

Bidang Usaha

Lines of Business



BIDANG USAHA BERDASARKAN ANGGARAN DASAR DAN YANG DIJALANKAN PERSEROAN PADA TAHUN BUKU

Sesuai dengan pasal 3 Anggaran Dasar Perseroan berdasarkan Akta No. 11 tanggal 7 Oktober 2021 di hadapan Notaris Ashoya Ratam, S.H., M.Kn., Perseroan memiliki maksud dan tujuan untuk menjalankan bisnis di bidang industri konstruksi, agro industri, pekerjaan terintegrasi (*Engineering, Procurement, and Construction/EPC*), perdagangan, pengelolaan kawasan, layanan jasa peningkatan kemampuan di bidang konstruksi, teknologi informasi, dan kepariwisataan serta optimalisasi pemanfaatan sumber daya yang dimiliki Perseroan untuk menghasilkan barang dan jasa bermutu tinggi dan berdaya saing kuat, untuk mendapat/mengejar keuntungan guna meningkatkan nilai Perseroan dengan menerapkan prinsip-prinsip Perseroan Terbatas.

Guna mencapai maksud dan tujuan tersebut, Perseroan melaksanakan kegiatan usaha utama seperti pekerjaan pelaksanaan konstruksi, pekerjaan mekanikal elektrik termasuk jaringan dan instalasi, jasa pertambangan, pekerjaan terintegrasi (EPC). Selain itu, Perseroan menyelenggarakan kegiatan bisnis lain seperti menyediakan layanan jasa konsultasi manajemen, melakukan usaha di bidang agro industri dan menyediakan layanan jasa bidang

LINES OF BUSINESS BASED ON THE ARTICLES OF ASSOCIATION AND UNDERTAKEN BY THE COMPANY IN THE FISCAL YEAR

In accordance with article 3 of the Company's Articles of Association based on Deed No. 11 dated October 7, 2021 before Notary Ashoya Ratam, S.H., M.Kn., The Company's purposes and objectives are to carry out business in the construction industry, agro industry, integrated works (*Engineering, Procurement, and Construction/EPC*), trading, area management, capacity building services in the fields of construction, information technology, and tourism as well as optimizing the utilization of the Company's resources to produce high quality and highly competitive goods and services, to obtain/pursue profits to increase the value of the Company by applying the principles of a Limited Liability Company.

In order to achieve these purposes and objectives, the Company carries out main business activities such as construction implementation work, electrical mechanical work including networks and installations, mining services, integrated work (EPC). In addition, the Company conducts other business activities such as providing management consulting services, conducting business in the agro-industry sector and providing services in the field of technology and

teknologi dan kepariwisataan. Adapun, rincian kegiatan usaha Perseroan berdasarkan Anggaran Dasar dan yang dijalankan Waskita di tahun buku adalah sebagaimana terlampir pada tabel di bawah ini.

tourism. The details of the Company's business activities based on the Articles of Association and those undertaken by Waskita in the fiscal year are as attached in the table below.

Kegiatan Usaha Berdasarkan Anggaran Dasar Business Activities Based on the Articles of Association	Keterangan Remarks
	Sudah Dijalankan pada Tahun Buku Has been undertaken in the fiscal year
Pekerjaan pelaksanaan konstruksi Construction work	√
Jasa penambangan Mining services	x
Pekerjaan terintegrasi (EPC) Integrated work (EPC)	√
Rancang bangun Design	√
<i>Building Management</i> <i>Building Management</i>	x
Pabrikasi beban dan komponen bangunan Manufacturing of building loads and components	√
Pabrikasi komponen dan perataan konstruksi Manufacturing of construction components and equipment	x
Pabrikasi barang logam, kayu, karet, dan plastik Manufacturing of metal, wood, rubber and plastic items	√
Penyewaan peralatan konstruksi Construction equipment rental	x
Layanan jasa keagenan bahan dan komponen bangunan serta peralatan konstruksi Agency services for building materials and components, and construction equipment	x
Investasi (penyertaan modal pada perusahaan lain) dan/atau pengelolaan usaha di bidang: • Prasarana dan dasar (infrastruktur); dan Industri Investment (capital participation in other companies) and/or business management in the fields of: • Infrastructure and basics (infrastructure); and Industry	√
Ekspor impor Export Import	√
Perdagangan umum General trading	x
<i>System development</i> <i>System development</i>	√
Pengelolaan Kawasan Area Management	√
Pengembangan Development	√
Kegiatan Usaha Pendukung Supporting Business Activities	
Layanan jasa konsultasi (konsultan) manajemen Management consulting services	x
Melakukan usaha di bidang argo industry Carrying out business in the argo industry	√
Layanan jasa bidang teknologi informasi dan kepariwisataan Information technology and tourism services	√
√ = sudah dijalankan x = belum dijalankan √ = has been undertaken x = not yet undertaken	



