

PUBLIC EXPOSE

Jakarta - August 27, 2018



BOARD OF DIRECTORS

Abiprayadi

Director of Finance

Nur Al Fata

Director of HC and Development

Nariman Prasetyo

President Director

Widhi Pudjiyono

Director of Operation 1

Djaka Nugraha

Director of Operation 2



HIGHLIGHT

Vision

To Be Preferred Partner in Creating Spaces for Better Human Life

Mission

- Quality in Product and Services
- "Care for life" Quality and Safety as "Differentiator"
- Key Stakeholder Engagement
- GCG & Good Ethic Practices
- Innovation to boost growth & Value Creation

Values



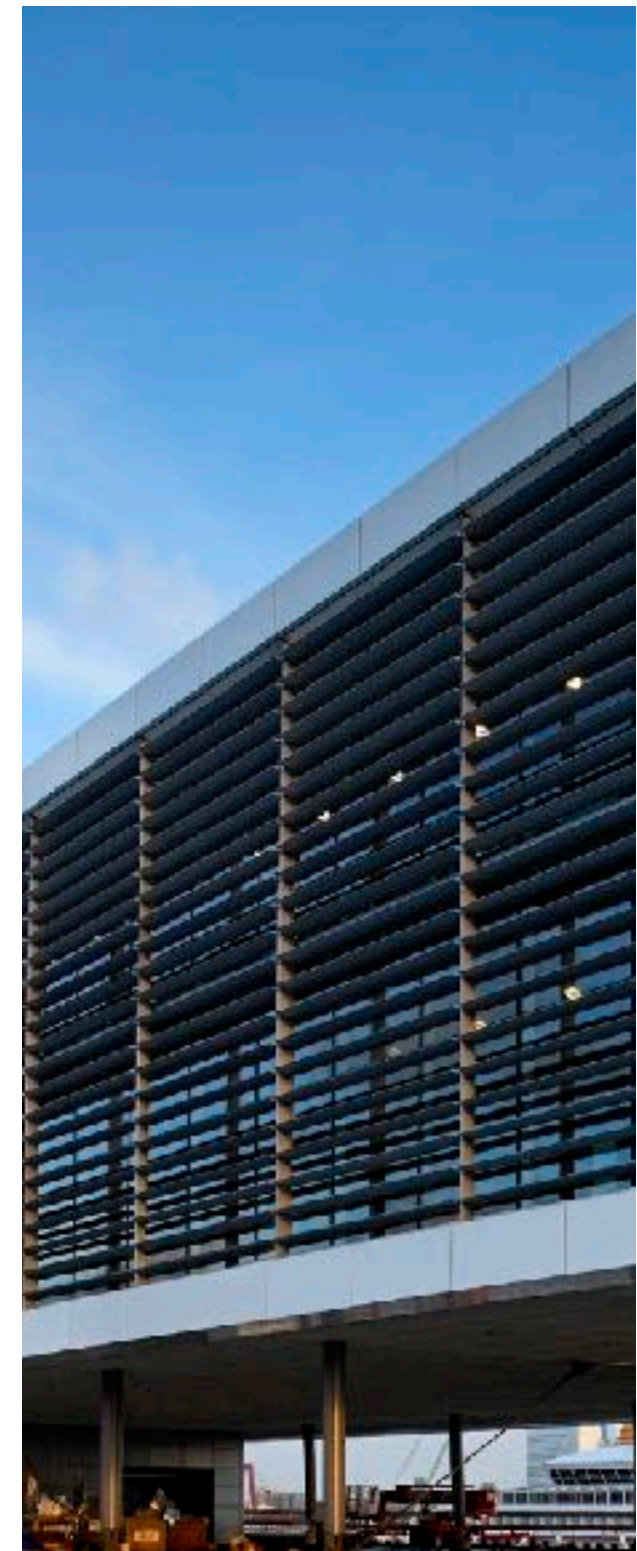
Business Line



Building Contractor
Total Solution Building Contractor



Concession
Space Provider Reload to Infrastructure



BUSINESS TRANSFORM



2008

- Established As Building Construction
- Established On October 24, 2018



2012

- Focus On Profitability



2014

- Diversification SBU Property



2016

- Consolidating Between DBG and Wika Gedung



2017

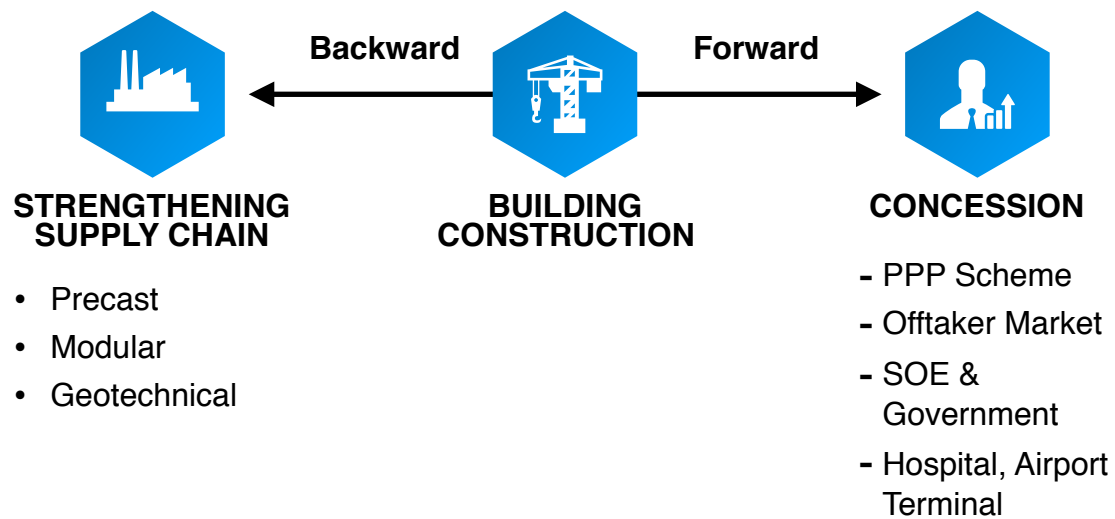
- Public Listed Company
- Revenue & Net Profit Growth 2x from 2016
- Productivity On Sales Growth 60%, Instead, On Profit 62%



