COMPANY UPDATE

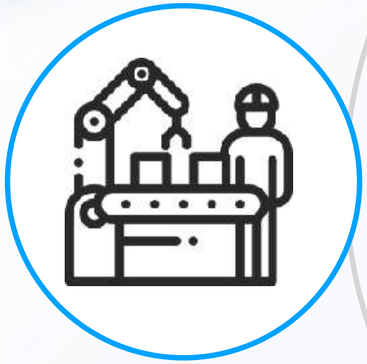
PT Wijaya Karya Bangunan Gedung Tbk

March 2023



Business Development

OFF-SITE CONSTRUCTION



- Precast
- Modular

BUILDING CONSTRUCTION

Backward



Forward

CONCESSION



CONCESSION

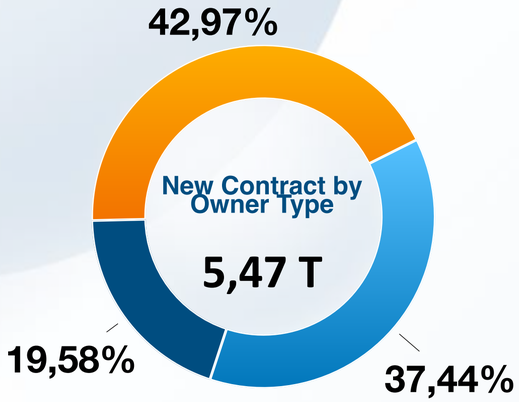
- PPP Scheme
- Off-Taker Market
- SOE & Government

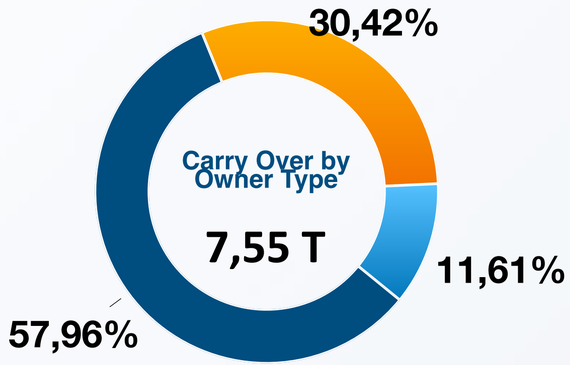
Operational Performance
December 2022

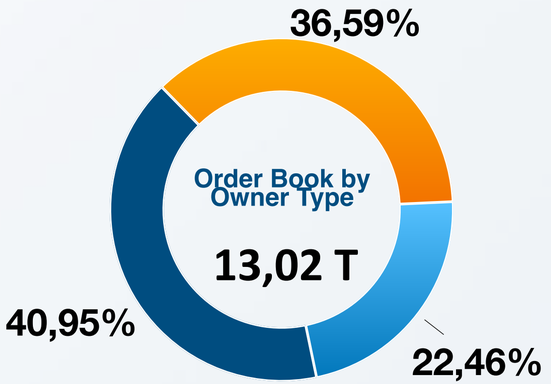
PT Wijaya Karya Bangunan Gedung Tbk.



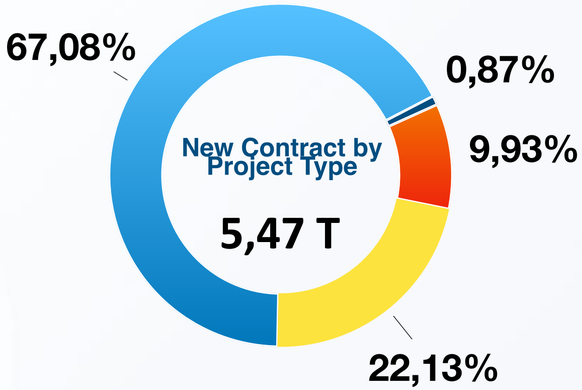
Contract, Carry Over & Order Book Profile Dec 2022

