

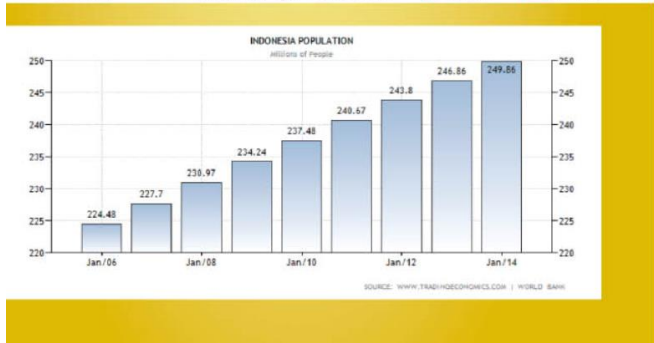
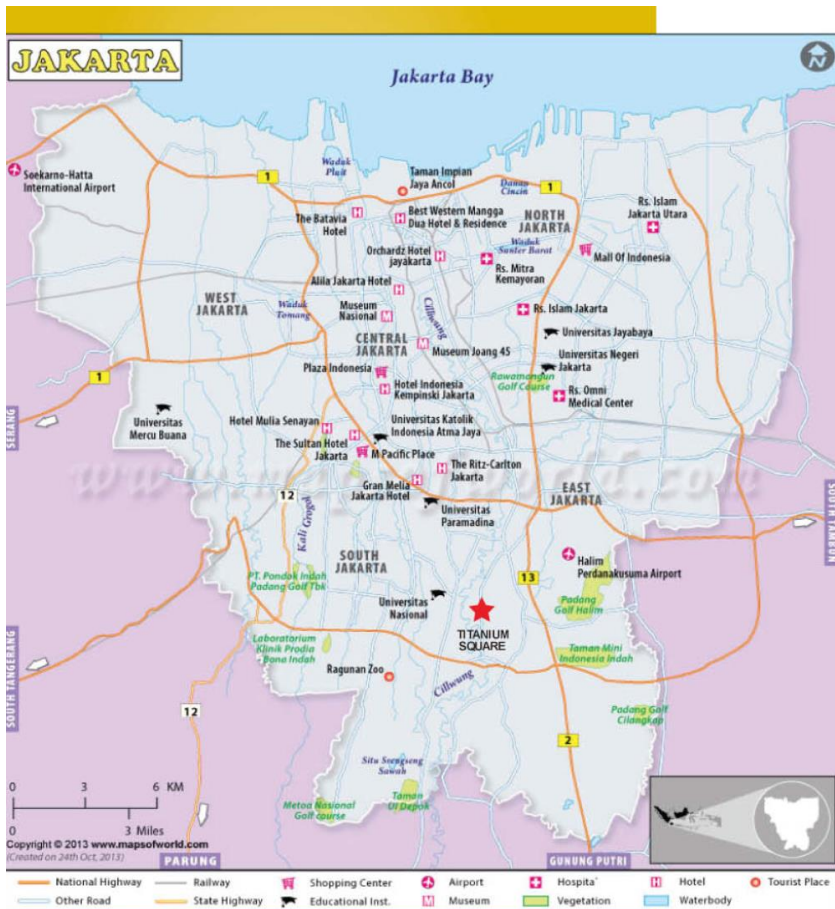


TITANIUM SQUARE

The easiest way to reach home

APARTMENT | CONDOTEL | SHOPPING MALL

EAST JAKARTA, INDONESIA



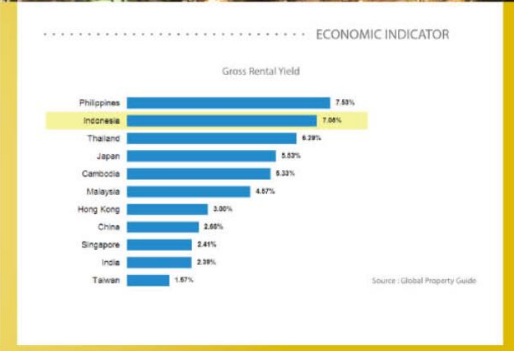
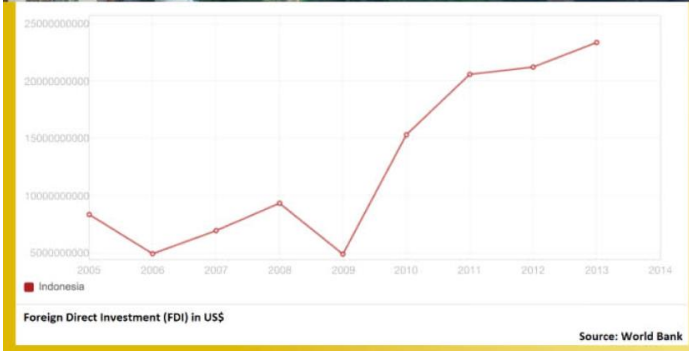
NEXT RISING STAR FOR PROPERTY INVESTMENT

