



PUBLIC EXPOSE

PT Wijaya Karya Bangunan Gedung Tbk



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.

Table of Content

Company Overview **04**

Project Update **10**

Modular Update **14**

Financial Update **25**

ESG Initiatives **36**

Corporate Presentation

Company Overview

Vision, Mission, Core Value

Vision

To be the preferred partner in creating space for a better human life.

Mission

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

Core Value




AKHLAK

Trust, Competent, Harmonious
Loyal, Adaptive, Collaborative

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



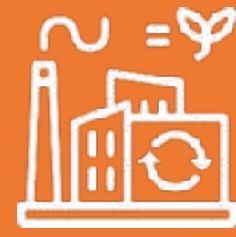
HARTANTO KARTIRAHARJO
Director of Finance, HC and Risk Management



TOMO DWIHASPUTRO
Director of QHSE and Marketing

Core Business & Milestones

Off-site
Construction



Backward

Building
Construction



Forward

Concession



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



2008

- Focus on company profitability



2012

- Diversification SBU Property



2014

- Consolidating Between DBG and WEGE



2016

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



2017

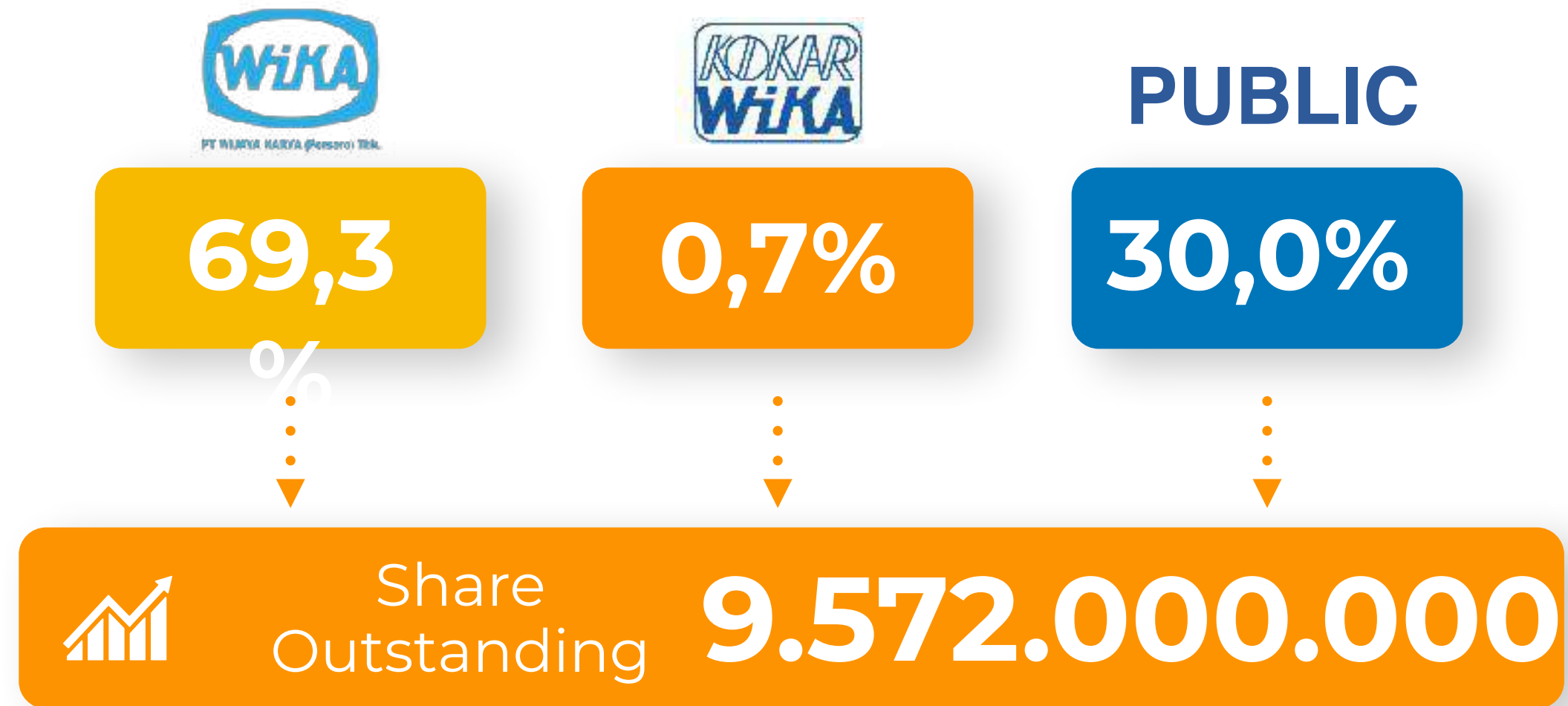
- New Modular Business



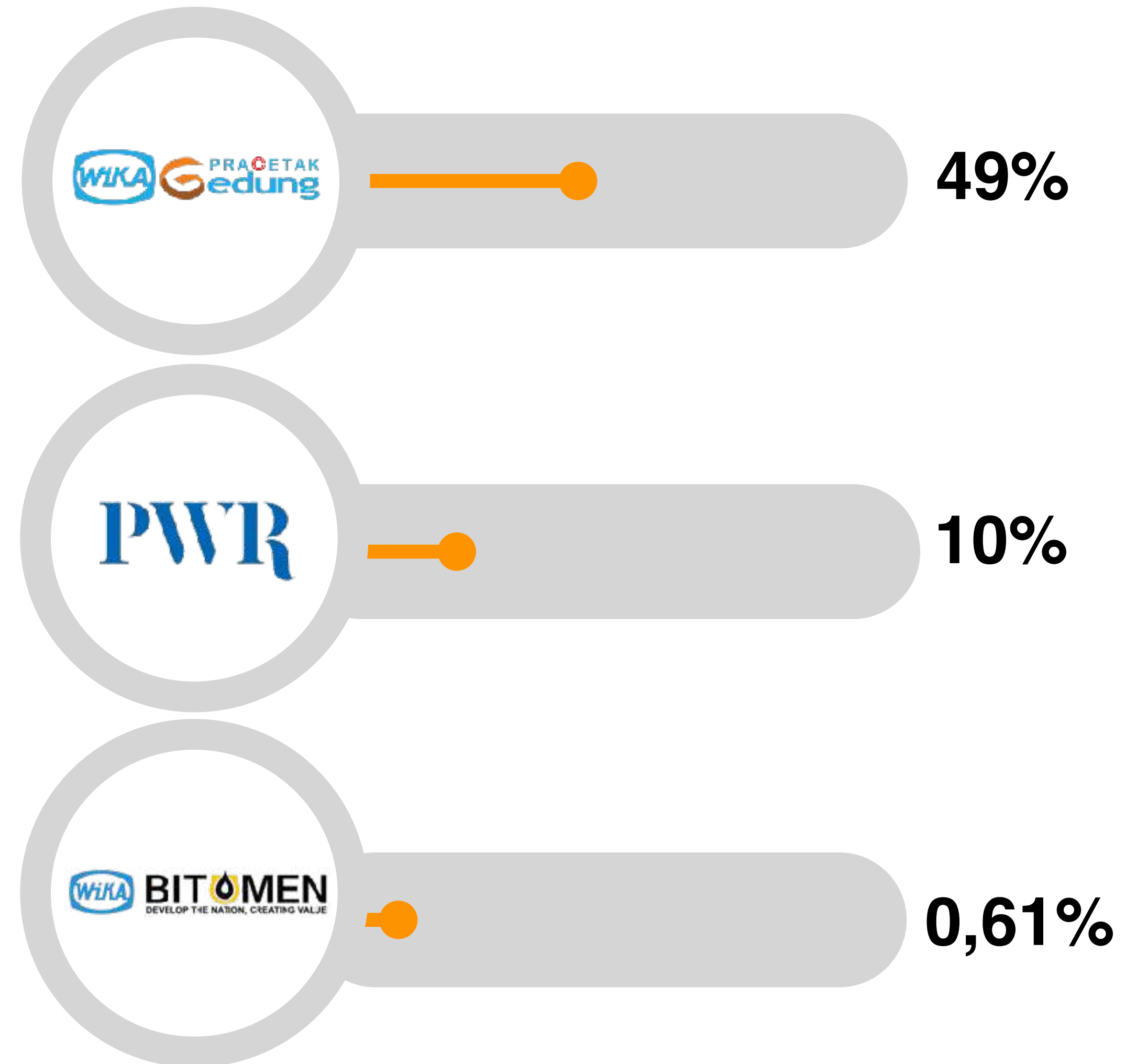
2018

Company Ownership

Shareholders Structure



Associates



Subsidiaries



Market Coverage

WEGE has experience in different types of building construction

54,39 T
total contract value

393
total projects



Project Type	Residential	Office	Public Facilities	Commercial
	40,95%	17,43%	28,46%	13,16%

Owner Type	Private	Government	SOE
	45,41%	29,86%	24,73%

Ekstern/ Intern	Ekstern	Intern
	92,33%	7,67%

from the company's establishment in October 2008

Corporate Presentation

Project Update

Project Update

WEGE Actively Contributes to National Development



Kemenkomarves 1 IKN

IDR 672 Billion

- Progress as of August 12, 2024 : **87,10%**
- Located in **East Kalimantan**
- Owner of **PUPR**
- Project target : **October 2024**

The project was obtained in 2022, implementing BIM and Smart Building Systems



Paspampres Flats IKN

IDR 1,63 Trillion

- Progress as of August 7, 2024 : **65,78%**
- Located in **East Kalimantan**
- Owner of **PUPR**
- Project target : **November 2024**

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



TNI Modular Housing IKN

IDR 125 Billion **Award 2 MURI**

- Progress as of August 14, 2024 : **67,80%**
- Located in **East Kalimantan**
- Owner of **PUPR**
- Project target : **November 2024**

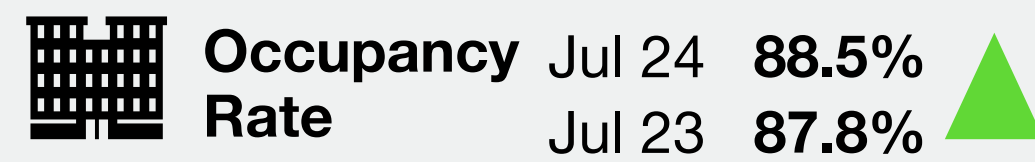
The project was obtained in 2024, construction of 4 towers, each with 4 floors, and a mosque

Concession & Investment

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



De Braga by Artotel



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



Graha Mantap



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



Fave Hotel



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

Corporate Presentation

Modular Update

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



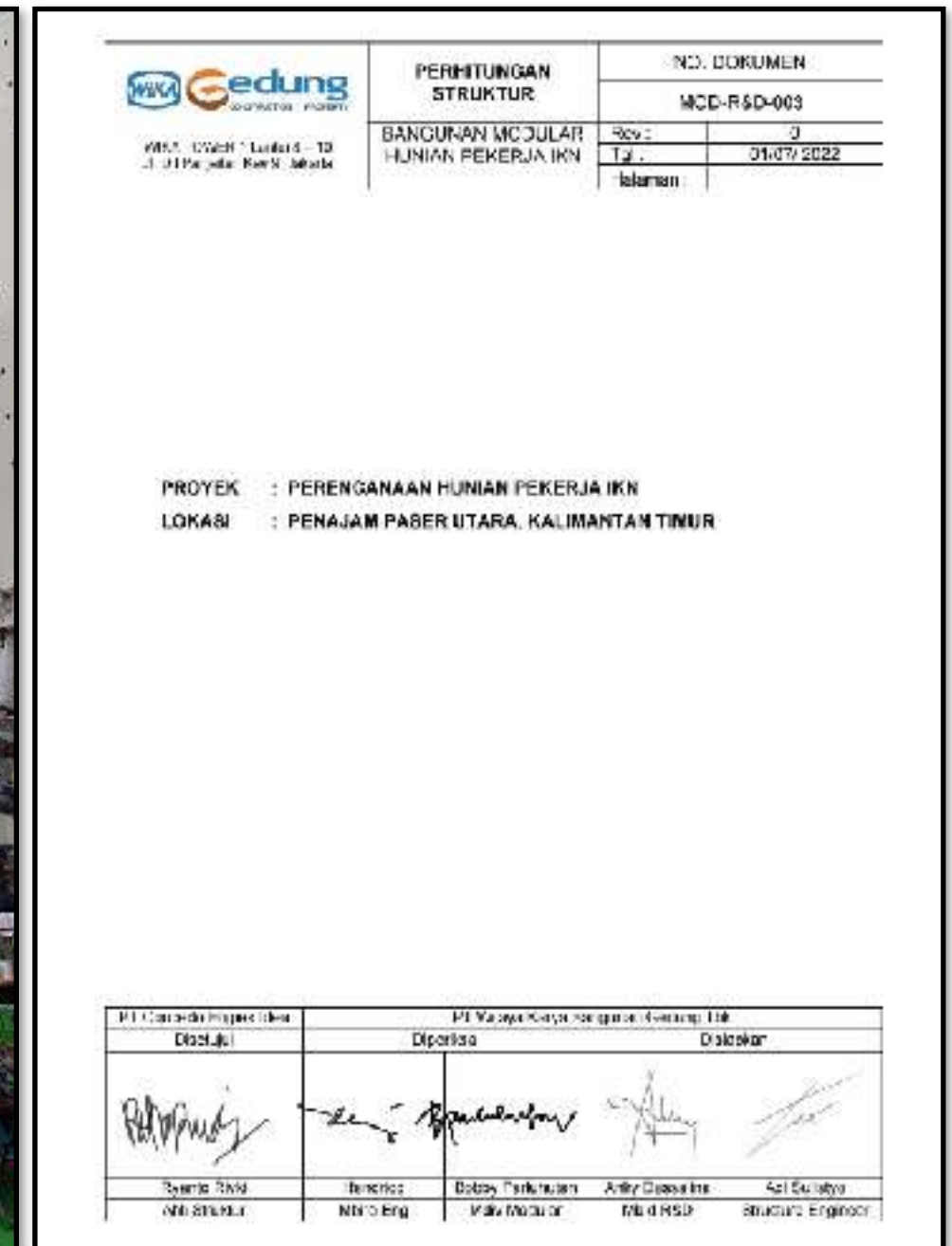
High TKDN Value



Has Copyright



Has Passed Cyclic Testing from the PUPR Research Institute



Long Research Process

Modular construction produces **41-45% less CO2** 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

