





























WIKA GEDUNG or you can call it WEGE is an Integrated Space Provider that places great emphasis on Design Thinking as part of our work ethics. Our approach is centered around gaining a deep understanding of the needs of our clients and stakeholders, and ensuring their satisfaction is our top priority. And now, our stage of design thinking journey is going beyond - empathizing with the environmental, social, and economic considerations to achieve net zero emission.

# Contents

2 About Us

4 Our History

6 Project Portfolio

Vision, Mission, & Corporate Culture

14 Our Business Stream

Innovation Through
Digital Transformation

38 Human Capital

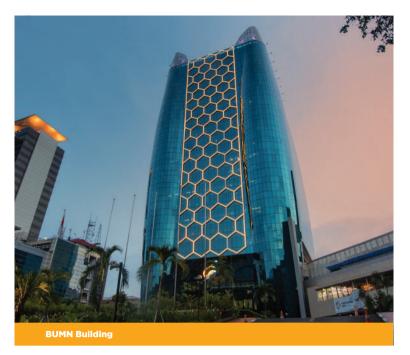
42 Our Customer & Operations Area

44 Our Concern for a Good Work Environment

48 Sustainable Growth Through Value Creation

**52** Involvement in Society

**56** Certificates & Awards



### **About Us**

PT Wijaya Karya Bangunan Gedung, Tbk. or commonly called WEGE was established in 2008. Then in 2017, the Company undertook an Initial Public Offering (IPO) with the issuer code WEGE in stock exchange.

As a public company, we prioritize responsible business practices and adhere to strict ethical standards in all of our daily operations. Our ultimate goal is to cater to the needs and interests of our stakeholders, with a particular focus on our customers. Through our unwavering commitment to professionalism and ethical business practices, we have earned a reputation as a trustworthy and reliable Integrated Space Provider.



Politeknik PU, Semarang



**WIKA Tower Building** 

The concept of sustainability is a central component of our business strategy and guides us in the development and implementation of all our business processes.

We are committed to creating a sustainable future by investing in innovative technologies, implementing best practices, and continually seeking out new ways to minimize our impact on the environment - so we can achieve net zero emission.

At WEGE, we are proud of our efforts to promote sustainability, and we remain committed to upholding our values and principles in all of our business activities.

We are committed to promoting sustainability not only within our own operations

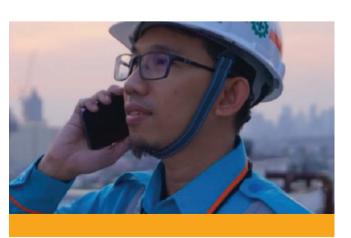


Our professional, trained & dedication workers



but also in all newly acquired entities. We work systematically to apply sustainability principles, approaches, and standards across all our operations, ensuring that all business entities under our umbrella adhere to these standards.

We take a proactive approach to sustainability by preparing our newly acquired entities to certify an integrated sustainability management system in accordance with applicable standards. This allows us to operate in an environmentally and socially responsible manner, and we are proud of our efforts to promote sustainability while upholding our values and principles in all our business activities.







## **Our History**

2008



# WEGE establishment

WEGE was established on October 24, 2008 as a subsidiary of PT Wijaya Karya (Persero) Tbk. in the area of building and property construction services for the commercial market segment. 2013



# WEGE first residential development

Launched the WEGE Tera project as the first apartment project. Achieved sales of more than Rp 1 trillion within five years of its establishment. 2017



### **Go Public**

The Company undertook an Initial Public Offering (IPO) in 2017. 69.3% of WEGE shares are still owned by PT Wijaya Karya Tbk (WIKA), 23.69% domestic, 6.31% foreign, and 0.7% WIKA employee cooperatives

2018



#### The first BOT hotel (Concession)

WEGE strengthened its concession business line, which was marked by the construction of the Hotel de Braga by Artotel which officially received a Certificate of Functionality (SLF) for buildings from the Bandung Regional Government and was ready to operate

2020



# The First Off Site Construction Work Method

The first off site construction work method with modularization as well as breaking the record for the fastest construction to be a COVID-19 Referral Hospital. Various Covid-19 Hospital projects with modular system had a contract value of around Rp600 billion.

2021



### Achieve ISO 19650 BIM

Moving forward and go beyond. Continue with multiple business model come from digital transformation and we concern to serve you with finance-develop-build. 2022



# The first project in the new Capital (IKN) area

Building 12 residential towers for construction workers using 4-story modular technology in a 5-month completion time. 2023



### ISO 50001: 2018 Energy Management System

Received ISO 50001:2018 Energy Management certification. It means that for all the construction projects, WEGE has already fulfilled the international standard for energy efficiency.

# **Project Portfolio**

Since our establishment in 2008 to December 2023:





