



**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	533,298,634
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	4500283668-05

**DETAILS OF SERVICES**

No.	Description	Quantity Delivered	UoM	Total Value	Completed		Remarks
					Yes	No	
1	Listrik Lt 19,20,22	1	LSM	112,485,098	o		22 November 2022 - 20 Desember 2022
TOTAL VALUE (exclute VAT)				IDR	112,485,098		

PREPARED BY,

02 Januari 2023

Avio Nugranto  
Finance Manager

RECEIVED & APPROVED BY,

02 Januari 2023

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	Des'22	1900		47,873,224
2		1900		3,249,961
3		2000		20,390,736
4		2000		24,015,835
5		2200		14,322,815
6		2200		2,632,527
	Sub Total Amount			112,485,098

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

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### DETAIL

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#### Electric ( 12110226318/ December 2022 )

Beginning Meter	:	184,250.00 KWH			
Ending Meter	:	190,344.00 KWH			
Consumption	:	6,094.00 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
		5,819.0000000000	X 1.00 X 2,841	=	16,531,779
PJU	:	3.00 %	X 18,275,104	=	548,253
<b>Total</b>	:				<b>18,823,357</b> <i>h.</i>



WISMA PONDOK INDAH  
**PT. METROPOLITAN KENCANA**

Tower : 3 Floor : 19 Unit : Power

Name of Tenant : ENI MUARA BAKAU

No. Meter : 1240226318

Date in : 17-SEP-2022

50 A  
 3 phase.  
 1 FT.  
 329 KVA.

ELECTRICITY  
WATER METER CARD

Date	Time	Stand Meter (m <sup>3</sup> )		Total Consumption	Initial of Recorder	Remarks/ Tenant's Representative
		Begin	Ending			
19-11-21		22143	27381	5.238	#	<i>[Signature]</i>
20-12-21		27381	33545	6.164	#	<i>[Signature]</i>
20-01-22		33545	38847	5.302	#	<i>[Signature]</i>
21-02-22		38847	43000	4.153	#	<i>[Signature]</i>
21-03-22		43000	46302	3.302	#	<i>[Signature]</i>
20-04-22		46302	50107	3.805	#	<i>[Signature]</i>
20-05-22		50107	54497	4.390	#	<i>[Signature]</i>
20-06-22	1.	54497	59119	4.622	#	<i>[Signature]</i>
20-7-22		59119	64151	5.032	#	<i>[Signature]</i>
22-08-22	1	64151	69234	5.083	#	<i>[Signature]</i>
20-09-22	1	69234	73779	4.545	#	<i>[Signature]</i>
20/10-22		73779	79095	5.316	#	<i>[Signature]</i>
02/11-22		79095	81269	2.174	#	<i>[Signature]</i>
21/11-22		81269	84250	2.981	#	<i>[Signature]</i> 21/11/22
07/12-22		84250	87635	3.385	#	<i>[Signature]</i>
26/12-22		87635	90394	2.709	#	<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

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### DETAIL

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#### Electric ( 120603-8026/ December 2022 )

Beginning Meter	:	64,555.00 KWH			
Ending Meter	:	65,362.00 KWH			
Consumption	:	807.00 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
		779.5000000000	X 10.00 X 2,841	=	22,145,595
PJU	:	3.00 %	X 25,873,245	=	776,197
<b>Total</b>	:				<u>26,649,442</u> <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 : EMIMAUARA BAKAU  
 Date in : 17-SEP-2019