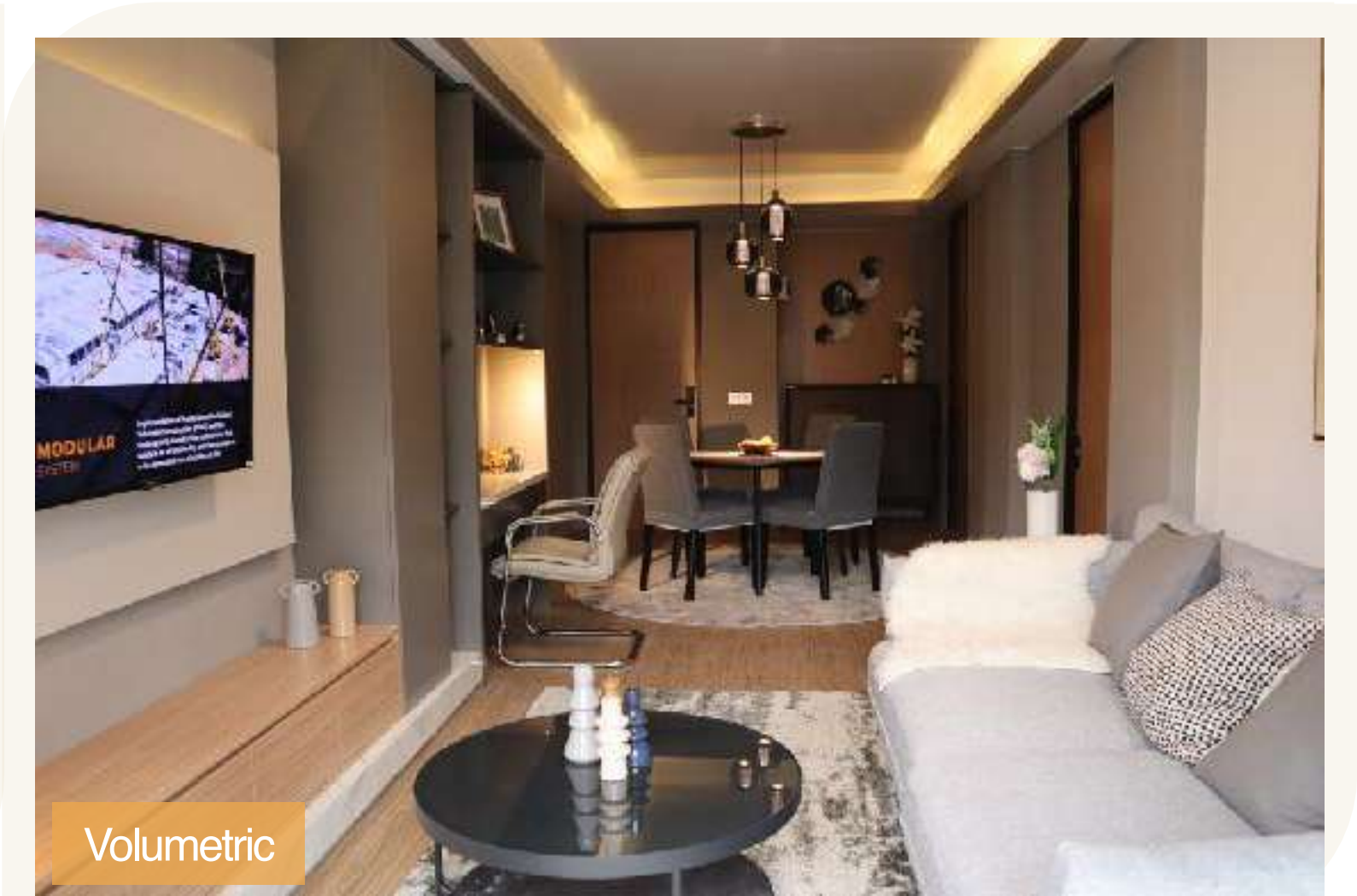
Modular Milestones



The modular business was established in 2018. Modular projects that have been obtained by WEGE

2018	2019	2020	2021	2022	2023	2024*
<ul style="list-style-type: none"> • Offices Projects 	<ul style="list-style-type: none"> • Offices Projects • Halal Park GBK • Halal Park T3 Airport 	<ul style="list-style-type: none"> • Office & Gallery Labuan Bajo • Office & Gallery Banoa Bali • Covid-19 Hospital Pulau Galang • Covid-19 Hospital Cempaka Putih • Covid-19 Hospital Simprug • Covid-19 Hospital Lamongan 	<ul style="list-style-type: none"> • Medical Center, Mandalika • Telkom & Dorna Office, Mandalika • TV Compound, Mandalika • Pit Building, Mandalika • Covid-19 Hospital Asrama Haji • Covid-19 Hospital Tanjung Duren 	<ul style="list-style-type: none"> • Office Sumbawa • Clinic Post Disaster • Pre-School Jakarta • Worker Dormitory (HPK 1), IKN 	<ul style="list-style-type: none"> • Highrise Volumetric • Bathroom Pod • Offices Projects • Fullbelly Suites, Sentul 	<ul style="list-style-type: none"> • TNI Housing, IKN • Worker Dormitory (HPK 1), IKN • Offices Projects

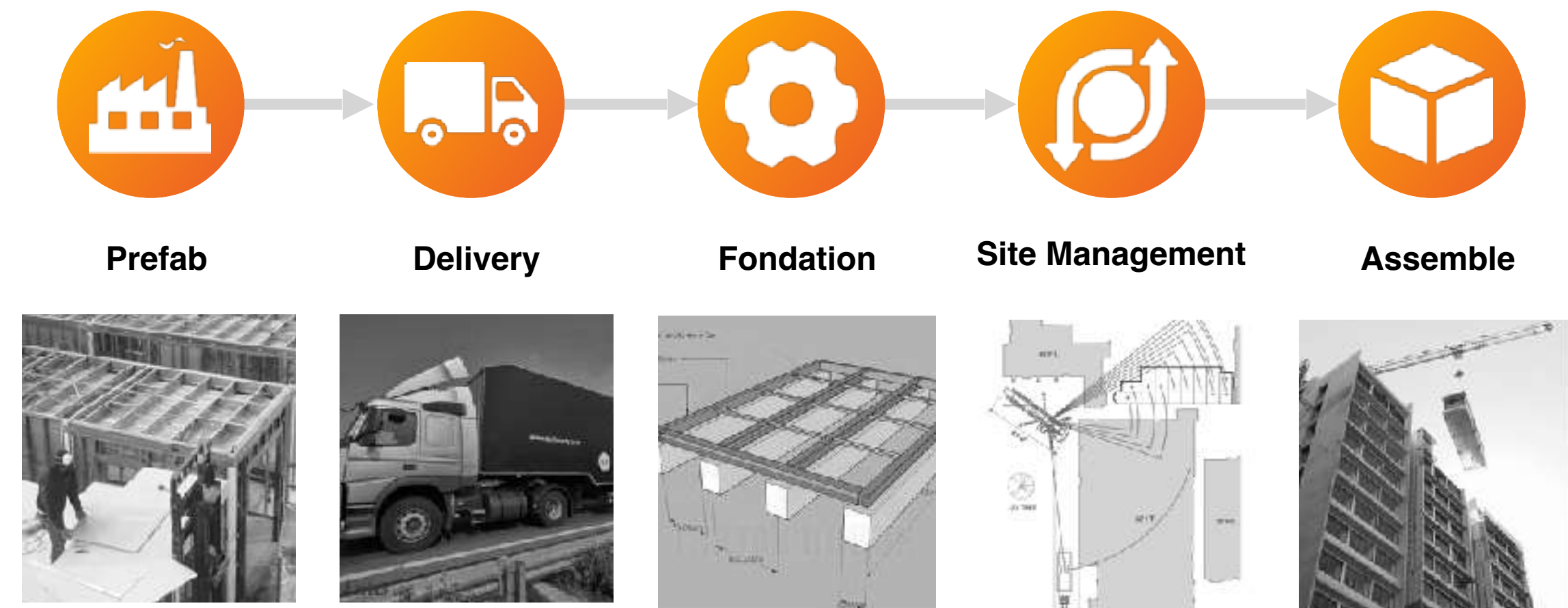
Modular Types & Processes



Differentiation of Modular Types

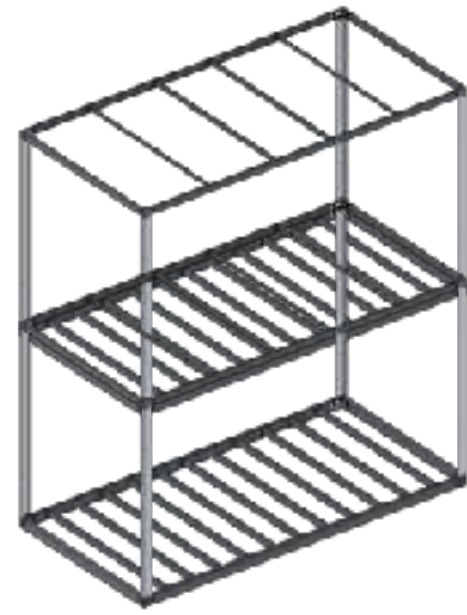
	MOLI (Modular Lite)	WG Flatpack	Volumetrik
Mainframe	Steel SS400	Steel SS400	Steel SS400
Wall	Sandwich panel	Sandwich panel	GRC Sandwich panel
Decoration	-	-	✓
Floor	1 floor	4 floor	10 - 12 floor
Dimension (p x l x t)	6,00 x 3,00 x 3,00 m	5,24 x 2,62 x 3,00 m	9,60 x 3,00 x 3,00 m
Area/Module	18,00 m 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)

