PT Wijaya Karya Bangunan Gedung Tbk.

CORPORATE PRESENTATION

June 2024



Vision, Mission & Corporate 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

Core Business

OFF-SITE CONSTRUCTION



- Modular
- Precast

Backward

BUILDING CONSTRUCTION



Forward

CONCESSION



CONCESSION

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

Company Ownership

Shareholders Structure

PT WIJAYA KARYA (Persero) Tbk.	KOKAR WIKA	PUBLIC
69,3%	0,7%	30,0%

Share Outstanding **9.572.000.000**

Subsidiaries

SOLUSI PROKLAMASI	90%

Associates

WIKA Gedung PRACETAK	49%
PWR	10%
WIKA BITUMEN — DEVELOP THE NATION, CREATING VALUE	0,61%

Market Coverage & Operational Area



Operation Area I

- Jabodetabek
- Jawa Barat
- Sumatera

Operation Area II

- Bali
- Jawa Timur
- Nusa Tenggara Timur
- Nusa Tenggara Barat
- Papua
- Sulawesi

Operation Area III

- Jawa Tengah
- Yogyakarta
- Kalimantan

Modular & Concession

- All Across Indonesia

Operational & Financial Performance

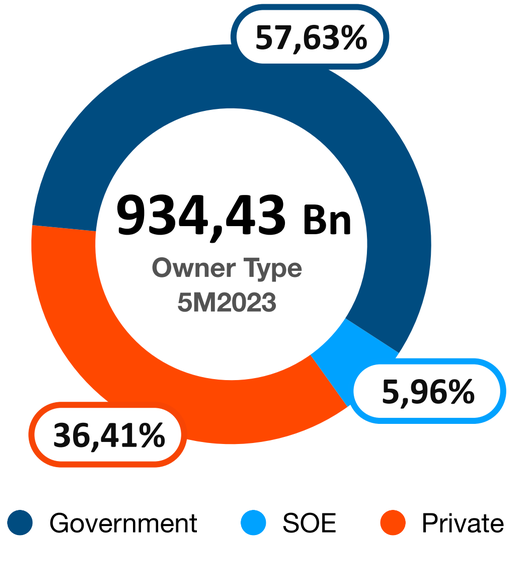
PT Wijaya Karya Bangunan Gedung Tbk

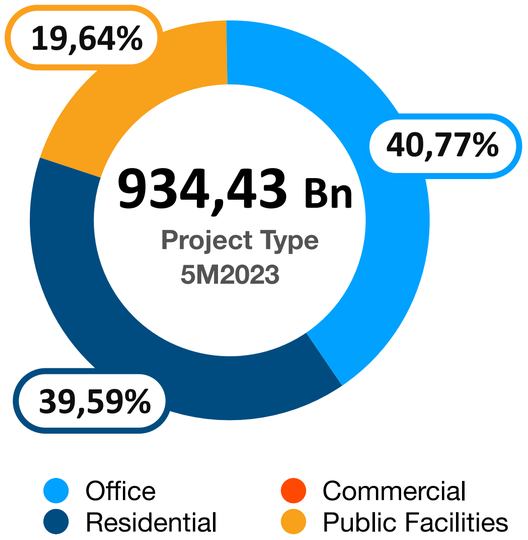


New Contract Achievement

May 2024

No	Project Name	Value (Million)
Construction		**516.888**
1	Pengembangan Sistem Operasional InaTEWS - BMKG	168.557
2	Structure, Architecture & Plumbing (SAP) - Public Facilities	183.500
3	Pembangunan Perluasan Bangunan Gardu Hubung dan Jaringan Listrik - PT Bio Farma (Persero)	55.400
4	Pembangunan Gedung Fasilitas Pendukung TLT Tower 1 - PT Telkom Landmark Tower (JO)	109.431
Modular		**417.541**
1	Berbagai Office Keet dan Hunian Modular	417.541
Total New Contract		**934.429**







