

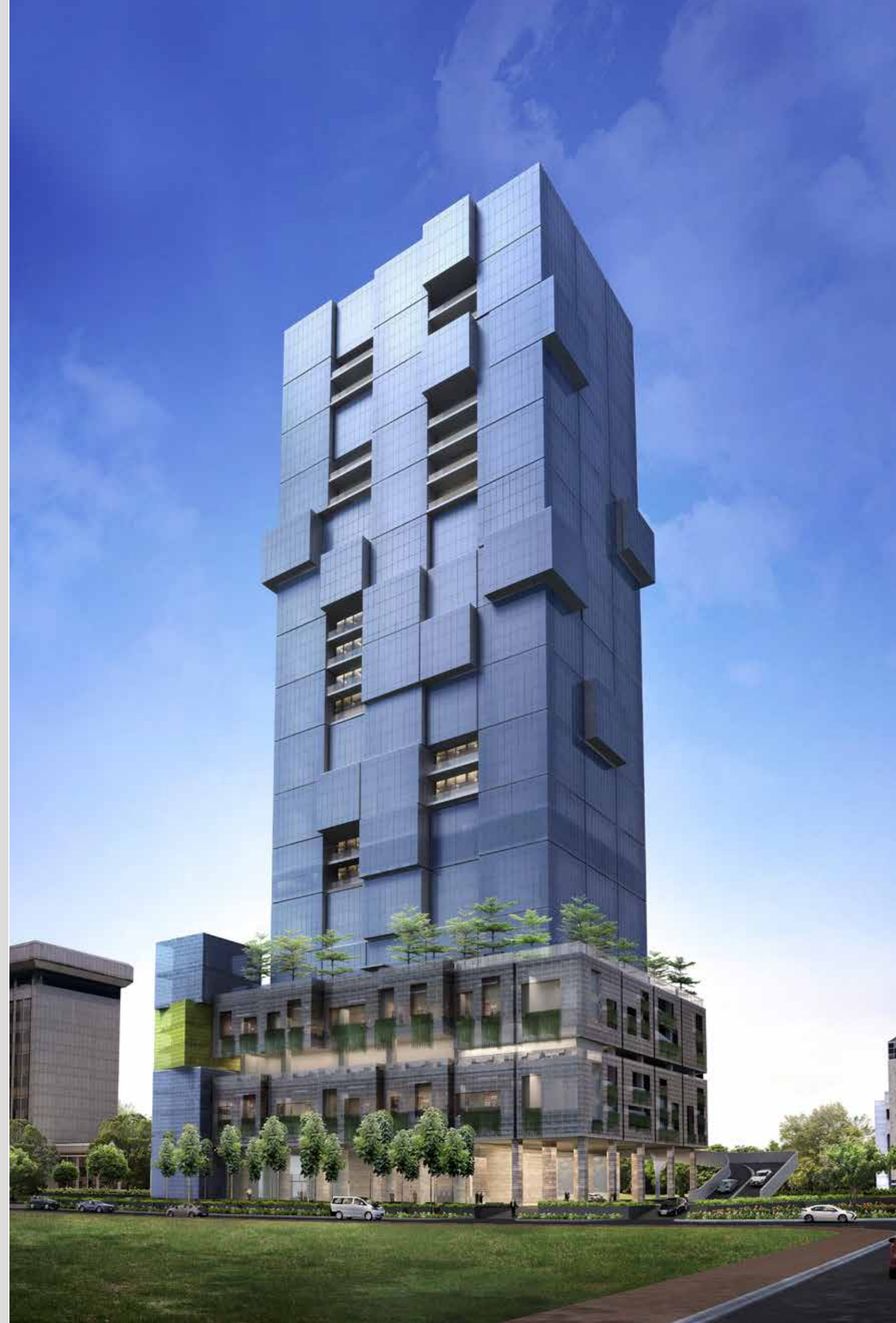


A VISIONARY NEW OFFICE BUILDING
IN THE HEART OF JAKARTA



THE BEST NEW ADDRESS IN TOWN

JB Tower is strategically located next to Thamrin, with excellent access to the CBD area. It is close to MRT & LRT stations, and is not affected by the even/odd license-plate regulation.