No. Meter : 1206038026  
 125 Ampere  
 3 Phase  
 10 FM  
 82.2 KVA

**ELECTRICITY METER CARD**

Date	Time FM	Stand Meter (m <sup>3</sup> )		Total Consumption	Initial of Recorder	Remarks/ Tenant's Representative
		Begin	Ending			
21-07-21	19	50331	51070	7.390	<i>[Signature]</i>	
21-08-21	10	51070	51806	7.360	<i>[Signature]</i>	
20-09-21	10	51806	52566	7.600	<i>[Signature]</i>	
19-10-21	10	52566	53282	7.160	<i>[Signature]</i>	
19-11-21	10	53282	54137	8.550	<i>[Signature]</i>	
20-12-21	10	54137	55030	8.930	<i>[Signature]</i>	
20-01-22	10	55030	55919	8.890	<i>[Signature]</i>	
21-02-22	10	55919	56839	9.200	<i>[Signature]</i>	
21-03-22		56839	57632	7.930	<i>[Signature]</i>	
20-4-22		57632	58492	8.600	<i>[Signature]</i>	
20-05-22		58492	59338	8.460	<i>[Signature]</i>	
20-06-22	10	59338	60218	8.800	<i>[Signature]</i>	
20-7-22		60218	61062	8.440	<i>[Signature]</i>	
22-08-22	10	61062	62010	9.480	<i>[Signature]</i>	
20-09-22	10	62010	62820	8100	<i>[Signature]</i>	
20/10-22		62820	63657	8.370	<i>[Signature]</i>	
02/11-22	AS	63657	64020	3.630	<i>[Signature]</i>	
21/11-22		64020	64555	5.350	<i>[Signature]</i>	Bara 21/11-22
07/12-22		64555	64999	4.440	<i>[Signature]</i>	
29/12-22		64999	65362	3.630	<i>[Signature]</i>	

## UTILITY

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Jl. Sultan Iskandar Muda Kav.V-TA RT.04 RW.03,  
Kebayoran Lama, Jakarta Selatan, DKI J 12310

Unit : ENI M

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### DETAIL

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#### Electric ( 4033940/ December 2022 )

Beginning Meter	:	22,737.00 KWH			
Ending Meter	:	22,744.00 KWH			
Consumption	:	7.00 KWH			
KVA Use	:	52.60 KVA			
Factor Meter	:	20.00			
Fix Charge	:	52.60	X 40,250.00	=	2,117,150
Usage Charge	:	7.00000000000	X 20.00 X 1,524	=	213,360
PJU	:	3.00 %	X 2,330,510	=	69,915
<b>Total</b>	:				<u>2,400,425 R.</u>



**PONDOK INDAH OFFICE TOWER**  
*d/h 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 <sup>3</sup> )		Total Consumption	Initial of Recorder	Remarks/ Tenant's Representative
		Begin	Ending			
21-07-21	20	21300	21413	2.260	Uht	
20-08-21	20	21413	21525	2.240	Uht	
20-09-21	20	21525	21641	2.320	Uht	
19-10-21		21641	21755	2.280	Uht	
19-11-21		21755	21874	2.380	Uht	
20-12-21		21874	21997	2.460	Uht	
20-01-22		21997	22118	2.420	Uht	
21-02-22		22118	22239	2.420	Uht	
21-03-22		22239	22347	2.160	Uht	
20-04-22		22347	22456	2.180	Uht	
20-05-22		22456	22561	2.100	Uht	
20-06-22	20	22561	22653	1.840	Uht	
20-07-22		22653	22707	1.080	Uht	
22-08-22	20	22707	22713	120	Uht	
20-09-22	20	22713	22720	140	Uht	
20/10-22		22720	22729	180	Uht	
02/11-22		22729	22732	60	Uht	
21/11-22		22732	22737	100	Uht	
07/12-22		22737	22741	80	Uht	
20/12-22		22741	22744	60	Uht	

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Jl. Sultan Iskandar Muda Kav.V-TA RT.04 RW.03,  
Kebayoran Lama, Jakarta Selatan, DKI J 12310

Unit : ENI M

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### DETAIL

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#### Electric ( 4611857/ December 2022 )

Beginning Meter	:	89,773.00 KWH			
Ending Meter	:	90,545.00 KWH			
Consumption	:	772.00 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
		497.0000000000	X 1.00	X 2,841	= 1,411,977
PJU	:	3.00 %	X 3,155,302	=	94,659
<b>Total</b>	:				<u>3,249,961</u> <i>l.</i>



WISMA PONDOK INDAH

**PT. METROPOLITAN KENCANA**Tower : 3 Floor : 19 Unit : POWERName of Tenant : ENI MUARA BAKAUNo. Meter : 4611857Date in : 17-SEP-2012