May 2024 **117%**

Ri 934,43Bn

Ra 797,00Bn

114% YoY

Ri 934,43Bn 5M24

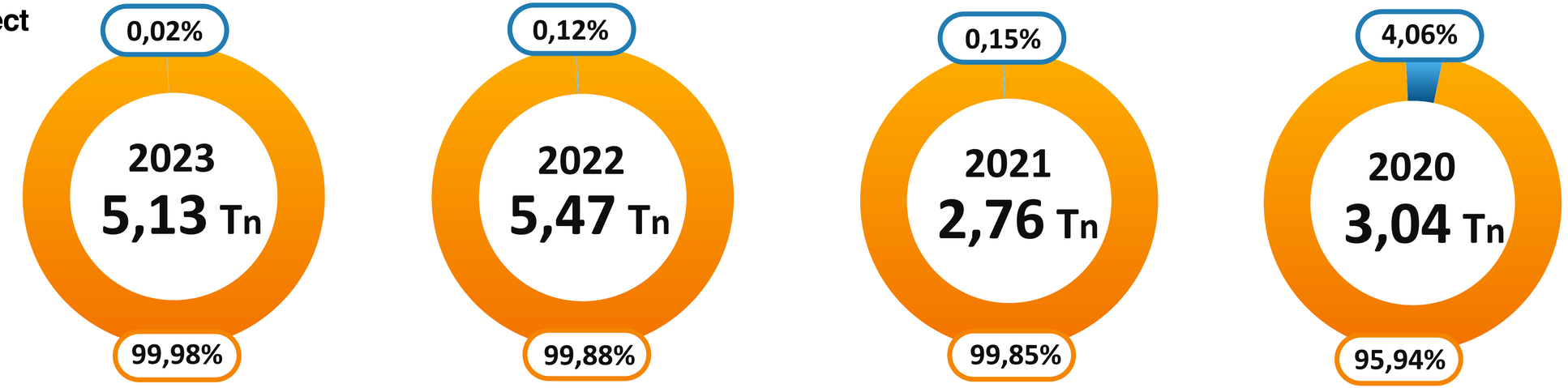
Ri 819,98Bn 5M23

New Contract Achievement

2020 until 2023

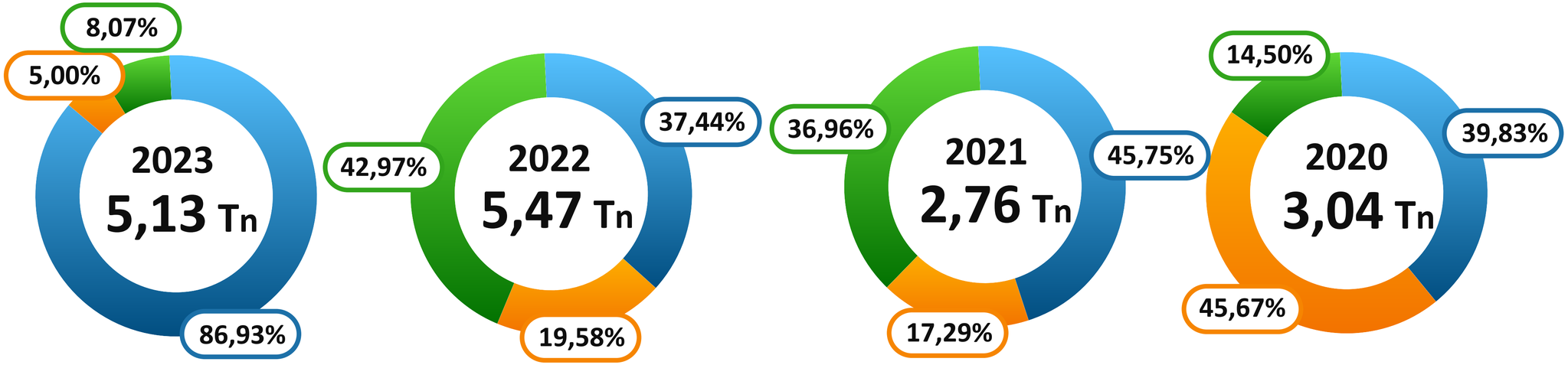
Ekstern/Intern Project

- Intern
- Ekstern



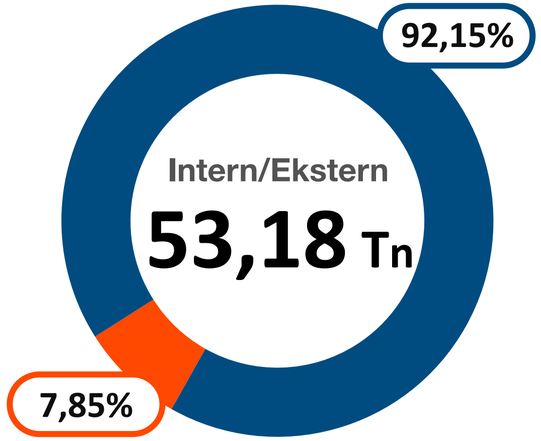
Owner Type

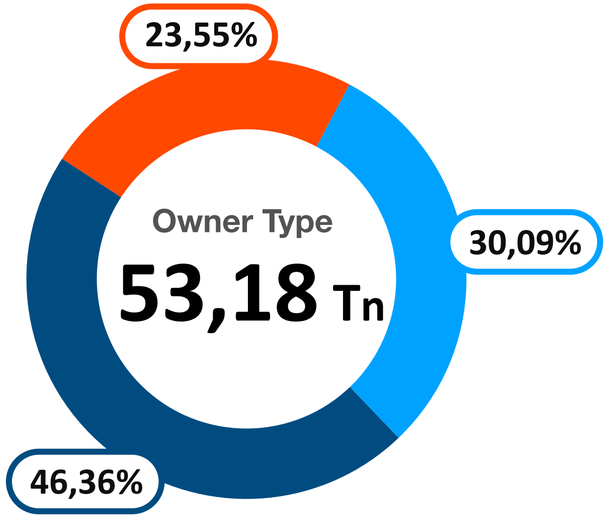
- Government
- SOE
- Private

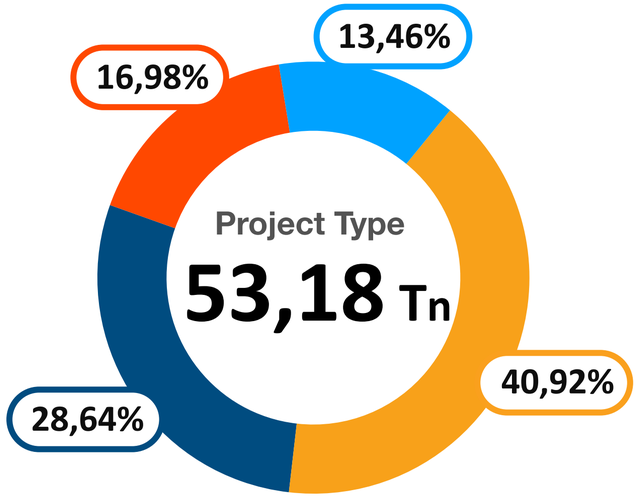


History of Contract Achievement

2008 until 2023







Ekstern Intern

Government SOE Private