2021

- World Class Space Provider

FOCUSED BUSINESS EXPANSION



CONCESSION

DE BRAGA



CONCESSION

MANDIRI PROKLAMASI



MODULAR

© BATHROOM



© VILLA / HOUSE



© STACKING BUILDING



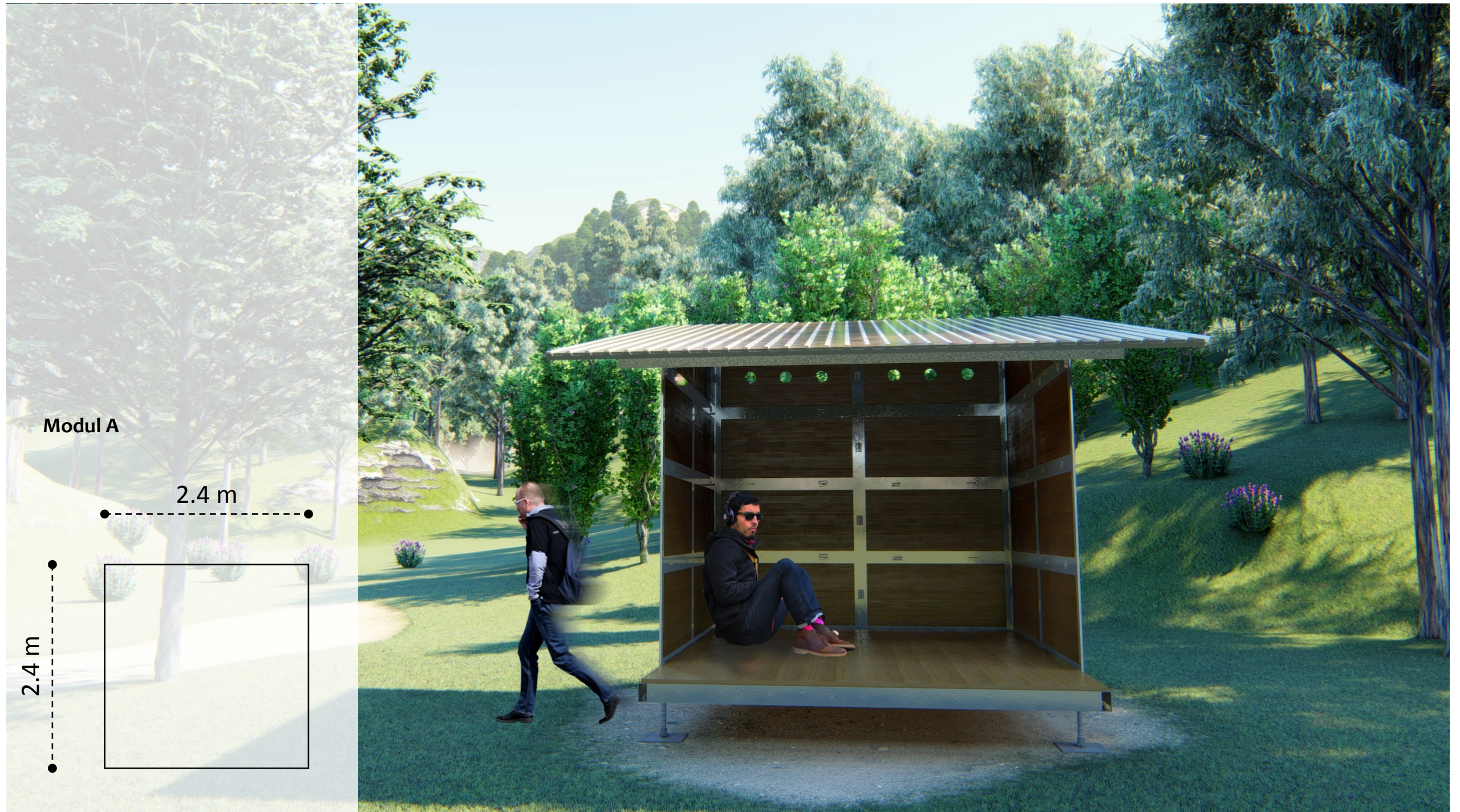
PULAU MERAH MODULAR PROJECT



PULAU MERAH MODULAR PROJECT



RINJANI CENTER MODULAR PROJECT



RINJANI CENTER MODULAR PROJECT

Modul B
Composting Toilet

Modul B
Composting Toilet

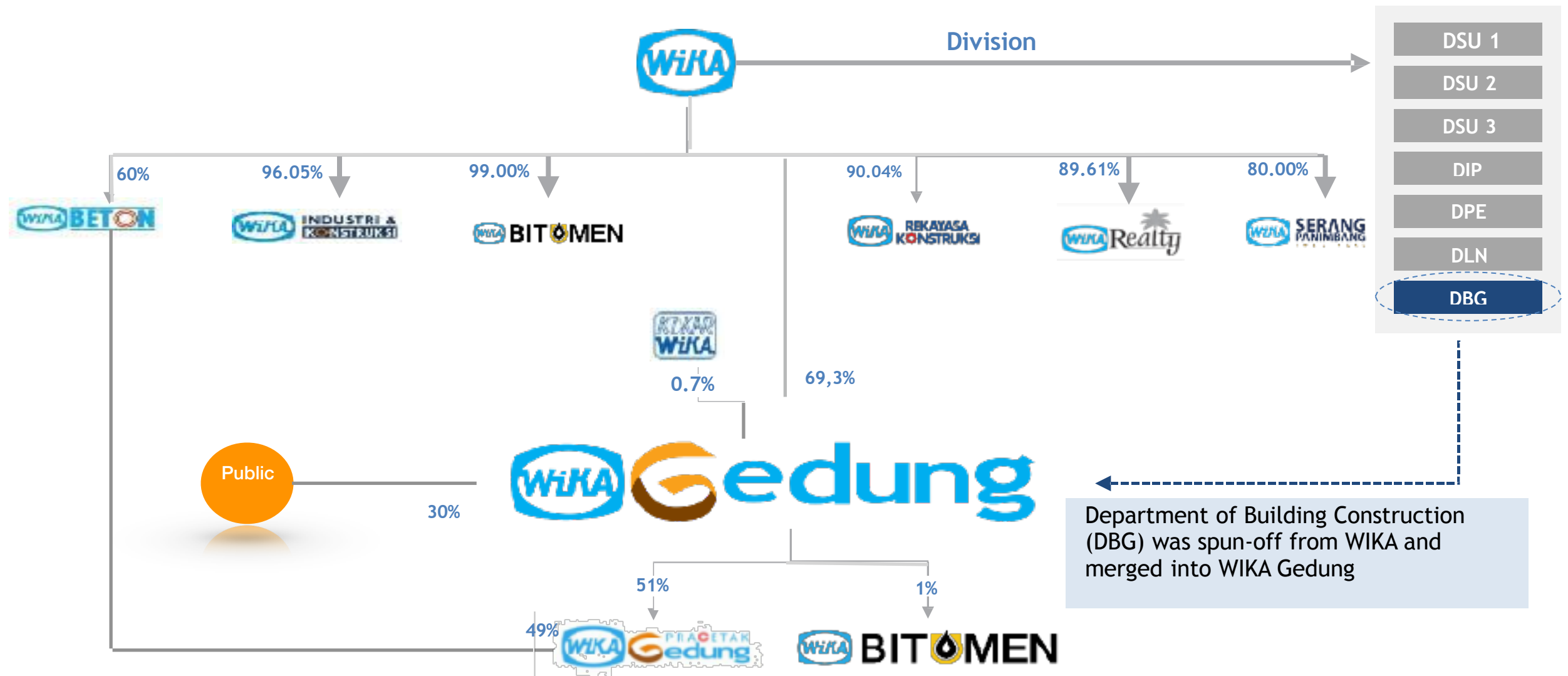


RINJANI CENTER MODULAR PROJECT

POS TNGR SEMBALUN



SHAREHOLDERS

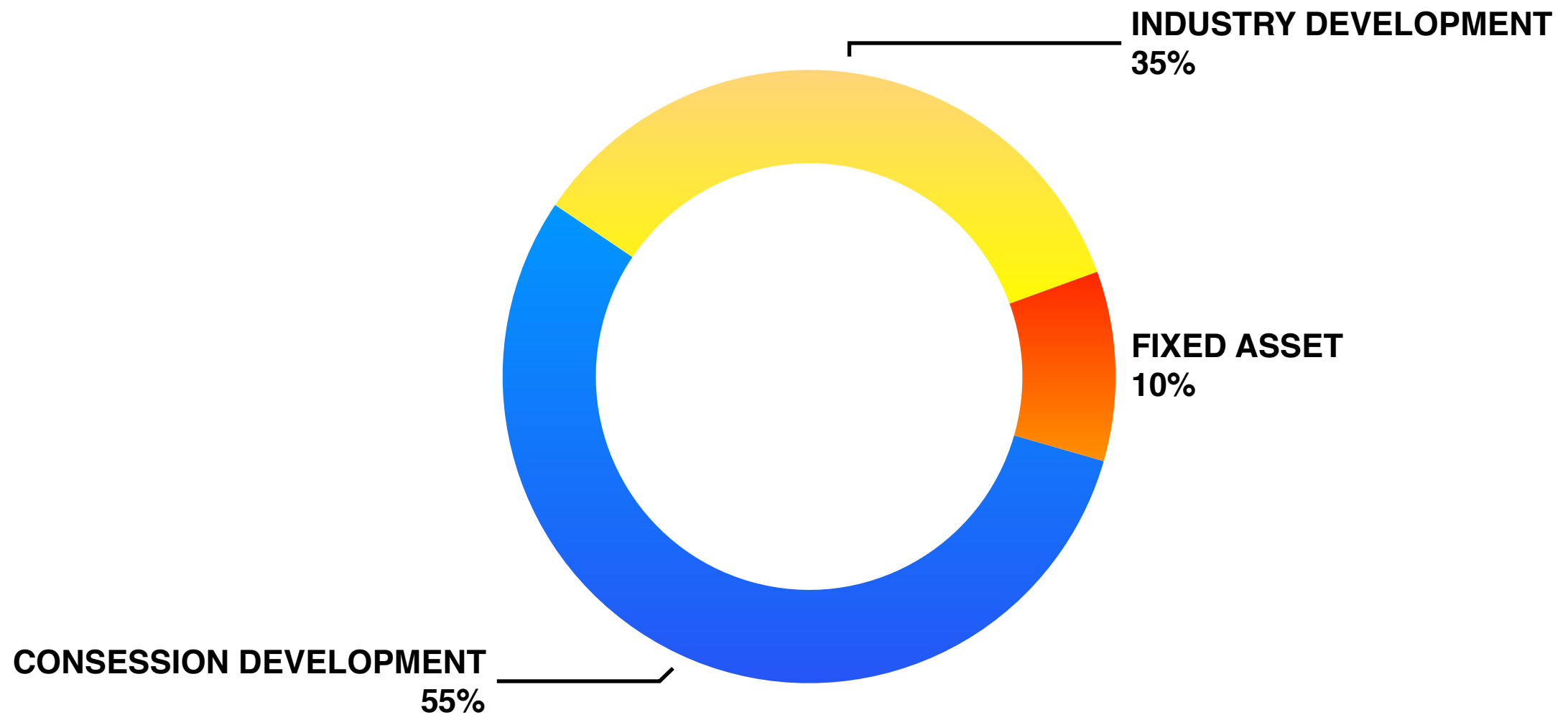


GROUP DIFFERENTIATION



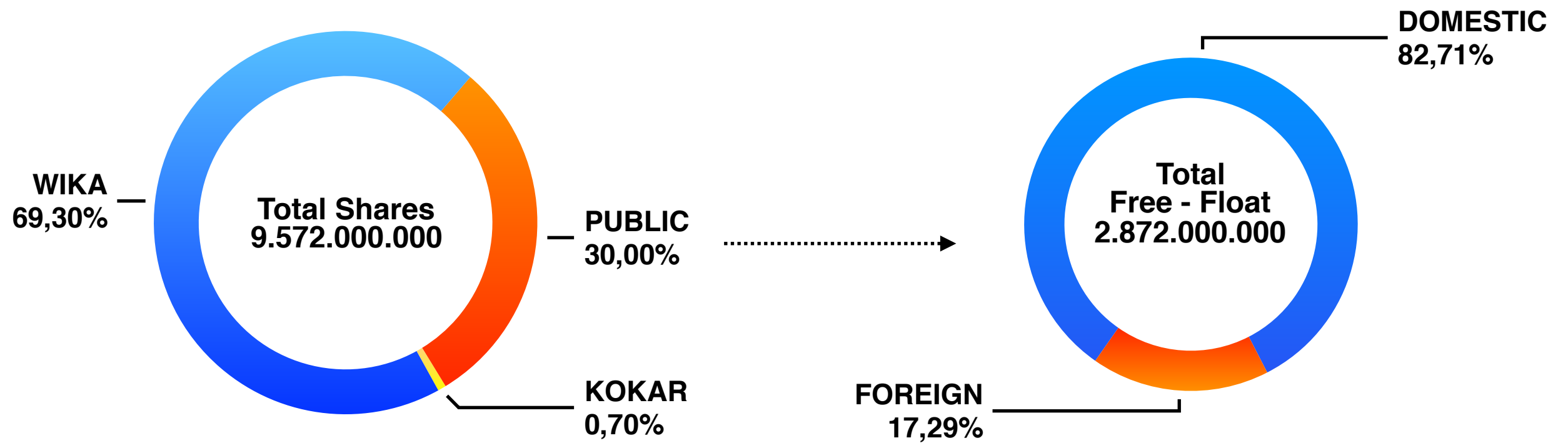
Business Line and Core Competence	<ul style="list-style-type: none"> - Infrastructure - EPC - Industrials - General Construction 	<ul style="list-style-type: none"> • High-rise & Building Construction • Investment & Concession • Precast producer for high-rise building, joint with Wika Beton 	<ul style="list-style-type: none"> • Property/Realty Owner • Property/Realty Developer 	Precast producer for infrastructure
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		Specialized in all building construction in Wika Group	Specialized in all property development in Wika Group	Specialized in all infrastructure precast supply in Wika Group
Contract Base		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
Portofolio from Internal Wika Group		Less than 10% of total contract in 2016-2017		

