# CORPORATE PRESENTATION

## PT Wijaya Karya Bangunan Gedung Tbk

Q1/2025



# Disclaimer

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

***By attending the meeting where this presentation is made, or by reading the presentation materials, you agree to be bound by the following limitations.***

Corporate Presentation

# Company Overview




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# Vision, Mission, **Core Value**

## Vision

To be a trusted partner in creating an innovative and sustainable construction ecosystem

## Core Value

**AKHLAK**

**Trust, Competent, Harmonious**
**Loyal, Adaptive, Collaborative**

## Mission

- Strengthening trust and transparency
- Prioritizing solutions for customers
- Integrating technology for innovation
- Creating a collaborative ecosystem with strategic partners
- Sustainability-oriented as the core operating process

## Board of Commissioner



**TAUFAN GESTORO**

Independent Commissioner



**JOSEPH PRAJOGO**

Independent Commissioner serving as acting President Commissioner



**SULI FATIMAH**

Commissioner



**DANIS HIDAYAT SUMADILAGA**

Commissioner

## Board of Director



**BAGUS TRI SETYANA**

Director of Operation I



**DWI PURNOMO**

Director of Operation II



**HADIAN PRAMUDITA**

President Director



**HARTANTO KARTI RAHARJO**

Director of Finance, HC and Risk Management



**TOMO DWI HASPUTRO**

Director of QHSE and Marketing

# Core Business & Milestones




**2008**
- WEGE was established as a subsidiary of WIKA based on Deed No. 43 dated October 24, 2008

**2012**
- Focus on company profitability

**2014**
- Diversification SBU Property

**2016**
- Consolidating Between DBG and WEGE

**2017**
- Public Listed Company (IPO) on November 30,2017

**2018**
- New Modular Business

# Market Coverage

WEGE has experience in different types of building construction

**55,90 T**
total contract value as of December 2024

**410**
total projects as of December 2024



| Project Type | Residential 40,19% | Office 17,62% | Public Facilities 29,38% | Commercial 12,81% |
|---|---|---|---|---|

| Owner Type | Private 44,89% | Government 25,41% | SOE 29,70% |
|---|---|---|---|

| Ekstern/ Intern | Ekstern 92,53% | Intern 7,47% |
|---|---|---|

*from the company's establishment in October 2008 until December 2024*

Corporate Presentation

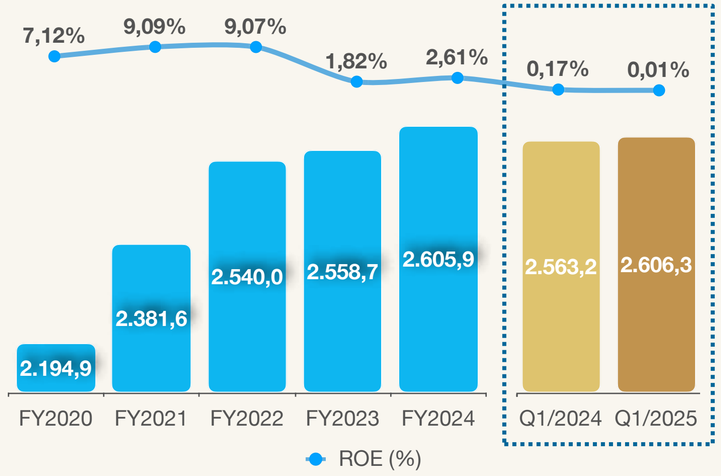
# Financial Update



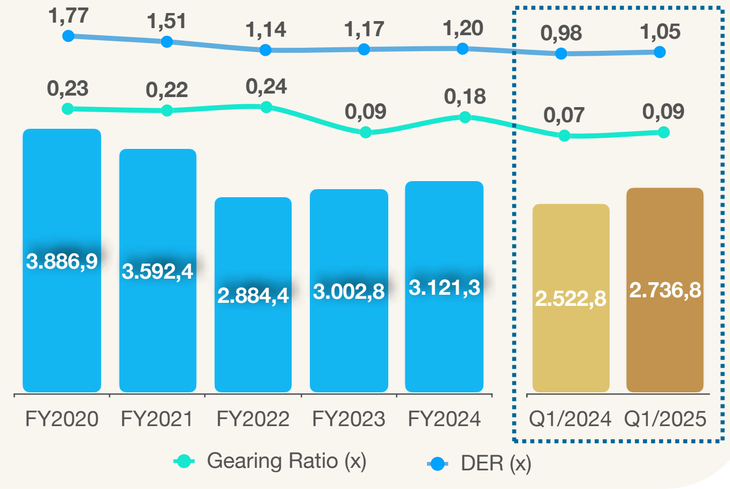

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# Financial Performance

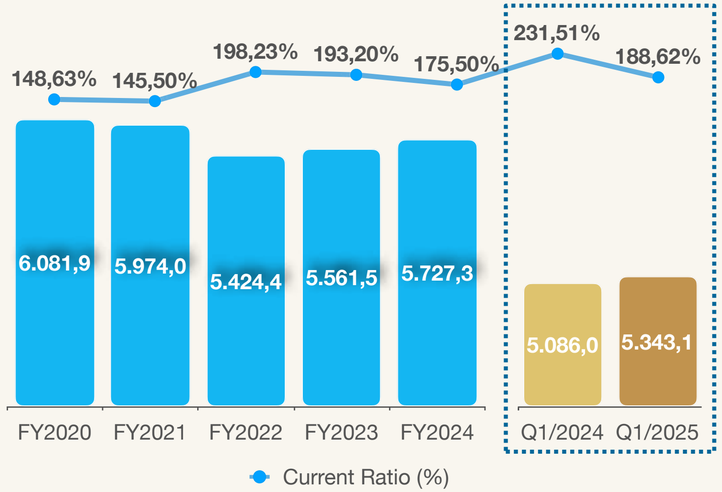
## Equity (IDR Bn)



