

PRESS RELEASE

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FOR IMMEDIATE RELEASE

Intiland Launches South Quarter Megaproject

Jakarta, (30/11/11) – The property developer, PT Intiland Development Tbk (Intiland), announced the launch of the company’s latest megaproject, **South Quarter**, the new integrated business complex located in South Jakarta. The mixed-use development project of South Quarter comprises integrated office towers, apartment and retail facilities.

Hendro S. Gondokusumo, Intiland’s president and chief executive officer said the development of South Quarter megaproject takes into account the rapidly growing market for offices, especially in South Jakarta. Many national and multinational companies relocate their head offices to South Jakarta area, especially along the corridor of Jalan TB Simatupang—the Jakarta’s newest central business district.

“Indonesia has become one of the major investment destinations in Asia, along with China and India. Many foreign investors coming to Indonesia need reliable and modern office space. Their needs of such an office space should be considered both opportunity and challenge by developers, and Intiland is no exception. We must be able to provide high quality and representative office spaces. Hence, we are developing South Quarter to meet such a demand,” he added.

The need for office space in Jakarta continues to grow, as the investment climate and macro economy condition have signaled a positive growth.

Major business districts and office areas have rapidly grown and moved from those previously concentrated in North Jakarta to Central Jakarta. Now the trend is moving to South Jakarta, with Jalan TB Simatupang becoming the favorite business district of many multinational companies, especially those working in oil and gas industry, mining and other related businesses.

To anticipate the trend, Intiland has launched South Quarter megaproject as South Jakarta’s newest integrated business complex. The project will be completed in stages on a 7.1-hectare land in Cilandak, South Jakarta. The total area of the buildings is to reach 220,000 square meters.

Intiland is planning to build six towers that comprise office building, a condominium, and service apartment. South Quarter’s location is highly strategic as it is easily reached and is located at the side of a tollroad, with easy access to *mass rapid transport* (MRT) system the government has planned to develop soon.

“South Quarter will be one of the key projects to Intiland’s growth in the future. The Project holds a very strategic value for Intiland. Not only is the project worth a lucrative investment, but the project also applies principles that implement environmentally friendly concepts,” Hendro explained.

For the first stage of development, Intiland is to build three office towers and retail space on a 4.4-hectare area. Each of the three office towers will have 20 floors with the total floor area of 120,000 square meters. The retail facilities will cover a 9,000-square meter area.

The company has targeted to commence the development of South Quarter megaproject in Q3 of 2012. The target date for the topping off is Q2 of 2013, and the opening should be set in Q3 of 2014.

“We estimate the investment value for the first stage of the development to reach IDR 1.8 trillion. The whole South Quarter project will require IDR 3 trillion of investment value. The funding of the project comes from both internal sources and banks, as well as from strategic cooperation with investors,” Hendro further said.

Sustainable Design

The development of South Quarter megaproject will take stock of sustainable design principle, which will be applied in the environmentally friendly office design. The principle also pays attention to energy-saving aspect, be it in the use of electricity or in the use of water.

“We want to create a work environment that integrates health aspects and lifestyle. We pay very much attention to details from the points of view of the design and the technology that support productive work environment. This office building not only is designed to be energy saving but also applies the principle of energy use control and environment friendly,” Hendro went on to say.

To realize the concept, Intiland has commissioned WS Atkins Consultant, a world class architecture design and engineering consultant with headquarter in London, England. In the past, Intiland worked together with the consultant responsible for the design of Burj Al Arab in Dubai, for Intiland’s apartment project, Regatta Apartment in Pluit, North Jakarta.

In the building design, the buildings’ orientation toward the location of the Sun will be of importance, and the designer will use *louvers* in order to create a special building façade. This way we will reduce the impact of sun heat coming directly into the building, yet retaining natural lightings indoors.

The project will also implement integrated waste management system and participate in river normalization program by building water catchment area. The water from the waste and rain will be reused as secondary water for watering the plants.

As a modern business area, South Quarter applies integrated security system and has fiber optic infrastructures for communication and data technology. The road infrastructures are developed in such a way that there will be dedicated lanes for cars, motorcycles, bicycles and pedestrians. Each office building will have special access for the disabled.

To ensure mobility of the people working in South Quarter, each tower will be equipped by 13 elevator units, consisting of 11 elevators for public, one executive elevator and one freight elevator. Other facilities are parking area for cars, motorcycles and bicycles, and showers.

“We provide a big parking space for bicycles to show our commitment in supporting energy saving drive. This also shows our appreciation and support for cycling communities, such as B2W (Bike to Work),” Hendro explained.

The development of South Quarter megaproject is part of rapid growth strategy proclaimed by the management of Intiland in 2010. The management is optimistic that the development of such big scale projects, including South Quarter, will drive the company's continuous positive performance in the future. The company continues to make the efforts to reach the targets both in organic and in non-organic fashions, either by acquisition or with strategic partnership. ***

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About Intiland

Intiland is a leading Indonesian real-estate developer with almost 40 years of heritage. Listed on the Indonesia Stock Exchange since 1990, Intiland is known to be a trend-setter and innovator in the Indonesian property industry. Over the years, Intiland has developed some of the country's most iconic buildings such as the company's two flagship office towers in Jakarta and Surabaya designed by the late Paul Rudolph, and The Regatta, a seafront luxury condominium in Pluit, North Jakarta, designed by Tom Wright (of Burj Al Arab fame). Intiland's main township development in Surabaya, Graha Famili, has become one of the city's most prestigious addresses. Today, Intiland's diversified real estate portfolio includes residential townships, office towers, high-rise apartments, hospitality, industrial estates as well as sports and golf club management. Intiland aims to be the leading lifestyle concept property developer in Indonesia.

For further information, please contact:

PT Intiland Development Tbk

Theresia Rustandi

Corporate Secretary

T +62 21 570 1912

F +62 21 570 0015

E theresia.rustandi@intiland.com

Prananda Herdiawan

Corporate Communications

T +62 21 570 1912 ext. 1848

F +62 21 570 0015

E prananda.herdiawan@intiland.com