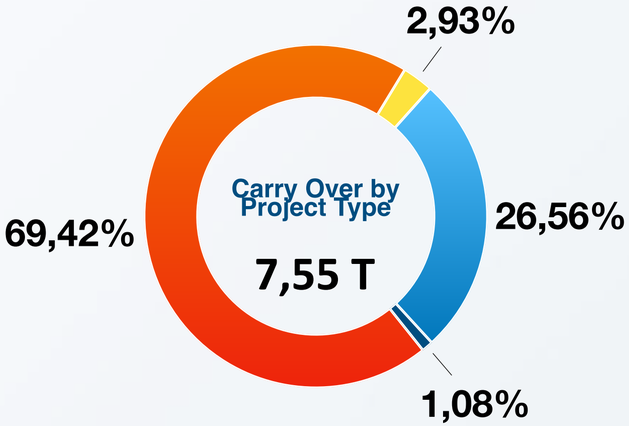


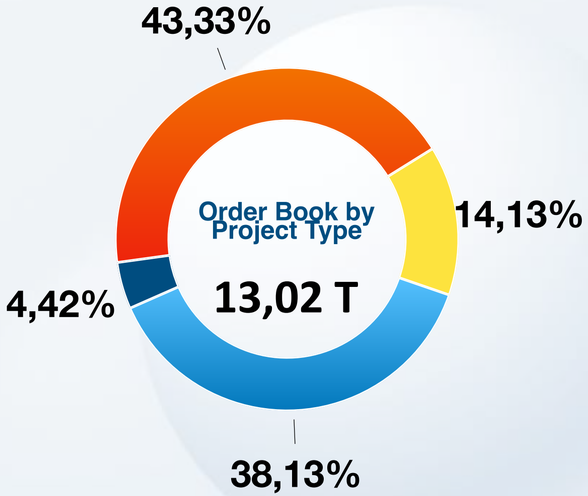




GOV SOE Private

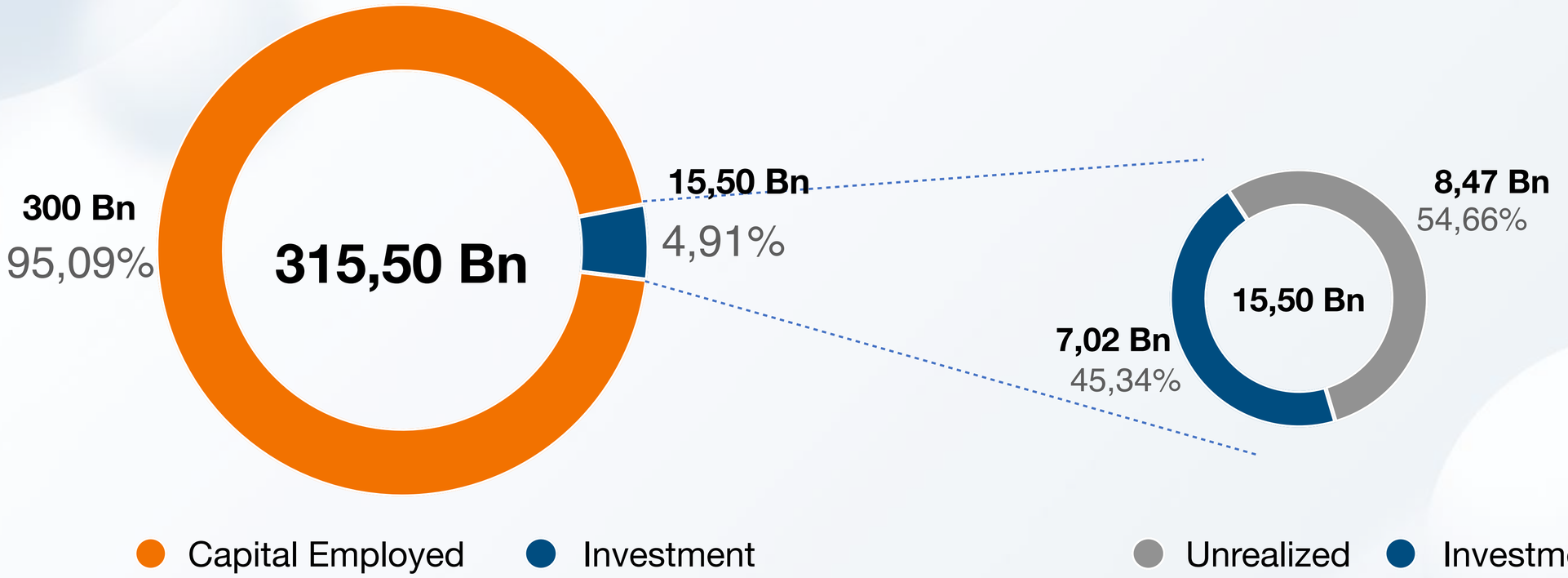






Office Public Facilities Commercial Residential

Realization Capex 2022
December 2022



Information	Value (Rp Billion)
Transformasi Digital, BIM	**7,02**

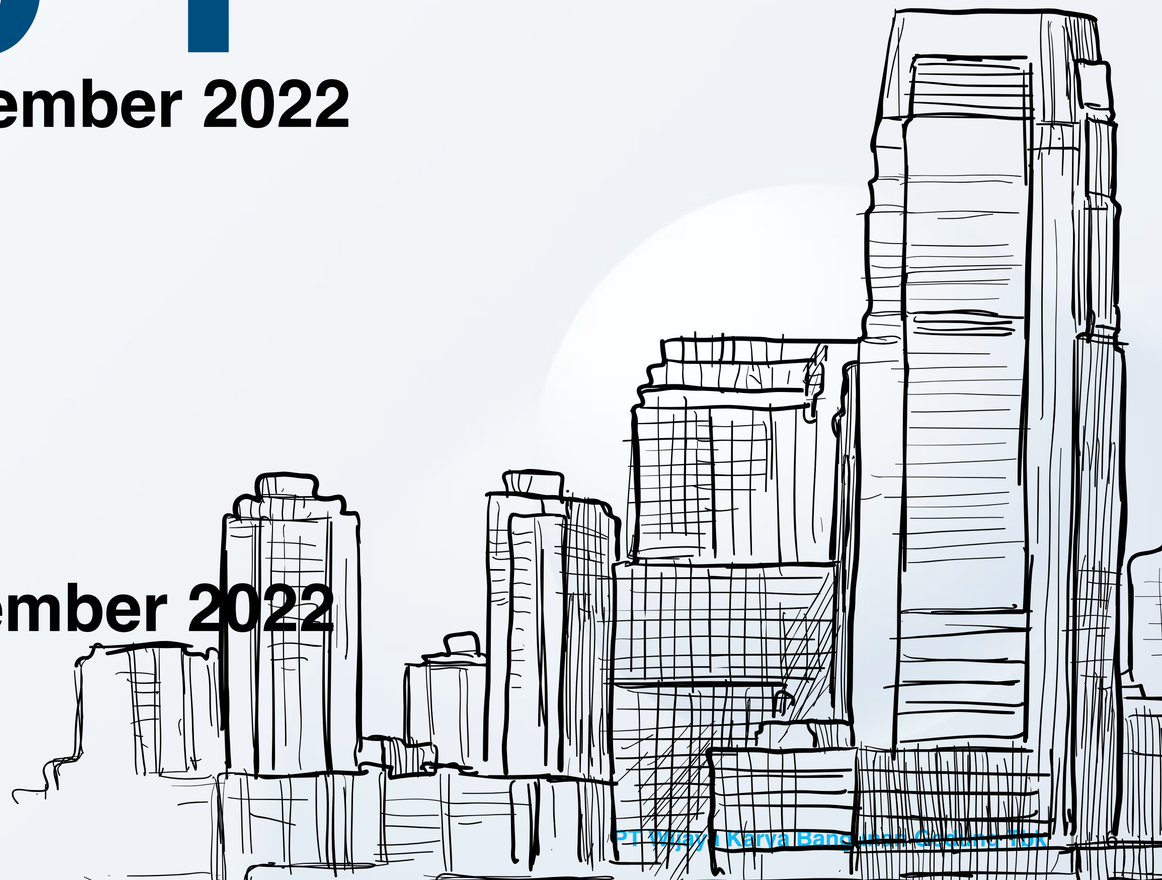
Past Performance Project

48,05 T

Contract Value until December 2022

349

Total Project's until December 2022



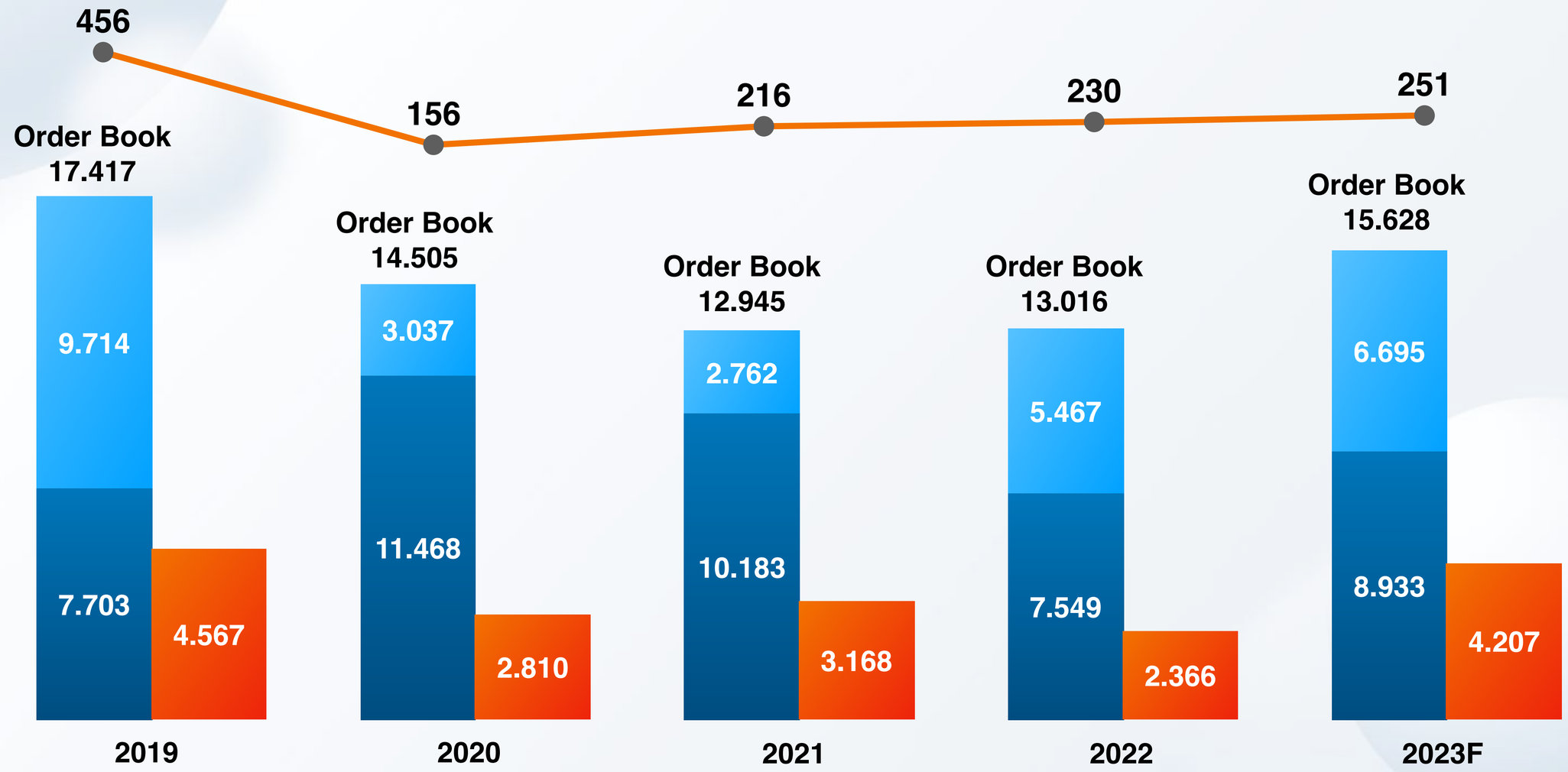
Financial Performance
December 2022

