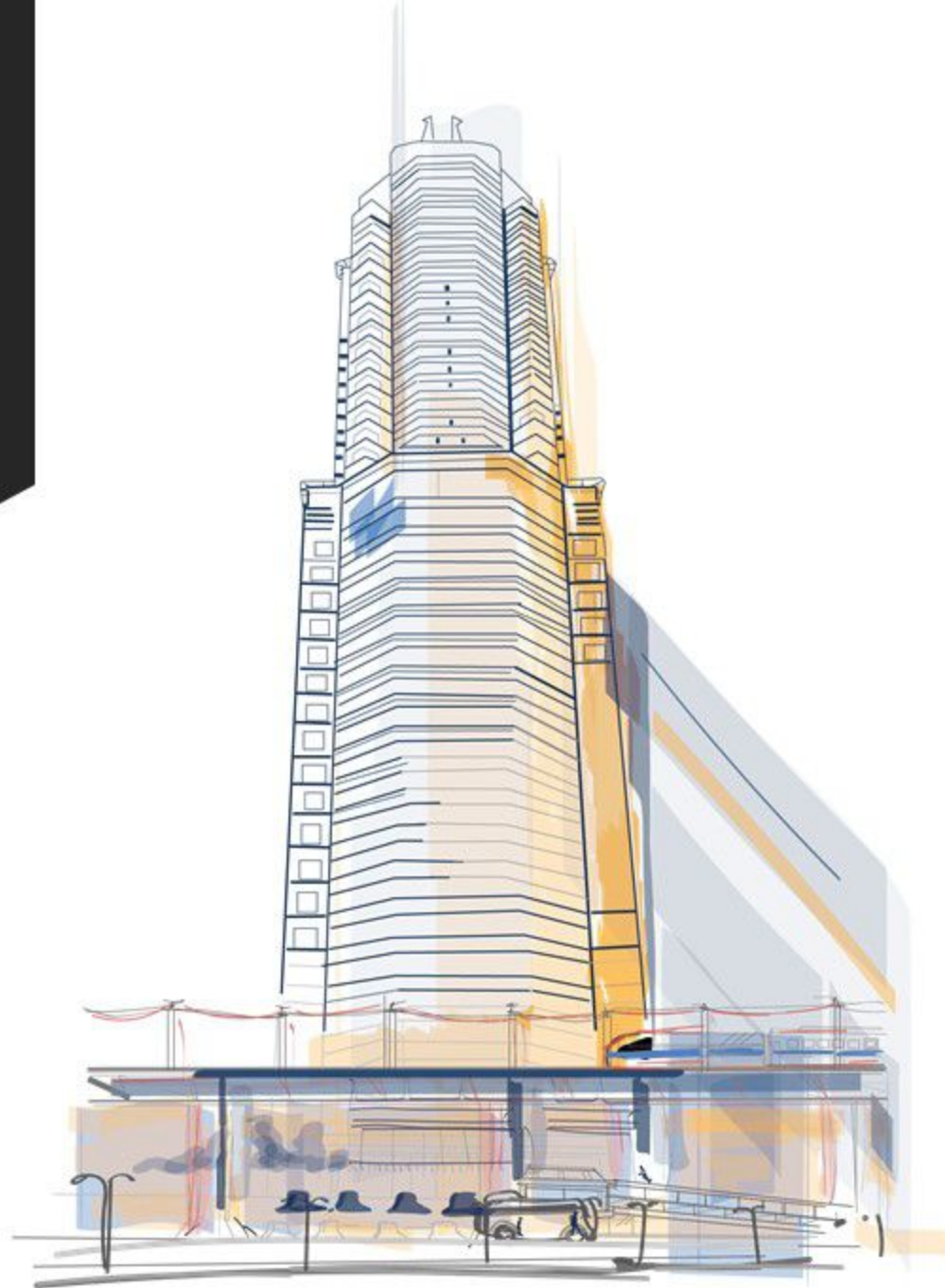




PORTFOLIO OVERVIEW

MENARA MATAHARI

BOWSPRIT
ASSET MANAGEMENT



Menara Matahari is the tallest building in the heart of CBD Lippo Village, Karawaci, Tangerang. Menara Matahari is a mixed-use building, consists of office tower and apartment. This building is surrounded by various facilities and developed infrastructure, such as shopping centers: Supermall Karawaci and Maxxbox, Benton Junction, Pelita Harapan University and College, apartments and hospital. This building serves as the headquarters for various companies under Lippo Group.

BUILDING PARTICULARS

Address	Jl. Boulevard Palem Raya No. 7, Lippo Karawaci, Tangerang
Operating year	1996
Status	Strata Title
Total Office SHMSRS	18,427 sqm
Total Office Semi Gross Area	21,570 sqm
Land Area	4,885 sqm
No. of Floors	43 floors (1 basement, 20 office floors and 22 apartment floors)

LIFE TOWER



Life Tower is located in the Golden Triangle CBD area at Rasuna Said, South Jakarta and is surrounded by numerous facilities ranging from office towers, embassies, shopping centers and residential. Its strategic location and convenient access to public transportation becomes the prime advantages to attract local and foreign tenants. This building is also facilitated by a helipad for easy transport to get on and off the building.

BUILDING PARTICULARS

Address	Jl. H.R. Rasuna Said Kav. B12, Kuningan, South Jakarta
Operating year	2014
Status	Build, Operate and Transfer (BOT)
Semi Gross Area	32,983 sqm (including Ballroom of 1.362 sqm)
Land Area	5,731 sqm
No. of Floors	25 floors and 1 basement

BERITA SATU
PLAZA



Berita Satu Plaza is located in the Golden Triangle CBD area on Jl. Jend Gatot Subroto, South Jakarta. Located in the prime location, this building become the headquarters for Berita Satu Media Holdings. Its developed district and surrounded by various commercial and government building becomes the major advantage for to attract local foreign tenants.

BUILDING PARTICULARS

Address	Jl. Jend. Gatot Subroto Kav. 35-36, South Jakarta
Operating year	1986
Status	Strata Title
Land Area	7,750 sqm
Total SHMSRS	18,454 sqm
Target SHMSRS Acquisition	13,764 sqm
Total Semi Gross Area (SGA)	21,096 sqm
Target SGA Acquisition	16,038 sqm
No. of Floors	13 floors

MENARA ASIA



Menara Asia is one of the main office towers in CBD Lippo Village, Karawaci, Tangerang. Strategically located near the toll road, it serves as the West of Jakarta operational hub for CIMB Niaga Bank. This building is surrounded by various facilities, such as shopping centers, office towers, residential, hospital, schools and university.

BUILDING PARTICULARS

Address	Jl. Boulevard Diponegoro No. 101, Lippo Karawaci, Tangerang
Operating year	1995
Status	Right to Build (HGB)
Semi Gross Area	17,567 sqm
Land Area	5,757 sqm
No. of Floors	18 floors (including 1 basement)

DC BALARAJA



DC Balaraja is located in the Graha Balaraja Distribution Center in Tangerang, the developing region at the west of Jakarta. This building is the center of distribution and supply chain of Matahari Department Store and Hypermart. Easy access from the highway and developed surrounding areas will support its business activities and transform this building to be one of the National Distribution Centers.

BUILDING PARTICULARS

Address	Graha Balaraja, Kecamatan Balaraja, Tangerang 15610
Operating year	1997
Status	Right to Build (HGB)
Semi Gross Area	68,589 sqm
Land Area	97,620 sqm