

# YOUR PARTNER FOR PERFORMANCE

Guaranteed energy saving  
through system upgrades



## SCOPE OF SUPPLY



## Make the most of your energy

The solutions provided by TBA address your challenges head-on.

Are you concerned that electricity bills continue to rise? Equipment facilities in your place that are getting older and systems that are outdated? Problems related to lighting, pumping systems, humidity control or air circulation? Lack of centralized system access/remote system access? How do you become a "Go Green" company? Or even become a Green Building Council certified?

You are not alone. Around the world, companies like you face similar challenges

and are always looking for new ways to overcome these problems.

If you could make your building work for you, you can pay for repairs during a long payback period.

Are you interested? If so talk to the energy management experts at TBA. We can show you how to reduce energy consumption, improve over all building performance, and reduce your energy costs by up to 30 percent following a performance contract agreement.





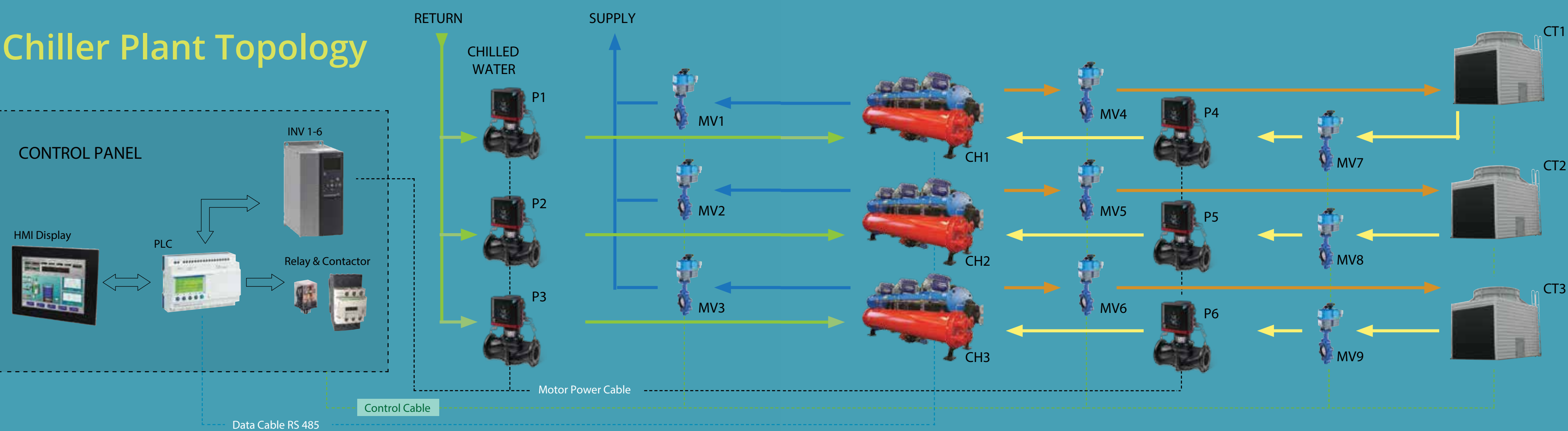
# Chiller Plant

# Our Offering

- Highest chiller plan efficiency using Danfoss Turbocor compressor and Grundfos Distribution Pumping Solution
  - Partnership for chiller plant performance
  - Payment Scheme Option offering
  - Building automation systems (BAS)
  - Free design consultancy
  - Chiller plant maintenance contract
  - Remote energy monitoring (REM) for your utility facilities
  - Electricity optimization within the entire HVAC system
  - Automation solution and sequencing (PLC, Scada, BAS, HMI, Variable speed drive )
- Improvement of Chiller Plant Efficiency (Kw/RT)
  - Performance Monitoring system
  - EPC Project
  - Pump and Chiller Skid System Fabrication
  - Fire pump skid supply and installation
  - Supply and install High quality grundfos pumps for cold and hot water application
  - Supply and install waste water and flood control pumping station



## Chiller Plant Topology





# Collaborating for good business through energy efficiency performance

## Our expertise guarantees results

A performance contract combines system design, construction and commissioning together with savings guarantees which can ultimately fund the cost of performance improvement. And if you do not achieve the savings agreed upon, then TBA will pay the difference.

