



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	4500283668
Call Off Value	947,628,800
Remaining Call Off Value	645,783,732
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	4500283668-04

DETAILS OF SERVICES

No.	Description	Quantity Delivered	UoM	Total Value	Completed		Remarks
					Yes	No	
1	Listrik Lt 19,20,22	1	LSM	75,145,068	o		03 November 2022 - 21 November 2022
TOTAL VALUE (exclude VAT)				IDR	75,145,068		

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
 Listrik LT 19,20,22
 Proforma Invoice No : 011

NO	LOKASI	KETERANGAN	RATE (Bulan) Rp	T.O.P (BULAN)	TOTAL Rp	PERIODE
1	19,20,22	Listrik Lt 19,20,22	75,145,068	1	75,145,068	03 November 2022 - 21 November 2022
		Sub Total			75,145,068	
		VAT 11%			8,265,957	
		Total			83,411,025	

Jakarta, 02 Januari 2023
 Disiapkan Oleh:



(Piscesia)
 Finance Staff

Diperiksa Oleh:



(Avio Nugranto)
 Finance Manager

Diterima Oleh:

(Emilia Berybe)
 Eni Muara Bakau

PT. Metropolitan Kentjana Tbk
Pondok Indah Office Tower 3

Eni Muara Bakau
Rekapitulasi Listrik & Lembur

No	Bulan	Lokasi	Lembur Jam	Jumlah Rp
1	Nov'22	1900		30,741,737
2		1900		2,377,945
3		2000		13,774,530
4		2000		16,875,834
5		2200		9,289,700
6		2200		2,085,322
	Sub Total Amount			75,145,068

Jakarta, 02 Januari 2023

Disiapkan Oleh:



(Piscesia)
Finance Staff

Diperiksa Oleh:



(Avio Nugranto)
Finance Manager

Diterima Oleh:

(Emilia Berybe)
Eni Muara Bakau

UTILITY

To : BUT ENI MUARA BAKAU B.V
Pondok Indah Office Tower 3 Floors 19-22
Jl. Sultan Iskandar Muda Kav.V-TA RT.04 RW.03,
Kebayoran Lama, Jakarta Selatan, DKI J 12310

Unit : ENI M

DETAIL

Electric (120603-8026/ November 2022)

Beginning Meter	:	64,020.00 KWH			
Ending Meter	:	64,555.00 KWH			
Consumption	:	535.00 KWH			
KVA Use	:	82.20 KVA			
Factor Meter	:	10.00			
Fix Charge	:	82.20	X 40,250.00	=	3,308,550
Usage Charge	:	27.5000000000	X 10.00 X 1,524	=	419,100
	:	507.5000000000	X 10.00 X 2,841	=	14,418,075
PJU	:	3.00 %	X 18,145,725	=	544,372
Total	:				18,690,097 <i>h.</i>

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

Tower : 3 Floor : 19 Unit : POWER

Name of Tenant : EMIMUARA BAKAU
 Date in : 17-SEP-2019

No. Meter : 1206038026
120603-8026
 125 Ampere
 3 Phase
 10 PM
 82.2 KVA

ELECTRICITY METER CARD

Date	Time FM	Stand Meter (m ³)		Total Consumption	Initial of Recorder	Remarks/ Tenant's Representative
		Begin	Ending			
21-07-21	19	50331	51070	7.390	<i>[Signature]</i>	<i>[Signature]</i>
21-08-21	10	51070	51806	7.360	<i>[Signature]</i>	<i>[Signature]</i>
20-09-21	10	51806	52566	7.600	<i>[Signature]</i>	<i>[Signature]</i>
19-10-21	10	52566	53282	7.160	<i>[Signature]</i>	<i>[Signature]</i>
19-11-21	10	53282	54137	8.550	<i>[Signature]</i>	<i>[Signature]</i>
20-12-21	10	54137	55030	8.930	<i>[Signature]</i>	<i>[Signature]</i>
20-01-22	10	55030	55919	8.890	<i>[Signature]</i>	<i>[Signature]</i>
21-02-22	10	55919	56839	9.200	<i>[Signature]</i>	<i>[Signature]</i>
21-03-22		56839	57632	7.730	<i>[Signature]</i>	<i>[Signature]</i>
20-4-22		57632	58492	8.600	<i>[Signature]</i>	<i>[Signature]</i>
20-05-22		58492	59338	8.460	<i>[Signature]</i>	<i>[Signature]</i>
20-06-22	10	59338	60218	8.800	<i>[Signature]</i>	<i>[Signature]</i>
20-7-22		60218	61062	8.440	<i>[Signature]</i>	<i>[Signature]</i>
22-08-22	10	61062	62010	9.480	<i>[Signature]</i>	<i>[Signature]</i>
20-09-22	10	62010	62820	8100	<i>[Signature]</i>	<i>[Signature]</i>
20/10-22		62820	63657	8.370	<i>[Signature]</i>	<i>[Signature]</i>
02/11-22	<i>[Signature]</i>	63657	64020	3.630	<i>[Signature]</i>	<i>[Signature]</i>
21/11-22		64020	64555	5.350	<i>[Signature]</i>	<i>[Signature]</i> 21/11-22

