



PUBLIC EXPOSE

CORPORATE PRESENTATION

29 November 2023



VISION

to be partner in Creating Space for Better Human Life

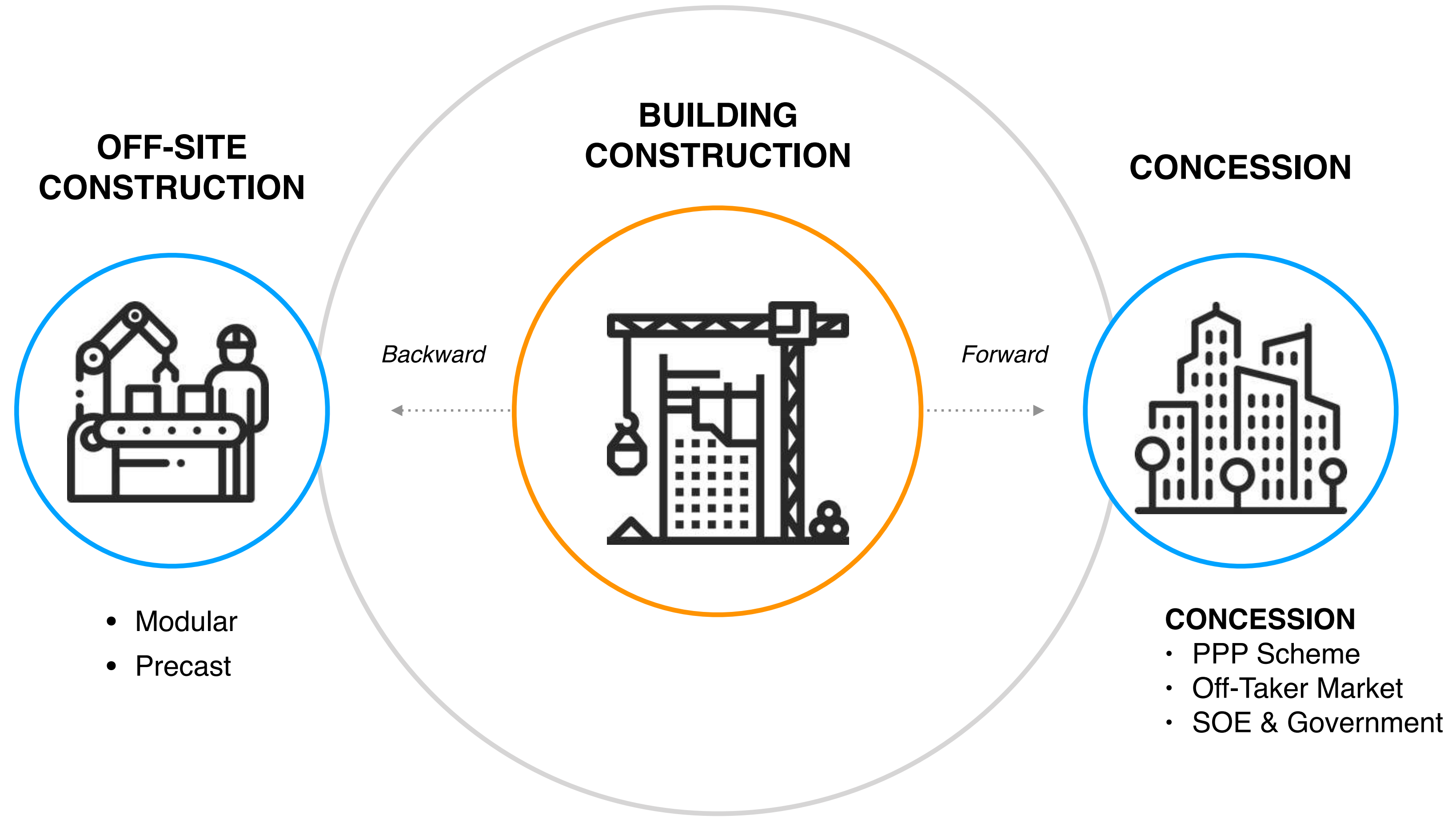
AKHLAK

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



WIKA GROUP DIFFERENTIATION



PT WIJAYA KARYA (Persero) Tbk.



Business Line and Core Competence

- Infrastructure
- EPC
- Industrials
- General Construction

- **Building Construction**
- **Concession**
- **Offsite Industry**

- Property/Realty Owner
- Property/Realty Developer

Precast producer for infrastructures

Investment Type

Investment on Infrastructure Projects

Investment on high-rise building projects and industry to support construction

Investment in Land Bank

No Project Investment

Land Bank Ownership

No Land Bank Ownership

No Land Bank Ownership

Land Bank Ownership

No Land Bank Ownership

Internal Policy

EPCC

Specialized in all building construction

Specialized in all property development

Specialized in all infrastructure precast supply

Contract Base

Milestone

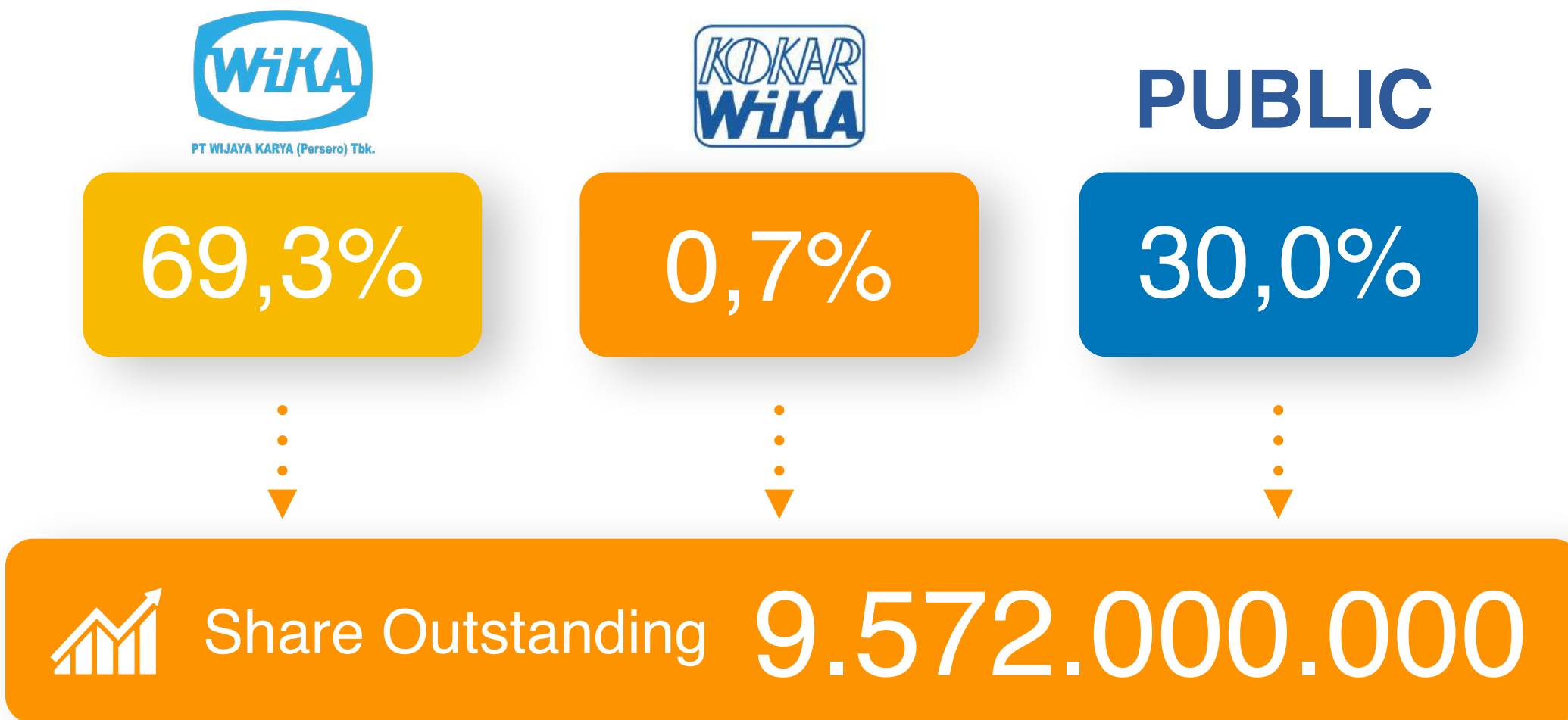
Normal / arm's-length pricing. no turn key contract