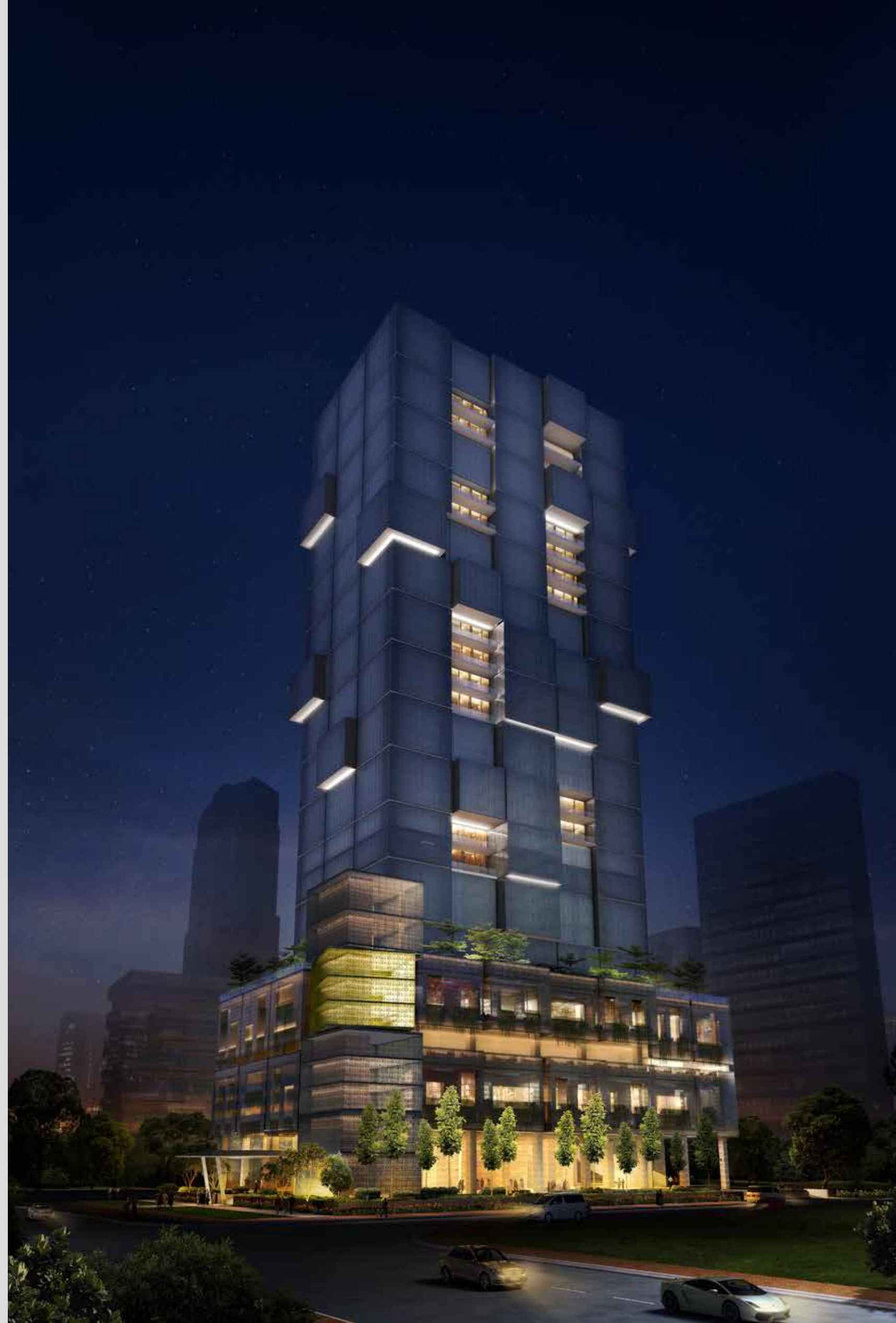
THE ULTIMATE CITY LIFESTYLE

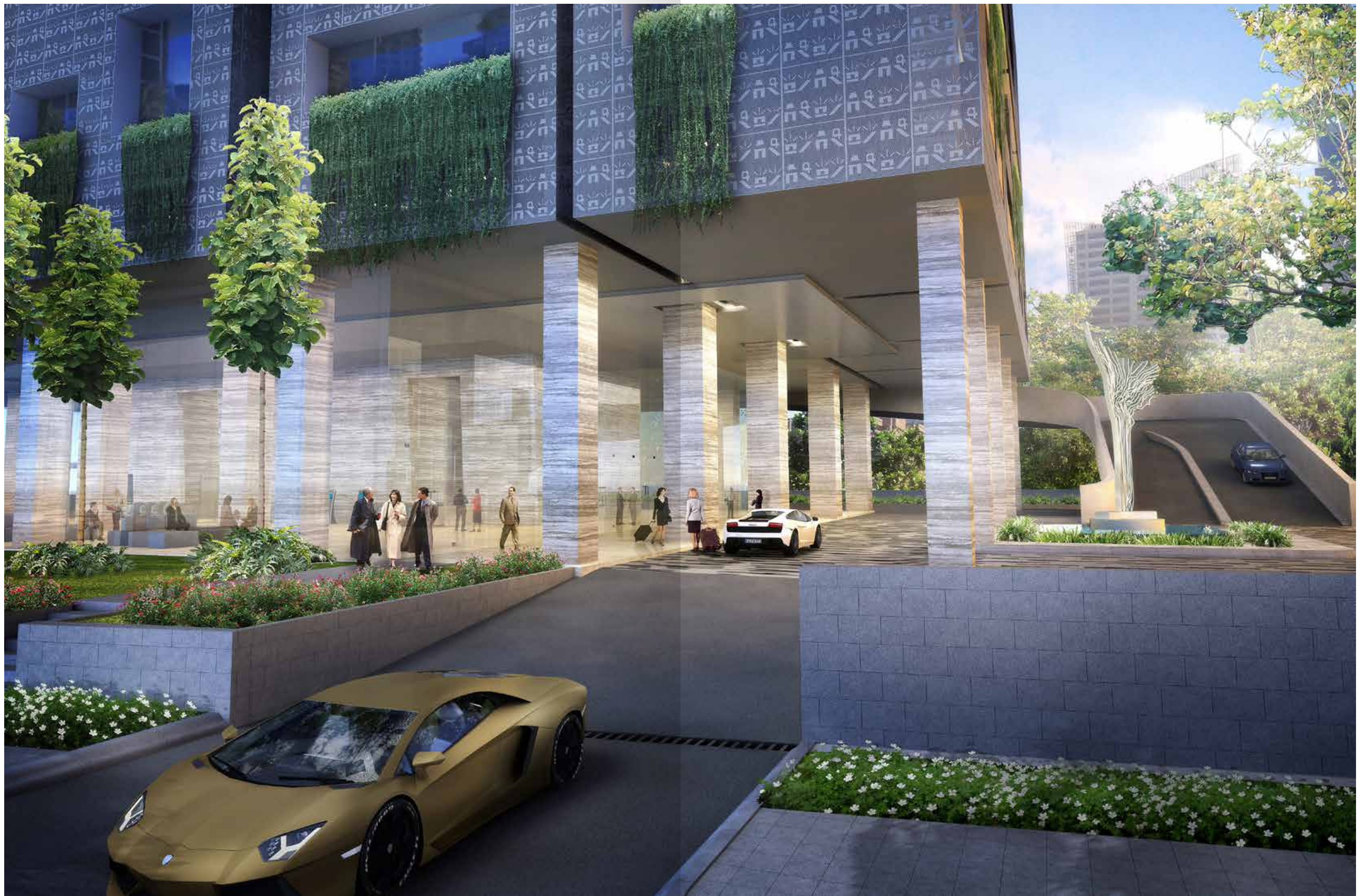
Easy access to a great neighborhood, only minutes away from the culinary delights of Sabang and Wahid Hasyim as well as the large green park of Monas, the National Monument.



