

RAJAWALI PLACE

— OFFICE —





“

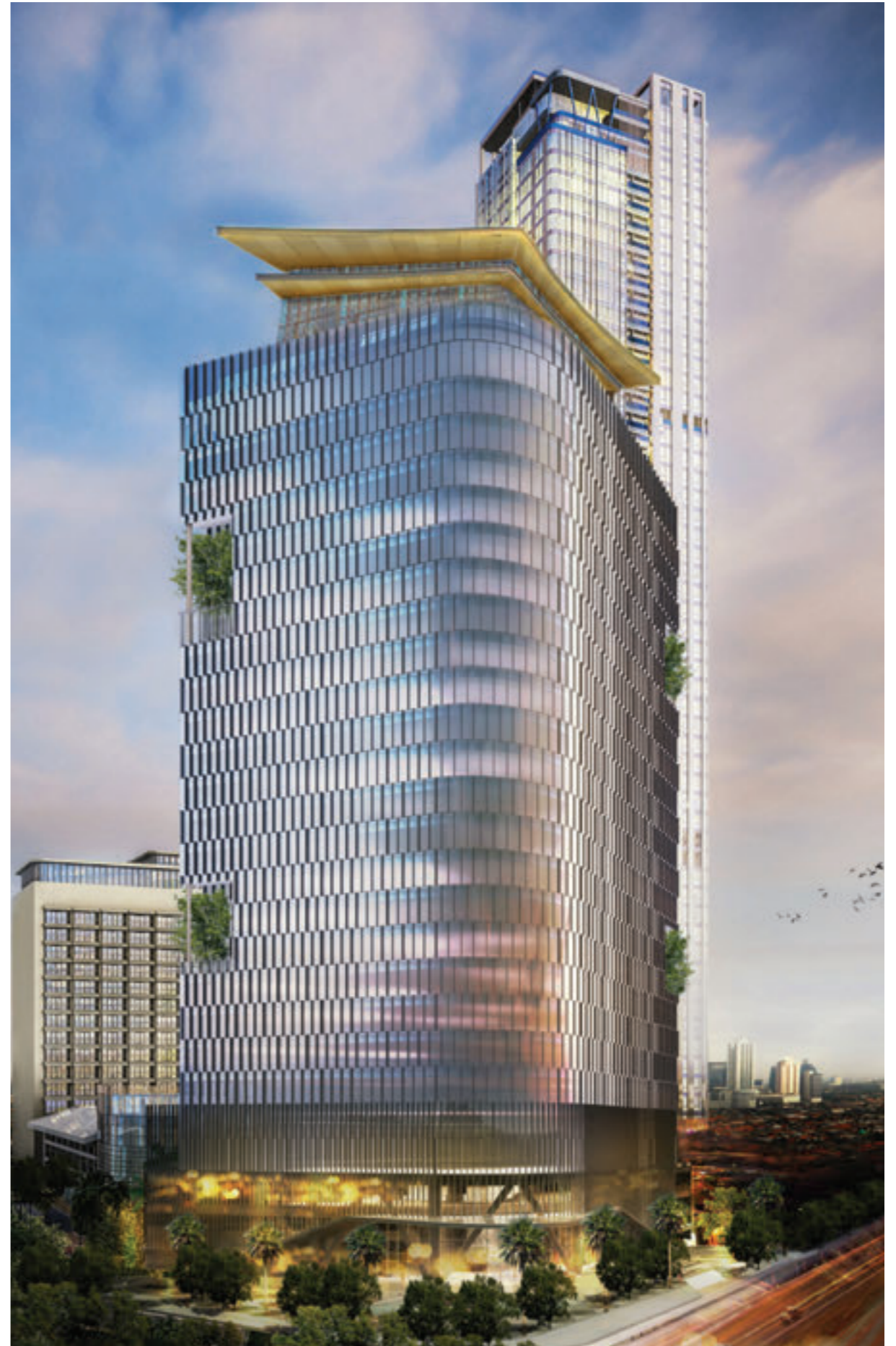
To leave a meaningful legacy by
transforming lives, space, buildings,
communities & destinations

Rajawali Property Group
Core Purpose

THE ULTIMATE STATEMENT OF STATUS

For more than 30 years, Rajawali Property Group has built a reputation for being Indonesia's leading real estate investment and asset management company with an extensive portfolio that includes St. Regis Bali Resort, St. Regis Langkawi, Four Seasons Jakarta, The Laguna Resort & Spa, and many more.

Throughout this time, we have continued to create value and a positive impact on the communities we work in, striving to leave a meaningful legacy. In celebration of this achievement, Rajawali Place is built to be the ultimate statement of status, combining sophistication and elegance which we humbly present to you in the spirit of partnership on our journey together to infinite possibilities.