Normal / arm's-length pricing. no turn key contract

Normal / arm's-length pricing. no turn key contract

COMPANY OWNERSHIP

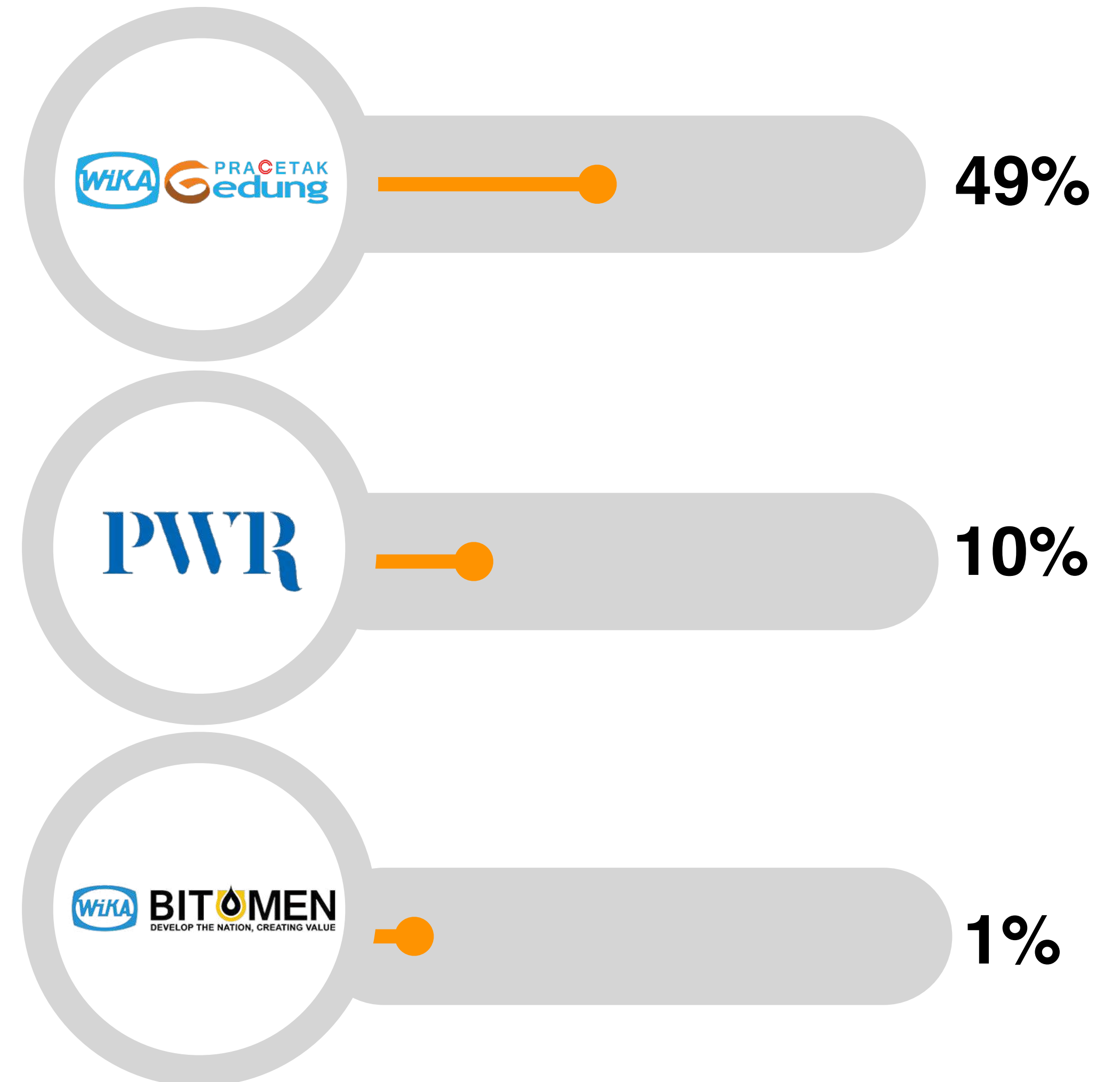
Shareholder Ownership



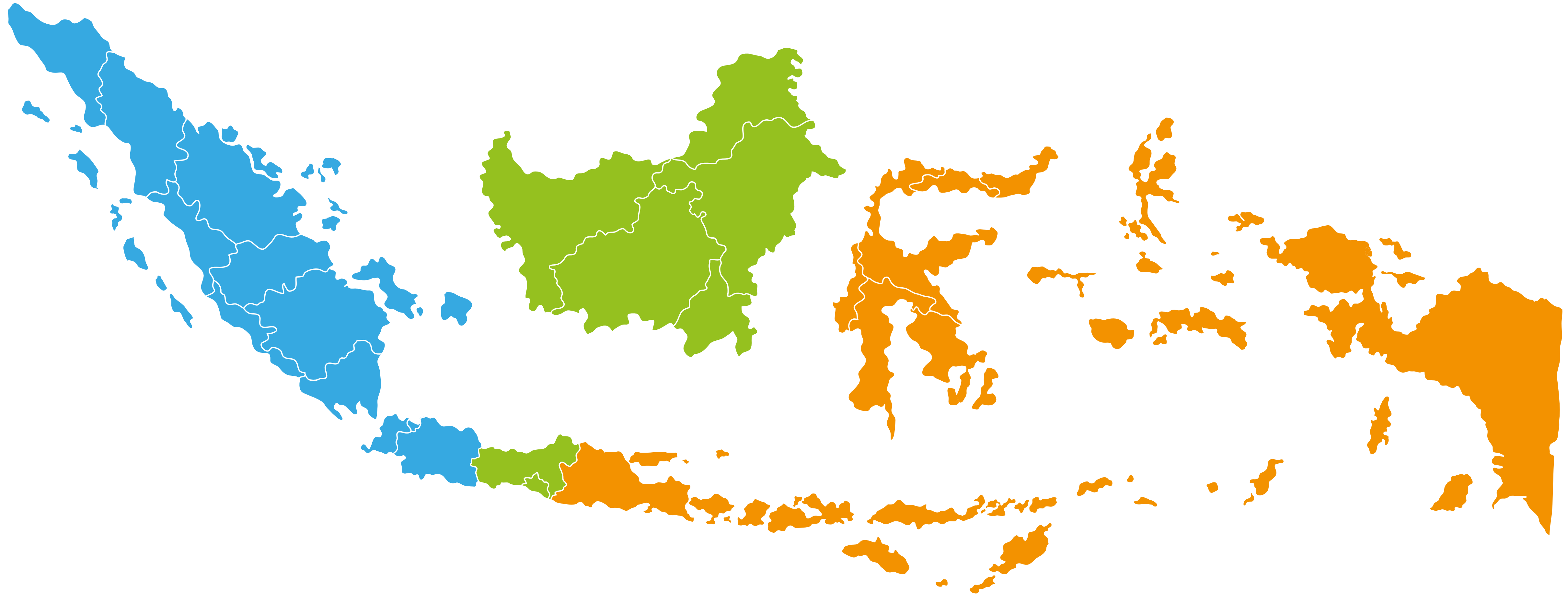
Subsidiaries



Associates



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

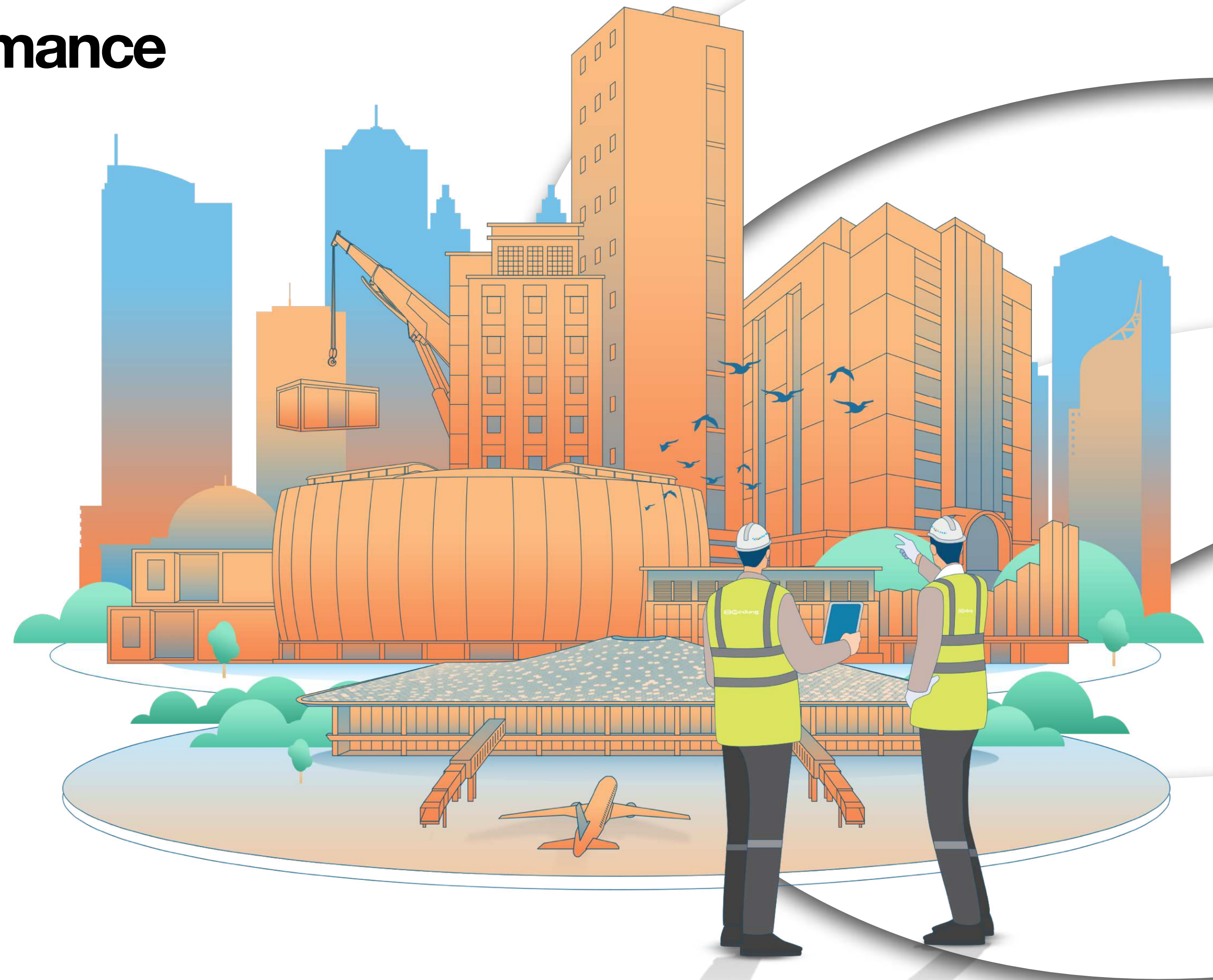
- Jawa Tengah
- Yogyakarta
- Kalimantan

Concession & Modular

- All Across Indonesia

Operational and Financial Performance

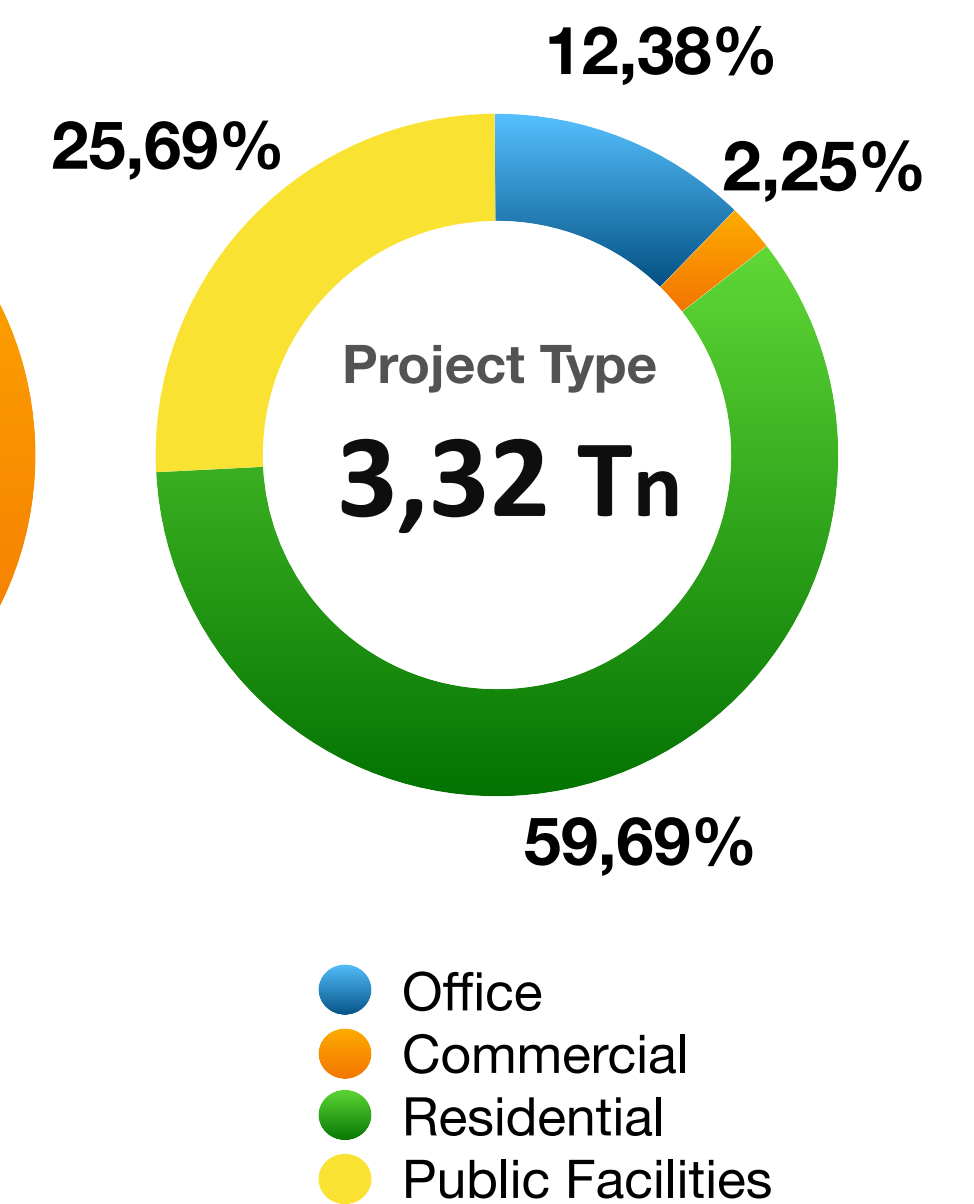
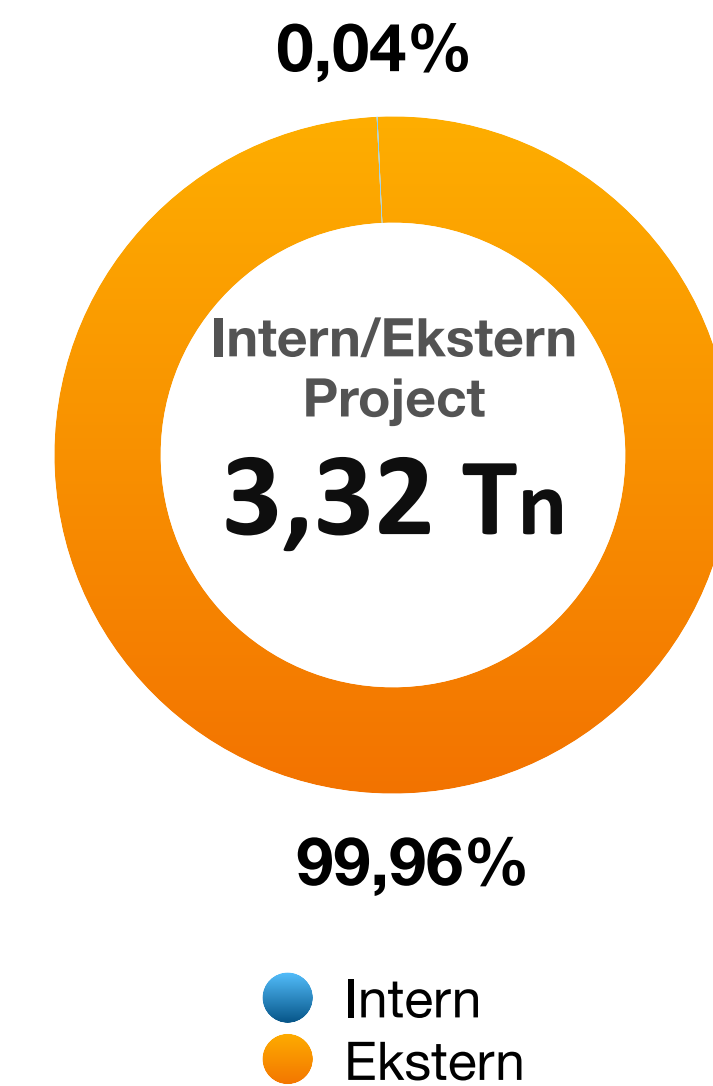
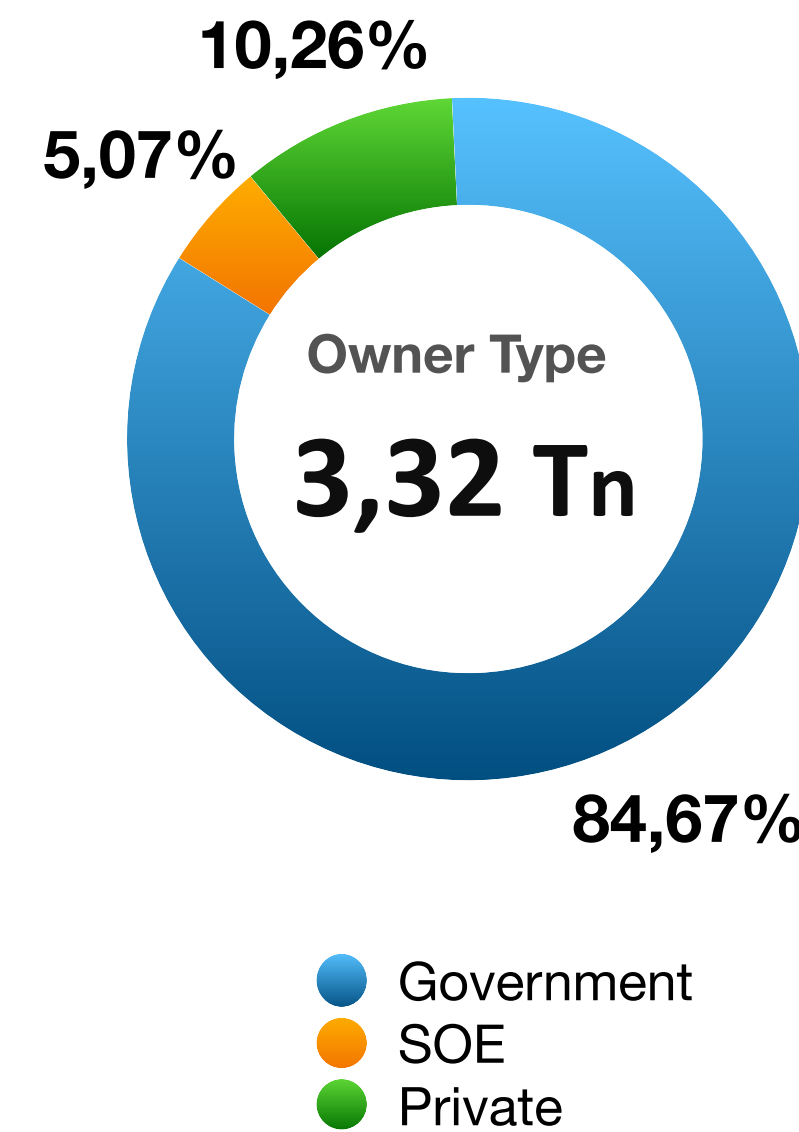
Company Update



NEW CONTRACT ACHIEVEMENT

October 2023

No	Project Name	Value (Million)	Owner
Construction			
1	Hunian ASN IKN	1.629.583	GOV
2	Pembangunan Gedung Pendidikan & Laboratorium MKGI (Centre of Excellence) - BMKG	247.183	GOV
3	Sky House Alam Sutera	243.467	Private
4	Rancang dan Bangun Modern Office Jakarta	198.874	GOV
5	Gedung Perkantoran di Papua Barat	184.261	GOV
6	Pembangunan Gelanggang Remaja (Jaktim) & Gelanggang Olahraga (GOR) Cakung Barat	172.203	GOV
7	Renovasi Fasilitas Kesehatan dan Peribadatan Cianjur	168.500	GOV
8	Pembangunan Gedung Labtek XV ITB	132.772	GOV
9	Pembangunan Rumah Dinas & Fasilitas Sosial di Papua Barat	74.400	GOV
10	Renovasi Interior Gedung RS Pusat Pertamina	65.045	SOE
11	Universitas Muhammadiyah Malang	47.250	Private
12	Hotel Ombilin Padang	36.958	SOE
13	Decoration Work for Sky House Alam Sutera, Project Phase 2	30.450	Private
14	Khay Ming School MEP	14.900	Private
Concession & Investment			
	Proyek Concession & Investment	56.799	SOE
Modular			
	Proyek Modular	13.593	Private & SOE
Total New Contract		3.316.238	

