



## DBS TOWER – CIPUTRA WORLD 1 JAKARTA

Jl. Prof. Dr. Satrio Kav. 3-5, Karet Kuningan, Kec. Setiabudi, Karet Kuningan – Jakarta Selatan

(Office | Commercial | Hotel | Apartment)



**DBS Bank Tower** is a NEW PREMIUM Office building located at the heart of Jakarta's Central Business District.

**DBS Bank Tower** is one of two office buildings in Ciputra World 1 / DBS Bank Tower, the other being Ciputra World 1 Tower 2. With a total building size of 61.500 sqm, the office building in Jl. Dr. Satrio No. 3-5 is available for strata and lease.

**DBS Bank Tower** is a tall building of 33 storeys that is of walking distance to Ciputra World Jakarta, ITC Kuningan and Mal Ambassador. **DBS Bank Tower** is equipped with 18 lifts that is split into 3 zones, namely Low Zone, Mid Zone and High Zone, and a dedicated service lift and executive lift.

**DBS Bank Tower** has 1.250 parking lots to serve the office tenants and guests and ATM, Food court, Restaurant and Bank as facilities in the office complex.

### ● WHY DBS TOWER:

- 2nd tallest office building in Indonesia



- Unparalleled business address
- Company that needs to attract brightest and best talent as the office is located in the best location and best infrastructure
- Office is interconnected with luxurious Mall Ciputra World Jakarta
- Office is interconnected with 5-star plus luxurious Hotel Raffles
- Office is interconnected with Ascott Kuningan Service Apartment and Residence

● **Facility:**

- **Grade A office building with high security**
- **Selected tenant list**
- **Total of 33 floors with 90 percent occupancy**
- **High floor to ceiling of 2.75 m**
- **Fast lift facility with separated into 3 zone**

**LOT PARKING:**

150 sqm for every 1 lot Parking Un-Reserve

## COMMERCIAL TERM

|   |  |  |
|---|--|--|
| <p><b>TYPICAL UNIT: STRATA &amp; LEASE</b></p> <p><b>BASE RENT</b><br/> <b>Office – Typical (Office Lease ByCiputra):</b><br/>                 IDR. 350,000/sqm/month (exclude tax)</p> <p><b>Office Strata:</b><br/>                 IDR. 250,000 – IDR. 300,000/sqm/month (exclude tax)</p> <p><b>SERVICE CHARGE:</b><br/> <b>PRIVATE OWNERSHIP (STRATA):</b><br/>                 IDR 65,000 /sqm/month – exclude tax<br/> <b>OWNER by CIPUTRA (LEASE):</b><br/>                 IDR. 92,500 / sqm/month – exclude tax</p> <p>(Electric for AC, lighting &amp; Power Outlet are separated metered)</p> <p><b>TERM OF PAYMENT:</b><br/>                 Refer to the Renting Period &amp; Negotiation</p> <p><b>SECURITY DEPOSIT:</b><br/>                 3 months Gross Rent</p> <p><b>PAYMENT SC:</b><br/>                 Quarterly in advance</p> <p><b>LEASE TERM:</b><br/>                 Minimum 2 years</p> | <p><b>OVERTIME CHARGE:</b><br/>                 Electricity : Separately Metered<br/>                 AC : Separately Metered</p> <p><b>TELEPHONE:</b><br/>                 Telephone Deposit : TBA<br/>                 Installation Cost : TBA</p> <p><b>PARKING:</b><br/>                 Reserved Basement : IDR. 15,000,000 Annually<br/>                 Unreserved : IDR. 8,000,000 Annually<br/>                 Motorcycle : IDR. 2,000,000 Annually</p> <p><b>NORMAL OFFICE HOURS</b><br/>                 Monday - Friday : 07.00 – 18.00<br/>                 Saturday : 07.00 – 13.00<br/>                 Sunday : N/A</p> |  |
|---|--|--|



**BUILDING SPECIFICATION**

**BUILDING COMPLETION:**

Q1 2013

**LETTERABLE AREA**

61,500 sqm

**NUMBER OF FLOOR**

Total Floor : 33 floor  
 Retail : TBA  
 Typical Office : TBA  
 Penthouse : TBA  
 Hellipad : TBA  
 Roof Top : TBA

**TYPICAL FLOOR SIZE**

Typical : 2,100 sqm

**CEILING HIGH**

Typical : 3,2 sqm  
 Lobby : TBA

**TOTAL PARKING**

Basement : TBA  
 Parking Lots : TBA

**ACCESSIBILITY**

Easy Access to Public  
 Transport (taxi, buses)