Office Commercial
Residential Public Facilities

Past Performance Project

53,18T

Total Contract Value to December 2023

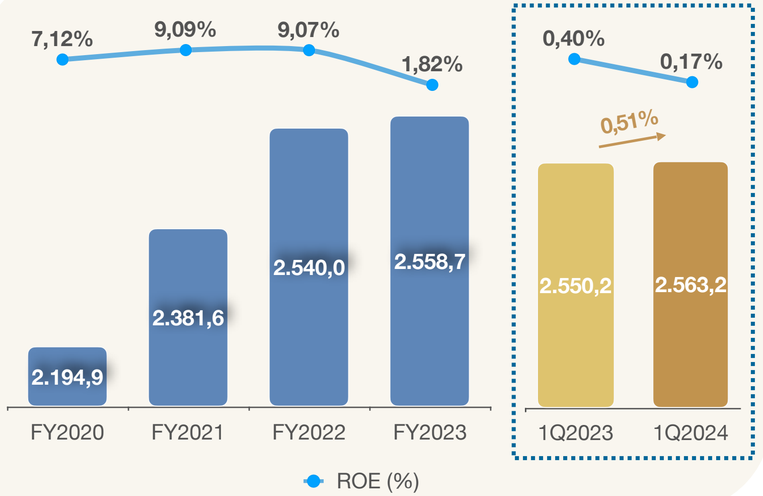
377

Total Project to December 2023

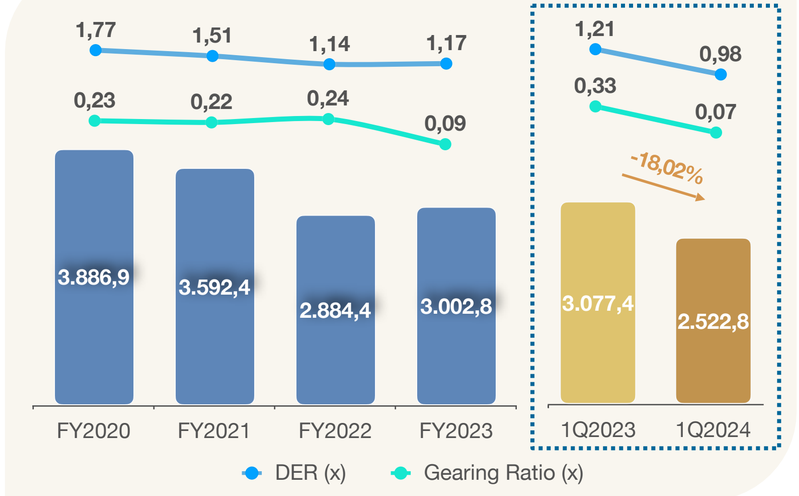
Financial Performance

2020 until 1Q2024

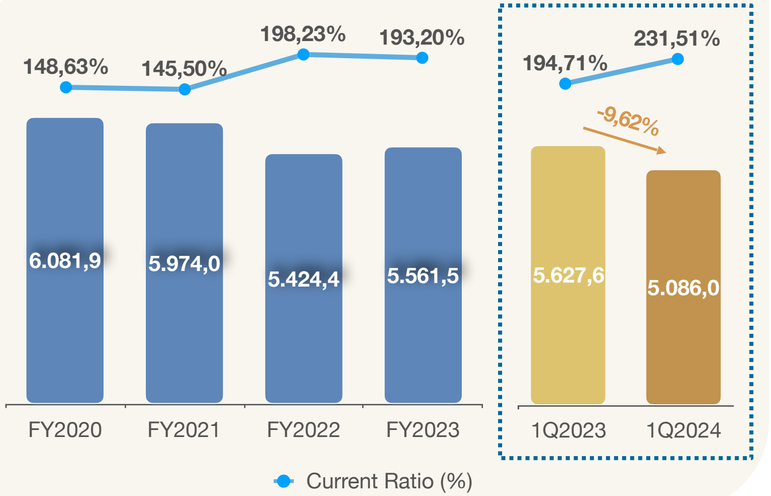
Equity (IDR Bn)



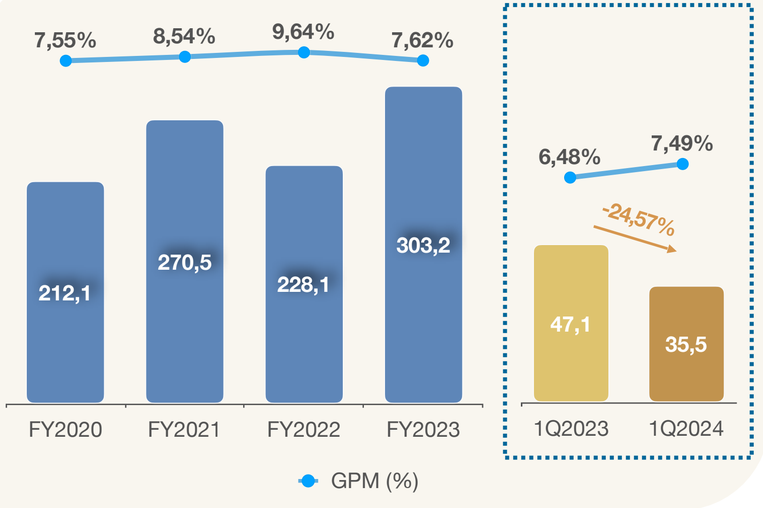
Liabilities (IDR Bn)



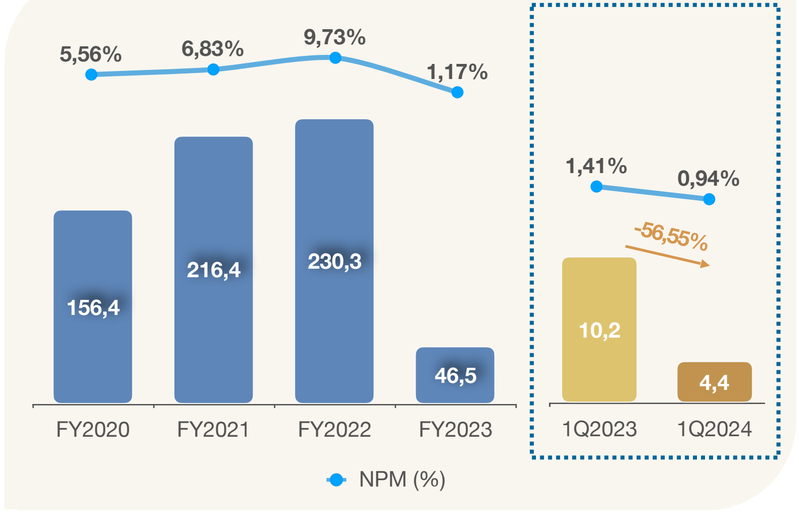
Asset (IDR Bn)



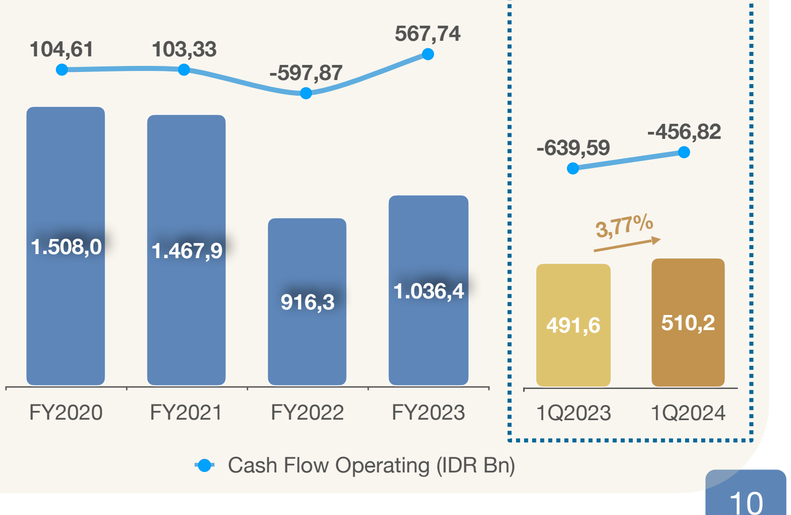
Gross Profit (IDR Bn)