TOTAL CAPEX 2018 667 Billion Rupiah



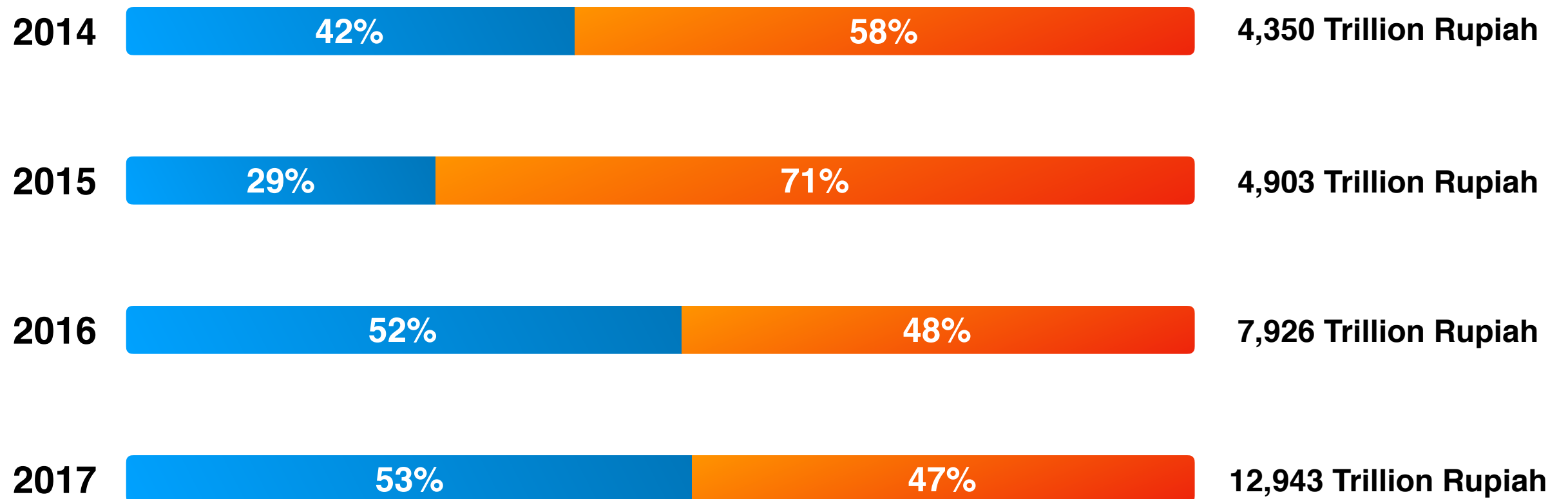
SHAREHOLDER OWNERSHIP

July 2018



REPEAT ORDER

ORDER BOOK

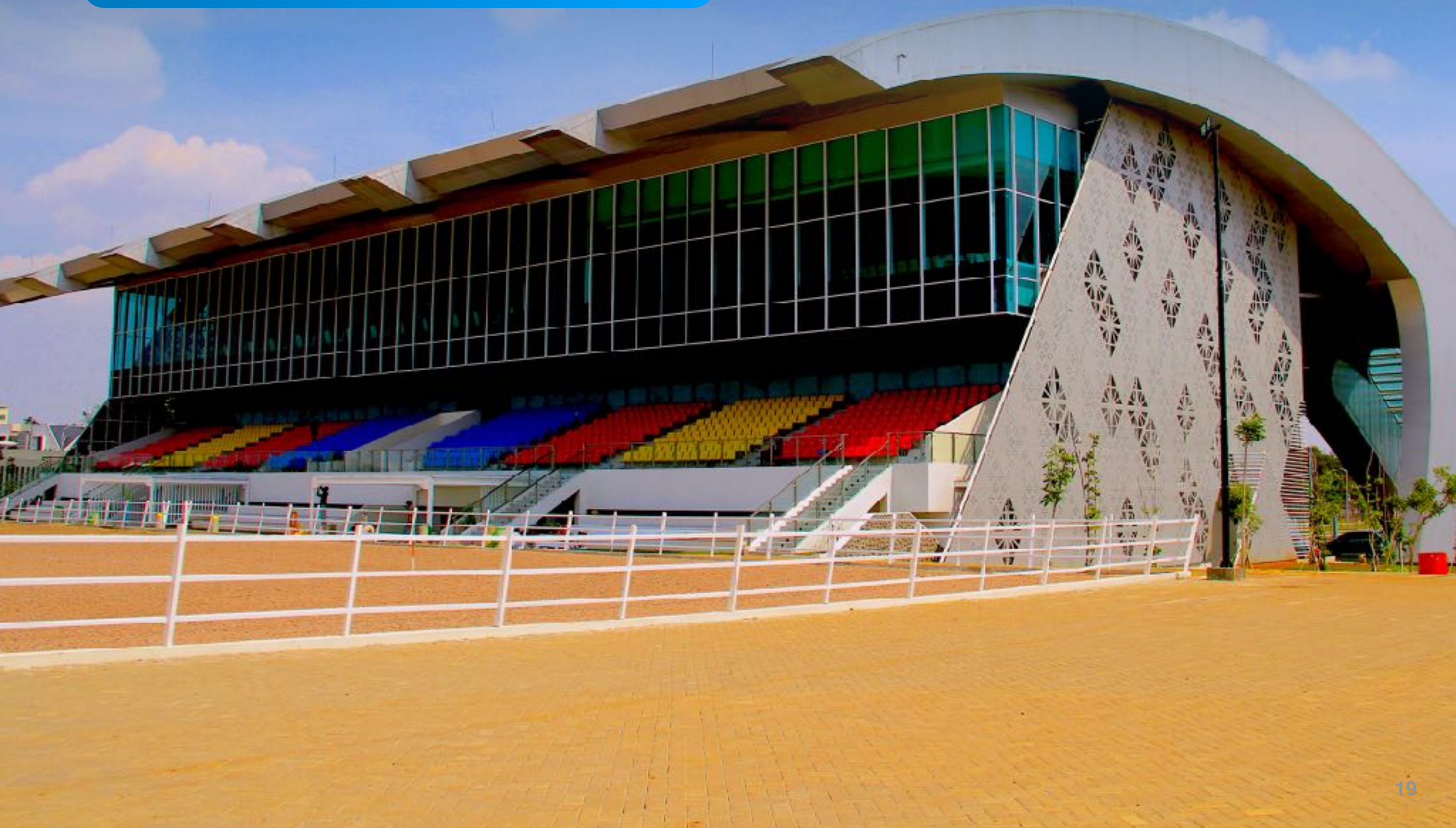


■ New Costumer

■ Repeat Costumer

FINANCIAL HIGHLIGHT

EQUISTRIAN PARK PULOMAS, Jakarta



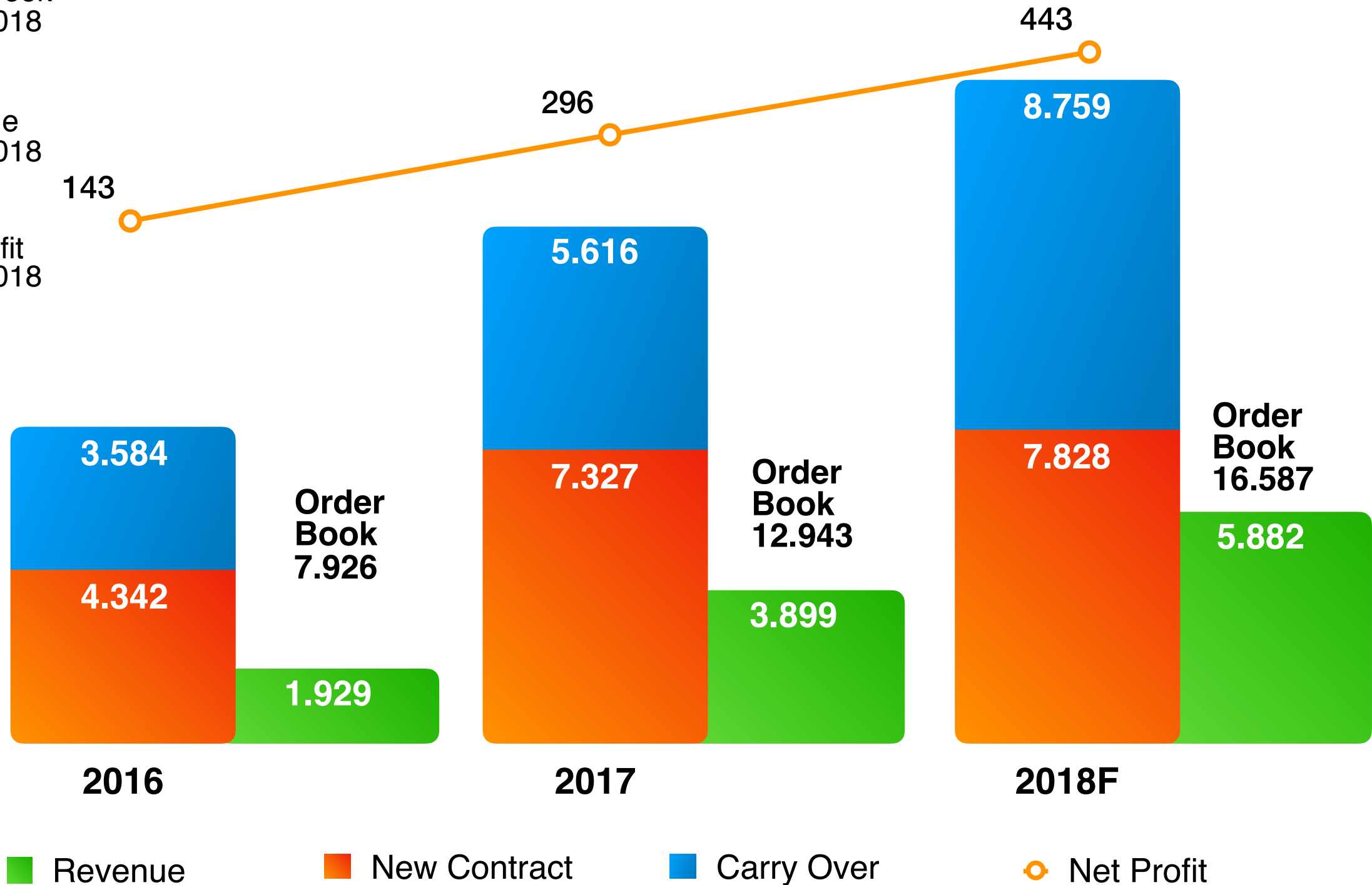