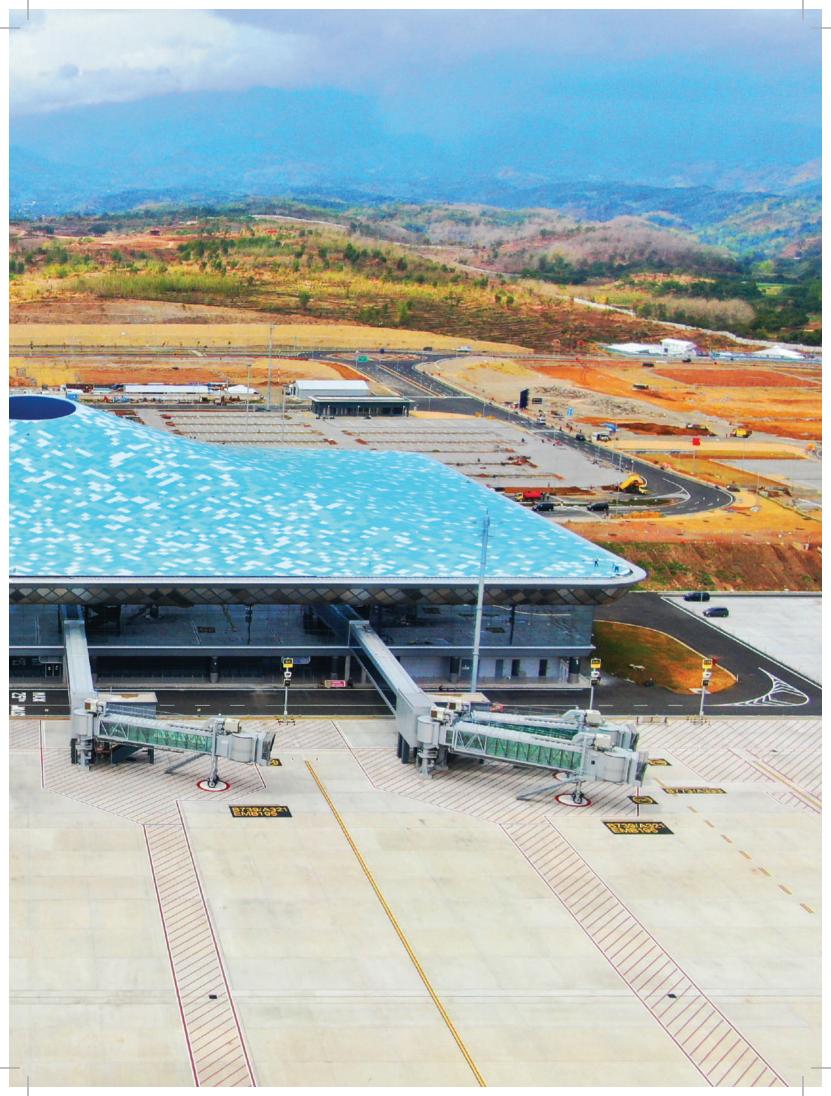




# > 350 Total Projects







# Vision, Mission & Corporate Culture

### **VISION**

## "TO BE PREFERRED PARTNER IN CREATING SPACES FOR BETTER HUMAN'S LIFE"

### **MISSION**

- Quality in product and services.
- Care for life.
- Key stakeholders engagement.
- Good corporate governance and ethical business practices.
- Innovation to boost growth and value creation.



TRUSTWORTHY (AMANAH)

We uphold the trust given.

K

COMPETENT (KOMPETEN)

We learn and develop our capability relentlessly. H

HARMONY (HARMONIS)

We care for each other and respect diversity.

### ABOUT CORPORATE CULTURE

As a one of the state-owned enterprises, WEGE applies the corporate culture and core values of AKHLAK which is based on the Circular Letter of the Minister of SOEs SE-7/MBU/07/2020 dated 1 July 2020.

The determination of the core values of AKHLAK is a significant moment for all SOEs, especially WEGE. It is one of the Human Capital transformation aspects in order to increase the competitiveness of WEGE as a state-owned enterprise to become a global player and make the Company a place for talent development that encourage the national industry performance, especially in terms of building construction products and services.

Therefore, WEGE has also internalized these core values as being mandated so it can be a bond for our work culture that supports continuous performance improve-

### LOYAL

We are dedicated and devoted to the nation.



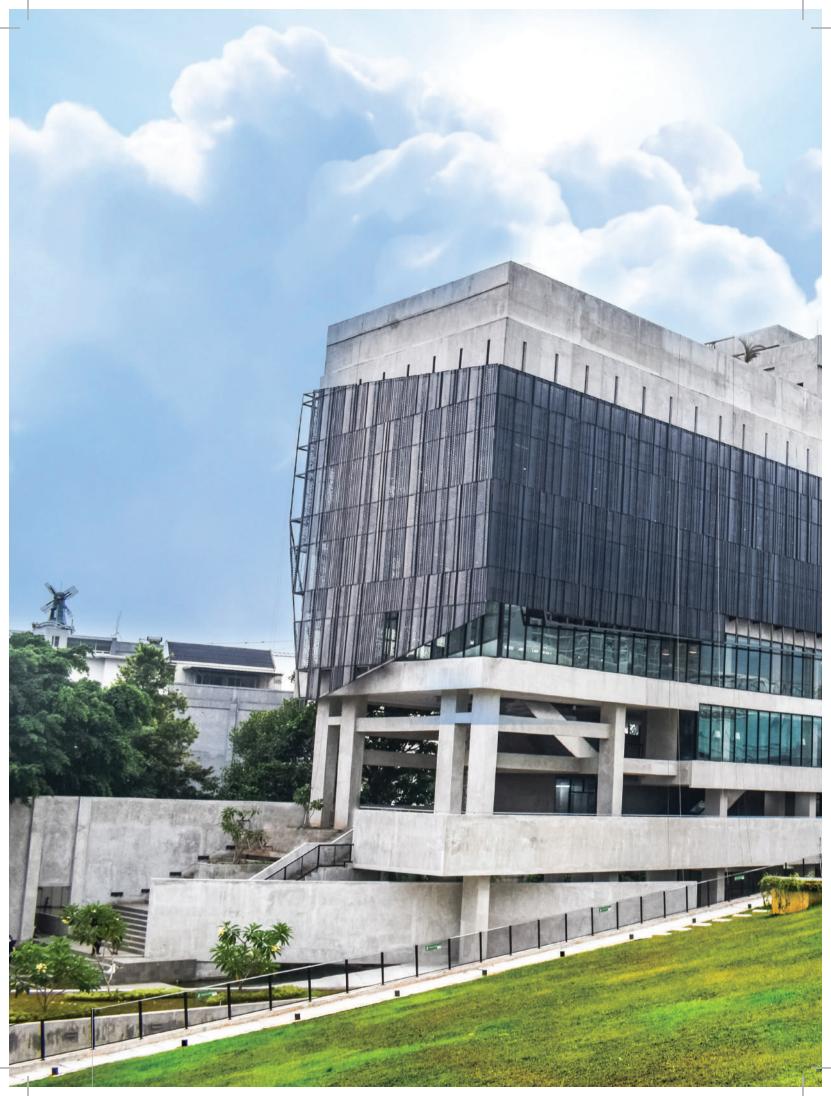
# ADAPTIVE (ADAPTIF)

We continue to innovate and are enthusiastic to drive and face the challenges.

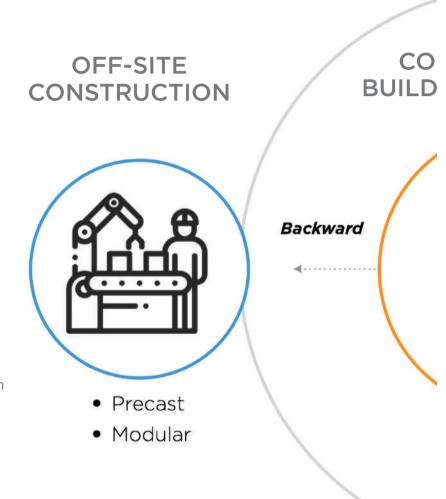


# COLABORATIVE (KOLABORATIF)

We build strategic collaborations.







## Our Business Stream

WEGE provides an integrated construction services with the support of leading technology. Our aim is to provide a comprehensive work solution by prioritizing quality & safety to serve the government, State-owned enterprises/Regional-owned enterprises and private market in Indonesia.

