport Facilities



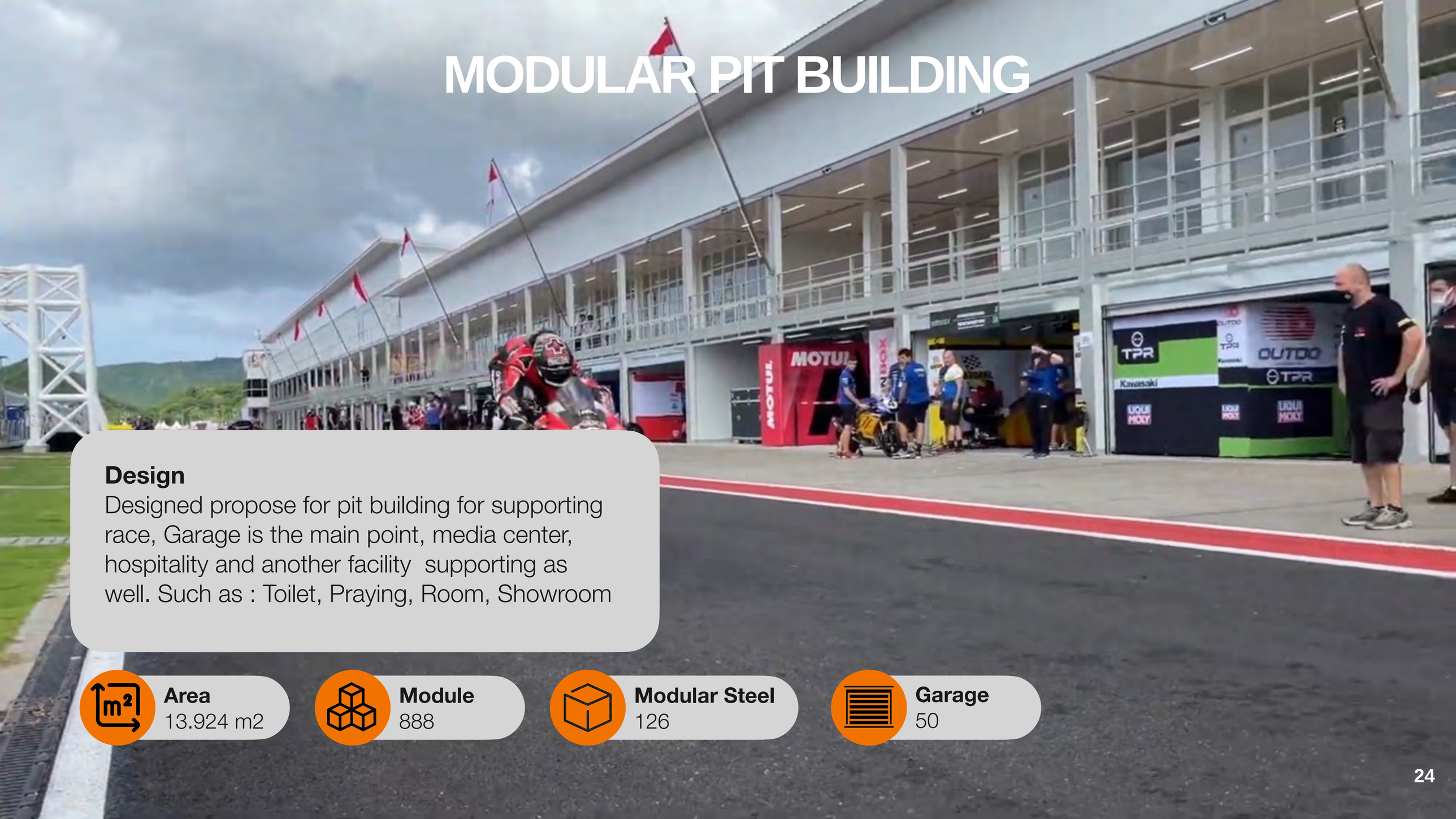






Office Keet
Hospital & Health facilities
Sport facilities
Pop up Store & Commercial

MODULAR PIT BUILDING



Design
Designed propose for pit building for supporting race, Garage is the main point, media center, hospitality and another facility supporting as well. Such as : Toilet, Praying, Room, Showroom