PT Wijaya Karya Bangunan Gedung Tbk.



Financial Perfomance 2022

In Billion Rupiah



98% New Contract YoY

6% Net Profit YoY

In Billion Rupiah

Carry Over | New Contract | Revenue | Net Profit

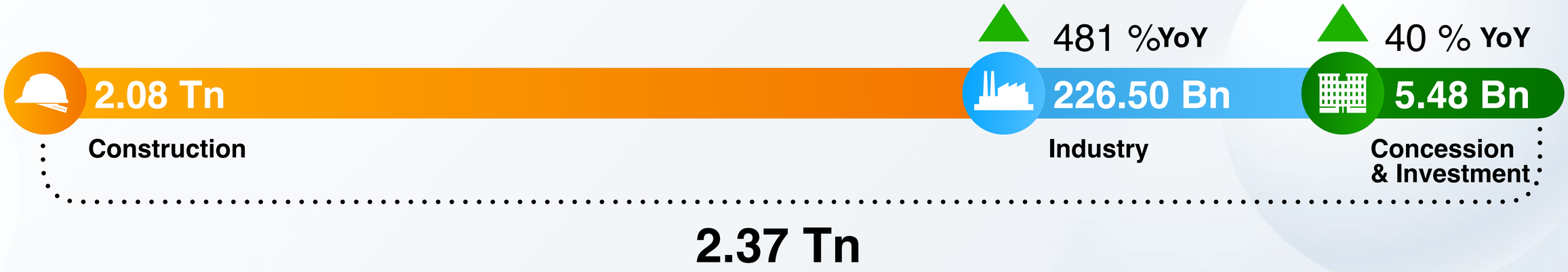
Financial Perfomance 2022

Target vs Realization

In Billion Rupiah

Information	2022	2022F	% Target
New Contract	5.467	7.105	77%
Carry Over	7.549	9.058	83%
Order Book	13.016	16.163	81%
Revenue Non JO	**2.366**	**4.966**	**48%**
Revenue JO	**935**	**900**	**104%**
Revenue Total	**3.301**	**5.866**	**56%**
Net Profit	230	320	72%