Indonesia ranked the 6th largest among developing countries and the 5th fastest growing G20 countries in 2010. Indonesia is unquestionably one of the fastest growing economies in the world today. She has a population of est. 247.4 million people, ranked 4th most populous country on earth (just behind China, India, and the U.S.A).

Many locals and migrants are drawn to Jakarta, because they see it as new hope to have a better life as it has the highest average per capita income of around US\$10,000 compared to other cities. This situation triggers high migration into the city and caused robust population growth in several last decades. The problem is, Jakarta has a population of 10.1 million but with a land area smaller than Singapore. This resulted in an overcrowding problem. And to make things worse, urbanities in Indonesia are expected to grow to 180 million by 2024. Therefore, the demand for property within and surrounding Jakarta is expected to continue growing strongly in years to come, making Jakarta a highly attractive rising star for property investor across all property types.

Indonesia's middle class is expected to triple by 2030, from current 45 million to 135 million, to become the world's largest middle class after China and India, with a young & vibrant population eager to find work in the cities. The Young generation (up to 50% of the population is below 30 years old) is a clear indicator that many Indonesians will purchase their first home in the near future. Its national GDP is about \$878 billion in 2014, within an average of 5%-6% growth per annum. It's the large economy in this region.

In summary, some of the factors fuelling huge domestic demand for property investment include rapid urbanization, rising income levels, healthy national GDP, favorable demographic patterns and changing lifestyle trends amongst working professionals in Jakarta. We have an unverified figure of 200,000 backlog of housing needs in the near future.



PROJECT DATA OF TITANIUM SQUARE PROJECT (Apartment, Condotel and Mall)



Total Land Area	= 13,000 m2
Land Area for construction	= 9,490 m2
Build-up area	= 57,000 m2
Total unit Apartment	= 700 unit
Total unit Hotel Room	= 225 room
Total Mall Area	= 7000 sqm
Construction Period	= April 2013 - August 2015
Expected TOP	= October 2015

CONSTRUCTION PROGRESS DEVELOPMENT
AS OF 1st MAY 2015

90%
completed



EXCELLENT CATCHMENT AREAS

90 Factories around the project :

- ★ Frisian Flag
- ★ Nutricia
- ★ Panasonic
- ★ Energizer
- ★ Khong Guan
- ★ Tranka Cable
- ★ Indomilk
- ★ YKK
- ★ Hunsman
- ★ Pfizer
- ★ Dumex
- ★ Meiwa
- ★ Sara Lee
- ★ Abbot
- ★ Mustika Ratu
- ★ Etc



8 REASONS TO INVEST

Leasehold Ownership

International buyers can enter into a Long-term Leasehold agreement up to 60 years, with a Notarial Deed as a legal instrument for the lease. All legal/notary fees and taxation will be absorbed by Developer. They need not worry about such matters as the round trip taxation cost can be very costly in some countries.

Guaranteed Rental Returns

Buyers can enjoy hassle-free rental as the Developer would undertake the task for both apartment and condotel. Developer will provide guaranteed returns every year for up to 5 years in SGD currency. To provide better assurance to investor, developer will issue a cashier's order (via Singapore bank) on the first month of each guaranteed return year. The material time defining the start of guaranteed return is from project TOP onwards.

Buy Back Option

Buyers can opt-in with this option to sell back the property to the Developer at the end of 5th year only, in SGD currency, at 110% of the original purchased price. It provides for an exit strategy and allows an investor to liquidate the property for whatever reason.

Safe-Haven Investment

All purchase price and guaranteed returns will be in SGD denominated currency. This will safeguard the investor from currency fluctuation risk.

Jakarta is the next rising star for property investment

With rapid urbanization, exponential growth of the middle income group, young population, increasing FDIs and stable GDP, Jakarta offers promising property investment opportunities across all property types; from apartments, condotels, office units and shop houses. The new President has garnered strong support on the ground to tweak certain policies in order to improve its budget for infrastructure projects.

Project's Strategic Location

Titanium Square is surrounded by 90 medium to large international/local factories, high end offices district known as jalan TB.Simatupang. The condotel would be the nearest hotel stay for visitors to these factories, once completed. This project is integrated with a 2 storey mall. Such project is proven to be a favorite with locals buying for own stay. The nearest mall is but already 25 years old. Each apartment and condotel unit comes fully furnished.

Reputable Hotel Operator

Aston brand manages about 100 hotels/condotels in the entire Indonesia. They are established hotel operator with international presence.

30 points* free stay (At Aston Titanium Jakarta, Harris Batam, Aston Bali)

The buyer is entitled to enjoy up *30 days free stay each year for 5 years, at the condotel in Jakarta, Bali and/or Batam using PT. Titanium Property hotel vouchers. There are 30 vouchers in total and each voucher consist of 1 point. The owner can resell the voucher to anyone if he/she does not use it within that year.

- 1 point = 1 day for normal season, 2 points = 1 day for weekend, 3 points = 1 day for peak seasons.

Subject to terms & conditions. Please check with the hotel directly on room availability and the no. of points required.



Lobby



Restaurant



ASTONTITANIUM
CITY CONDOTEL - CIJANTUNG

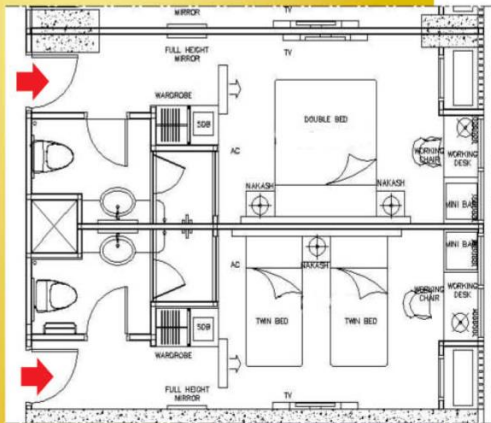
Jl. Raya Bogor Km. 27 - Pasar Rebo, Jakarta Timur