Area
13.924 m2

Module
888

Modular Steel
126

Garage
50


REKOR INDONESIA

MURI

PIAGAM PENGHARGAAN
MUSEUM REKOR-DUNIA
INDONESIA

No. 10116/R.MURI/XI/2021

Dianugerahkan kepada

WIKA Gedung

ATAS REKOR

Pembangunan Gedung Pit Sistem Modular Tercepat di Sirkuit Bertaraf Internasional

Jakarta, 12 November 2021

Prof. Dr. (H.C.) KP Jaya Suprana
Ketua Umum Museum Rekor - Dunia Indonesia

MURI RECORD :
THE FASTEST PIT BUILDING CONSTRUCTION USING MODULAR SYSTEM IN THE INTERNATIONAL STANDARD CIRCUIT


WiKA Gedung

CONCESSION SUPPORT
OUR FORWARD STRATEGY



CONCESSION PROJECTS

De Braga by Artotel



Location	**Jl. Braga No.10, Braga Bandung**
Scheme	**BOT 25 Years**
Partner	**PT Sarinah**
Status	**Operated since August 18**

Award : the best management of three-star hospitality tourism services business in Anugerah Pesona Pariwisata 2021

Grha Mantap

Occupancy Rental Rate 90%



Location	**Jl. Proklamasi No.31, Menteng, Jakarta Pusat**
Scheme	**BOT 30 Years**
Partner	**Mandiri Taspen Bank**
Status	**Operated since April 19**

Award : ICQCC-2021
Awarded for case study presentation in ICQCC-2021

Pakubuwono Patra



On Going Projects

IMPLEMENTATION BIM TECHNOLOGY RESPONDING TO THE CHALLENGES OF THE COVID-19 PANDEMIC



AKHLAK

PROJECT USING BIM

WIKA Gedung

ISO 19650-1:2018 & 19650-2:2018 KITEMARK



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

First Issued: 2021-04-16
Latest Issue: 2021-04-16

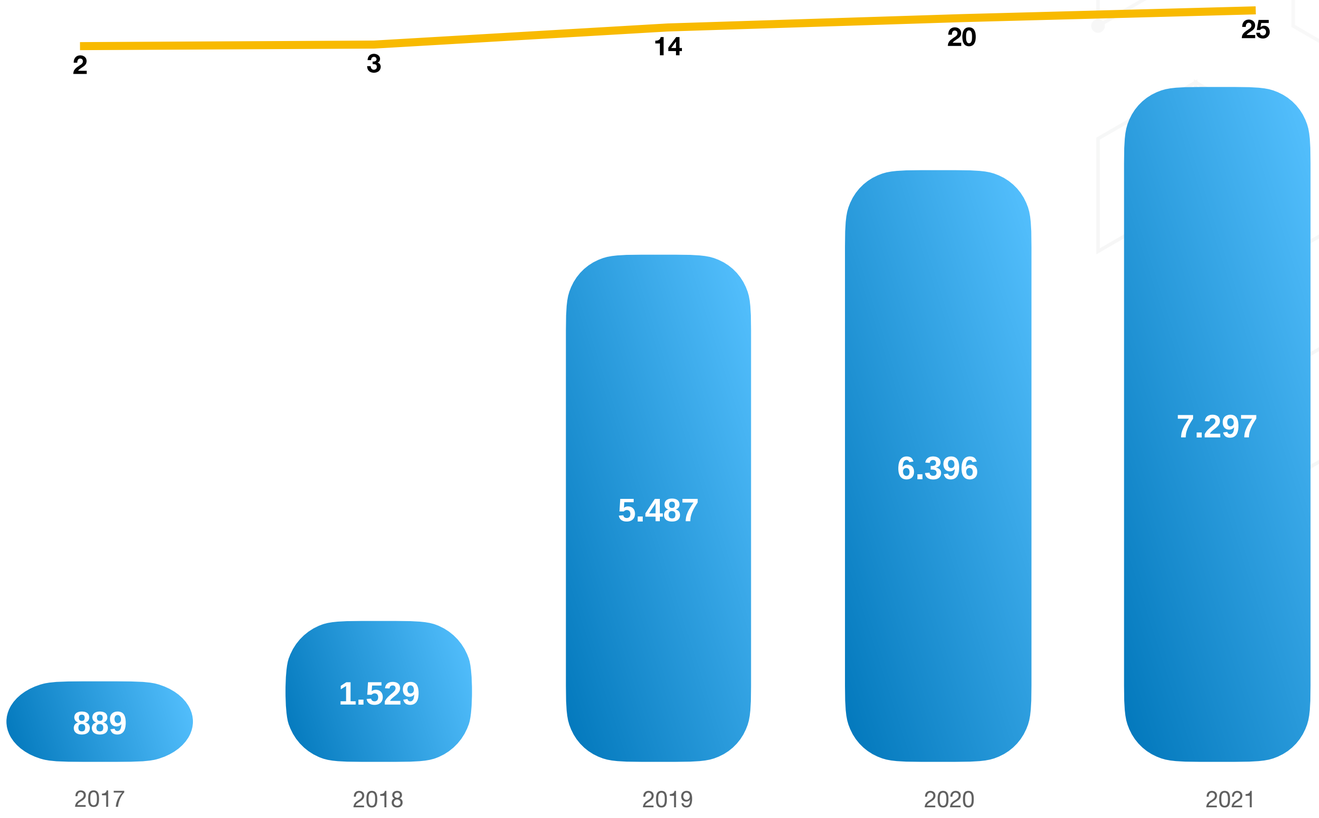
Effective Date: 2021-04-16
Expiry Date: 2024-04-15