AN ICONIC LANDMARK

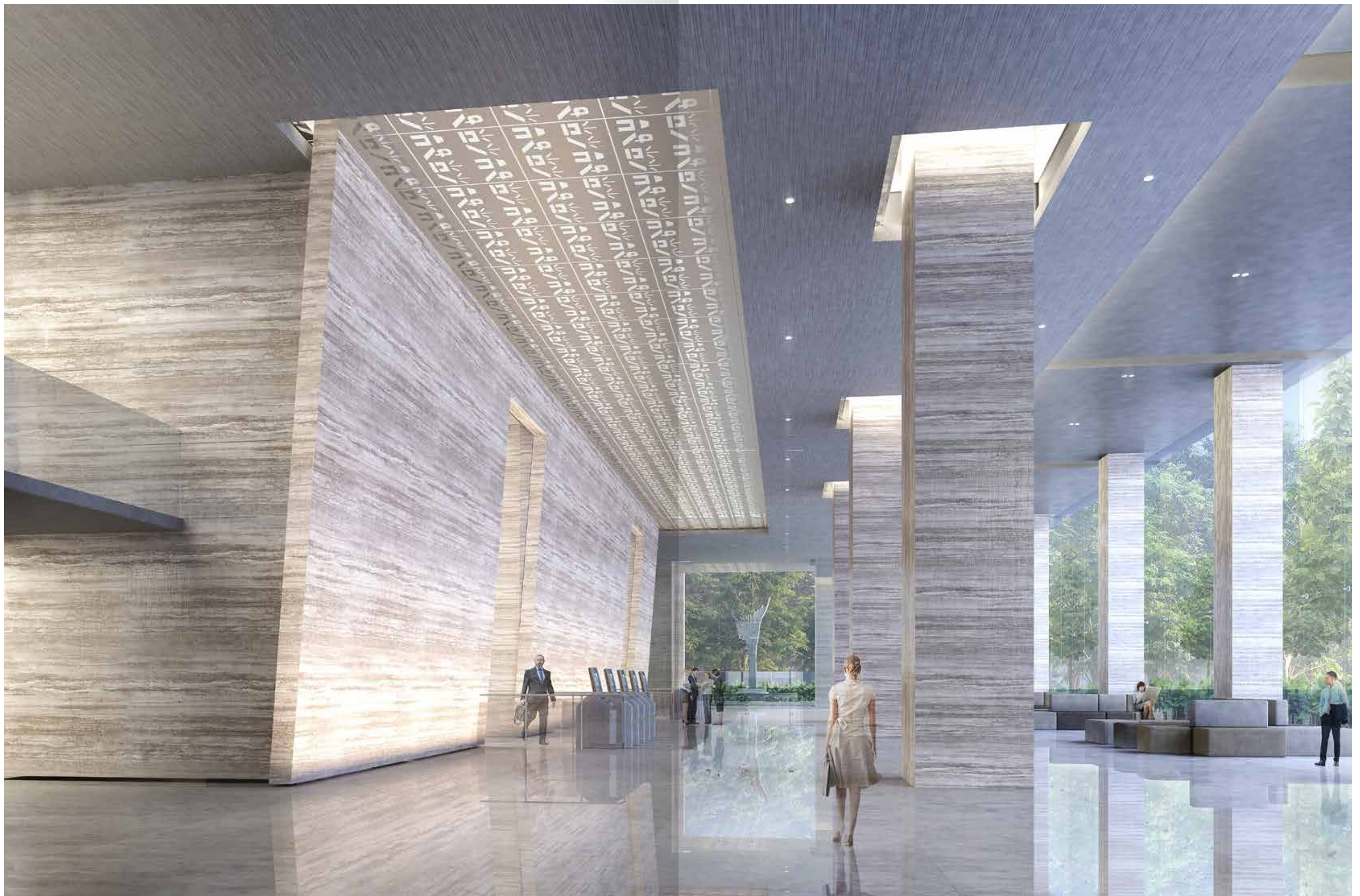
This state-of-the-art 36-story building boasts an iconic architectural design, with a garden terrace and multiple F&B venues as well as other amenities.





