PT WIJAYA KARYA (Persero) Tbk.

WIKA Gedung AKHLAK

7 July 2022

Company Update 1Q2022 Result

PT WIJAYA KARYA BANGUNAN GEDUNG Tbk.



Disclaimer

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This presentation may contain forward-looking objectives and statements about WIKA Gedung's financial situation, operating results, business activities and expansion strategy.

These objectives and statement are based on assumptions that are dependent upon significant risk and uncertainty factors that may prove to be inexact. The information is valid only at the time of writing and WIKA Gedung does not assume any obligation to update or revise the objectives on the basis of new information or future or other events, subject to applicable regulations.

Additional information on the factors that could have an impact on WIKA Gedung's financial result is contained in the documents filed by the WIKA Gedung with the Financial Services Authority (OJK), Indonesia Stock Exchange (IDX) and available on the WIKA Gedung's website at www.wikagedung.co.id

Vision, Mission & Value

VISION

to be partner in Creating Space for Better Human Life

AKHLAK

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

Business Transformations

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

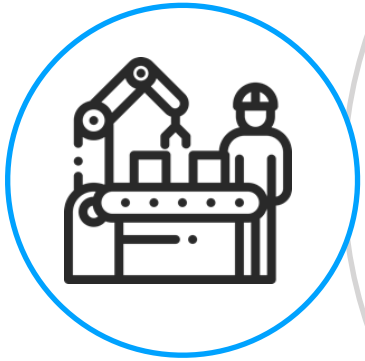
2016
- Consolidating Between DBG and WIKA Gedung

2017
- Public Listed Company

2023
- World Class Space Provider

Business Development

OFF-SITE CONSTRUCTION



- Precast
- Modular

BUILDING CONSTRUCTION

Backward



Forward

CONCESSION



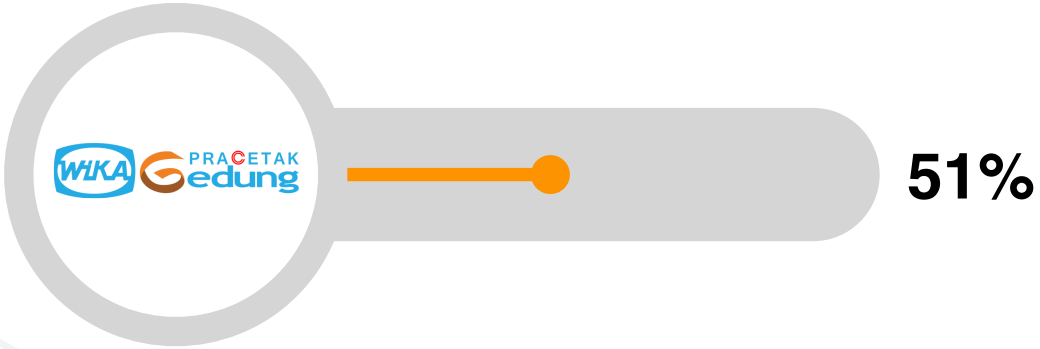
CONCESSION
- PPP Scheme
- Off-Taker Market
- SOE & Government