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PRODUK DAN/ATAU JASA YANG DIHASILKAN PERSEROAN

Berdasarkan kegiatan usaha yang telah dipaparkan, Waskita menghasilkan produk dan jasa yang terbagi ke dalam 3 (tiga) jenis usaha, yang masing-masing memiliki lini bisnis, dengan uraian sebagai berikut:

PRODUCTS AND/OR SERVICES OF THE COMPANY

In accordance to the aforementioned business activities, Waskita's products and services are divided into 3 (three) types of business, namely Investment, Construction and Manufacturing, each of which has lines of business, with the following description:

Lini Bisnis Waskita Waskita's Lines of Business

Investasi Investment		
Jalan Tol Toll Road	Realti Realty	Infrastruktur Non-Jalan Tol Non-Toll Road Infrastructure
<ul style="list-style-type: none"> Membangun dan mengoperasikan jalan tol Memiliki 10 ruas jalan tol di Jawa dan Sumatera 9 ruas tol sudah beroperasi dan 1 ruas tol sedang dalam pengerjaan Build and operate toll roads Has 10 toll roads in Java and Sumatera 9 toll roads are already operational and 1 toll roads are under construction 	<p>Pengembangan realty dan properti, fokus pada bangunan gedung seperti:</p> <ul style="list-style-type: none"> Hotel Apartemen SOHO Kantor Mixed Use <p>Realty and property development, focusing on buildings, such as:</p> <ul style="list-style-type: none"> Hotels Apartment SOHO Office Mixed Use 	<ul style="list-style-type: none"> Pengembangan proyek infrastruktur termasuk Pembangkit listrik Fasilitas pengelolaan air Pipanisasi dll <p>Development of infrastructure projects including:</p> <ul style="list-style-type: none"> Power plants Water management facilities Pipeline etc
Konstruksi Construction		
<p>Konstruksi sipil dan gedung termasuk:</p> <ul style="list-style-type: none"> Bandara Pelabuhan Jalan Raya Rel kereta api Jembatan Gedung Energi (Power Plant) dll <p>Civil and building construction, including:</p> <ul style="list-style-type: none"> Airport Harbor Highway Railroads Bridge Building Energy (Power Plant) etc 		
Investasi Investment		
Beton Pracetak Precast Concrete	Pabrikasi Baja Steel Manufacturing	
<ul style="list-style-type: none"> Mencatatkan saham di BEI pada tanggal 20 September 2016 dengan menerbitkan saham baru sebesar Rp5,2 triliun Memproduksi produk beton berkualitas tinggi seperti: <ul style="list-style-type: none"> Girder Spun Pile Box Culvert Sheet Pile Dll Listed shares on the IDX on September 20, 2016 by issuing new shares amounting to Rp5.2 trillion Producing high quality concrete products such as: <ul style="list-style-type: none"> Girder Spun Pile Box Culvert Sheet Pile Etc 	<p>Pabrikasi baja di Cikander, Banten. Memproduksi baja menara transmisi dan guardrail jalan tol dengan kapasitas 4.000 ton/bulan</p> <p>Steel fabrication in Cikande, Banten. Producing steel transmission towers and toll road guardrails with a capacity of 4,000 tons/month</p>	

Berdasarkan informasi tentang segmen operasi sebagaimana tercantum dalam Laporan Keuangan Audited, produk dan layanan jasa Waskita terbagi ke dalam 5 (lima) segmen yang memberikan catatan tentang kinerja keuangan Perseroan.

