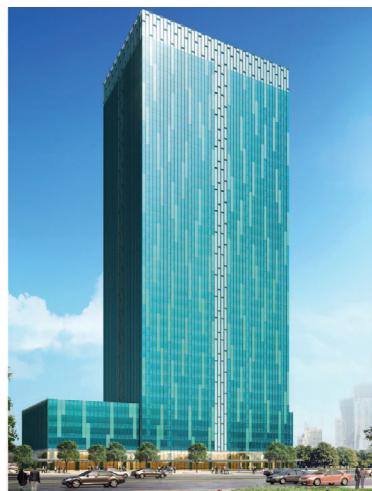


CENTENNIAL TOWER



STRATA TITLE AND LEASE

Jl. Gatot Subroto Kav. 24-25, Jakarta 12930



Building Information

Building Space

Total Lettable Area:	97,585 sq m Semi Gross Area
Land Size:	13,140 sq m
Total Retail Area:	3,700 sq m Semi Gross Area
Total Number of Floors:	39 Floors: 17 level of typical office floors High Zone 17 level of typical office floors Low Zone 4 floor of parking podium 1 floor of Lobby GF 3 level of basement parking area
Typical Office Floor Plate:	2,806 - 2,866 sq m Semi Gross
Parking Allocation Ratio:	1:100
Total Number of Parking:	1,047 lots for car parking

Structural Information

Floor to Ceiling:	Ground floor 8 meters Typical floor 2.9 meters
Facade:	Glass
Floor Loading Capacity:	Typical floor 250 kg per sq m
Lifts:	Toshiba 16 units of passenger lifts with destination control system as follows: <ul style="list-style-type: none">- 8 low zones (GF, 7-26)- 8 high zones (GF, 26-45) 1 unit executive lift 1 unit service lift 1 unit fire lift 3 units parking lifts

Mechanical & Electrical

Air Conditioning System:	Mitsubishi VRC AC system Low zone - 8 zones/floor High zone - 8 zones/floor
IT and Telecommunication:	Fixed line telephone system WIFI internet connection available Building Automation System
Electricity Power Supply:	Up to 120 kVa per Square meter with 100% Power back up

Accelerating success.

STRATA TITLE AND LEASE

Jl. Gatot Subroto Kav. 24-25, Jakarta 12930

Security & Safety Measures

Security system:	24-hours security morning and integrated system for security
Security Check Point	Vehicle screening and gate barrier for cars
CCTV	In all public areas
Fire Safety System:	Fire alarm sprinkler, fire hydrant, fire detector, public address system, smoke detector

Standard Commercial Terms and Conditions

Availability

Completion Date:	December 2015
Hand Over Date for Fit-Out:	Now
Available Floor:	7th - 11th Floors; 19th - 25th Floors; 41st - 45th Floors

Leasing Terms

Base Rent for Typical Floor:	Rp 250,000 per sq m (excluded VAT) <small>*the above price is subject to change without prior notice</small>
Term of Payment:	Quarterly in advance
Lease Term:	Minimum 3 (three) years

Strata Title Terms and Conditions

Purchase Price:	USD 5,000 per sq m (converted to Rupiah, excluded VAT) <small>*the above price is subject to change without prior notice</small>
Booking Deposit:	Rp 100,000,000 per unit

Additional Charges

Additional Charges

Service Charge:	Rp 40,000 per sq m AC, Lighting and Power Outlet are separately metered <small>*service charge shall be subject to annual review</small>
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Building Operation Hours

Normal Office Hours

Monday – Friday:	07.00 am - 06.00 pm
Saturday:	07.00 am - 01.00 pm
Sunday – Holiday:	Off

Professional Team

Landlord/Developer:	Citratama Inti Persada
Main Contractor:	Acset Indonesia
Architect:	Smallwood - PT Design Global Indonesia
Structure Consultant Engineer:	PT Haerte Widya Konsultan
Quantity Surveyor:	PT Langdon Seah Indonesia
M&E Consultant:	PT Hantaran Prima Mandiri
Building Management:	PT Cushman & Wakefield Indonesia
Marketing Consultant:	Colliers International Indonesia

CENTENNIAL TOWER



STRATA TITLE AND LEASE

Jl. Gatot Subroto Kav. 24-25, Jakarta 12930

Typical Floor Plans



Typical Low Rise



Typical High Rise

Location Map



Contact Details

For further information contact:

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