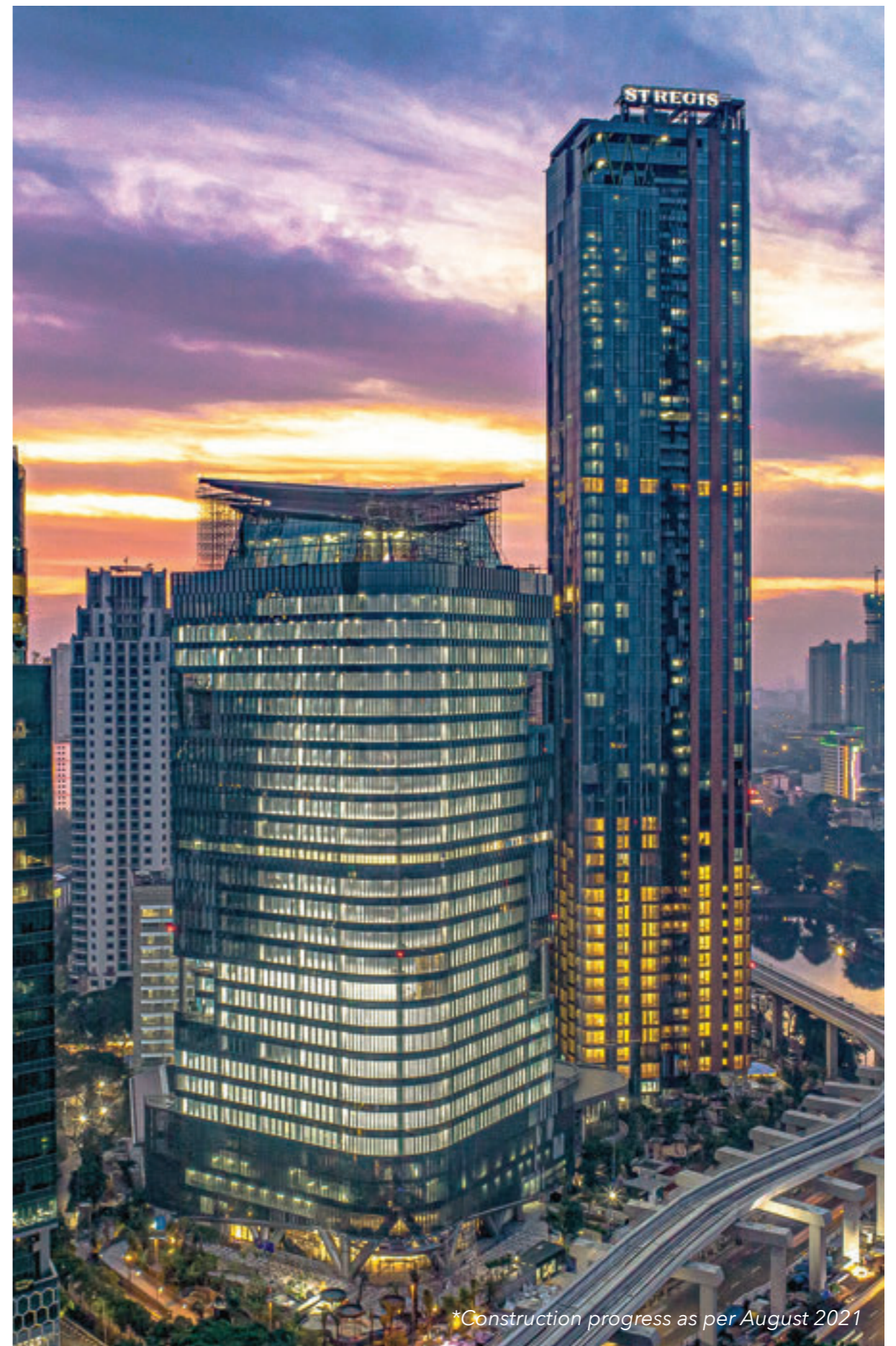


STRATEGIC SETTINGS

Situated in the prominent Jalan H.R. Rasuna Said, Rajawali Place is perfectly nestled within a 2.4 hectare mixed use development in the core of Jakarta prestigious commercial zone. A valuable settings that ultimately leads to a place where our business can blossom.

OPTIMUM CONVENIENCE

Rajawali Place is located on arterial roads and close by to Transjakarta Bus Station (Setiabudi Utara & Dukuh Atas 2), LRT Station (Dukuh Atas & Setiabudi), Sudirman KRL Station and MRT Station, guaranteeing seamless flow in and out of work. The location also provides convenient access to the capital's business district, prominent landmarks, F&B hubs, and major destinations throughout Central Jakarta.



**Construction progress as per August 2021*

PERFECTLY INTEGRATED

The 2.4 hectare mixed use development that Rajawali Place sits within, includes The St. Regis Jakarta hotel, The Residences at The St. Regis Jakarta, and the office tower. The St. Regis brand shares our passion in crafting perfection and a distinctive legacy, providing a perfectly integrated space to work, stay, and live.

The landscape area was spearheaded by the innovative designer Bill Bensley, it encompasses the cultural richness of Indonesia, melding a vast batik culture and applied with a modern touch, symbolizing a story of the past and the present.