Based on information about operating segments as stated in the Audited Financial Statements, Waskita's products and services are divided into 5 (five) segments, which were recorded into the Company's financial performance.

Segmen Operasi berdasarkan Produk dan Layanan Jasa Operating Segment based on Products and Services

Konstruksi Construction	Sewa Gedung Building Rental	Properti & Hotel Property & Hotel	Beton Pracetak Precast Concrete	Infrastruktur Lainnya Other Infrastructure
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Jalan Tol

Waskita menjalankan lini bisnis jalan tol melalui investasi yang terbagi pada 6 (enam) wilayah di Indonesia, yaitu Jakarta, Jawa Barat, Jawa Tengah, Jawa Timur, Sumatra Utara, dan Sumatra Selatan. Per 31 Desember 2023, panjang konsesi jalan tol yang dimiliki Perseroan adalah mencapai mencapai 548 kilometer dengan total investasi sejumlah Rp26 triliun. Perseroan mengelola lini bisnis jalan tol melalui entitas anak, yaitu PT Waskita Karya Toll Road (WTR).

Toll Road

Waskita runs the toll road business through investment, which is divided into 6 (six) regions in Indonesia, namely Jakarta, West Java, Central Java, East Java, North Sumatra and South Sumatra. As of December 31, 2023, the length of toll road concession owned by the Company reached 548 kilometers with a total investment of Rp26 trillion. The Company manages the toll road business through a subsidiary, PT Waskita Karya Toll Road (WTR).

Realti

Lini bisnis realti terdiri atas kegiatan usaha antara lain berupa pengembangan realti dan properti, serta fokus pada pengembangan dan pengelolaan bangunan gedung di antaranya berupa hotel, apartemen, *Small Office-Home Office* (SOHO), kantor, *mixed use*, serta rumah tapak.

Realty

The real estate business consists of activities such as real estate and property development, with a focus on development and management of building structures including hotels, apartments, Small Office-Home Offices (SOHOs), offices, mixed-use developments, and landed houses.

Waskita mengelola lini bisnis realti melalui PT Waskita Karya Realty (WKR) dengan merek yaitu Vasaka. Hingga tahun 2023, sejumlah proyek yang dikembangkan dan dikelola oleh WKR dapat dilihat dalam tabel berikut.

Waskita manages the realty business through PT Waskita Karya Realty (WKR) with Vasaka brand. Until 2023, a number of projects developed and managed by WKR can be seen in the following table.