4 WEGE corporate profile



# CONCESSION



Forward



### CONCESSION

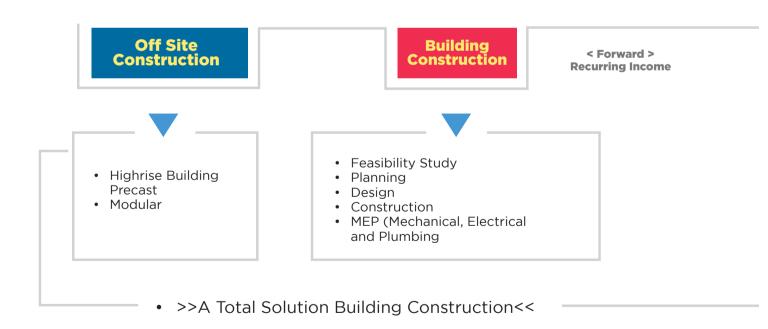
- Public-Private-Partnership (PPP)
   Scheme
- Off-taker Market
- Built-Operate-Transfer (BOT)
   Scheme

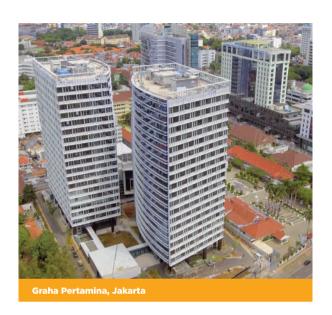
WEGE corporate profile 15

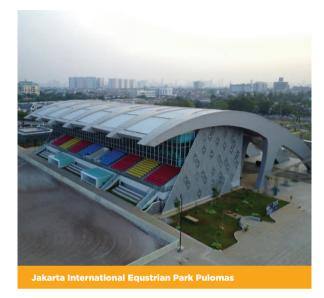
### **Our Business Stream**

To develop the main business of PT Wijaya Karya (Persero) Tbk, our holding company, not only we offer building construction service (On-site Construction), but also Offsite Construction with the application of Modular & Pre-Cast technology. The aim is to prepare WEGE to be an International Standard Integrated Space Provider.

• As a space creator that focuses on providing space, WEGE has three (3) business streams in carrying out its business processes, which are as follows:



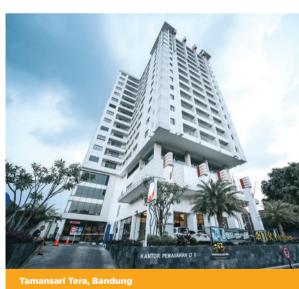




Concession



- Public Facilities
- PPP Scheme
- SOE's Hospital Development
- Airport Terminal
- SOE Synergy Offtaker Market



### **Our Business Stream**

# OFF-SITE CONSTRUCTION

### Modular & Pre-Cast

WEGE is a pioneer in Indonesia in the development of off-site construction systems through modular and precast construction technology whose application is superior in terms of time, cost, quality and waste reduction and is projected to be the future support for the company's core business in the construction field.

Modular and precast are off site construction systems that have been developed by the Company with various achievements where the speed in its implementation does not affect the quality standards set by through various prior testing standards including earthquake resistance testing.

In accordance with the validity criteria of the Indonesian national standard product, the off-site construction system developed by the Company research and development department has also obtained copyright and recognition from the official institution in Indonesia which will continue to drive the company to develop this construction system further forward.







## • Precast & Modular Business Growth Projection

In the future the company's business growth in the field of off-site construction systems will continue to grow much faster supported by the implementation of modular and precast technology for the construction of high-rise buildings

that can be completed rapidly with proven quality materials and environmentally friendly processes. It will be the company's value added and strength in the future.

## **Our Business Stream**

# 5 BENEFITS OF OFF-SITE CONSTRUCTION

1

Efficiency & More Predictable Time Completion

2

Improved security







Paddock Mandalika Circuit, Lombok





Environmentally friendly

Lessen the need for large numbers of labours

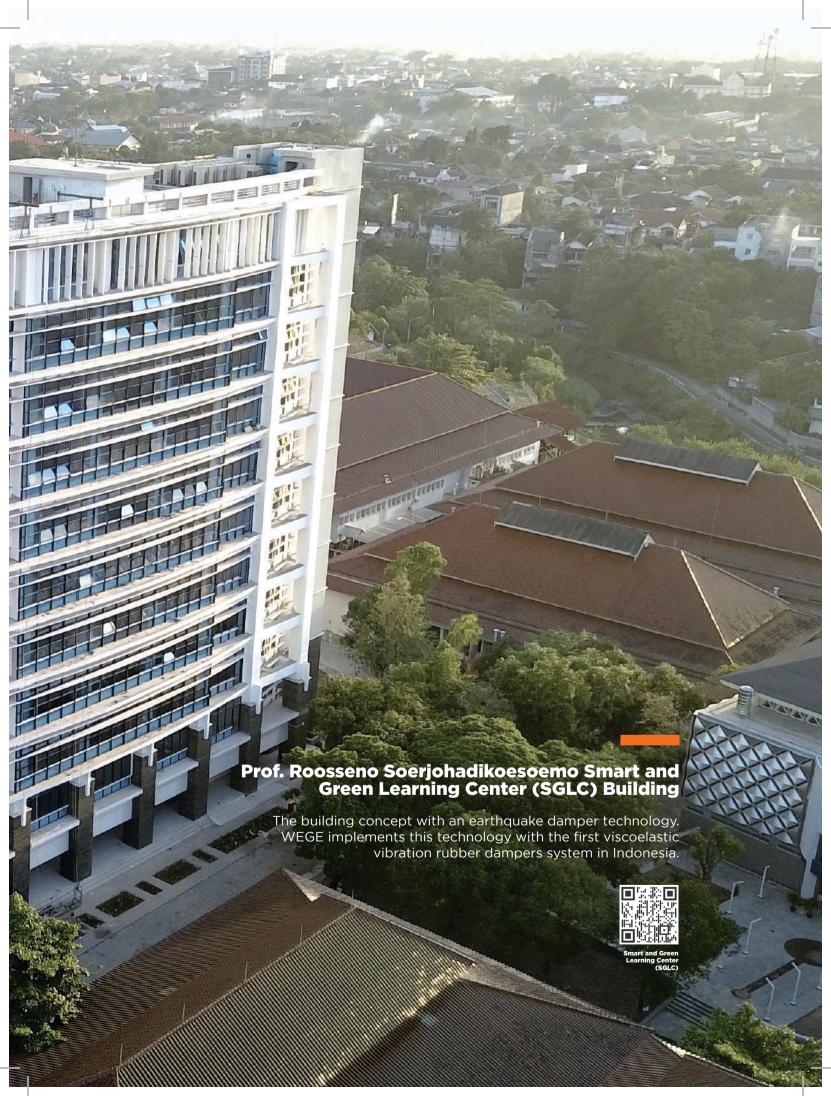
No Noise and Air Pollution











### **Our Business Stream**

# ON-SITE CONSTRUCTION



As a building construction services provider, WEGE offers a one-stop services from the upstream to downstream. This can be an added value for customers to acquire comprehensive and efficient services in one package.

- Feasibility study
- Planning
- Design
- Construction
- Operation and Maintenance, and funding, with the types of work in the form of foundation work, structure, MEP (Mechanical, Electrical, and Plumbing), lighting, architecture, interior, landscaping, and so on.
- WEGE has also implemented lean construction by digitizing the engineering process through BIM (Building Information Modelling) application and its certification.



WEGE corporate profile 25

## **Our Business Stream**

# CONCESSION & INVESTMENT











The concession and investment business lines are part of transformation in the property business that has been run by WEGE earlier. As a part of strategic efforts to diversify and expand its Downstream business in the building construction industry, WEGE started to develop the property sector in 2013.