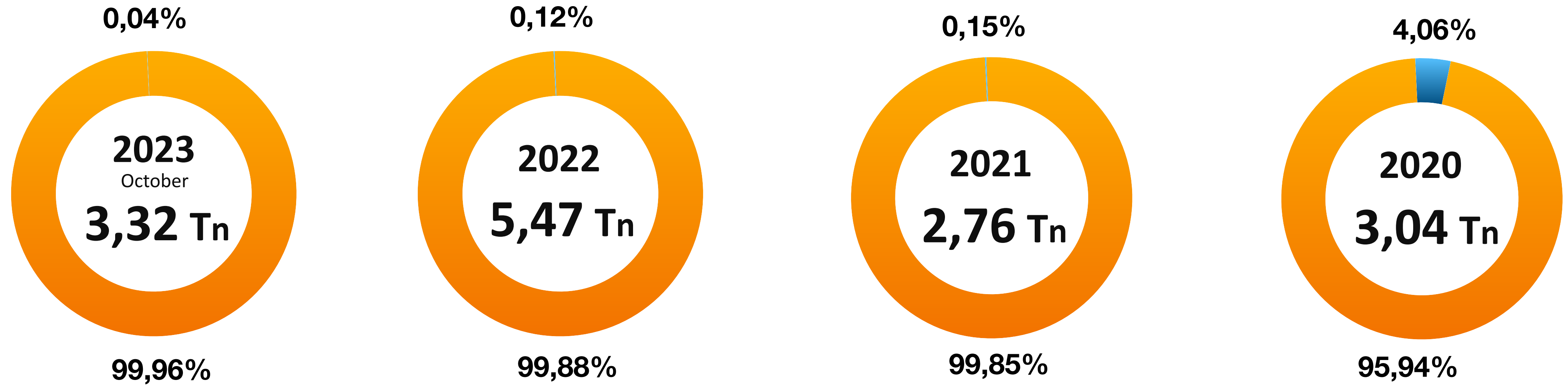


NEW CONTRACT ACHIEVEMENT

2020 to October 2023

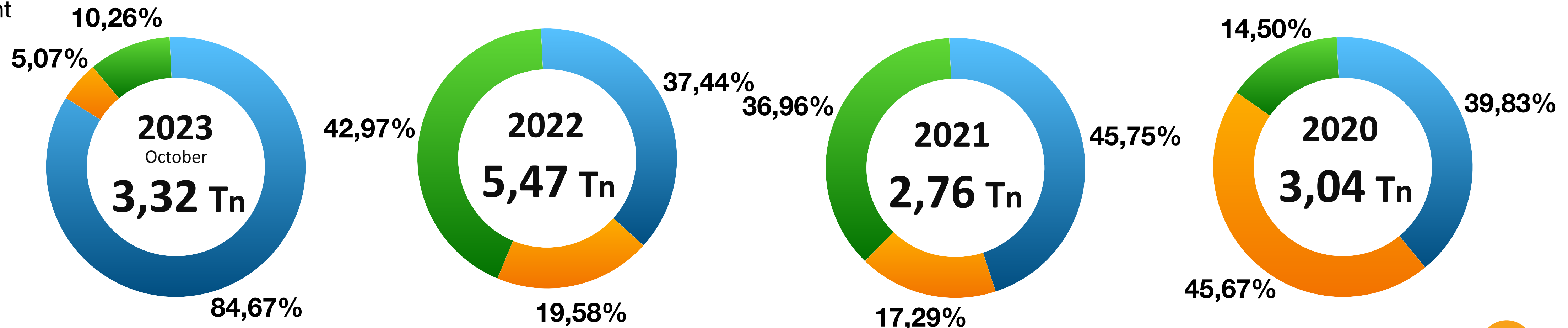
Ekstern/Intern Project

- Intern
- Ekstern

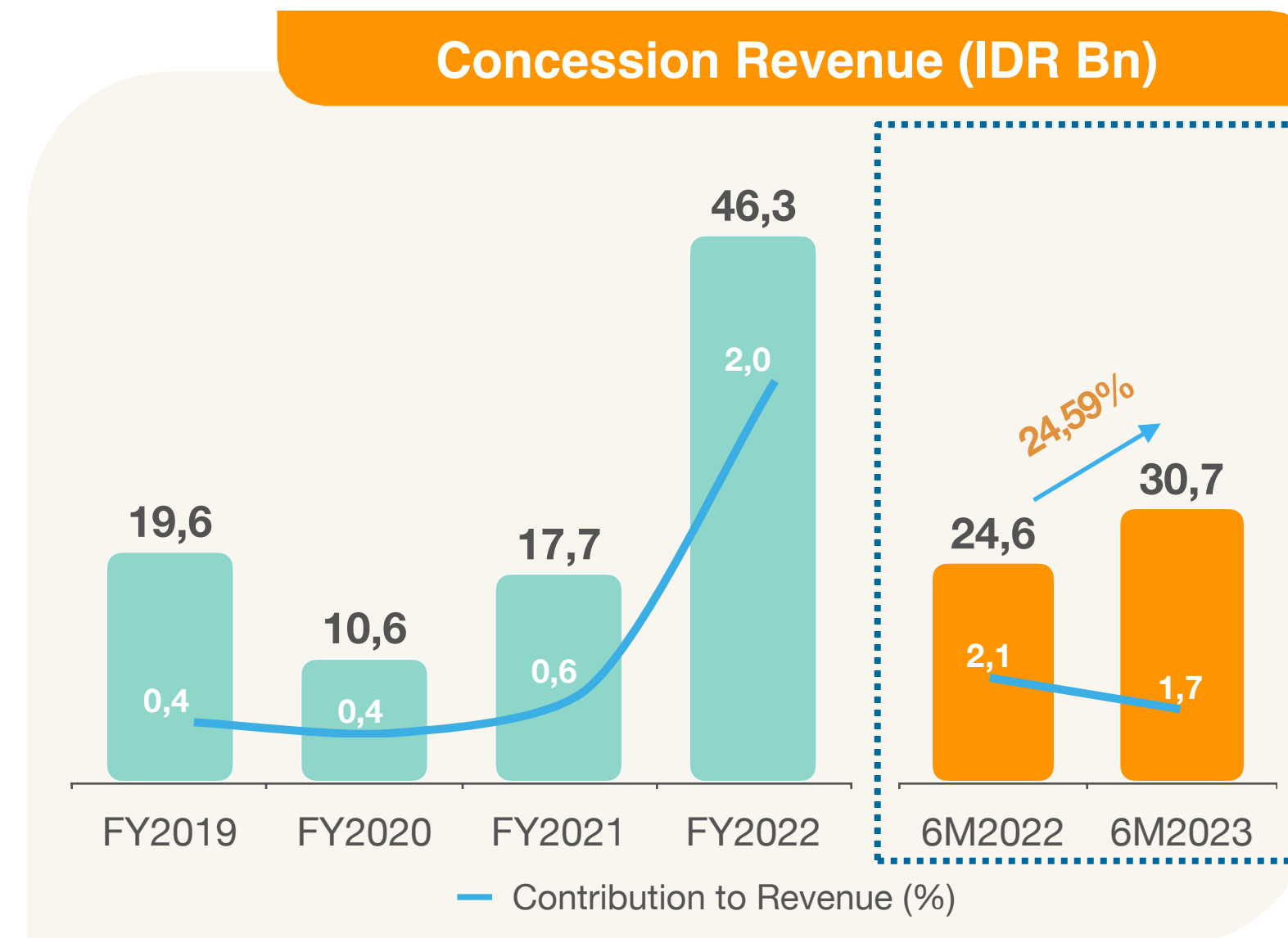
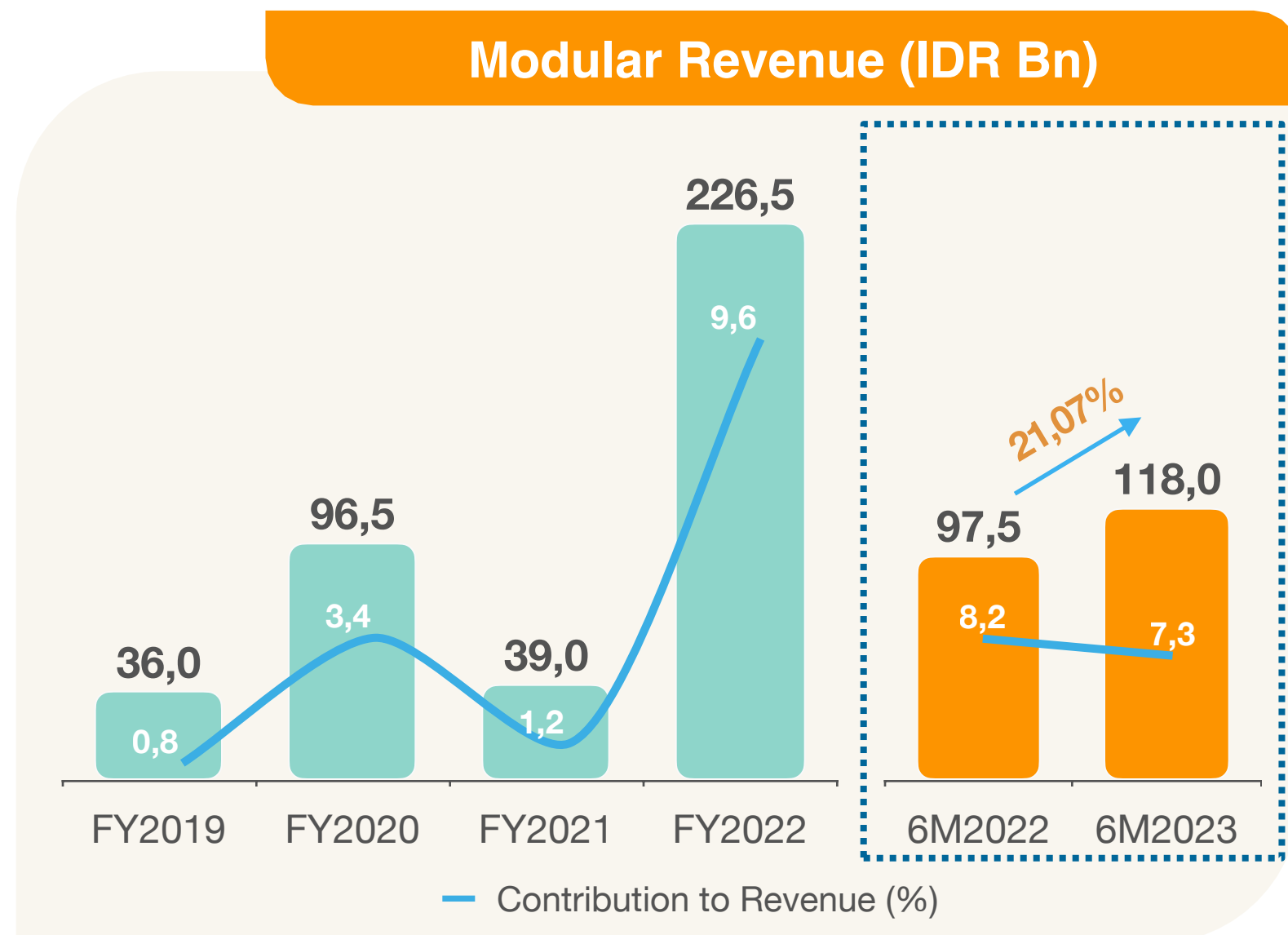
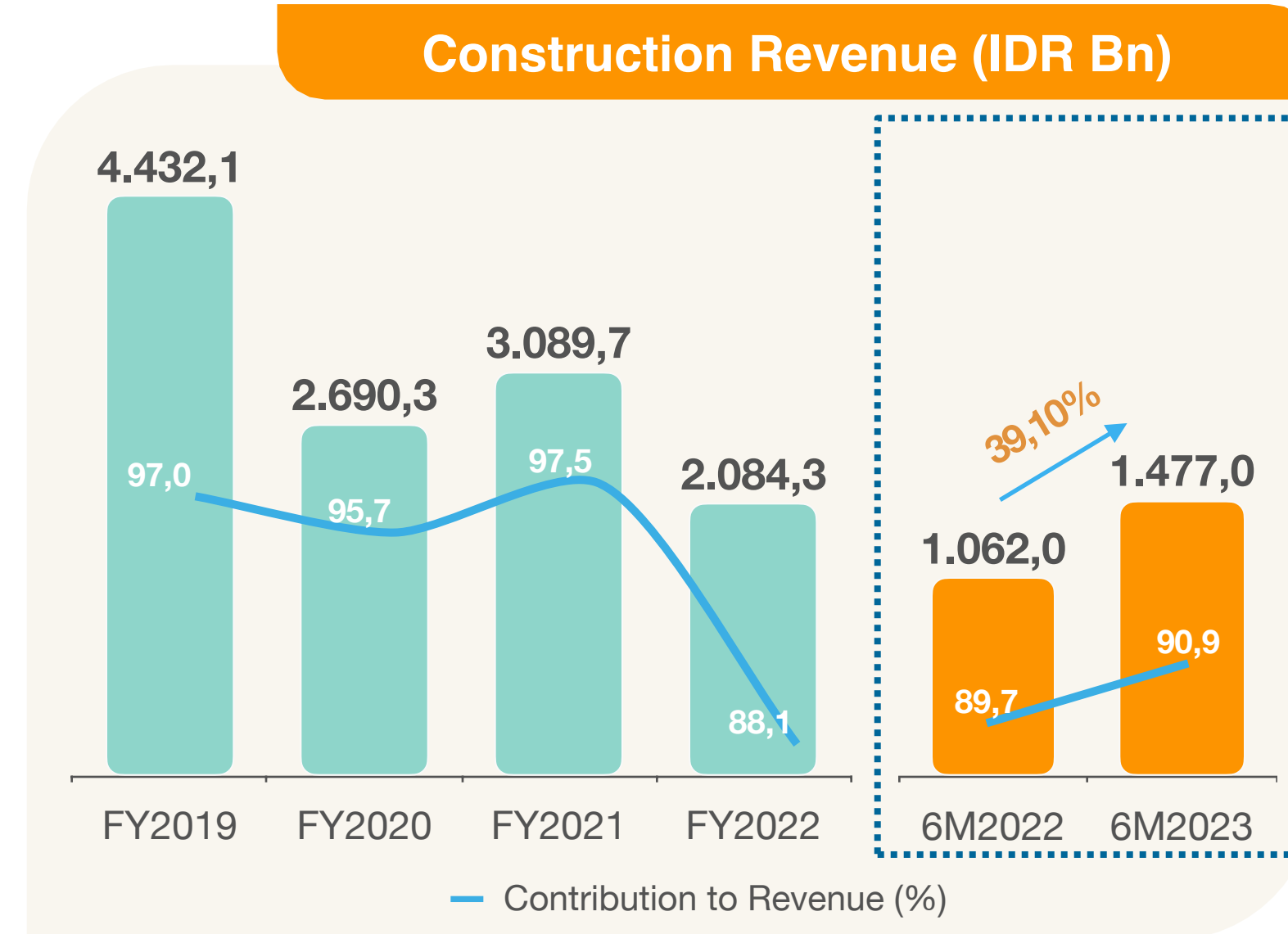
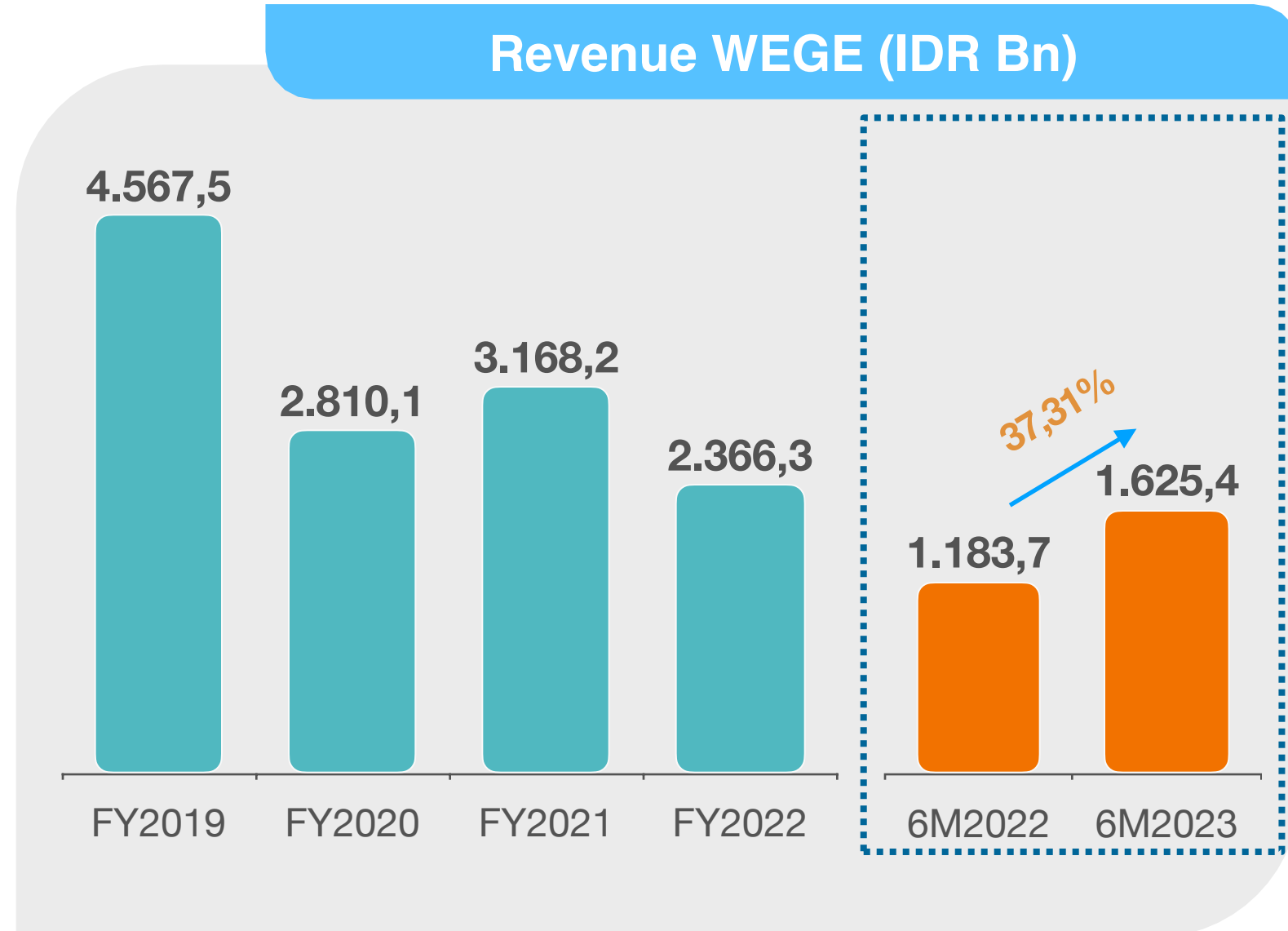