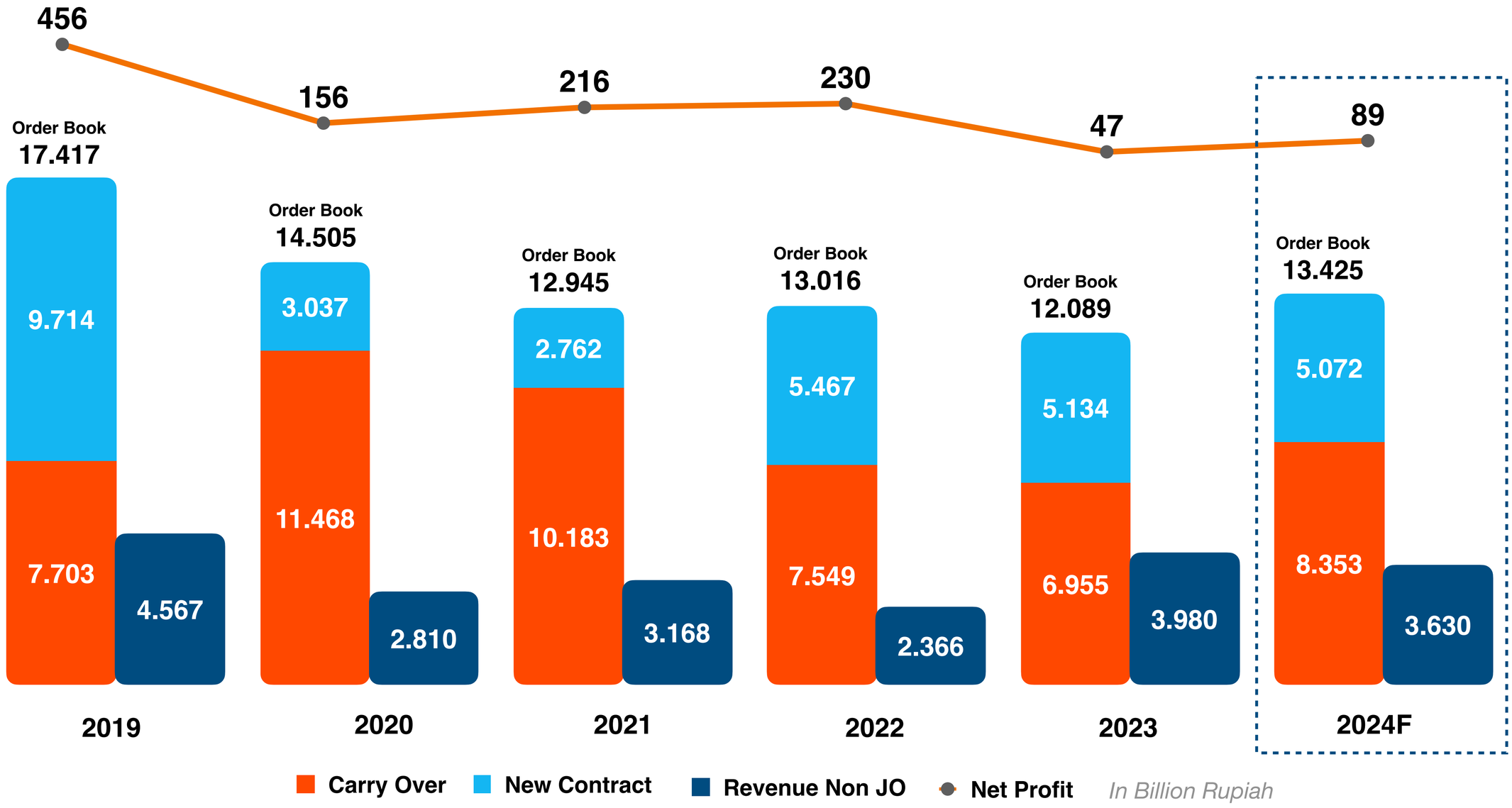
Net Profit (IDR Bn)



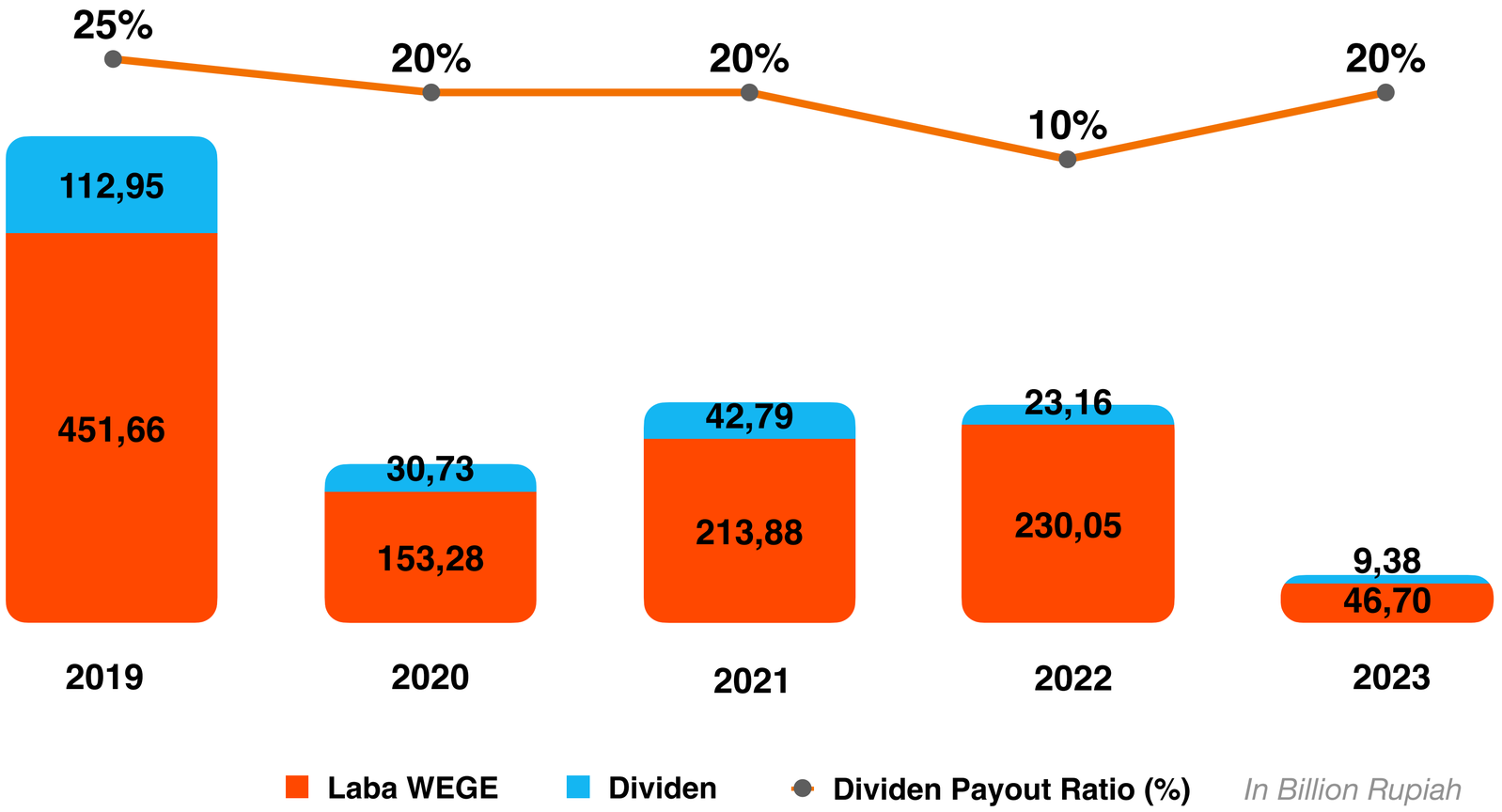
Cash and Cash Equivalent (IDR Bn)



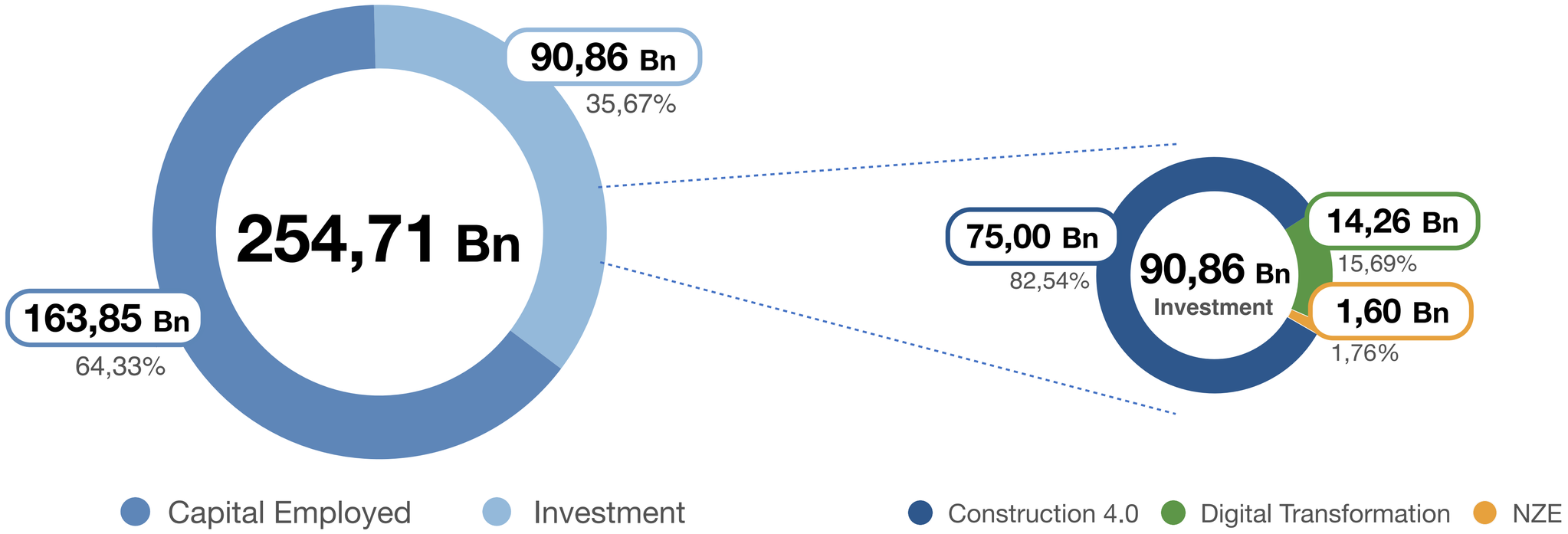
Company Achievement & Target



Company Dividend



2024 Capex Allocation



2024 Strategy

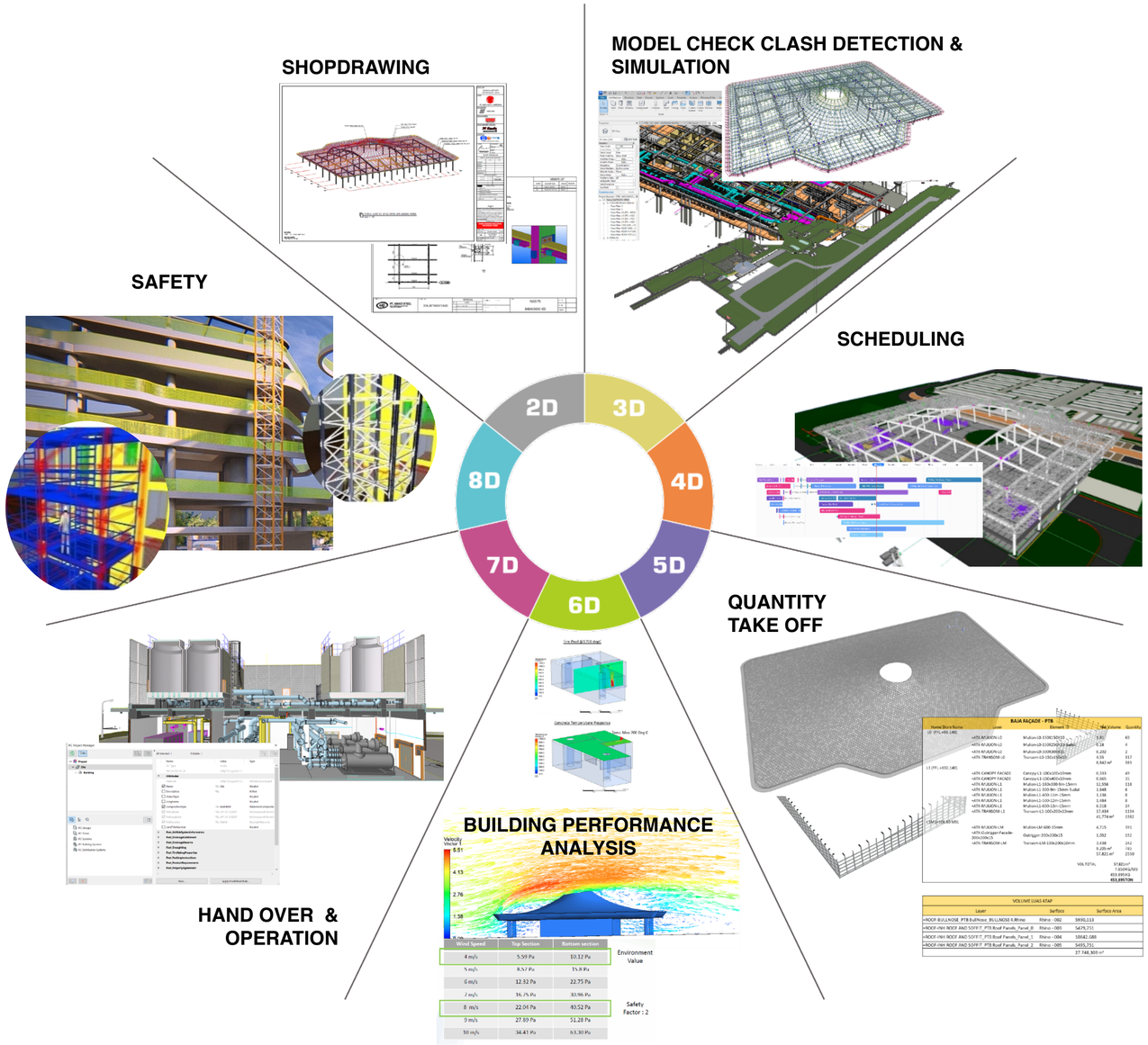
- Selective on Projects that Have Good Financials
- Off-Site Construction Strategies through Modular & Precast Technology
- Concession with Captive Market Strategy
- Maintaining Accounts Receivable Ratio & Cash Flow
- Digital Transformation
- ESG Implementation