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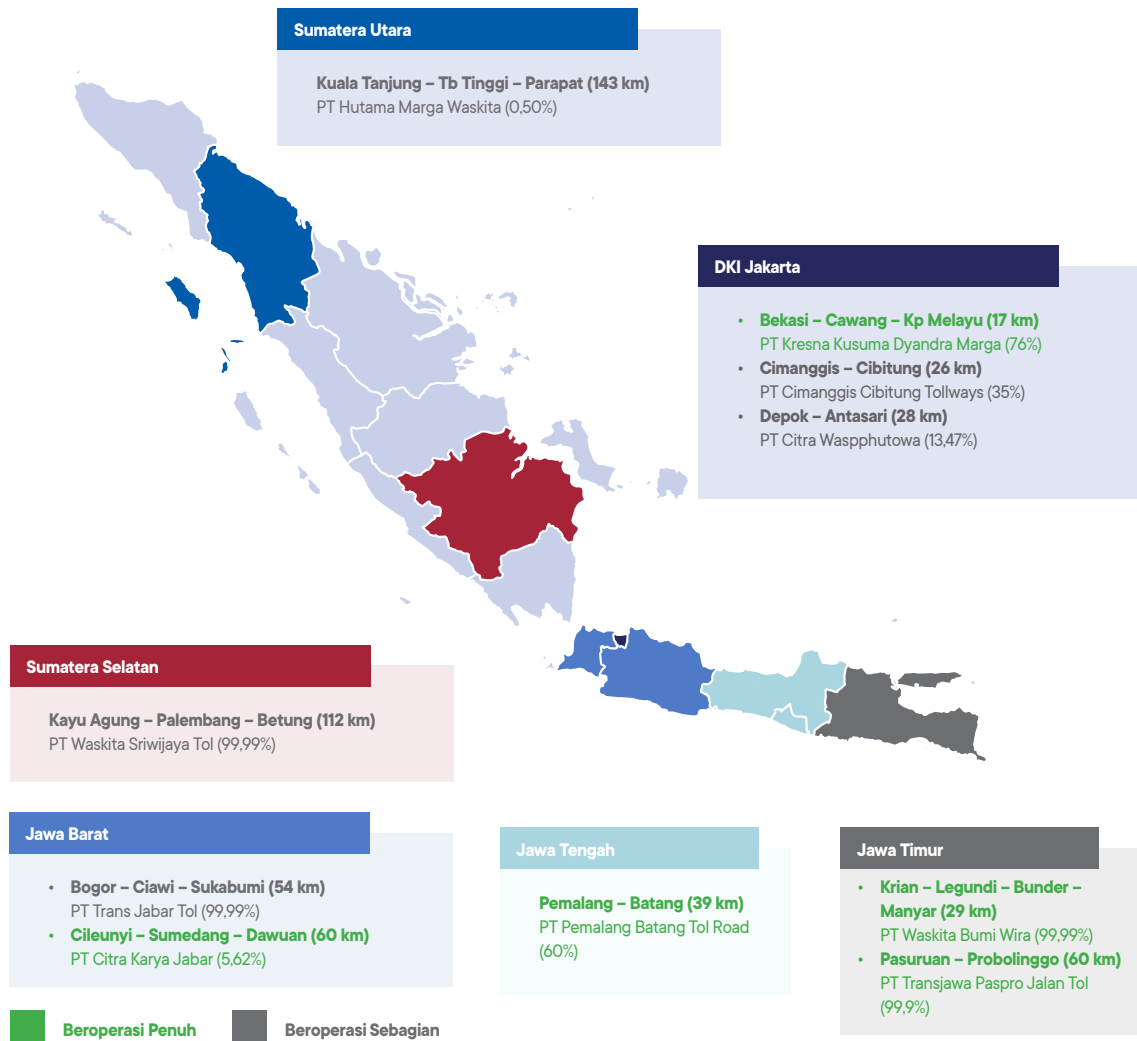
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No	Proyek Project	Luas Area (Tanah) Area (land)	Luas Area (GFA) Area (GFA)	Nilai Investasi (dalam miliar rupiah) Investment Value (in billions of Rupiah)	Penggunaan Usage
1.	The Reiz Condo	7.856 m2	67.787 m2	95,03	Apartment
2.	88 Avenue	9.486 m2 (Only 88) ; 34.089 m2 (All Phase 88)	60.779 m2	965,81	Apartment
3.	Yukata Suites	5.000 m2	31.808 m2	196,02	Apartment
4.	Vasaka Nines	8.922 m2	97.442 m2	995,05	Apartment
5.	Vasaka Bali	108.343 m2 (Only Vasaka) ; 120.000 m2 (Vasaka & VLCC Bali)	93.108 m2	759,20	Landed House
6.	Waskita Rajawali Tower	6.992 m2	20.870 m2	-	Office
7.	Vasaka Solterra (WFPR)	11.124 m2	44.400 m2	1,179,81	Apartment
8.	Avasta	340 Ha (All Vasaka City) ; 125.225 m2 (Only Avasta)	33.220 m2	274,21	Landed House