WIKA Group Differentiation

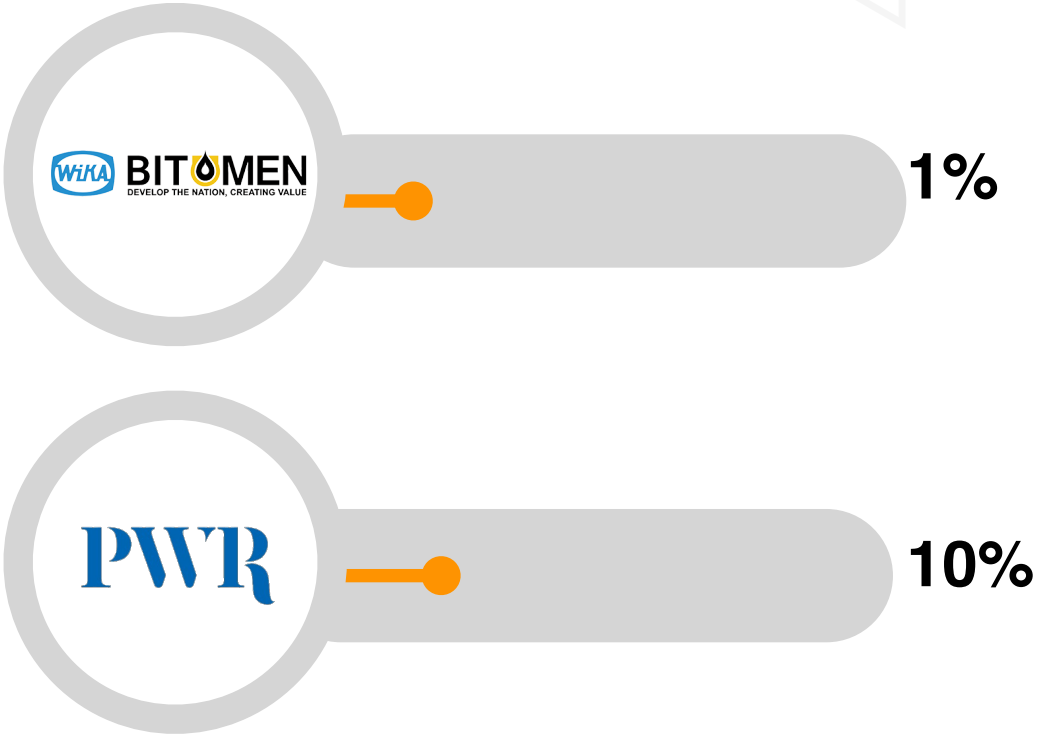
	WIKA	WIKA Gedung	WIKA Realty	WIKA BETON
Business Line and Core Competence	- Infrastructure - EPC - Industrials - General Construction	• **Building Construction** • **Concession** • **Offsite Industry**	• Property/Realty Owner • Property/Realty Developer	Precast producer for infrastructures
Investment 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

