

Jakarta's Most Prestigious

# BUSINESS ADDRESS



INTERNATIONAL  
FINANCIAL CENTRE

JAKARTA

# A STRATEGIC LOCATION

*International Financial Centre is the preferred address for businesses seeking a choice location*

International Financial Centre is highly accessible via key transport routes including Jalan MH Thamrin and Jalan Jenderal Gatot Subroto. Office tenants will also appreciate the premium building's proximity to key and upcoming transportation nodes. The Soekarno-Hatta International Airport is a 45-minute drive away, making it convenient for business travelers.



## TRANSJAKARTA BUSWAY

|   |         |                      |
|---|---------|----------------------|
| <span style="display:inline-block; width:10px; height:10px; background-color:orange; border:1px solid black;"></span> | Station | Setiabudi            |
| <span style="display:inline-block; width:10px; height:10px; background-color:orange; border:1px solid black;"></span> | Route   | Blok M - Bundaran HI |

## KERETA BANDARA RAILINK

|   |         |                                    |
|---|---------|------------------------------------|
| <span style="display:inline-block; width:10px; height:10px; background-color:grey; border:1px solid black;"></span> | Station | BNI City                           |
| <span style="display:inline-block; width:10px; height:10px; background-color:grey; border:1px solid black;"></span> | Route   | Manggarai - Bandara Soekarno Hatta |

## JAKARTA MRT (upcoming)

|   |         |                              |
|---|---------|------------------------------|
| <span style="display:inline-block; width:10px; height:10px; background-color:blue; border:1px solid black;"></span> | Station | Setiabudi                    |
| <span style="display:inline-block; width:10px; height:10px; background-color:blue; border:1px solid black;"></span> | Route   | Lebak Bulus - Kampung Bandan |

## EASY ACCESS



Karet Transjakarta Shelter  
Setiabudi MRT Station  
*(Will be operated in 2019)*



Sudirman Train Station  
*(Commuter Line)*  
Dukung Atas Transjakarta Shelter  
BNI City Station  
Soekarno-Hatta Airport Rail Link

Back-access / alt. route are available from/to  
JI Sudirman - JI Setiabudi - JI Prof. DR. Satrio



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## A DEVELOPER OF **CHOICE**

International Financial Centre is developed by PT Kepland Investama, a wholly-owned subsidiary of Keppel Land.

Keppel Land is the property arm of the Keppel Group, one of Singapore's largest multinational groups with key businesses in offshore and marine, property, infrastructure and investments.





## An ECO-DESIGN



### AWARDS

International Financial Centre - Tower 2, built to match the internationally recognised **BCA Green Mark Platinum** standard, set by the Building and Construction Authority (BCA) of Singapore.

An industry benchmark for best practices in environmental design and performance, International Financial Centre Tower 2 joins the ranks of Eco-icon developments with its state-of-the-art energy efficient and environmentally-friendly technologies.

### SOME OF ITS SUSTAINABLE FEATURES INCLUDE:

- **Recycling of rain and condensate water** to reduce the building's water consumption.
- **Water usage and leak detection system** which monitors water usage in the building to ensure optimal use and prevent wastage of water.
- **Water-efficient fittings to** reduce water usage in toilets and wash basins.
- **Double-glazed low emission glass that** uses low-emissivity coating and solar coating films to achieve better heat and acoustic isolation, thereby reducing heat transfer through windows and providing optimal indoor conditions for building occupants.
- **Regenerative drive elevator** that enable energy to be generated back to the building so as to reduce energy consumption of lifts.



Marina Bay Financial Centre, Singapore

**Keppel Land**  
Thinking Unboxed™

## OUR STERLING PORTFOLIO

Driven by our commitment to shaping a better future, we challenge ourselves to constantly think and see things from a different perspective. It is this unwavering approach that has helped us establish a portfolio of award-winning properties across Asia. As we look towards the future, we remain focused on providing urban living solutions through our core businesses of property development and property fund management. We continue to create live-work-play environments with enduring value for the community.