UTILITY

To : BUT ENI MUARA BAKAU B.V
Pondok Indah Office Tower 3 Floors 19-22
Jl. Sultan Iskandar Muda Kav.V-TA RT.04 RW.03,
Kebayoran Lama, Jakarta Selatan, DKI J 12310

Unit : ENI M

DETAIL

Electric (12110226318/ November 2022)

Beginning Meter	:	181,269.00 KWH			
Ending Meter	:	184,250.00 KWH			
Consumption	:	2,981.00 KWH			
KVA Use	:	32.90 KVA			
Factor Meter	:	1.00			
Fix Charge	:	32.90	X 40,250.00	=	1,324,225
Usage Charge	:	275.0000000000	X 1.00	X 1,524	= 419,100
		2,706.0000000000	X 1.00	X 2,841	= 7,687,746
PJU	:	3.00 %	X 9,431,071	=	282,932
Total	:				9,714,003 <i>A</i>

UTILITY

To : BUT ENI MUARA BAKAU B.V
Pondok Indah Office Tower 3 Floors 19-22
Jl. Sultan Iskandar Muda Kav.V-TA RT.04 RW.03,
Kebayoran Lama, Jakarta Selatan, DKI J 12310

Unit : ENI M

DETAIL

Electric (4033940/ November 2022)

Beginning Meter	22,732.00 KWH				
Ending Meter	22,737.00 KWH				
Consumption	5.00 KWH				
KVA Use	52.60 KVA				
Factor Meter	20.00				
Fix Charge	52.60	X 40,250.00	=	2,117,150	
Usage Charge	5.0000000000	X 20.00 X 1,524	=	152,400	
PJU	3.00 %	X 2,269,550	=	68,087	
Total				<u>2,337,637</u>	<i>h.</i>

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

Tower : 3 Floor : 19 Unit : POWER

Name of Tenant : EMI MUARA BAKAU

No. Meter : 4033940

Date in : 17-SEP-2012

80 Ampere

3 Phase

20 FM

52.6 KVA

ELECTRICITY METER CARD

Date	Time	Stand Meter (m ³)		Total Consumption	Initial of Recorder	Remarks/ Tenant's Representative
		Begin	Ending			
21-07-21	20	21300	21413	2.260	<i>[Signature]</i>	<i>[Signature]</i>
20-08-21	20	21413	21525	2.240	<i>[Signature]</i>	<i>[Signature]</i>
20-09-21	20	21525	21641	2.320	<i>[Signature]</i>	<i>[Signature]</i>
19-10-21		21641	21755	2.280	<i>[Signature]</i>	<i>[Signature]</i>
19-11-21		21755	21874	2.380	<i>[Signature]</i>	<i>[Signature]</i>
20-12-21		21874	21997	2.460	<i>[Signature]</i>	<i>[Signature]</i>
20-01-22		21997	22118	2.420	<i>[Signature]</i>	<i>[Signature]</i>
21-02-22		22118	22239	2.420	<i>[Signature]</i>	<i>[Signature]</i>
21-03-22		22239	22347	2.160	<i>[Signature]</i>	<i>[Signature]</i>
20-04-22		22347	22456	2.180	<i>[Signature]</i>	<i>[Signature]</i>
20-05-22		22456	22561	2.100	<i>[Signature]</i>	<i>[Signature]</i>
20-06-22	20	22561	22653	1.840	<i>[Signature]</i>	<i>[Signature]</i>
20-07-22		22653	22707	1.080	<i>[Signature]</i>	<i>[Signature]</i>
22-08-22	20	22707	22713	120	<i>[Signature]</i>	<i>[Signature]</i>
20-09-22	20	22713	22720	140	<i>[Signature]</i>	<i>[Signature]</i>
20/10-22		22720	22729	180	<i>[Signature]</i>	<i>[Signature]</i>
02/11-22		22729	22732	60	<i>[Signature]</i>	<i>[Signature]</i>
21/11-22		22732	22737	100	<i>[Signature]</i>	<i>[Signature]</i> 20/11-22