50 AMPERE

3 PHASE

1 FM

32.9 KVA

**ELECTRIC METER CARD**

Date	Time	Stand Meter (m <sup>3</sup> )		Total Consumption	Initial of Recorder	Remarks/ Tenant's Representative
		Begin	Ending			
20-08-21	1	78011	78697	686	Ust	
20-09-21	1	78697	79429	732	Ust	
19-10-21		79429	80139	710	#	
19-11-21		80139	80894	755	#	
20-12-21		80894	81695	801	#	
20-01-22		81695	82492	797	#	
21-02-22		82492	83259	767	#	
21-03-22		83259	83907	648	#	
20-04-22		83907	84594	687	#	
20-05-22		84594	85202	608	#	
20-06-22	1	85202	85960	758	Ust	
20-07-22		85960	86704	744	#	
22-08-22	1	86704	87505	801	Ust	
20-09-22	1	87505	88225	720	Ust	
20/10-22		88225	88975	750	Ust	
02/11-22		88975	89209	324	#	
21/11-22		89209	89773	474	#	Soap 21/11-22
07/12-22		89773	90198	425	#	
20/12-22		90198	90545	347	#	

## UTILITY

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Kebayoran Lama, Jakarta Selatan, DKI J 12310

Unit : ENI M

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### DETAIL

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#### Electric ( 4611856/ December 2022 )

Beginning Meter	:	128,957.00 KWH			
Ending Meter	:	130,645.00 KWH			
Consumption	:	1,688.00 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
		1,413.0000000000	X 1.00	X 2,841	= 4,014,333
PJU	:	3.00 %	X 5,757,658	=	172,730
<b>Total</b>	:				<u>5,930,388</u> Rp.



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

Tower : 3 Floor : 20 Unit : POWER

Name of Tenant : EMI MUARA BAKAU

No. Meter : 4611856

Date in : 17-SEP-2019

50 Ampere

3 Phase

1 FM

32.9 KVA

**ELECTRICITY METER CARD**

Date	Time	Stand Meter (m <sup>3</sup> )		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>	02/11/22
7/12-22		128957	129907	950	<i>[Signature]</i>	<i>[Signature]</i>
20/12-22		129907	130645	738	<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

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### DETAIL

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#### Electric ( 12110226319/ December 2022 )

Beginning Meter	:	163,564.00 KWH			
Ending Meter	:	168,167.00 KWH			
Consumption	:	4,603.00 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
	:	4,328.0000000000	X 1.00 X 2,841	=	12,295,848
PJU	:	3.00 %	X 14,039,173	=	421,175
<b>Total</b>	:				<b>14,460,348</b> <i>l .</i>



WISMA PONDOK INDAH

**PT. METROPOLITAN KENCANA**Tower : 3 Floor : 20 Unit : PowerName of Tenant : EM. Mucra BalsaNo. Meter : 12116226319Date in : 11.02.201350A  
3 phase  
1 F/M  
32.9 kVA.**ELECTRICITY  
WATER METER CARD**

Date	Time	Stand Meter (m <sup>3</sup> )		Total Consumption	Initial of Recorder	Remarks/ Tenant's Representative
		Begin	Ending			
19-11-21		06511	10882	4371	#	Prin
20-12-21		10882	16723	5841	#	Prin
20-01-22		16723	21026	5103	#	Prin
21-02-22		21826	25938	4112	#	Prin
21-03-22		25938	29450	3512	#	Prin
20-04-22		29450	33596	4146	#	Prin
20-05-22		33596	36979	3383	#	Prin
20-06-22	1	36979	41617	4638	1st	Prin
20-07-22		41617	46250	4633	#	Prin
22-08-22	1	46250	50724	4474	1st	Prin
20-09-22	1	50724	54577	3853	1st	Prin
20/10-22		54577	58629	4052	#	Prin
02/11-22		58629	60622	1993	#	Prin
21/11-22		60622	63564	2942	#	Prin 21/11-22
7/12-22		63564	65996	2432	#	Prin
20/12-22		65996	68167	2171	#	Prin

## UTILITY

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Kebayoran Lama, Jakarta Selatan, DKI J 12310

Unit : ENI M

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### DETAIL

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#### Electric ( 12060-38027/ December 2022 )

Beginning Meter	:	43,705.00 KWH			
Ending Meter	:	44,422.00 KWH			
Consumption	:	717.00 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
		689.5000000000	X 10.00 X 2,841	=	19,588,695
PJU	:	3.00 %	X 23,316,345	=	699,490
<b>Total</b>	:				<u>24,015,835</u> <i>A.</i>