Modular Processes

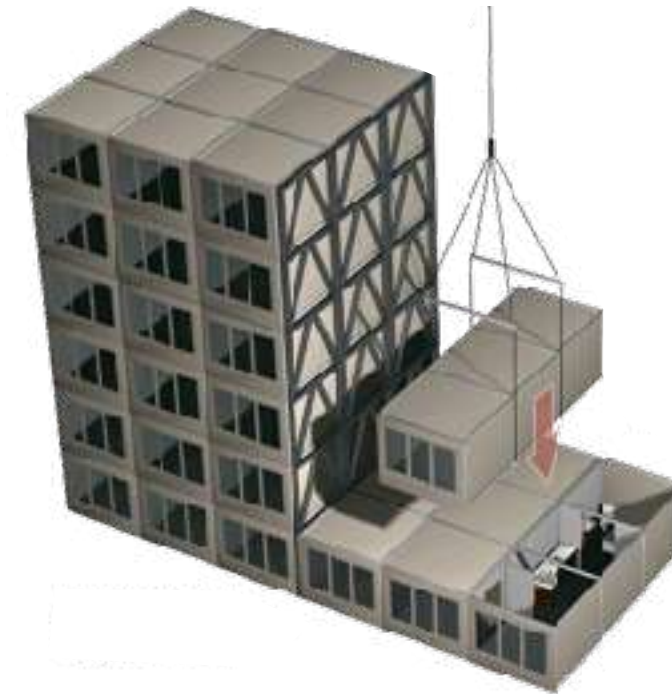


Long-Term Modular Plan

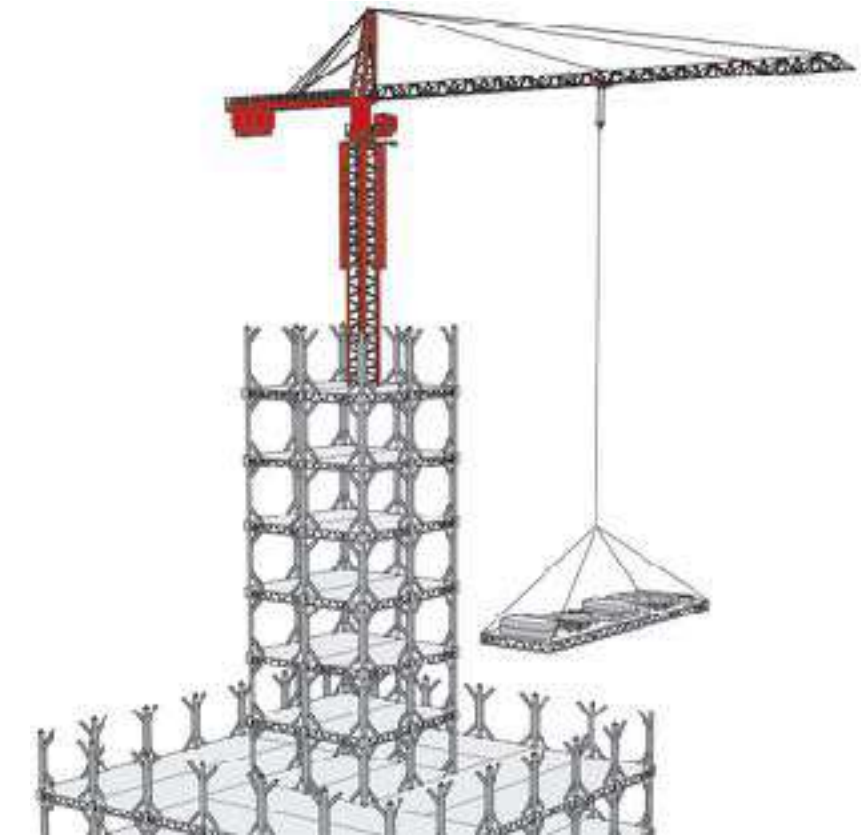
LOWRISE MODULAR 2018-2021



MIDRISE MODULAR 2021-2025

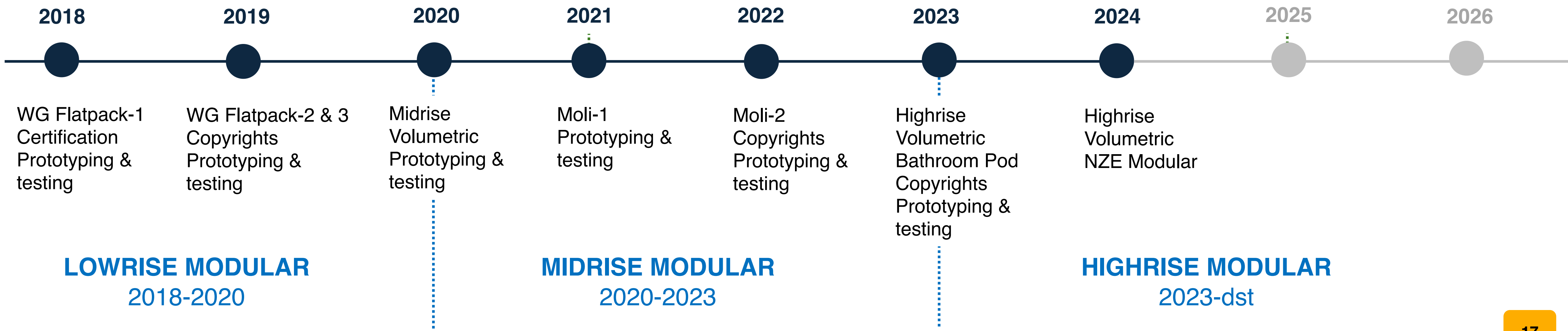


HIGHRISE MODULAR 2025-dst



PLAN

REALIZATION



LOWRISE MODULAR 2018-2020

MIDRISE MODULAR 2020-2023

HIGHRISE MODULAR 2023-dst

Volumetric Modular

System for 1-12 floors



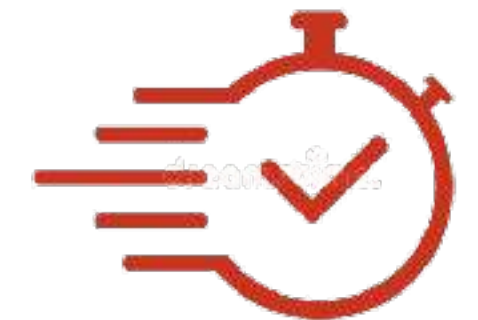
Load testing



Volumetric Module Prototype



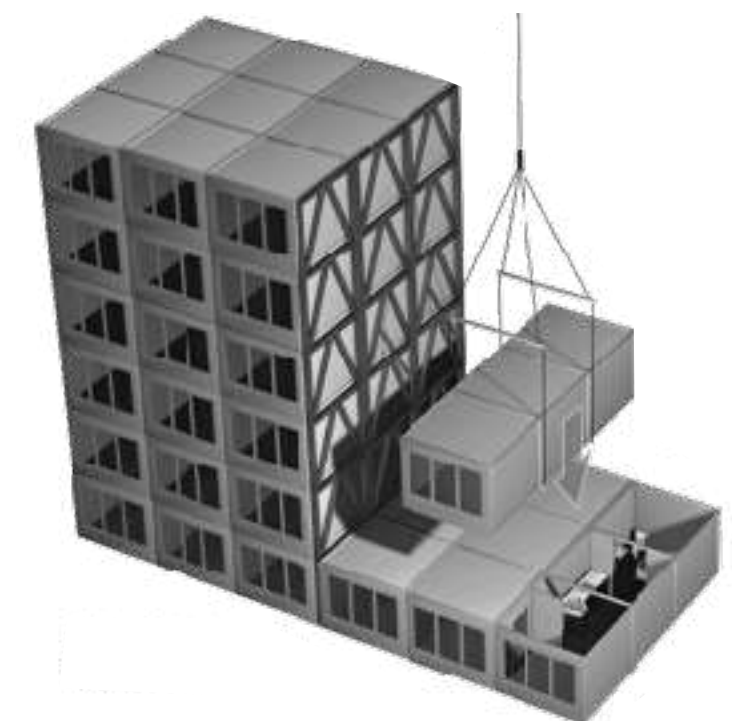
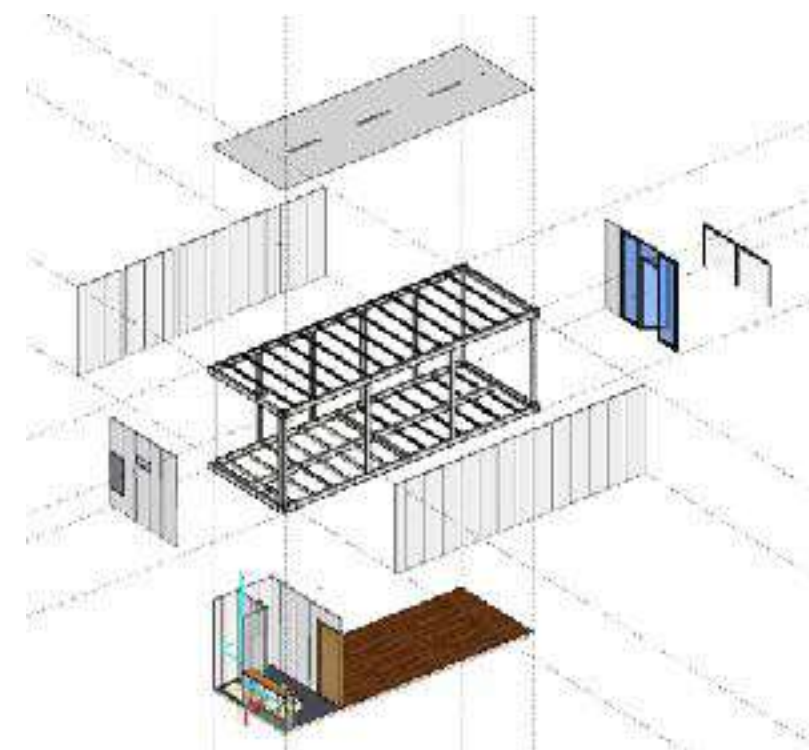
**90% Fabrication
Quality Assured**