UTILITY

To : BUT ENI MUARA BAKAU B.V
Pondok Indah Office Tower 3 Floors 19-22
Jl. Sultan Iskandar Muda Kav.V-TA RT.04 RW.03,
Kebayoran Lama, Jakarta Selatan, DKI J 12310

Unit : ENI M

DETAIL

Electric (4611857/ November 2022)

Beginning Meter	:	89,299.00 KWH			
Ending Meter	:	89,773.00 KWH			
Consumption	:	474.00 KWH			
KVA Use	:	32.90 KVA			
Factor Meter	:	1.00			
Fix Charge	:	32.90	X 40,250.00	=	1,324,225
Usage Charge	:	275.0000000000	X 1.00	X 1,524	= 419,100
	:	199.0000000000	X 1.00	X 2,841	= 565,359
PJU	:	3.00 %	X 2,308,684	=	69,261
Total	:				<u>2,377,945</u> <i>h</i>

WISMA PONDOK INDAH
PT. METROPOLITAN KENCANA

Tower : 3 Floor : 19 Unit : POWER

Name of Tenant : ENI MUARA BAKAU

No. Meter : 4611857

Date in : 17 - SEP - 2012

50 AMPERE

3 PHASE

1 FM

32.9 KVA

ELECTRIC METER CARD

Date	Time	Stand Meter (m ³)		Total Consumption	Initial of Recorder	Remarks/ Tenant's Representative
		Begin	Ending			
20-08-21	1	78011	78697	686	<i>Ust</i>	
20-09-21	1	78697	79429	732	<i>Ust</i>	<i>Eni</i>
19-10-21		79429	80139	710	<i>#</i>	<i>Eni</i>
19-11-21		80139	80894	755	<i>#</i>	<i>Eni</i>
20-12-21		80894	81695	801	<i>#</i>	<i>Eni</i>
20-01-22		81695	82492	797	<i>#</i>	<i>Eni</i>
21-02-22		82492	83259	767	<i>#</i>	<i>Eni</i>
21-03-22		83259	83907	648	<i>#</i>	<i>Eni</i>
20-04-22		83907	84594	687	<i>#</i>	<i>Eni</i>
20-05-22		84594	85202	608	<i>#</i>	<i>Eni</i>
20-06-22	1	85202	85960	758	<i>Ust</i>	<i>Eni</i>
20-7-22		85960	86704	744	<i>#</i>	<i>Eni</i>
22-08-22	1	86704	87505	801	<i>Ust</i>	<i>Eni</i>
20-09-22	1	87505	88225	720	<i>Ust</i>	<i>Eni</i>
20/10-22		88225	88975	750	<i>#</i>	<i>Eni</i>
02/11-22		88975	89299	324	<i>#</i>	<i>Eni</i>
21/11-22		89299	89773	474	<i>#</i>	<i>Sorab 21/11-22</i>

UTILITY

To : BUT ENI MUARA BAKAU B.V
Pondok Indah Office Tower 3 Floors 19-22
Jl. Sultan Iskandar Muda Kav.V-TA RT.04 RW.03,
Kebayoran Lama, Jakarta Selatan, DKI J 12310

Unit : ENI M

DETAIL

Electric (4611856/ November 2022)