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

Tower : 3 Floor : 20 Unit : POWER

Name of Tenant : ENI MUARA BAKAU

No. Meter : 1206038027

Date in : 17-SEP-2019

125 Ampere

3 Phase

10 EM

82.2 KVA

**ELECTRICITY METER CARD**

Date	Time	Stand Meter (m <sup>3</sup> )		Total Consumption	Initial of Recorder	Remarks/ Tenant's Representative
		Begin	Ending			
21-07-21	10	32788	33235	4.470	1st	
20-08-21	10	33235	33683	4.480	1st	
20-09-21	10	33683	34121	4.380	1st	
19-10-21		34121	34498	3.770	1st	
19-11-21		34498	34947	4.490	1st	
20-12-21		34947	35651	7.040	1st	
20-01-22		35651	36391	7.400	1st	
21-02-22		36391	37134	7.430	1st	
21-03-22		37134	37771	6.320	1st	
20-04-22		37771	38476	7.050	1st	
20-05-22		38476	39206	7.300	1st	
20-06-22	10	39206	39945	7.390	1st	
20-07-22		39945	40645	7.000	1st	
22-08-22	10	40645	41474	8.290	1st	
20-09-22	10	41474	42173	6.990	1st	
20/10-22		42173	42919	7460	1st	
02/11-22		42919	43232	3.130	1st	
21/11-22		43232	43705	4.730	1st	
7/12-22		43705	44099	3.940	1st	
20/12-22		44099	44422	3.230	1st	

## UTILITY

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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

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### DETAIL

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#### Electric ( 4611858/ December 2022 )

Beginning Meter	:	93,875.00 KWH			
Ending Meter	:	94,436.00 KWH			
Consumption	:	561.00 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
		286.0000000000	X 1.00	X 2,841	= 812,526
PJU	:	3.00 %	X 2,555,851	=	76,676
<b>Total</b>	:				<u>2,632,527</u> <i>h.</i>



**PONDOK INDAH OFFICE TOWER**  
 d/h 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 <sup>3</sup> )		Total Consumption	Initial of Recorder	Remarks/ Tenant's Representative
		Begin	Ending			
21-07-21	1	85452	85839	387	1st	<i>[Signature]</i>
20-08-21	1	85839	86236	397	1st	<i>[Signature]</i>
20-09-21	1	86236	86660	424	1st	<i>[Signature]</i>
19-10-21	1	86660	87093	433	#	<i>[Signature]</i>
19-11-21	1	87093	87560	467	#	<i>[Signature]</i>
20-12-21	1	87560	88047	487	#	<i>[Signature]</i>
20-01-22	1	88047	88473	426	#	<i>[Signature]</i>
21-02-22	1	88473	88931	458	#	<i>[Signature]</i>
21-03-22		88931	89334	403	#	<i>[Signature]</i>
20-04-22		89334	89764	430	#	<i>[Signature]</i>
20-05-22		89764	90179	415	#	<i>[Signature]</i>
20-06-22	1	90179	90788	609	2st	<i>[Signature]</i>
20-07-22		90788	91391	603	#	<i>[Signature]</i>
22-08-22	1	91391	92059	668	#	<i>[Signature]</i>
20-09-22	1	92059	92632	573	#	<i>[Signature]</i>
20/10-22		92632	93240	608	#	<i>[Signature]</i>
02/11-22		93240	93501	261	#	<i>[Signature]</i>
21/11-22		93501	93875	374	#	(SMA 21/11-22)
7/12-22		93875	94182	307	#	<i>[Signature]</i>
20/12-22		94182	94436	254	#	<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

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### DETAIL

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#### Electric ( 12110226303/ December 2022 )

Beginning Meter	:	179,656.00 KWH			
Ending Meter	:	184,212.00 KWH			
Consumption	:	4,556.00 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
	:	4,281.0000000000	X 1.00 X 2,841	=	12,162,321
PJU	:	3.00 %	X 13,905,646	=	417,169
<b>Total</b>	:				<b>14,322,815</b> <i>₹</i>







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.



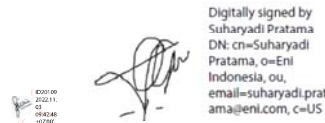
Digitally signed  
by Widiati  
Wageono  
Date: 2022.11.07  
10:42:44 +07'00'

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**  
**(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>

*Jian* 