Rapid Construction



**Energy efficiency
Minimal waste & pollution**



Various Purposes for Modular Spaces

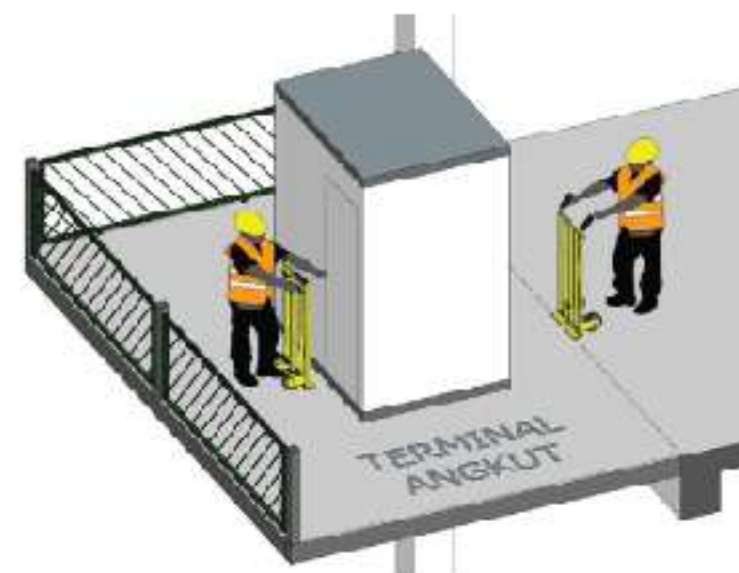


Awards and Copyrights

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



Volumetric Toiled Pod Modular





New Product

MOLI
Micro House

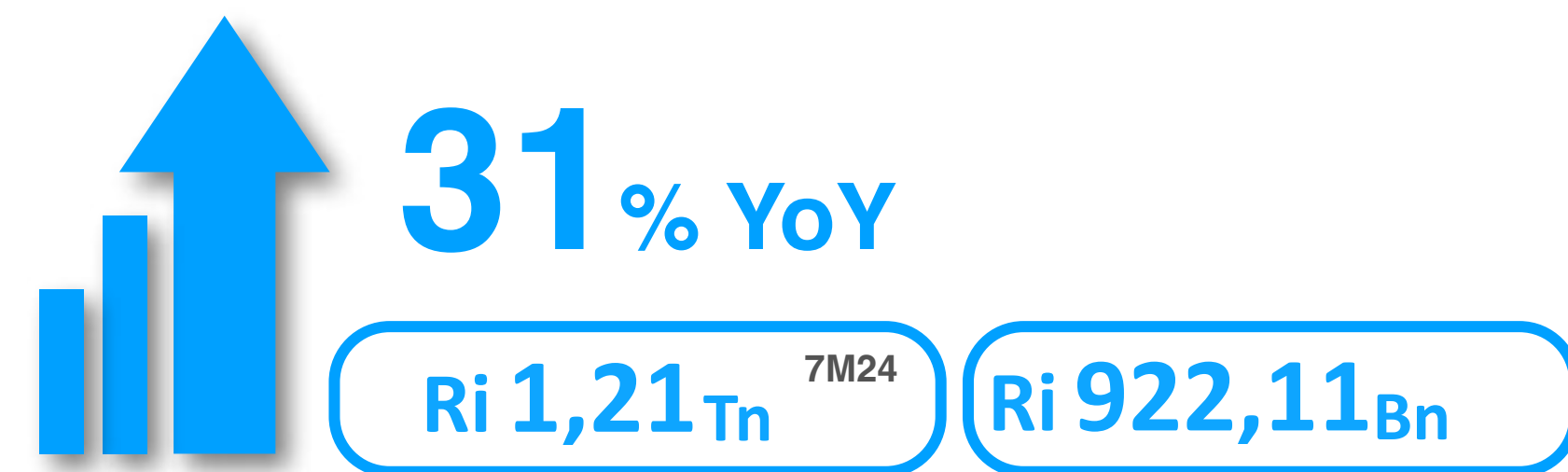
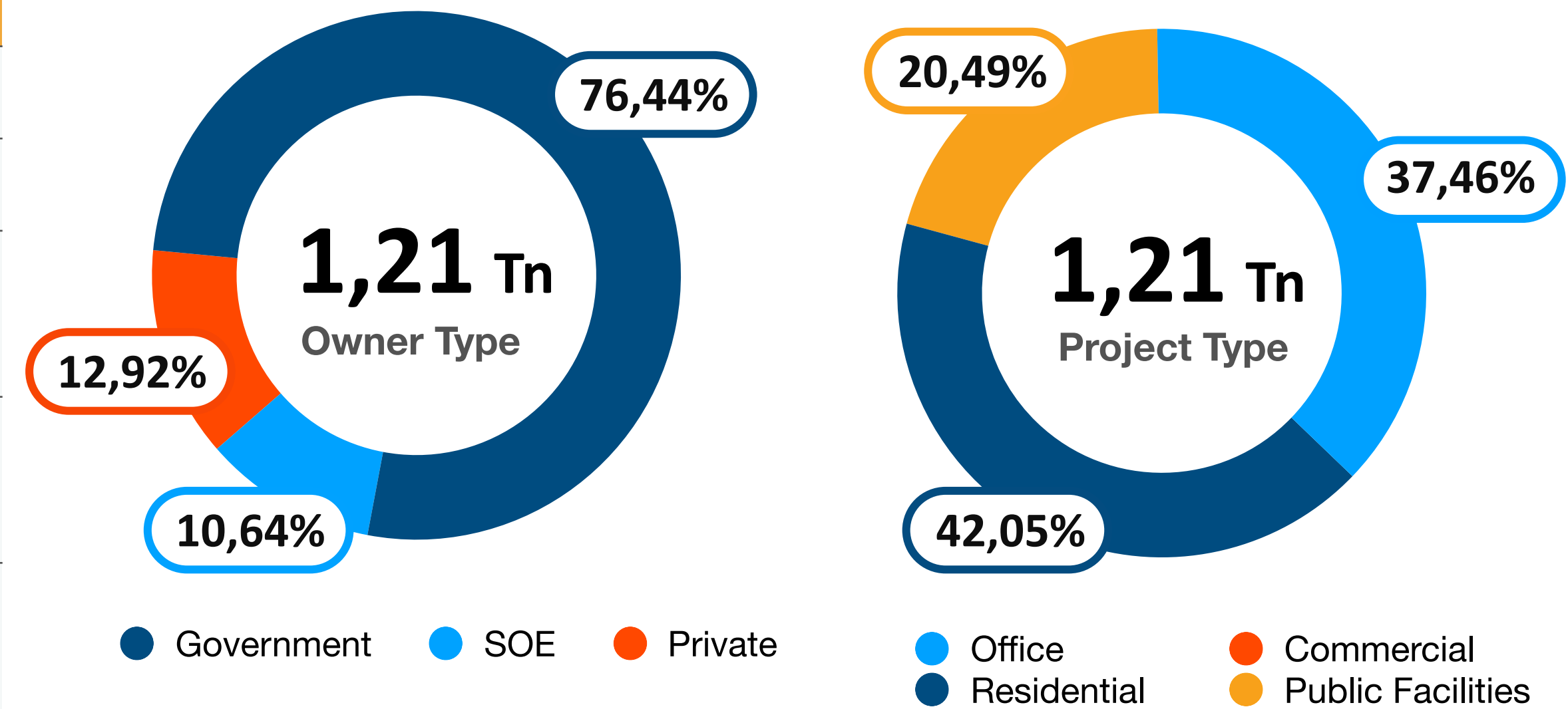
Corporate Presentation

Financial Update

New Contract Achievement

As of July 2024, WEGE achieved New Contracts of IDR 1.21 trillion, an increase of 31% YoY, with the majority coming from the Government. Carry Over project achievements amounting to IDR 7.46 trillion with a total Order Book of IDR 8.67 trillion.

No	Project Name	Value (Million)
Construction		721,685
1	BMKG InaTEWS Building	168,557
2	Construction of Substation Building Expansion and Electrical Network - PT Bio Farma (Persero)	55,400
3	Construction of Support Facilities Building TLT Tower 1 - PT Telkom Landmark Towe	109,431
4	Construction of Affordable Housing Tower B Nuansa Cilangkap	139,865
5	Construction of Oncology Center Building - Ministry of Health	248,432
Modular		490,784
1	11 modular projects	490,784
Total New Contract - July 2024		1,212,469

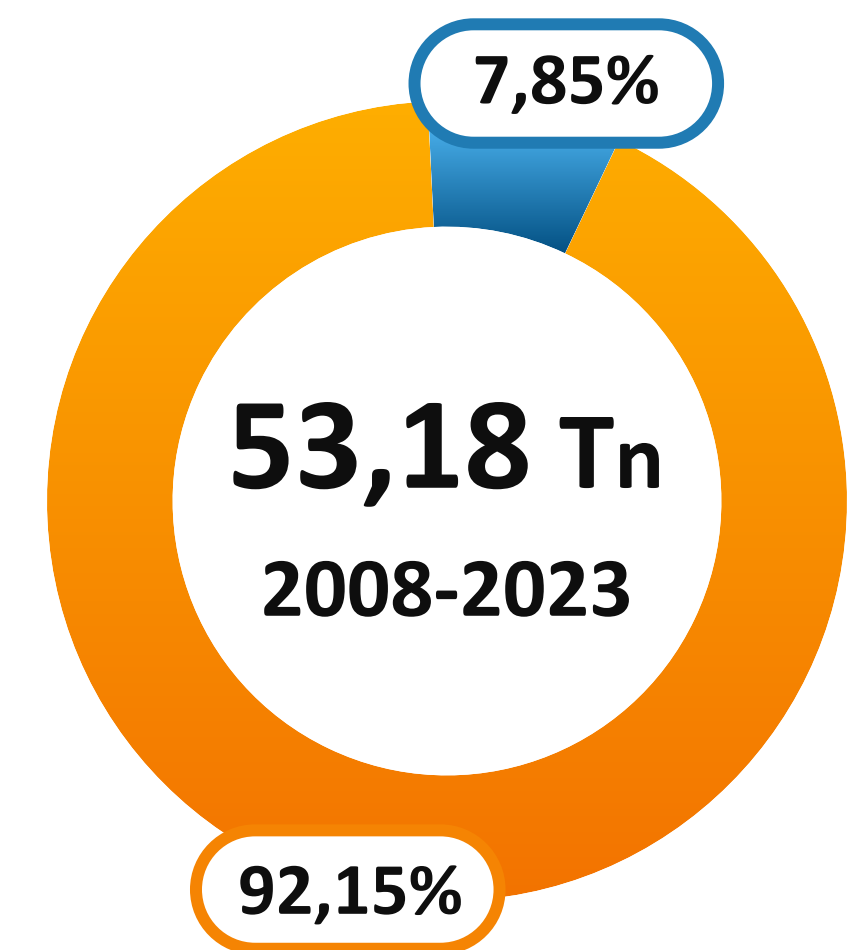
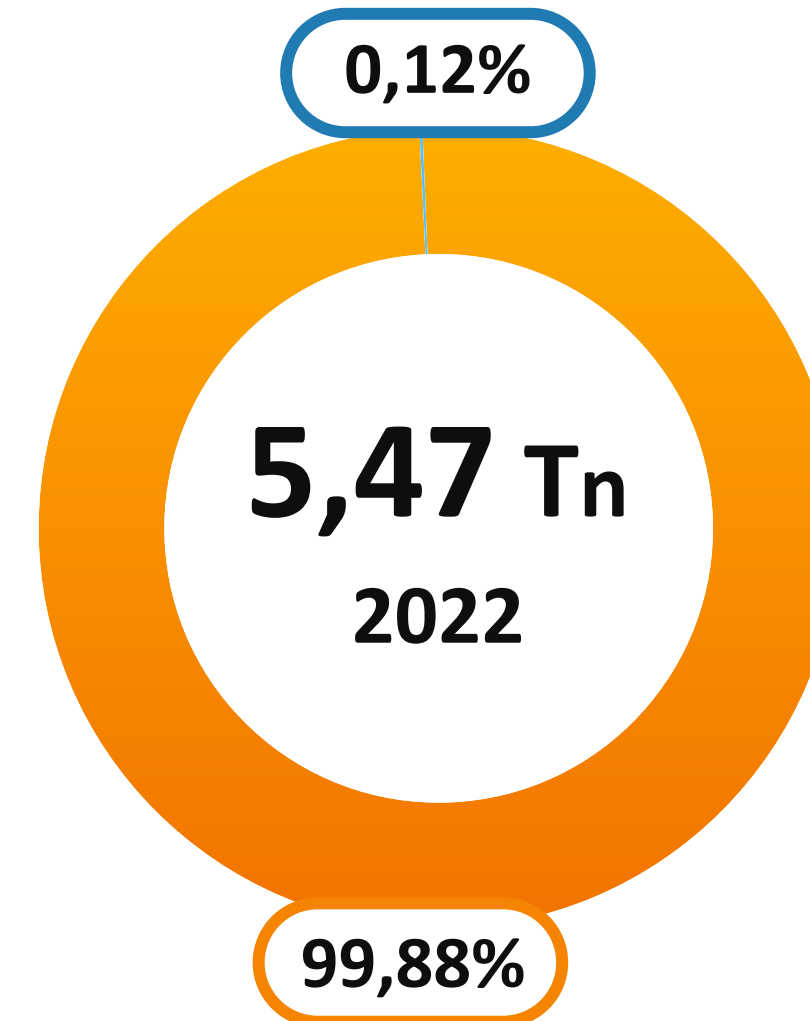


New Contract Achievement

WEGE's independence as a subsidiary in obtaining building construction projects with various types of owners