In 2018, WEGE then strengthened the concession business line which was realized through the ownership of the first concession at Hotel de Braga by Artotel with BOT (Build, Operate, Transfer) collaboration for 25 years.

### Business Growth Projection in Concession

The Concession and Investment business line have been prepared for the international market, urban facilities, health facilities, and investment cooperation with international investors for the construction development of the New Capital of Indonesia.

The business line can fill the trend of market demand for a new economy in a way that offers better values, not only value for money, for each stakeholder. This is marked by the increasing number of government programs involving business entities, especially to realize the ideals in the Sustainable Development Goals (SDGs).

# **Embarcadero - Bintaro, South Tangerang** The Connected District

The apartment was built with a modern and integrated concept that provides its residents with the convenience





## Innovation Through Digital Transformation

In the face of market demands that keep developing along with the changing trends, WEGE continues to innovate through digital transformation.

The scope of digital technology-based transformation in the fields of construction, property development, concessions and off-site construction as well as close collaboration with stakeholders is expected to produce new processes, new products, as well as new business models.

# **BIM** (Building Information Modelling)

The company has started implementing Building Information Modelling (BIM) since 2017, especially in the Velodrome construction project used for the 2018 Asian Games.

It is one of the technologies in the EAC (Architecture, Engineering and Construction) field that is able to simulate all information in construction projects into 3-dimensional model. This technology is familiar to the AEC industry in the world, including Indonesia.

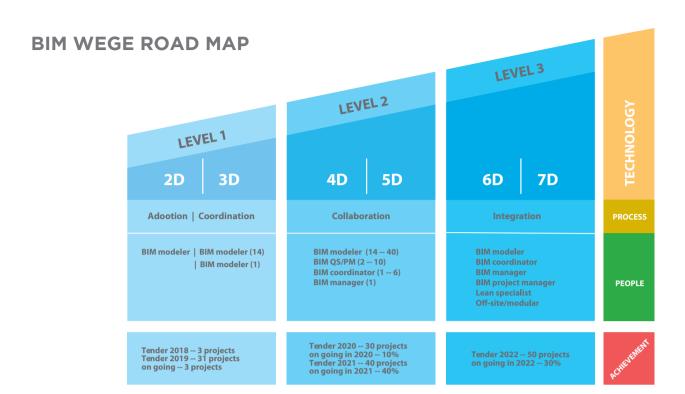
For the BIM innovation, WEGE had received the international standard certification, 19650-1:2018 BSI Kitemark™ and ISO 19650-2:2018 BSI Kitemark™ Certification from PT BSI (British Standards Institute) Group Indonesia in the application of Building Information Modelling (BIM).

With these certifications, WEGE has led and succeeded in becoming the first and only contractor in Indonesia to implement BIM with international standard.

### **BIM Information Delivery**

- 1. Better data quality in lifecycle building management
- 2. No change orders Budget reliability
- 3. Collaborative design Higher building functionality
- 4. No data loss Transparency from idea to rebuild
- 5. Coordinated approach Faster project delivery
- 6. Virtual simulation Higher building quality
- 7. Prefabrication Fewer accidents on job sites
- 8. Virtual model Earlier conflict and error detection





### **BIM Implementation on WEGE Projects**

At WEGE, the implementation of Building Information Modelling (BIM) is carried out starting from the tender process to construction on site. The implementation process is as follows:

#### 1. Photogrammetry Survey

It is a mapping technique using aerial photographs, begins with the process of taking aerial photographs using a drone. The result of the photo is processed into a point cloud which in the last output can produce a 3D image of the existing site and contour data.

### 2. Design coordination

It is carried out through task distribution that will be done by each individual through online chat feature.

### 3. Virtual reality

Archicad/Revit modeling is synchronized directly to Twinmotion, then exported as a BIM Motion file so that it can be operated using VR. In VR mode, it shows clearer display of building conditions in real time such as weather (Rainy, Dry Season, etc).

#### 4. Augmented reality: digital mock up

### 5. BIMx

BIMx can display 2D and 3D view points according to the model. So that it can clearly review the building in the field using devices.

Some projects that had been carried out with BIM implementation since 2017 are: Pelindo III Office Tower, Graha Pertamina, Al Jabbar Mosque, Construction of Domestic Hotel Terminal 3 Soekarno Hatta Airport, Revitalization of the Jakarta Arts Center Taman Ismail Marzuki, Jakarta International Stadium, etc.

# Innovation Through Digital Transformation

## MODULAR PRODUCT SYSTEM









WEGE provides the best solution through a modular construction system for all kinds of customer needs such as residential, office, hospital, dormitory, school, hotel and other facilities. WEGE also continues to establish strategic cooperation with various parties such as consultants, contractors, developers and other technology applicators.

### Volumetric

Modular volumetric as one of the construction systems that has been developed by WEGE is the latest construction technology of the company with the specifications as well as superior design and is expected to meet the needs of high-rise buildings development in various regions in Indonesia through its practicality and high-quality standards with controlled processes ranging from production preparation in the factory, delivery to its installation.

### Villa

Several villa projects have been produced at WEGE manufacturer, which are then sent in 3D. Later, the villa can be directly operated when the installation process is complete.

### **Toilet Pods**

Toilet Pods is one of our products which was created for large building projects. The installation speed and comfort quality of Volumetric Toilet Pods make this product a favourite one, especially for project site occupied by many people.







# **Innovation Through Digital Transformation**

### Modular

At WEGE, we prepare each Modular component based on the required specifications, arrange it into practical packaging and provide various devices as needed. Each product delivered will be designed directly at the project site.

### **WG Flatpack Modular**

It is the most unique, popular and dynamic product system component. Through WG Flatpack, you can build dormitory, clinic, small-scale residential house, dining room, kitchen and numerous other creations. All modular components are prepared in one practical package that is compact and easy to send anywhere, even to remote areas.

### Villa dan Shelter

Several beautiful villas have been designed directly in practical packaging, slightly larger than our container sizes, then shipped to the project site.

As for the Shelter, the specifications of our Shelter product prioritize safety against natural disasters. Flexible Modular is one solution that is designed to be sturdy and durable, making our Shelter product able to ward off almost every type of natural disaster.







