

Number : SE.01.01/A.SEKPER.WG.07986/2023

Jakarta, 4 December 2023

To:

**Directors of PT Bursa Efek Indonesia (Indonesia Stock Exchange, "IDX")**

Gedung Bursa Efek Indonesia Menara I Lantai 6

Jl. Jend. Sudirman Kav. 52-53

Jakarta, 12190

Subject : **Report on the Public Expose Live 2023  
PT Wijaya Karya Bangunan Gedung Tbk. ("Company")**

Dear Sir/Madam,

In compliance with Regulation No. I-E on Disclosure Obligations, Appendix to the Decision of IDX Directors Number Kep-00066/BEI/09/2022 dated 30 September 2022 section III.3 on Public Expose Obligations, we wish to submit the Report on the Company's Public Expose, as follows:

1. The Public Expose Live was held online using Zoom on Wednesday, 29 November 2023. Public Expose Live was part of the Public Expose Live 2023 organised by the IDX.
2. The Public Expose was attended by:
  - a. The Company's Management: Syailendra Ogan (Director of Finance, Human Capital, and Risk Management); Bagus Tri Setyana (Director of Operations I); Akhmadi Tricahyono (Director of Operations II); and Purba Yudha Tama (Corporate Secretary).
  - b. 109 (one hundred nine) invitees, consisting of investors and representatives from Securities Companies, and 20 (twenty) representatives from Media Outlets (attendance sheet attached).
3. The Public Expose Live started at 13.00 Western Indonesia Time (WIB) and ended at 13.45 WIB by the Moderator, Mr Wicky Adrian.
4. The Company's Presentation in the Public Expose Live was delivered by the Company's Corporate Secretary, Purba Yudha Tama (summary of the question-and-answer session attached).

We thank you for your kind attention.

Corporate Secretary

[signed]

**Purba Yudha Tama**

Corporate Secretary

Copies made to:

1. Director of Listings, Indonesia Stock Exchange
  - Direktur Penilaian PT Bursa Efek Indonesia
2. Head of Services Sector, Indonesia Stock Exchange
  - Kepala Divisi Penilaian Sektor Jasa PT Bursa Efek Indonesia

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## PT Wijaya Karya Bangunan Gedung Tbk. (“WEGE”)

Minutes of the Public Expose Live 2023  
In conjunction with the Indonesia Stock Exchange  
Gedung WIKA Tower II  
Jl. D.I Panjaitan Kav. 9-10, Jakarta Timur  
Wednesday, 29 November 2023

### Presented by

1. Syailendra Ogan : Director of Finance, Human Capital, and Risk Management
2. Bagus Tri Setyana : Director of Operations I
3. Akhmadi Tricahyono : Director of Operations II
4. Purba Yudha Tama : Corporate Secretary

**Moderator** : Wicky Adrian

**Attendees** : 109 people consisting of investors and representatives from Securities Companies, as well as 20 representatives from Media Outlets.

The following is a summary of the question-and-answer session of the Public Expose Live 2023:

### 1. Alifian Asmaaysi

#### Question:

What is the value of National Capital City (*Ibu Kota Negara*, “**IKN**”) projects secured by WEGE to date? Will there be new contracts of IKN project going forward? Please share the construction progress of the Coordinating Ministry for Maritime & Investment Affairs (“**MMI**”) building and other IKN projects undertaken by WEGE.

#### Answer:

IKN projects secured by WEGE include the MMI Building 1 with a project value of Rp671.83 billion and housing for the Commander of Presidential Security Details (“**Paspampres**”) with a project value of Rp1.63 trillion. The total project value secured by the Company is Rp2.3 trillion. Both projects are still under construction. By the end of this year, MMI Building 1 is expected to be 41% complete, while Paspampres housing to reach 25% completion.

The Company had completed building housing for IKN construction workers with a project value of Rp346 billion.

The Company is keeping abreast with upcoming IKN projects. We are also working with several contractors to secure new projects. In addition, the Company is targeting not only projects funded by the State Budget for IKN but also projects from the private sector, especially from investors already holding a notice to proceed from the IKN authority to

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collaborate under the Public-Private Partnership (*Kerjasama Pemerintah dengan Badan Usaha, "KPBU"*).

## 2. Lucky

### Question:

What is WEGE's strategy for cost efficiency, considering the increase in the cost of revenues and operating expenses in 2023?

### Answer:

Efficiency in business expenses and processes is carried out through the implementation of BIM (Building Information Modelling) and lean construction technology to all of the Company's projects and business lines, and deployment of ERP (Enterprise Resource Planning). These have become the Company's strengths to ensure that all its business processes are appropriate, enhanced, and contribute positively to business expenses.

## 3. Windy

### Question:

- 1) When will the Dhoho Airport in Kediri be operational?
- 2) How much does the Dhoho Airport project contribute to revenue and net profit this year?

### Answer:

- 1) The Dhoho Airport project will be handed over to Surya Dhoho Investama by the end of this month. It is expected to be operational by the end of 2023.
- 2) The Company secured the Dhoho Airport project in 2022, so there is revenue contribution in 2022 and 2023 with a project value of Rp1.8 trillion. The revenue contribution in 2023 is around Rp1.2 trillion, and gross profit contribution is about 8.6%.

## 4. Shifa

### Question:

What is WEGE's target for modular segment? What is the Company's strategy to secure new contracts using modular products?

### Answer:

The Company is a pioneer in the modular construction business in Indonesia. We provide 3 (three) types of modular products called Modular Lite, Modular Flatpack, and Modular Volumetric. The Company's modular products have many advantages, especially in terms of construction time where it is 60% faster than conventional construction. The modular segment is targeted to be used in IKN projects, where the Company is planning to use volumetric modules to construct flats for civil servants (ASN) and other flats. The Company has introduced volumetric modules to IKN investors to establish partnership. In addition, the Company also target new contracts through partnerships with universities.

## 5. Muhammad Badrum

### Question:

Net profit as stated in the Q2-2023 Financial Statement is still far from the target for FY2023. Will the Company revise its FY2023 bottom line target?

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**Answer:**

To date, the Company has not revised its targets. Amidst current challenging conditions, the Company's business results in 2023 may not achieve the target, but the Company can still achieve positive performance and maintain liquidity and solvency ratios.

**Thank you.**

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