Owner Type

- Government
- SOE
- Private



SEGMENT FINANCIAL PERFORMANCE

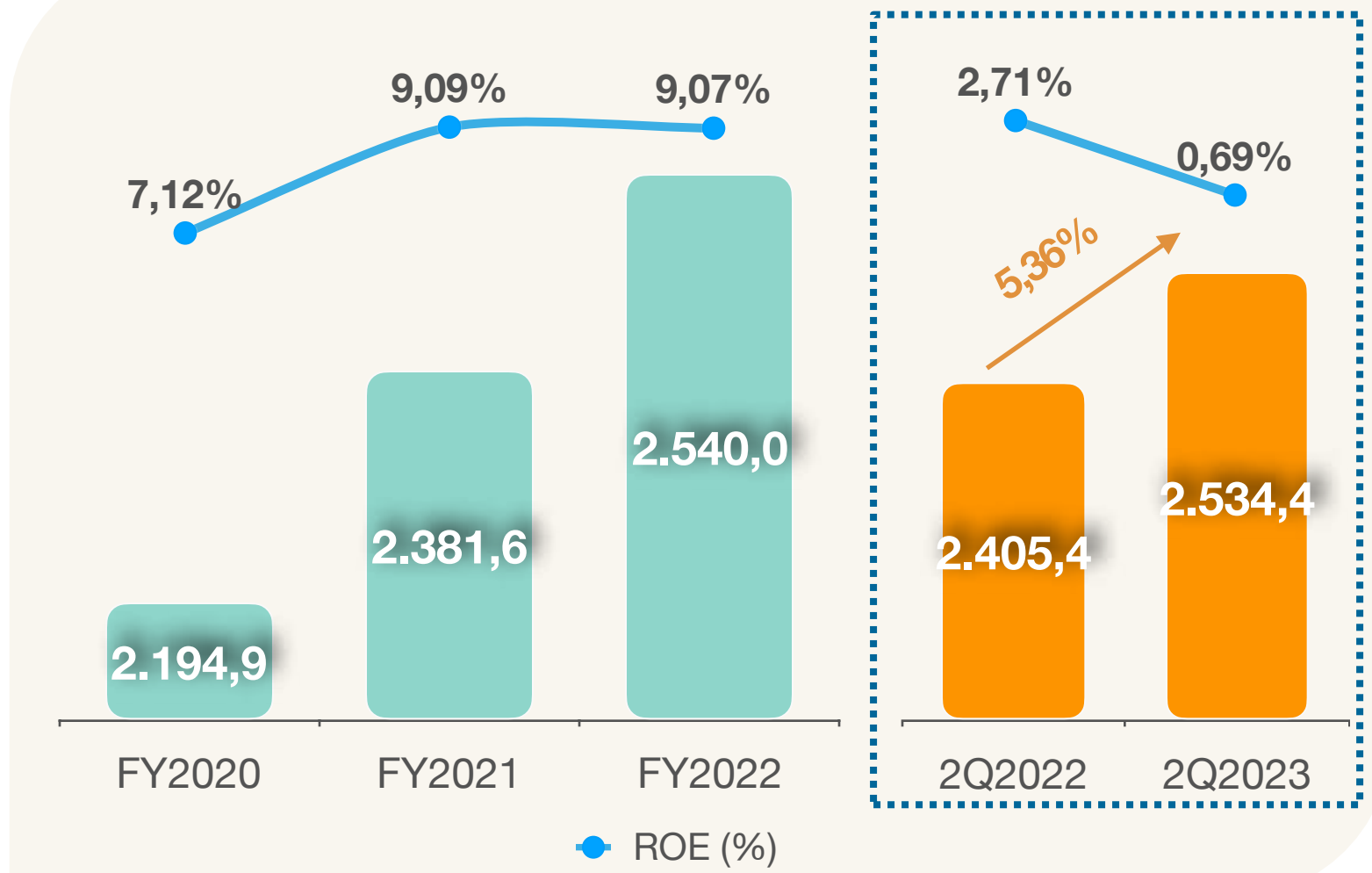


Key Point

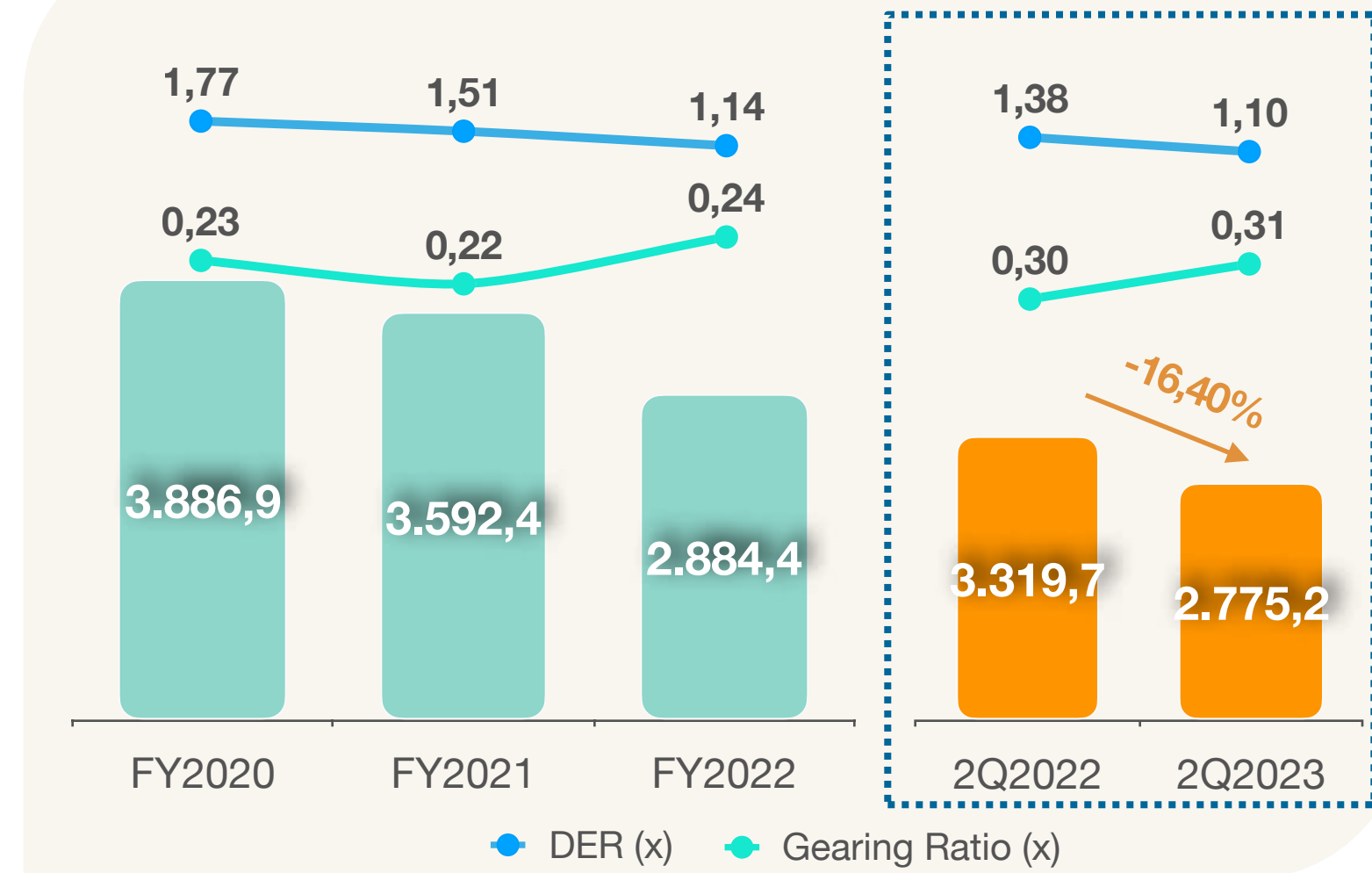
- Construction Growth more than 39% YoY
- Modular and Concession business growth contributed to the company Revenue.
- Successful implementation of backward and forward strategies that support the core business “Building Construction”.

FINANCIAL PERFORMANCE

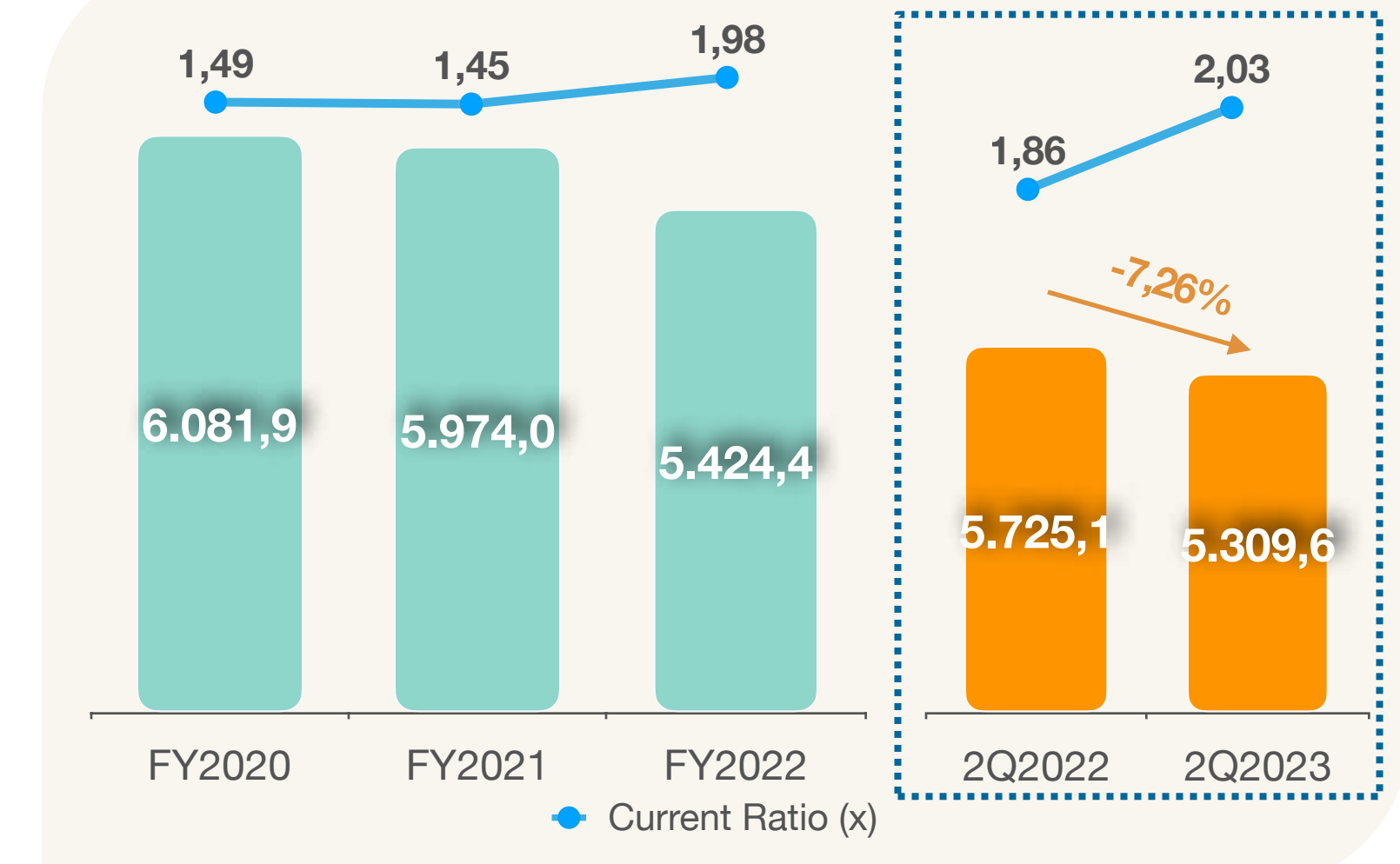
Equity (IDR Bn)