Building Information Modeling

PT Wijaya Karya Bangunan Gedung Tbk

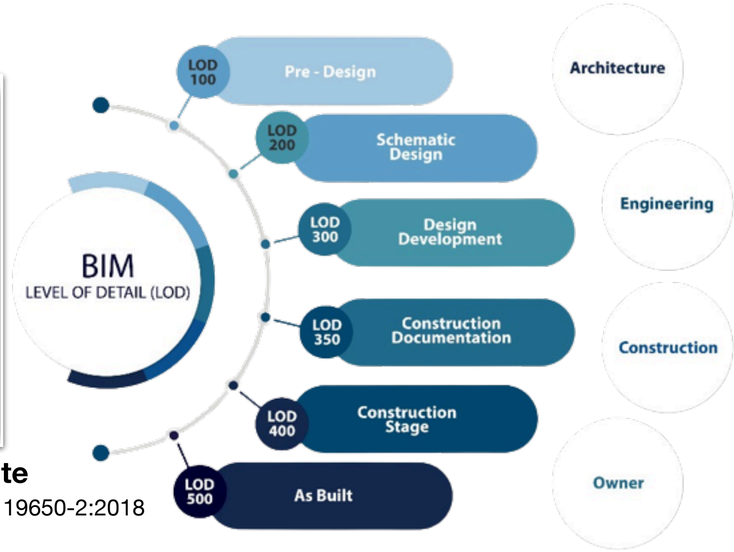


BIM Implementation





Kitemark Certificate
ISO 19650-1:2018 & ISO 19650-2:2018



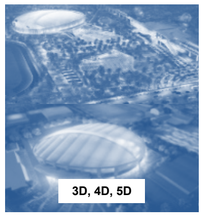
BIM adoption can be carried out from the design, construction, building operational stages and to building demolish.

Implementation level stages in the BIM process where the levels influence collaboration and the resulting output.

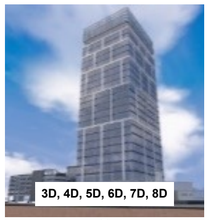


LEVEL OF MATURITY BIM

BIM Project Experience



2016
JAKARTA INTERNATIONAL VELODROME



2017
PELINDO OFFICE TOWER



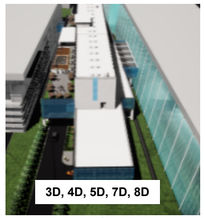
2017
MASJID APUNG JAWA BARAT (tahap I)



2018
GRHA PERTAMINA OFFICE



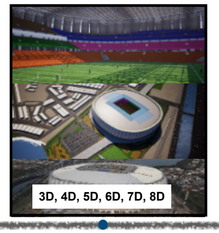
2018
RUSUN LIPI CIBINONG



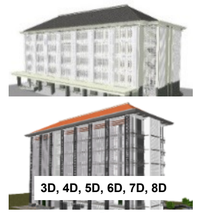
2019
HOTEL DOMESTIK T3 SOEKARNO HATTA



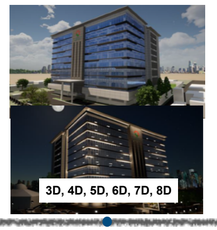
2019
TAMAN ISMAIL MARZUKI



2019
JAKARTA INTERNATIONAL STADIUM



2019
IFFLC, ASLC, AGLC UGM



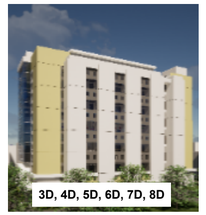
2019
PUSAT INOVASI & PENGEMBANGAN SDM 4.0



2019
GRAHA MANTAP MANDIRI



2022
BANDARA KEDIRI



2022
BIOFARMA 34



2021
PEL. KANKER TERPADU RSUP FATMAWATI



2021
RS MODULAR PERTAMINA TANJUNG DUREN



2021
KYO SOCIETY APARTMENT



2020
BARSA CITY APARTMENT



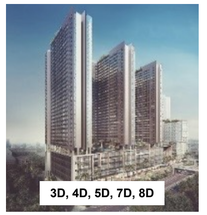
2020
SGLC & ERIC UGM



2020
BANK INDONESIA PALANGKARAYA



2020
UIN - BANTEN



2019
COLLINS BOULEVARD



2019
PASAR PARIAMAN



2022
RSUD KALIDERES



2022
ITB INNOVATION PARK (IIP) ITB



2022
POLTEK ILMU PELAYARAN MAKASSAR



2022
BI MILENIAL FUNCTION HALL



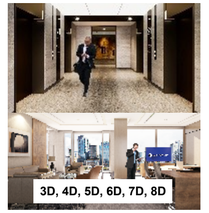
2022
KEMENKOMARVES 1 (IKN)



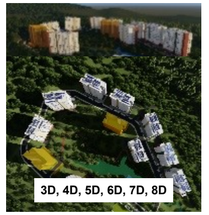
2023
STMKG (BMKG)



2023
SKYHOUSE ALAM SUTERA



2023
MODERN OFFICE BANK INDONESIA



2023
RUSUN PASPAMPRES (IKN)



2023
RUMAH DINAS & FASILITAS SOSIAL BI MANOKWARI



2023
GEDUNG LABTEK XV ITB

>IDR. 15 Trillion
Total Contract Value until 2023

>50
Total Project

PROJECT USING BIM

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

Modular

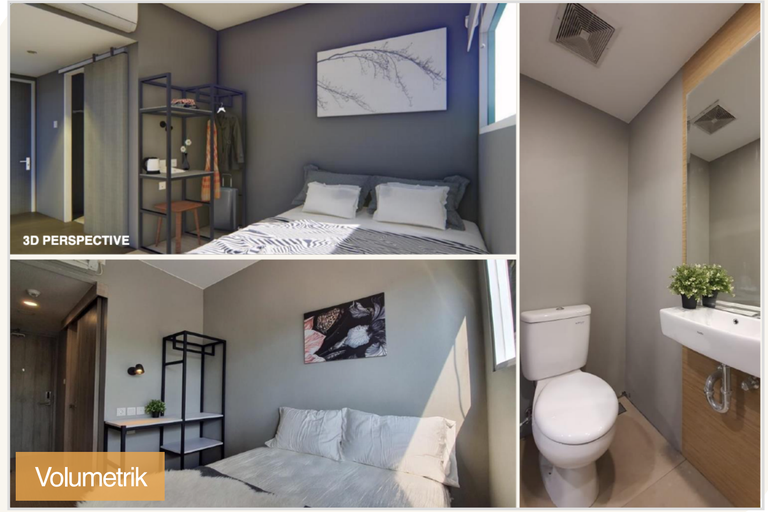
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Modular Types & Process





