



Sampoerna Strategic Square





Sampoerna is one of the most respected name in the Indonesia business community. It is a name associated with unquestionable integrity, with a reputation of striving for excellence.

The holding company, PT Sampoerna Strategic, acquired the building which was subsequently renamed Sampoerna Strategic Square in late 2005. The building refurbishment has significantly improved

the property's infrastructure and comprehensively upgrade the services and facilities.

PT Sampoerna Strategic together with a number of other group companies are major occupiers within the building and intend to be so for many years to come. This ensures that long term solutions have been sought and implemented at all levels throughout the renovation project.

The building therefore represents an unprecedented opportunity for occupiers who share a similar philosophy and seek the best building in which to satisfy their long term business needs.

If it's Sampoerna, you know it's sempurna



SAMPOERNA STRATEGIC SQUARE

Sampoerna Strategic square consists of two towers each with 32 office floors, providing a total lettable area of approximately 77,000 sqm semi gross. Built on 3.5 hectares of land, it is centrally located in the heart of Jakarta's prime business district. The location boasts of multiple access points and is free from the odd-even plate policy zone.

Designed and built to the highest international standards, the building has been extensively refurbished with service facilities upgraded. Artistic yet functional design and spaciousness, represents an excellent opportunity for both local and international tenants.

From both an aesthetic and technical standpoints, the range of facilities and amenities offered within the building ensures its unique position in the Jakarta market place.

KEY FEATURES

- Superb location/access
- High technical specification
- Smart IT infrastructure
- Safe and secure working environment
- Generous covered parking facility
- Heavy floor loading capability
- Highest quality finishes
- Wide range of ancillary cafés, restaurants and supporting retail facilities
- Beautiful landscaped gardens measuring about two hectares
- Professional property management

TENANT PROFILE

The existing tenant profile combines a mix of international companies and a number of well known local companies. We will maintain a similar tenant profile as the balance of the vacant space leased.

The building will be attractive to occupiers who require:

- Peace of mind that their staff can work in a safe and secure working environment.
- Comfort that the building and its various services have been designed, built and are maintained to the highest possible standards.
- A wide range of amenities and facilities in keeping with a prime grade A office building.
- The ability to focus on their own business needs safe in the knowledge that the operation and management of the building is in the hands of professionals who take a long term view.

PROPERTY MANAGEMENT

The property is professionally managed by the in-house management, a subsidiary of PT Sampoerna Strategic. Dedicated and experienced professionals, in their respective fields of building operations, are retained to ensure that best practice is implemented in all areas of the property management operation with tenant welfare, safety and security being the foundations upon which this property management philosophy is built.



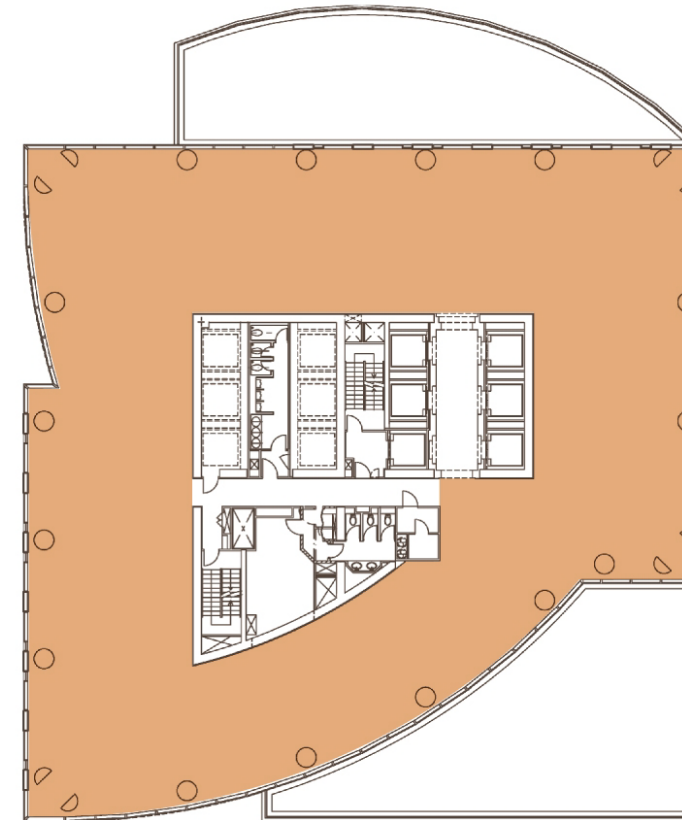


GROUND FLOOR PLAN

Unit size from 150 sqm to 700 sqm

Very prominent location

Suitable for banks and retail



TYPICAL MID-HIGH ZONE (FLOORS 7 - 32)