In addition, flexible financing options and the implementation of new or upgraded equipment will have a positive impact on your operations - and the environment. This is because buildings and systems that are more efficient produce energy savings, maximize energy efficiency, and increase the comfort level of its tenants.



“Leverage a turnkey solution for energy efficiency improvements.”

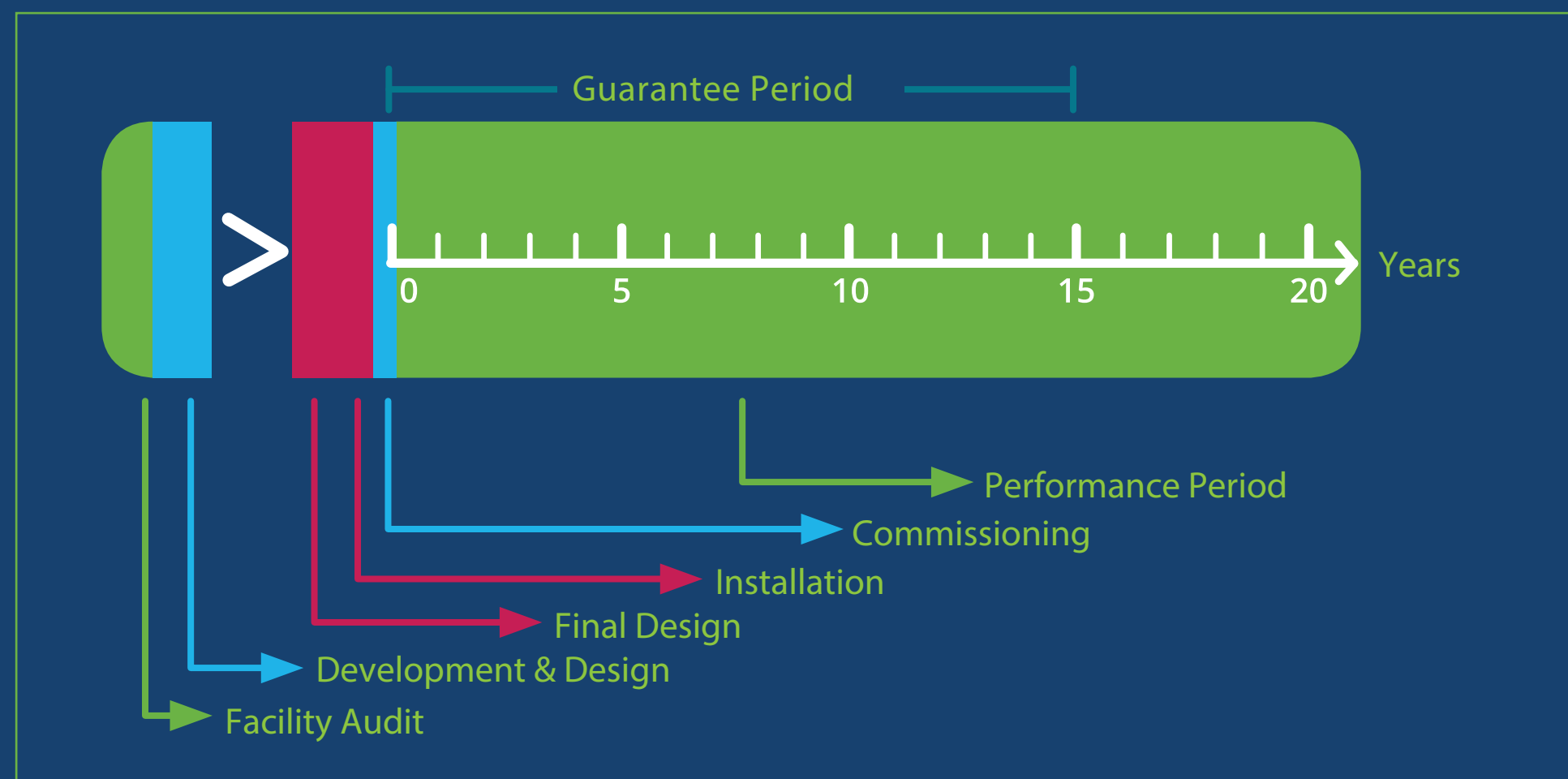


# All-in-one approach

- Energy / utility auditing and master planning
- Comprehensive energy management strategy
- Project design / development / installation / commissioning
- Performance guarantees
- Operator training
- Testing and Commissioning