Revenue Per Segment



Cashflow 2022

In Billion Rupiah

	2022	2021	2020	2019
Cashflow from Operation	(598)	103	105	139
Cashflow from Investment	81	(97)	(252)	(493)
Cashflow from Financing	(36)	(46)	199	45
Free Cashflow	(517)	6	(147)	(354)
Decrease of Cash & Cash Equivalent	(553)	(40)	51	(309)
Rate in Cash & Cash Equivalent	1,46	0,25	0,36	(0,68)
Balance of Cash & Cash Equivalent	1.468	1.508	1.456	1.766
Ending of Cash & Cash Equivalent	916	1.468	1.508	1.456

Financial Ratio 2022

CR
Current Ratio

2022	1.98 x
2021	1.45 x
2020	1.49 x

Cs.R
Cash Ratio

2022	0.46 x
2021	0.48 x
2020	0.48 x

QR
Quick Ratio

2022	1.80 x
2021	1.35 x
2020	1.37 x

ROE
Return On Equity

2022	9,07%
2021	9,09%
2020	7,12%

ROA
Return On Asset

2022	4,24%
2021	3,62%
2020	2,57%

GPM
Gross Profit Margin

2022	9,64%
2021	8,54%
2020	7,55%

NPM
Net Profit Margin

2022	9,73%
2021	6,86%
2020	5,56%

DER
Debt to Equity Ratio

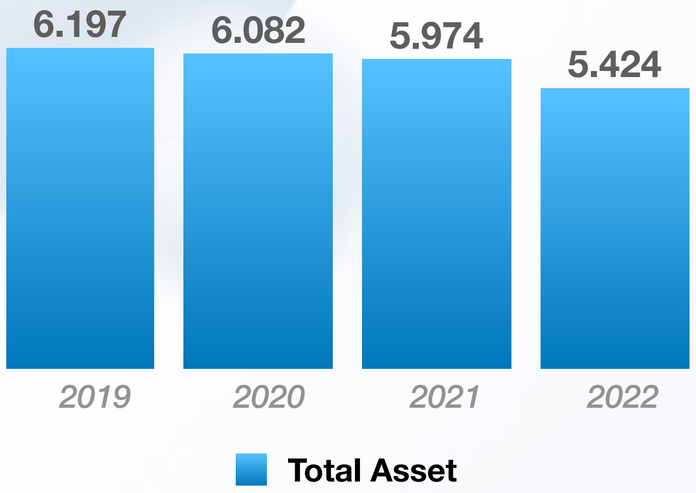
2022	1.14 x
2021	1.51 x
2020	1.77 x

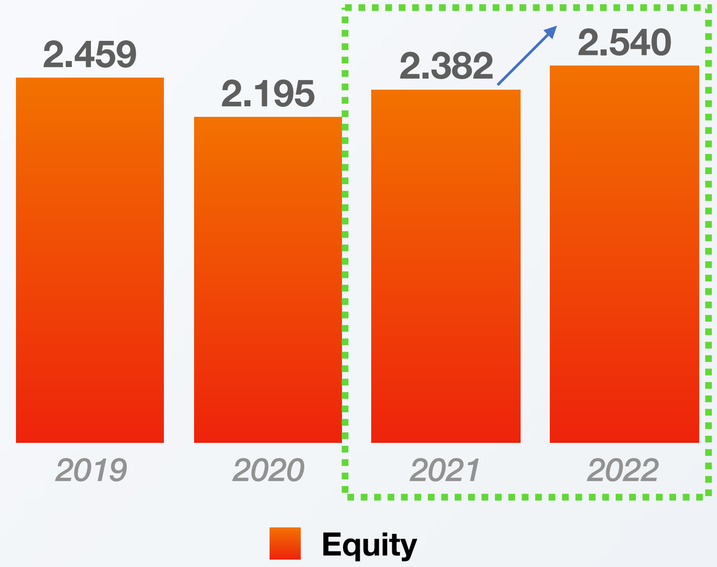
NGR
Net Gearing Ratio

2022	0.24 x
2021	0.22 x
2020	0.23 x

Financial Highlight 2022

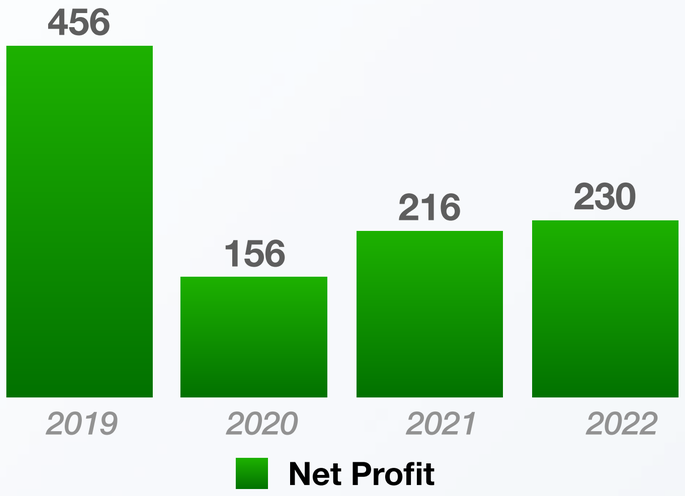
In Billion Rupiah





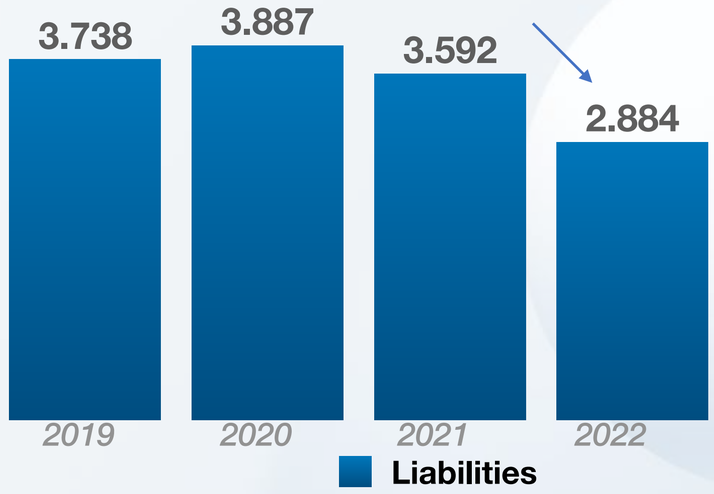
6,65%

2021-2022



6,41%

2021-2022



(19,71%)