Saigon Center, Vietnam



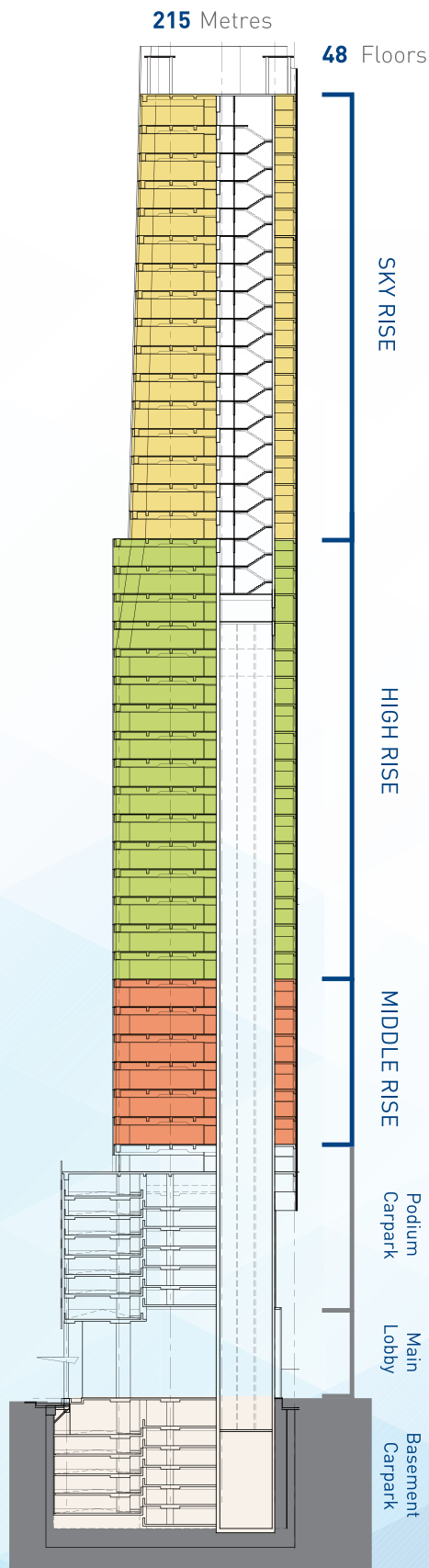
Corals at Keppel Bay, Singapore



The Riviera at Puri, Indonesia

# INTERNATIONAL FINANCIAL CENTRE TOWER 2

An Efficient Design for Greater Flexibility  
Column-Free Floor Plates\*



## SKY ZONE

Level 33 to Level 48 - 16 Floors

## HIGH ZONE

Level 17 to Level 32 - 16 Floors  
Level 23A Shared Facility Centre  
*Collaborate Space*  
*Seminar Rooms*  
*Small Team Meeting*

## MIDDLE ZONE

Level 11 to Level 16 - 6 Floors

## PODIUM PARK - Retail and Parking

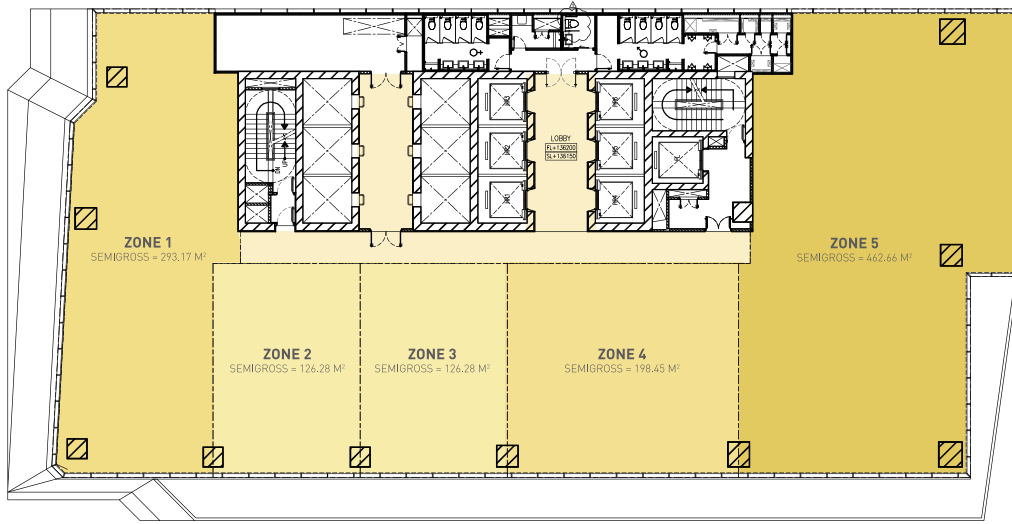
P10 Sky Garden Resto, P9 Foodcourt & Minimart