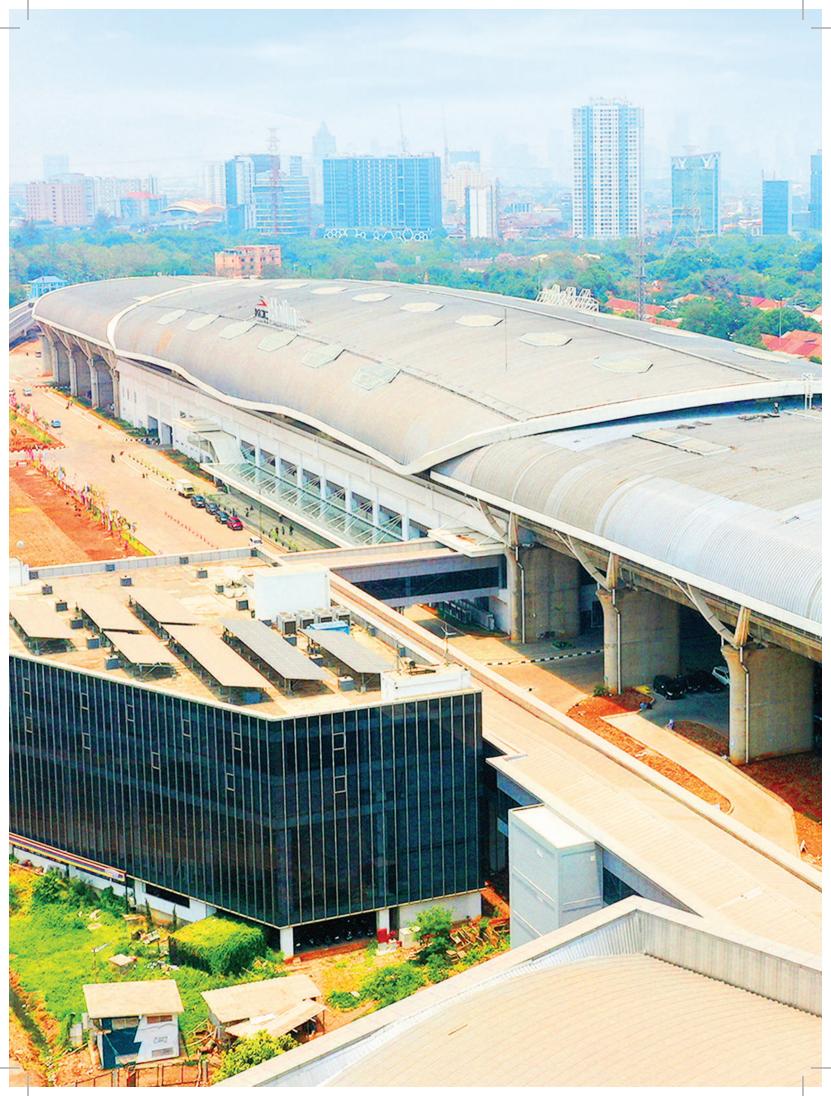


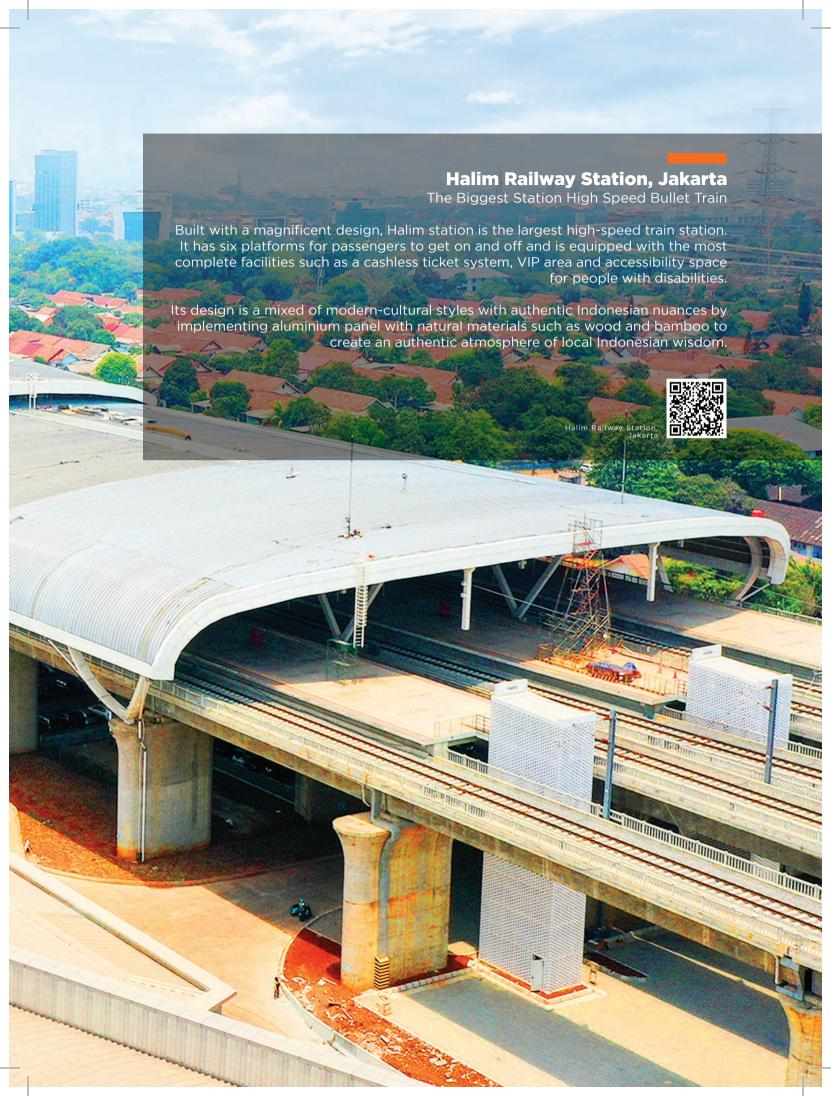
### **Prefab**

With Modular Prefab, each building frame and its components designed to meet exact specifications. Then, we set up the framework with the main tools, package it with other components and send it to the project site. The frames and components will be assembled directly at the project site. We have worked on various villa projects and Toilet Pods with this Modular Prefab.

## **Stacking**

With Stacking, every building frame and component will be assembled to meet precise specifications. Later, we will set up the framework with the main tools, package it with other components and send it to the project site. We can handle various projects of hotels and dormitories or other high-rise buildings with Steel Modular Stacking.

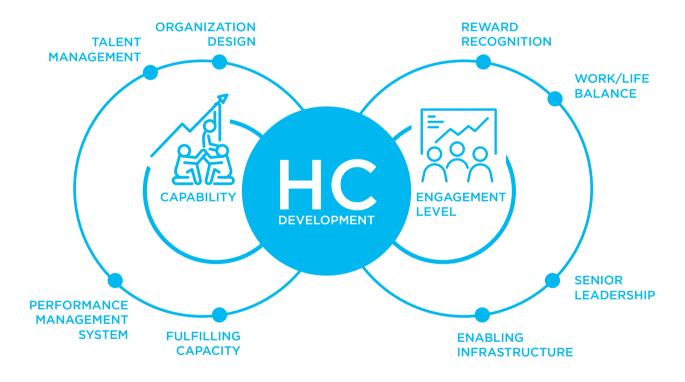




## **Human Capital**

WEGE is committed to consistently carrying out the Company's vision and mission as well as increasing employee engagement by conducting Human Capital (HC) development programs.

## **FRAMEWORK**



In order to comply with HSE requirements, all the WEGE workers in the construction sites have already been certified and well-trained related to their field of work.





