

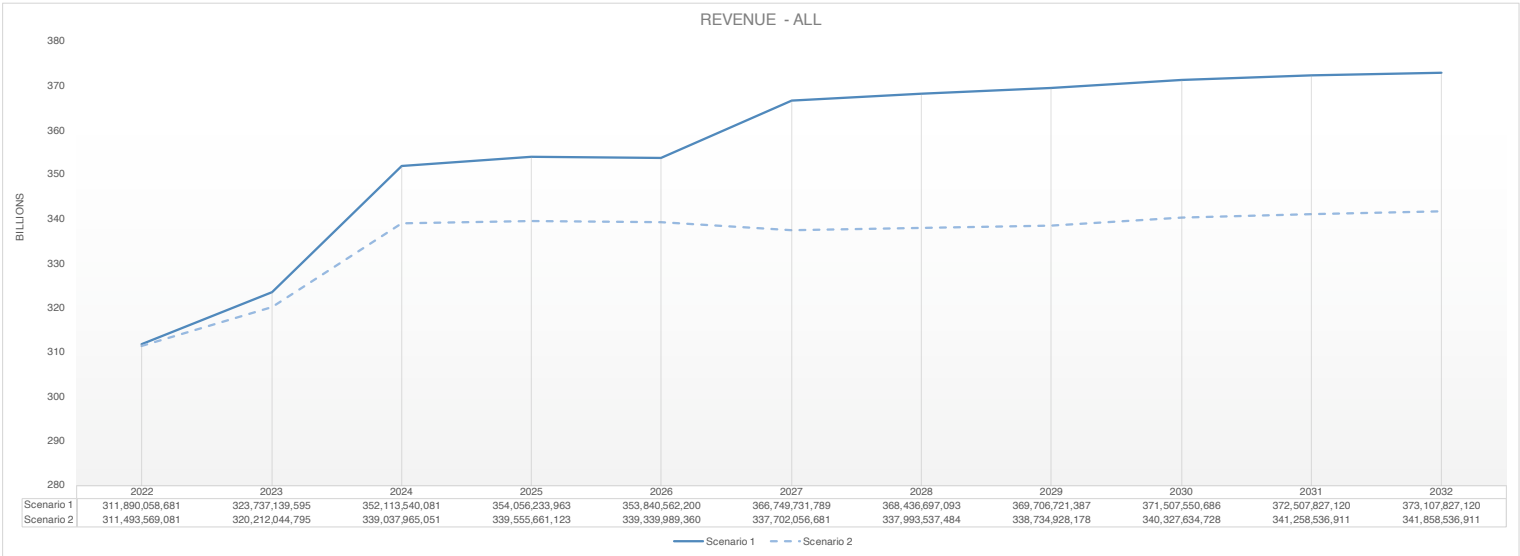
Property	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
The Energy (1)	80.65%	83.54%	90.18%	90.46%	90.24%	92.88%	93.03%	93.18%	93.18%	93.18%	93.18%
The Energy (2)	80.53%	82.51%	86.39%	86.26%	86.04%	84.41%	84.18%	84.18%	84.18%	84.18%	84.18%
Ampera											
Kyal Maja											

SCENARIO 1






	0	1	2	3	4	5	6	7	8	9	10
Products	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Office TE	248,951,980,321	256,112,049,667	277,803,301,640	278,774,234,313	277,345,985,473	287,175,958,781	288,123,591,254	288,652,224,854	289,853,054,154	290,253,330,587	290,253,330,587
Retail TE	7,000,000,000	7,800,000,000	7,800,000,000	7,800,000,000	7,800,000,000	7,800,000,000	7,800,000,000	7,800,000,000	7,800,000,000	7,800,000,000	7,800,000,000
Listrik	15,151,548,952	16,399,663,023	19,922,156,096	20,073,075,884	19,955,645,488	21,360,300,968	21,439,243,738	21,519,352,447	21,519,352,447	21,519,352,447	21,519,352,447
IT	16,440,604,452	18,124,713,023	18,592,713,023	19,298,103,023	19,893,183,023	20,493,183,023	21,093,183,023	21,693,183,023	22,293,183,023	22,893,183,023	23,493,183,023
Parkir	6,174,018,000	7,128,806,925	9,823,462,366	9,938,913,786	9,849,081,259	10,923,622,061	10,984,012,121	11,045,294,106	11,045,294,106	11,045,294,106	11,045,294,106
SH	4,000,000,000	4,000,000,000	4,000,000,000	4,000,000,000	4,000,000,000	4,000,000,000	4,000,000,000	4,000,000,000	4,000,000,000	4,000,000,000	4,000,000,000
Jenggala	3,500,000,000	3,500,000,000	3,500,000,000	3,500,000,000	3,500,000,000	3,500,000,000	3,500,000,000	3,500,000,000	3,500,000,000	3,500,000,000	3,500,000,000
Ampera	8,071,906,956	8,071,906,956	8,071,906,956	8,071,906,956	8,896,666,956	8,896,666,956	8,896,666,956	8,896,666,956	8,896,666,956	8,896,666,956	8,896,666,956
KM	2,600,000,000	2,600,000,000	2,600,000,000	2,600,000,000	2,600,000,000	2,600,000,000	2,600,000,000	2,600,000,000	2,600,000,000	2,600,000,000	2,600,000,000
Total	311,890,058,681	323,737,139,595	352,113,540,081	354,056,233,963	353,840,562,200	366,749,731,789	368,436,697,093	369,706,721,387	371,507,550,686	372,507,827,120	373,107,827,120