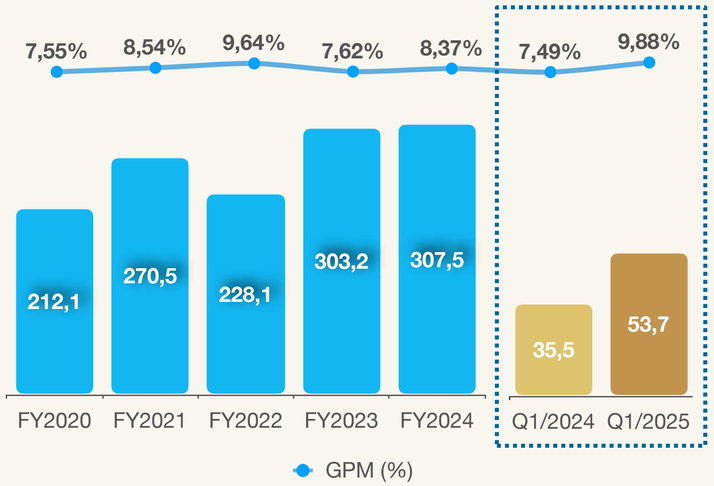

## Liabilities (IDR Bn)



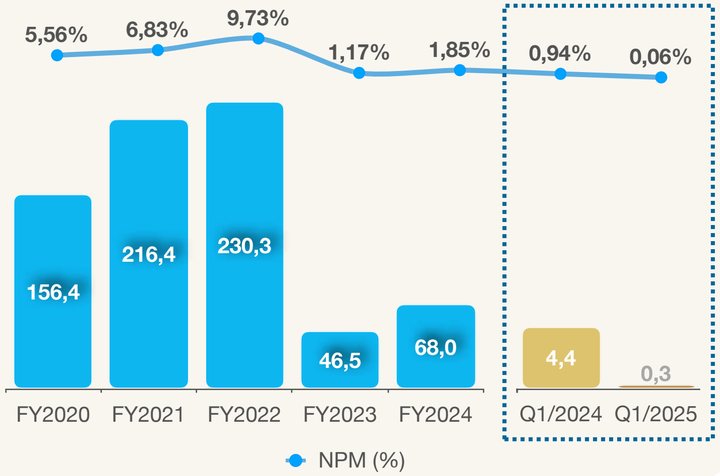

## Asset (IDR Bn)



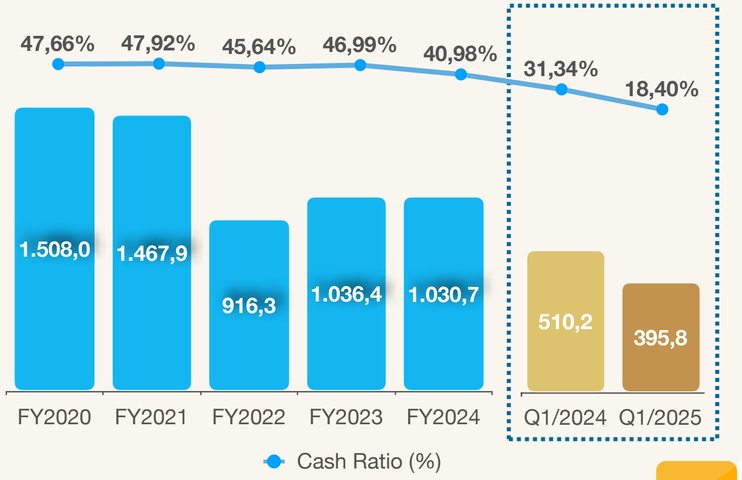

## Gross Profit (IDR Bn)




## Net Profit (IDR Bn)

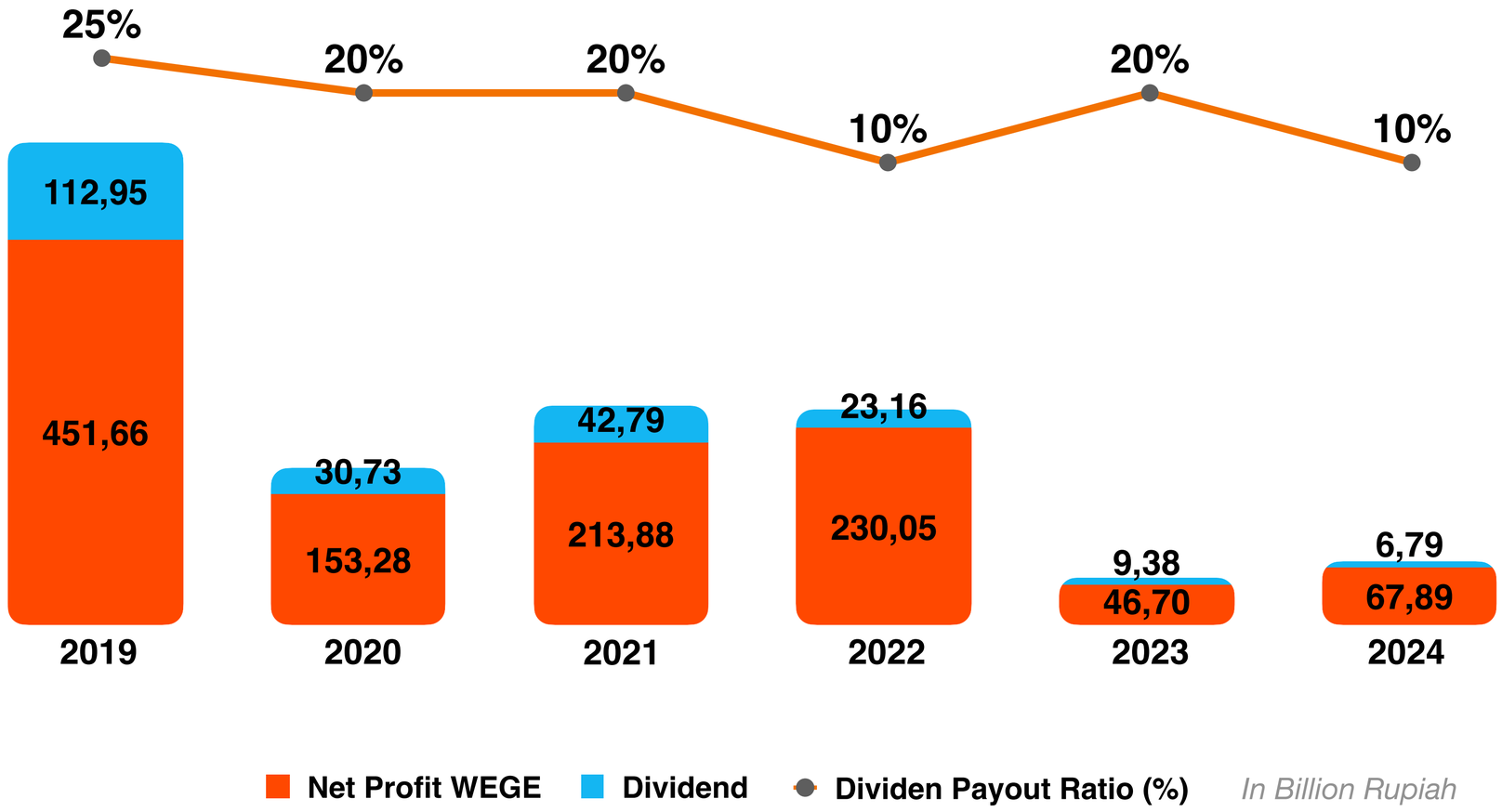



## Cash and Cash Equivalent (IDR Bn)



# Company Dividend : Delivering Value to Shareholders

The Company is committed to distributing dividends annually to its shareholders, despite facing the dynamic challenges of the construction industry



Corporate Presentation

# Project Portfolio




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# Project Portfolio

A variety of projects carried out by WEGE



## Kemenkomarves 1 IKN

IDR **672** Billion

Ministry award

- Status : **Building Finished**
- Located in **East Kalimantan**
- Owner of **PUPR**
- Project target : **December 2024**

The project was obtained in 2022, construction of 8 floors, implementing BIM and Smart Building Systems



## Paspampres Flats IKN

IDR **1,63** Trillion

3 MURI records + Ministry award

- Status : **Building Finished**
- Located in **East Kalimantan**
- Owner of **PUPR**
- Project target : **April 2025**

The project was obtained in 2023, construction of 9 towers, each with 12 floors, implementing BIM



## TNI Modular Housing IKN

IDR **125** Billion

2 MURI records

- Status : **Building Finished**
- Located in **East Kalimantan**
- Owner of **PUPR**
- Project target : **December 2024**

The project was obtained in 2024, construction of 4 towers, each with 4 floors, and a mosque