No	Proyek Project	Luas Area (Tanah) Area (land)	Luas Area (GFA) Area (GFA)	Nilai Investasi (dalam miliar rupiah) Investment Value (in billions of Rupiah)	Penggunaan Usage
9.	Vasaka Hotel Jakarta	3.369 m2	19.424 m2	155,47	Hotel
10.	Vasaka Hotel Makassar	1.829 m2	10.298 m2	127,14	Hotel
11.	Vasaka Maison Bandung	1.535 m2	5.720 m2	91,14	Hotel
12.	The Reiz Suites	7.856 m2 (satu kesatuan bangunan dengan The Reiz Condo) (one building unit with The Reiz Condo)	15.675 m2	195,35	Serviced Apartment
13.	JPM Dukuh Atas		4.843 m2	-	Retail

Pengembangan Investasi Infrastruktur Non-Jalan Tol

Waskita menjalankan lini bisnis investasi infrastruktur non-jalan tol berupa aktivitas pengembangan investasi sejumlah proyek infrastruktur antara lain pembangkit listrik, fasilitas pengelolaan air, pipanisasi, dan lain sebagainya.

Hingga 31 Desember 2023, proyek-proyek yang sudah beroperasi yaitu PLTMH Waskita Sangir Energi yang berlokasi di Sumatra Barat. Proyek ini beroperasi sejak tahun 2017 dengan total nilai investasi sejumlah Rp282 miliar. Waskita mengelola lini bisnis investasi infrastruktur non-jalan tol melalui entitas anak yaitu PT Waskita Karya Infrastruktur (WKI).

Konstruksi

Waskita terus bertransformasi dalam mengembangkan bisnis melalui perluasan pasar konstruksi, yang diharapkan dapat secara maksimal meningkatkan daya saing dan nilai tambah di tengah industri. Untuk mendukung proses tersebut, Waskita memiliki 5 (lima) unit bisnis sebagai berikut:

1. Divisi Gedung
Melingkupi bidang pemasaran sampai dengan produksi untuk pekerjaan proyek gedung, antara lain bandara LRT, jalur kereta api, pengembangan kawasan, dan lain-lain, termasuk proyek-proyek investasi dan pengembangan terpilih yang ditetapkan oleh Board of Directors.

Divisi Gedung beroperasi di seluruh wilayah Indonesia.

2. Divisi Luar Negeri
Melingkupi bidang pemasaran sampai dengan produksi untuk pekerjaan proyek-proyek luar negeri baik berupa gedung, infrastruktur dan EPC, termasuk proyek-proyek investasi dan pengembangan terpilih yang ditetapkan Board of Directors.

Divisi Luar Negeri beroperasi pada sejumlah kawasan di berbagai negara, meliputi Timur Tengah, Asia Tenggara, serta Afrika.

Non-Toll Road Infrastructure Investment

Waskita runs the non-toll road infrastructure investment business in the form of investment development activities for a number of infrastructure projects including power plants, water management facilities, pipelines, and so on.

Until December 31, 2023, the projects that are already operating are PLTMH Waskita Sangir Energi located in West Sumatra. This project has been operating since 2017 with a total investment value of Rp282 billion. Waskita manages the non-toll road infrastructure investment business line through a subsidiary, namely PT Waskita Karya Infrastruktur (WKI).

Construction

Waskita continues to transform its business by expanding the construction market, aiming to enhance competitiveness and add value within the industry. To support this process, Waskita has 5 (five) business units as follows:

1. Building Division
Covers marketing to production for building project work, such LRT airports, railway lines, regional development, etc., including selected investment and development projects determined by the Board of Directors.

The Building Division operates throughout Indonesia.

2. Overseas Division
Covers marketing to production for overseas projects in the form of buildings, infrastructure and EPC, including selected investment and development projects determined by the Board of Directors.

The Overseas Division operates in several regions in a number of countries, including the Middle East, Southeast Asia and Africa.



