





Discover a new caliber of luxury  
Experience a world-class superblock  
Soar to new heights in our supertall buildings

REDEFINE LIVING, WORKING AND PLAYING  
IN THE HEART OF THE CITY

**THAMRIN NINE**



# SKY IS THE LIMIT

**THAMRIN NINE REDEFINES MIXED-USE DEVELOPMENTS IN THE CAPITAL OF INDONESIA.**

**A FIRST-OF-ITS-KIND, WORLD-CLASS SUPERBLOCK WITH A COMPLEX BREADTH OF OFFERINGS THAT INCLUDES LUXURY OFFICES, F&B SPACES, SPORTS AND ENTERTAINMENT FACILITIES AND A RANGE OF HOSPITALITY OFFERINGS, INCLUDING PARKROYAL HOTEL & SERVICED SUITES, PAN PACIFIC HOTEL AND THE FIRST WALDORF ASTORIA HOTEL IN INDONESIA.**

Thamrin Nine features a retail podium, a low-density, luxury residential property, and two mixed-use towers: Autograph and Luminary. The former has reached unprecedented heights, becoming the tallest building in the Southern Hemisphere. Both towers are also the tallest buildings in Indonesia.

**A PIONEER.  
A LANDMARK.  
A DESTINATION.**

# THAMRIN NINE OVERVIEW

AUTOGRAPH TOWER

LUMINARY TOWER



SKY GARDEN

★★★★★  
WALDORF ASTORIA  
HOTEL

OBSERVATORY DECK

OBSERVATORY  
DECK

★★★★★  
PAN PACIFIC  
HOTEL

PARKROYAL  
SERVICED SUITES

PLAZA  
GALEON

CHUBB  
SQUARE

★★★★★  
PARKROYAL  
HOTEL

AGORA  
Lifestyle Mall