# Project Portfolio

A variety of projects carried out by WEGE



## Venue PON XXI Aceh

IDR **266** Billion

1 MURI records

- Status : **Building Finished**
- Located in **Aceh**
- Owner of **PUPR**

The project was obtained in 2023, construction of 12 venues, implementing BIM



## Dhoho International Airport Kediri

IDR **1,79** Trillion

- Status : **Building Finished**
- Located in **Kediri, East Java**
- Owner of **PT Surya Dhoho Investama**

Total area : 300 ha, implementing BIM



## Jakarta International Stadium

IDR **1,89** Trillion

3 MURI records

- Status : **Building Finished**
- Located in **Tanjung Priok, Jakarta**
- Owner of **PT Jakarta Propertindo**

Spectators Capasity : 82.000, Achievements : 3 MURI, Greenship JIS : Platinum, implementing BIM

# Project Portfolio

The concession business is a forward strategy that generates recurring income to support WEGE's revenue stream




## De Braga by Artotel

**Occupancy Rate**
Dec 24 **90.9%**
Dec 23 **88.6%**

- Located in **Braga No. 10, Braga Bandung**
- Scheme : **BOT 25 Years**
- Partner : **PT Sarinah**
- Operated since **August 2018**



## Graha Mantap

**Occupancy Rate**
Dec 24 **100%**
Dec 23 **100%**

- Located in **Menteng, Jakarta**
- Scheme : **BOT 30 Years**
- Partner : **Bank Mandiri Taspen**
- Operated since **April 2019**




## Fave Hotel

**Occupancy Rate**
Dec 24 **66.1%**
Dec 23 **64.0%**

- Located in **Arteri, West Karawang**
- Property : **Own by WEGE**
- Partner : **Fave Hotel**
- Operated since **February 2020**