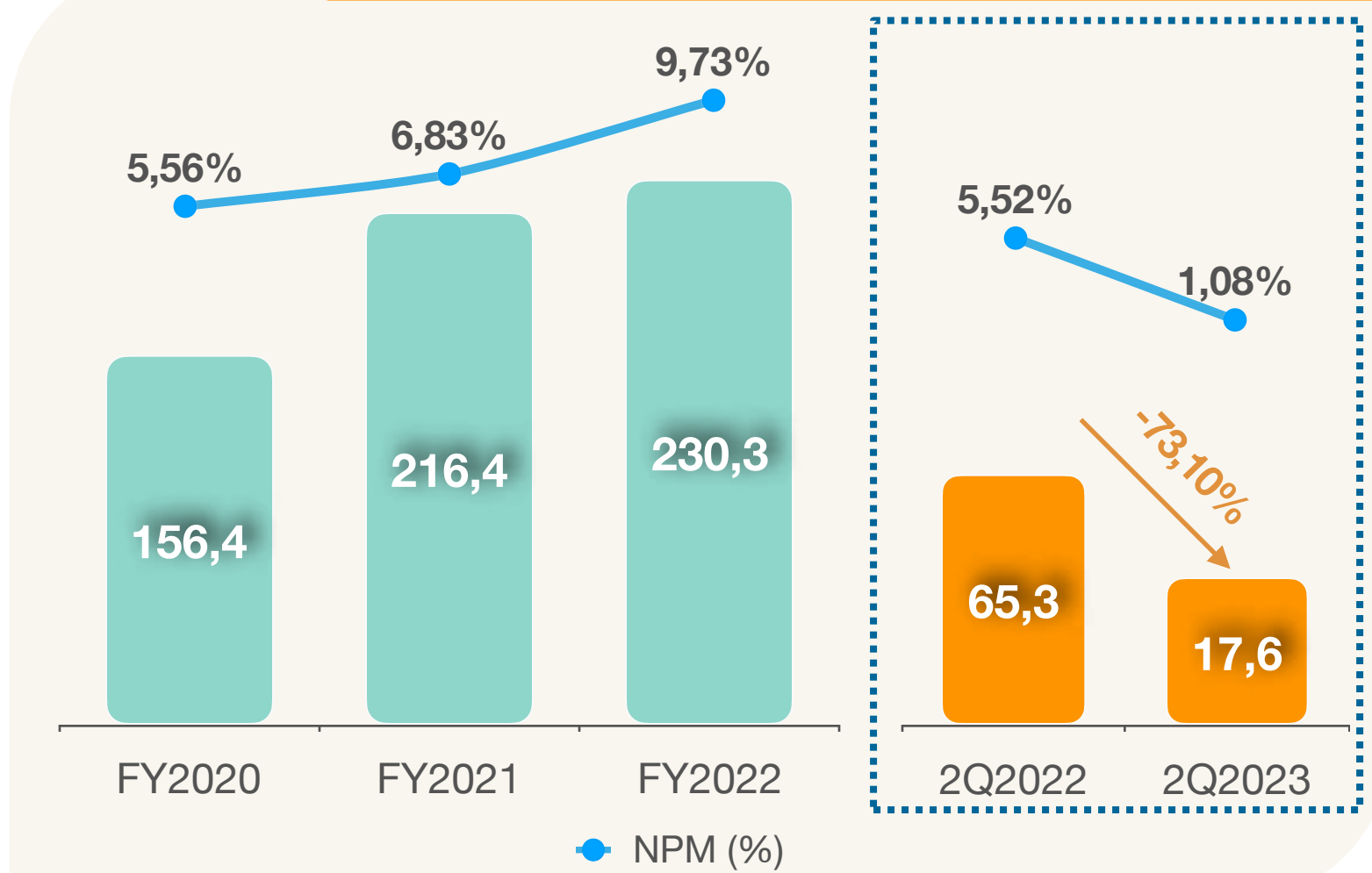
Liabilities (IDR Bn)



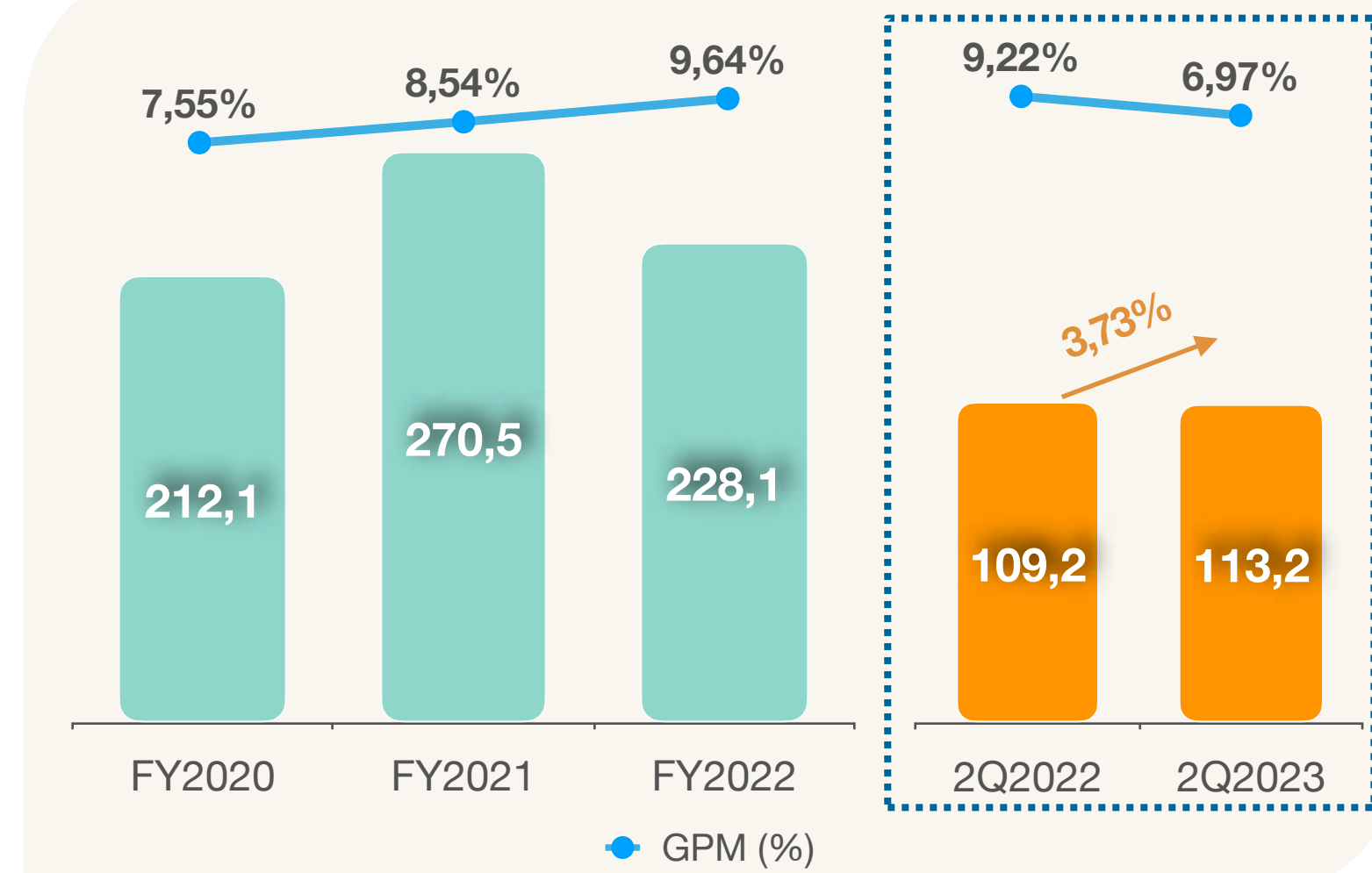
Asset (IDR Bn)



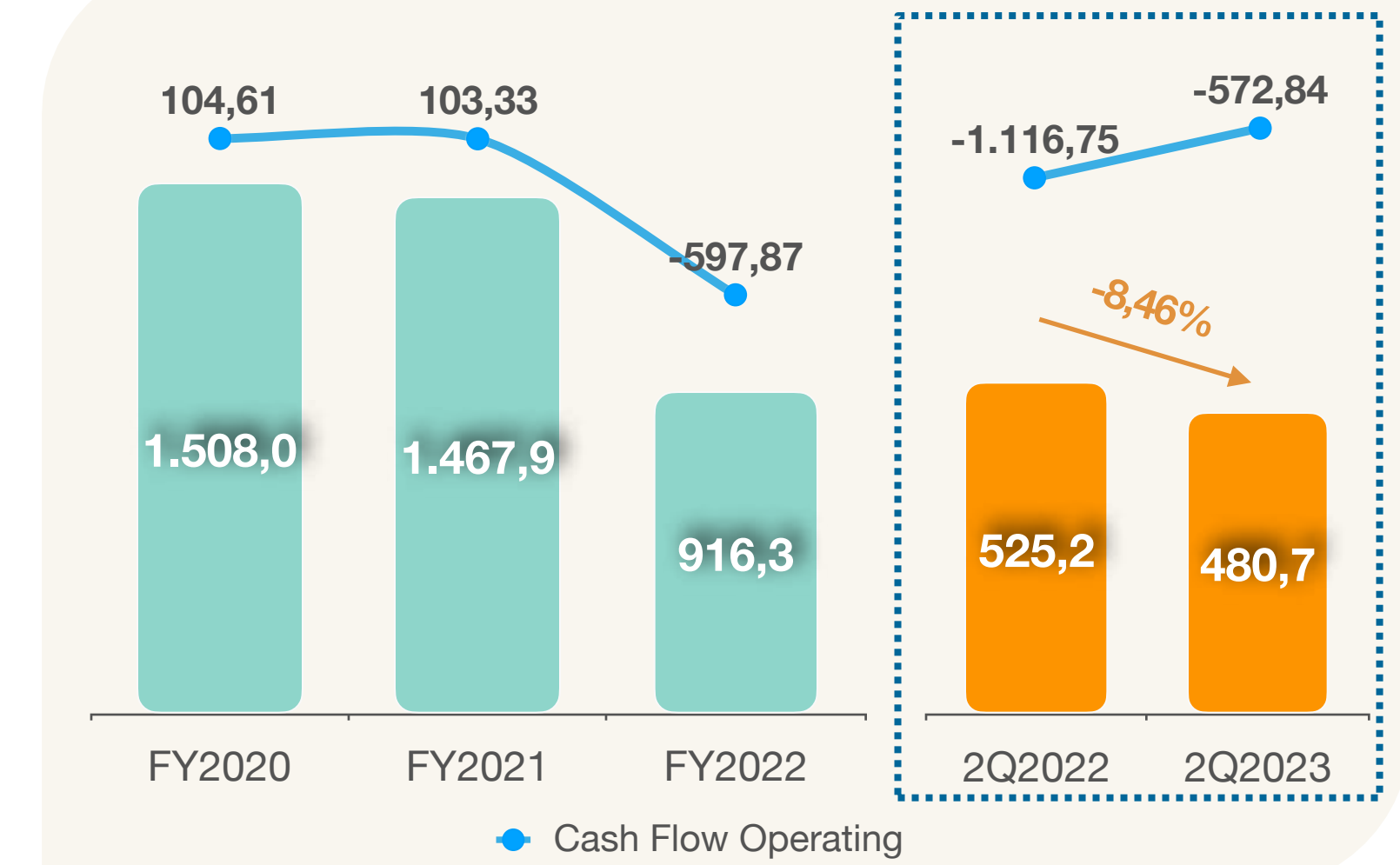
Net Profit (IDR Bn)



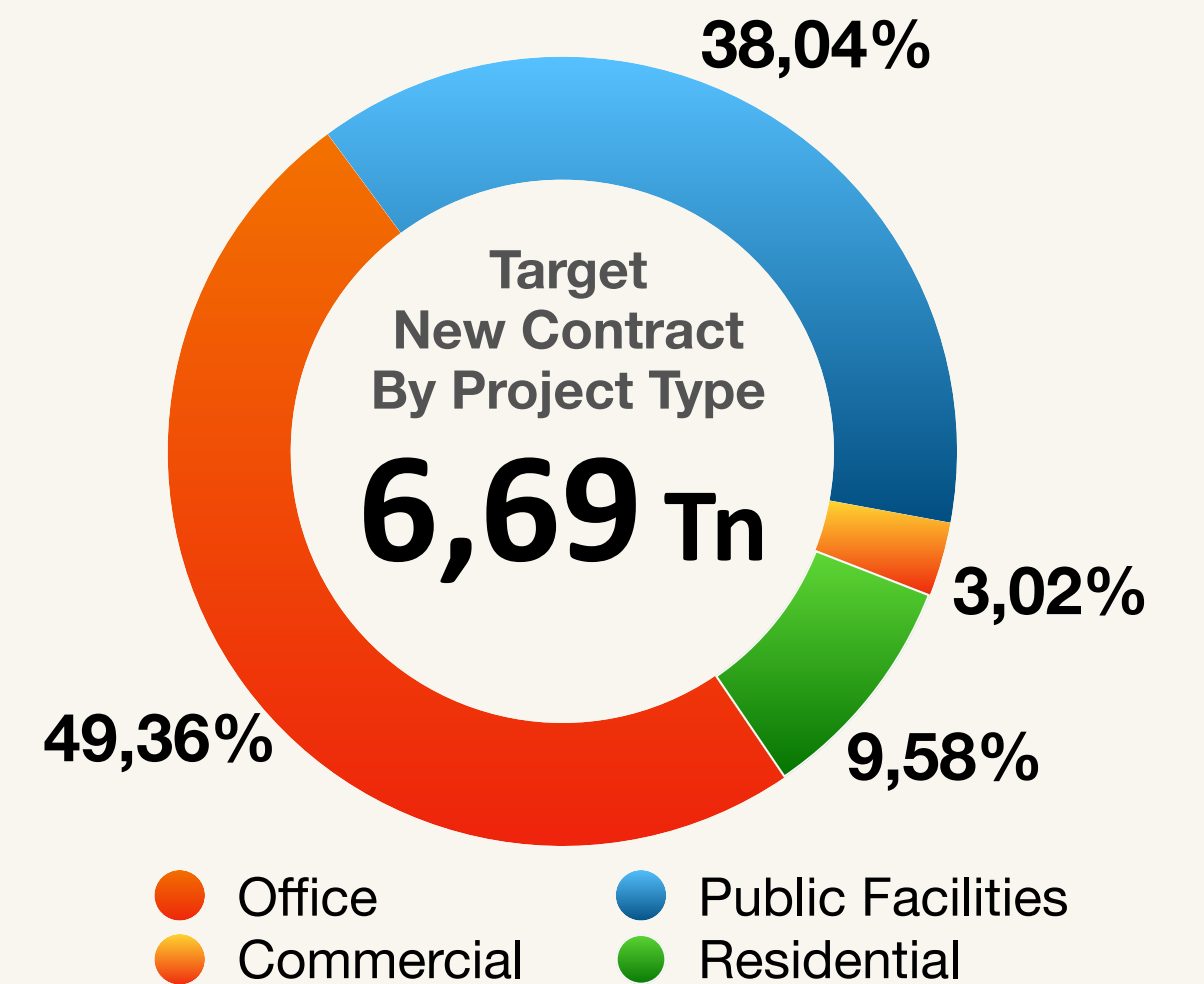
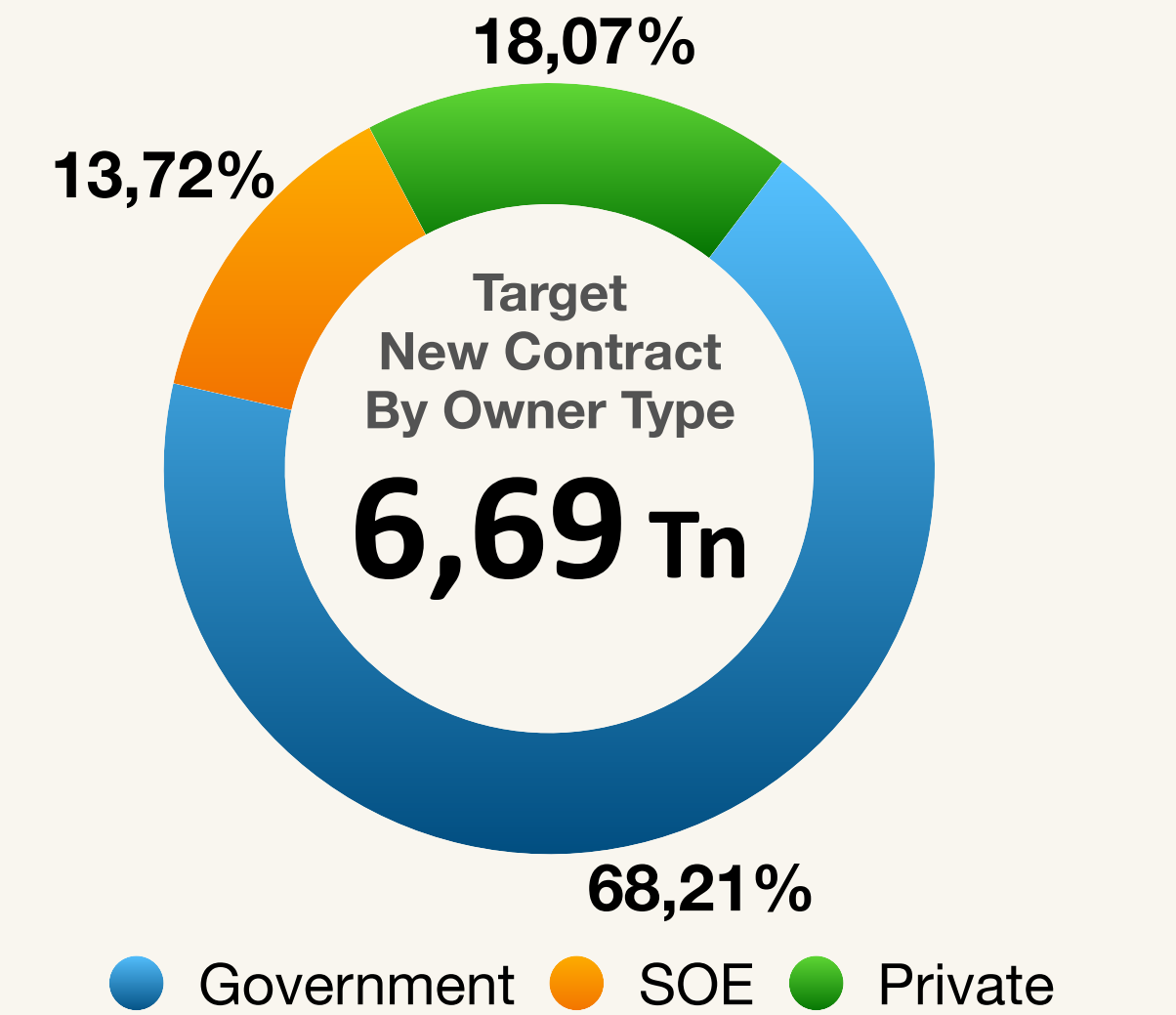
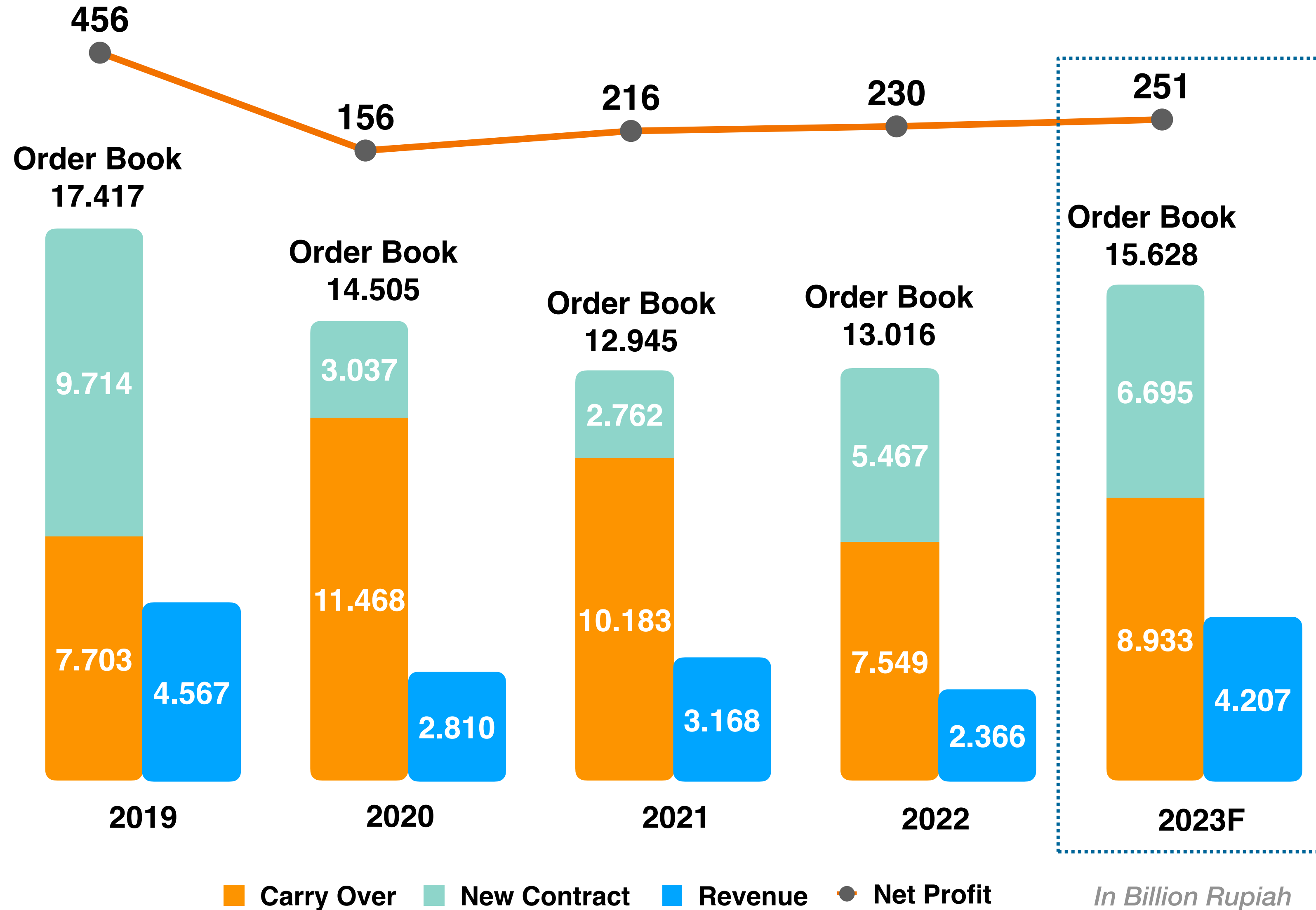
Gross Profit (IDR Bn)