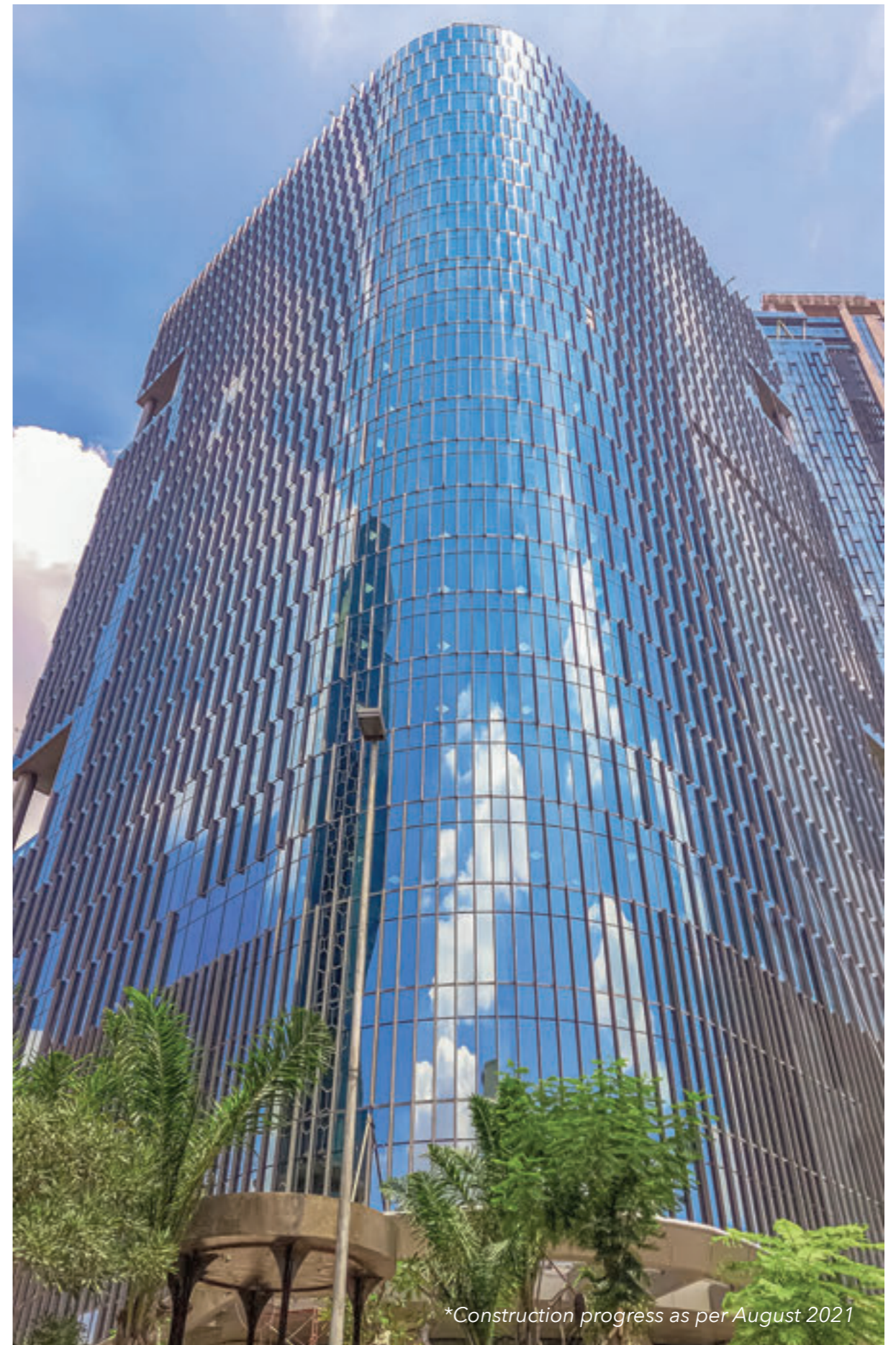


**Construction progress as per August 2021*

UNDENIABLE ELEGANCE & SOPHISTICATION

Our 31 story office building is designed to project an image of elegance and sophistication, a 21st Century architectural form woven into the Jakarta urban fabric. The facade is designed to minimize solar gain and emphasize vertical layers giving the impression of a woven surface. The construction is headed by the architect firm Gensler UK with consultation from one of the world's largest facade engineering practice, Meinhardt Group.

The office tower is set to be the new Rajawali Corpora headquarters and a new landmark tower in the area, marking its existence by incorporating beauty and character.



**Construction progress as per August 2021*

A GRAND ENTRANCE

At ground level, Rajawali Place is situated in a unique and rich mixed use area landscape. From the moment you enter the office tower area, the lobby drop-off offers you a grand welcome that gently coaxes you into the sublime grand lobby designed by Ortiz Leon Architects where a flawless experience is delivered at every turn, leaving nothing to chance.



A CELEBRATION OF ACHIEVEMENTS

At the top of Rajawali Place is a crown which expresses the energy and gracefulness of an “eagle in flight”, which is the symbol of Rajawali Corpora, chosen for its exceptional characteristics and great vision for development and longevity, sturdiness, resilience, and an ability to soar high providing stability even through turbulent air.



**Construction progress as per August 2021*

CONNECTING PEOPLE & THE PLANET

Rajawali Place pride itself on being environmentally responsible and resource-efficient. We take various measures to ensure we not only reduce or eliminate negative impacts, but we also create positive impacts, on our climate and natural environment. It is through these measures that Rajawali Place is certified Green Mark Gold Plus by BCA (Building & Construction Authority).

A SUSTAINABLE OASIS

From the double glazed window, energy and water saving, water recycling program, to the four private "Sky Garden", Rajawali Place is purposely built to be sustainable and able to withstand through the test of time. It is a space where people can escape, recharge, rejuvenate, and stimulate fresh thoughts all within reach of their workspace.



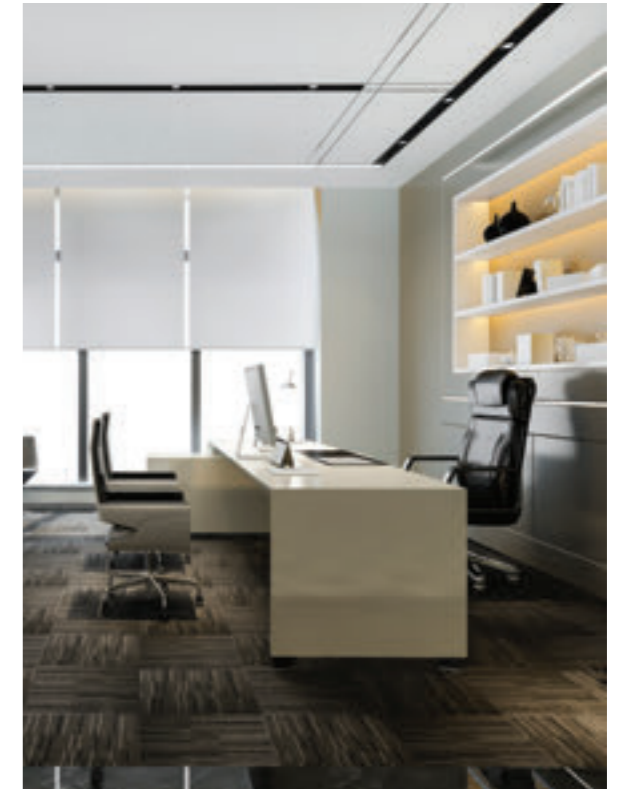
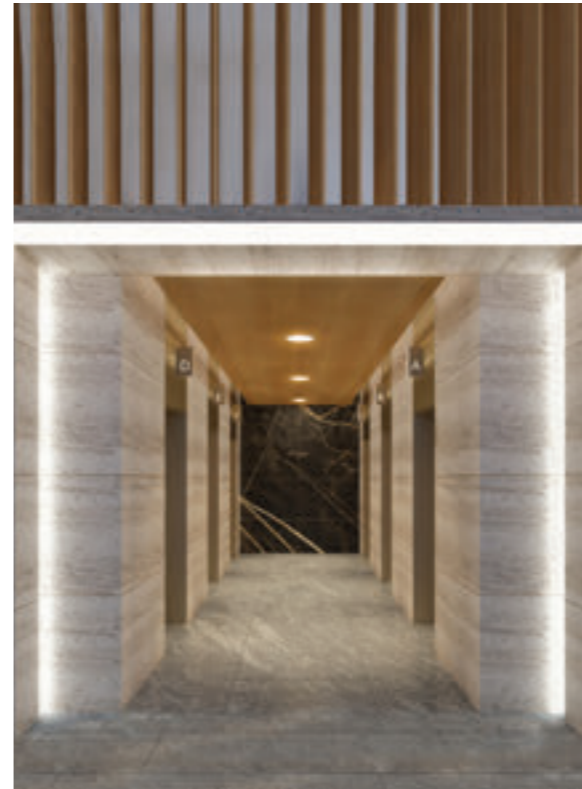
**Both photos are for reference only*