2021-2022

Target 2023

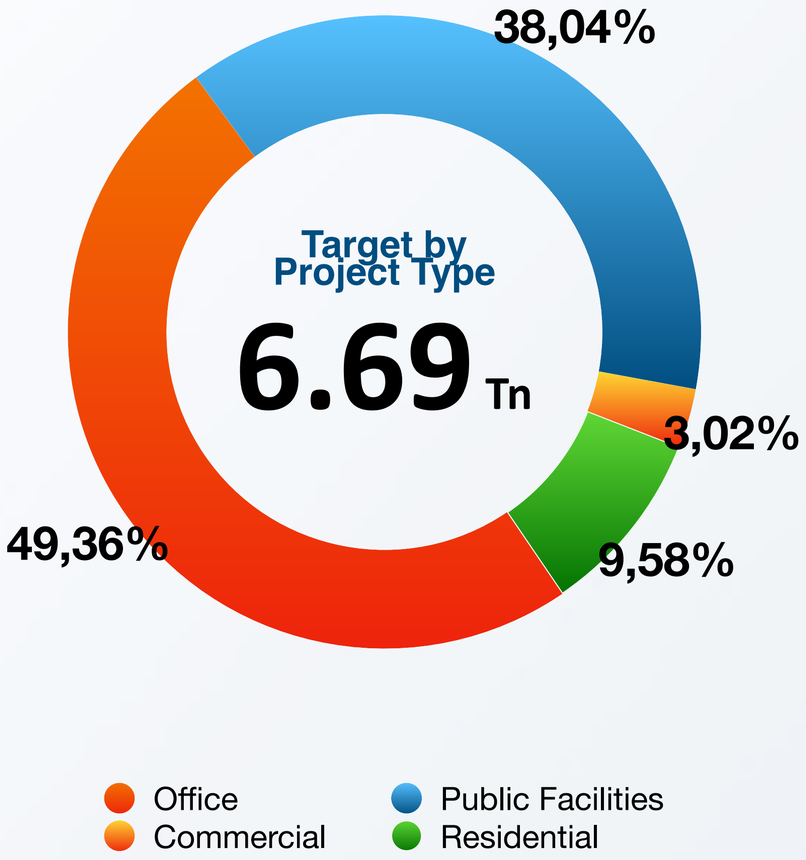
PT Wijaya Karya Bangunan Gedung Tbk.

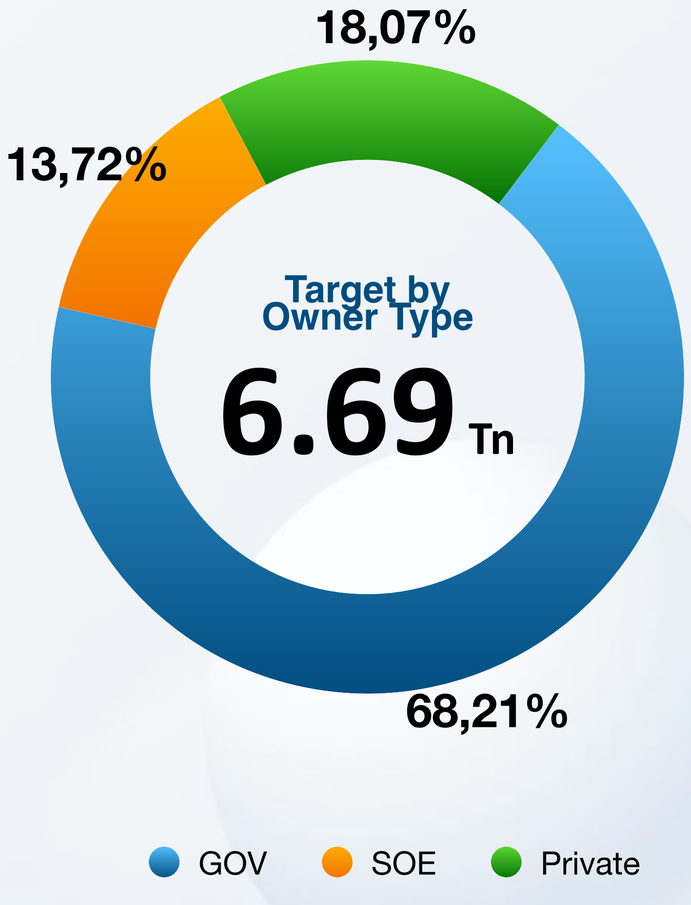


Target 2023 WEGE

In Billion Rupiah

Information	2023F
New Contract	6.695
Carry Over	8.933
Order Book	15.628
Revenue Non JO	**4.207**
Revenue JO	**895**
Revenue Total	**5.102**
Net Profit	251