Beginning Meter	:	127,869.00 KWH			
Ending Meter	:	128,957.00 KWH			
Consumption	:	1,088.00 KWH			
KVA Use	:	32.90 KVA			
Factor Meter	:	1.00			
Fix Charge	:	32.90	X 40,250.00	=	1,324,225
Usage Charge	:	275.0000000000	X 1.00	X 1,524	= 419,100
		813.0000000000	X 1.00	X 2,841	= 2,309,733
PJU	:	3.00 %	X 4,053,058	=	121,592
Total	:				4,174,650 <i>ℓ.</i>

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

Tower : 3 Floor : 20 Unit : POWER

Name of Tenant : EHI MUARA BAKAU
 Date in : 17-SEP-2019

No. Meter : 4611856

50 Ampere
 3 Phase
 1 FM
 32.9 KVA

ELECTRICITY METER CARD

Date	Time	Stand Meter (m ³)		Total Consumption	Initial of Recorder	Remarks/ Tenant's Representative
		Begin	Ending			
21-07-21	1	114271	114764	493	<i>[Signature]</i>	<i>[Signature]</i>
20-08-21	1	114764	115260	496	<i>[Signature]</i>	<i>[Signature]</i>
20-09-21	1	115260	115751	491	<i>[Signature]</i>	<i>[Signature]</i>
19-10-21		115781	116299	518	<i>[Signature]</i>	<i>[Signature]</i>
19-11-21		116299	116965	666	<i>[Signature]</i>	<i>[Signature]</i>
20-12-21		116965	117625	660	<i>[Signature]</i>	<i>[Signature]</i>
20-01-22		117625	118232	607	<i>[Signature]</i>	<i>[Signature]</i>
21-02-22		118232	118894	662	<i>[Signature]</i>	<i>[Signature]</i>
21-03-22		118894	119413	519	<i>[Signature]</i>	<i>[Signature]</i>
20-04-22		119413	119933	520	<i>[Signature]</i>	<i>[Signature]</i>
20-05-22		119933	120430	497	<i>[Signature]</i>	<i>[Signature]</i>
20-06-22	1	120430	121145	715	<i>[Signature]</i>	<i>[Signature]</i>
20-07-22		121145	121915	770	<i>[Signature]</i>	<i>[Signature]</i>
22-08-22	1	121915	123709	1794	<i>[Signature]</i>	<i>[Signature]</i>
20-09-22	1	123709	125293	1584	<i>[Signature]</i>	<i>[Signature]</i>
20/10-22		125293	127125	1832	<i>[Signature]</i>	<i>[Signature]</i>
02/11-22		127125	127869	744	<i>[Signature]</i>	<i>[Signature]</i>
21/11-22		127869	128957	1088	<i>[Signature]</i>	<i>[Signature]</i>

UTILITY

To : BUT ENI MUARA BAKAU B.V
Pondok Indah Office Tower 3 Floors 19-22
Jl. Sultan Iskandar Muda Kav.V-TA RT.04 RW.03,
Kebayoran Lama, Jakarta Selatan, DKI J 12310

Unit : ENI M

DETAIL

Electric (12110226319/ November 2022)

Beginning Meter	:	160,622.00 KWH			
Ending Meter	:	163,564.00 KWH			
Consumption	:	2,942.00 KWH			
KVA Use	:	32.90 KVA			
Factor Meter	:	1.00			
Fix Charge	:	32.90	X 40,250.00	=	1,324,225
Usage Charge	:	275.0000000000	X 1.00 X 1,524	=	419,100
		2,667.0000000000	X 1.00 X 2,841	=	7,576,947
PJU	:	3.00 %	X 9,320,272	=	279,608
Total	:				9,599,880 <i>A.</i>

UTILITY

To : BUT ENI MUARA BAKAU B.V
Pondok Indah Office Tower 3 Floors 19-22
Jl. Sultan Iskandar Muda Kav.V-TA RT.04 RW.03,
Kebayoran Lama, Jakarta Selatan, DKI J 12310

Unit : ENI M

DETAIL

Electric (12060-38027/ November 2022)

Beginning Meter	:	43,232.00 KWH			
Ending Meter	:	43,705.00 KWH			
Consumption	:	473.00 KWH			
KVA Use	:	82.20 KVA			
Factor Meter	:	10.00			
Fix Charge	:	82.20	X 40,250.00	=	3,308,550
Usage Charge	:	27.5000000000	X 10.00 X 1,524	=	419,100
	:	445.5000000000	X 10.00 X 2,841	=	12,656,655
PJU	:	3.00 %	X 16,384,305	=	491,529
Total	:				16,875,834 <i>h.</i>