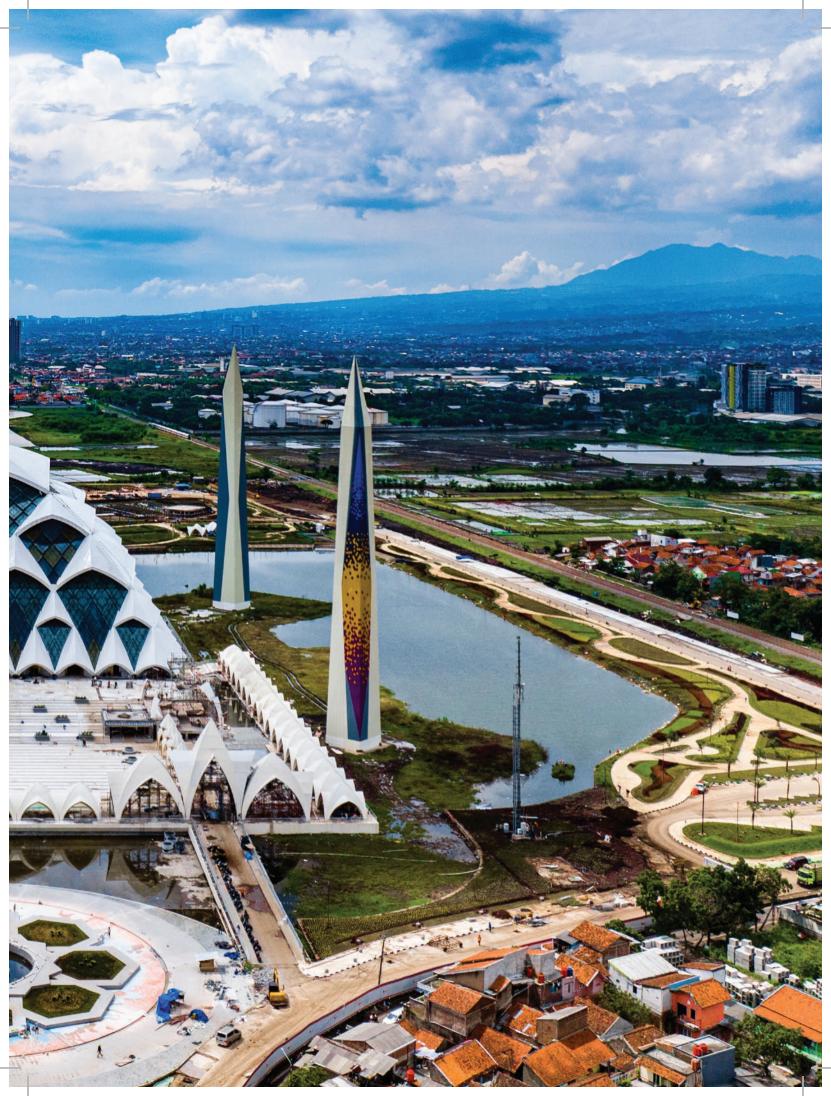












# Our Customer & Operations Area

The market share of WEGE is divided into diversified business segments and project owners. The following is an explanation for each market share.

1. Diversification of business segments

The high-rise building construction business segment consists of Office construction, Public Facilities, Commercial and Residential.

2. Project Owner Diversification

The Company has completed or is currently working on construction projects that focus on the three categories: Project Owners, which is the Government, State Owned Enterprises (BUMN), and Private Companies.

The majority of the Company's projects are dominated by the construction of public facilities and Project Owners from State-owned enterprises and the Government. This is in line with the Company's vision to support the Government's infrastructure acceleration program which was initiated several years ago.

In the future, the market share is considered to be very large considering that infrastructure acceleration will still be the focus of the Government of Indonesia.



## **CONCESSION & MODULAR**

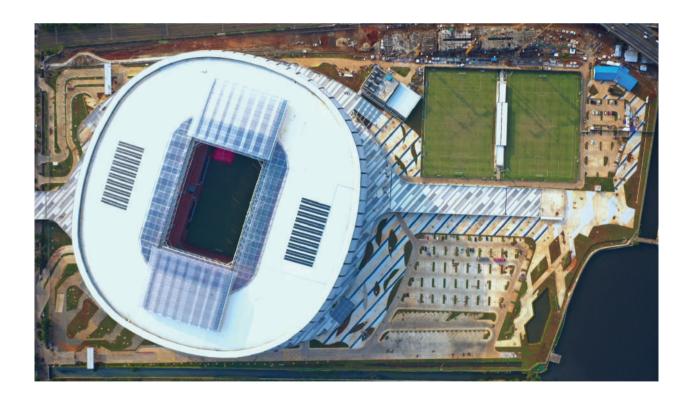
All across Indonesia



# Our Concern for a Good Work Environment

WEGE believes that our workplace safety will support good business practices. All permanent employees (100%) are guaranteed and protected by the Mutual Work Agreement (PKB) applicable in the Company.

In addition, the environmental impact is also kept to a minimum, by way of energy consumption efficiency and reducing carbon footprint. To support this, the Company has prepared projects with a green building concept to be developed.



**44** WEGE corporate profile

The company believes that green building is the best solution in sustainable development while at the same time providing benefits to the surrounding environment.



