



ONE TOWER

JEWEL OF THE NORTH

Komplek Kemayoran Blok B/10 Kav. No. 1 Kemayoran Jakarta Pusat 10610 - Indonesia

Ver. September 2013



LOCATION



DEVELOPMENT

One Tower is a post-modern office tower with a simple yet sophisticated architecture destined to be the iconic landmark in Kemayoran with total development area ± 4.933 Meter². One Tower consist of 3 Basements, 4 Retail Arcade and 21 Typical Office Strata Title.

Located within close range of major business center around Kemayoran, Sunter, Kelapa Gading, and could be easily accessed from Bandara Soekarno Hatta International around 20 minutes, 5 minutes to Sunter, 12 minutes to Kelapa Gading, 3 minutes to Kemayoran's toll gate, 3 minutes to JIEXPO, 10 minutes to Tanjung Priok and 20 minutes to CBD, supported by Trans Jakarta Busway. One Tower will be a suitable place where your business grow

Total Land Area:	± 4.933 Meter ²
Office Tower	1 Tower
Consist	3 Basements, 4 Retail Arcade and 21 Typical Office)
Total Number of Parking:	350 parking lots for cars and 111 parking lots for bikes (Ratio 1:75)

OFFICE TOWER BUILDING INFORMATION

Building Space

Total Office Area:	$\pm 43,000$ sqm Semi Gross
Total Number of Floors:	27 levels of office floors (Marketing) / 25 levels of office floors (Structural) 3 level of basement
Typical Office Floor Plate:	± 1060 sqm Semi Gross (Subject to Final Measurement)

Structural Information

Floor to Ceiling Height:	Lobby : 8,8 m Retail Arcade : 1 st – 2 nd & Mezzanine Floor : 3,8 m ; 3 rd Floor : 3,3 m Typical : 2,8 m
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DISCLAIMER:

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Lifts: Passangers : 8 unit
Service : 1 unit
Executive : 1 unit

Mechanical & Electrical

Air Conditioning System: Central Water Cooled System
Power Supply for Electricity: PLN, 100% power back up genset

Security and Safety Measures

General Security

Security System: 24-hours security monitoring and integrated system for security
CCTV: Installed in Access and Exit points to the building
Fire Safety System: Automation Fire Alarm and Sprinkler System, Fire Hydrant, Smoke & Heat Detector, Fire Houses & Extinguishers (Fire alarm full addressable)

Strata Title Terms and Conditions

Term of Payment:

- A. Hard Cash
Booking Fee of Rp. 50,000,000,- per zone, payable upon signing of the Offering Letter
Down Payment 30%, payable 7 days after booking fee ;
Cash 70% (2x) :
a) Cash Payment Part 1 : 35%, payable 1 Month after DP 1
b) Cash Payment Part 2 : 35%, payable 1 Month after Payment Part 1
- B. Installment to Developer
Booking Fee of Rp. 50,000,000,- per zone, payable upon signing of the Offering Letter
Down Payment 1 : 15%, payable 7 days after booking fee ;
Down Payment 2 : 15%, payable 1 Month after DP 1
Remaining 70% : installments until 15x or until February 2015
- C. Financing Bank
Booking Fee of Rp. 50,000,000,- per zone, payable upon signing of the Offering Letter
Down Payment 1 : 15%, payable 7 days after booking fee ;
Down Payment 2 : 15%, payable 1 Month after DP 1
Remaining 70% : By Approval Bank

Price excluded:

- VAT 10%
- 5% BPHTB (*Bea Perolehan Hak Atas Tanah & Bangunan*)
- Notary Fee (including *bea balik nama*)
- Other tax implied by government

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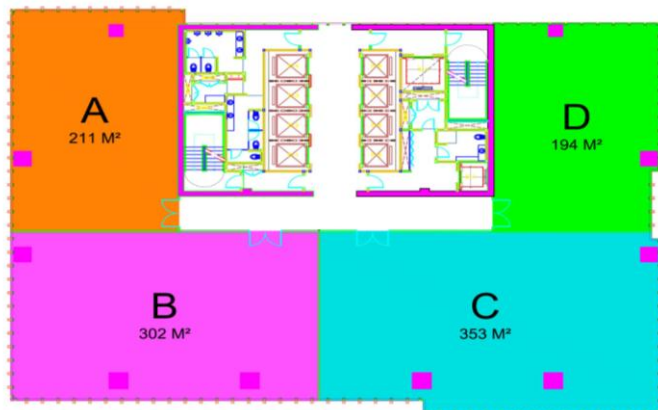
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Typical Floor Plan



5TH - 27TH FLOOR PLAN
SKALA 1 : 200

Retail Arcade : 1st Floor



GROUND FLOOR PLAN
SKALA 1 : 200

Retail Arcade : 2nd Floor



2ND FLOOR PLAN

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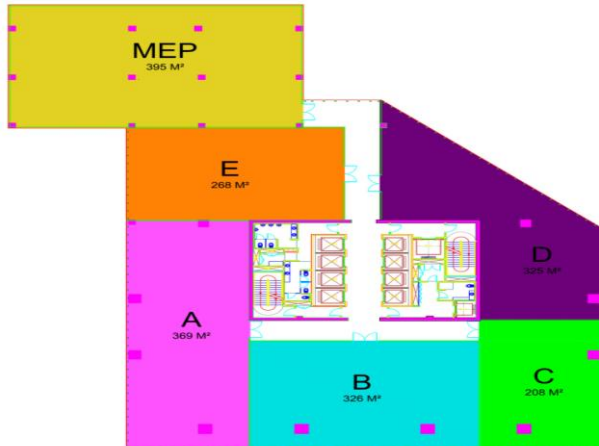
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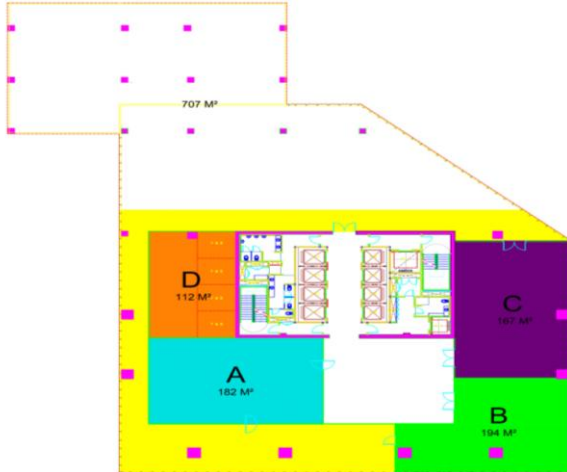
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Retail Arcade : 3rd Floor



3RD FLOOR PLAN
Scale 1:500

Retail Arcade : Mezzanine



4TH FLOOR PLAN
Scale 1:500

Developer and Consultants:

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| • Developer | : PT Hexabuana Tomanas |
| • Design Architect | : Megantika International |
| • Structural Consultant | : PT Gerald Dian Mandiri |
| • Mechanical and Electrical (MEP) Consultant | : PT Meltech |
| • Soil and Foundation Engineer | : Prof. Ir. Wayan Segara, PhD |
| • Verification Engineer | : Ir. Stefi Tumilar |
| • Structure Audit | : PT Tambarang & ITB Team |
| • Quantity Surveyor Consultant | : PT Danata Estima Pratama |
| • Construction Management | : PT Rasya Anugrah Pratama |
| • Sole Marketing Consultant | : PT Super Broker Indonesia |

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