



**PONDOK INDAH OFFICE TOWER**  
*d/h WISMA PONDOK INDAH*  
**PT. METROPOLITAN KENTJANA Tbk**


**Pondok Indah Office Tower**

Jl. Sultan Iskandar Muda, Kav. V-TA, Pondok Indah - Jakarta Selatan 12310  
Tel. : (021) 769-7329, 769-7349 Fax. : (021) 769-7330  
Head Office : Jl. Metro Duta Niaga Blok B-5, Pondok Indah, Jakarta Selatan 12310  
Tel. : (021) 769-0308, 750-5757, Fax. (021) 769-4989, 7503816

CONTRACTOR NAME	Avio Nugranto
CONTRACT TITLE	Finance Manager
CONTRACT NO.	5000022844
CONTRACT PERIOD	03/11/2022 - 02/11/2027
Company Name	PT Metropolitan Kentjana Tbk
Call Off Number	4500283385
Call Off Value	12,422,322,100
Remaining Call Off Value	4,195,627,200
Call Off Period	08/12/2022 - 02/06/2023
Delivery Ticket Date	02/01/2023
Delivery Ticket	<i>Intermediate / Final Delivery</i>
Delivery Ticket Number	4500283385-04

**DETAILS OF SERVICES**

No.	Description	Quantity Delivered	UoM	Total Value	Completed		Remarks
					Yes	No	
1	GF Area Penerima Tamu	1 LSM		24,150,000	o		03 November 2022 - 02 Februari 2023
TOTAL VALUE (exclude VAT)				IDR	24,150,000		

PREPARED BY,  
  
02 Januari 2023  
Avio Nugranto  
Finance Manager

RECEIVED & APPROVED BY,  
02 Januari 2023  
Emilia Berybe  
Eni Muara Bakau



Proforma Invoice

PT METROPOLITAN KENTJANA, Tbk.  
 Pondok Indah Office Tower 3  
 BUT ENI MUARA BAKAU B.V  
 GF Area Penerima Tamu  
 Proforma Invoice No : 005

NO	LOKASI	NAMA TENANT	SEWA (BULAN) Rp	T.O.P (BULAN)	TOTAL SEWA Rp	KETERANGAN
1	GF	BUT ENI MUARA BAKAU B.V	8,050,000	3	24,150,000	03 November 2022 - 02 Februari 2023
		Sub Total	8,050,000	3	24,150,000	
		VAT 11%			2,656,500	
		Total			26,806,500	

Jakarta, 02 Januari 2023  
 Disiapkan Oleh:

( Piscesia )  
 Finance Staff

Diperiksa Oleh:

( Avio Nugranto )  
 Finance Manager

Diterima Oleh:

( Emilia Berybe )  
 Eni Muara Bakau



ENI Muara Bakau BV

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Spett.le METROPOLITAN KENTJANA TBK, PT JL. METRO DUTA NIAGA BLOK B-5 00000 JAKARTA
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Contract Nr Reference	5000022844	
Call Off Number	4500283385	
Creation Date	05.12.2022	
Validity Start Date	Call Off Tot Value	Local Currency
08.12.2022	12,422,322,100	IDR
Validity End Date	Call Off Tot Value	Currency
02.06.2023	791,835.93	USD

Department	General Affair
Contr. Manager Name	SUHARYADI PRATAMA

**CALL OFF ORDER**

Item Number	Material Code	Description	Qty	UoM	Price Position	
Storage Location		Product Group	Delivery Date	Account Assignment		
Service Position	Description		Qty	UoM	Gross Price	Service Curr
00010		Office Lease 19th Floor	1	AU	1,668,288,600	
	SS10AB02	02.06.2023				
0000000010		Office Lease 19th Floor	10,110.840	AU	165,000	IDR

Item Number	Material Code	Description	Qty	UoM	Price Position	
Storage Location		Product Group	Delivery Date	Account Assignment		
Service Position	Description		Qty	UoM	Gross Price	Service Curr
00020		Office Lease 20th Floor	1	AU	1,668,288,600	
	SS10AB02	02.06.2023				
0000000010		Office Lease 20th Floor	10,110.840	AU	165,000	IDR