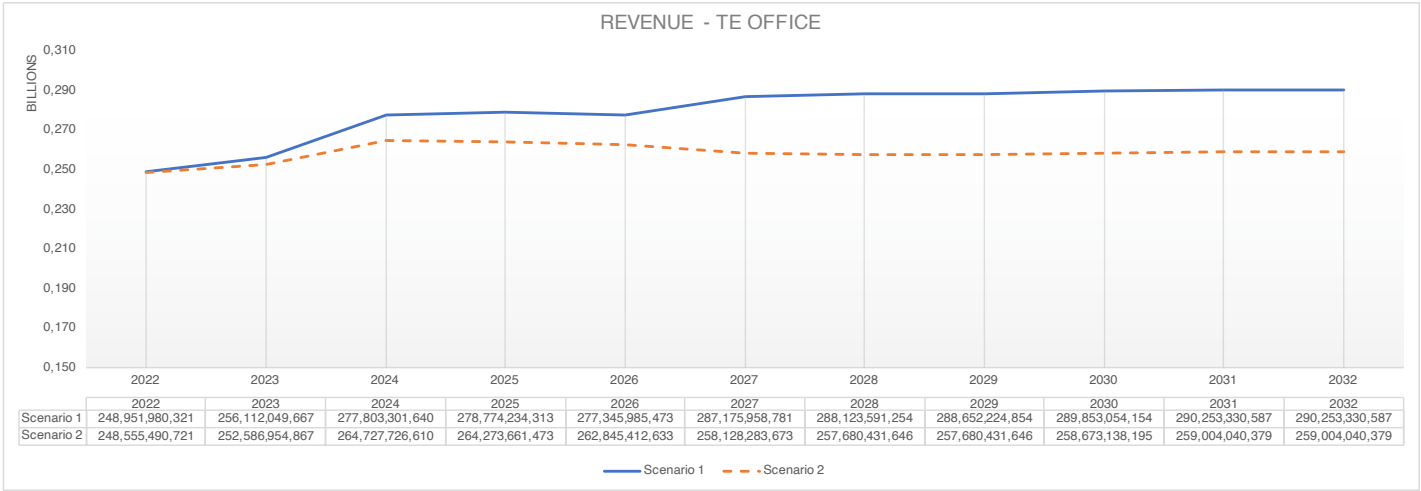
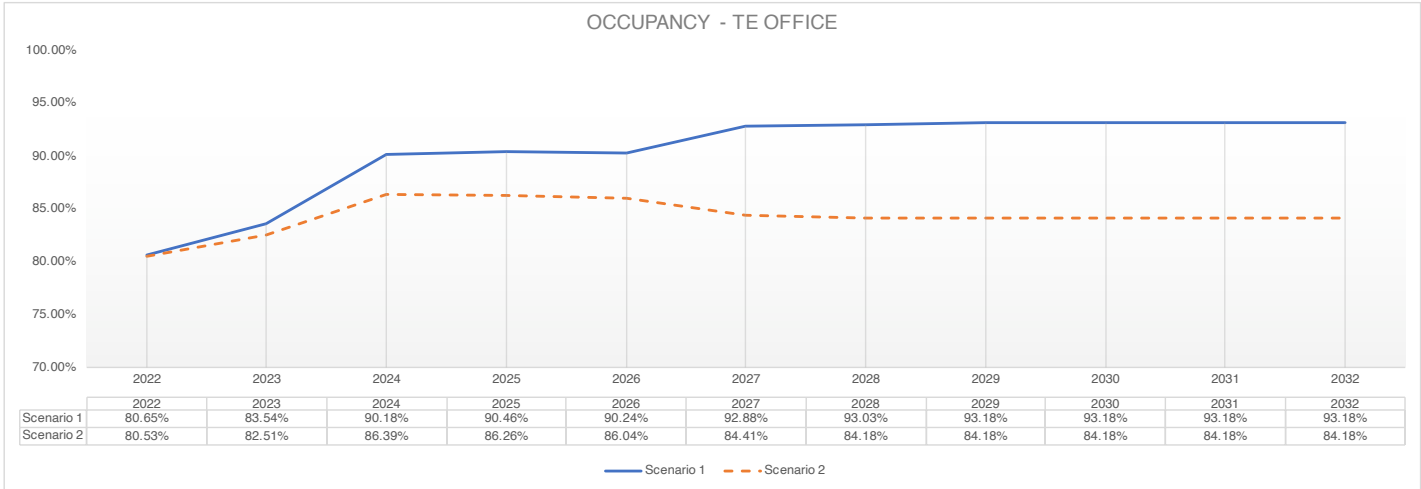
SCENARIO 2

