



WTC

1



One of Jakarta's iconic commercial office buildings, WTC 1 reflects bauhaus principles with its highly functional and efficient design. With 17 levels of office space, 2,300 square metre floor plates, flexible technical provisions and exacting maintenance standards, WTC 1 is home to leading banking, IT, and financial services companies.

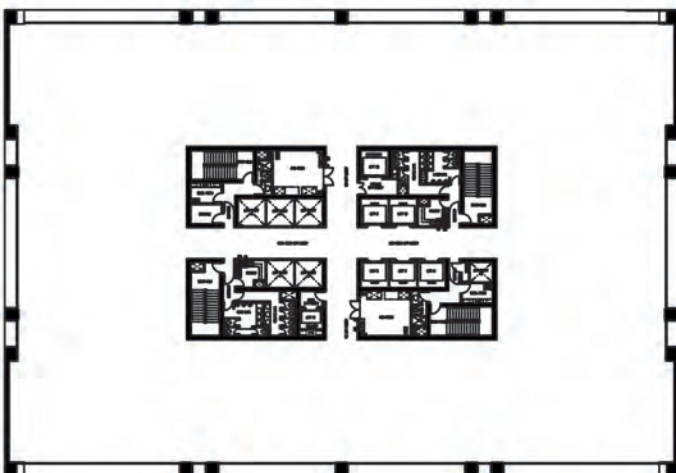
TECHNICAL SPECIFICATIONS

Total lettable area	: 42,000 sqm (semi gross)
Typical floor area	: 2,300 sqm (semi gross)
Ceiling	: Suspended ceiling with acoustic ceiling tiles, height 2.7 m
Floor loading	: 300 kg per sqm
Car parking	: 150 lots basement
Floor efficiency	: Regular column free floors
Toilets	: On each office floor: <ul style="list-style-type: none"> • 2 male, total (6 basins, 6 urinals, 4 WC's, and 1 ablution) • 2 female, total (6 basins, 6 WC's, and 1 ablution) • 2 sets of executive toilets with shower facilities
Pantry	: 2 per floor
Air conditioning	: • Centralised chiller with AHU • Tenant provision to tap into condenser loop for 24 hour air conditioning

Security systems	: • X-ray and metal detector screening at pedestrian entrances • 24 hour CCTV monitoring at all main entrances and public areas
Fire protection	: Full sprinkler provision with smoke and heat detectors, hose reel, and centralised warning system
Backup power	: 100% generator backup power
Lifts	: • 5 low zone passenger lifts • 5 high zone passenger lifts • 1 executive passenger lift • 1 private club passenger lift • 1 service lift (1,800 kg)
Floors	: • 17 office floors • 2 private club floors • Ground floor retail
Telecommunications	: Flexible, state of the art telecommunication provisions
Sustainability	: BCA Green Mark Gold

FLOOR PLAN

TYPICAL OFFICE FLOOR



The information contained in this leaflet is for guidance purposes only and does not constitute an offer of investment.

LOCATION





WTC | 2



WORLD TRADE CENTRE |



Completed in 2012, WTC 2 represents Jakarta's leading benchmark for world-class, high-tech, sustainable commercial office buildings. With 28 levels of column-free office space, double-glazed low emissivity glass curtain wall, raised floors, and highly resilient backup systems, WTC 2 is designed to meet the needs of the most demanding banking and financial services tenants.

TECHNICAL SPECIFICATIONS

Total lettable area	: 60,000 sqm (semi gross)
Typical floor area	: 2,000 sqm (semi gross)
Ceiling	: Suspended ceiling with integrated lighting and AC diffuser, height 2.75 m
Raised floors	: 15 cm clear void
Floor loading	: 350 kg per sqm
Car parking	: 1,000 lots basement
Floor efficiency	: Regular column free floors
Curtain wall	: Double glazed
Toilets	: Male and female toilets with ablution room and dedicated executive/disabled toilet on each office floor
Pantry	: 1 per floor
Air conditioning	: • Centralised chiller with AHU and VAV controls • Tenant provision to tap into chilled water system
Backup power	: 100% generator backup power