Item Number	Material Code	Description	Qty	UoM	Price Position	
Storage Location		Product Group	Delivery Date	Account Assignment		
Service Position	Description		Qty	UoM	Gross Price	Service Curr
00030		Office Lease 22nd Floor	1	AU	1,668,288,600	
	SS10AB02	02.06.2023				
0000000010		Office Lease 22nd Floor	10,110.840	AU	165,000	IDR

  
 Approved by: Authorized Signatory



CALL OFF ORDER


Item Number	Material Code	Description	Qty	UoM	Price Position
Storage Location		Product Group	Delivery Date	Account Assignment	
Service Position	Description	Qty	UoM	Gross Price	Service Curr
00040		Office Lease Storage & Driver Room	1	AU	39,102,000
	SS10AB02	02.06.2023			
0000000010	Storage & Driver Room	588.000	AU	66,500	IDR

Item Number	Material Code	Description	Qty	UoM	Price Position
Storage Location		Product Group	Delivery Date	Account Assignment	
Service Position	Description	Qty	UoM	Gross Price	Service Curr
00050		Office Lease Receptionist	1	AU	48,300,000
	SS10AB02	02.06.2023			
0000000010	Receptionist	6.000	AU	8,050,000	IDR

Item Number	Material Code	Description	Qty	UoM	Price Position
Storage Location		Product Group	Delivery Date	Account Assignment	
Service Position	Description	Qty	UoM	Gross Price	Service Curr
00060		Service Charge 19th Floor	1	AU	1,061,638,200
	SS10AB02	02.06.2023			
0000000010	Service Charge 19th Floor	10,110.840	AU	105,000	IDR

Item Number	Material Code	Description	Qty	UoM	Price Position
Storage Location		Product Group	Delivery Date	Account Assignment	
Service Position	Description	Qty	UoM	Gross Price	Service Curr
00070		Service Charge 20th Floor	1	AU	1,061,638,200
	SS10AB02	02.06.2023			
0000000010	Service Charge 20th Floor	10,110.840	AU	105,000	IDR

Item Number	Material Code	Description	Qty	UoM	Price Position
Storage Location		Product Group	Delivery Date	Account Assignment	
Service Position	Description	Qty	UoM	Gross Price	Service Curr
00080		Service Charge 22nd Floor	1	AU	1,061,638,200
	SS10AB02	02.06.2023			
0000000010	Service Charge 22nd Floor	10,110.840	AU	105,000	IDR

  
 Approved by: Authorized Signatory



CALL OFF ORDER

Item Number	Material Code	Description	Qty	UoM	Price Position
Storage Location		Product Group	Delivery Date	Account Assignment	
Service Position	Description		Qty	UoM	Gross Price
00090		Service Charge Storage & Driver Room	1	AU	37,485,000
	SS10AB02	02.06.2023			
0000000010	Service Charge Storage & Driver Room		588.000	AU	63,750 IDR

Item Number	Material Code	Description	Qty	UoM	Price Position
Storage Location		Product Group	Delivery Date	Account Assignment	
Service Position	Description		Qty	UoM	Gross Price
00100		Security Deposit Office (Lease)	1	AU	2,502,432,900
	SS10AB02	02.06.2023			
0000000010	SD - Office (lease)		15,166.260	AU	165,000 IDR

Item Number	Material Code	Description	Qty	UoM	Price Position
Storage Location		Product Group	Delivery Date	Account Assignment	
Service Position	Description		Qty	UoM	Gross Price
00110		Security Deposit Office (Service Charge)	1	AU	1,592,457,300
	SS10AB02	02.06.2023			
0000000010	SD - Office (service charge)		15,166.260	AU	105,000 IDR

Item Number	Material Code	Description	Qty	UoM	Price Position
Storage Location		Product Group	Delivery Date	Account Assignment	
Service Position	Description		Qty	UoM	Gross Price
00120		Security Deposit Strge&DriverRoom(Lease)	1	AU	6,517,000
	SS10AB02	02.06.2023			
0000000010	SD - Storage & Driver room (lease)		98.000	AU	66,500 IDR

Item Number	Material Code	Description	Qty	UoM	Price Position
Storage Location		Product Group	Delivery Date	Account Assignment	
Service Position	Description		Qty	UoM	Gross Price
00130		Security Deposit Strge&DriverRoom (SC)	1	AU	6,247,500
	SS10AB02	02.06.2023			
0000000010	SD - Storage & Driver room (service chg)		98.000	AU	63,750 IDR

Approved by: Authorized Signatory



## CALL OFF ORDER


**Header Text**

Call Off for PT. Metropolitan Kentjana  
Based on request from user as per 1 Dec 2022  
Handover from Proc = 24 Nov 2022  
Kick Off Meeting = 29 Nov 2022  
Call off refer to Manual Call Off and Memo as attached

There's an error in SAP for line Utilities, therefore the creation of Call off for line Utilities will be done with a separate Call Off number until the IT process completed.