Subsidiaries & Associates

Subsidiaries



Associates

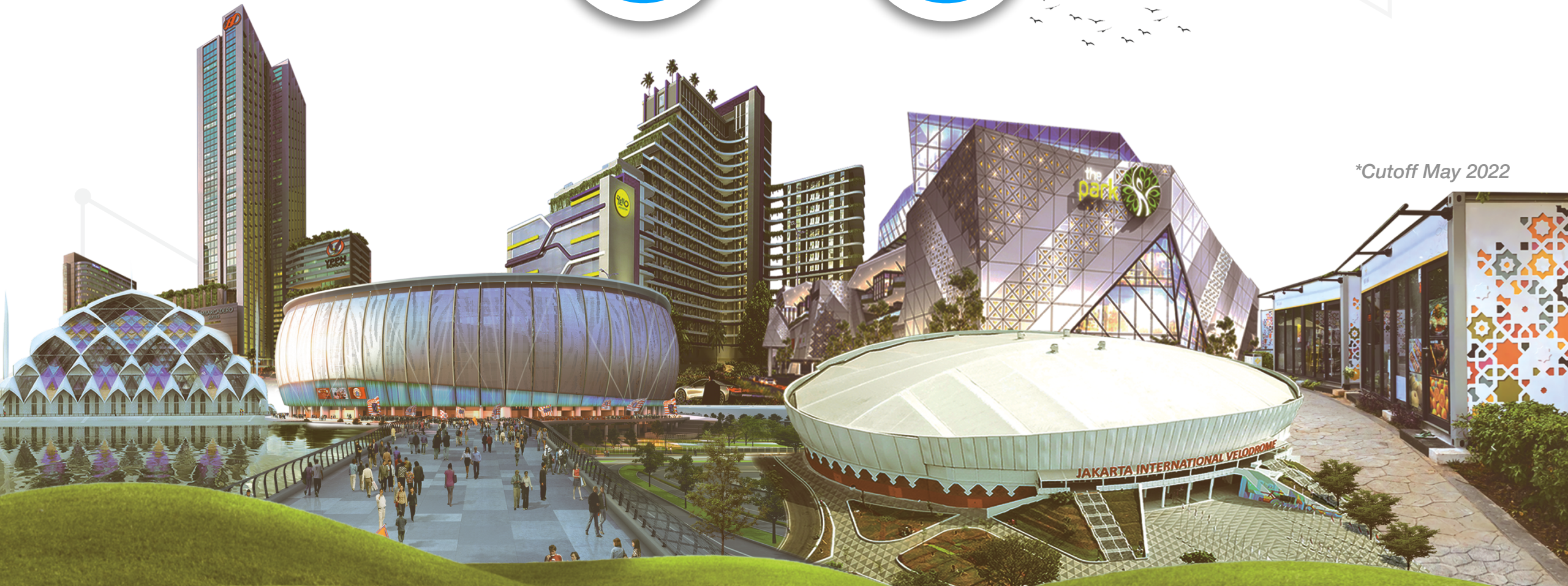


Project Portfolio

Gedung AKHLAK

Contract Value > Rp 45 T

325 Total Projects



*Cutoff May 2022

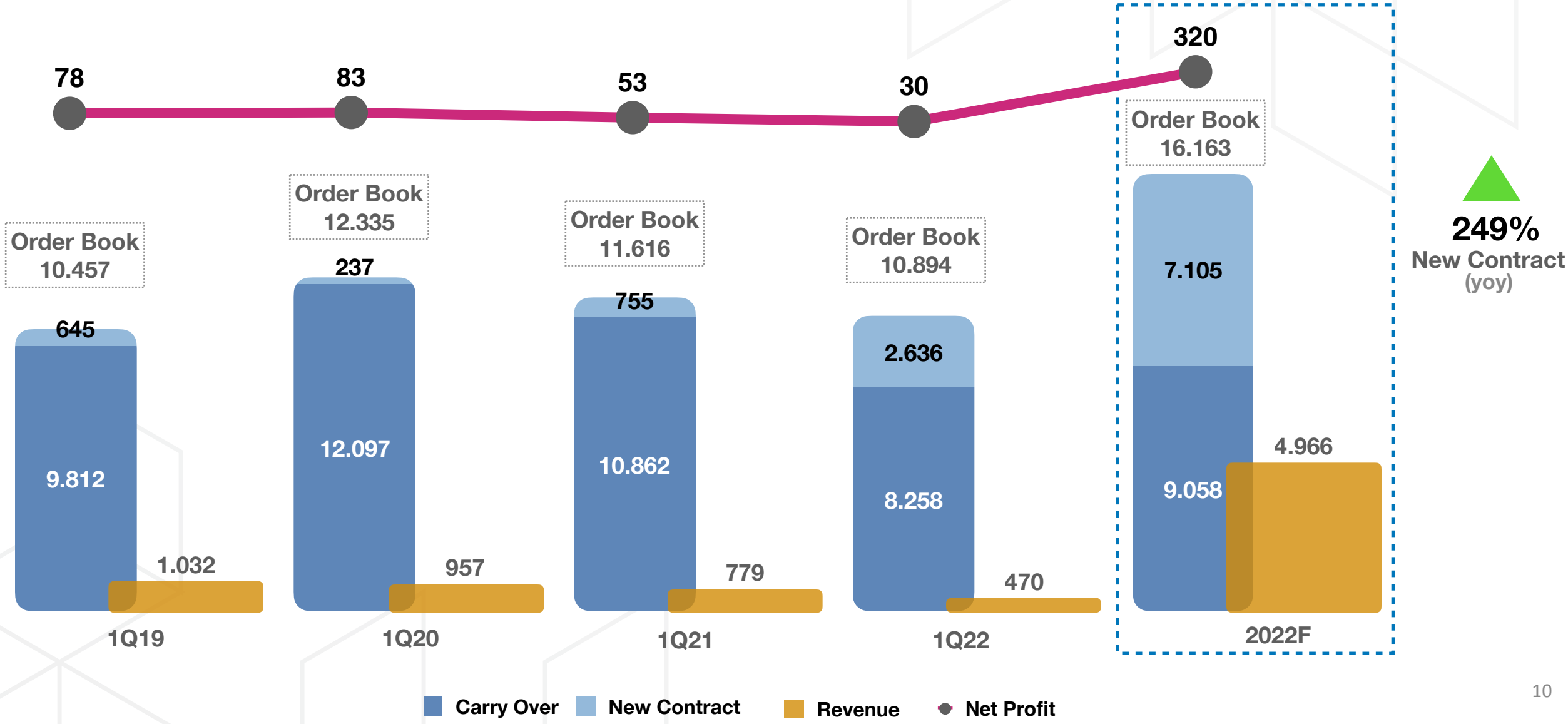
PT WIJAYA KARYA (Persero) Tbk.