Condotel Room Type

Studio Superior Room

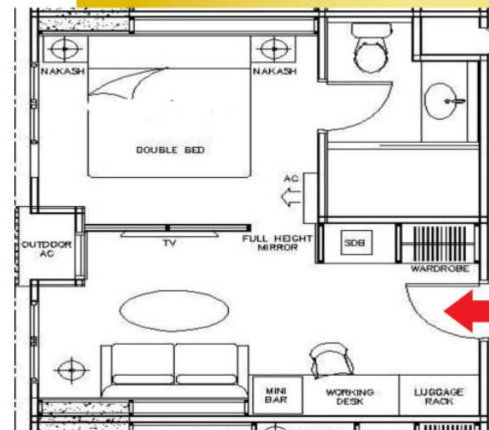
Semi Gross : 29.76 m2
Net : 24 m2



Condotel Room Type

Executive Suite Room

Semi Gross : 37.2 m²
Net : 30 m²



APARTMENT ROOM TYPE



One Bedroom

Semi Gross : 29.76 m²
Net : 24 m²



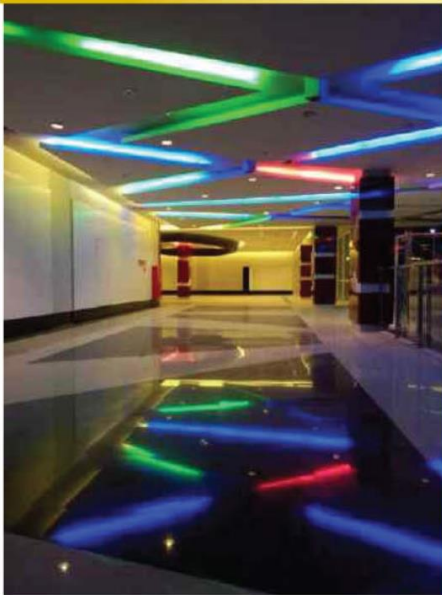


APARTMENT ROOM TYPE



Two Bedroom
 Semi Gross : 37.2 m²
 Net : 30 m²

Mall



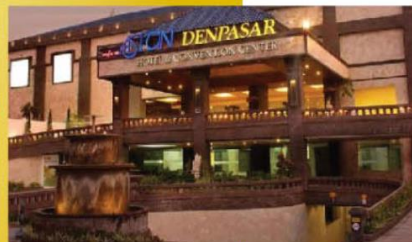
ASTON INTERNATIONAL

HOTELS, RESORTS & RESIDENCES

Aston International is a hotel management chain in Southeast Asia and notably the largest in Indonesia. Aston International entered the Southeast Asian market in 1997 and has an underlying portfolio consisting of more than 200 properties including hotels, condotels, resorts, serviced apartments and boutique villa resorts, of which 101 are operational and 100 are under development*.



Grand Aston Jogjakarta, Indonesia



Aston Denpasar-Bali, Indonesia



Aston Kuta-Bali, Indonesia



Aston Pluit, Jakarta, Indonesia

PROVEN GROUP PROJECTS

- Central Business Distric Mall Ciledug, Tengerang - Indonesia.
- Apartment and facilities for University Malaysia Perlis (UniMAP) Perlis - Malaysia.
- Titanium Square Jakarta - Indonesia.
- Titanium Living Hotel, Kuta-Bali - Indonesia.

1 Mall Ciledug
 Total Mall Area : 84.673 m2
 Total Land Area : 100.000 m2
 Tangerang - Indonesia (completed in 2012)

3 Titanium Living
 Kuta - Bali, Indonesia
 (On Progress)

2 Titanium Square
 Apartment, Condotel,
 Mall Jakarta - Indonesia
 (90% completed)

4 480 unit apartment & 91 commercial lots
 at Perlis - Malaysia
 (completed in 2014)



MATERIAL SPECIFICATION

BUILDING WALLS

Exterior Walls Hebel + Fine Plastered
 Interior Walls Hebel + Fine Plastered

PAINT

Interior Unit Wall Paper
 Corridor Walls Jotun Paint
 Railing Jotun Paint
 Exterior Walls Jotun Paint
 Lift Lobby Walls Granto Tile

CERAMIC TILE / HOMOGENOUS TILE

Unit & Corridor Floors Granto Tile
 Bathroom Floor Granto Tile
 Bathroom Walls Hebel Plestered
 Balcony Floor Ceramic Tile
 Main Lobby Granto Tile

CEILING

Ceiling Gypsum

SANITARY

Wares & Fitting Toto

DOOR & WINDOW FRAME

Main Unit Door Wood Panel
 Indoor Unit Doors Wood Panel
 Door & Window Frame Frame Glass

1. Bedroom

- Sofa 1 Unit
- Air Conditioning 1 Unit
- Bed 1 Unit
- Wardrobe 1 Unit
- Dining Table 1 Unit
- Kitchen Set 1 Set

2. Bedroom

- Sofa 1 Unit
- Air Conditioning 2 Unit
- Bed 2 Unit
- Wardrobe 2 Unit
- Dining Table 1 Unit
- Kitchen Set 1 Set

*Developer decides on the final furnishing details.

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ASTONTITANIUM
CITY CONDOTEL - CIJANTUNG

Jl. Raya Bogor Km. 27 - Pasar Rebo, Jakarta Timur

Our Team

DEVELOPER - PT. TITANIUM PROPERTY

PT. Titanium Property is a foreign investment company (PMA) in Indonesia with a paid-up capital of USD 3,000,000.00 owned by Proven Holding Group of Companies in Malaysia. PHGOC has diverse businesses in Property Development in South East Asia, Manufacturing of Construction Materials, Construction works and Investments. PT. Titanium was established 2007 and recorded in the notaries Ingrid Lannywaty, SH. 189 dated 26th September 2007.