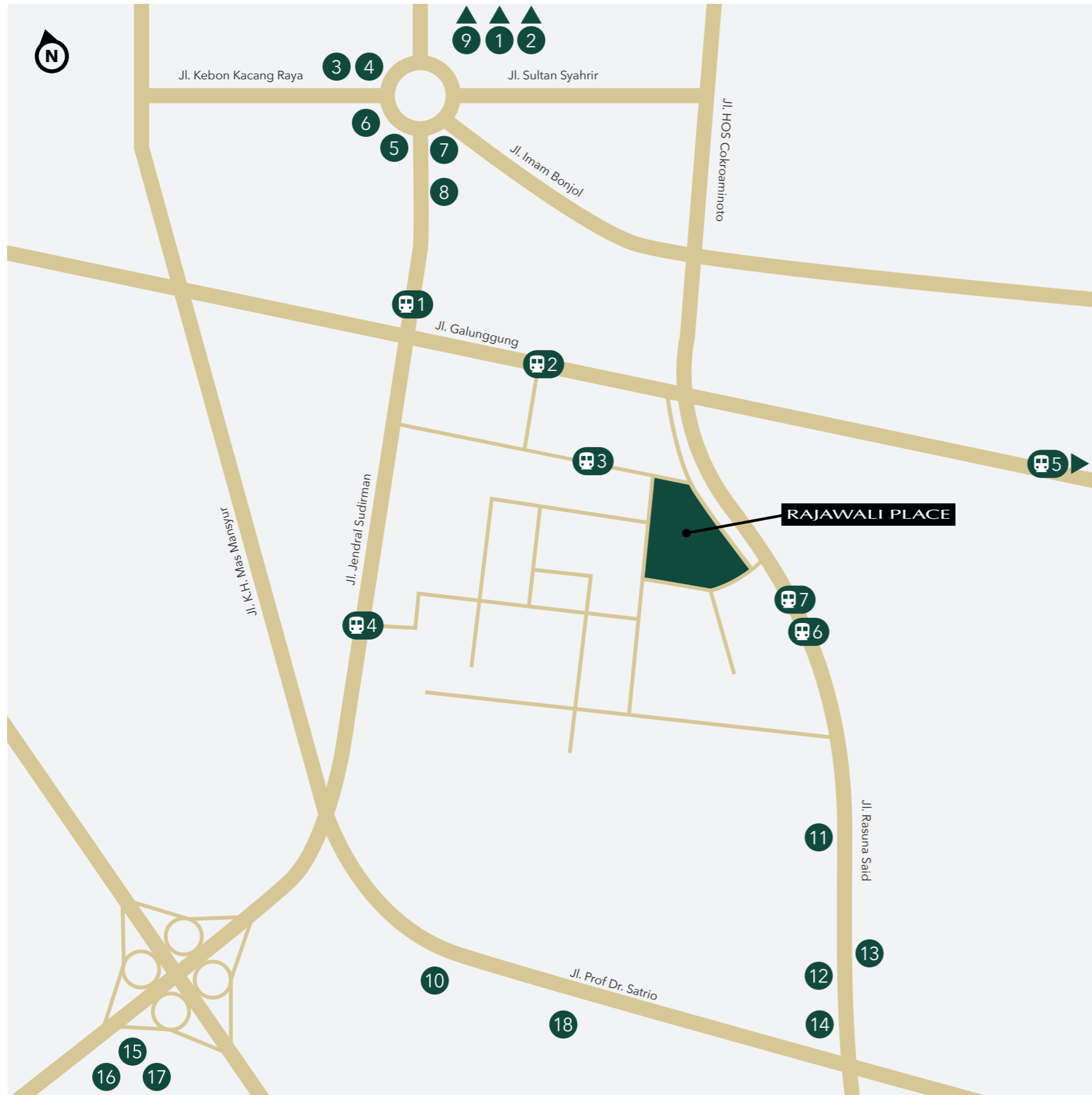
FUNCTIONAL & EFFICIENT

Space efficiency is about eliminating wasted space and maximizing productivity from usable real estate. With average of floor plate around 1,750 sqm semi-gross area and a generous 14 m space from building core to facade, Rajawali Place stands to be one of the most spacious and efficient office in Jakarta.

FACILITIES, SERVICES & SECURITY

As a premium grade office building, Rajawali Place holds itself to a high standard as one of the leading examples of office buildings in the city by offering extensive security, safety, and privacy, as well as infrastructure for sustainable and high tech offices, and unrivaled facilities and services.





PERFECTLY POSITIONED

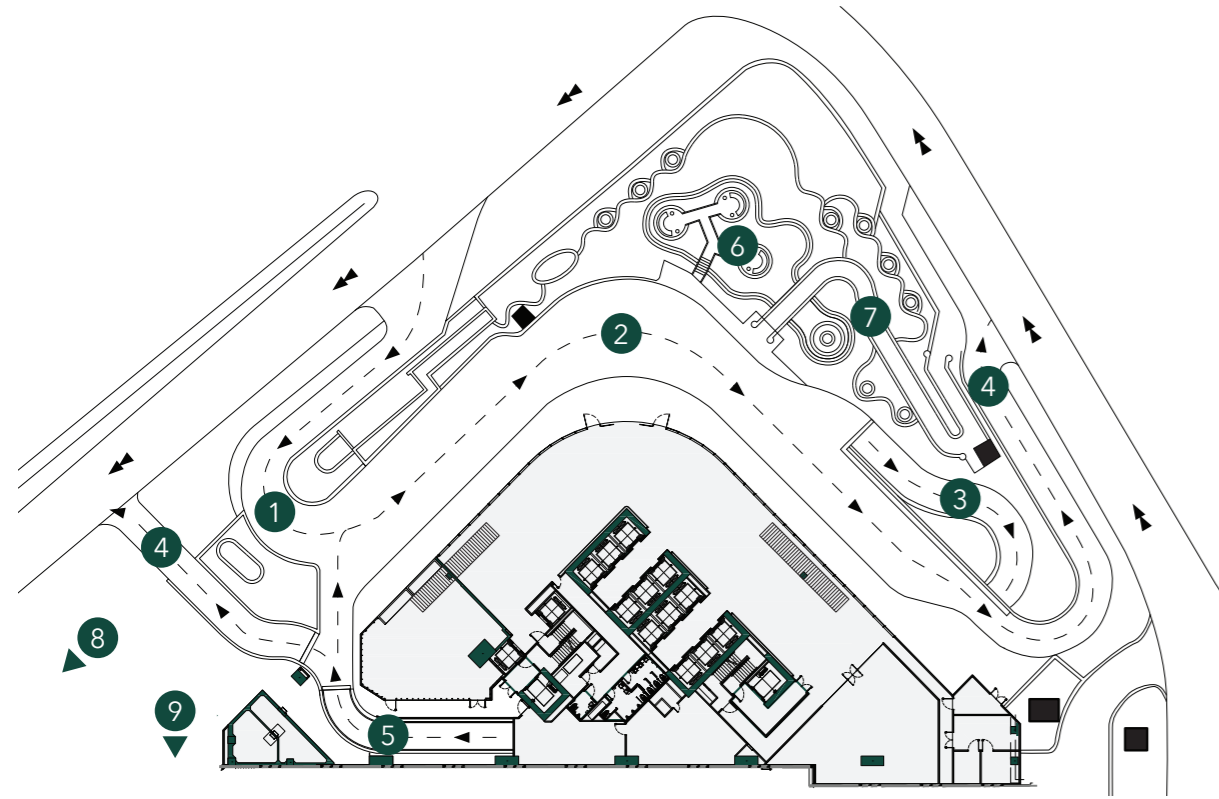
Located at the heart of the metropolitan, Rajawali Place sits in the middle of the business and entertainment hubbub of the capital.