FINANCIAL PERFORMANCE 1Q2022



Financial Performance 1Q2022

In Billion Rupiah



249%
New Contract
(yoy)

Performance 1Q2022

Target vs Realization

In Billion Rupiah

Information	1Q2022	2022F	% Target
New Contract	2.636	7.105	37%
Carry Over	8.258	9.058	91%
Order Book	10.894	16.163	67%
Revenue Non JO	**470**	4.966	9%
Revenue Total	663	5.866	11%
Net Profit	30	320	9%

In Rupiah

REVENUE BY SEGMENT



Construction — **396 Billion**



Concession & Property — **11,77 Billion** — 261% (yoy)



Industry — **62,07 Billion** — 1.694% (yoy)

+

470,36 Billion

CASHFLOW 1Q2022

Gedung AKHLAK

In Billion Rupiah

	1Q2022	1Q2021	1Q2020	1Q2019
Cashflow From Operation	(955)	(803)	(458)	(959)
Cashflow From Investment	41	12	(42)	(24)
Cashflow From Finance	33	(30)	(79)	8
Free Cashflow	(914)	(790)	(500)	(983)
Cash Increase/Decrease	(881)	(821)	(579)	(976)
Effect of Foreign Exchange Rate	0,09	0,55	0	0
Beginning Balance	1.468	1.508	1.456	1.766
Ending Balance	587	688	877	790

FINANCIAL RATIO 1Q2022

CR
Current Ratio

1Q22	1,81 x
1Q21	1,58 x
1Q20	1,51 x

Cs.R
Cash Ratio

1Q22	0,27 x
1Q21	0,25 x
1Q20	0,28 x

QR
Quick Ratio

1Q22	1,66 x
1Q21	1,44 x
1Q20	1,40 x

ROE
Return On Equity

1Q22	1,24%
1Q21	2,37%
1Q20	3,71%

ROA
Return On Asset

1Q22	0,55%
1Q21	0,92%
1Q20	1,39%

GPM
Gross Profit Margin

1Q22	6,40%
1Q21	8,47%
1Q20	10,67%

NPM
Net Profit Margin

1Q22	6,37%
1Q21	6,83%
1Q20	8,66%

DER
Debt to Equity Ratio

1Q22	1,26 x
1Q21	1,56 x
1Q20	1,67 x

DAR
Debt to Asset Ratio

1Q22	0,56 x
1Q21	0,61 x
1Q20	0,62 x

NGR
Net Gearing Ratio

1Q22	0,24 x
1Q21	0,22 x
1Q20	0,04 x

PT WIJAYA KARYA (Persero) Tbk.