## AUTOGRAPH TOWER

385

The Tallest Building in Indonesia &  
The Entire Southern Hemisphere



109

To top of Spire

LUXURY OFFICE

LEVEL

100-103 Sky Garden

LEVEL

85-87 Skyline  
Observatorium

46 off floor office 172,761 semi-gross

6-STAR HOTEL



1 GROUNDBREAKING  
DESTINATION

## LUMINARY TOWER

APPROX  
304

LUXURY OFFICE

31 of floor office

LUXURY HOTELS &  
SERVICED SUITES

95 office, hotel, service apartment

120,887 semi-gross

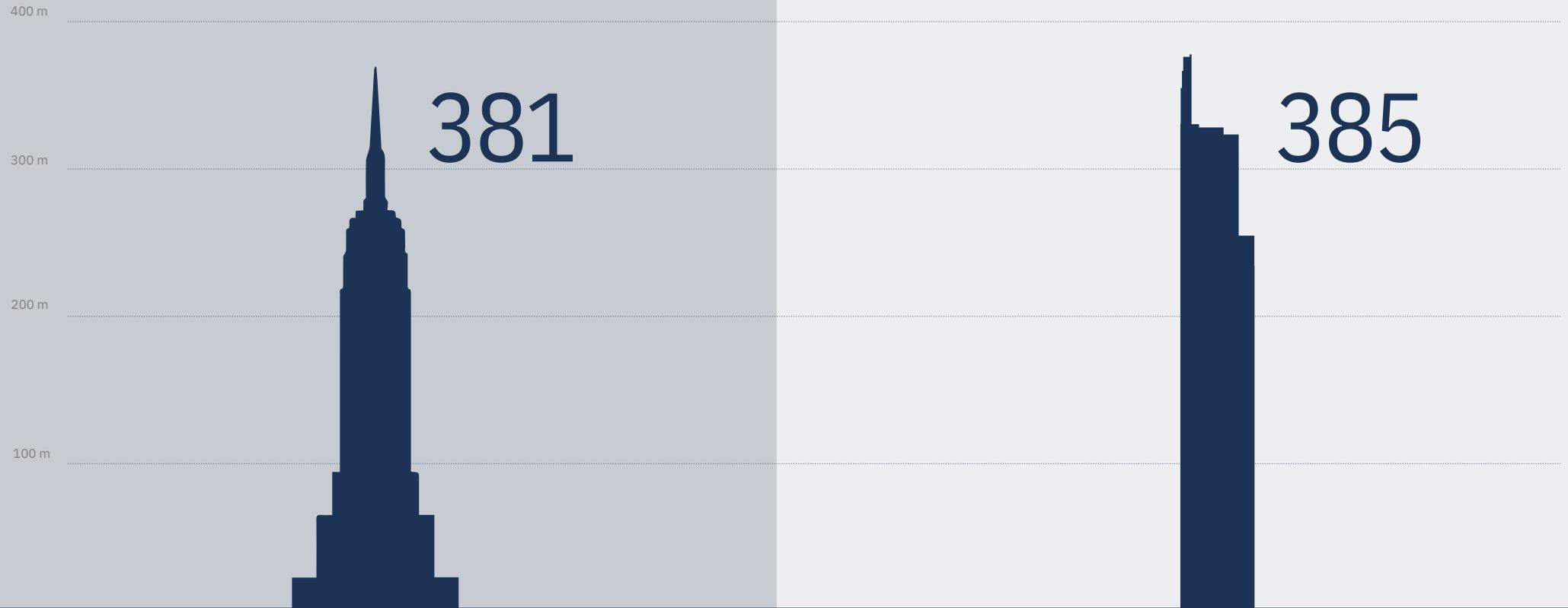


RECOGNIZED AS AN  
OUTSTANDING DEVELOPMENT



# EMPIRE STATE BUILDING

# THAMRIN NINE



1931

2022

The 1st Waldorf Astoria Hotel  
in United States

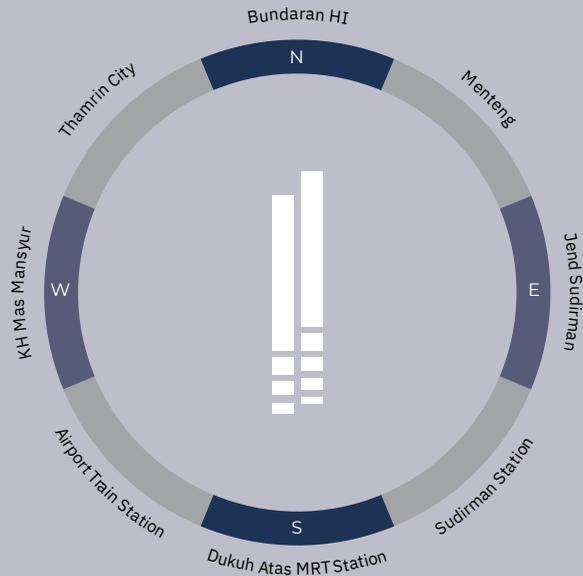
The 1st Waldorf Astoria Hotel  
in Indonesia



AUTOGRAPH & LUMINARY TOWER OFFERS OBSERVATION DECKS AND UNIQUE SKY EXPERIENCES THAT PUT YOU, QUITE LITERALLY, ON TOP OF THE WORLD!

SEE JAKARTA THROUGH A WHOLE NEW PERSPECTIVE AND TAKE IN THE BREATHTAKING VIEW OF THE CITY'S SKYLINE, WITH THE LUSH HIGHLANDS IN THE SOUTH AND THE COASTLINE ON THE NORTH.

# THE MOST DESIRABLE BUSINESS ADDRESS



STRATEGICALLY LOCATED AT ONE OF THE MOST PRESTIGIOUS AND COVETED ADDRESSES IN JAKARTA, JUST A FEW STEPS AWAY FROM THE ICONIC BUNDARAN HI, THAMRIN NINE STANDS TALL IN THE HEART OF JAKARTA'S CBD.