BUSINESS GUIDANCE 2018

Guidance

Order Book
2017-2018
28%

Revenue
2017-2018
51%

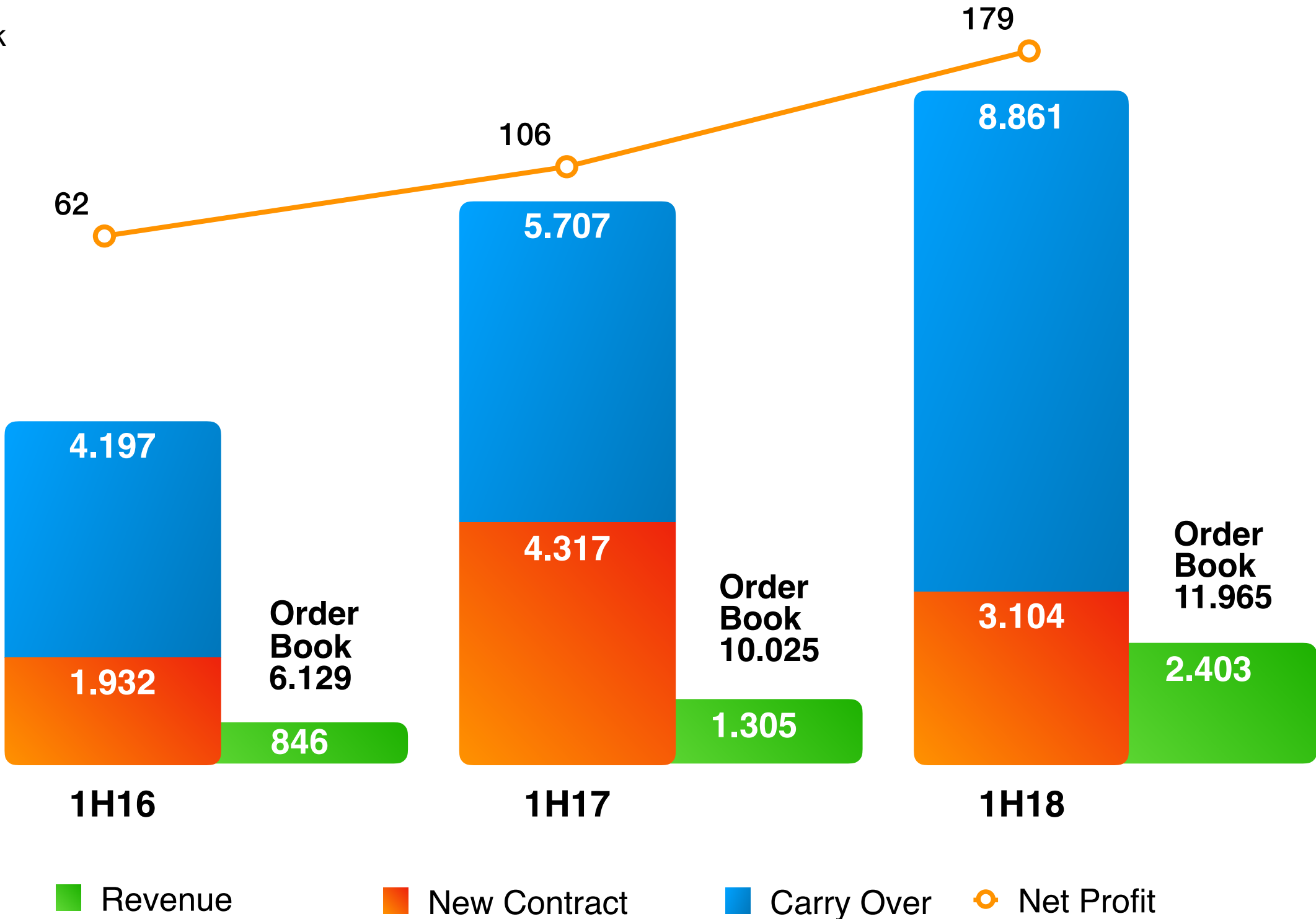
Net Profit
2017-2018
50%



BUSINESS PERFORMANCE 2018

1H18

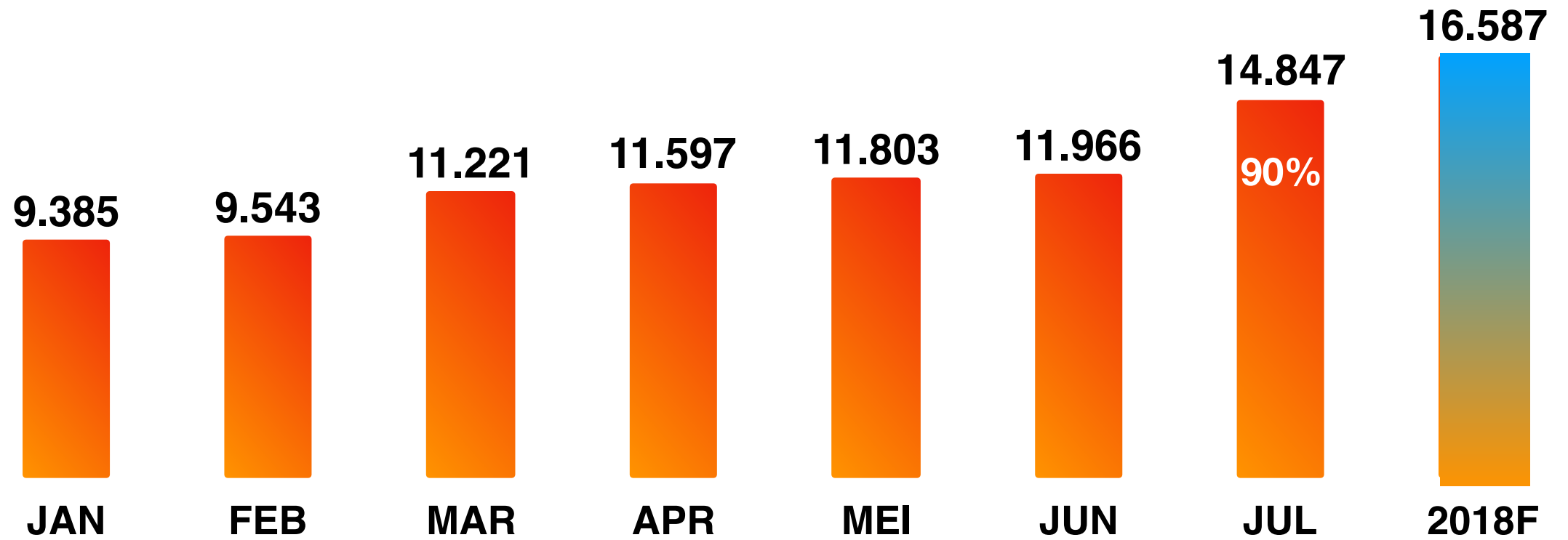
- Order Book 2017-2018 **19%**
- Revenue 2017-2018 **84%**
- Net Profit 2017-2018 **69%**