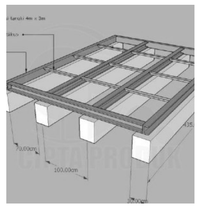


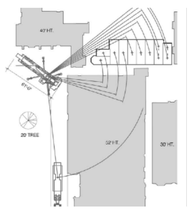
Modular Process

Prefab → **Delivery** → **Fondation** → **Site Management** → **Assemble**











Modular Types Differentiation

	MOLI (Modular Lite)	WG Flatpack	Volumetrik
Mainframe	Steel SS400	Steel SS400	Steel SS400
Wall	Sandwich panel	Sandwich panel	GRC Sandwich panel
Decoration	-	-	✓
Floor	1 floor	4 floor	10 - 12 floor
Dimension (p x l x t)	6,00 x 3,00 x 3,00 m	5,24 x 2,62 x 3,00 m	9,60 x 3,00 x 3,00 m
Area/Module	18,00 m2	13,72 m2	28,2 m2
Weight/Module	± 900 kg	± 1,5 ton	± 7 ton
Load Capacity	200 kg/m2	200 kg/m2	245 kg/m2
Installation	Ability to instal without heavy equipment	Required heavy equipment (mobile crane)	Required heavy equipment (mobile crane)

Modular Advantage

MODULAR

Green Building with Green Construction



Offsite Construction

- Minimize waste & leftover materials
- Minimize noise & air pollution
- Safety increases
- Clean work area



Energy Efficiency

- Fast construction time
- Less heavy equipment, lower energy
- Reduce greenhouse gas emissions 17-30%



Reuse

- Can be moved and reused

Project Highlight

MODULAR

Construction Workers Housing IKN





Contract	346 Billion
Location	Penajem Paser Utara
Owner	PUPR
Time	120 Days
Status	Building Finished

Tower
12

Number of Floors
4 (Stacking)

Module
1.632

Total Bed
9.120

Project Highlight

MODULAR

Jakarta International E-Prix Circuit (JIEC)





Contract	4.03 Billion
Location	Ancol, Jakarta
Owner	PT Creative Event Entertainment
Time	20 Days
Status	Building Finished

Area Modular
Premiere, Royal, Deluxe, Paddock, Boss Emotion

Modular
16

Project Highlight

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 Halim Modular



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 Keet Cisumdawu	4,4 Billion
Manyar Smelter Destination Plan Project	1,84 Billion
Office Keet Cisadane	115 Million
Office Keet Jembatan & Jalan Kalteng	347 Milion
Office Keet Sec Post Harbour	166 Million

WEGE Contribution
During the COVID-19 Pandemic

	Project	Contract Value (Million Rupiah)	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	RSGM Kampus Bukit - Udayana	15.031	2021
7	Pekerjaan Interior RSU PT. Bhakti Mandala Husada (JO)	5.802	2021
8	Gedung Pelayanan Kanker Terpadu RSUP Fatmawati	45.4	2021
9	Alih Fungsi RSPJ menjadi RS Khusus Covid 19	60.155	2020
10	Tanggap Darurat Covid 19 RSPP Extension di Simprug	178.182	2020
11	Renovasi Ruangan RSPTI - RS Unair Surabaya	14.064	2020
12	Rumah Sakit Penanggulangan Covid-19 di Pulau Galang, Kota Batam	113.306	2020
13	RS Corona Lamongan	42.764	2020
14	Renovasi Gedung Kiara RSCM Jakarta	9.727	2020
15	Renovasi & Pembangunan Ruang Rawat Isolasi Khusus Pasien Covid-19	4.855	2020
16	RSU PT. Bhakti Mandala Husada (BRI Medika) - JO	41.07	2020
17	RS Rivai	7.212	2020
18	RS Pendidikan UIN Alauddin Makassar	121.792	2020
		1.003.233	



WEGE Build 18 Hospital Projects,
with total Contract Value reaching 1trillion


WIKA Gedung
AKHLAK
Gedung
MODULAR
SR·250 Limited
4WD
Modular Volumetric

Concession & Investment

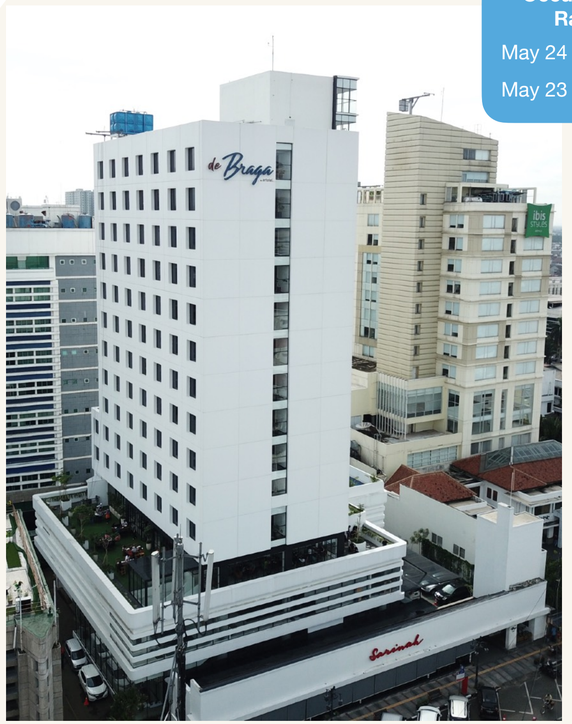
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Concession & Investment

De Braga by Artotel

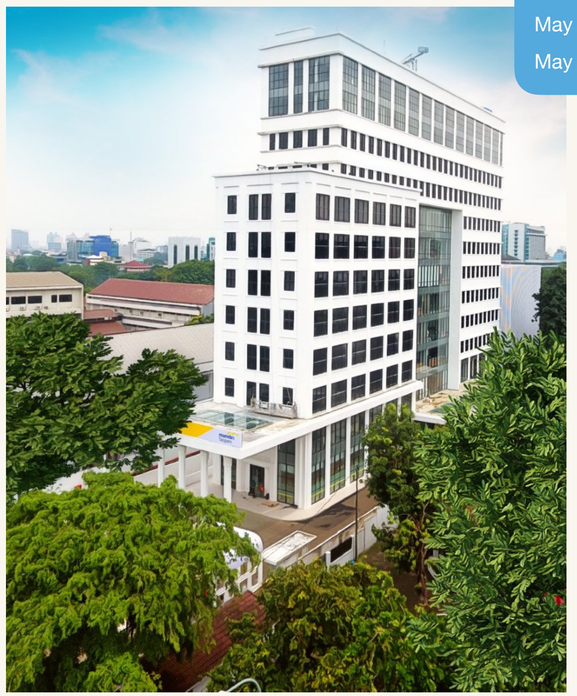
Occupancy Rate
May 24 88.2%
May 23 79.2%



Location	:	Jl. Braga No.10, Braga Bandung
Scheme	:	BOT 25 Years
Partner	:	PT Sarinah
Status	:	Operated since August 2018