SURROUNDED BY PRESTIGIOUS SHOPPING MALLS AND 5-STAR HOTELS



DIRECT TUNNEL CONNECTION TO DUKUH ATAS MRT STATION



CITY CHECK-IN AT AIRPORT TRAIN STATION BNI CITY



PRIME LOCATION ON JALAN THAMRIN

# CENTRAL and CONNECTED

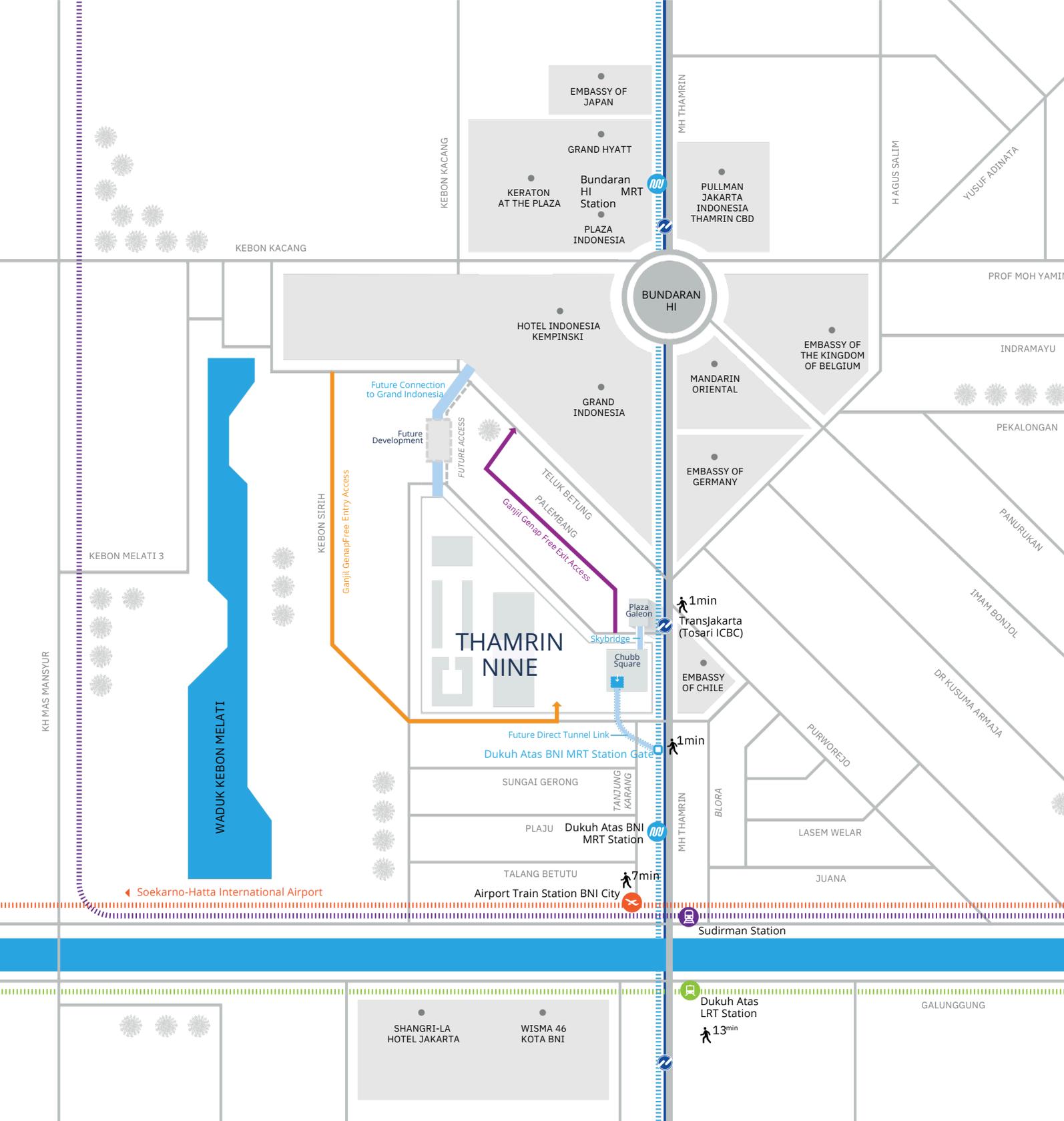
## FIRST TRANSIT-ORIENTED DEVELOPMENT IN INDONESIA CONNECTED TO MRT, LRT, COMMUTER LINE & AIRPORT TRAIN

**THAMRIN NINE REDEFINES CONVENIENCE AND CONNECTIVITY WITH ALL FOUR RAILWAY CONNECTIONS: MRT, LRT, COMMUTER LINE AND THE AIRPORT TRAIN, ONLY A SHORT WALK FROM ITS FRONTAGE ON JALAN THAMRIN.**

In the future, Thamrin Nine will also have direct access to the Dukuh Atas MRT Station through an underground tunnel and to Grand Indonesia mall through an overhead pedestrian bridge.