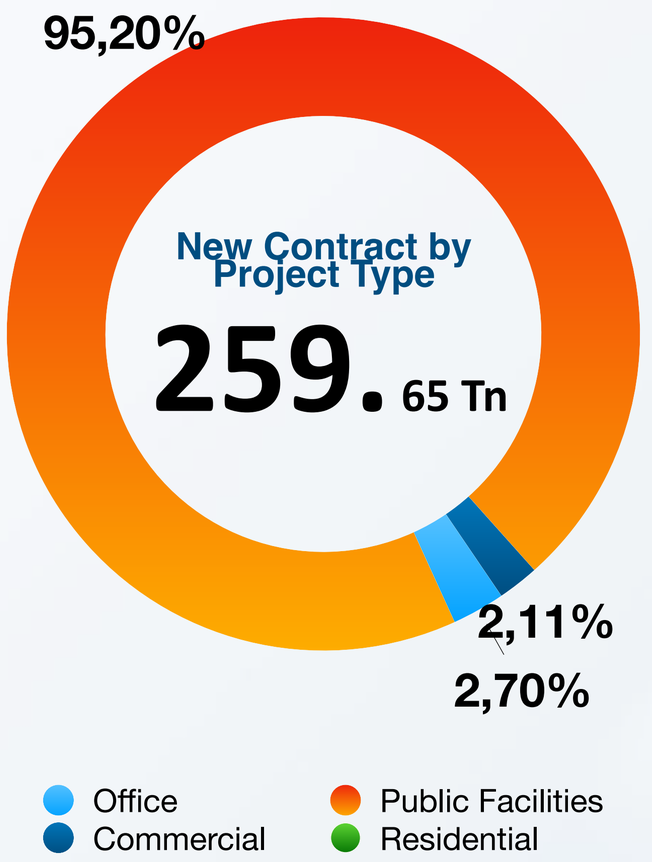


New Contract

As of February 2023

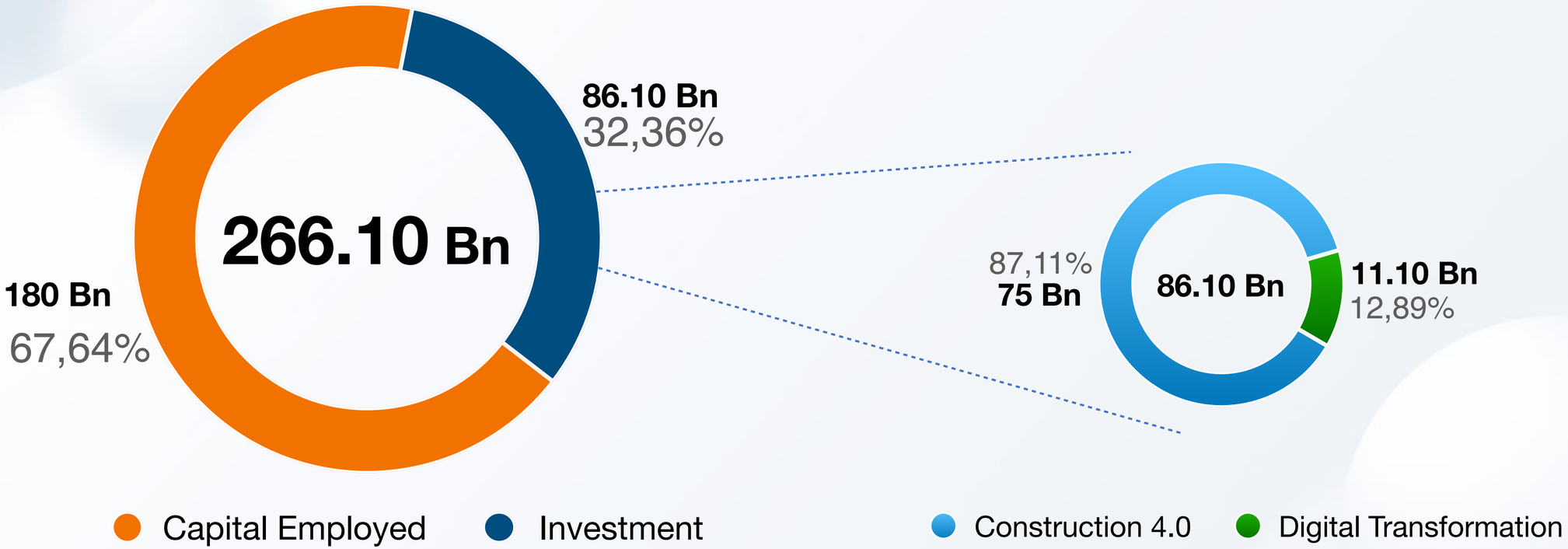
No	Project Name	Value	Owner
1	Pembangunan Pendidikan & Lab MKGI (Centre of Excellence) - BMKG	247.183	GOV
Modular			
1	Lumut Balai - WIKA DPE	651	SOE
2	Serang Panimbang - WIKA Infra	318	SOE
3	Teluk Pesisir - PT Brantas	1.771	SOE
Konsesi & Investasi			
1	Hotel Braga Bandung	3.835	SOE
2	Hotel Fave Karawang	1.631	SOE
3	Mandiri Proklamasi	4.261	SOE
		259.650	

In Billion Rupiah





Capex 2023


86.10 Bn
32,36%
266.10 Bn
180 Bn
67,64%
87,11%
75 Bn
86.10 Bn
11.10 Bn
12,89%
Capital Employed
Investment
Construction 4.0
Digital Transformation

Modular

PT Wijaya Karya Bangunan Gedung Tbk.