WIKA Gedung

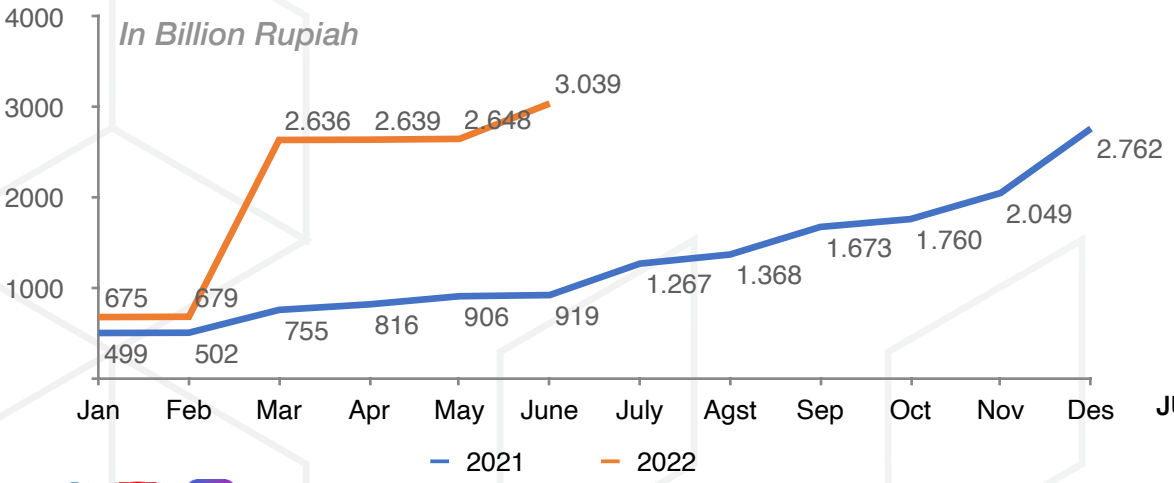
OPERATIONAL PERFORMANCE JUNE 2022



New Contract June 2022

In Million Rupiah

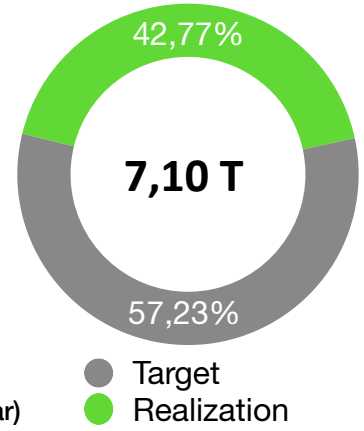
No	Project Name	Value	Owner
1	Kediri Airport	1.817.312	Private
2	PT Bio Farma's Product Development Facility Building	622.015	SOE
3	Revitalisasi Bandara Halim	122.000	SOE
4	RSUD Kalideres	126.000	GOV
5	Renovation of Biofarma Building No.14	40.090	SOE
6	Building 1 & 2 ITB Innovation Park Bandung - Teknopolis	217.073	GOV
7	Al Hidayah Phase-1 Mosque - Bogor	11.127	Private
Modular & Concession		66.467	SOE
WIKA Pracetak Gedung		17.359	Private
		3.039.443	

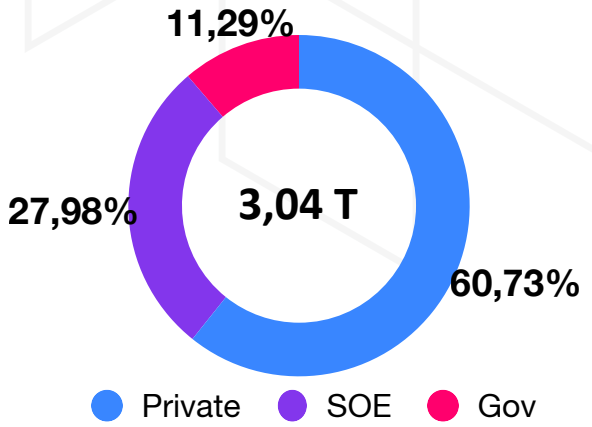


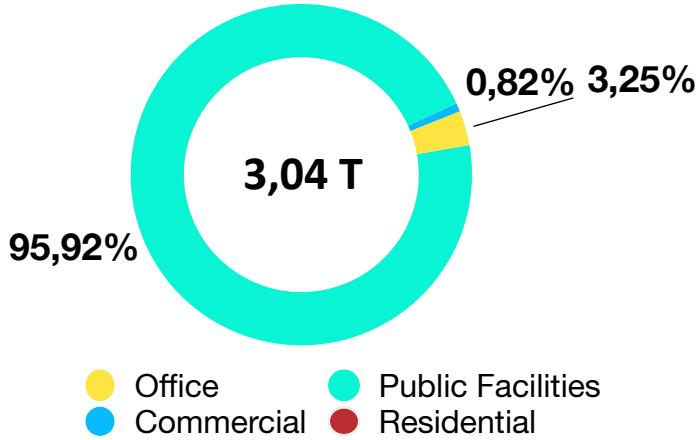


231%

JUNE (Year on Year)