Security systems	: • 24 hour CCTV monitoring at all main entrances, public areas and carpark • Security screening at ground floor lobby and turnstile
Fire protection	: Full sprinkler provision with smoke and heat detectors, hose reel, and centralised warning system
Lifts	: • 6 low zone passenger lifts • 6 high zone passenger lifts • 1 executive passenger lift • 1 service lift (1,800 kg) • 3 car park passenger lifts
Floors	: • 28 office floors • 5 level basement car park • Ground and lower ground floor retail space
Telecommunications	: Flexible, state of the art telecommunication provisions
Sustainability	: BCA Green Mark Gold

FLOOR PLAN

TYPICAL OFFICE FLOOR



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LOCATION





WTC

3



WORLD TRADE CENTRE



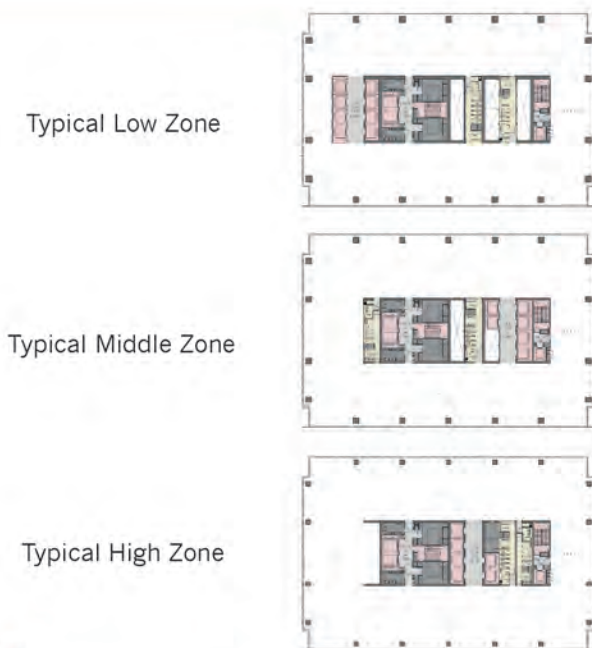
Completed in 2018 as one of the tallest skyscrapers in the capital, WTC 3 boasts 70,000 square metres of rentable office floor space and lifestyle locations. Designed by Aedas, this premium Grade A office tower offers the latest in technology, facilities, and retail options to exceed the demands of its tenants.

TECHNICAL SPECIFICATIONS

Total lettable area	: Approx. 69,000 sqm SGFA
Typical floor area	: Approx. 1,800 sqm SGFA
Ceiling & lighting	: Suspended ceiling with integrated lighting and AC diffuser, height 2.8 m
Raised floors	: 15 cm
Floor loading	: 350 kg per sqm
Car parking	: Approx. 950 lots basement
Floor efficiency	: Regular column free floors
Curtain wall	: Double glazed
Toilets	: Male and female toilets with ablution room and dedicated executive/disabled toilet on each office floor
Pantry	: 2 per floor
Air conditioning	: Centralised chiller with AHU and VAV control
Security systems	: • 24 hour CCTV monitoring at all main entrances, public areas, and car park • Security screening at ground floor lobby and turnstile

Fire protection	: Full sprinkler provision with smoke and heat detectors, hose reel, and centralised warning system
Backup power	: 100% generator backup power
Risers	: Dual telecom and power risers
Lifts	: Office Tower: <ul style="list-style-type: none"> • 8 low zone passenger lifts • 6 middle zone passenger lifts • 6 high zone passenger lifts • 2 service/fire lifts • 1 private lift Retail Podium: <ul style="list-style-type: none"> • 3 passenger lifts • 1 service/fire lift
Floors	: • 38 office floors • 5 level basement car park • 4 storey retail podium
Retail	: Approx. 4,500 sqm retail podium
Telecommunications	: Combined antenna system
Sustainability	: BCA Green Mark Gold

FLOOR PLAN



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LOCATION





WTC | 5



WORLD TRADE CENTRE |



Formerly known as Metropolitan I, WTC 5 is a landmark on Jalan Sudirman. Designed by Palmer & Turner, WTC 5 underlines Jakarta Land's commitment to continual upgrading of essential services and high-quality maintenance, including recent multi-million dollar upgrades to its lifts, replacement of air-conditioning systems, power supply backbone, and generators.