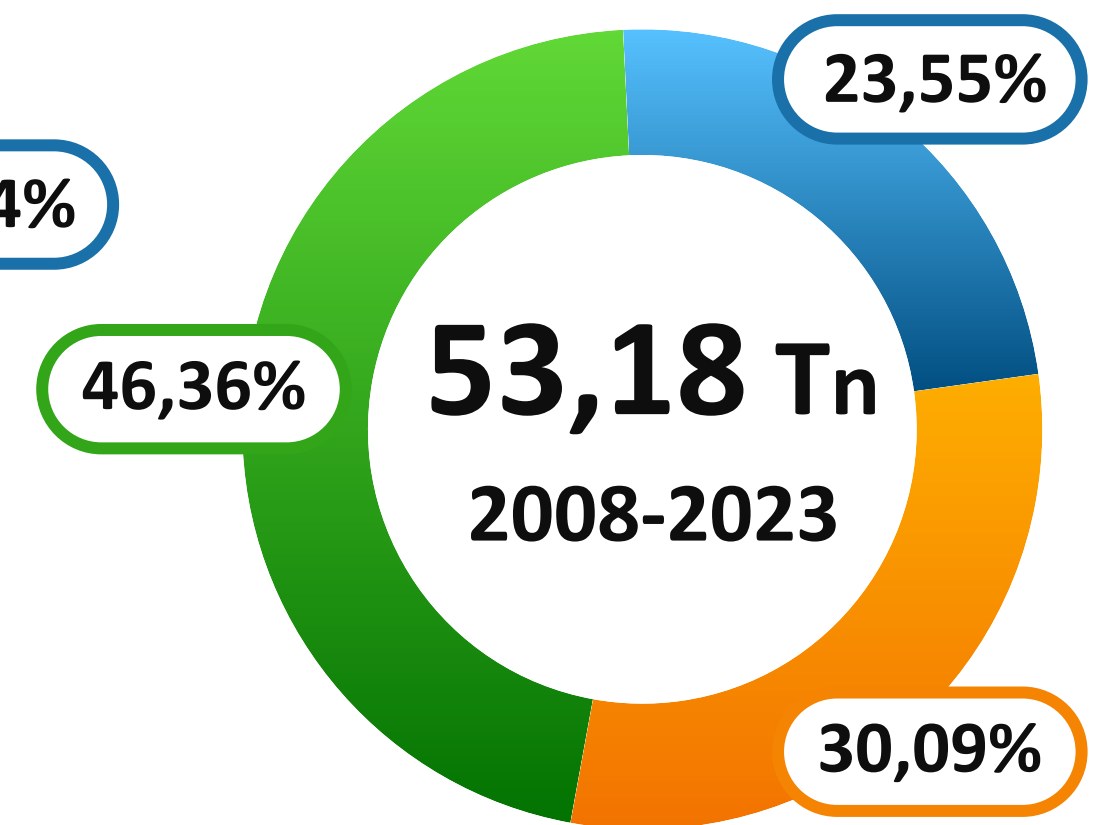
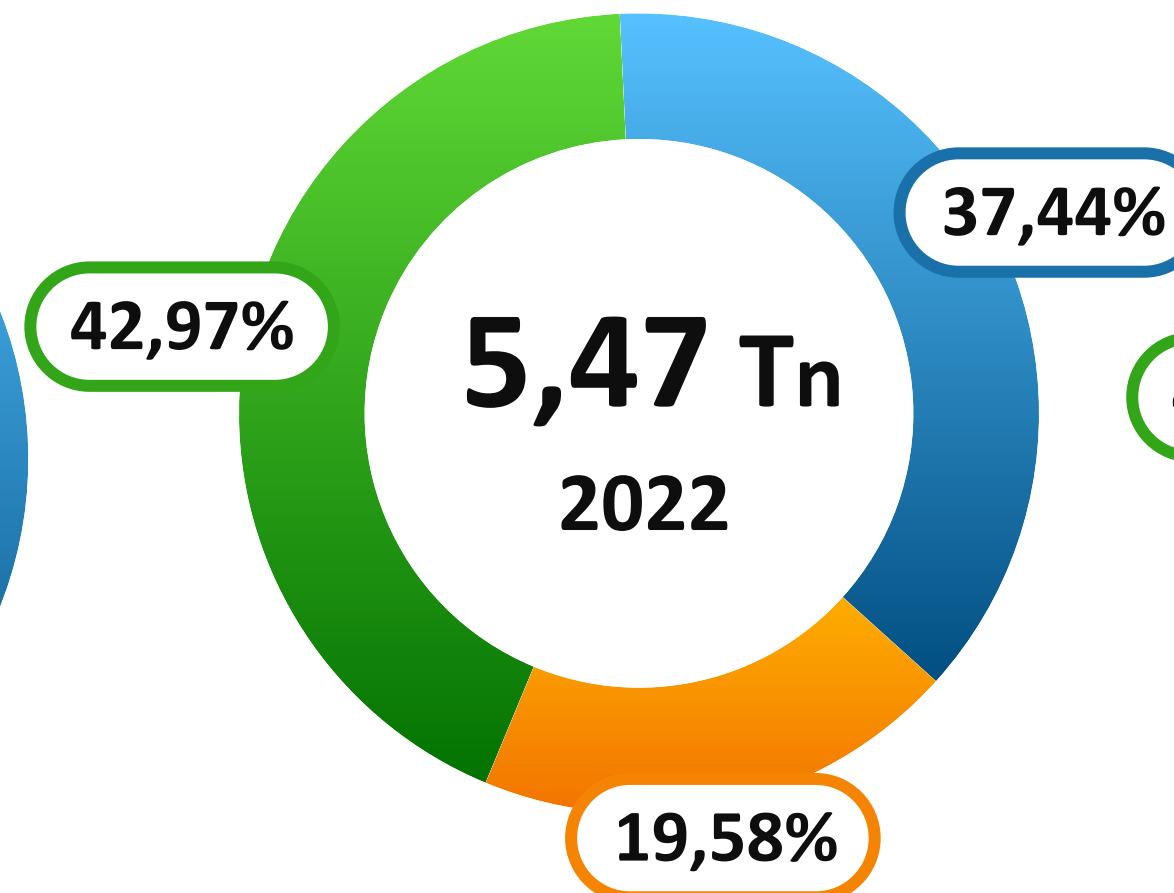
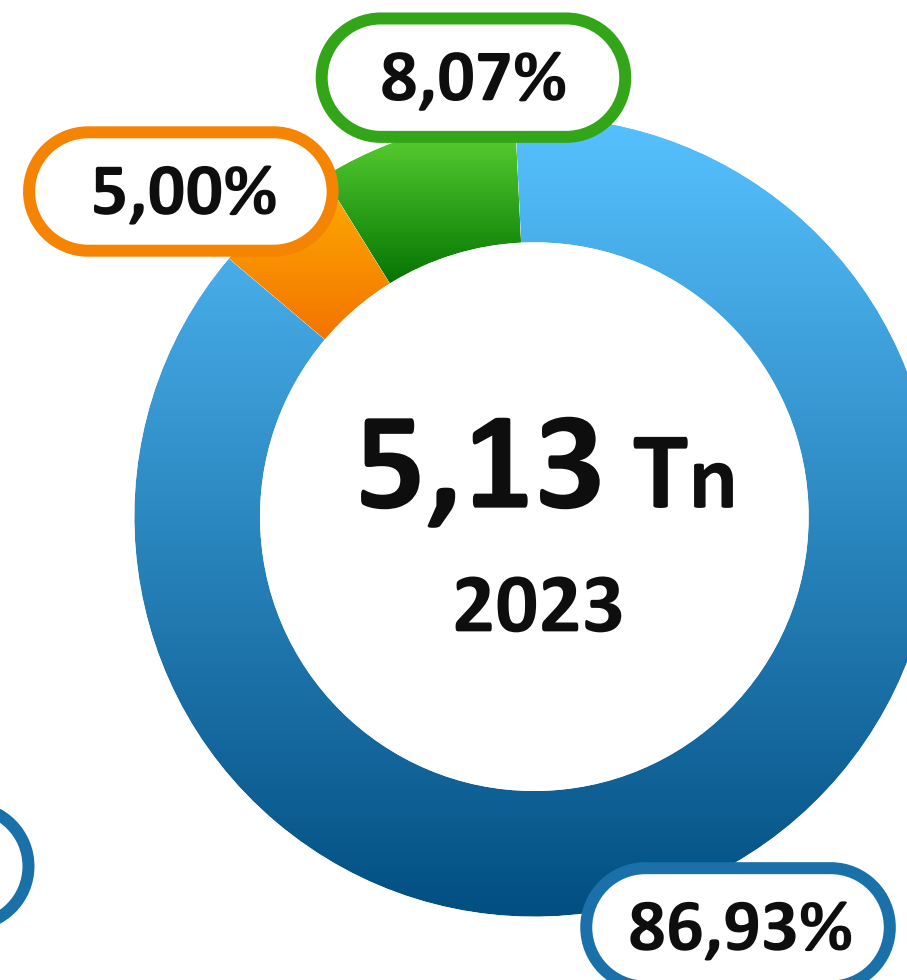
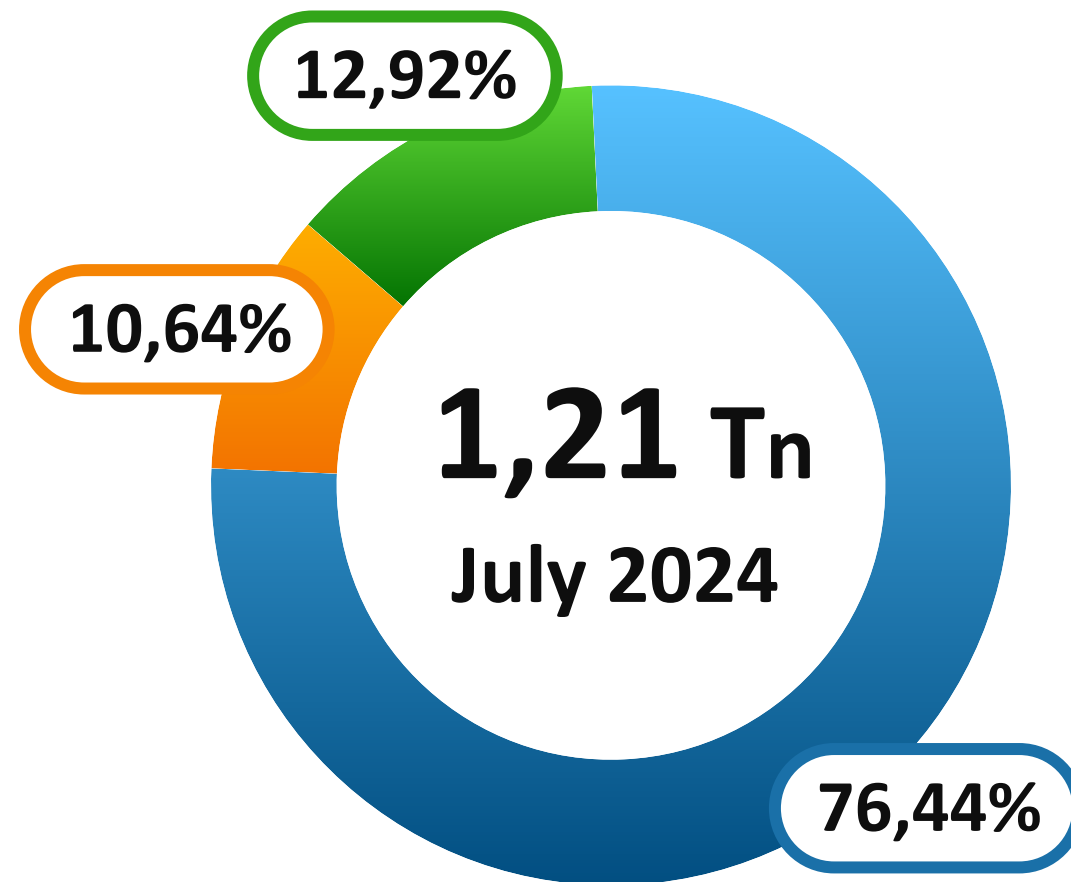
Ekstern/Intern Project