Cash and Cash Equivalent (IDR Bn)

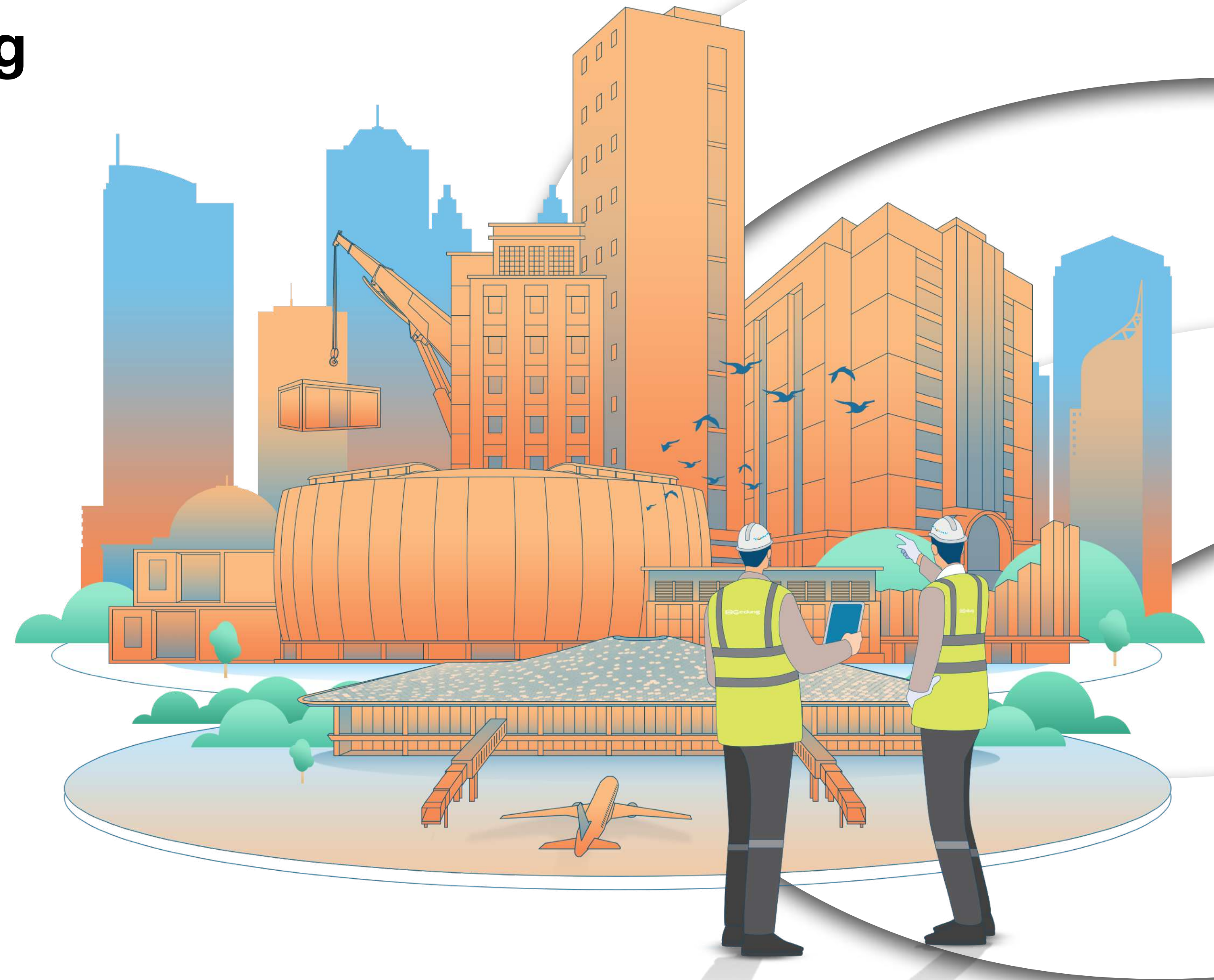


COMPANY TARGET

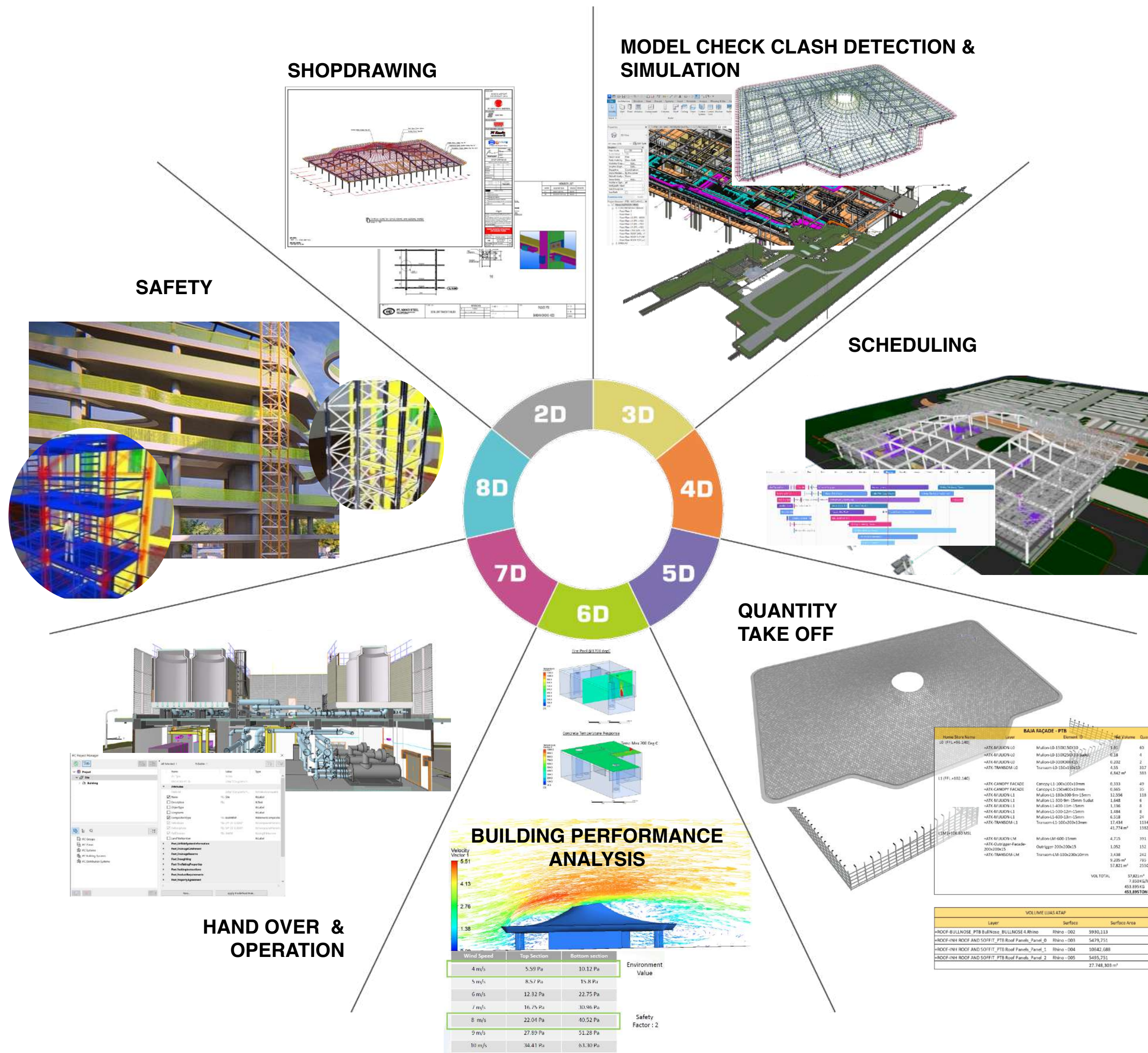


Building Information Modelling

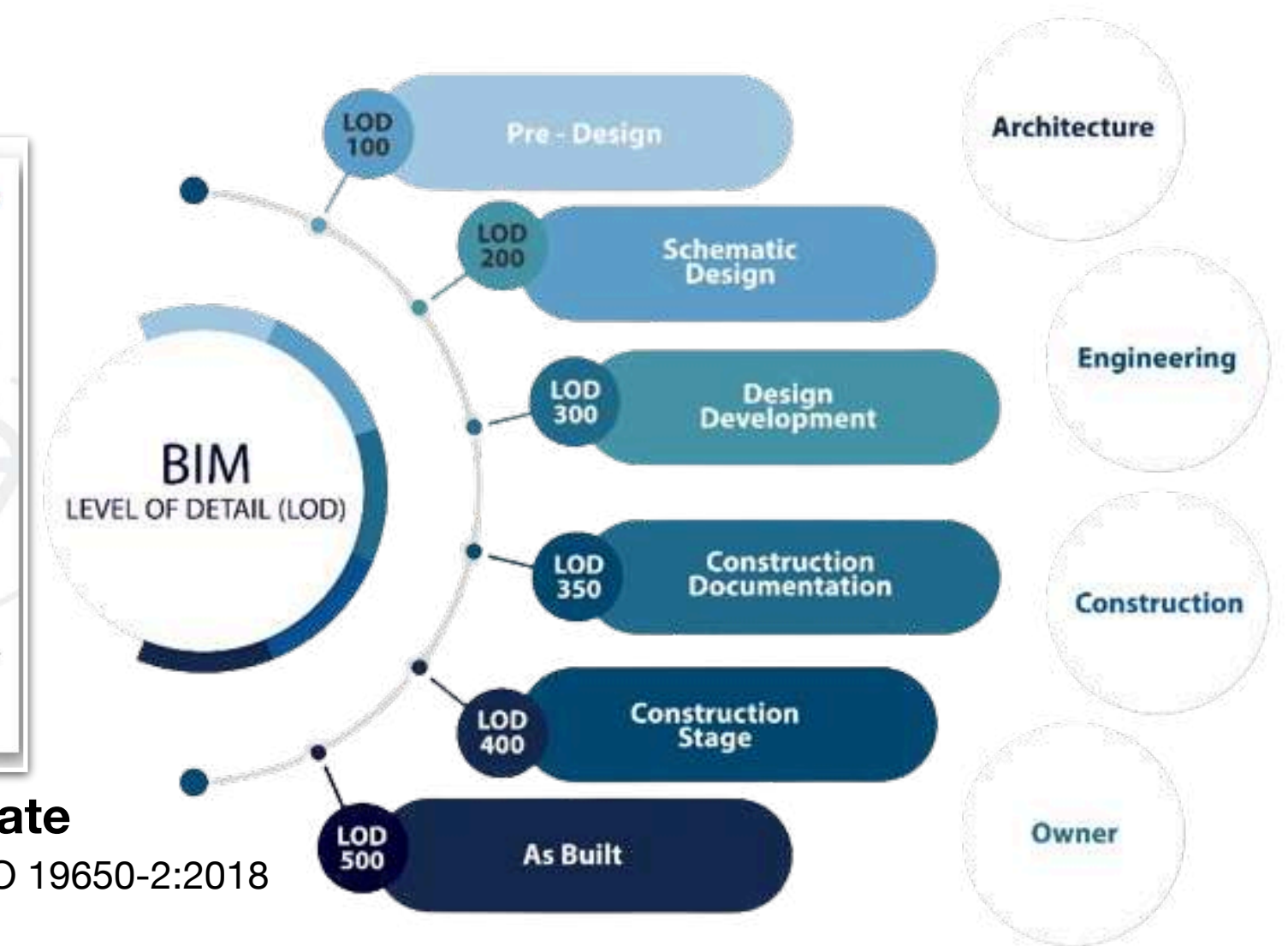
Company Update



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.