**LIFTS / ELEVATORS**

Low Zone: 5  
 Mid Zone: 5  
 High Zone: 5  
 Service Lift: 2  
 Car Park: TBA

**EXECUTIVE TOILET**

Every Floor : 1

**LOADING CAPACITY**

(Kg/sgm)  
 Typical : 250

**ELECTRICAL CAPACITY**

TBA

Toilets

Male Urinal: 3

Male Cubical: 3

Female Cubical: 3

Executive: 1

**POWER BACK UP**

100% by Genset

**AC SYSTEM**

Split duct ceiling with VRP System

**AC Zooning**

Zones/floor

**TELECOMUNICATION**

WiFi Coverage - Fiber Optic  
 Building Automation System

**FIRE SAFETY & SECURITY**

Sprinkler - Heat & Smoke Detector  
 Extinguisher – Hydrant  
 Fire Alarm – CCTV  
 Access Card – Check Point

**FACILITIES:**

Banking Hall BCA + ATM  
 Restaurant  
 Mini Market  
 Multi Function Hall  
 Central Park Mall  
 Garden Shopping Arcade



SPACE AVAILABLE

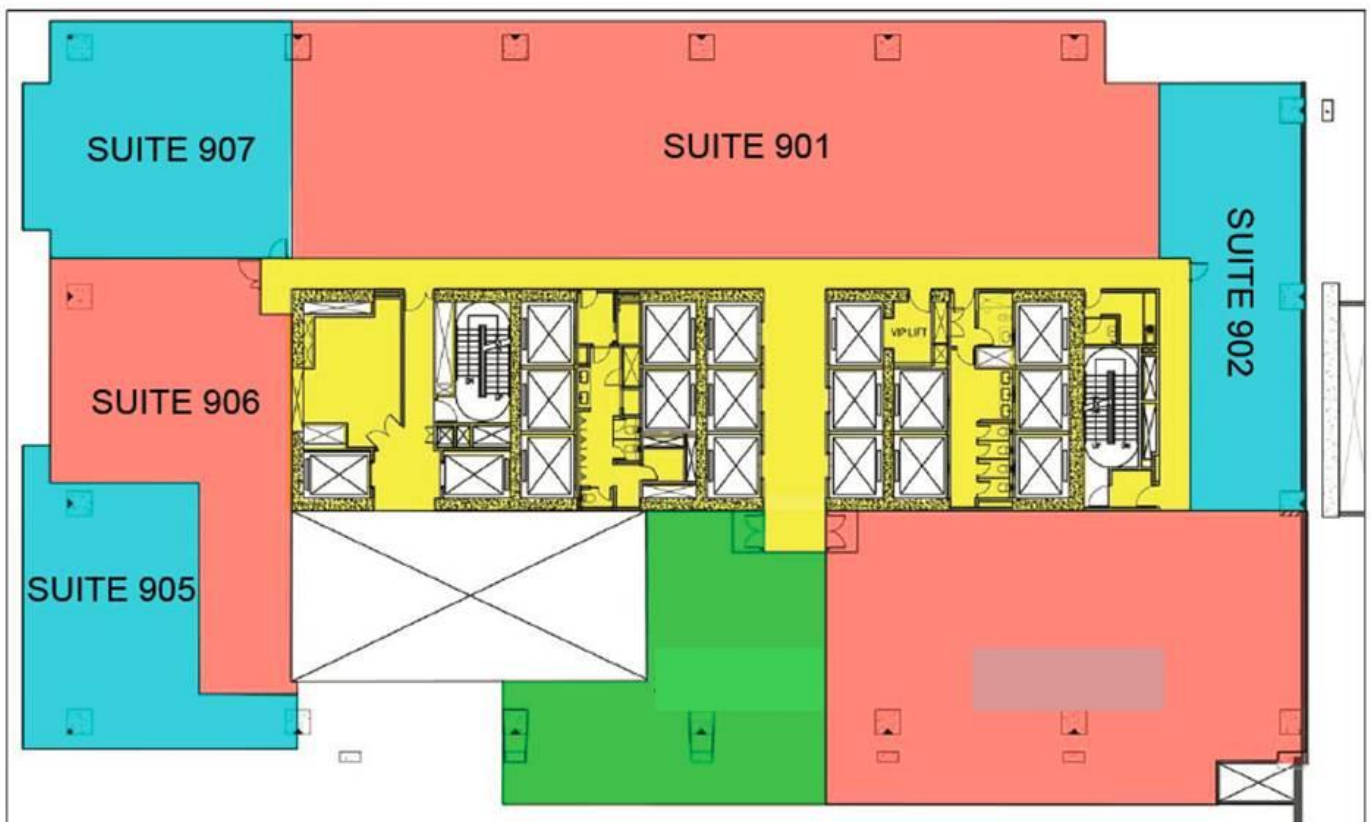
9<sup>th</sup> FLOOR

SUITE 901

SEMI FURNISH condition

SALE Price: IDR 47,500,000 per sqm (exclude tax)