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3. Divisi Infrastruktur I
Melingkupi bidang pemasaran sampai dengan produksi untuk pekerjaan proyek-proyek infrastruktur sipil non-jalan dan jembatan, seperti bendungan, bangunan air, pelabuhan, dan lain-lain, termasuk proyek-proyek investasi pengembangan terpilih yang ditetapkan Board of Directors.
4. Divisi Infrastruktur II
Mencakup pemasaran sampai dengan produksi untuk pekerjaan proyek-proyek infrastruktur sipil berupa jalan dan jembatan termasuk proyek-proyek investasi dan pengembangan terpilih yang ditetapkan Board of Directors.
5. Divisi Infrastruktur III
Meliputi bidang pemasaran hingga produksi untuk pekerjaan proyek-proyek EPC, seperti power plant, industrial plant, smelter, transmisi distribusi air, sewerage, Sistem Penyedia Air Minum (SPAM), Tempat Pemrosesan Akhir (TPA), Oil & Gas, dan lain-lain, termasuk proyek-proyek investasi dan pengembangan terpilih yang ditetapkan oleh Board of Directors.

Divisi Infrastruktur III beroperasi di seluruh wilayah Indonesia.

Beton Pracetak

Waskita menjalankan lini bisnis beton pracetak melalui entitas anak yaitu PT Waskita Beton Precast (WSBP), yang memproduksi beton pracetak berkualitas tinggi, seperti *girder*, *spun pile*, *box culvert*, *sheet pile* dan lain-lain. Sejak 20 September 2016, WSBP mencatatkan sahamnya di Bursa Efek Indonesia dengan menerbitkan saham sebesar Rp5,2 triliun.

Lebih lanjut, WSBP memiliki 2 (dua) lini bisnis yaitu *precast* dan *readymix*. Produksi *precast* WSBP dengan dukungan 9 (sembilan) *plant* yang berlokasi di sejumlah wilayah, yaitu:

1. Gasing, Sumatera Selatan
2. Karawang, Jawa Barat
3. Bojonegara, Banten
4. Sidoarjo, Jawa Timur
5. Sadang, Jawa Barat
6. Cibitung, Jawa Barat
7. Subang, Jawa Barat
8. Klaten, Jawa Tengah
9. Kalijati, Jawa Barat

Sementara itu, WSBP memproduksi *readymix* pada 7 (tujuh) *batching plant* yang berada di beberapa wilayah, yaitu:

1. Jabodetabek : 24 *batching plant*
2. Jawa Barat : 3 *batching plant*
3. Jawa Tengah : 3 *batching plant*
4. Jawa Timur : 7 *batching plant*
5. Yogyakarta : 3 *batching plant*
6. Sumatra : 30 *batching plant*
7. Sulawesi : 3 *batching plant*

3. Infrastructure Division I
Covers marketing to production for non-road and bridge civil infrastructure projects, such as dams, water structures, ports, etc., including selected development investment projects determined by the Board of Directors.
4. Infrastructure Division II
Covers marketing to production for civil infrastructure projects in the form of roads and bridges, including selected investment and development projects determined by the Board of Directors.
5. Infrastructure Division III
Covers marketing to production for EPC project work, such as power plants, industrial plants, smelters, water distribution transmission, sewerage, Drinking Water Supply Systems (SPAM), Final Processing Sites (TPA), Oil & Gas, etc. , including selected investment and development projects determined by the Board of Directors.

Infrastructure Division III operates throughout Indonesia.

Precast Concrete

Waskita runs the precast concrete business through its subsidiary, PT Waskita Beton Precast (WSBP), which produces high quality precast concrete, such as girders, spun piles, box culverts, sheet piles and others. Since September 20, 2016, WSBP listed its shares on the Indonesia Stock Exchange by issuing shares amounting to Rp5.2 trillion.