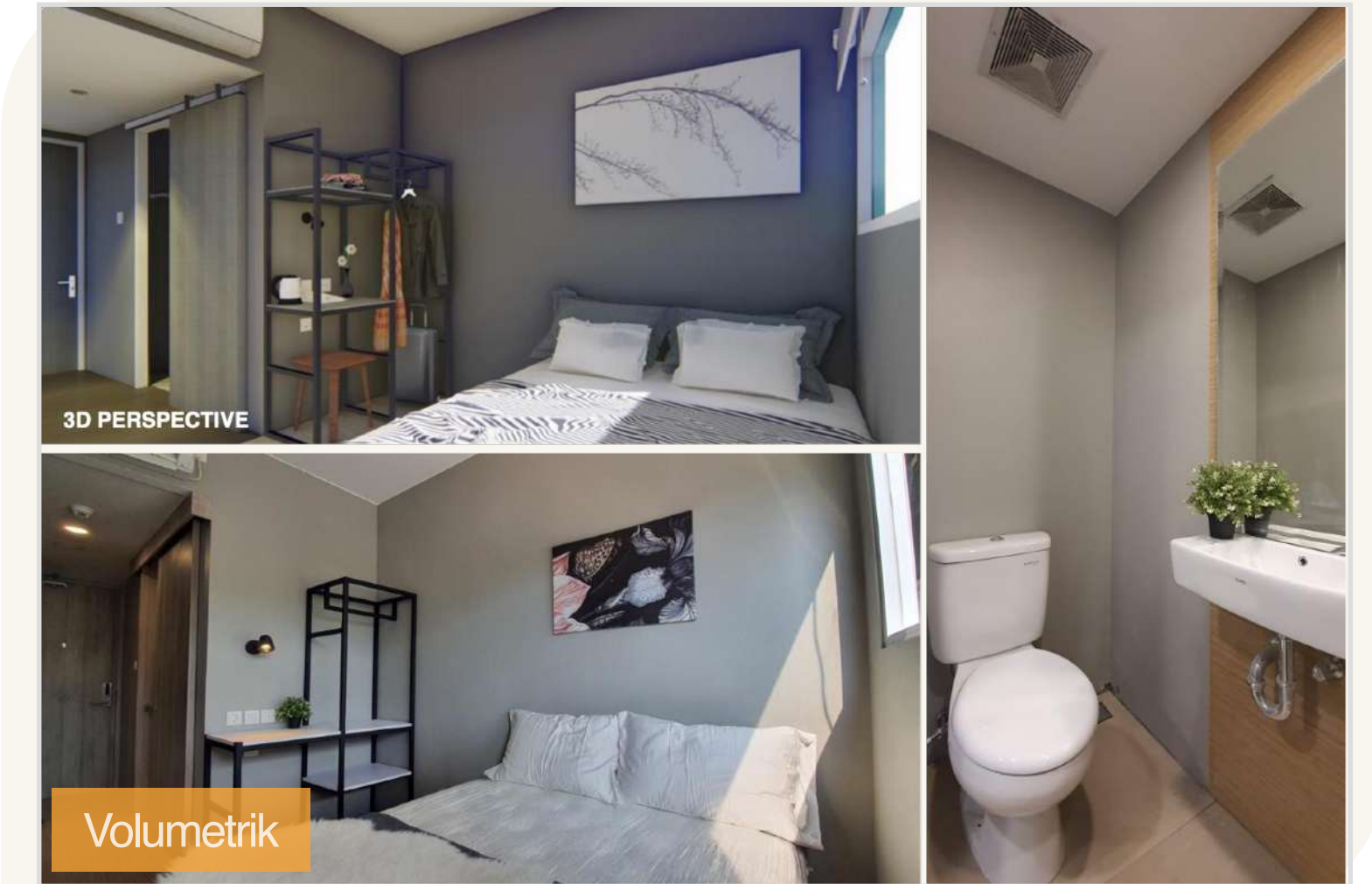
LEVEL OF MATURITY BIM

Modular

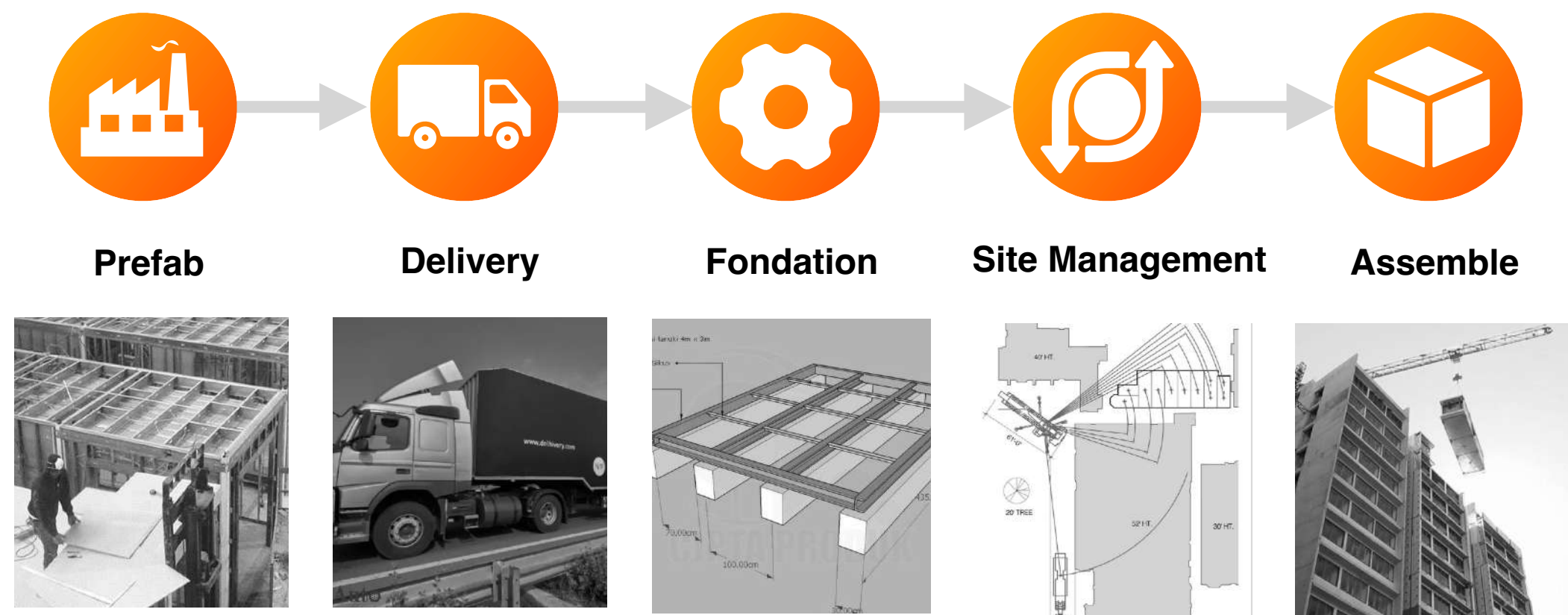
Company Update



MODULAR TYPES & PROCESS



Modular Process



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 m ²	13,72 m ²	28,2 m ²
Weight/Module	± 900 kg	± 1,5 ton	± 7 ton
Load Capacity	200 kg/m ²	200 kg/m ²	245 kg/m ²
Installation	Ability to instal without heavy equipment	Required heavy equipment (mobile crane)	Required heavy equipment (mobile crane)



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

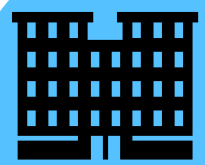
PROJECT HIGHLIGHT





Construction Workers Housing IKN




Contract	419.22 Billion
Location	Penajem Paser Utara
Owner	PUPR
Time	120 Days
Status	Building Finished

 **Tower**
22

 **Number of Floors**
4 (Stacking)

 **Module**
2.819

 **Total Bed**
16.608

PROJECT HIGHLIGHT



Jakarta International E-Prix Circuit (JIEC)

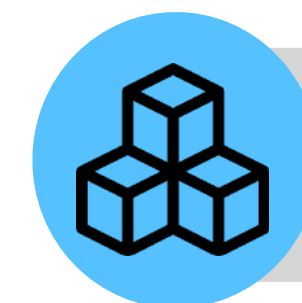


Contract	4.03 Billion
Location	Ancol, Jakarta
Owner	PT Creative Event Entertainment
Time	20 Days
Status	Building Finished



Area Modular

Premiere, Royal, Deluxe, Paddock, Boss Emotion



Modular

16

PROJECT HIGHLIGHT



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

MODULAR AWARDS

Construction Workers Housing (HPK)



Sertifikat Hak Cipta



1

RS Pertamina Jaya



4



2

RS Simprug



5



3

Pit Building International Circuit of Mandalika



6



TOP CSR Award

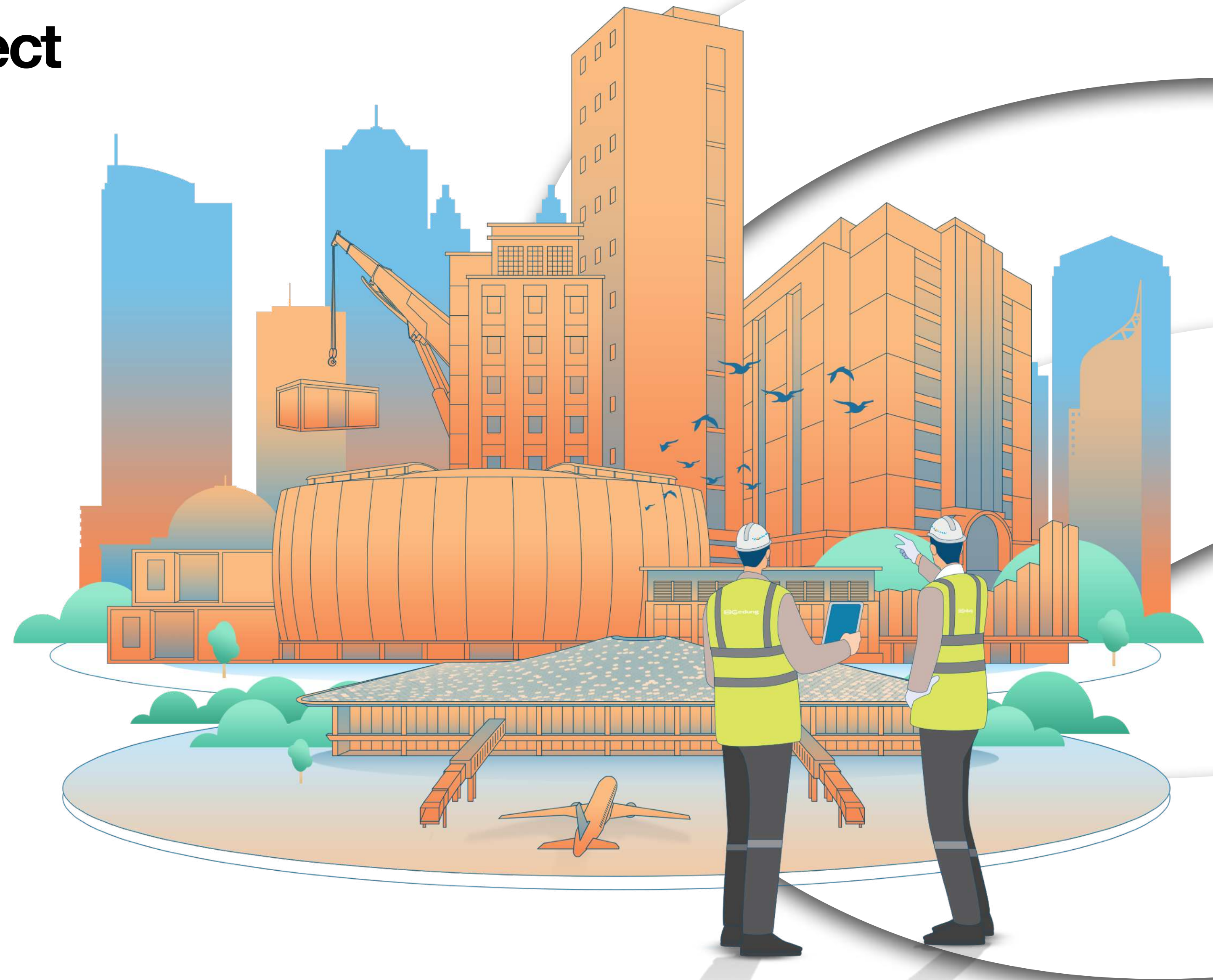
1. Pembangunan Modular 4 (empat) Lantai Pertama
2. Pembangunan Tower Hunian Pekerja Konstruksi dengan Kapasitas Besar Tercepat
3. Bangunan Gedung Modular Pertama di Ibukota Nusantara (IKN)
4. Pelaksana Alih Fungsi RS BUMN menjadi RS Rujukan Covid-19 Tercepat
5. Pelaksana Pembangunan RS BUMN Rujukan Covid-19 Modular dengan Ruang Rawat Inap Terbanyak
6. Pembangunan Gedung Pit Sistem Modular Tercepat di Sirkuit Bertaraf Internasional



The Concept of IKN ASN Flat
Source : Modular WEGE

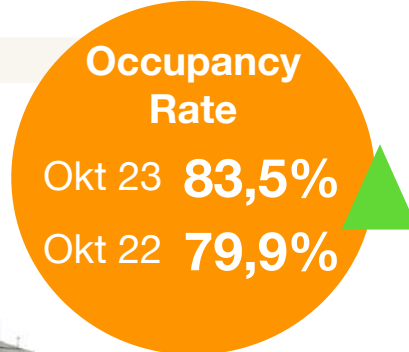
Concession & Investment Project

Company Update



CONCESSION & INVESTMENT

De Braga by Artotel



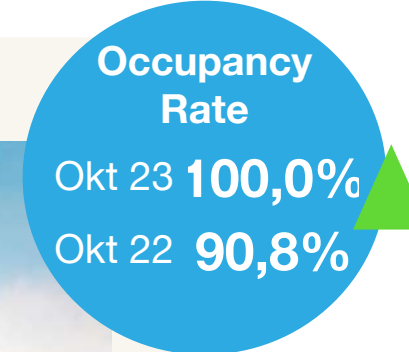
Location : Jl. Braga No.10, Braga Bandung