## The performance contracting life cycle



# Smart buildings save energy

## Efficient use of energy, water and other resources for New Building

A green building is a construction that reduces or removes negative impacts in its design, construction or service, and can have positive impacts on our climate and natural environment. Green building, or sustainable design, is the practice of increasing the efficiency with which buildings and their sites use energy, water, and material and reducing the impact of a building's entire lifecycle on human health and environment.

Our team of experts will support you to achieve Silver, Gold up to Platinum certification through water-saving technology and energy efficiency. All with the help of our carefully selected reliable product partners.

Retrofitting an existing building can often times be more cost-effective than building a new facility. Given that buildings consume a significant amount of energy and that existing buildings comprise the largest segment of the built environment, it is important to initiate energy conservation retrofits to reduce energy consumption and the cost of cooling and lighting buildings. But energy conservation is not the only reason for retrofitting existing buildings. The objective should be to create a high-performance building by applying the integrated, comprehensive design process to the project during the planning phase, which ensures that all key design objectives are met.

Our collaborative project team will find the best design approach to achieve the objectives. Doing so will mean that the building will be less costly to operate, will increase in value, last longer, and contribute to a better, healthier, more comfortable environment for people in which to live and work.





# We deliver enduring performance

## Lock in energy savings for any building

A big factory in an industrial area in Karawang – PT Philip Morris Indonesia (PMID) and PT HM Sampoerna Tbk (HMSP) – entered into performance contracts with TBA in 2017. Both contracts were resounding successes.

In 2017 this forward-looking company turned to TBA again for assistance with the design and construction of all of their existing facilities. What emerged from their initial discussions was an innovative approach – a performance contract.

With a performance contract, we assist you in selecting the right systems and then designing them to optimize energy efficiency. After overseeing the implementation, we monitor your energy use, savings and systems performance.

Bottom line – a performance contract locks in energy savings and assures execution of the proper systems design, installation and commissioning.

### Measurable results of the system

- Guaranteed energy savings
- Centralized / remote access and control
- Smooth systems integration
- Enhanced system performance
- Long-term sustainability

Apart from offering the solution to the new building with the Grundfos Solution using the TPE and Magna 3 setup and promise to reduce significant operation cost reduction. Therefore, the ROI will be achieved in around 3 years. This is our strong sales argument we are promoting to premium building owners. This is our main purpose.



“ With a our performance contract, you can retrofit an existing building or a new one with optimal energy efficiency for a peace of mind! ”



# Services we offer



We provides its customers with a dedicated team of service technicians and specialists who are committed to providing quality excellence with any manufacturer's products.

Operating primarily in the Greater Jakarta and throughout Indonesia, we are available 24/7 to help you manage all your maintenance requirements efficiently and effectively. Please do not hesitate to contact us.



## Commissioning

To achieve the perfect system balance and ensure you get the highest quality experience from your pump solution investment, it is important to get the pump(s) correctly commissioned. By choosing an expert such as the Our Service, you have the assurance that a lot of things that are capable of going wrong with complex systems will operate effectively and efficiently.



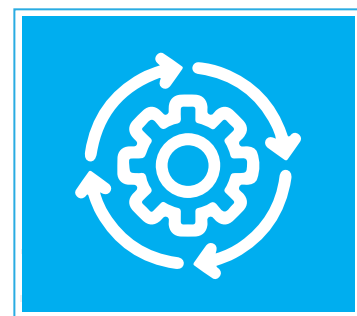
## Energy consumption analysis/audits

The review of installed products and installations can provide a great opportunity for saving energy. This is because most of the products currently installed are not suitable for the work at hand, often using more energy than they should.



## Fire Pump System

Reliability and optimum performance are key for anyone using and relying on fire pumps to supply any sprinkler system. We can provide peace of mind and ease the ownership with the provision of: Servicing (diesel, electric and combinations); testing and system testing; commissioning; installation; general maintenance; workshop service; repair and overhaul and 24/7 call-out option.