Corporate Presentation

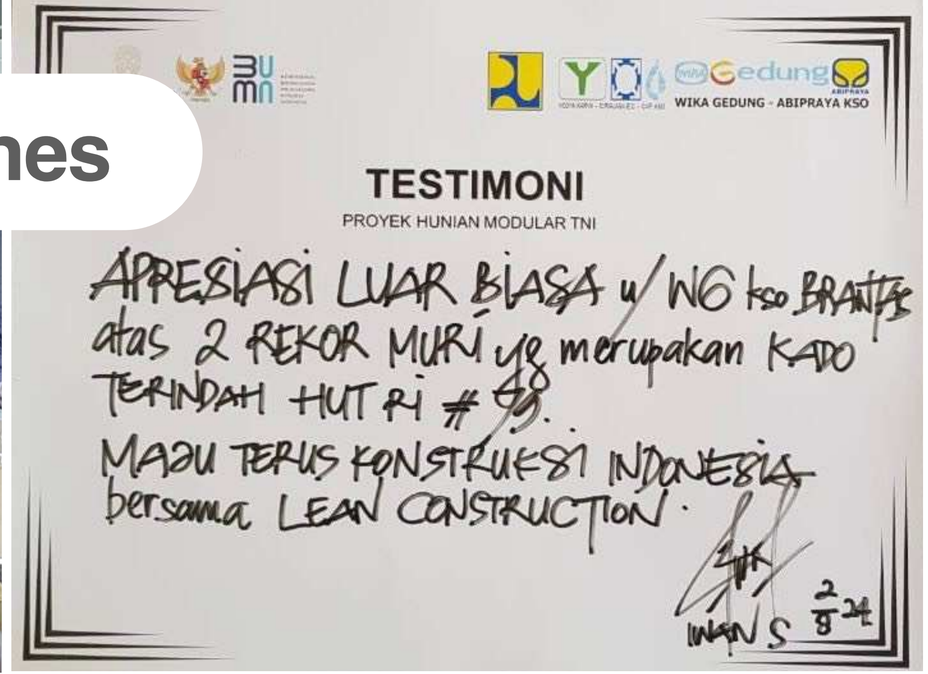
# Modular




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# Modular Milestones









**2018**

WG Flatpack-1
Certification
Prototype & test
Offices Projects

**2019**

WG Flatpack-2 & 3
Copyrights
Prototype & test
Offices Projects
Halal Park GBK
Halal Park T3 Airport

**2020**

Midrise Volumetric
Office & Gallery Labuan Bajo
Office & Gallery Banoa Bali
Cov19 Hospital Pulau Galang
Cov19 Hospital Cempaka Putih
Cov19 Hospital Simprug
Cov19 Hospital Lamongan

**2021**

Moli-1
Medical Center, Mandalika
Telkom & Dorna Office, Mandalika
TV Compound, Mandalika
Pit Building, Mandalika
Cov19 Hospital Asrama Haji
Cov19 Hospital Tanjung Duren

**2022**

Moli-2
Office Sumbawa
Clinic Post Disaster
Pre-School Jakarta
Worker Dormitory, IKN

**2023**

Highrise Volumetric
Bathroom Pod
Copyrights
Prototyping & testing
Offices Projects
Fullbelly Suites, Sentul

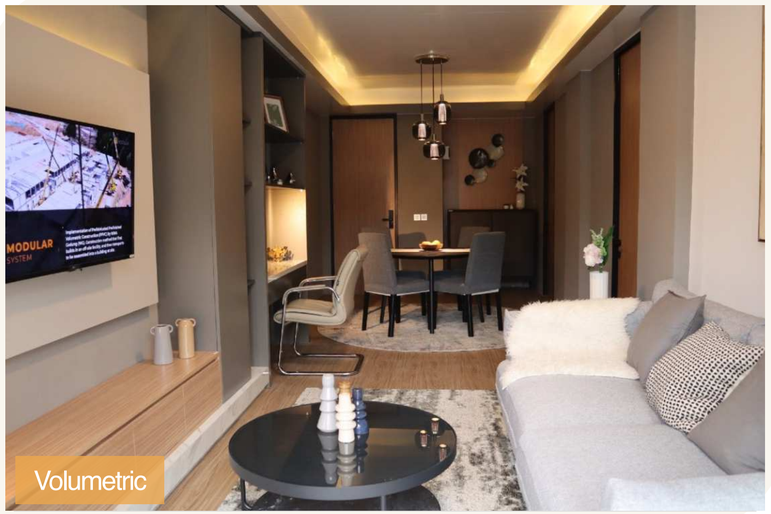
**2024**

TNI Dormitory IKN
Bathroom Pod-2
Microhouse Copyrights
Microhouse Prototype
Offices Projects
Unpar Campus, Bandung
Mandiri Villa IKN

# Modular Types & Processes


MOLI (Modular Lite)


WG Flatpack


Volumetric

## Differentiation of Modular Types

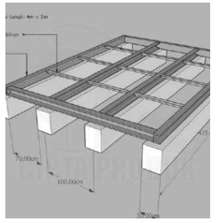
| | MOLI (Modular Lite) | WG Flatpack | Volumetrik |
|---|---|---|---|
| Mainframe | Steel SS400 | Steel SS400 | Steel SS400 |
| Wall | Sandwich panel | Sandwich panel | GRC Sandwich panel |
| Decoration | - | - | ✓ |
| Floor | 1 floor | 4 floor | 10 - 12 floor |
| Dimension (p x l x t) | 6,00 x 3,00 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) |

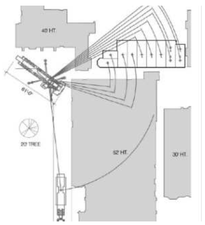
## Modular Processes

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











# WEGE Modular

The modular construction system by WEGE has undergone a series of research and testing processes from various aspects, adhering to applicable standards and thorough testing




ISO Standard Prefabrication



Kementerian Perindustrian
REPUBLIK INDONESIA

**TANDA SAH CAPAIAN TINGKAT KOMPONEN DALAM NEGERI**

Sesuai dengan Peraturan Menteri Perindustrian No. 16/M-IND/PER/2/2011 tentang Ketentuan dan Tata Cara Penghitungan Tingkat Komponen Dalam Negeri, hasil verifikasi atas capaian Tingkat Komponen Dalam Negeri (TKDN) adalah sebagai berikut:

| | | |
|---|---|---|
| Jenis Produk | : | Modular WG Flatpack Standard |
| Tipe | : | Rangka Baja SS400 |
| Spesifikasi | : | 5240 mm x 2820 mm x 3000 mm |
| Kode HS | : | 73089020 |
| Merk | : | - |
| Nilai TKDN | : | 59,40% |
| Terbilang | : | Lima puluh sembilan koma empat nol persen |
| Standard Produk | : | - |
| Sertifikat Produk | : | - |
| No. Laporan | : | LPA-3389/PK-4358/PTKDNKOM-INFRAS/XI/22 |

yang telah ditandasahkan oleh Kementerian Perindustrian dan berlaku 3 tahun terhitung sejak tanggal tanda sah,

diberikan kepada:

| | | |
|---|---|---|
| Nama Perusahaan | : | PT. Wijaya Karya Bangunan Gedung Tbk |
| Alamat | : | Gedung WIKA Lt. 8-19 Jl. D.I Panjaitan Kav. 9, Kel. Cipinang Cempedak, Kec. Jatinegara, Jakarta Timur 13340 |
| NPWP | : | 01.061.311.5-093.000 |
| Jenis Industri | : | Industri Barang Dari Logam Siap Pasang Untuk Konstruksi Lainnya (KBLI: 25119) |
| No. Tanda Sah | : | 6236/ISJ-IND.8/TKDN/7/2023 |

Jakarta, 24 Juli 2023

Kepala Pusat Peningkatan Penggunaan Produk Dalam Negeri

Nia Kumalasari

High TKDN Value



REPUBLIK INDONESIA
KEMENTERIAN HUKUM DAN HAK ASASI MANUSIA

**SURAT PENCATATAN**

**CIPTAAN**

Dalam rangka pelindungan ciptaan di bidang ilmu pengetahuan, seni dan sastra berdasarkan Undang-Undang Nomor 28 Tahun 2014 tentang Hak Cipta, dengan ini menerangkan:

| | | |
|---|---|---|
| Nomor dan tanggal permohonan | : | EC00202280596, 28 Oktober 2022 |
| **Pencipta** | | |
| Nama | : | **PT. Wijaya Karya Bangunan Gedung, Tbk** |
| Alamat | : | Jl. D.I. Panjaitan Kav. 9 RT.003/RW.011 Cipinang Cempedak, Jatinegara, Jakarta Timur, DKI JAKARTA, 13340 |
| Kewarganegaraan | : | Indonesia |
| **Pemegang Hak Cipta** | | |
| Nama | : | **PT. Wijaya Karya Bangunan Gedung, Tbk** |
| Alamat | : | Jl. D.I. Panjaitan Kav. 9 RT.003/RW.011 Cipinang Cempedak, Jatinegara, Jakarta Timur, DKI JAKARTA, 13340 |
| Kewarganegaraan | : | Indonesia |
| Jenis Ciptaan | : | **Booklet** |
| Judul Ciptaan | : | **WG Flatpack Versi Median** |
| Tanggal dan tempat diumumkan untuk pertama kali di wilayah Indonesia atau di luar wilayah Indonesia | : | 31 Agustus 2022, di Jakarta |
| Jangka waktu pelindungan | : | Berlaku selama 50 (lima puluh) tahun sejak Ciptaan tersebut pertama kali dilakukan Pengumuman. |
| Nomor pencatatan | : | 000396340 |

adalah benar berdasarkan keterangan yang diberikan oleh Pemohon.
Surat Pencatatan Hak Cipta atau produk Hak terkait ini sesuai dengan Pasal 72 Undang-Undang Nomor 28 Tahun 2014 tentang Hak Cipta.

a.n Menteri Hukum dan Hak Asasi Manusia
Direktur Jenderal Kekayaan Intelektual
u.b.
Direktur Hak Cipta dan Desain Industri

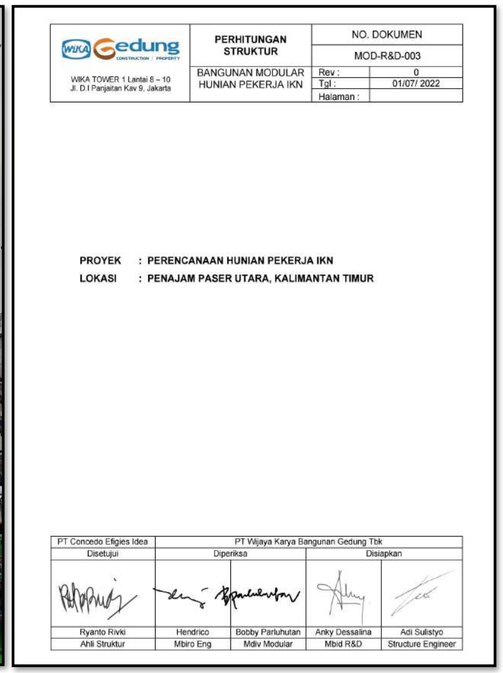
Anggoro Dasananto
NIP.196412081991031002

Disclaimer:
Dalam hal pemohon memberikan keterangan tidak sesuai dengan surat pernyataan, Menteri berwenang untuk mencabut surat pencatatan permohonan.

Has Copyright




Has Passed Cyclic Testing from the PUPR Research Institute



| | | | |
|---|---|---|---|
| WIKA Gedung | PERHITUNGAN STRUKTUR | NO. DOKUMEN | |
| WIKA TOWER 1 Lantai 8 – 10<br>Jl. D.I Panjaitan Kav 9, Jakarta | | MOD-R&D-003 | |
| | BANGUNAN MODULAR HUNIAN PEKERJA IKN | Rev : | 0 |
| | | Tgl : | 01/07/ 2022 |
| | | Halaman : | |

**PROYEK : PERENCANAAN HUNIAN PEKERJA IKN**
**LOKASI : PENAJAM PASER UTARA, KALIMANTAN TIMUR**

| PT Concedo Efigies Idea | PT Wijaya Karya Bangunan Gedung Tbk | | | |
|---|---|---|---|---|
| Disetujui | Diperiksa | | Disiapkan | |
| Ryanto Rivki | Hendrico | Bobby Pariluhutan | Anky Dessalina | Adi Sulistyo |
| Ahli Struktur | Mbiro Eng | Mdiv Modular | Mbid R&D | Structure Engineer |

Long Research Process

**Modular construction produces 41-45% less $CO_2$ compared to conventional methods in building houses, according to a study by academics from the University of Cambridge and Edinburgh Napier University.**

Source : www.sillencehurn.co.uk, www.unlocknetzero.co.uk

# Volumetric Modular

System for 1-14 floors


Load testing

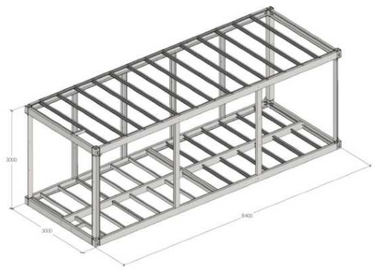


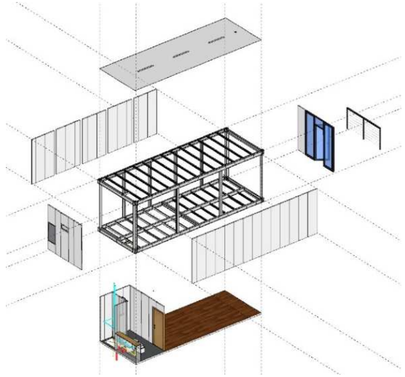
Volumetric Module Prototype

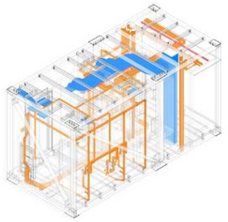
**90% Fabrication Quality Assured**

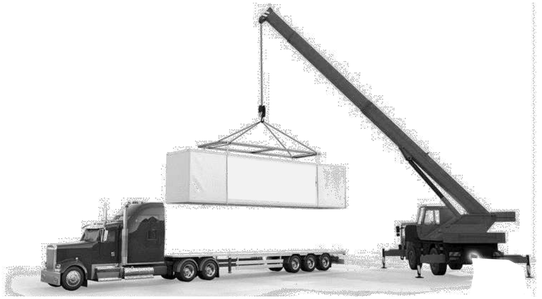
***Rapid Construction***

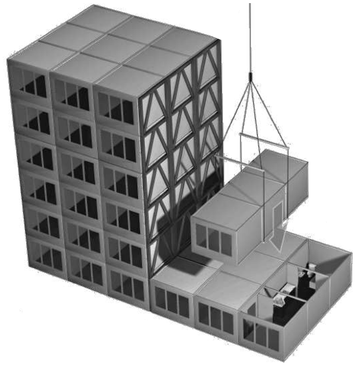
**Energy efficiency Minimal waste & pollution**