RENT Price: IDR. 250,000 /sqm/month (Exclude VAT & PPh)



Suite 901 :  
Semigross : 540.38 sqm

Suite 905 :  
Semigross : 143.24 sqm

Suite 907 :  
Semigross : 164.73 sqm

Suite 902 :  
Semigross : 146.85 sqm

Suite 906 :  
Semigross : 193.72 sqm



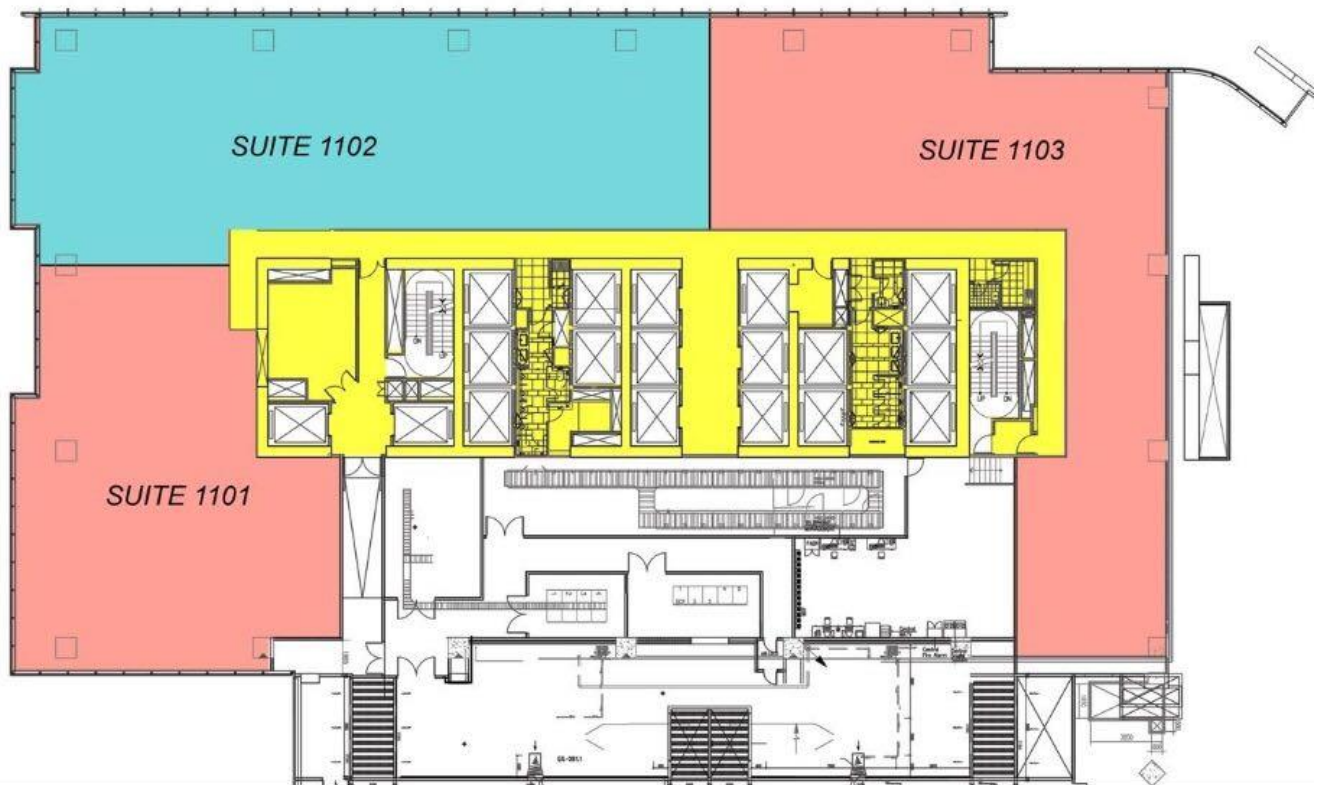
SPACE AVAILABLE

11<sup>th</sup> FLOOR

SUITE 1102

BARE condition

RENT Price: IDR. 250,000 /sqm/month (Exclude VAT & PPh)



**SUITE 1101 :**  
SEMIGROSS (RED + % YELLOW) : 397.15 sqm

**SUITE 1102 :**  
SEMIGROSS (BLUE + % YELLOW) : 570.58 sqm

**SUITE 1103 :**  
SEMIGROSS (RED + % YELLOW) : 511.03 sqm