Page: 1 of 2

...making excellence a habit.

This certificate has been issued by and remains the property of BSI Assurance UK Ltd, Kitemark Court, Davy Avenue, Knowlhill, Milton Keynes MK5 8PP, United Kingdom and should be returned immediately upon request.
To check its validity telephone +44 (0) 345 080 9000. An electronic certificate can be authenticated online.

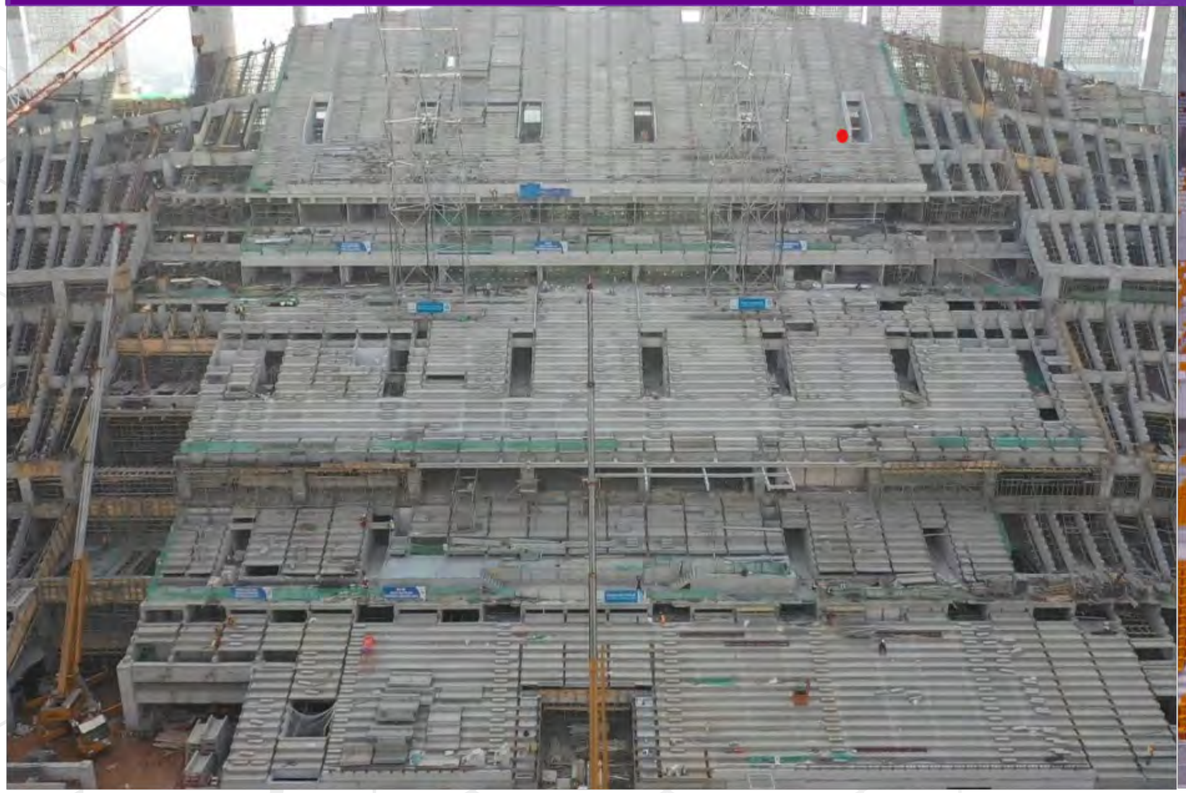
BSI Assurance UK Limited, registered in England under number 7805321 at 389 Chiswick High Road, London W4 4AL, UK.
A member of BSI Group of Companies.