Scheme : BOT 25 Years

Partner : PT Sarinah

Status : Operated since August 2018

Graha Mantap



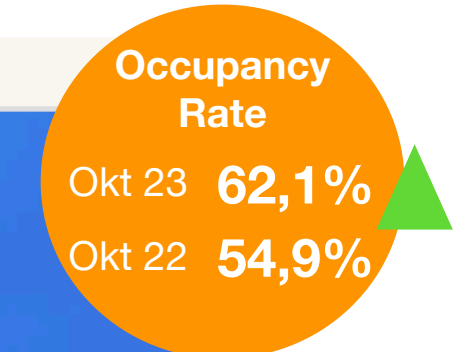
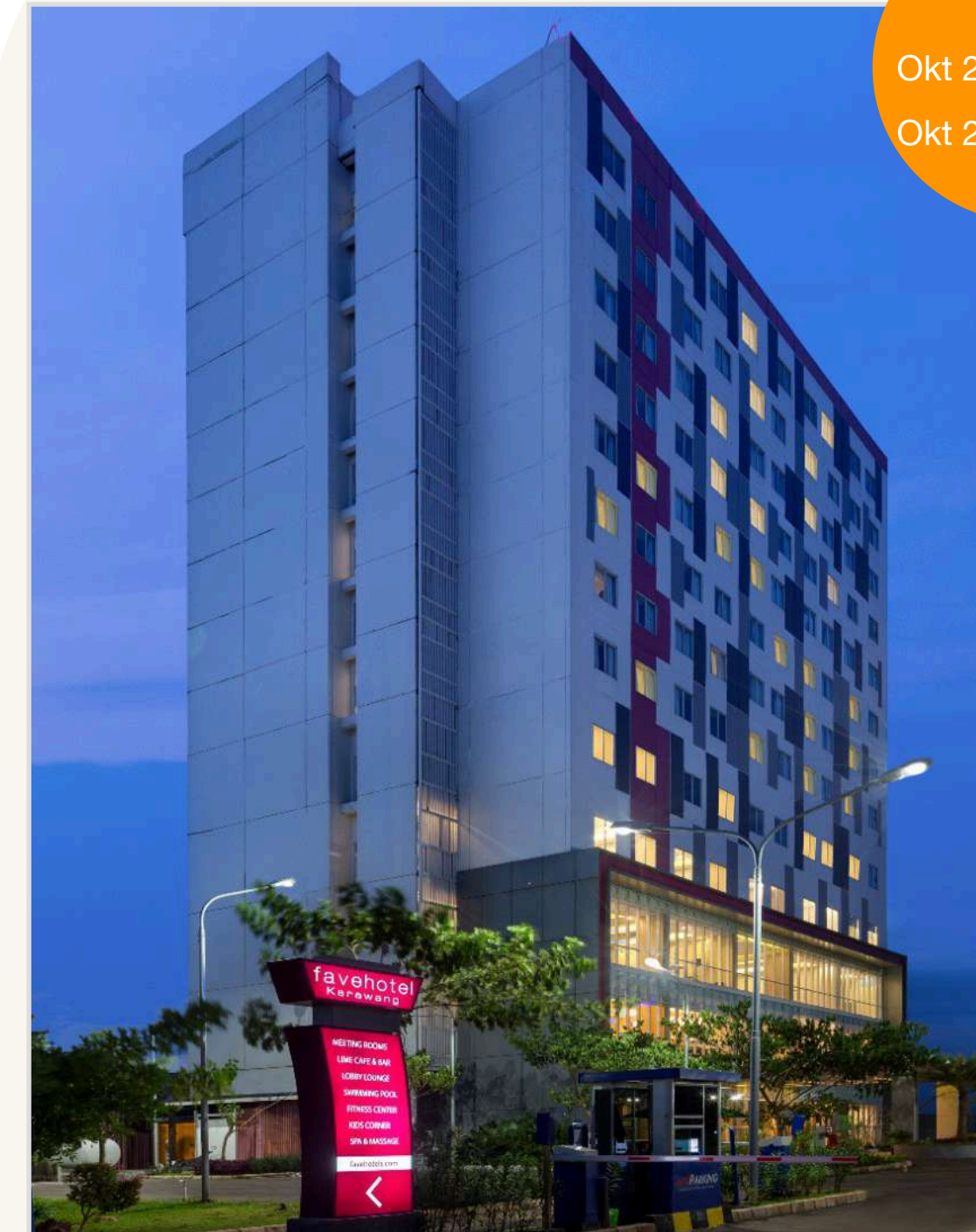
Location : Jl. Proklamasi No.31, Menteng, Jakarta Pusat

Scheme : BOT 30 Years

Partner : Bank Mandiri Taspen

Status : Operated since April 2019

Fave Hotel



Location : Jl. Arteri, Karawang Barat

Property Info : Own by WEGE

Partner : Fave Hotel

Status : Operated since Feb 2020

Project Highlights

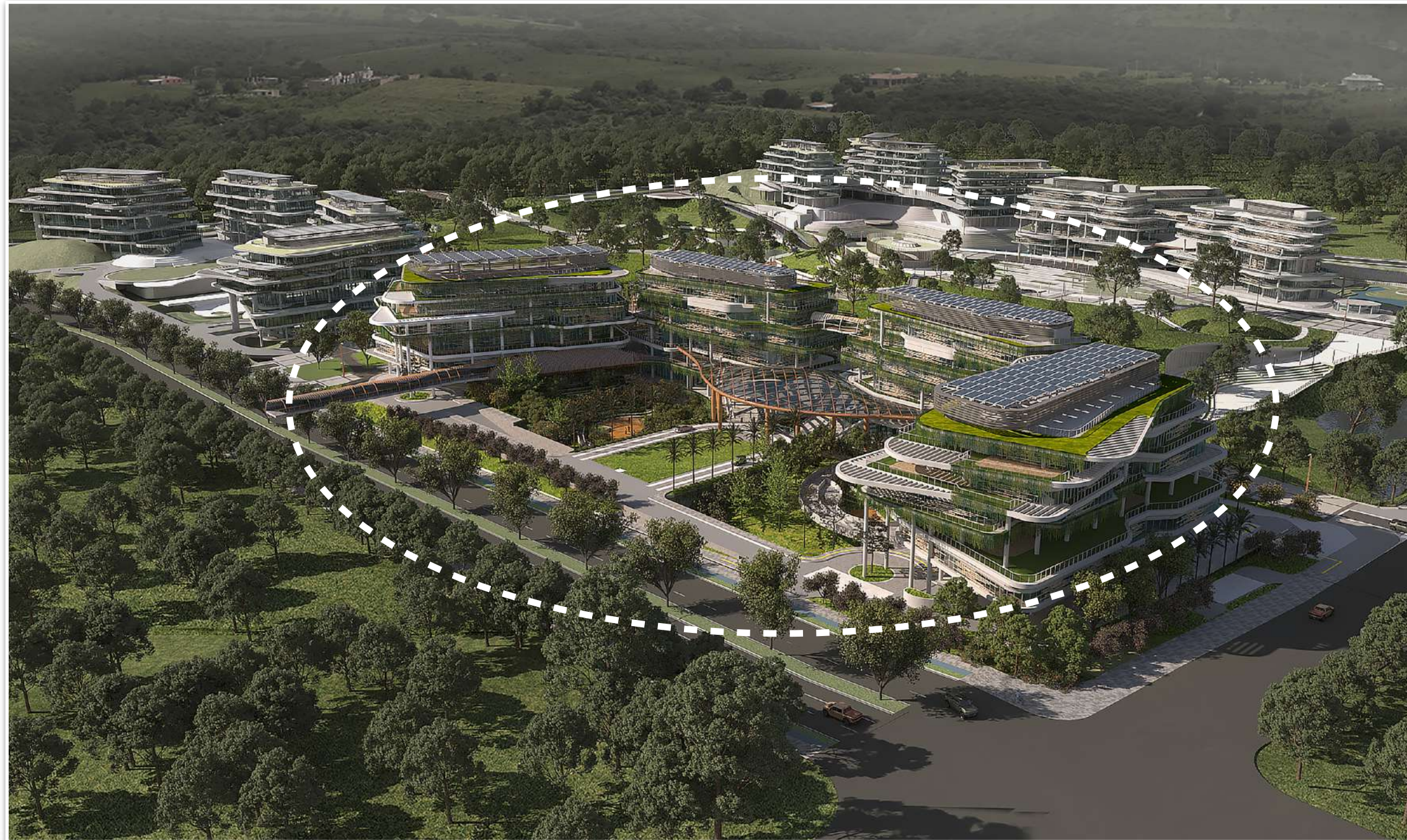
Company Update



PROJECT HIGHLIGHT

Office Project

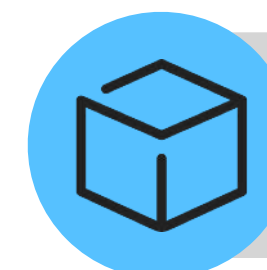
Kemenkomarves 1 IKN Project



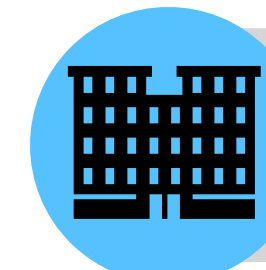
Contract	671.83 Billion
Location	Sepaku, Penajem Paser Utara, East Kalimantan
Owner	PUPR
Time	660 Days
Status	On Progress (27%)



Land Area
24.274 m²



8 Floors



**Smart Building System,
BIM Implementation**

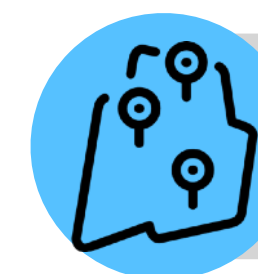
PROJECT HIGHLIGHT

Residential Project

Paspampres Flats IKN Project



Contract	1.63 Trillion
Location	KIPP-IKN, Sepaku, Penajem Paser Utara, East Kalimantan
Owner	PUPR
Time	490 Days
Status	On Progress (2%)



Land Area
15.01 Ha



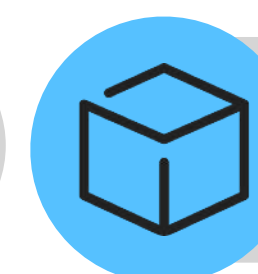
Tower Area
104.994 m²



BIM Implementation



9 Towers



12 Floors

PROJECT HIGHLIGHT

Public Facilities Project

Dhoho International Airport



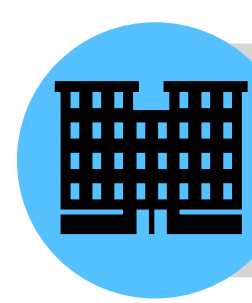
Contract	1.79 Trillion
Location	Kediri, East Java
Owner	PT Surya Dhoho Investama
Status	On Progress (99,8%) *24 Nov 2023



Total Area
300 ha



Target Passenger
1.5 - 2.5 B per year



BIM Implementation

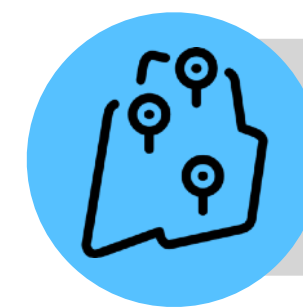
PROJECT HIGHLIGHT

Residential Project

Sky House by Alam Sutera



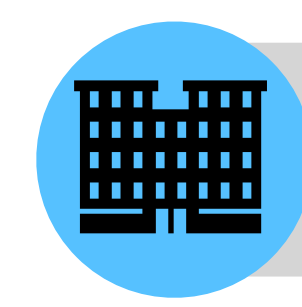
Contract	237 Billion
Location	Tangerang
Owner	PT Risland Sutera Property
Status	On Progress (32%)



Area
8,569 m²



Floor
42 Floors + Roof

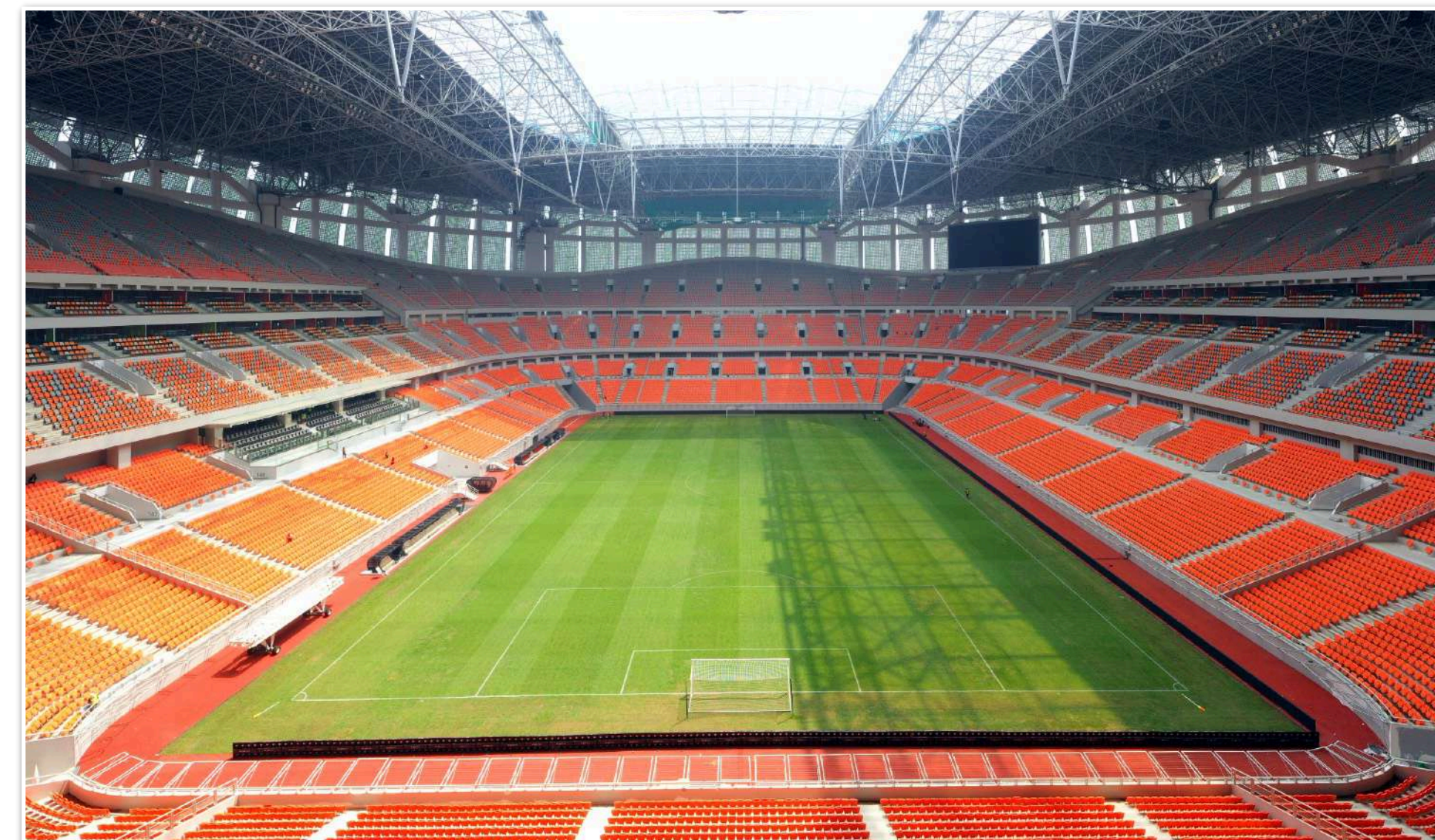


BIM Implementation

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

THANK YOU

Creating Space for Better Human Life