# Volumetric Modular



MODULAR VOLUMETRIC WORKSHOP WIKA GEDUNG

# Modular Canteen Project at UNPAR









# Tanjung Duren Modular Hospital














# Mandalika Modular Paddock








# Modular Worker Housing - IKN

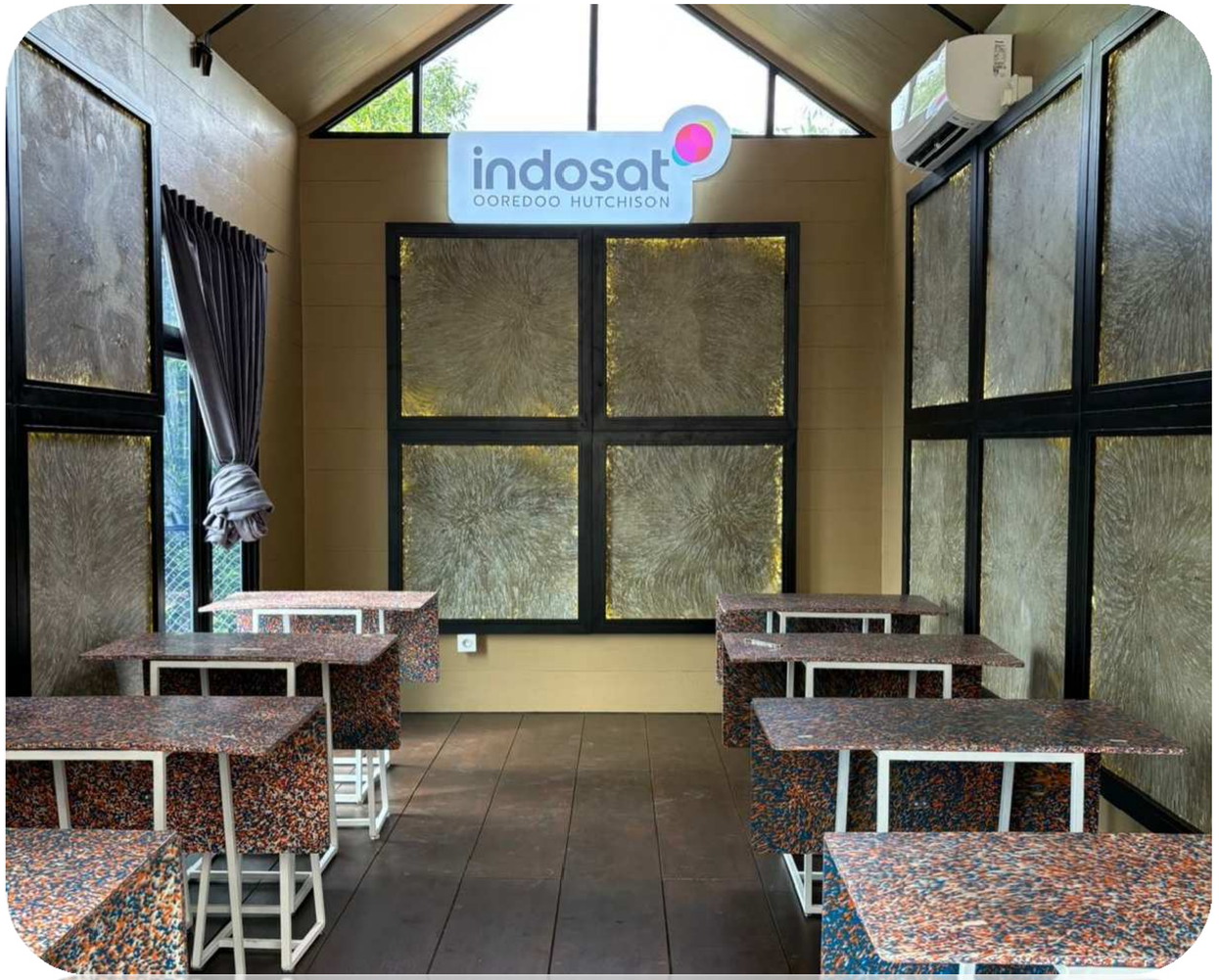




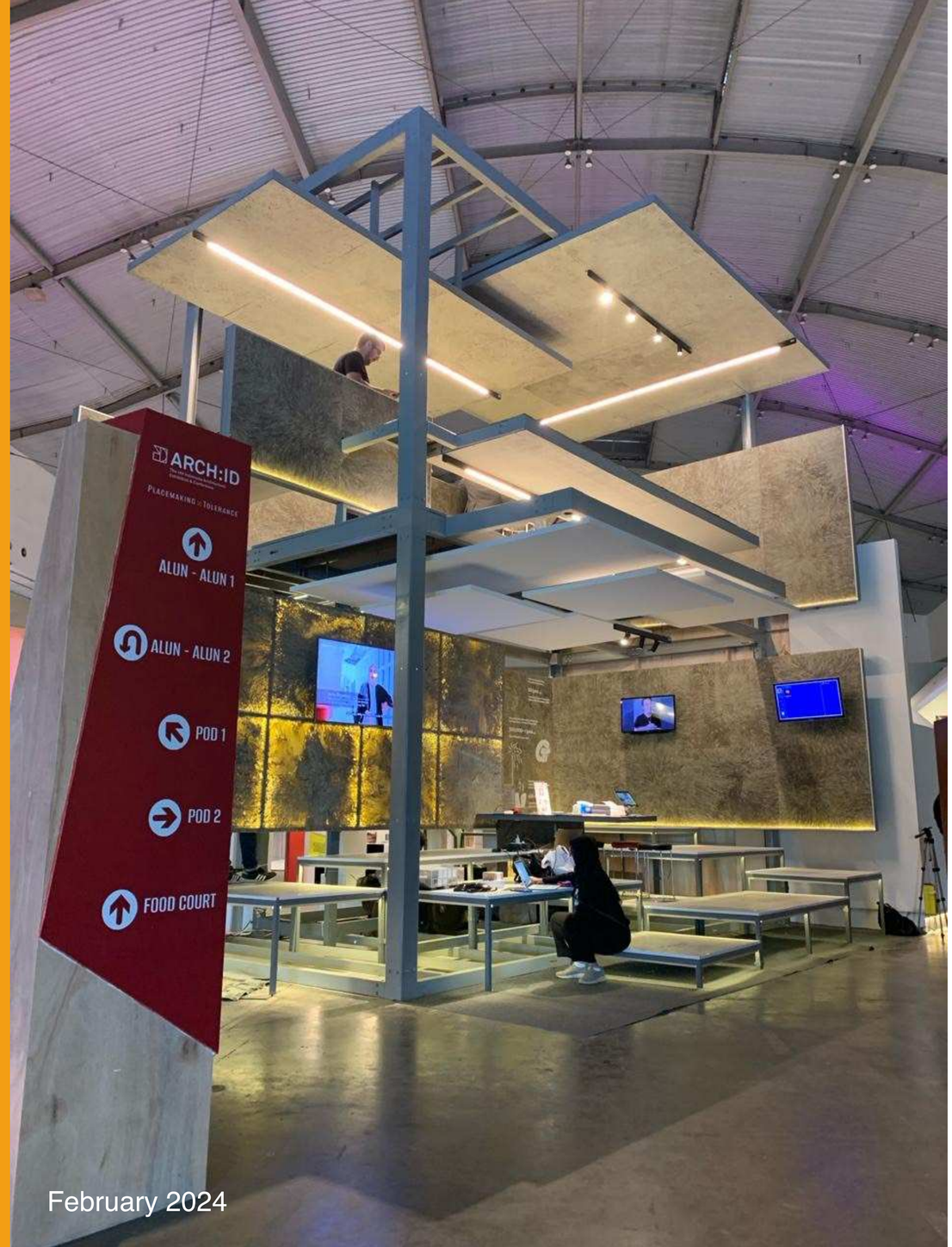









Microhouse Parongpong – Ambon 2024




February 2024

WIKA Gedung

MODULAR
The Global Living Solution for a Better Future

X

PARONGPONG
RECYCLE AND WASTE MANAGEMENT

SAINT-GOBAIN

Collaboration with Parongpong Raw Lab and Saint Gobain Indonesia to produce building materials made from waste








Ghost net



Coffee waste



Singe-use mask waste




Mortar Utama packaging waste









# Various Purposes for Modular Spaces






















# Awards and Copyrights

WEGE has received MURI record awards and holds copyrights. The MURI record awards include: Modular Housing for TNI IKN, Construction Worker Housing IKN, Pit Building Mandalika, Simprug Hospital, and Pertamina Jaya Hospital










































# NZE Certification Program x DEX

It is part of WEGE's sustainability program and efforts

**Environmental Product Declaration**

1Q2025

GREENSHIP **SOLUTION ENDORSEMENT**

GREENSHIP **SERVICE QUALITY**

GREENSHIP **NETZERO**

2Q2025

GREENSHIP **NEW BUILDING & EXISTING BUILDING**

GREENSHIP **NEIGHBORHOOD**

---

**Dedicated Corporate Member**

- Become Corporate member of GBC Indonesia
- Actively sponsoring & participate in GBC-I events/product/training
- Has been certifying many of its corporate buildings with Greenship

**Corporate Commitment Signatory Towards Net Zero**

- Having a clear roadmap and strategy towards Net Zero, GBCI will facilitate the corporation to sign the Corporate Commitment towards Net Zero to World GBC.

**ESG Rating**

Provides measurable & strong evidence to create a sound **ESG Report** and increase **ESG Score**



Implemented by: giz Deutsche Gesellschaft für Internationale Zusammenarbeit (GIZ) GmbH

Supported by: Federal Ministry for the Environment, Nature Conservation, Nuclear Safety and Consumer Protection; IKI International Climate Initiative

based on a decision of the German Bundestag

WIKA Gedung

# Indonesia: How optimised design in the construction industry can reduce emissions

The production and processing of metals, minerals and other materials is a major contributor to climate change. In fact, according to the International Resource Panel (IRP), it accounts for almost one quarter of the world's greenhouse gas emissions. Going beyond energy efficiency and using materials more efficiently offers both environmental and economic benefits – and it's key to achieving the goals of the Paris Agreement.