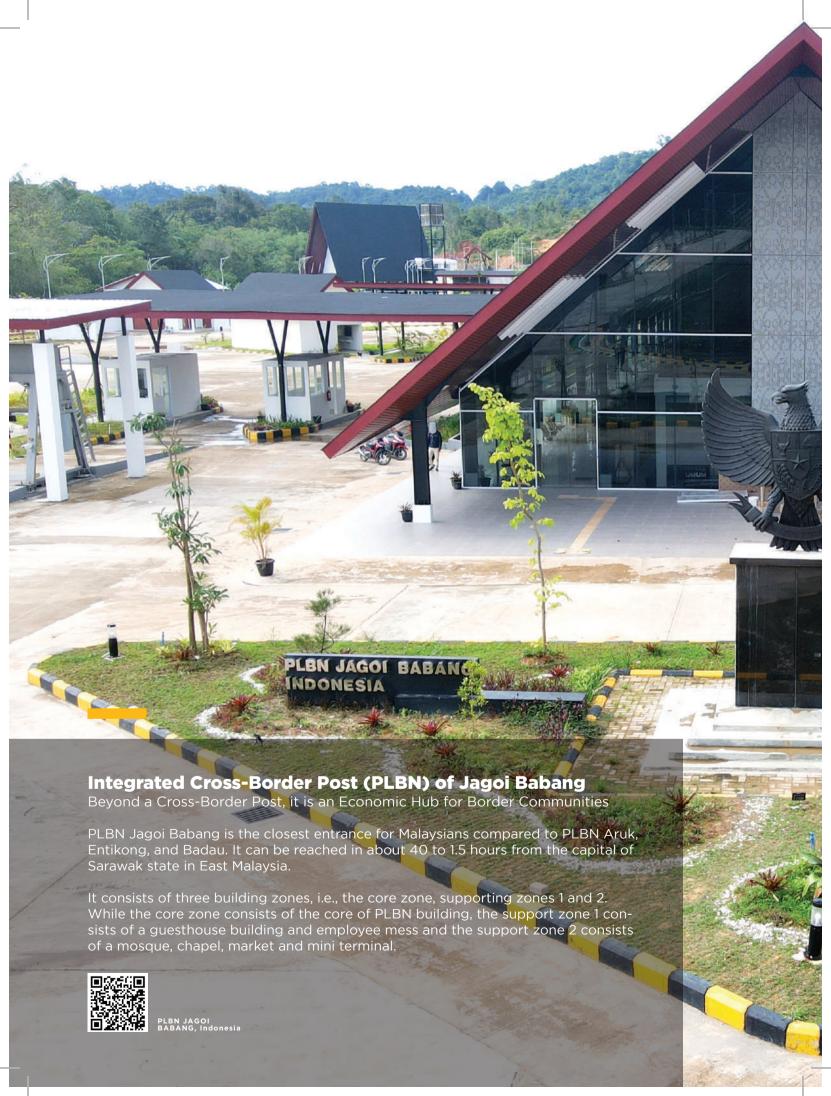








WEGE corporate profile 45





# **Sustainable Growth Through Value Creation**



The Company identifies the main challenges related to sustainability, which are global and national trends that continue to change and develop. These trends open up some huge business opportunities to meet stakeholder expectations.



To anticipate this trend, the Company is strengthening its existing business and developing it, by continue to consider the principles of GCG as an effort to achieve the Company's vision and SDGs (Sustainable Development Goals).

WEGE keeps developing its products to create added value. The product development is expected to increase efficiency in terms of time, cost, quality, and reduce waste.







## **Involvement in Society**

As a company engaged in the provision of space, both through construction service and building concession, WEGE is committed to carry out sustainable social responsibility programs based on the philosophy of growing together with the environment both socially and environmentally and oriented towards Creating Shared Values (CSV).

## WEGE HIJAU



Planted 1.500 mango tree seeds and conducted training on mango cultivation held at FaveHotel, Karawang, one of WEGE's properties.

# 2 WEGE SEHAT



One of the examples that we do in WEGE SEHAT program is the construction and renovation of more than 10 hospitals spread across several regions in Indonesia as facilities for handling Covid-19. Four of them using modular technology.

For the Company, a CSV-oriented CSR program is an investment that will increase the Company's values as well as increase the economic status and productivity of the Company's stakeholders, in this case employees, the community, as well as the government. One of the Company's efforts to provide benefits to the community is through CSR programs which include:

# 3 WEGE PINTAR

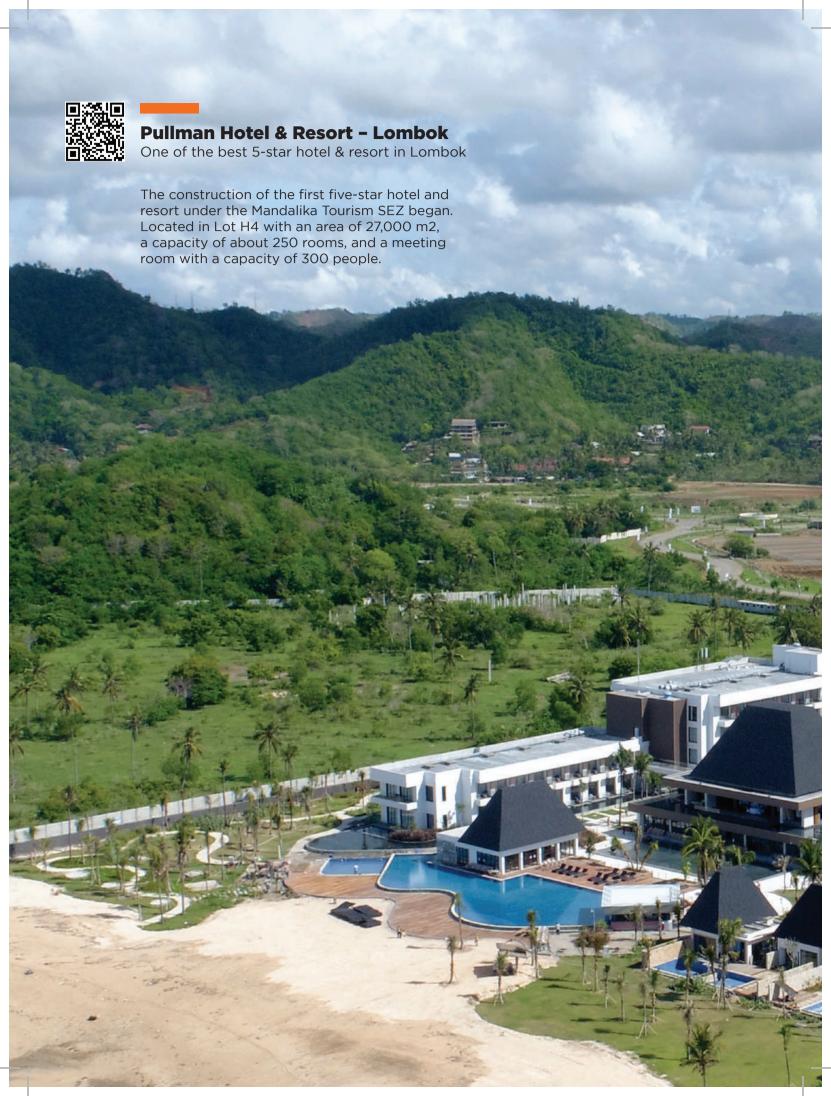


WEGE together with the Indonesian Rope Access Association (ARAI) held a Level I Workforce Certification for high-rise construction workers in the Podomoro Golf View Project area, Depok, West Java.

# 4 WEGE PEDULI



In the social aspect, WEGE is able to move the community's economy as one of the Company's efforts so that the community can survive during the pandemic, i.e. by empowering MSMEs through skills training in Co-Working Space and commercial area at Teras Braga, Bandung.





## **Certificates & Awards**

In running its business, both on site and off-site construction, WEGE always considers the quality of safety and health, environmental comfort and aesthetics aspects. It is proven by the various certificates and awards given to the company.