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

Tower : 3 Floor : 20 Unit : POWER

Name of Tenant : ENI MUARA BAKAU
 Date in : 17-SEP-2019

No. Meter : 1206038027
12060-38027
 125 Ampere
 3 Phase
 10 EM
 82.2 KVA

ELECTRICITY METER CARD

Date	Time	Stand Meter (m ³)		Total Consumption	Initial of Recorder	Remarks/ Tenant's Representative
		Begin	Ending			
21-07-21	10	32788	33235	4.470	<i>[Signature]</i>	<i>[Signature]</i>
20-08-21	10	33235	33683	4.480	<i>[Signature]</i>	<i>[Signature]</i>
20-09-21	10	33683	34121	4.380	<i>[Signature]</i>	<i>[Signature]</i>
19-10-21		34121	34498	3.770	<i>[Signature]</i>	<i>[Signature]</i>
19-11-21		34498	34947	4.490	<i>[Signature]</i>	<i>[Signature]</i>
20-12-21		34947	35651	7.040	<i>[Signature]</i>	<i>[Signature]</i>
20-01-22		35651	36391	7.400	<i>[Signature]</i>	<i>[Signature]</i>
21-02-22		36391	37134	7.430	<i>[Signature]</i>	<i>[Signature]</i>
21-03-22		37134	37771	6.320	<i>[Signature]</i>	<i>[Signature]</i>
20-04-22		37771	38476	7.050	<i>[Signature]</i>	<i>[Signature]</i>
20-05-22		38476	39206	7.300	<i>[Signature]</i>	<i>[Signature]</i>
20-06-22	10	39206	39945	7.390	<i>[Signature]</i>	<i>[Signature]</i>
20-07-22		39945	40645	7.000	<i>[Signature]</i>	<i>[Signature]</i>
22-08-22	10	40645	41474	8.290	<i>[Signature]</i>	<i>[Signature]</i>
20-09-22	10	41474	42173	6.990	<i>[Signature]</i>	<i>[Signature]</i>
20/10-22		42173	42919	7.460	<i>[Signature]</i>	<i>[Signature]</i>
02/11-22		42919	43232	3.130	<i>[Signature]</i>	<i>[Signature]</i>
21/11-22		43232	43705	4.730	<i>[Signature]</i>	<i>[Signature]</i>

UTILITY

To : BUT ENI MUARA BAKAU B.V
Pondok Indah Office Tower 3 Floors 19-22
Jl. Sultan Iskandar Muda Kav.V-TA RT.04 RW.03,
Kebayoran Lama, Jakarta Selatan, DKI J 12310

Unit : ENI M

DETAIL

Electric (12110226303/ November 2022)

Beginning Meter	:	176,820.00 KWH			
Ending Meter	:	179,656.00 KWH			
Consumption	:	2,836.00 KWH			
KVA Use	:	32.90 KVA			
Factor Meter	:	1.00			
Fix Charge	:	32.90	X 40,250.00	=	1,324,225
Usage Charge	:	275.0000000000	X 1.00	X 1,524	= 419,100
		2,561.0000000000	X 1.00	X 2,841	= 7,275,801
PJU	:	3.00 %	X 9,019,126	=	270,574
Total	:				9,289,700 <i>g</i>

UTILITY

To : BUT ENI MUARA BAKAU B.V
Pondok Indah Office Tower 3 Floors 19-22
Jl. Sultan Iskandar Muda Kav.V-TA RT.04 RW.03,
Kebayoran Lama, Jakarta Selatan, DKI J 12310

Unit : ENI M

DETAIL

Electric (4611858/ November 2022)

Beginning Meter	:	93,501.00 KWH			
Ending Meter	:	93,875.00 KWH			
Consumption	:	374.00 KWH			
KVA Use	:	32.90 KVA			
Factor Meter	:	1.00			
Fix Charge	:	32.90	X 40,250.00	=	1,324,225
Usage Charge	:	275.0000000000	X 1.00	X 1,524	= 419,100
	:	99.0000000000	X 1.00	X 2,841	= 281,259
PJU	:	3.00 %	X 2,024,584	=	60,738
Total	:				<u>2,085,322</u> <i>h</i>