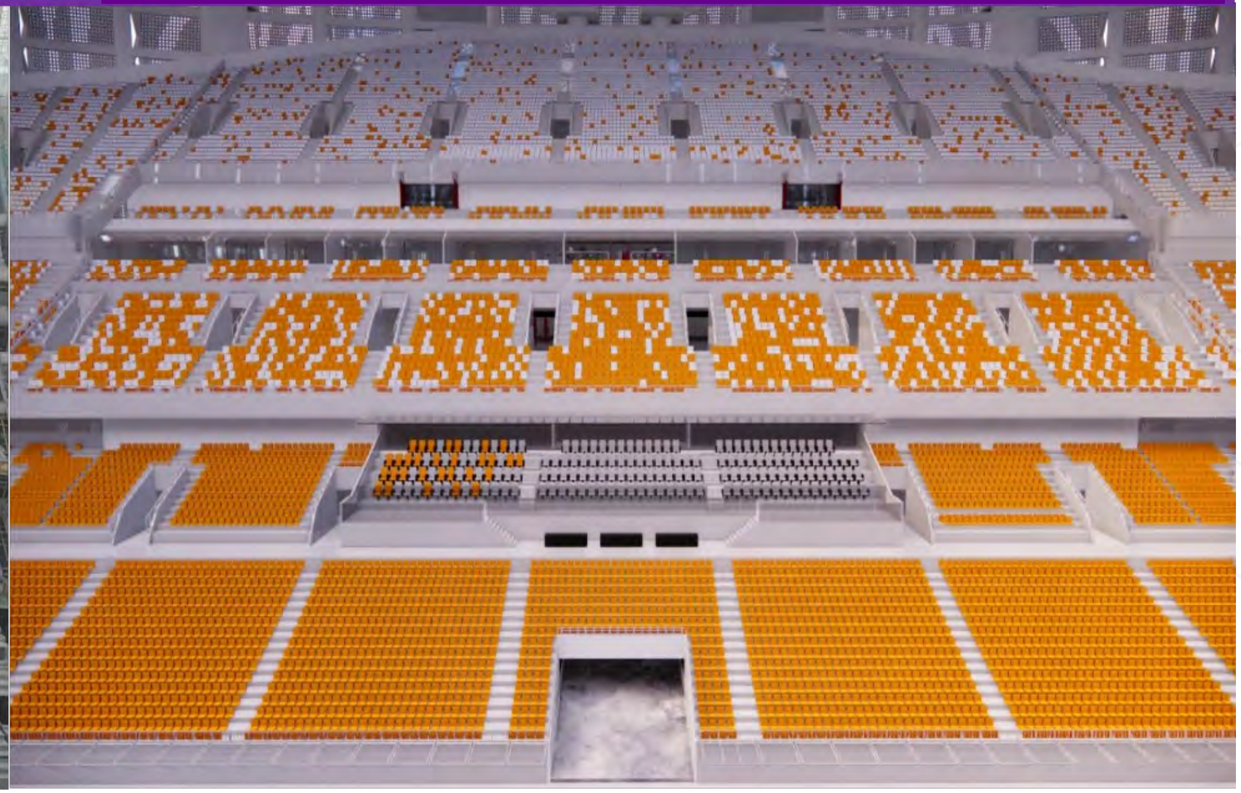


"Total Project Using BIM Technology is Rp.7,3 Trillion"

BIM IMPLEMENTATION

Realization	VS	3D Design





BIM IMPLEMENTATION

Realization	VS	3D Design





BIM IMPLEMENTATION

Realization	VS	3D Design
		

2022 STRATEGY

- WEGE Ready for IKN Projects
- Targeting Hi-Rise, Landed & Modular and Precast Technology
- Concession with Captive Market Strategy
- Selective on Projects that Have Good Financials
- Optimalization BIM, SCM & System
- Maintaining Accounts Receivable Ratio

THANK YOU



ptwikagedungid PT WIKA Gedung www.wikagedung.co.id