As a Total Solution Contractor, WEGE is committed to prioritizing products that have quality, added value and concern for safety and the environment for a better human life. Based on this commitment, we have obtained various certifications and awards, as follows:



12th BUMN AWARD 2023

"The Best CEO Talent Development"



3rd TJSL & CSR AWARD 2023

"Gold Award, by Pilar Ekonomi"





#### WORLD SAFETY ORGANIZATION

"SILVER WINNER"

#### **KIP AWARDS 2023**

"The Most Interact BUMN By Engagement"



#### HR EXCELLENCE AWARD 2023

"WEGE that has attained Very Good in the HR Excellence Award 2023 Category: HR Digitization & People Analytics"



#### HR EXCELLENCE AWARD 2023

"WEGE that has attained Very Good in the HR Excellence Award 2023 Category: Learning & Development (L&D) and Knowledge Management"



#### HR EXCELLENCE AWARD 2023

"WEGE that has attained Very Good in the HR Excellence Award 2023 Category: Reward Management & Talent Retention Strategy"

### **Certificates & Awards**



#### **Indonesian record MURI Indonesian World Records Museum Award**

No. 10839/R. MURI/II/2023

Awarded to WEGE PT. Wijaya Karya Building, Tbk. for the record of "Lifting the Heaviest Weight of the Stadium Roof Structure"

Jakarta, 20 February 2023



#### **Indonesian record MURI Indonesian World Records Museum Award**

No. 10840/R. MURI/II/2023

Awarded to WEGE PT. Wijaya Karya Building, Tbk. for the record of "Green Building Stadium with The First Platinum Certification"

Jakarta, 20 February 2023



#### **Indonesian record MURI Indonesian World Records Museum Award**

No. 10841/R. MURI/II/2023

Awarded to WEGE PT. Wijaya Karya Building, Tbk. for the record of "The First Stadium to Use a Retractable Roof System"

Jakarta, 20 February 2023











#### ● LACP 2022 **VISION AWARDS** Annual Report Competition

"PLATINUM AWARD"

**LACP 2022** VISION AWARDS Annual Report Competition

"TECHNICAL ACHIEVEMENT AWARD"

#### ● LACP 2022 VISION AWARDS Annual Report

Competition

"TOP 20 INDONESIAN REPORTS"

#### ● LACP 2022 VISION AWARDS Annual Report Competition

"TOP 80 REPORTS"

#### ● LACP 2022 VISION AWARDS Annual Report Competition

"TOP 100 REPORTS WORLDWIDE"



"GOLD Category"

**TopBusiness** TOP June 1 0 0 A mie 00

TOP GOVERNANCE RISK **TKMPN XXVI 2022 AWARDS** & COMPLIANCE (GRC) AWARDS 2022 "4 STARS"



The Winner of 2022 PR Indonesia Awards "Most Popular Category in Print Media 2021 SOE Subsidiary Category"





IS EXCELLENCE AWARD 2022

The Best Health & Safety Award in Construction Company "The Best Health Services During Covid-19"



INDONESIA MY HOME AWARDS 2022

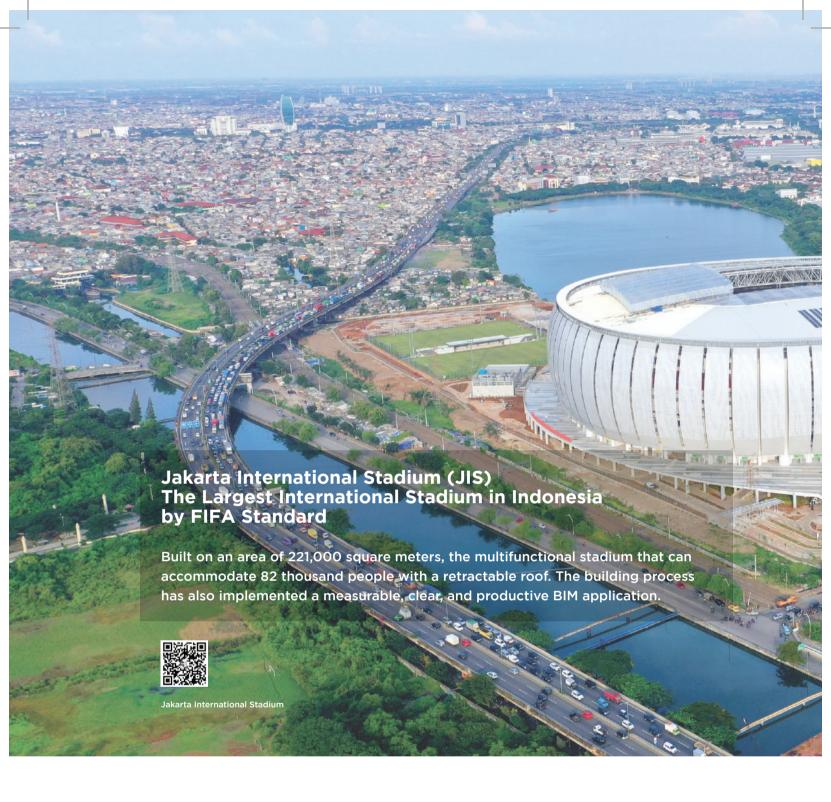
"Best Building Material Technology Applicator"



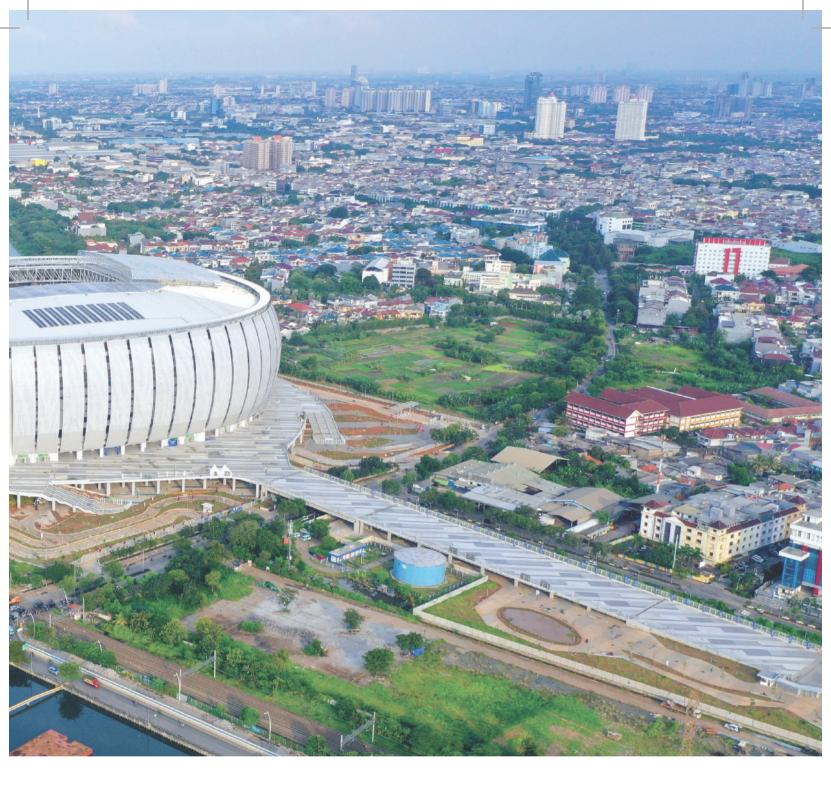
SUCOFINDO ISO 37001 "Anti Bribery Management System"



**TUV NORD Certificate Management System** as per SNI ISO/IEC 27001



"We provide space for a better human life.





























### PT Wijaya Karya Bangunan Gedung Tbk

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