## GROUND FLOOR - MAIN LOBBY

## BASEMENT CARPARK

Level B1 to Level B6 - 6 Floors,  
B3 Musholla/Praying Room

\*subject to final measurements



**TYPICAL SKY ZONE** Level 33 to Level 48



**TYPICAL HIGH ZONE** Level 17 to Level 32



**TYPICAL MIDDLE ZONE** Level 11 to Level 16

\*subject to final measurements



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JAKARTA

# BUILDING SPECIFICATION

|                              |  |
|------------------------------|--|
| <b>Total site area</b>       | Approx. 1 ha for IFC complex   |
| <b>Total leaseable Area</b>  | Approx. 50,200 sm  |
| <b>Completion</b>            | 2Q 2016  |
| <b>No. of floors</b>         | Office floors – 38 levels (level 11 – 48)<br>Skygarden – 1 level<br>Podium parking – 8 levels (incl. retail area on podium 9)<br>Basement parking – 6 levels   |
| <b>Typical floor plate</b>   | 1,060 – 1,400 sm   |
| <b>Ceiling height</b>        | Ground floor – 12 m<br>Typical floor: 2.95 m, clear height without raised floor<br>2.80 m, clear height with raised floor  |
| <b>Elevators</b>             | Sky zone (L33 – 48) : 6 passenger elevators<br>High zone (L17 – 32) : 6 passenger elevators<br>Mid zone (L11 – 16) : 3 passenger elevators<br>Service (all floors) : 1 elevator<br>Car park : 3 passenger elevators<br>(serving basement, podium & sky garden) |
| <b>Parking</b>               | Approx. 560 lots   |
| <b>Air-conditioning (AC)</b> | Central water cooled chillers  |
| <b>Power capacity</b>        | Total : 9,000 kVA (main PLN supply), per floor : 65 VA/sqm   |
| <b>Back-up power</b>         | 100 % genset, 4 x 2000 kVA prime type  |
| <b>Floor loading</b>         | 250 kg/sm for typical floor  |
| <b>Toilet</b>                | Male (4 cubicles , urinoir, ablution area)<br>Female (4 cubicles & ablution area)<br>1 executive toilet with shower & handicapped provision  |
| <b>Fire protection</b>       | Fire alarm system, automatic sprinkler network,<br>wet riser system, hose-reels and portable fire extinguisher   |
| <b>Security system</b>       | Access card, CCTV, destination selection, control on lifts,<br>metal and walk through detector and x-ray detector machine  |

ANOTHER QUALITY COMMERCIAL PROJECT BY



## PT KEPLAND INVESTAMA

International Financial Centre Tower 2, 20th Floor  
Jl. Jend Sudirman Kav. 22-23  
Jakarta Selatan 12920 Indonesia  
T +62 21 571 2238  
F +62 21 571 1813

## PROFESSIONAL TEAM

|                                      |                                   |
|--------------------------------------|-----------------------------------|
| Architect                            | <b>NBBJ &amp; PDW</b>             |
| Main Contractor                      | <b>Samsung C&amp;T</b>            |
| Structural Engineer & M&E Consultant | <b>TY Lin</b>                     |
| Quantity Surveyor                    | <b>Langdon &amp; Seah</b>         |
| Landscape Consultant                 | <b>PT Citrapersona Hijau</b>      |
| Green Consultant                     | <b>Kaer Pte Ltd</b>               |
| Lighting Consultant                  | <b>PT Hadi Komara &amp; Rekan</b> |
| Construction Management Consultant   | <b>PT Ciriajasa CM</b>            |

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