- | | |
|--|---------------------------------------|
| 1. National Monument | 10. LOTTE Shopping Avenue |
| 2. Embassy of United States of America | 11. Setiabudi One |
| 3. Plaza Indonesia Shopping Center | 12. Embassy of the Russian Federation |
| 4. Grand Hyatt Hotel | 13. Metropolitan Medical Centre |
| 5. Grand Indonesia Shopping Mall | 14. Embassy of Malaysia |
| 6. Kempinski Hotel | 15. Polda Metro Jaya (Police HQ) |
| 7. Mandarin Oriental Hotel | 16. Indonesia Stock Exchange |
| 8. Embassy of Germany | 17. Pacific Place Shopping Center |
| 9. Istana Negara (National Palace) | 18. Embassy of China |

The strategic location also provides seamless commute using different means of public transportation:

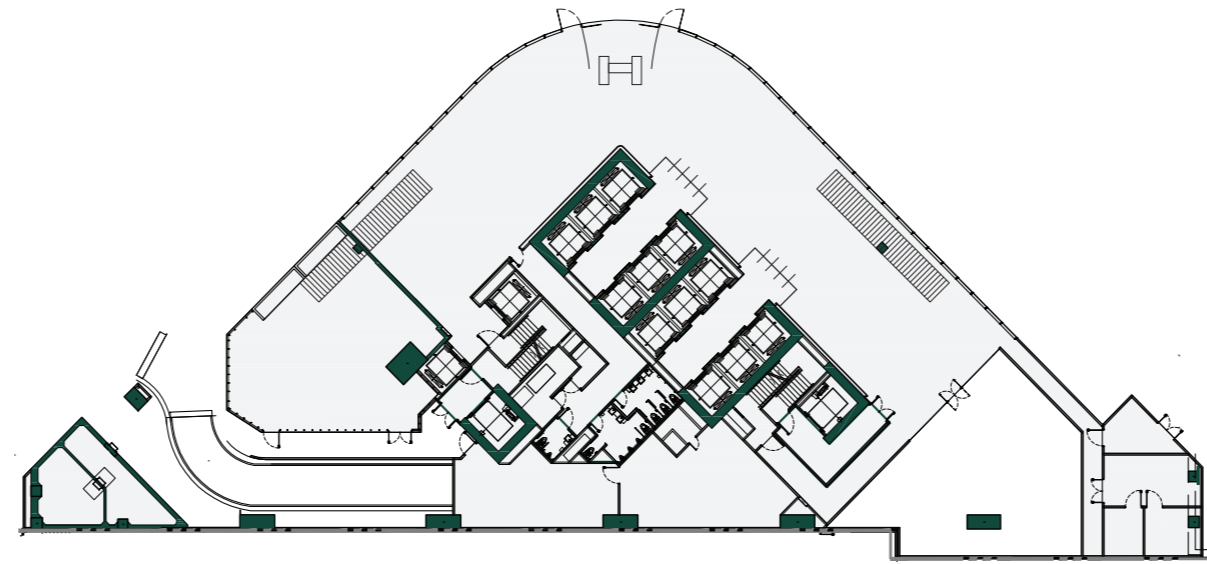
- | | |
|--------------------------------------|---|
| 1. Sudirman KRL Station | 5. Manggarai KRL Station |
| 2. Dukuh Atas 2 Transjakarta Station | 6. Setiabudi LRT Station |
| 3. Dukuh Atas LRT Station | 7. Setiabudi Utara Transjakarta Station |
| 4. Setiabudi Astra MRT Station | |

SITE MAP



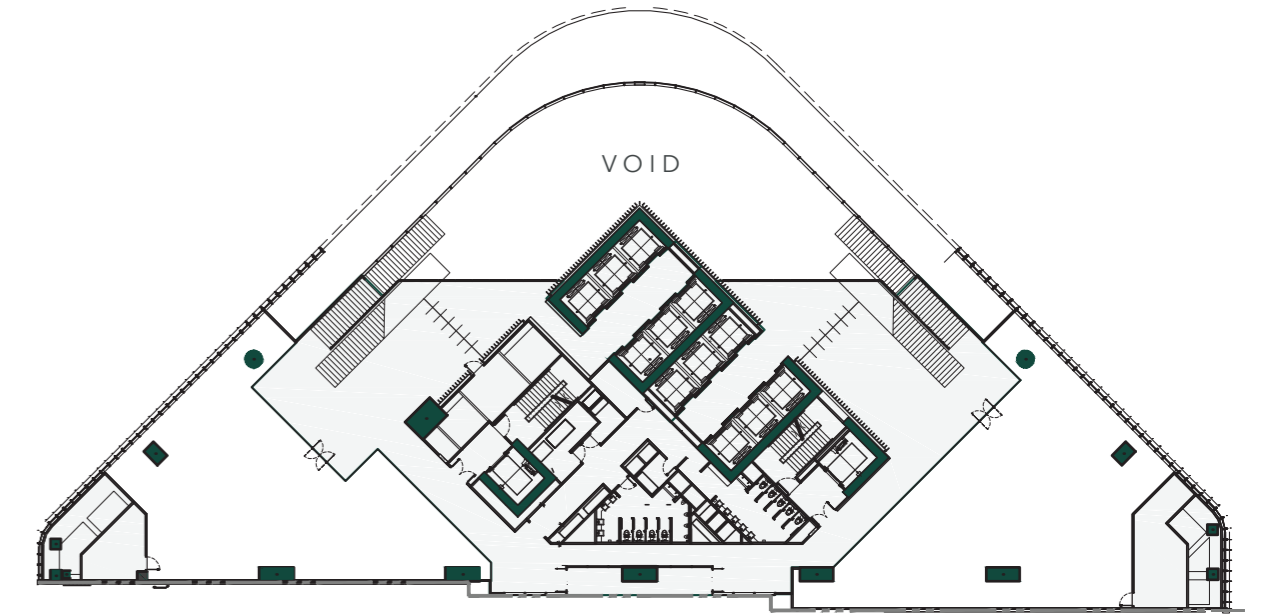
- | | |
|------------------|---|
| 1. Entrance | 6. Office Pavilion |
| 2. Drop Off Area | 7. Pedestrian Walkway |
| 3. Basement In | 8. The Residences at
The St. Regis Jakarta |
| 4. Exit | 9. The St. Regis Jakarta Hotel |
| 5. Basement Out | |