TECHNICAL SPECIFICATIONS

- Total lettable area : 18,000 sqm (semi gross)
- Typical floor area : 1,000 sqm (semi gross)
- Ceiling : Suspended ceiling with acoustic ceiling tiles, height 2.6 m
- Floor loading : 250 kg per sqm
- Car parking : 15 lots basement
- Floor efficiency : Regular column free floors
- Toilets : On each office floor:
 - 1 male (4 basins, 4 urinals, 3 WC's, and 1 ablution)
 - 1 female (4 basins, 3 WC's, and 1 ablution)
 - 1 executive toilet with shower
- Pantry : 1 per floor
- Air conditioning :
 - Centrifugal chillers, low velocity distribution
 - Independent AHU per floor

- Security systems :
 - X-ray and metal detector screening at pedestrian entrances
 - 24 hour CCTV monitoring at all main entrances and public areas
- Fire protection : Full sprinkler provision with smoke and heat detectors, hose reel, and centralised warning system
- Backup power : 100% generator backup power
- Lifts :
 - 6 passenger lifts
 - 1 service lift (1,800 kg)
- Floors :
 - 17 office floors
 - Ground and lower ground floor retail
- Telecommunications : Flexible, state of the art telecommunication provisions
- Sustainability : BCA Green Mark Gold

FLOOR PLAN

TYPICAL OFFICE FLOOR



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LOCATION





WTC | 6



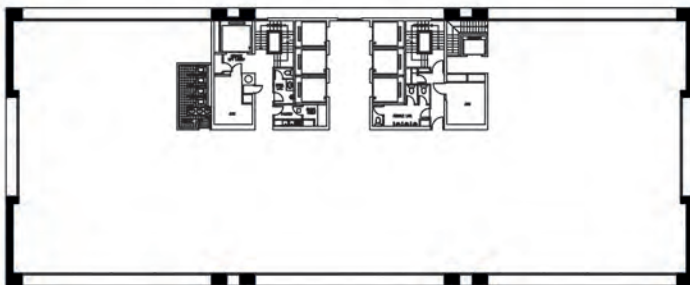
Formerly known as Metropolitan II, WTC 6 is based on the same principles as WTC 5 and was also designed by Palmer & Turner. WTC 6's column-free, side-core design, together with a package of upgrades to lifts, air conditioning systems, power supply backbone, and backup generator, will ensure first-class services. Not just now, but for many years into the future.

TECHNICAL SPECIFICATIONS

Total lettable area	: 16,000 sqm (semi gross)	Security systems	: • X-ray and metal detector screening at pedestrian entrances • 24 hour CCTV monitoring at all main entrances and public areas
Typical floor area	: 1,000 sqm (semi gross)	Fire protection	: Full sprinkler provision with smoke and heat detectors, hose reel, and centralised warning system
Ceiling	: Suspended ceiling with acoustic ceiling tiles, height 2.6 m	Backup power	: 100% generator backup power
Floor loading	: 250 kg per sqm	Lifts	: • 6 passenger lifts • 1 service lift (1,800 kg)
Car parking	: 36 lots basement	Floors	: • 17 office floors • Ground and lower ground floor retail
Floor efficiency	: Regular column free floors	Telecommunications	: Flexible, state of the art telecommunication provisions
Toilets	: On each office floor: <ul style="list-style-type: none"> • 1 male (4 basins, 4 urinals, 3 WC's, and 1 abluion) • 1 female (3 basins, 2 WC's, and 1 abluion) • 1 executive toilet 	Sustainability	: BCA Green Mark Gold
Pantry	: 1 per floor		
Air conditioning	: • Centrifugal chillers, low velocity distribution • Independent AHU per floor		

FLOOR PLAN

TYPICAL OFFICE FLOOR



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LOCATION