HOTEL OPERATOR - ASTON

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savills

Sole Marketing Agency (Singapore)

Savills Residential Pte Ltd

Licence No : L3007487F

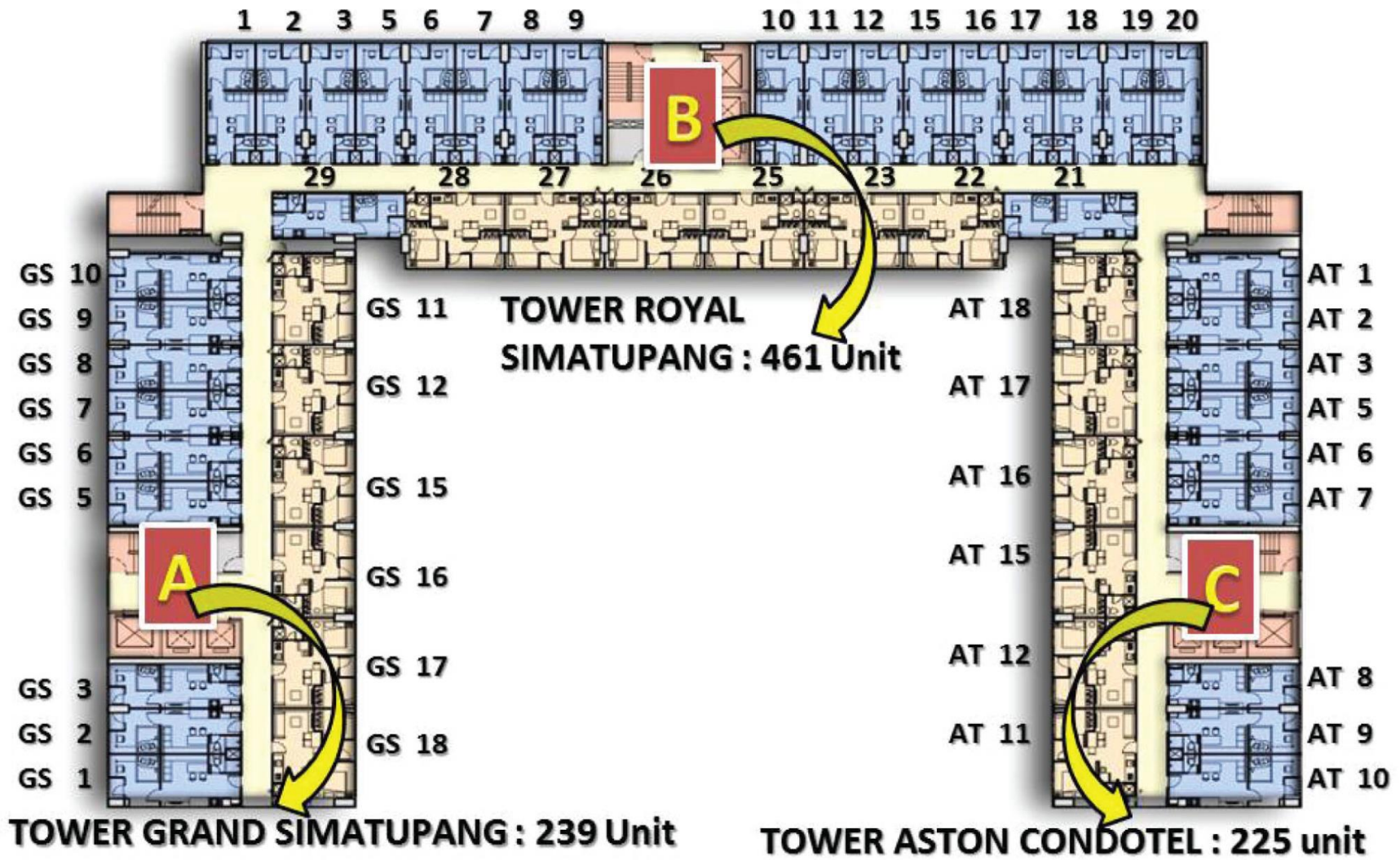
10 Winstedt Road #01-13

Block B Singapore 227977

Disclaimer:

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Floor Plan



OUR NEW HOTEL
PROJECT IN *Bali*



Start Launching



TITANIUM SQUARE

Jl. Raya Bogor Kav. 27 Pasar Rebo
Jakarta Timur - Indonesia
www.titaniumsquare.com

PT. TITANIUM PROPERTY

HEAD OFFICE

Arkadia Green Office, Tower F, Suite 702
Jl. Let Jen TB. Simatupang Kav. 88
Jakarta Selatan, Indonesia 12520
Phone : +62-21-781 6636 / 781 6648 / 781 6701 | Fax : +62-21-781 6706
www.titaniumproperty.co.id

Member of :  **Proven Group, Kuala Lumpur**
www.provenholding.com