DROP OFF AREA

A long and spacious drop off area, marked by an iconic sculpture from noted artist Rita Widagdo, means there's no traffic build up and easy access.



LOBBY

Sophisticated and elegant building materials, equipped with cutting-edge security system.



GARDEN TERRACE

Work or relax on the visionary garden terrace, surrounded by magnificent skyline views and design details inspired by local culture.

THE DEVELOPER

PT. MARDHIKA ARTHA UPAYA (MAU) is a partnership between Asiacross Group Indonesia and Asiawide Holdings Singapore, which have joined to create JB Tower.

Asiacross Group Indonesia, Asiawide Holdings Singapore and Asia Quest Group in Malaysia are affiliates of one another. These three groups have developed visionary high rise developments in China, Malaysia and Singapore, as well as residential property in Indonesia.



Kiaramas, Kuala Lumpur



QQ, Kuala Lumpur



New Century Plaza, Nanjing



Yian Plaza, Guangzhou

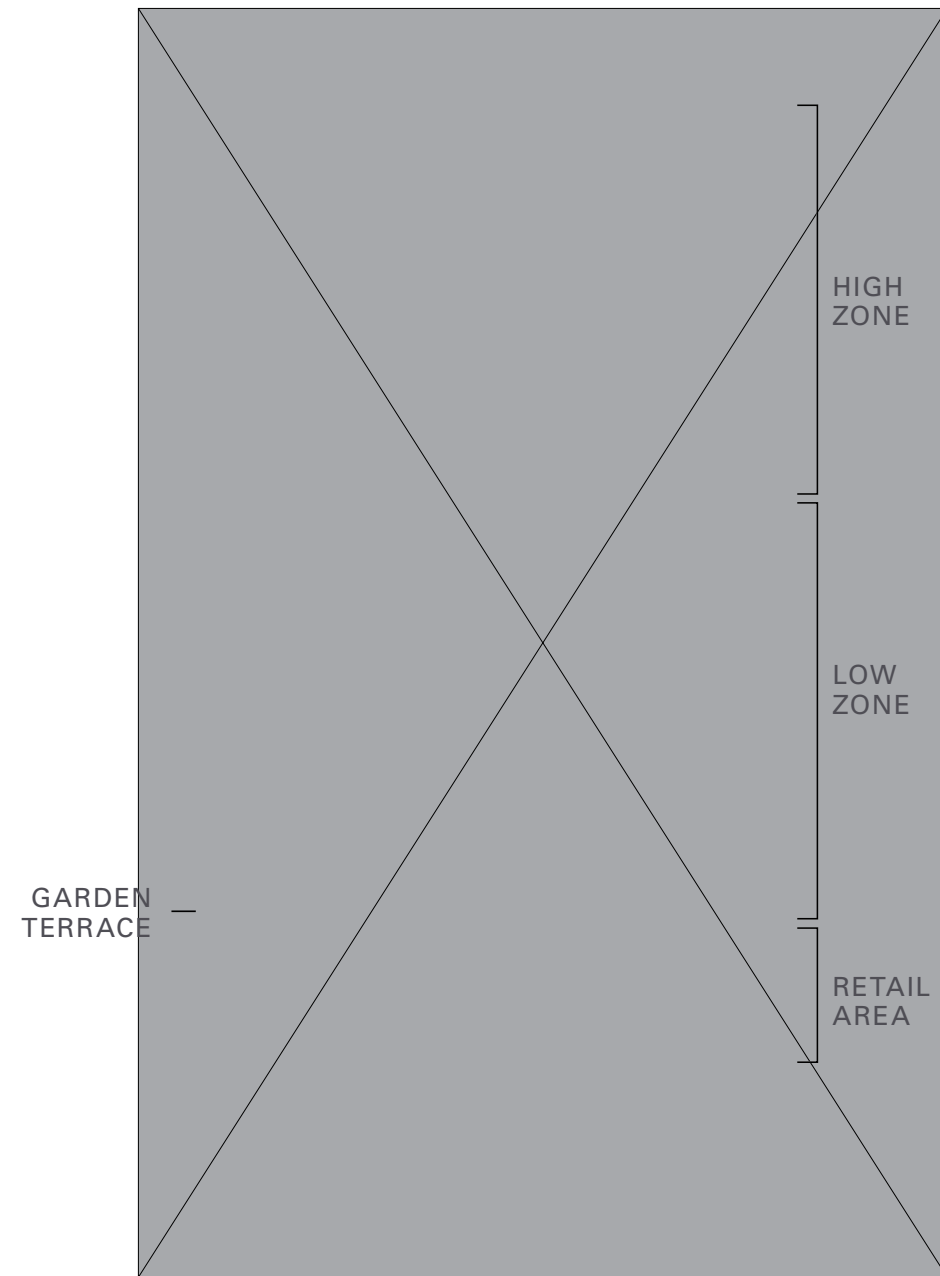


Beach Centre, Singapore



FLOORPLAN

SECTION

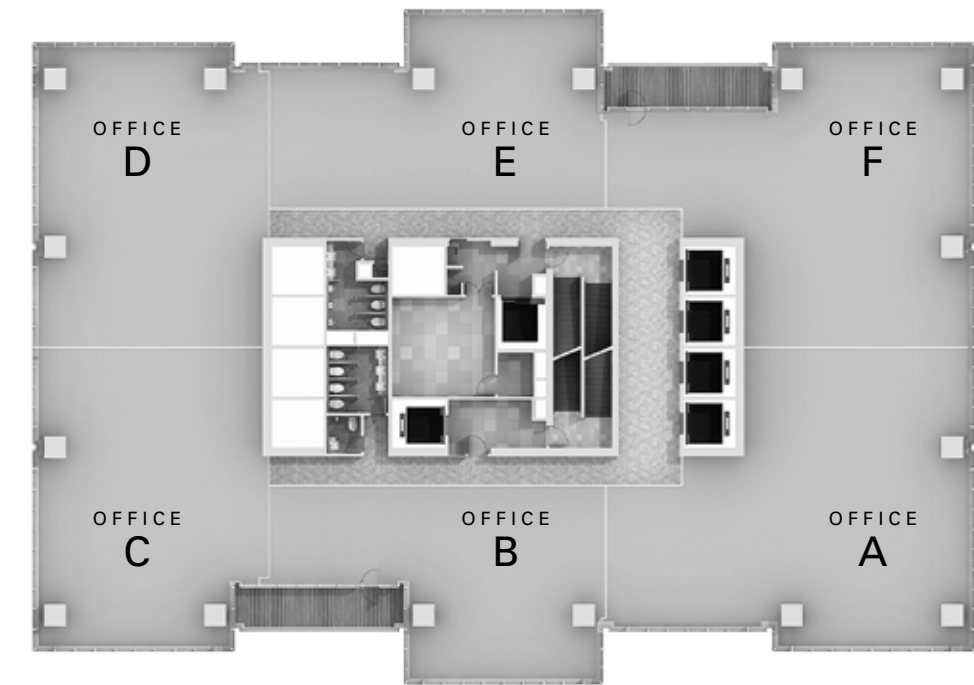


BUILDING SPECIFICATIONS

Total Site Area	5,816 sqm
Total Semigross Area	± 32,000 sqm for Office + ± 3,000 sqm for Resto & Retail
Typical Floor Plate	± 1,200 sqm to ± 1,390 sqm semigross
No. of Floors	26 Levels of Office Space (including Ground & Mezzanine Floor) 6 Levels of Parking (including Retail) 1 Level of Garden Terrace 2 Levels of Basement Parking
Parking	Total 447 Lots
Ceiling Height	Lobby : 7.60 m Typical Floors : 2.75 m 8th Floor: 3.25 m Retail Floors : 4.35 m