- Intern
- Ekstern



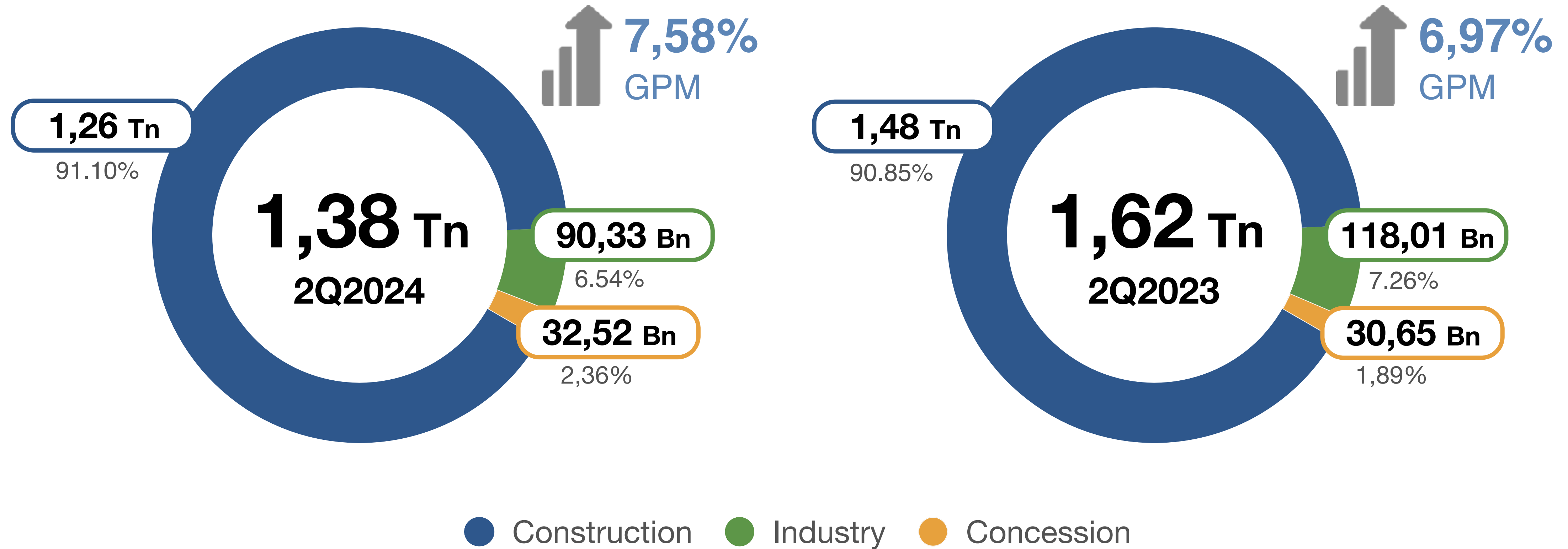
Owner Type

- Government
- SOE
- Private



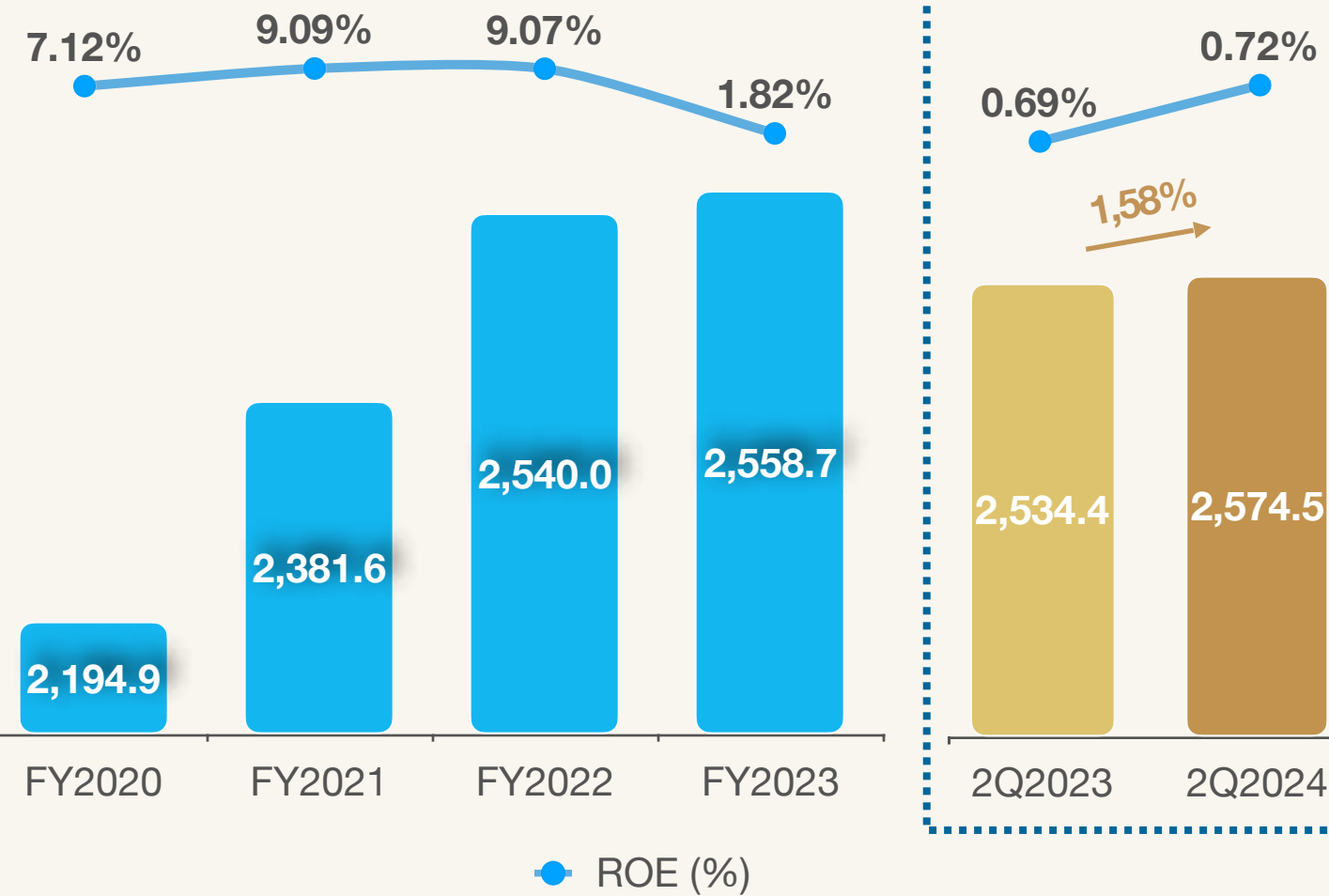
Revenue Stream

Revenue declined YoY, but WEGE managed to achieve a higher Gross Profit Margin.

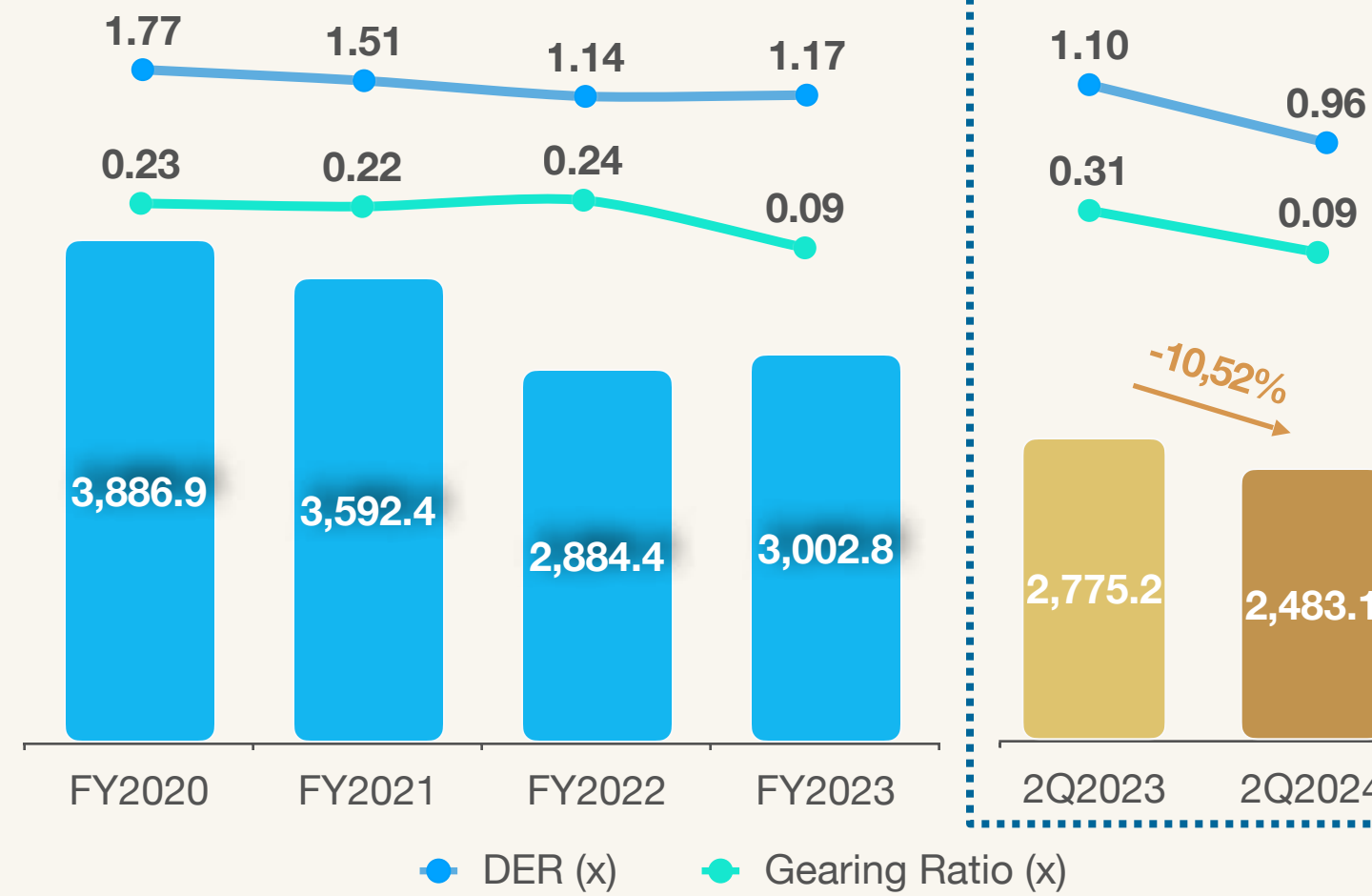


Financial Performance

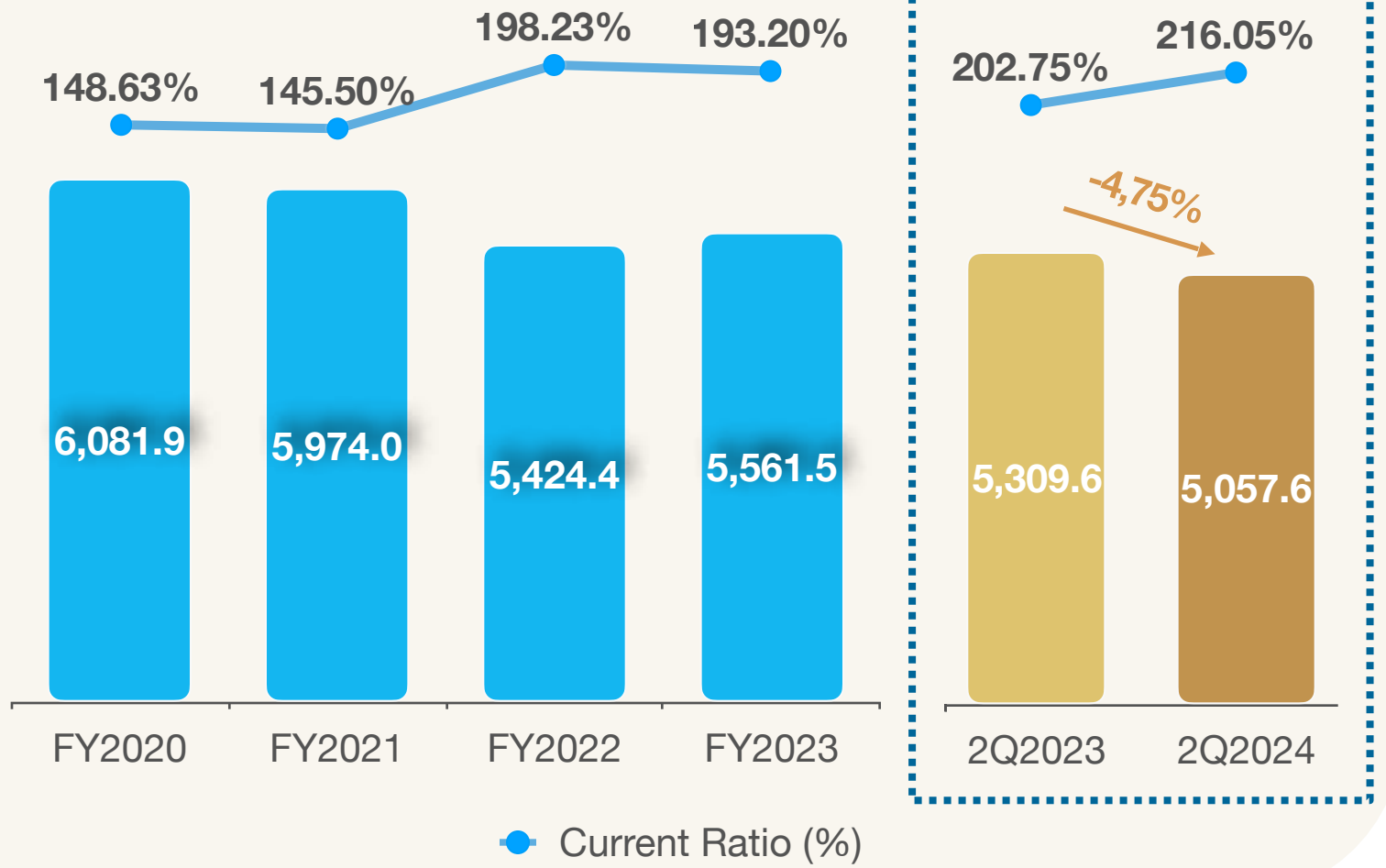
Equity (IDR Bn)



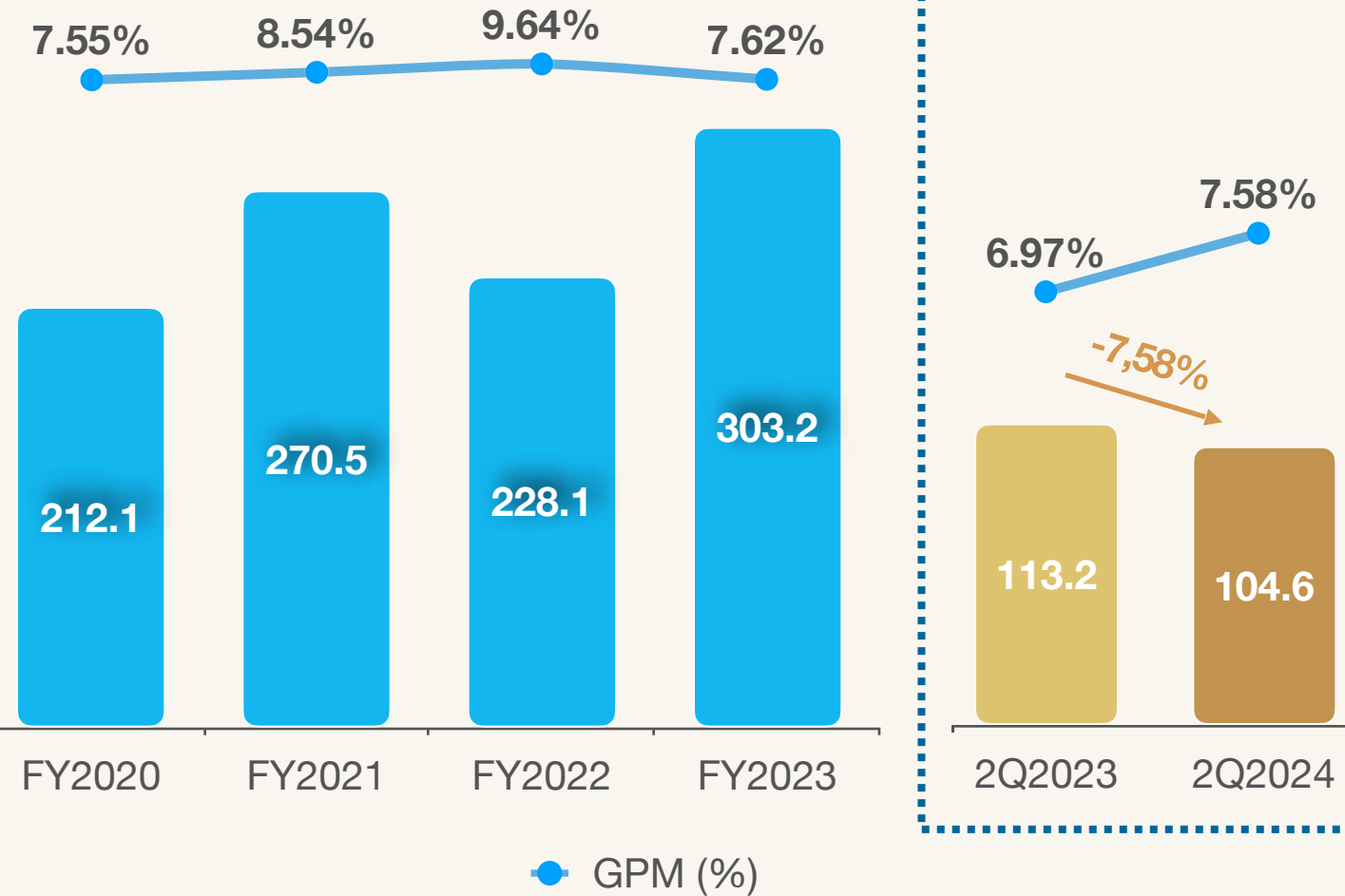
Liabilities (IDR Bn)