In its 2020 report on resource efficiency and climate change, IRP set out seven strategies that public and private sector stakeholders can use to achieve greater material efficiency and foster climate action:

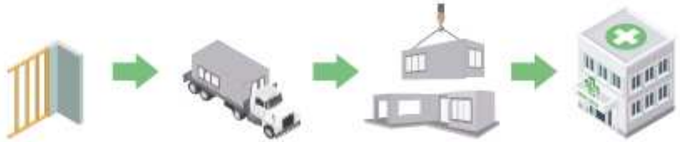
- Using less material by design
- Fabrication yield improvements
- Product lifetime extension
- Material substitution
- Enhanced end-of-life recovery and recycling of materials
- More intensive use
- Recovery, remanufacturing & reuse of components

**The Indonesian company WIKA Gedung reduces emissions by using less materials in their adapted construction process. While this is a small contribution in the grand scheme of things, the combined efforts of enterprises play a major role in addressing climate change.**



### Using less material by design

WIKA Gedung uses a modular system in which many building parts are manufactured off-site and assembled on-site. This method **saves up to 90 % of time**, and uses less concrete and steel. This in turn means that the building foundations have to support less weight and therefore need **less concrete** as well. The lighter modules require **less steel**, while still guaranteeing a safe and stable structure that complies with standard building codes.





Approximately **one third** of concrete and steel saved

### An example of modular construction

In a two-storey hospital built by WIKA Gedung, the modular construction method saved around one third of the concrete used for the foundation of the structure, as well as 28 % of steel compared to a conventional building. This avoided 355 t $CO_2e$ during construction – an important contribution to climate protection.

**Savings through material efficiency in the construction of a two-storey building:**




**~355 t $CO_2e$***

*Equivalent to the GHG emissions of 48 return flights from Jakarta to Berlin.



**TACKLE CLIMATE CHANGE...**

**...by making material efficiency part of your climate strategies.**

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Corporate Presentation

# netro

## Smart Net Zero Growing Modular House System

## WEGE x DEX




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# Thank You

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