### PUBLIC TRANSPORT 4 Railway Connections

-  Dukuh Atas MRT Station
-  Sudirman Commuter Line Station
-  Airport Train from BNI City Station
-  Dukuh Atas LRT Station



LEGEND	
	MRT
	Commuter Line
	Airport Train
	LRT
	TransJakarta
	Future Link



# ACCESSIBILITY AT ITS BEST

TOTAL AREA

5.2<sup>Ha</sup>

TOTAL NEW DEVELOPMENT AREA

3.65<sup>Ha</sup>

TOTAL RESIDENTIAL AREA

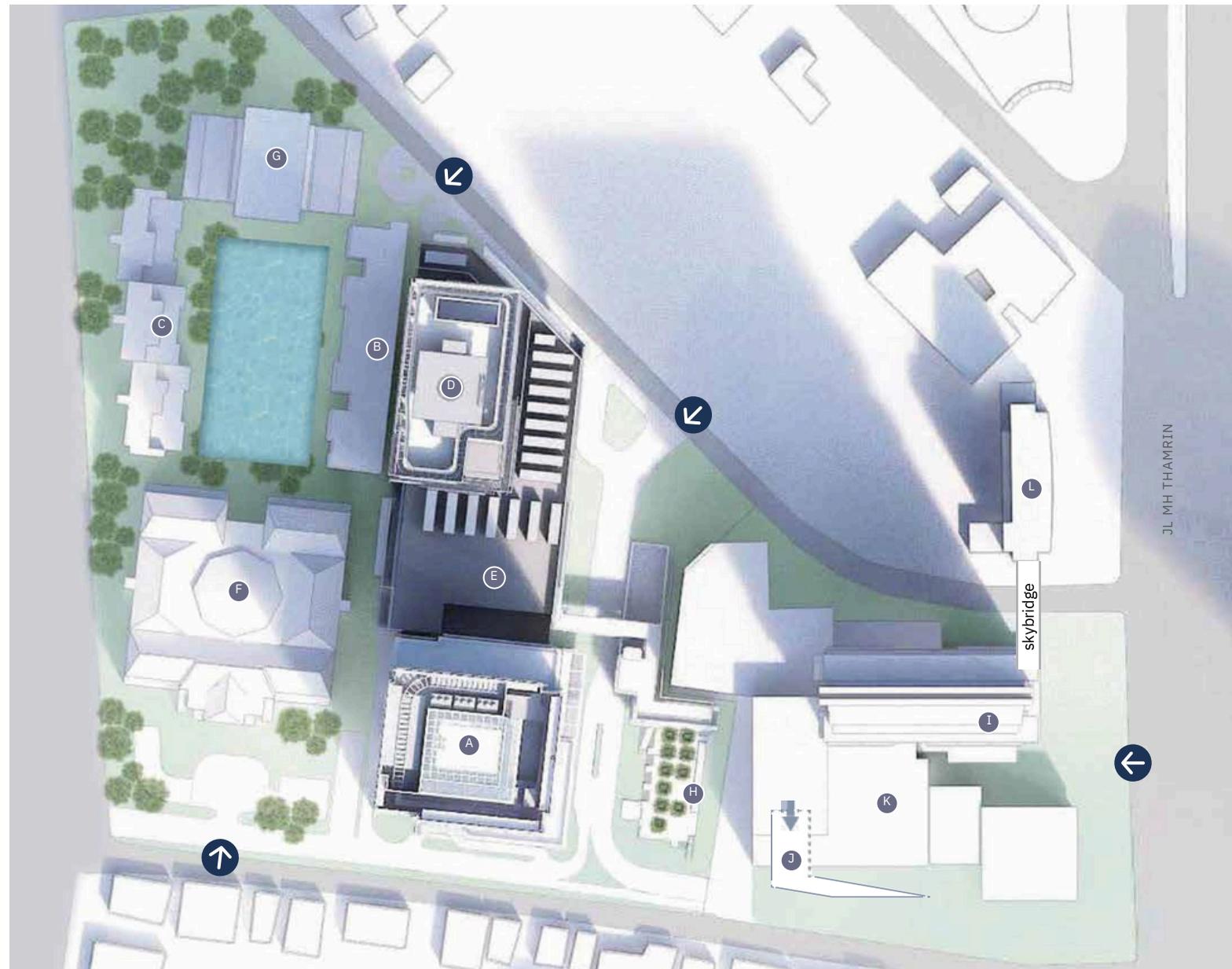
TOTAL COMMERCIAL AREA

1.47<sup>Ha</sup>

1.68<sup>Ha</sup>

DESIGNED FOR CONVENIENCE, THAMRIN NINE OFFERS MULTIPLE ENTRY AND EXIT POINTS TO ENSURE SEAMLESS TRAFFIC FLOW GOING IN, OUT, AND SURROUNDING THE COMPLEX.