Modular Volumetric

MODULAR



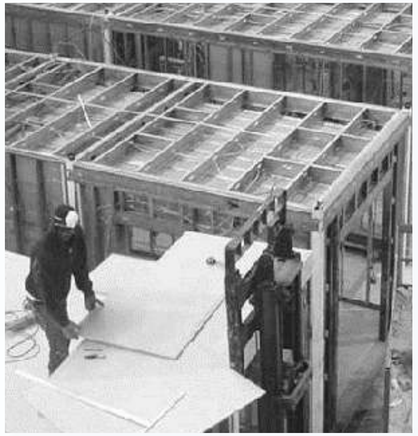




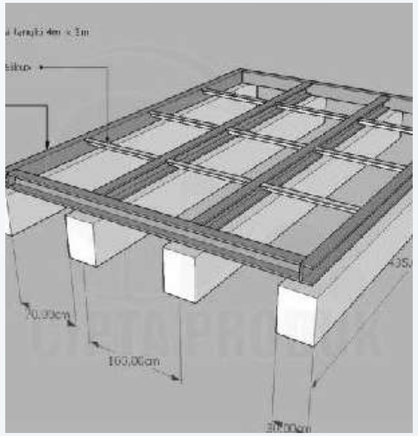


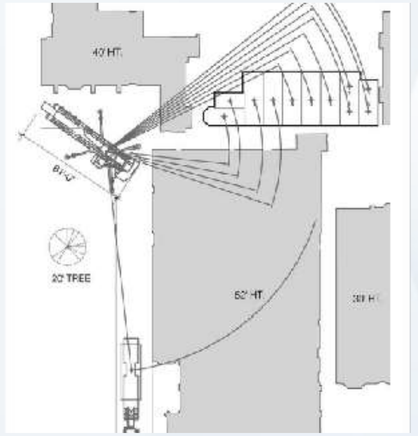
Modular Process

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





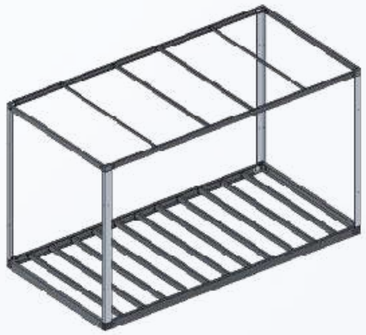




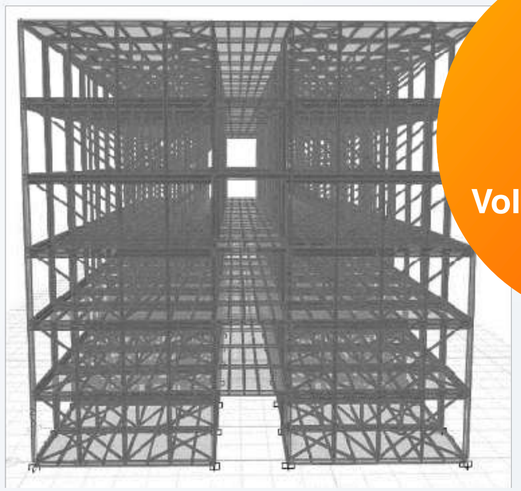


Our Modular Milestone

Low Rise
2018 - 2020



Mid Rise
2021 - 2024



12
Volumetric Floors

High Rise
2025



Green Building with Green Construction



Offsite Construction

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



Energy Efficiency

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

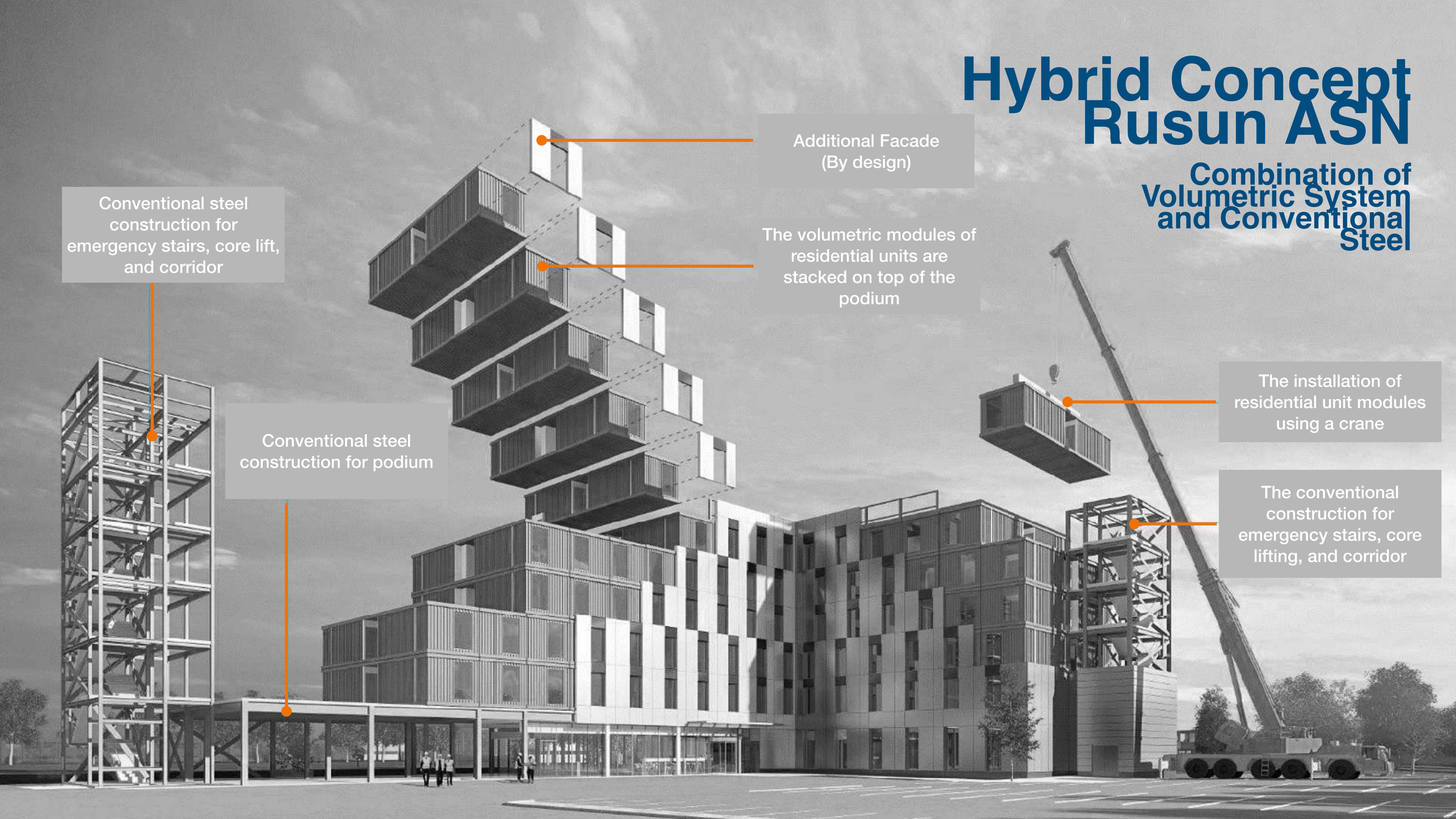


Reuse

- Can be moved and reused

Hybrid Concept Rusun ASN

Combination of Volumetric System and Conventional Steel





The Concept of IKN ASN Flats

Source : Modular WEGE



The Nest Modular Housing

Source : worldarchitectur.org



The Interlace

Source : Architizer.com



Statoil Regional and International Offices

Source : Architizer.com



Precht's Farmhouse

Source : worldarchitectur.org





Modular Triangular Modules Form Precht's Farmhouse That Connects Architecture With Agriculture

BIM Update

PT Wijaya Karya Bangunan Gedung Tbk.