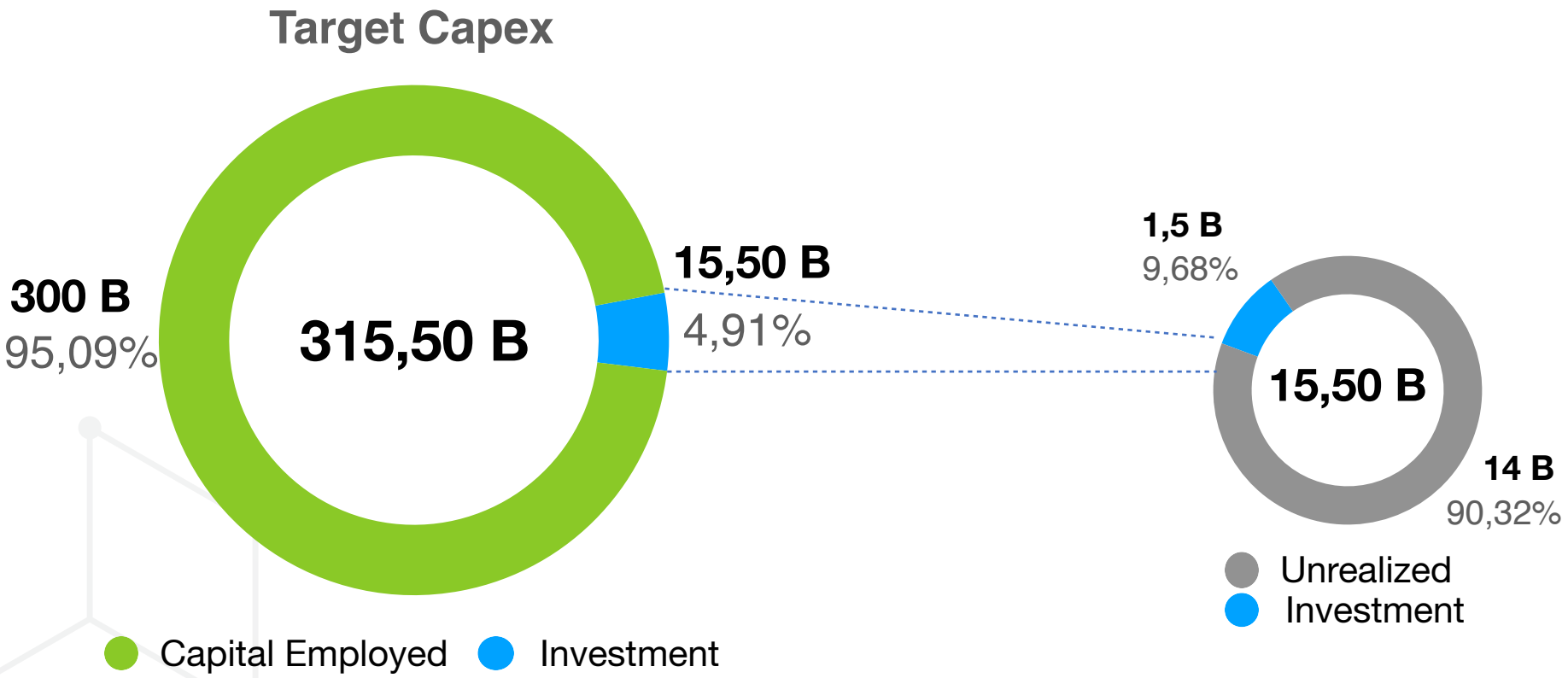
@ptwikagedungID

Company Update
7 July 2022

Capex Realization May 2022

Gedung AKHLAK

In Rupiah



"More than **Rp 9,85 Trillion** and 29 Project using BIM Technology"


bsi.
Kitemark™ Certificate

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

No	Information	Value (Rp Billion)
1	Digital Transformation, ex: BIM	1,5

PT WIJAYA KARYA (Persero) Tbk.

WIKA Gedung

OUR CONCESSION 2022



Concession & Property Project Update

De Braga by Artotel

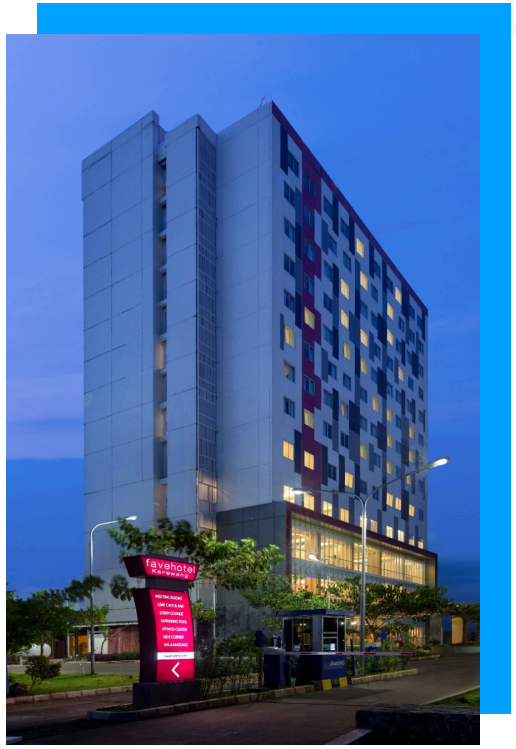


June 22	78%
June 21	31%

78%
Occupancy
June 22

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

Fave Hotel



Location	Jalan Arteri Karawang Barat, Karawang
Property Info	Own by WEGE
Partner	Fave Hotel
Status	Operated

Graha Mantap



Occupancy Rate 91%

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

PT WIJAYA KARYA (Persero) Tbk.