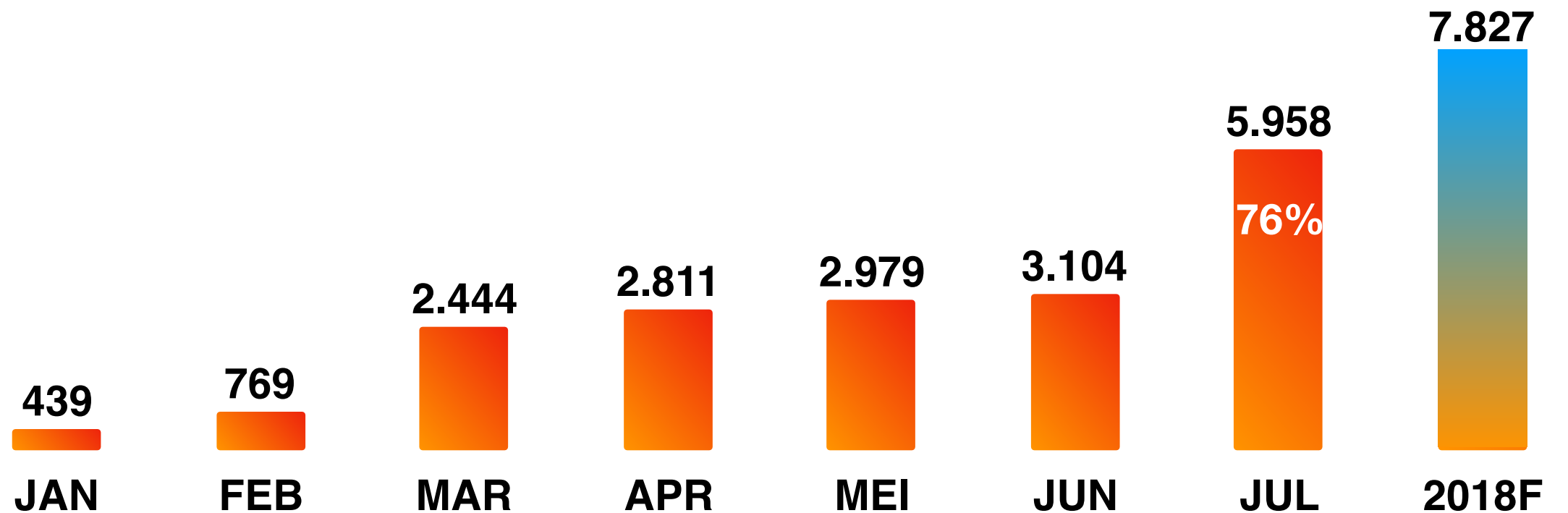
BUSINESS PERFORMANCE 2018

in Billion Rupiah

**ORDER
BOOK
2018**



**NEW
CONTRACT
2018**



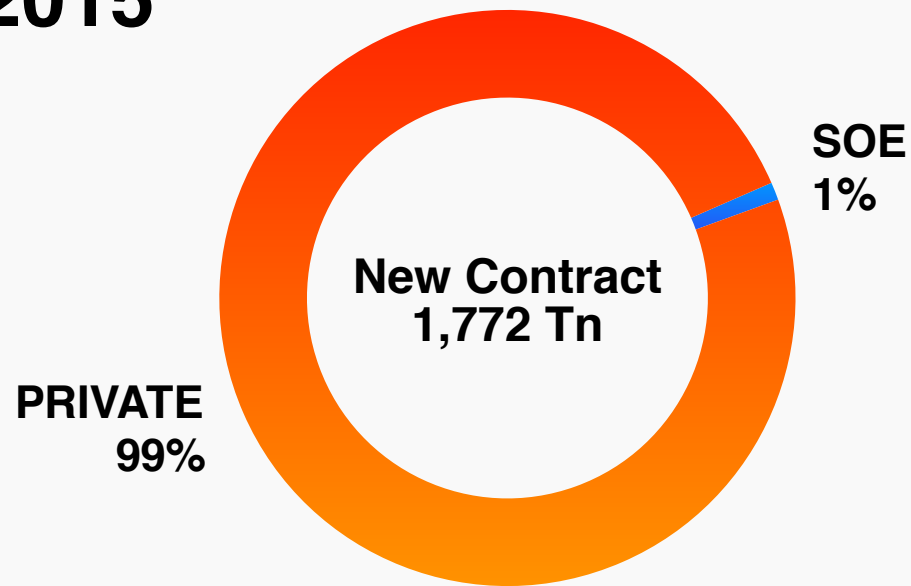
NEW CONTRACT JULY 2018

NO	Project	Value	Owner
NEW CONTRACT			
1	Palembang Airport Extension	154,273	Angkasa Pura II
2	Transmart Majapahit Semarang	124,40	CV Sumber Cipta Sejati
3	Transmart Pekalongan	119,629	PT Trans Retail Indonesia
4	Life Guard & Rest Room at Kuta Mandalika Lombok	17,211	PT Wijaya Karya (Persero) Tbk
5	Bio Farma Building Bandung	146,858	PT Bio Farma (Persero)
6	Podomoro Golf View Facilities	182,00	PT Graha Tunas Selaras
7	Marketing Gallery Trans Icon Surabaya	5,314	PT Trans Properti Indonesia
8	Expansion of the Bena Port	70,850	Pelindo III
9	Transpark Cibubur	933,00	PT Trans Cibubur Property
10	Syamsudin Noor Airport - Banjarmasin	506,572	Angkasa Pura I
11	RSUD Cengkareng	155,369	RSUD Cengkareng Provinsi DKI Jakarta
12	Gedung Dinas Pendidikan	178,695	Pemprov DKI Jakarta
13	Apartemen Cornel & Denver	207,50	CitraLand
14	The Grandstand Apartment Surabaya	141,091	PT Multitower Indosantosa
15	Renovasi Cladding Kementrian BUMN	42,771	Kementrian BUMN
16	Boarding House Kuningan	81,545	PT. D&C Engineering Company
17	Benhil Central Jakarta	1.428,841	PT Kurnia Realty Jaya
18	Tamansari Emerland Surabaya	541,5	PT Wika Realty Tbk
19	Gedung Serbaguna WIKA Satrian Gadog	8,782	PT Wijaya Karya (Persero) Tbk
20	Infrastruktur Assistent Center SDM Siber & Sandi Negara	183,633	Badan Siber & Sandi Negara
21	Rusun Banten DKI Jakarta - Jabar	137,636	PUPERA
22	Rehab Total Gedung Sekolah DKI (Paket 1, 2 dan 5) - KSO (WIKA-WEGE-CMP KSO)	503,429	Disdik DKI
23	Infrastruktur Hotel Patra Jasa Cirebon	21,818	
INVESTMENT			
24	Tamansari Tera	4,206	
NEW BUSINESS			
25	Wika Pracetak Gedung	61,37	
		5.958,293	