	0	1	2	3	4	5	6	7	8	9	10
Products	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Office TE	248,555,490,721	252,586,954,867	264,727,726,610	264,273,661,473	262,845,412,633	258,128,283,673	257,680,431,646	257,680,431,646	258,673,138,195	259,004,040,379	259,004,040,379
Retail TE	7,000,000,000	7,800,000,000	7,800,000,000	7,800,000,000	7,800,000,000	7,800,000,000	7,800,000,000	7,800,000,000	7,800,000,000	7,800,000,000	7,800,000,000
Listrik	15,151,548,952	16,399,663,023	19,922,156,096	20,073,075,884	19,955,645,488	21,360,300,968	21,439,243,738	21,519,352,447	21,519,352,447	21,519,352,447	21,519,352,447
IT	16,440,604,452	18,124,713,023	18,592,713,023	19,298,103,023	19,893,183,023	20,493,183,023	21,093,183,023	21,693,183,023	22,293,183,023	22,893,183,023	23,493,183,023
Parkir	6,174,018,000	7,128,806,925	9,823,462,366	9,938,913,786	9,849,081,259	10,923,622,061	10,984,012,121	11,045,294,106	11,045,294,106	11,045,294,106	11,045,294,106
SH	4,000,000,000	4,000,000,000	4,000,000,000	4,000,000,000	4,000,000,000	4,000,000,000	4,000,000,000	4,000,000,000	4,000,000,000	4,000,000,000	4,000,000,000
Jenggala	3,500,000,000	3,500,000,000	3,500,000,000	3,500,000,000	3,500,000,000	3,500,000,000	3,500,000,000	3,500,000,000	3,500,000,000	3,500,000,000	3,500,000,000
Ampera	8,071,906,956	8,071,906,956	8,071,906,956	8,071,906,956	8,896,666,956	8,896,666,956	8,896,666,956	8,896,666,956	8,896,666,956	8,896,666,956	8,896,666,956
KM	2,600,000,000	2,600,000,000	2,600,000,000	2,600,000,000	2,600,000,000	2,600,000,000	2,600,000,000	2,600,000,000	2,600,000,000	2,600,000,000	2,600,000,000
Total	311,493,569,081	320,212,044,795	339,037,965,051	339,555,661,123	339,339,989,360	337,702,056,681	337,993,537,484	338,734,928,178	340,327,634,728	341,258,536,911	341,858,536,911



		TE Office											
		0	1	2	3	4	5	6	7	8	9	10	
date		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
SCENARIO 1	Rental	205,647,908,169	210,928,347,359	227,678,186,034	228,109,985,024	226,801,922,184	233,903,709,320	234,362,959,760	234,803,487,760	234,803,487,760	234,803,487,760	234,803,487,760	
	SC	43,304,072,152	45,183,702,309	50,125,115,606	50,664,249,289	50,544,063,289	53,272,249,461	53,760,631,494	53,848,737,094	55,049,566,394	55,449,842,827	55,449,842,827	
	Total	248,951,980,321	256,112,049,667	277,803,301,640	278,774,234,313	277,345,985,473	287,175,958,781	288,123,591,254	288,652,224,854	289,853,054,154	290,253,330,587	290,253,330,587	
	Occ	48,982	50,742	54,770	54,943	54,809	56,415	56,505	56,597	56,597	56,597	56,597	
	OccPct	80.65%	83.54%	90.18%	90.46%	90.24%	92.88%	93.03%	93.18%	93.18%	93.18%	93.18%	