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

Tower : 3 Floor : 22 Unit : POWER

Name of Tenant : ENIMUARA BAKAU

No. Meter : 4611858

Date in : 17 - SEP - 2022

50 Ampere
 3 Phase
 1 FM
 32.9 KVA

ELECTRICITY METER CARD

Date	Time FM	Stand Meter (m ³)		Total Consumption	Initial of Recorder	Remarks/ Tenant's Representative
		Begin	Ending			
21-07-21	1	85452	85839	387	glt	
20-08-21	1	85839	86236	397	glt	
20-09-21	1	86236	86660	424	glt	
19-10-21	1	86660	87093	433	#	
19-11-21	1	87093	87560	467	#	
20-12-21	1	87560	88047	487	#	
20-01-22	1	88047	88473	426	#	
21-02-22	1	88473	88931	458	#	
21-03-22		88931	89334	403	#	
20-04-22		89334	89764	430	#	
20-05-22		89764	90179	415	#	
20-06-22	1	90179	90788	609	glt	
20-07-22		90788	91391	603	#	
22-08-22	1	91391	92059	668	#	
20-09-22	1	92059	92632	573	#	
20/10-22		92632	93240	608	#	
02/11-22		93240	93501	261	#	
21/11-22		93501	93875	374	#	(SMA) 21/11/22



THIS COFF HAS BEEN APPROVED AND
RELEASED BY THE COMPANY

ENI Muara Bakau BV

Spett.le
METROPOLITAN KENTJANA TBK, PT
JL. METRO DUTA NIAGA BLOK B-5
00000 JAKARTA

Department	General Affair
Contr. Manager Name	SUHARYADI PRATAMA

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Contract Nr Reference	5000022844	
Call Off Number	4500283668	
Creation Date	07.12.2022	
Validity Start Date	Call Off Tot Value	Local Currency
08.12.2022	947,628,800	IDR
Validity End Date	Call Off Tot Value	Currency
02.06.2023	60,547.49	USD

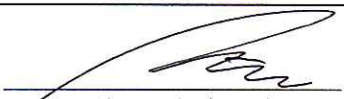
CALL OFF ORDER

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		Security Deposit Telephone	1	AU	125,000,000	
	SS10AB02	02.06.2023				
0000000010		Telephone Deposit	50.000	AU	2,500,000	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		Utilities Overtime AC	1	AU	183,825,000	
	SS08AC01	02.06.2023				

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		Utilities Electricity	1	AU	537,103,800	
	SS08AC01	02.06.2023				

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		Utilities Water Cooling Package	1	AU	101,700,000	
	SS08AC01	02.06.2023				


Approved by: Authorized Signatory



THIS COFF HAS BEEN APPROVED AND RELEASED BY THE COMPANY

CALL OFF ORDER

Header Text

Call Off for Telephone Deposit <(>&<)> Utilities

Based on request from user as per 7 Dec 2022

Handover from Proc = 24 Nov 2022


Kick Off Meeting = 29 Nov 2022

Call off for Utilities refer to Manual Call Off and Memo as attached.

Previously there was an error with the Utilities line and it can be used as of 7 Dec 2022

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.

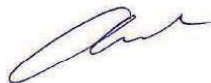
TENANT
ENI MUARA BAKAU B.V.



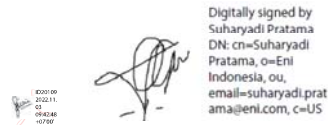
Digitally signed
by Widiati
Wageono
Date: 2022.11.07
10:42:44 +07'00'

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
1	Office Lease					IDR 50,922,678,000
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
2	Service charge					IDR 32,223,996,000
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
3	Security Deposit					IDR 4,232,654,700
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
4	Utilities					IDR 25,611,320,600
	Utilities (Telephone, Electricity, Water cooling, Overtime, Parking)				IDR 25,611,320,600	IDR 25,611,320,600
TOTAL						IDR 112,990,649,300

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

Description	Est Quantity	Est Duration	UOM	Unit rate	Total cost
Utilities					
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
Total Utilities					IDR 25,611,320,600

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