- |                                   |  |
|-----------------------------------|--|
| <b>A</b> Autograph Tower          | <b>G</b> Thamrin Nine Tower 3  |
| <b>B</b> The Terraces at Le Parc  | <b>H</b> Green Plaza   |
| <b>C</b> The Townhomes at Le Parc | <b>I</b> UOB Plaza   |
| <b>D</b> Luminary Tower           | <b>J</b> Direct Tunnel Link into Dukuh Atas MRT Station Chubb Square |
| <b>E</b> Agora Lifestyle Mall     | <b>K</b> Plaza Galeon  |
| <b>F</b> The Mansion at Le Parc   | <b>L</b>   |



SITEPLAN



# THE FIRST BUILDING-TO-MRT TUNNEL CONNECTION in Indonesia

The groundbreaking development of Indonesia's inaugural Building-to-MRT tunnel connection is set to redefine urban connectivity in Jakarta. Thamrin Nine, a prominent office complex, is on the verge of introducing underground interconnection facilities that will seamlessly link Dukuh Atas BNI MRT Station to the Thamrin Nine complex.

This visionary project, marking the inception of an underground pedestrian thoroughfare, is poised to etch a historic milestone in the annals of Jakarta and Indonesia. MRT commuters will soon traverse a subterranean tunnel that directly connects them to the surrounding office buildings, heralding a new era of integrated urban transportation infrastructure.



MRT-Thamrin Nine UOB Tunnel



MRT-Thamrin Nine UOB Pedestrian Walk



MRT-Thamrin Nine UOB Tunnel Entrance



Basement Entrance



# ONE DESTINATION boundless POSSIBILITIES

THAMRIN NINE REDEFINES LIVING, WORKING AND PLAYING IN THE HEART OF CENTRAL JAKARTA WITH ITS COMPLEX BREADTH OF OFFERINGS. AUTOGRAPH & LUMINARY TOWER WILL BE HOME TO PRESTIGIOUS OFFICES, HOTELS AND SERVICED SUITES, COMPLEMENTED WITH A WIDE RANGE OF LIFESTYLE AND ENTERTAINMENT FACILITIES IN AGORA MALL, A RETAIL PODIUM THAT CONNECTS THE TWO TOWERS.