Floor plate from 1,207 sqm to 1,258 sqm

Fast lifts for quick, easy access

Very good natural light

Flexible floorplate

MEZZANINE FLOOR PLAN

Unit size from 600 sqm to 1,500 sqm

Direct elevator access from GF
and all parking level below



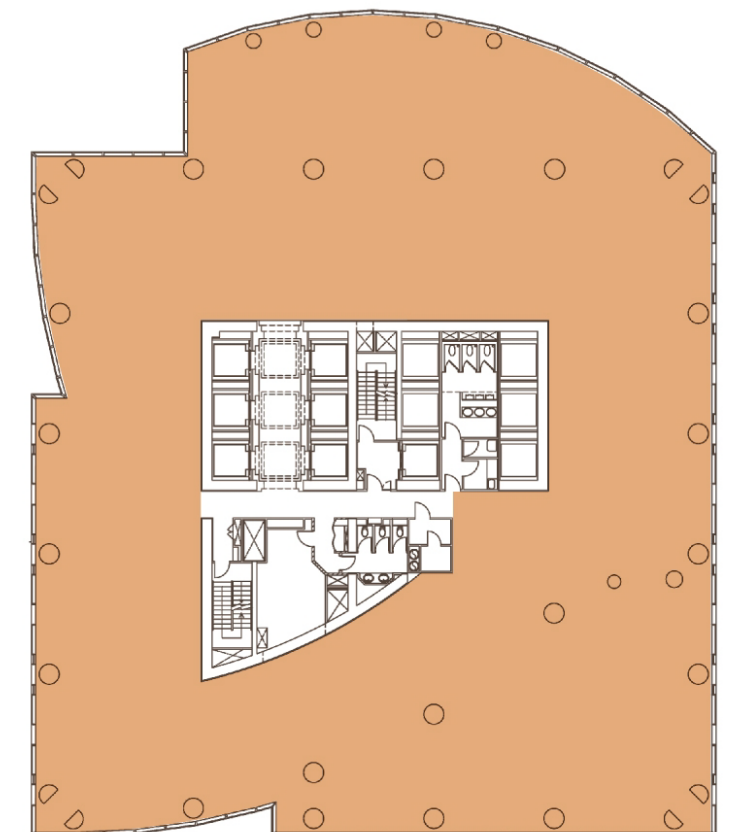
TYPICAL LOW ZONE (FLOORS 3-6)

Floor plate 1,640 sqm

Under floor trunking for easy cable management

2.7 m clear ceiling height

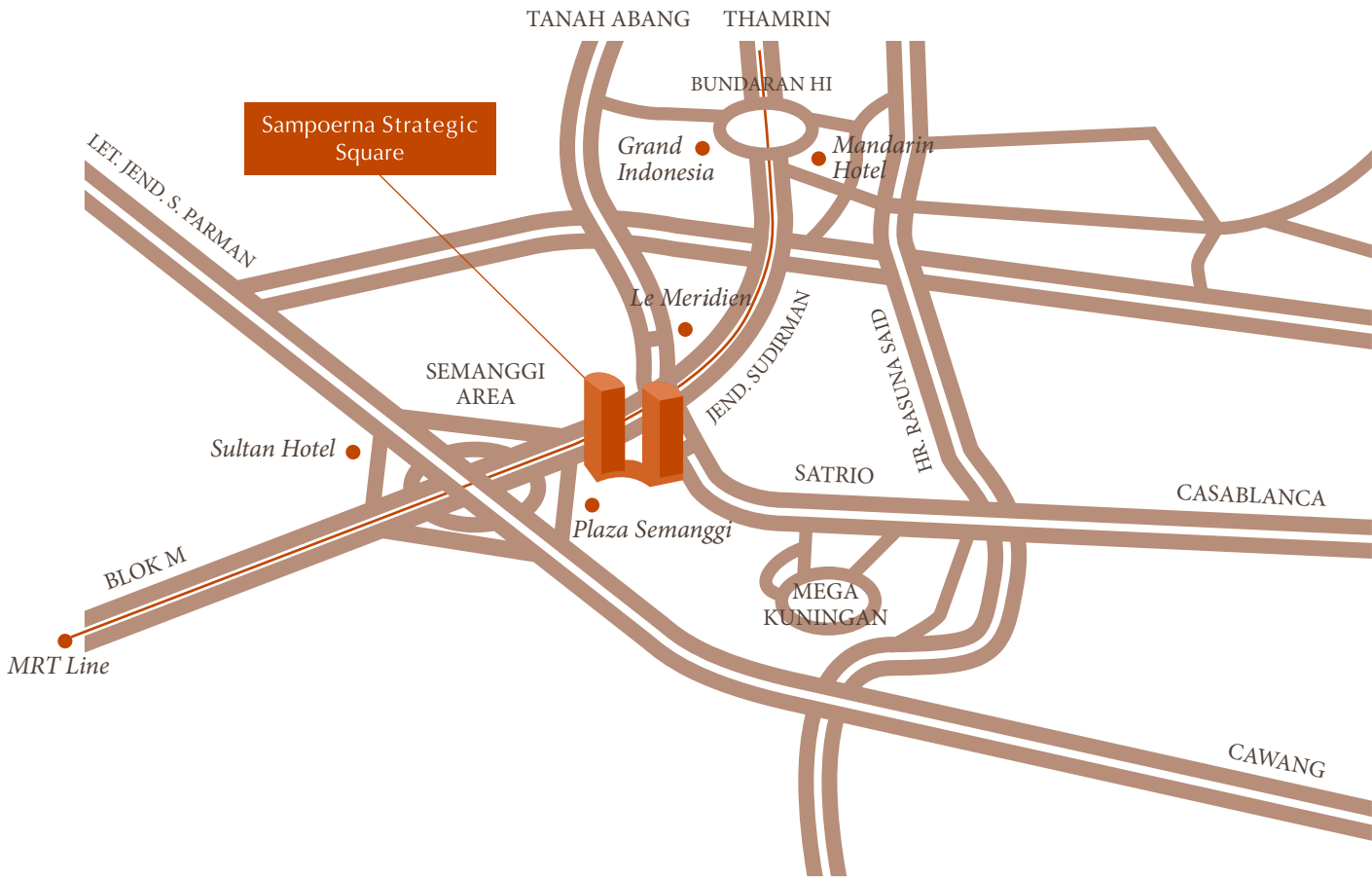
Roof deck for any heavy a/c requirement







LOCATION



SITE PLAN



Property Specifications

AREAS

Site area	3.5 hectares
Rentable area	Office 77,000 sqm (within two towers) Banking, restaurant, retail 8,950 sqm
Typical office floor area	1,207-1,640 sqm semi gross
Number of floors	2 Basement levels, Lower Ground, Ground floor, Mezzanine and 30 office floors
Floor plate efficiency	Average 92% net to semi-gross for whole floor occupancy

External	A combination of imported granite, limestone and glazing panels
Internal	Granite, marble, glass, terracotta tiles, finished metals and hardwood paneling

TYPICAL FLOOR SPECIFICATIONS

External Walls	Modular glazing panels
Inter-Tenancy Partitions	Double Gypsum with Rockwool insulation
Flooring Bare	Concrete, ready to finish with 3 compartment under floor trunking
Ceiling Standard	Grid system with acoustics tile, 60 x 60 cm

LIFT (PER TOWER)

The provision and speed of the lifts within the building is very good by typical Jakarta office standards.

Low rise zone	Ground Level-17th floor – 6 lifts (24 persons at 210 m/minute)
High rise zone	Ground Level, 18th floor-32nd floor – 5 lifts (24 persons at 300 m/minute)
Service lift	One, serving all floors (150 m/minute)
Car parking lift	Two, serving Ground Level, Lower Ground Level, P1 and P2 (90 m/minute)
Retail lift	Two, serving Mezzanine, Ground, Lower Ground, P1 and P2 (11 persons at 90 m/minute)
Manufacturer	Mitsubishi

CAR PARKING

The car parking provision within the building is well in excess of DKI standards and compares very favorably with other buildings in prime CBD locations.

- Lower Ground and two basement levels, accommodating up to 1,500 cars
- Ratio of 1 space per 54 sqm of office area approximately
- All spaces are covered and have direct elevator access to main lobby

DIMENSIONS AND LOADING

Clear ceiling height	Typical office floor	2.7 m (to underside of suspended ceiling) 3.8 m (slab to slab)
	Ground floor lobby	11 m
	Grand Atrium lobby	22 m (top of dome)
Service core to external wall distance	Minimum of 10 m on typical office floors	
Floor loading	Typical office area	300 kg per sqm
	Heavy load zones	500-1,000 kg per sqm (subject to verification)

POWER AND LIGHTING

- 8,305 KVA from PLN
- Emergency backup genset of 4 x 1, 725 KVA plus 2 x 2,000KVA, comfortably exceeding 100% of installed capacity
- Illumination intensity at desk level of 500 lux

AIR CONDITIONING

- A variable air volume system with up to 24 VAV temperature control boxes per floor, in 6-8 independent zones
- Additional condenser-water is available for occupiers with 24-hour air-conditioning requirements

TELECOMMUNICATIONS

- 2,800 pre-installed direct lines
- Central building PABX installed
- Fiber optic broadband available from a number of well known providers
- Space available at roof top level and in risers for occupiers with special communications requirement

FIRE AND SAFETY PROVISIONS

Fully addressable fire alarm and detection system linked to BAS, consisting of heat and smoke detectors, alarm bells, sprinklers and hydrants (backed up by the building generator) and provided in accordance with NFPA and DKI Regulations.

CABLING DISTRIBUTION

A three-compartment under floor trunking is provided throughout the typical office floors, utilizing a 3 x 3 m grid layout and co-coordinated with the reflected ceiling plan and window mullions. Duct space within the main shaft is available for tenants’ computer and data line needs.

SECURITY

Security systems have been extensively upgraded and now include comprehensive CCTV coverage, ramp-proof barriers at all vehicular, access points, full vehicular and pedestrian checks at points of entry to the site, X-Ray Machine before entering the lobby, and state-of-the-art access control systems for both tenants and visitors.

TENANT FACILITIES

- A comprehensive amenities facility at Lower Ground, Ground and Mezzanine levels will feature a variety of cafés and restaurants, a food court, and a range of complementary retail facilities which one would normally expect to find in a grade A office building, e.g. mini-market, pharmacy, bakery, print shop, travel agent, etc.
- A wet pantry and restroom facilites are provided on typical office floors.





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Square

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