FLOOR PLAN

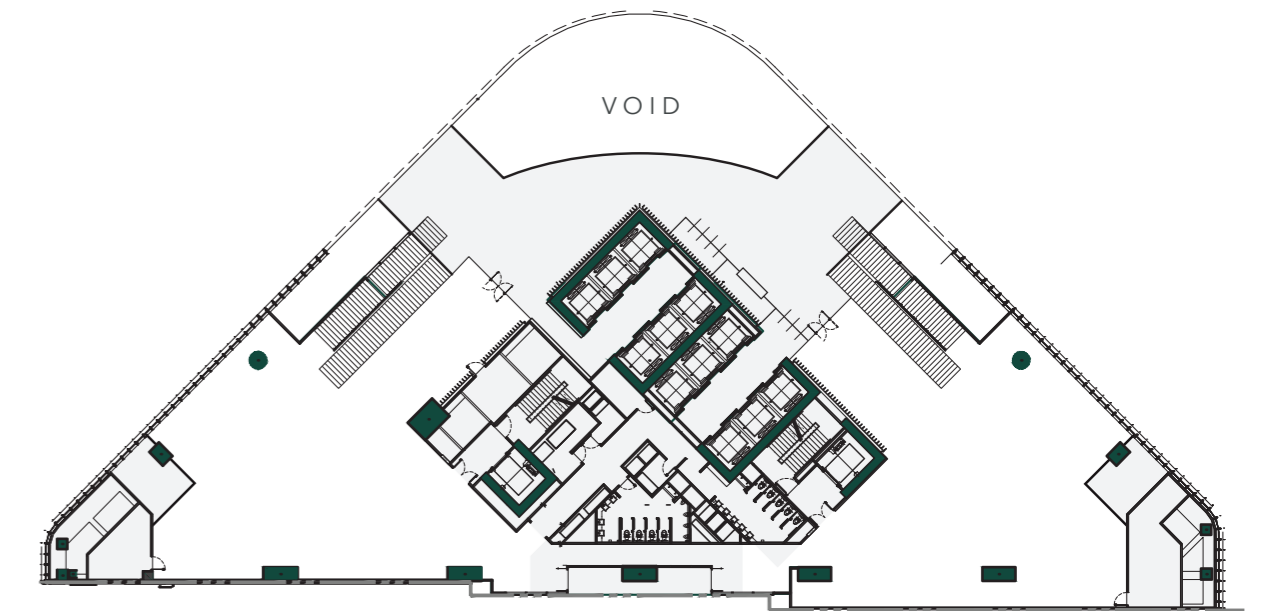


Ground Floor
924 sqm semi-gross area

FLOOR PLAN

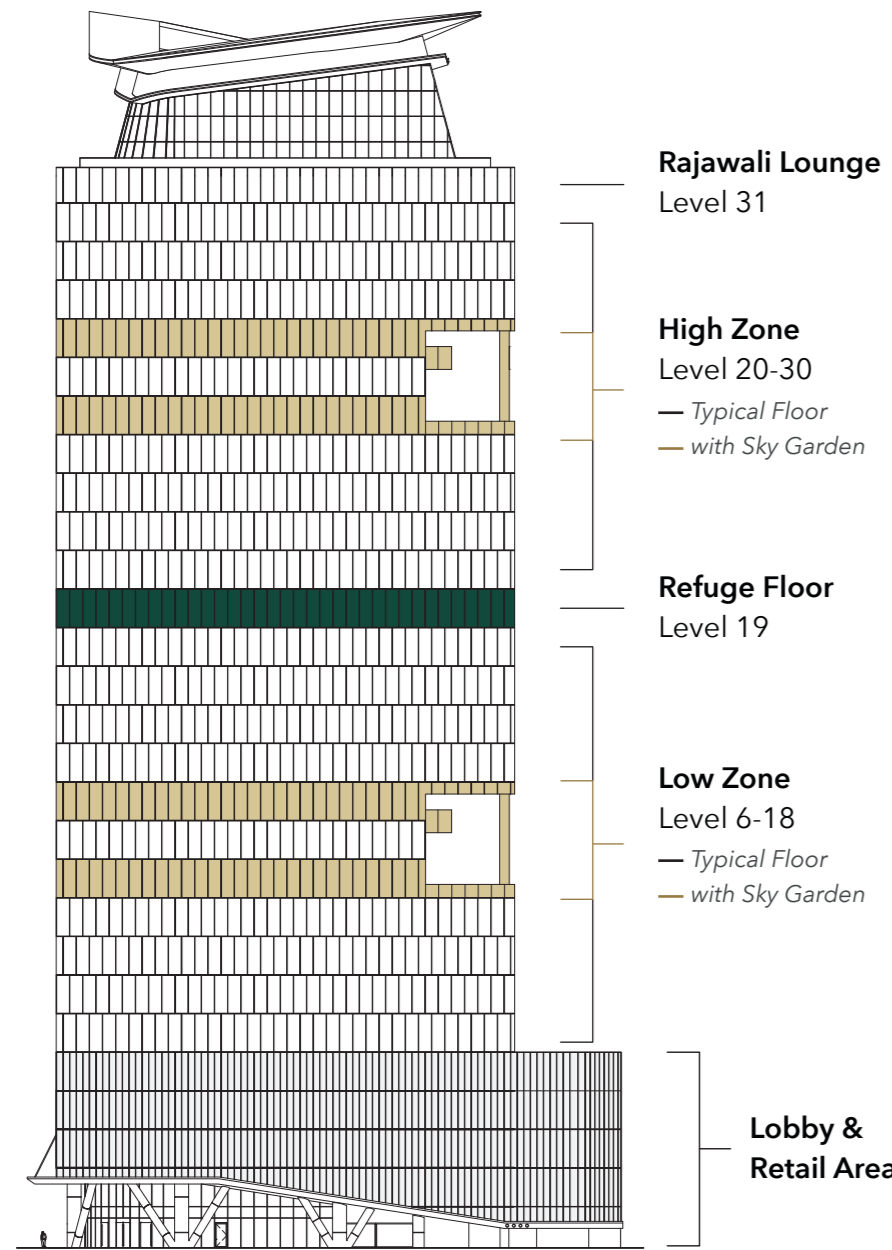


2nd Floor (Mezzanine)
1,214 sqm semi-gross area

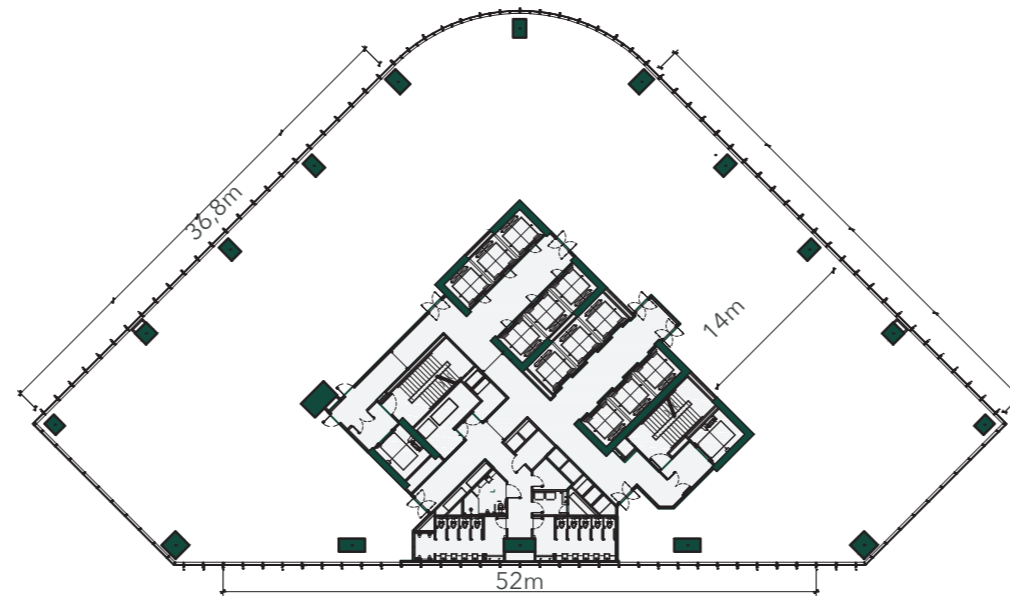


3rd Floor (Mezzanine)
1,417 sqm semi-gross area

TOWER ELEVATION



FLOOR PLAN

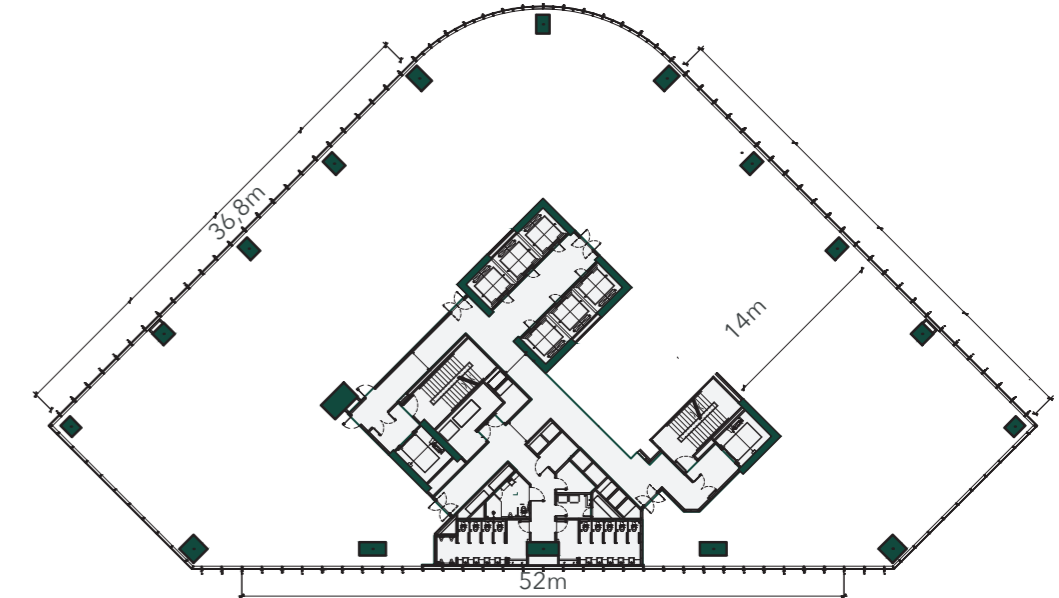


Low Zone
1,750 sqm semi-gross area

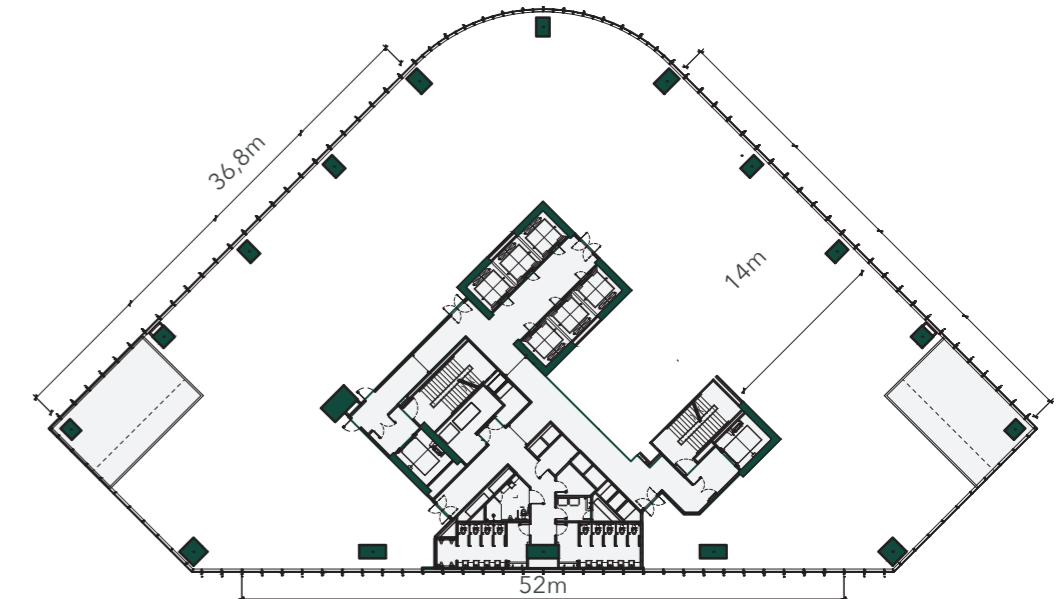


Low Zone with Sky Garden
1,634 sqm semi-gross area
123 sqm terrace area

FLOOR PLAN



High Zone
1,810 sqm semi-gross area



High Zone with Sky Garden
1,694 sqm semi-gross area
123 sqm terrace area

LOW ZONE TEST FIT

WORKING AND MEETING SUMMARY

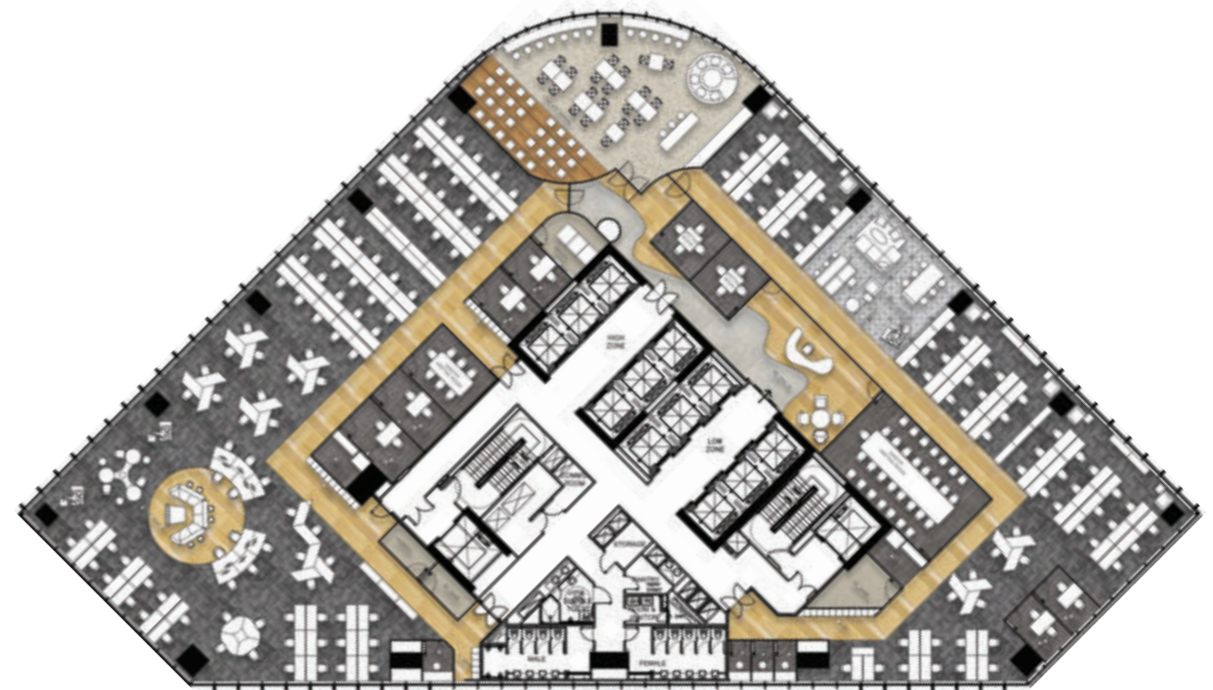
Focus Office	: 6
Open Work Station	: 164
Collaboration Seats	: 24
Big Meeting Room (34 pax)	: 1
Medium Meeting Room (7 pax)	: 1
Small Meeting Room (4 pax)	: 2
Phone Booth	: 4

TOTAL AREA AND HEADCOUNT

Total Usable Area (sqm)	: 1465
Total Head Count	: 168
Total Area per Headcount (sqm)	: 87,7

MEETING SUMMARY

Reception	: 1
Breakout Area	: 71
Storage / Filing	: 3
Copier Printer	: 2
Nursery Room	: 1
Locker Spot	: 4



LOW ZONE TEST FIT

BUILDING SPECIFICATIONS

Land Size	: 2.4 ha
Building Size	: 42,354 sqm
Building Height	: 142 m
Number of Floors	: 27 tenancy floors with 6 basement levels