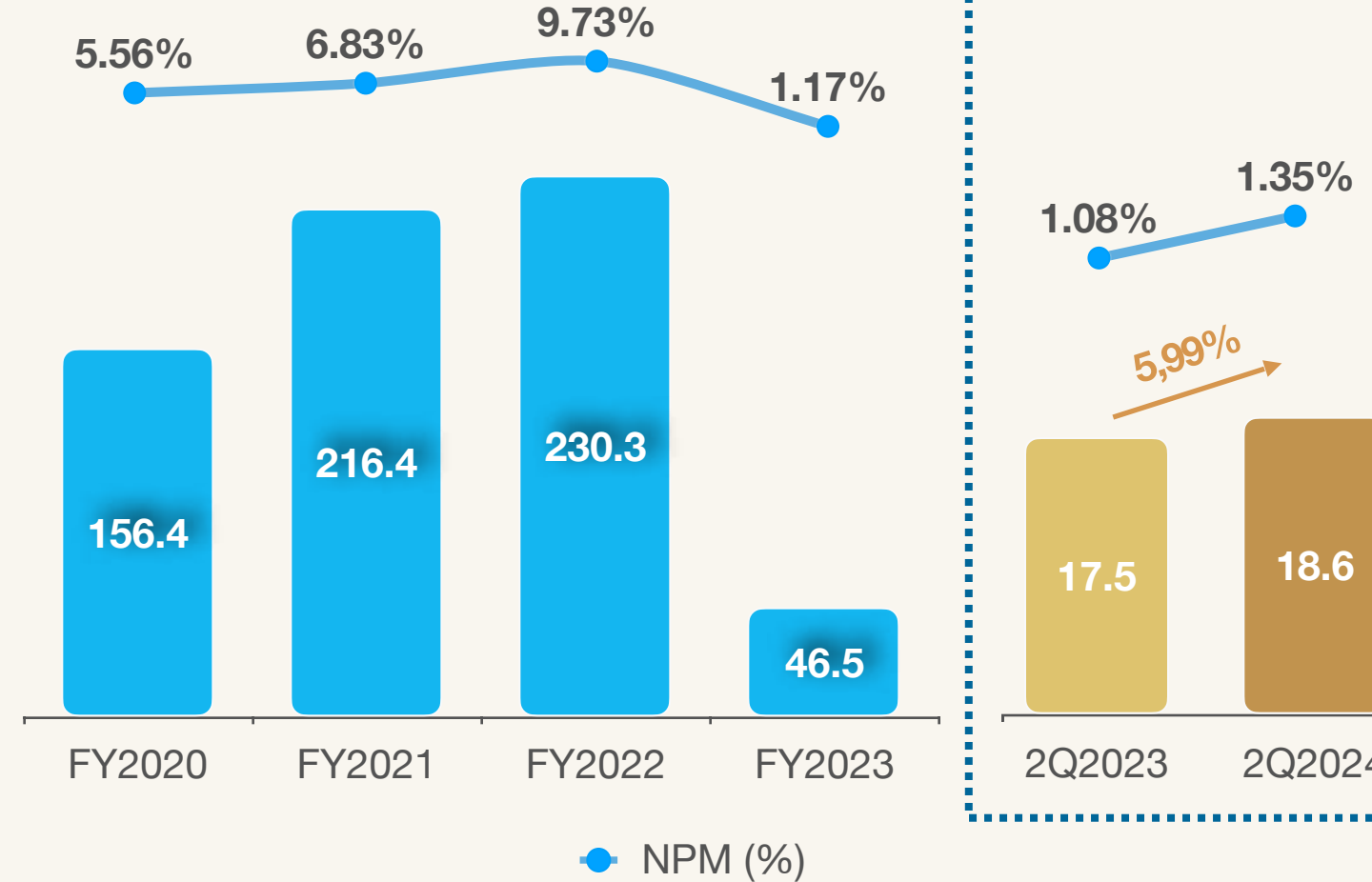
Asset (IDR Bn)



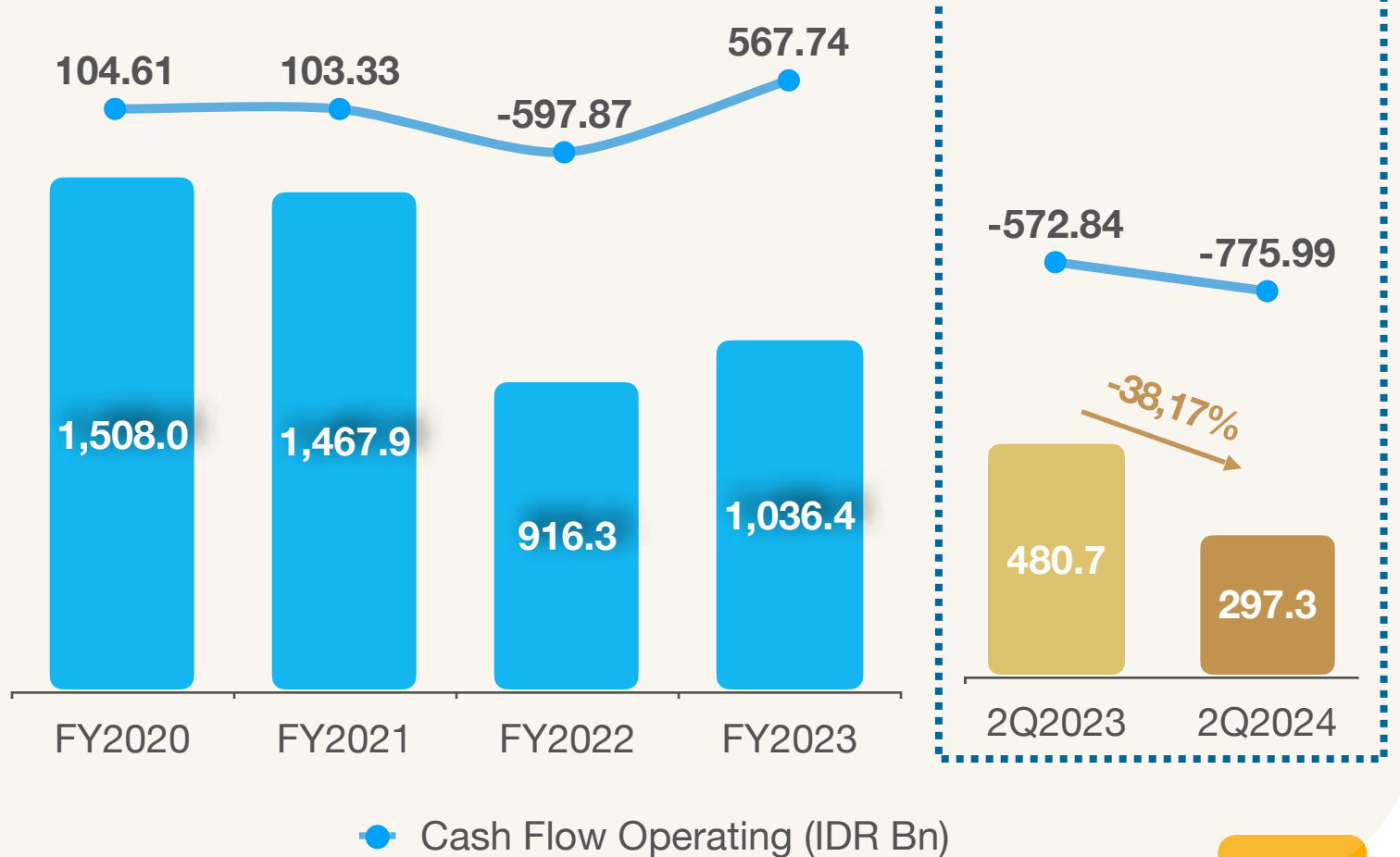
Gross Profit (IDR Bn)



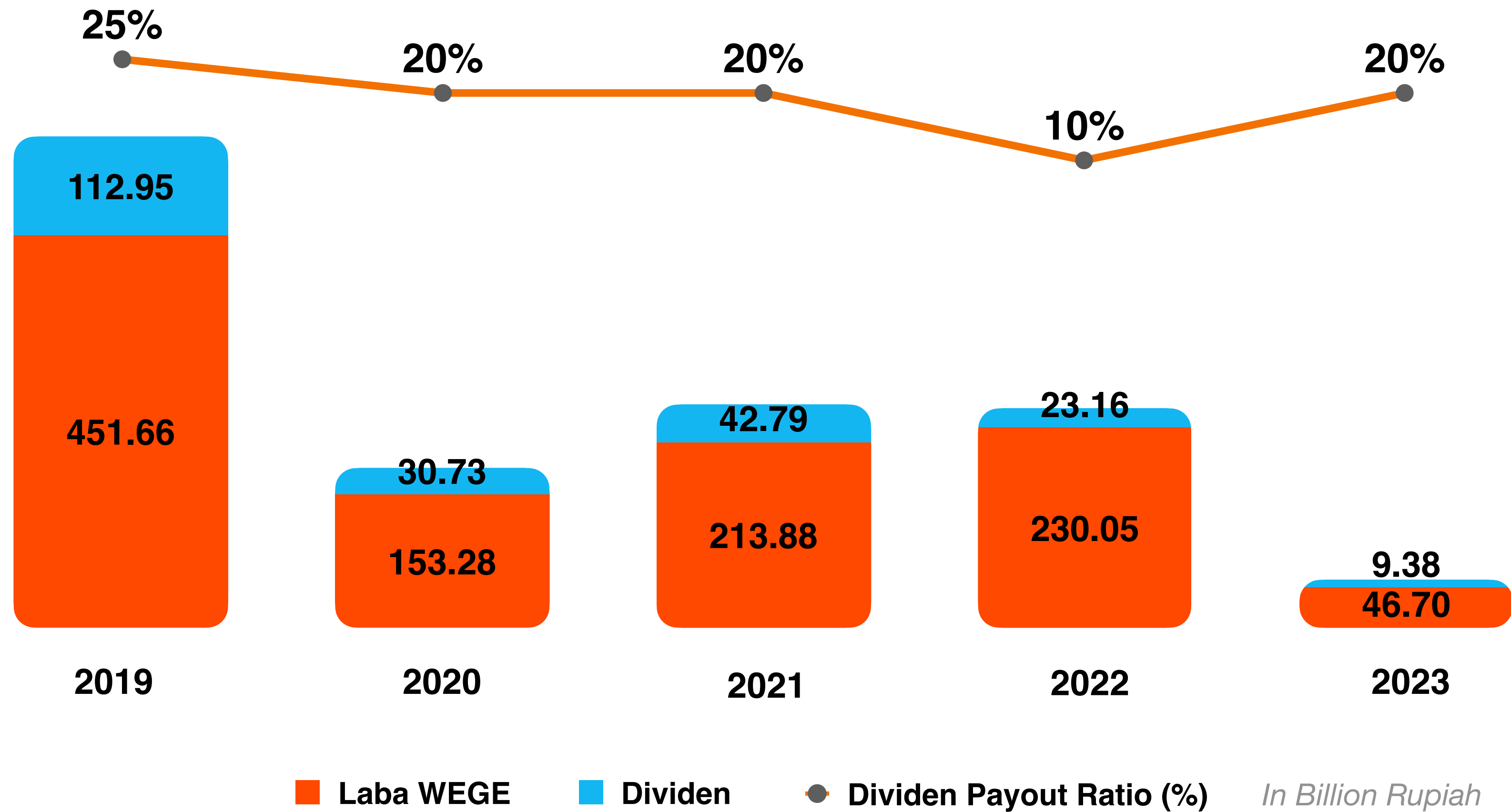
Net Profit (IDR Bn)