Implementation BIM in Project's

20 Project

BIM Level 1

10 Project

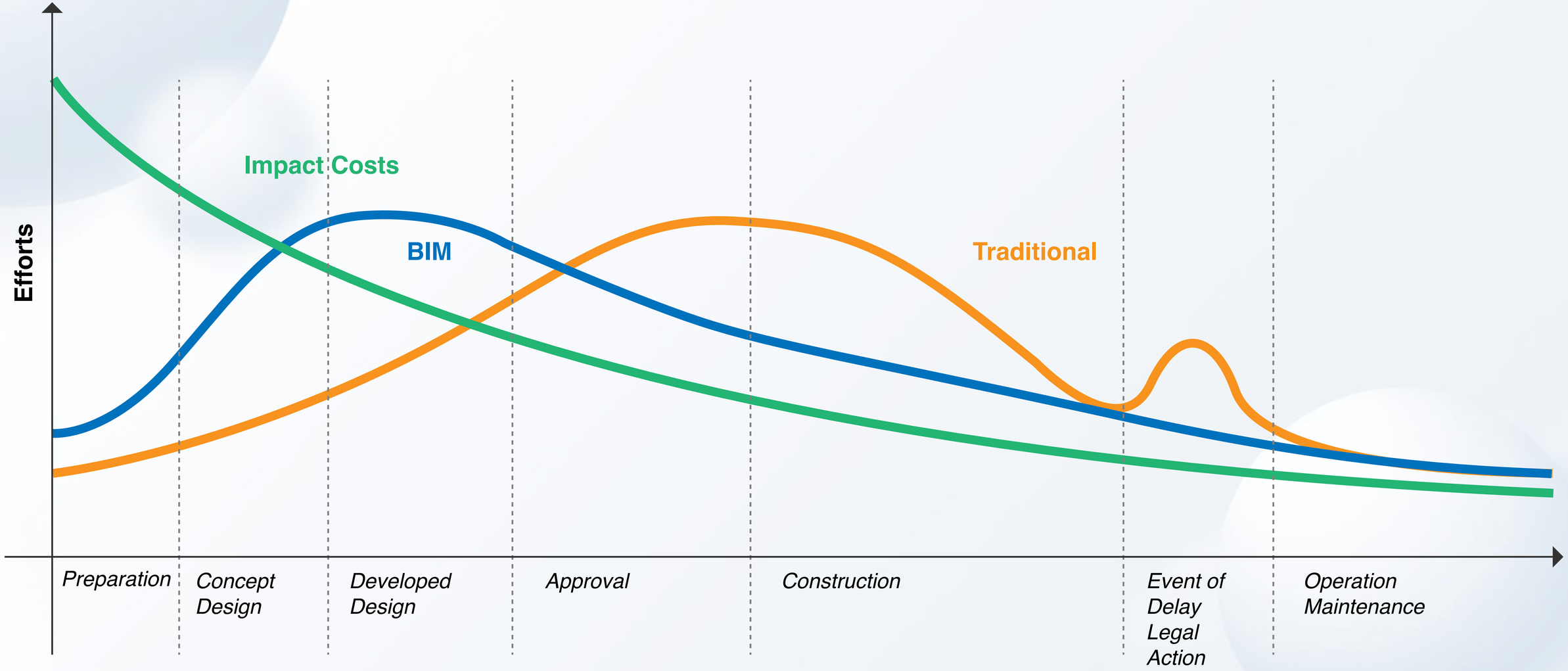
BIM Level 2

2 Project

BIM Level 3



BIM Level 3 Vs Traditional



BIM vs. traditional CAD planning. Source: MacLeamy and Liebich, 2013

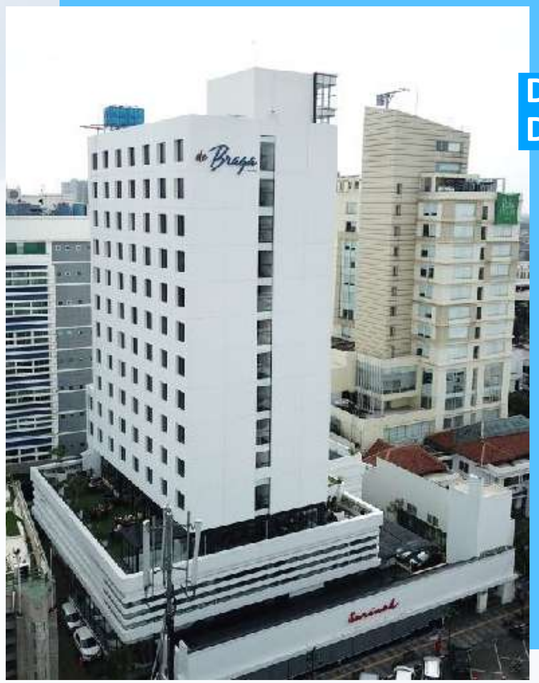
Concession & Investment

PT Wijaya Karya Bangunan Gedung Tbk.



Concession & Investment

De Braga by Artotel

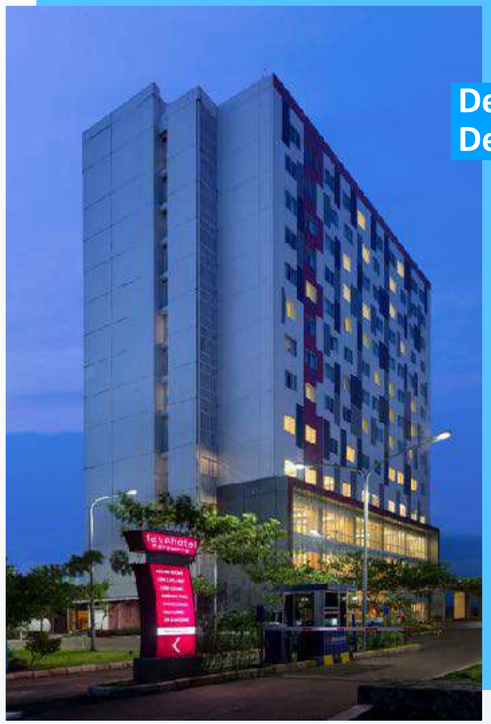


Occupancy Dec 22

Dec 21	79%
Dec 22	90%

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

Fave Hotel



Dec 21	52%
Dec 22	61%

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

THANK YOU

Creating Space for Better Human Life

www.wikagedung.co.id ptwikagedungID WEGE Podcast