WIKA Gedung

COMPANY PROJECT HIGHLIGHT



Construction

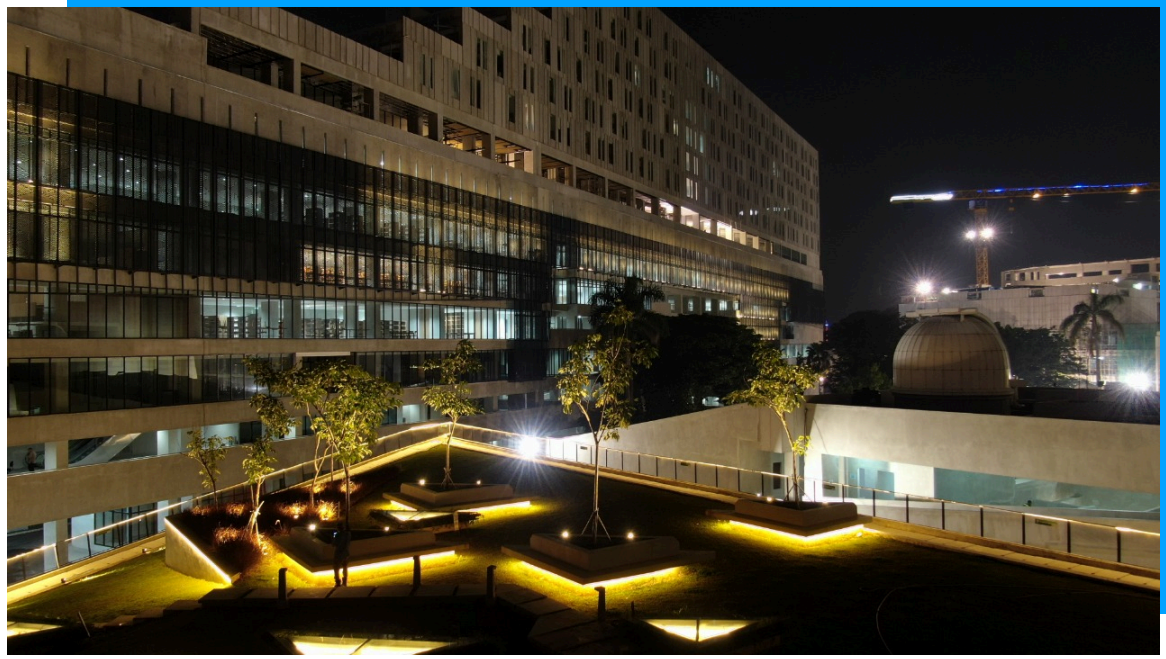
Jakarta International Stadium





Total Contract	4,09 Trillion (WEGE 51%)
Location	Tanjung Priuk, North Jakarta
Owner	PT Jakarta Propertindo
Status	Finished

Taman Ismail Marzuki



Total Contract	493 Billion
Location	Jl. Cikini Raya No.73, Cikini, Menteng
Owner	PT Jakarta Propertindo
Status	Finished

Modular

Pit Building International Circuit of Mandalika



Area
13.924 m2

Module
888

Modular Steel
126

Garage
50

Modular Pit Building	**195 Billion**
Beautifikasi & TV Compound	**33 Billion**

Office Keet Cisumdawu





Office Keet Bali	**1,1 Billion**
Office Keet Labuan Bajo	**1,98 Billion**
Office Keet Karawang	**242 Million**
Office Keet Pondok Aren	**236 Million**
Office Keer Cisumdawu	**4,4 Billion**

PT WIJAYA KARYA BANGUNAN GEDUNG Tbk.
WIKA Tower I
Jl. DI Panjaitan Kav.9, Lt. 8 - 10, Jakarta 13340
www.wikagedung.co.id