**Contract Object**

DFP\_Jakarta Office Lease

  
Approved by: Authorized Signatory



**PERJANJIAN  
AGREEMENT**

**UNTUK  
FOR**

**PERJANJIAN SEWA MENYEWA PONDOK INDAH OFFICE TOWER JAKARTA  
LEASE AGREEMENT PONDOK INDAH OFFICE TOWER JAKARTA**

**Antara/Between**

**Eni Muara Bakau B.V.**

**Dengan/And**

**PT.Metropolitan Kentjana Tbk**

**Kontrak No./ Contract No. : 5000022844 (023/LA/PIOT3/MK/X/2022)  
Jangka Waktu / Duration : 60 Months (03/11/2022 - 02/11/2027)**

third party, then the TENANT willing to make improvements within no more than 3 (three) calendar days, if the damage needs a costs of repair, then all costs incurred thereby shall be borne entirely of TENANT without charge in the form, manner and in any amount whatsoever to the LANDLORD.

LANDLORD and TENANT (as defined in the Conditions of Lease hereof) agree to be bound by this Terms of Lease. In witness hereof they have set their hands on the day specified in point 1 hereof.

LANDLORD  
PT METROPOLITAN KENTJANA Tbk  
PONDOK INDAH OFFICE TOWER



Name : Nur Himawan  
Title : General Manager

petugas dari PENYEWA dan/atau pihak ketiga manapun, maka PENYEWA bersedia untuk melakukan perbaikan dalam waktu tidak lebih dari 3 (tiga) hari kalender, jika rusaknya tersebut membutuhkan biaya perbaikan, maka segala biaya yang timbul karenanya wajib menjadi tanggungan sepenuhnya dari PENYEWA tanpa pembebanan dalam bentuk, cara dan jumlah apapun kepada PEMILIK.

PEMILIK dan PENYEWA (seperti yang didefinisikan dalam Ketentuan-Ketentuan dari Perjanjian ini) sepakat untuk terikat pada Syarat-Syarat Sewa ini. Demikianlah mereka telah menandatangani pada tanggal tersebut dalam butir 1 Syarat-Syarat Sewa ini.

TENANT  
ENI MUARA BAKAU B.V.



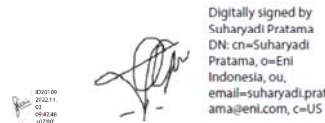
Digitally signed  
by Widiati  
Wageono  
Date: 2022.11.07  
10:42:44 +07'00'

Name : Widiati Wageono  
Title : Vice President Human Resources

#### WITNESSES



Name : Mersinta Amelia  
Title : Legal Manager



Digitally signed by  
Suharyadi Pratama  
DN: cn=Suharyadi  
Pratama, o=Eni  
Indonesia, ou,  
email=suharyadi.prat  
ama@eni.com, c=US

Name : Suharyadi Pratama  
Title : General Affairs Manager



LAMPIRAN B  
APPENDIX B

RINCIAN HARGA  
PRICE SCHEDULE

UNTUK  
FOR

PERJANJIAN SEWA MENYEWAWA PONDOK INDAH OFFICE TOWER JAKARTA  
LEASE AGREEMENT PONDOK INDAH OFFICE TOWER JAKARTA

CONTRACT NO. 5000022844 (023/LA/PIOT3/MK/X/2022)