Graha Mantap

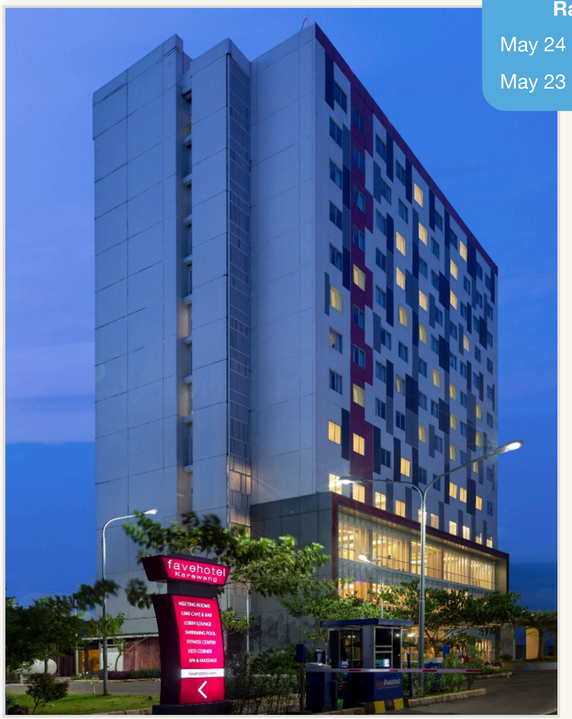
Occupancy Rate
May 24 100%
May 23 90.8%



Location	:	Jl. Proklamasi No.31, Menteng, Jakarta Pusat
Scheme	:	BOT 30 Years
Partner	:	Bank Mandiri Taspen
Status	:	Operated since April 2019

Fave Hotel

Occupancy Rate
May 24 50.7%
May 23 72.5%



Location	:	Jl. Arteri, Karawang Barat
Property Info	:	Own by WEGE
Partner	:	Fave Hotel
Status	:	Operated since Feb 2020

Project Highlight

PT Wijaya Karya Bangunan Gedung Tbk



Project Highlight

Office Project

Kemenkomarves 1 IKN Project





Contract	671.83 Billion
Location	Sepaku, Penajem Paser Utara, East Kalimantan
Owner	PUPR
Time	660 Days
Status	On Progress (82%)
Target	October, 2024

Land Area
24.274 m2

8 Floors

Smart Building System,
BIM Implementation

Project Highlight

Residential Project

Paspampres Flats IKN Project





Contract	1.63 Trillion
Location	KIPP-IKN, Sepaku, Penajem Paser Utara, East Kalimantan
Owner	PUPR
Time	463 Days
Status	On Progress (54,32%)
Target	November, 2024

Land Area
15.01 Ha

Tower Area
104.994 m2

12 Floors

BIM Implementation

9 Towers

Project Highlight

Office Project

PUPR Wing 1 IKN Project





Contract	640.03 Billion
Location	Sepaku, Penajem Paser Utara, East Kalimantan
Owner	PUPR
Time	360 Days
Status	On Progress (10%)
Target	March, 2025

Project Highlight
Public Facilities Project

Dhoho International Airport





Contract	1.79 Trillion
Location	Kediri, East Java
Owner	PT Surya Dhoho Investama
Status	Building Finished

Total Area
300 ha

Target Passenger
1.5 - 2.5 B per year

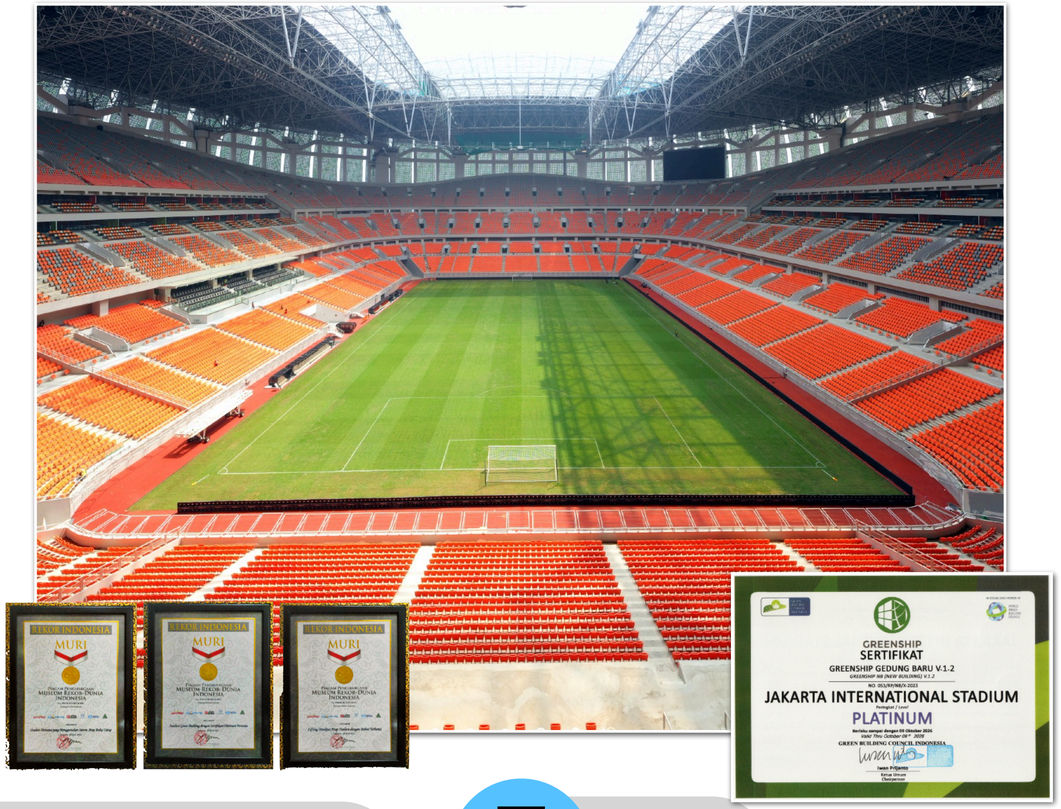
BIM Implementation

Project Highlight

Public Facilities Project

Jakarta International Stadium





Contract	1.89 Trillion (WEGE)
Location	Tanjung Priok, Jakarta
Owner	PT Jakarta Propertindo
Status	Building Finished

Spectators Capacity
82,000

Award
3 MURI

BIM Implementation

Project Highlight
Commercial Project

Hotel Pullman & Resort Mandalika





Contract	201 Billion
Location	Mandalika, Lombok
Owner	ITDC
Status	Building Finished

The Best Hotel & Resort with Beautiful Scenery in Lombok

Room's
257 rooms, suites and villas

Project Highlight

Public Facilities Project

KCIC Station Halim





Contract	443 Billion
Location	Halim, East Jakarta
Owner	HSRCC
Status	Building Finished

Total Area
41,447 m2

Construction Time
455 Days

BIM Implementation

WIKA Gedung AKHLAK

THANK YOU

Creating Space for Better Human Life