Average Semi Gross Area	: Low zone - 1,750 sqm High zone - 1,810 sqm
Efficiency Ratio	: 85%
Floor Load Capacity	: 250 kg/sqm
Floor to Ceiling Height	: Ground floor -12 m Typical floor - 3 m (after raised floor)
Toilets	: Male, Female, and Disabled or VIP per floor
AC System	: Centralized AC with a chiller system
Fire Protection	: NFPA Standard and SNI
Lifts	: 6 passenger lifts per zone, 1 service lift, 2 basement lifts, 1 executive lifts
Power Capacity	: 120,000 watt/ floor
Building Facilities	: Retail area, coffee shop, staff canteen, ATM, drug store, conference room, function room, gym & musholla

DEVELOPMENT TEAM

Developer	: PT. Permadani Khatulistiwa Nusantara
Architect	: Gensler, UK
Architect of Record	: PT. Pandega Design Weharima (PDW)
Interior Designer	: Ortiz Leon
Structure Engineer	: Ramboll, UK PT. Gistama Intisemesta
ME Consultant	: PT. Metakom Pranata Ramboll, UK
ME Contractor	: PT. Arista Pratama Jaya
Landscape Designer	: Bill Bensley
Lighting Designer	: Meinhardt Lighting
Security Consultant	: PT. Wiragarda Wahana Waspada
Facade Consultant	: Meinhardt Facade



We are Indonesia's leading real estate investment and asset management company, with over 30 years of experience in the Asia Pacific region. At the very heart of our business is the principle to create long-term value for our investors, while having a sustainable and positive impact on the communities we operate in. By investing responsibly we generate good jobs, support local communities, and strengthen local economies.

Today, we employ 70 people in 3 offices worldwide, while our portfolio of hotels and property assets employ a further 5000 people.



For further inquiries, please contact:
Savills +6221 293 293 80

All art renderings contained in this brochure are artist impressions only. The Developer reserves the right to modify any parts of the building, internal layout information and specifications prior to completion, which do not form part of an offer or contract. Floor areas are approximate measurement and subject to adjustment and final survey. While every reasonable care has been taken in preparing this brochure, none of the Landlord, the Developer, the Property Agent, and their respective subsidiaries, agents, and representatives makes any warranty, representation or undertaking whether expressed or implied, or assumes any legal liability or responsibility in connection with the accuracy or usefulness of the content of this brochure

RAJAWALI PLACE

A Development By
PT. Permadani Khatulistiwa Nusantara

A Member of
Rajawali Property Group