		0	1	2	3	4	5	6	7	8	9	10	
SCENARIO 2	date	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
	Rental	205,309,239,969	207,926,423,459	216,638,026,104	215,898,175,184	214,590,112,344	209,766,672,184	209,114,994,624	209,114,994,624	209,114,994,624	209,114,994,624	209,114,994,624	
	SC	43,246,250,752	44,660,531,409	48,089,700,506	48,375,486,289	48,255,300,289	48,361,611,489	48,565,437,022	48,565,437,022	49,558,143,572	49,889,045,755	49,889,045,755	
	Total	248,555,490,721	252,586,954,867	264,727,726,610	264,273,661,473	262,845,412,633	258,128,283,673	257,680,431,646	257,680,431,646	258,673,138,195	259,004,040,379	259,004,040,379	
	Occ	48,908	50,114	52,468	52,391	52,257	51,269	51,126	51,125	51,125	51,125	51,125	
	OccPct	80.53%	82.51%	86.39%	86.26%	86.04%	84.41%	84.18%	84.18%	84.18%	84.18%	84.18%	




SCENARIO 1

2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
IN/EXTEND/EXPAND											
Corridor (31) Corridor (23) Corridor (21) Job Simenggaris (26D) extend Line (17) extend Ginting (15) extend Anugrah (10) extend New Tenant (10EF) MPI (9ADEF) expand INALUM (19) extend MiniD (16) extend	Samsung (26BC) extend Macmahon (25CD) expand Raiz (10A) extend New Tenant (10G) Thunderbird (9C) extend Astra Nawa (27AB) extend	New Tenant (25B) Sritex (208CD) extend JPM (5/6) extend		MEPI (32ABF) expand New Tenant (11)	JOB Simenggaris (26BC) expand						
OUT											
Korea Agro (20F) ADPMET (9B)			Astra Nawa (27AB)	Samsung (26BC)							

SCENARIO 2

2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
IN/EXTEND/EXPAND											
Corridor (31) Corridor (23) Corridor (21) Job Simenggaris (26D) extend Line (17) extend Ginting (15) extend Anugrah (10) extend New Tenant (10EF) MPI (9ADEF) expand INALUM (19) extend MiniD (16) extend	Samsung (26BC) extend Raiz (10A) extend Thunderbird (9C) extend Astra Nawa (27AB) extend	Sritex (208CD) extend JPM (5/6) extend									
OUT											
Korea Agro (20F) ADPMET (9B) MindID (16)		Sritex (208CD)	Astra Nawa (27AB)	Samsung (26BC)							

Produk	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
Ampera	8,071,906,956	8,071,906,956	8,071,906,956	8,071,906,956	8,896,666,956	8,896,666,956	8,896,666,956	8,896,666,956	8,896,666,956	8,896,666,956	8,896,666,956	8,896,666,956	8,896,666,956	8,896,666,956	
Increase		0	0	0	824,760,000	0	0	0	0	0	0	0	0	0	

2022

Avg Monthly = 672,658,913

Yearly = 8,071,906,956

Starting 2023

Avg Monthly = 741,388,913

Yearly = 8,896,666,956

Listrik

[illegible]

Actual/Outlook  $\leftrightarrow$  Simple projection based on occupancy

Produk	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
DC				13,081,484,452	14,763,193,023	15,159,193,023	15,804,583,023	16,399,663,023						
Rev Share				1,983,860,000	1,986,260,000	2,058,260,000	2,058,260,000	2,058,260,000						
Sewa Shaft				958,260,000	958,260,000	958,260,000	1,018,260,000	1,018,260,000						
IP PBX				384,000,000	384,000,000	384,000,000	384,000,000	384,000,000						
E1				33,000,000	33,000,000	33,000,000	33,000,000	33,000,000						
Total				16,440,604,452	18,124,713,023	18,592,713,023	19,298,103,023	19,893,183,023	20,493,183,023	21,093,183,023	21,693,183,023	22,293,183,023	22,893,183,023	23,493,183,023
Yearly Increase					1,684,108,571	468,000,000	705,390,000	595,080,000	600,000,000	600,000,000	600,000,000	600,000,000	600,000,000	600,000,000

IT Projection ← → Simple projection

		Occupancy →			80.65%	83.54%	90.18%	90.46%	90.24%	92.88%	93.03%	93.18%	93.18%	93.18%	93.18%
Produk	2019	2020	2021	2022	2023		2024	2025	2026	2027	2028	2029	2030	2031	2032
Casual Mobil				2,064,905,500	2,740,380,825										
Casual Motor				1,175,022,500	1,323,836,100										
Langganan Mobil (Non Medco Grup)				2,299,050,000	2,416,950,000										
Langganan Motor (Non Medco Grup)				635,040,000	647,640,000										
Total				6,174,018,000	7,128,806,925		9,823,462,365.89	9,938,913,786.39	9,849,081,259.36	10,923,622,061.06	10,984,012,120.62	11,045,294,105.88	11,045,294,105.88	11,045,294,105.88	11,045,294,105.88
							2.35%	1%							
							954,788,925	406,293,160							

Parking Dept Data ← | → Simple projection