## Re-Commissioning

One aspect that has been recently highlighted as playing a very important role in contributing to a buildings energy use was for business to look at re-commissioning a buildings' central plant equipment – such as the pumps and the chiller systems– at least every five years.



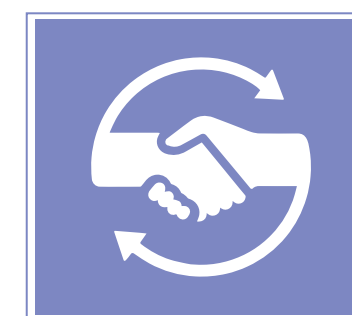
## Recommended spare parts

When you need to purchase spare parts, our recommended spare parts provide you with additional quality assurance and are the best way to achieve results that will help to extend the service life of your product.



## Remote monitoring

We offers various efficient and cost-effective Solution Management for Remote Monitoring system such as SCADA systems or similar. Our approach gives you a little extra insight into the accurate performance data of your system at a very low cost and with complete system safety and reliability.



## Service agreements

This goes without saying that once you have bought your products you want them to work efficiently and consistently – all day, every day. The most successful way to achieve this in the longer term is through a service agreement. It ensures that your pumps are operated to the highest standard, eliminates unscheduled downtime, increases performance and decreases energy consumption and running costs.



## Workshop and On-Site repairs

We operates a series of regional repair facilities throughout Indonesia. These work shops are controlled to meet the great standard of service, by a dedicated team of experienced operatives.



## Mobile Control

Mobile control and monitoring of entire pumping/systems.



# Choose with confidence

*We deliver on our promise!*

Here's just a sampling of why our *clients* choose to partner with *us*.

PT Sampoerna Tbk. (Karawang)



Installed in August 2018

DoubleTree by Hilton (Jakarta)



Installed in August 2018

BICC Bandung



Installed in June 2019

IKEA Jakarta



Installed in May 2019

HK Office Tower



Installed in October 2018

Transpark Cibubur



Installed in November 2018

MM Hospital  
PT Sinarmas Medika TBK



Installed in November 2017

PT Grama Basita



Installed in November 2017

Sudirman Sahid Apartement



Installed in August 2018

Horison Hotel Bekasi



Installed in March 2017

Central Park Jakarta



Installed in November 2019

PT. Asahimas Flat Glass Tbk



Installed in September 2019



# Make the most of your energy partner with us

Since 2017 we had successfully completed several performance contracts.

Besides saving billions of rupiah for clients in Indonesia, our performance contract continues to have a positive impact on the environment. We have the expertise, experience and commitment to work with you at every step. And we have a successful track record to fulfill our promise to give the good attention you deserve with guaranteed comprehensive solutions and energy savings.

Contact us now, and let's talk about your building's performance goals.

Supported by:



## PT. TOYASAE BERKAH ABADI

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Le Orchid Unit A-1  
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info@tba.co.id  
www.tba.co.id

## LEGALITY

### Alamat Kantor

Jl. Anggrek Cendrawasih No 5-7  
Le Orchid Unit A-1, Slipi, Palmerah,  
Jakarta 11480

Tel: +62 21 2212 8880

Email: info@tba.co.id

### Akte Pendirian

Notaris : Kuringin Astrini, S.H., M.Kn.

Nomor : 01

Tanggal : 04 Januari 2017

Pengesahan : Keputusan Menteri Hukum dan  
Hak Asasi Manusia No. AHU-206.AH.02.01-

Tahun 2012

### Surat Keterangan Domisili Perusahaan

Nomor : 503.EK/10/KL.MM

Tanggal : 13 Januari 2017

### Tanda Daftar Perusahaan ( TDP )

Nomor : 102616808423

Tanggal : 24 Februari 2017

### SIUP

Nomor : 510/PM/150/DPMPTSP.PPJU

Tanggal : 24 Februari 2017

### Perpajakan

SKT : S-1310KT/WPJ.33/KP.0403/2017

SPPKP : S-78PKP/WPJ.33/KP.0403/2017

NPWP : 81.041.896.2-407.000

## Certifications:

