

Product	IBS/DAS	Tanggal P&L	02-12-2025
Status P&L			
Site Information		Technical Information	Financial Summary
Site Name	Hotel SwissBell Batam	IBC	Capex DAS3.294.327.481
Address		Antena PKS BM	Capex /antenna45.754.548
Area Building	Sumbagteng	Antena Asset	Contract Period (thn)5
Type of Building	0	Jumlah Pole MAKro	Interest rate /year10%
Status		OPENET	Total Capex BV 30Apr25-
Total floor		Cable FO (core)-	Total Opex Sewa850.000.000
Number of building tower		Cable FO (Meter)-	Total Opex Other156.000.000
		Drop Wire (Meter)-	IRR-2%
		OTHERS	NPV(62.926.386)
			EBITDA margin-1%
			Payback (year)-
Target Achieved by Commercial: 1. Biaya Akomodasi Operasional WT, PM, Sparepart ditanggung Zest Batam 2. Swissbell dan Zest satu Management, keduanya jika digabung IRR nya 11% 3. Jika Book Value kedua site telah habis maka IRR 34%			Prepared by Vito Bhakti 

Approved by system

Lilis Sunarni



Gaga Herdiana



Nelson Hutabarat



Anni Suwardi



Makmur Jaury