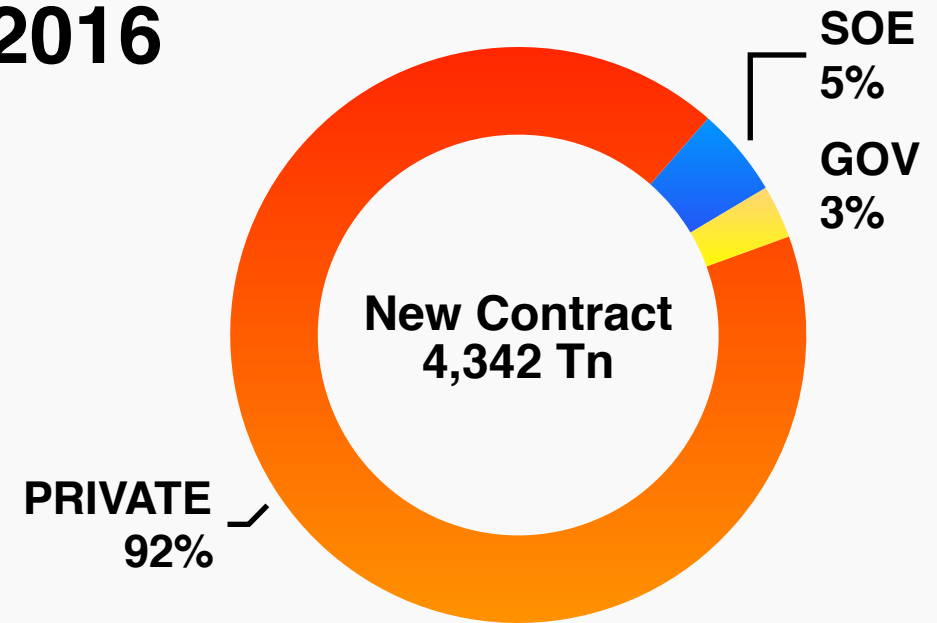


CUSTOMER PROFILE

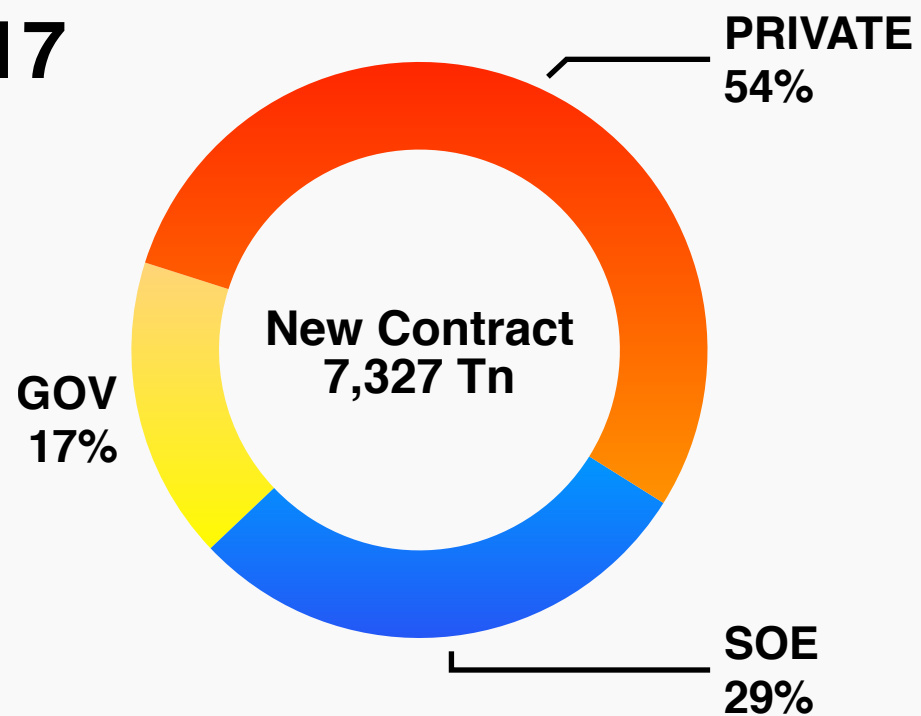
2015



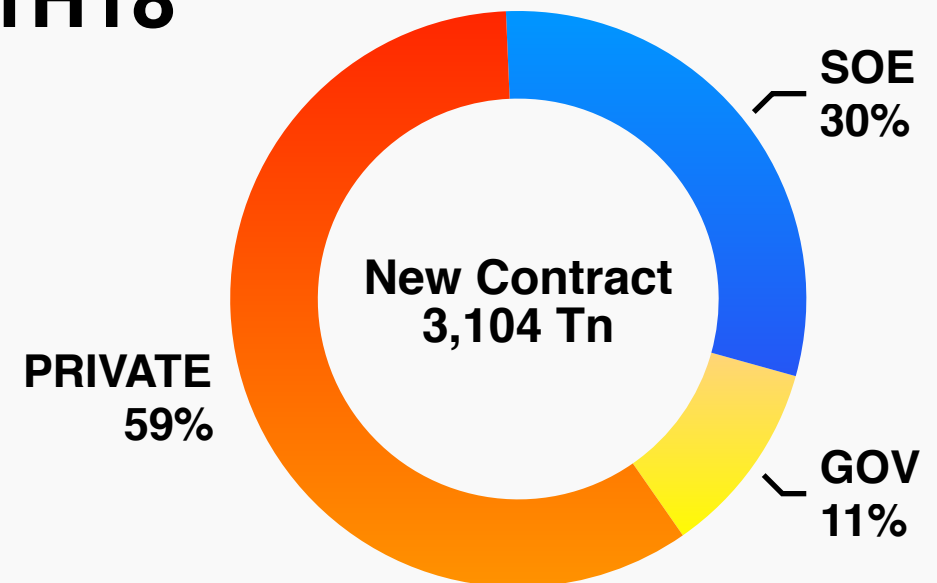
2016



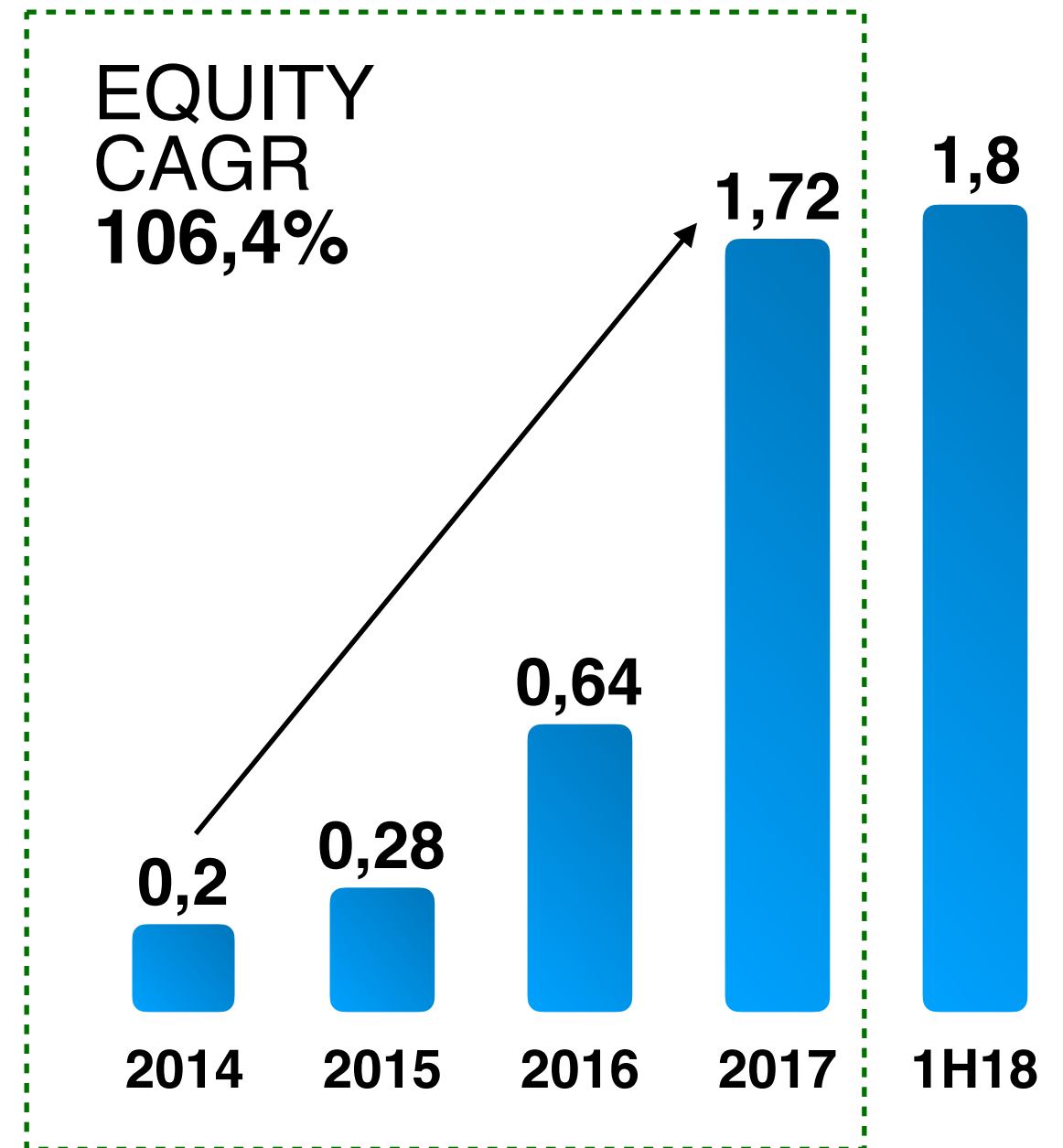
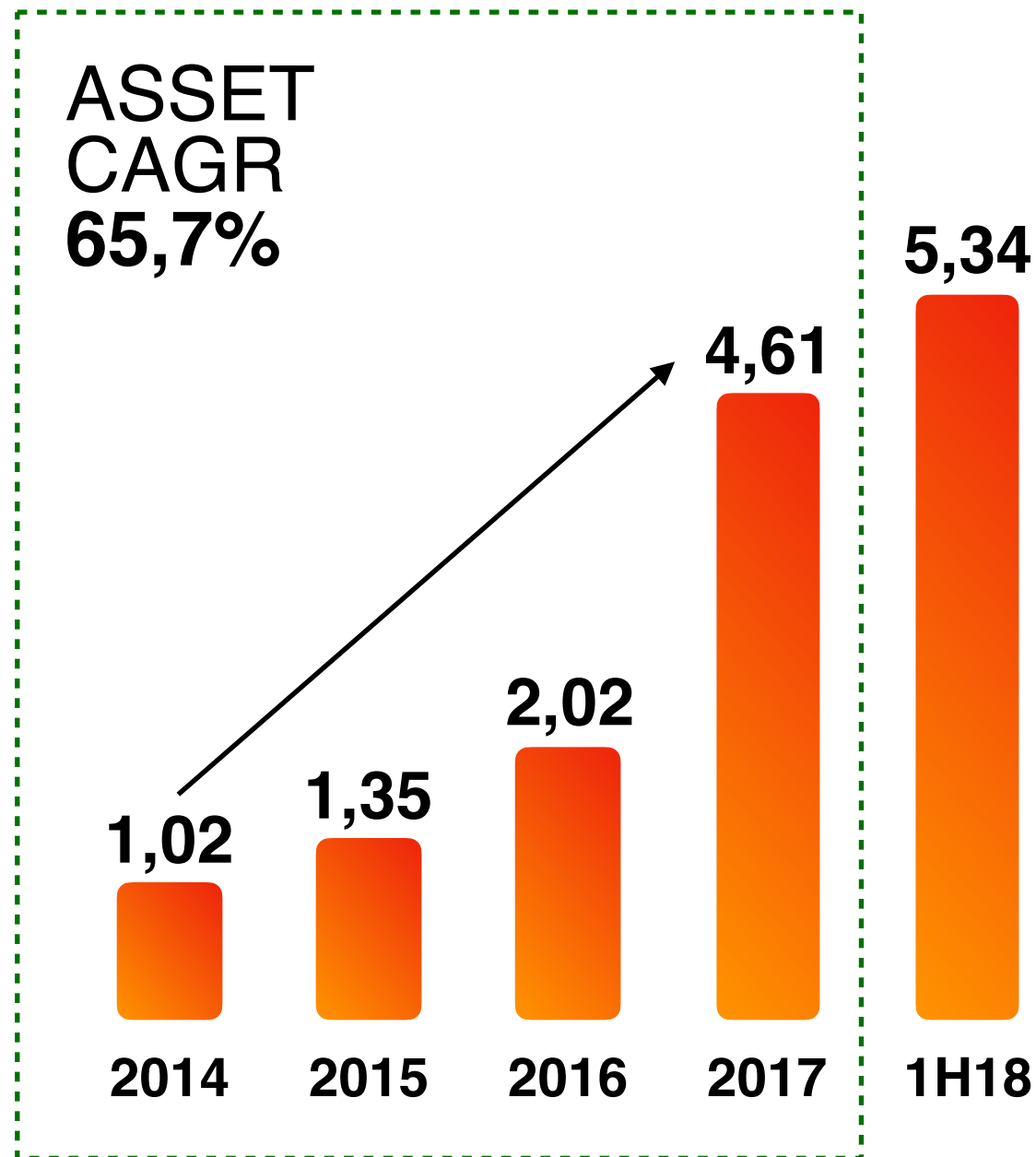
2017