**LAMPIRAN B - RINCIAN HARGA**  
**APPENDIX B - PRICE SCHEDULE**  
**(SUMMARY)**

No	Description	Est Quantity	Est Duration	UOM	Unit rate	Total cost IDR
<b>1</b>	<b>Office Lease</b>					<b>IDR 50,922,678,000</b>
1.a	Office lease-19th floor	1,685.14	60	sqm/month	IDR 165,000	IDR 16,682,886,000
1.b	Office lease-20th floor	1,685.14	60	sqm/month	IDR 165,000	IDR 16,682,886,000
1.c	Office lease-22nd floor	1,685.14	60	sqm/month	IDR 165,000	IDR 16,682,886,000
1.d	Storage & Driver Room	98	60	sqm/month	IDR 66,500	IDR 391,020,000
1.e	Receptionist	1	60	EA	IDR 8,050,000	IDR 483,000,000
<b>2</b>	<b>Service charge</b>					<b>IDR 32,223,996,000</b>
2.a	Service charge - 19th floor	1,685.14	60	sqm/month	IDR 105,000	IDR 10,616,382,000
2.b	Service charge-20th floor	1,685.14	60	sqm/month	IDR 105,000	IDR 10,616,382,000
2.c	Service charge-22nd floor	1,685.14	60	sqm/month	IDR 105,000	IDR 10,616,382,000
2.d	Service Charge Storage & Driver Room	98.00	60	Sqm/Month	IDR 63,750	IDR 374,850,000
<b>3</b>	<b>Security Deposit</b>					<b>IDR 4,232,654,700</b>
3.a	Security Deposit - office (lease)	5,055.42	3	sqm/month	IDR 165,000	IDR 2,502,432,900
3.b	Security Deposit - office (service charge)	5,055.42	3	sqm/month	IDR 105,000	IDR 1,592,457,300
3.c	Security Deposit - storage & driver room (lease)	98.00	1	sqm/month	IDR 66,500	IDR 6,517,000
3.d	Security Deposit - storage & driver room (service charge)	98.00	1	sqm/month	IDR 63,750	IDR 6,247,500
3.e	Telephone Deposit	50	1	EA	IDR 2,500,000	IDR 125,000,000
<b>4</b>	<b>Utilities</b>					<b>IDR 25,611,320,600</b>
	Utilities (Telephone, Electricity, Water cooling, Overtime, Parking)				IDR 25,611,320,600	IDR 25,611,320,600
<b>TOTAL</b>						<b>IDR 112,990,649,300</b>

*Handwritten signatures*

**LAMPIRAN B - RINCIAN HARGA**  
**APPENDIX B - PRICE SCHEDULE**  
**(DETAIL)**

Description	Est Quantity	Est Duration	UOM	Unit rate	Total cost
<b>Utilities</b>					
Telephone Installation/line	50	1	EA	287,500	IDR 14,375,000
Water Cooling Package	45.2	60	TR/Month	750,000	IDR 2,034,000,000
Overtime : AC+Electrical power	50	60	Hour/Month	874,000	IDR 2,622,000,000
Overtime : Electrical power	25	60	Hour/Month	465,750	IDR 698,625,000
Overtime : AC	75	60	Hour/Month	408,500	IDR 1,838,250,000
Electricity: < 275KWH (per KWH)	2,500	60	KWH/Month	1,524	IDR 228,600,000
Electricity: > 275KWH (per KWH)	25,000	60	KWH/Month	2,841	IDR 4,261,500,000
Electricity Maintenance/KVH	300	60	KWH/Month	40,250	IDR 724,500,000
PJU (3% from electricity budget)	3%			5,214,600,000	IDR 156,438,000
Electricity for contractor : Electricity 0-500 sqm/month/floor	50	60	Sqm/Month	17,500	IDR 52,500,000
Electricity for contractor : Electricity > 501 sqm/month/floor	50	60	Sqm/Month	8,700	IDR 26,100,000
Car unreserved	100	5	Ea/Year	8,280,000	IDR 4,140,000,000
Car reserved	50	5	Ea/Year	10,580,460	IDR 2,645,115,000
Car reserved overnight disc 20%	15	5	Ea/Year	12,880,368	IDR 966,027,600
Car reserved overnight	50	5	Ea/Year	16,100,460	IDR 4,025,115,000
motorcycle unreserved	50	5	Ea/Year	1,842,300	IDR 460,575,000
motorcycle reserved over night disc 20%	20	5	Ea/Year	1,656,000	IDR 165,600,000
motorcycle reserved over night	50	5	Ea/Year	2,070,000	IDR 517,500,000
smart card cost	200	1	EA	115,000	IDR 23,000,000
alternative vehicle	100	5	Ea/Year	23,000	IDR 11,500,000
<b>Total Utilities</b>					<b>IDR 25,611,320,600</b>

*[Handwritten Signature]* *[Handwritten Initials]*