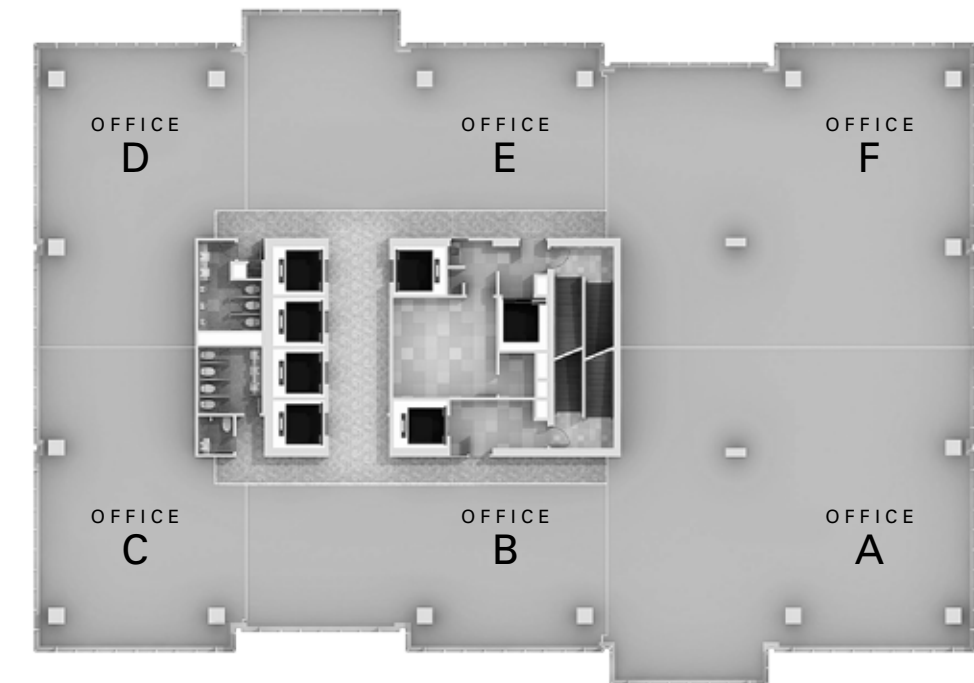
Elevators	4 Units for Low Zone 5 Units for High Zone 1 Unit Executive Lift 1 Unit Service Lift 3 Units Parking Lift
AC Zoning	6 Zones/Floor Centralized Chiller with AHU (Energy Saving)
Power Capacity	PLN 4,152 kVa Allocation/sqm: 92 Va
Power Back-Up	3 Units @ 1,500 kVa
Green Building Certificate	Gold (in process for Platinum)

TYPICAL FLOORPLAN



LOW ZONE

The Low Zone comprises Floors 8 to 23. Each floor plate measures around 1,200 sqm to 1,390 sqm semigross.



HIGH ZONE

The High Zone comprises Floors 25 to 36. Each floor plate measures around 1,200 sqm to 1,390 sqm semigross.



SITE MAP /
GROUND FLOOR



JL. KEBON SIRIH

OFFICE
M

SITTING AREA

LOBBY

JL. HAJI AGUS SALIM

MEZZANINE FLOOR



PROJECT TEAM

PT Mardhika Artha Upaya
DEVELOPER

Denton Corker Marshall (PT Duta Cermat Mandiri)
ARCHITECTURE CONSULTANT

PT Wiratman Structure
STRUCTURE CONSULTANT

PT Arnan Pratama Consultants
M & E CONSULTANT

PT Narama Mandiri
GREEN BUILDING CONSULTANT

PT Trimatra Jasa Prakasa
CONSTRUCTION MANAGEMENT

PT Wijaya Kusuma Contractors
MAIN CONTRACTOR

PT Leads Property Services Indonesia
MARKETING CONSULTANT

PT Factech Indonesia
FACADE CONSULTANT

PT Geotechnical Engineering Consultant
GEOTECHNICAL CONSULTANT

PT Wilde and Woollard Indonesia
QUANTITY SURVEYOR

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