1H18

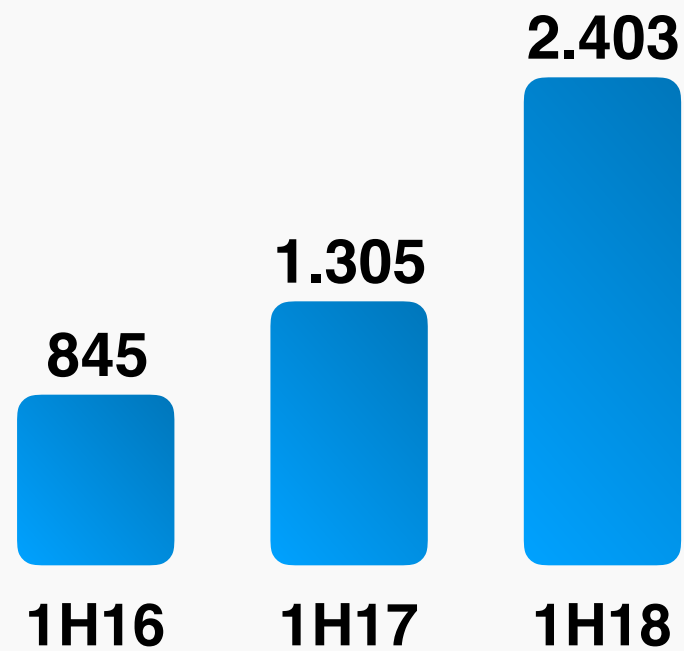


BIGGER ASSET & EQUITY



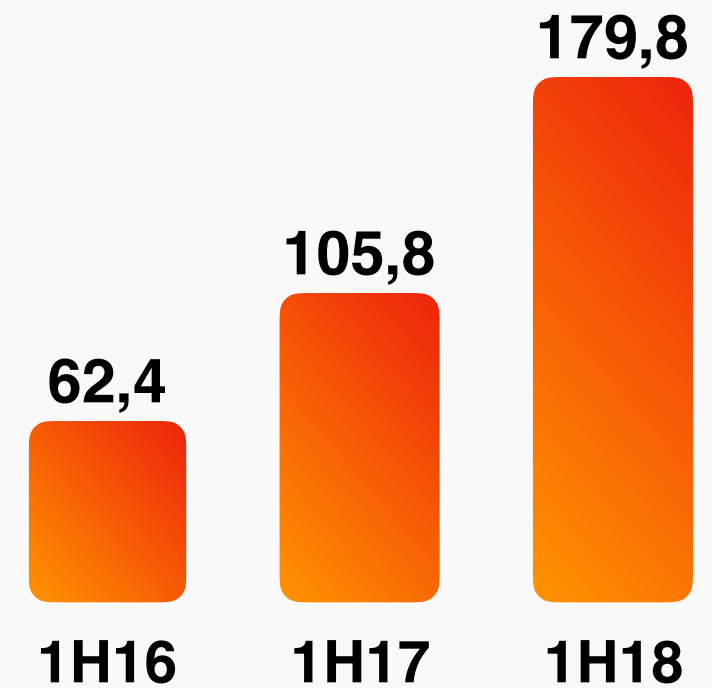
FINANCIAL PROFILE

STRONG REVENUE GROWTH



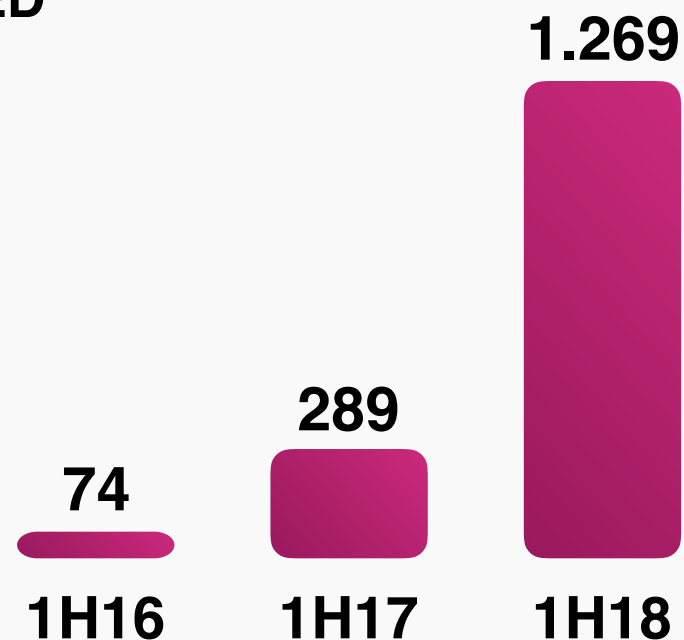
in Billion Rupiah

NET PROFIT TRIPLED



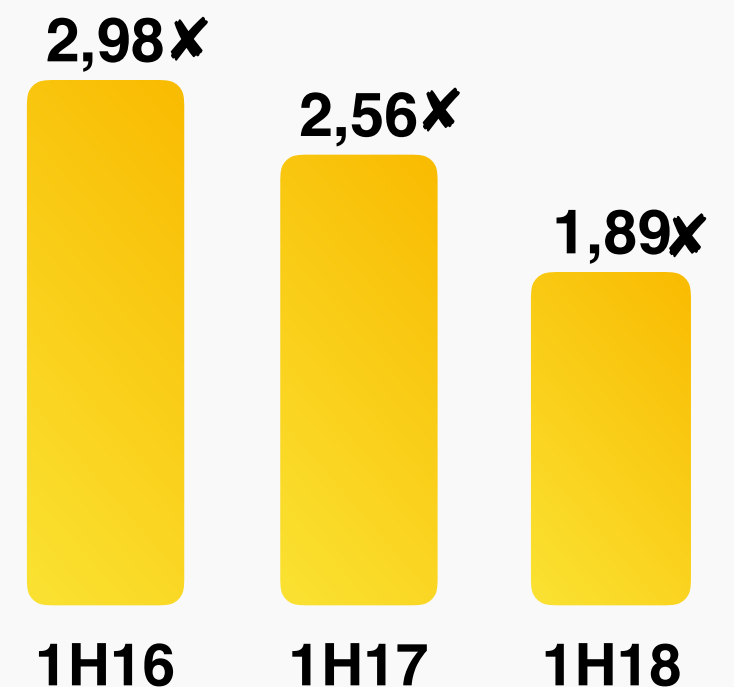
in Billion Rupiah

CASH JUMPED 10x



in Billion Rupiah

DER FELL IN HALF



CASH FLOW

in Billion Rupiah

CASHFLOW	1H16	1H17	1H18
Cashflow from Operating	90	219	322
Cashflow from Investing	71	(19)	(56)
Free Cashflow	161	200	266
Cashflow from Financing	111	(49)	(695)
Net Cash & Cash Equivalent	(49)	150	(429)
Begining Cash	124	139	1.698
Ending Cash	74	289	1.269

FINANCIAL RATIO

RASIO	1H16	1H17	1H18
Current Ratio (CR)	3,42x	1,79x	1,98x
Debt to Equity Ratio (DER)	2,98x	2,56x	1,89x
Debt to Asset Ratio (DAR)	0,75x	0,72x	0,65x
Return on Asset (ROA)	4,53%	4,08%	3,36%
Return on Equity (ROE)	18,04%	14,53%	9,74%
Gross Profit Margin (GPM)	12,75%	12,86%	11,03%
Operating Profit Margin (OPM)	10,64%	10,65%	9,45%
Net Profit Margin (NPM)	7,38%	8,11%	7,48%

THANK YOU

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