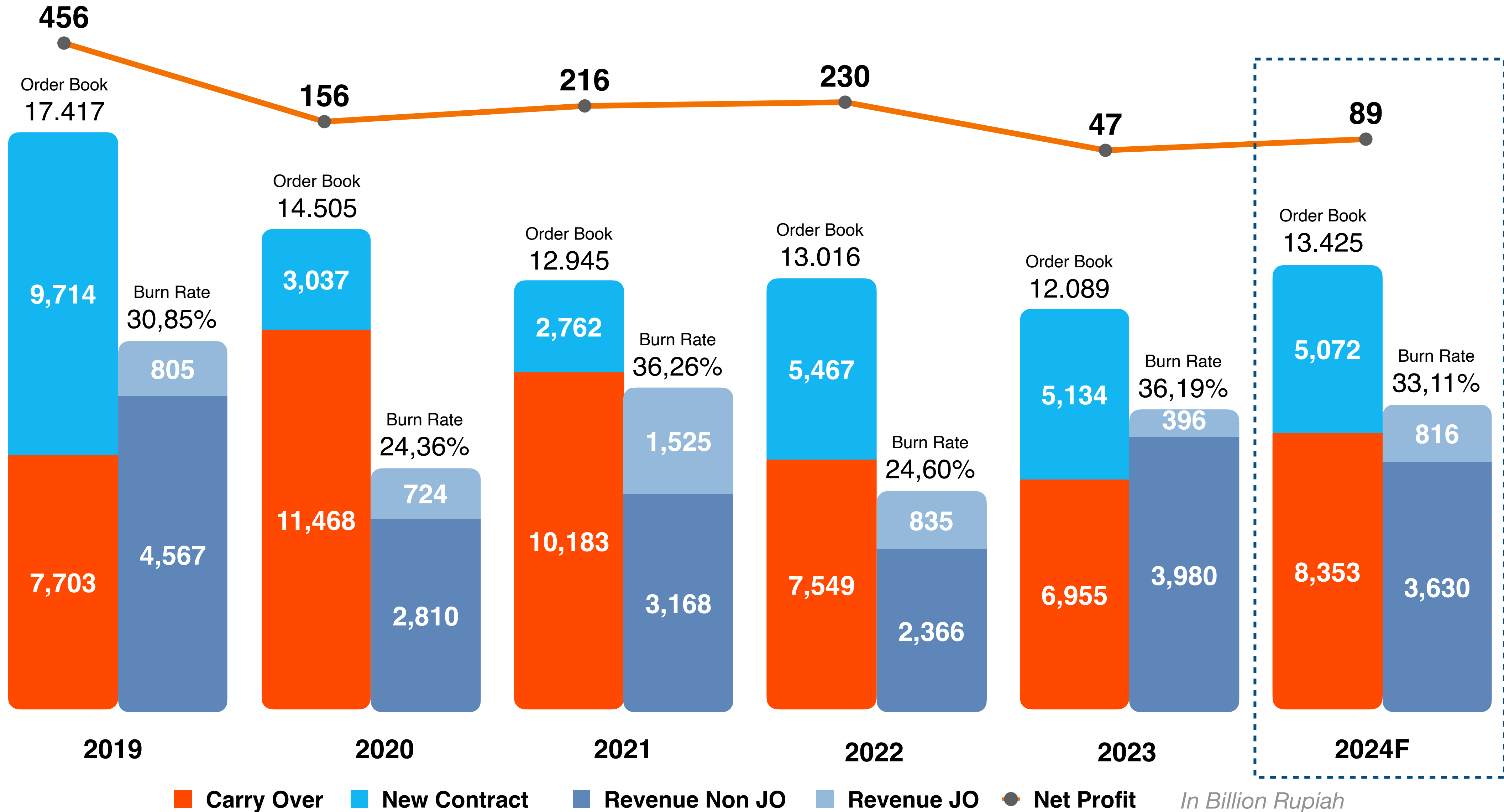
Cash and Cash Equivalent (IDR Bn)



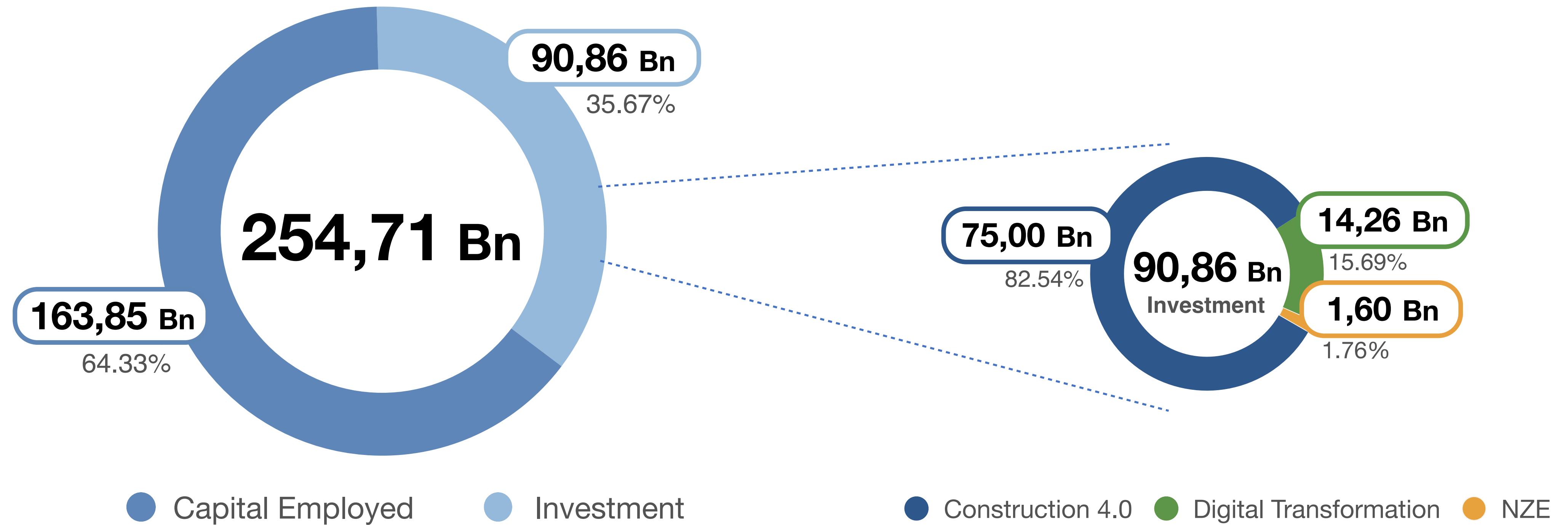
Company Dividend



Company Achievement & Target



2024 Capex Allocation



Corporate Presentation

ESG Initiatives

NZE Certification Program

It is part of WEGE's sustainability program and efforts



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



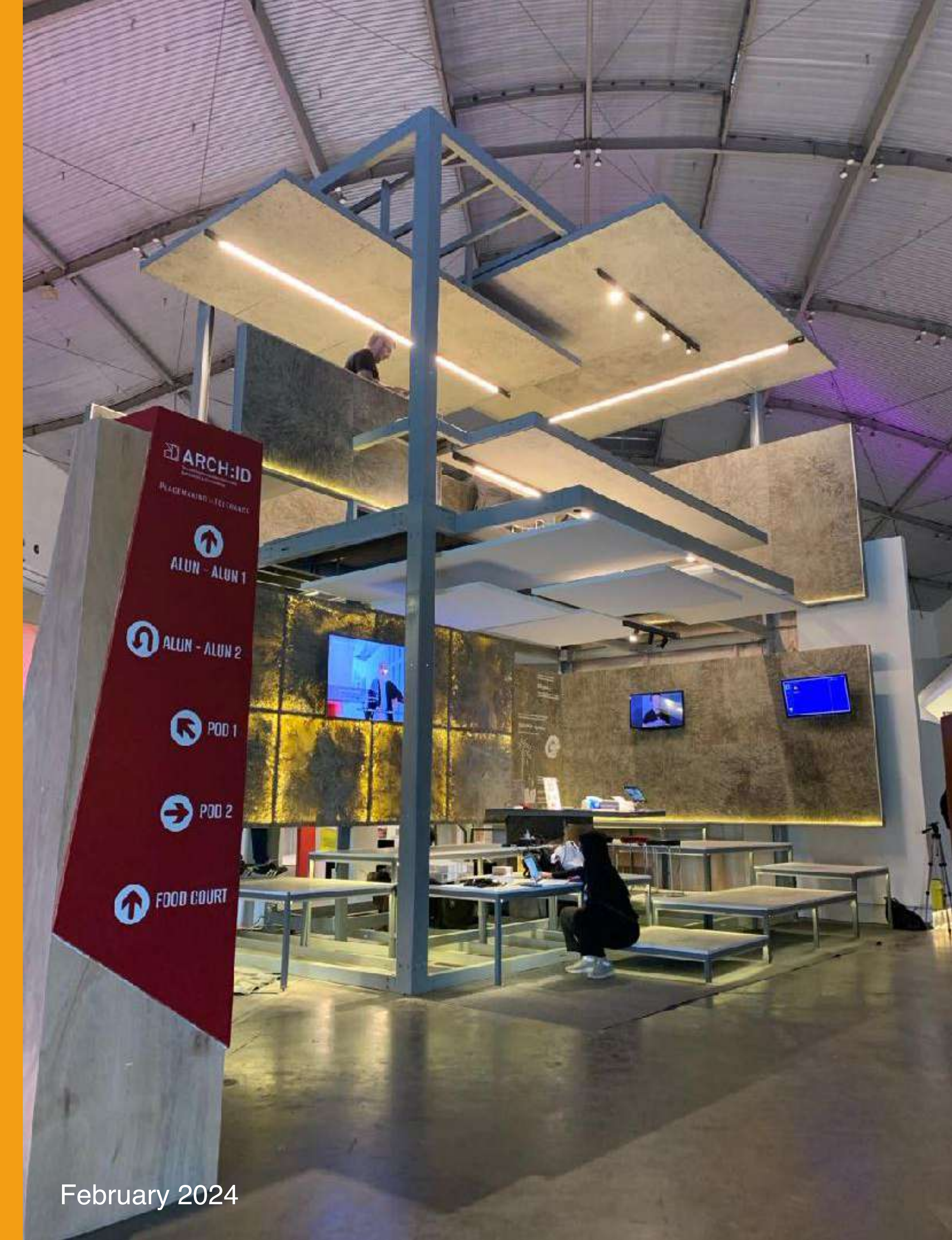
Corporate Commitment Signatory Towards Net Zero

- 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**





February 2024



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



Ghost net



Coffee waste



Single-use mask waste



Mortar Utama packaging waste



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 WIKAGedung 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

WIKAGedung 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.

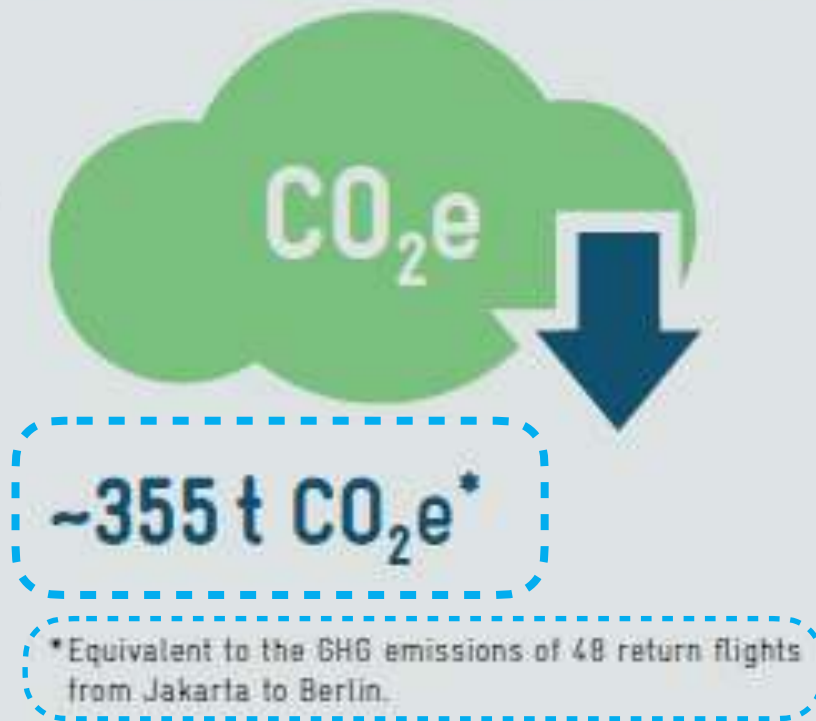


Approximately **one third** of concrete and steel saved

An example of modular construction

In a two-storey hospital built by WIKAGedung, 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 355t CO₂e during construction – an important contribution to climate protection.

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



TACKLE CLIMATE CHANGE ...

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

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Responsible: Elisabeth Durr, Head of Project

GIZ is responsible for the content of this publication.

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Berlin 2024

Research by GIZ Germany

The Modular Fact Sheet on WEGE related to emission reduction was published on the GIZ website in February 2024



Thank You

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