Furthermore, WSBP has 2 (two) lines of business, namely precast and readymix. WSBP precast production is supported by 9 (nine) plants located in the following regions:

1. Gasing, South Sumatra
2. Karawang, West Java
3. Bojonegara, Banten
4. Sidoarjo, East Java
5. Sadang, West Java
6. Cibitung, West Java
7. Subang, West Java
8. Klaten, Central Java
9. Kalijati, West Java

Meanwhile, WSBP produces ready mix at 7 (seven) batching plants located in the following regions:

1. Jabodetabek: 24 batching plants
2. West Java: 3 batching plants
3. Central Java: 3 batching plants
4. East Java: 7 batching plants
5. Yogyakarta: 3 batching plants
6. Sumatra: 30 batching plants
7. Sulawesi: 3 batching plants

Pabrikasi Baja

Waskita mengelola lini bisnis pabrikasi baja melalui entitas anak yaitu PT Waskita Karya Infrastruktur (WKI), yang memproduksi baja menara dan transmisi guardrail jalan tol dengan kapasitas 48.000 ton per tahun. Wilayah usaha lini bisnis ini berada di Cikande, Banten. Produk pabrikasi baja Perseroan telah mendukung pasar domestik untuk proyek transmisi di Sumatera dan pembangunan jalan tol.

Steel Manufacturing

Waskita manages the steel manufacturing business through a subsidiary, PT Waskita Karya Infrastruktur (WKI), which produces tower steel and toll road guardrail transmission with a capacity of 48,000 tons per year. This business is located in Cikande, Banten. The Company's steel products have supported the domestic market for transmission projects in Sumatra and toll road construction.

PROSES BISNIS PERSEROAN

Waskita mengelola seluruh kegiatan usaha secara terintegrasi sebagai upaya terus-menerus dalam mewujudkan visi untuk "Menjadi Perusahaan Indonesia Terpercaya dan Berkelanjutan di Bidang Konstruksi Terintegrasi dan Investasi". Proses bisnis terintegrasi dari masing-masing lini bisnis Waskita dijelaskan melalui ilustrasi berikut:

BUSINESS PROCESS OF THE COMPANY

Waskita manages all business activities in an integrated manner as a continuous effort to realize its vision to "Become a Trusted and Sustainable Indonesian Company in Integrated Construction and Investment". The integrated business processes of each Waskita's line of business are explained through the following illustration:

1



WTR, WKR & WKI berkontribusi pada perolehan nilai kontrak baru untuk jasa konstruksi melalui investasi
WTR, WKR & WKI contribute to the acquisition of new contract value for construction services through investment

Konstruksi | Construction

5



WTR mengoperasikan jalan tol untuk sementara waktu sebelum memasuki proses divestasi
WTR operates the toll road temporarily before entering the divestment process

Operasi Jalan Tol | Toll Road Operations

2



Berpartisipasi pada proses tender proyek konvensional yang diselenggarakan oleh Pemerintah, BUMN/D dan Swasta
Participate in the conventional project tender process organized by the Government, SOE/ROE and Private

Lelang Konvensional | Conventional Auction

6



Divestasi jalan tol untuk memperbaiki posisi ekuitas Perusahaan
Toll road divestment to improve the Company's equity position

Divestasi Jalan Tol | Toll Road Divestment

3



WSBP dan WKI menyediakan bahan baku berupa beton pra-cetak, readymix dan besi baja untuk mendukung proyek konstruksi Perusahaan
WSBP and WKI provide raw materials in the form of pre-cast concrete, readymix and steel to support the Company's construction projects

Penyedia Bahan Baku | Raw Material Provider

7



Meningkatkan ekuitas yang akan digunakan untuk berinvestasi pada proyek jalan tol dan proyek infrastruktur non-jalan tol
Increase equity that will be used to invest in toll road projects and non-toll road infrastructure projects

Investasi | Investment

4



Penyerahan proyek yang sudah selesai dikerjakan secara tepat waktu kepada pemilik proyek
Delivery of completed projects on time to project owners

Penyerahan Proyek Selesai Kepada Pemilik Proyek | Handover of Completed Projects to Project Owners



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