## Agora Lifestyle Mall

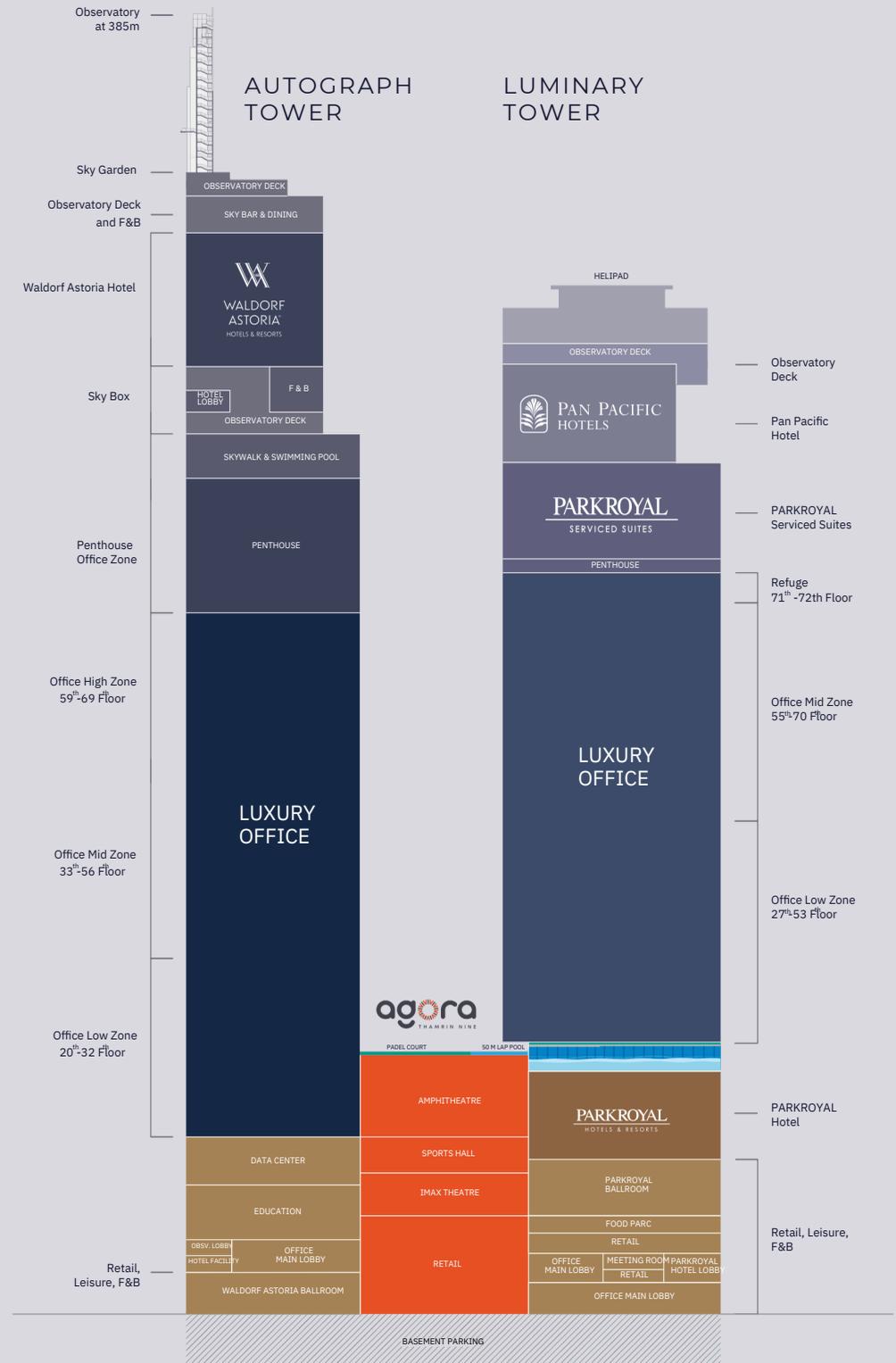
- Amphitheatre
- Fitness Center & Sports Hall
- Restaurants & Cafes
- IMAX Theater
- Bowling & Billiard
- Rooftop Pool
- Racquet Club
- (Badminton, Tennis, Padel)
- Supermarket

## Hotels & Serviced Suites

- Waldorf Astoria Hotel ★★★★★
- Pan Pacific Hotel ★★★★★
- PARKROYAL Hotel ★★★★★
- PARKROYAL Serviced Suites ★★★★★

## Public Attraction

- Autograph Observatory & Sky Garden
- Luminary Observatory Deck



BE AT  
THE TOP OF  
EVERYTHING



TALLEST BUILDING  
IN INDONESIA

# BUSINESS MEETS LIFESTYLE



## FACILITIES

-  Observatory Deck | IMAX Theatre
-  Bowling Alley | Indoor Basketball
-  and Badminton | Padel Court | Sky
-  Pool | Sky Garden, Bar & Dining
-  Retail
-  Hotel
-  Helipad (Luminary Tower)
-  Amphitheatre for live performances
-  Restaurants
-  Shops | Hotels
-  Serviced Suites



# ENHANCED EFFICIENCY UTMOST PRODUCTIVITY

30% energy savings over  
comparable buildings

High efficiency AC system  
achieves 0.55kW/TR

1,272<sup>sqm</sup>  
outdoor space for  
pedestrians



High efficiency skin  
reduces energy  
consumption

Indoor environment  
maintained between  
24 - 26C and < 65% RH

Site water drainage  
designed for zero run-off

Rainwater and condensate  
water harvested for re-use

Wastewater treated and  
recycled in cooling towers

CO and CO2 sensors throughout  
maintain air quality

Light shelves bounce sunlight  
into space, reducing the need  
for artificial light

12,731<sup>sqm</sup>  
of green planting,  
designed to complement  
and accentuate green  
design and aesthetic



BCA GREEN MARK PLATINUM



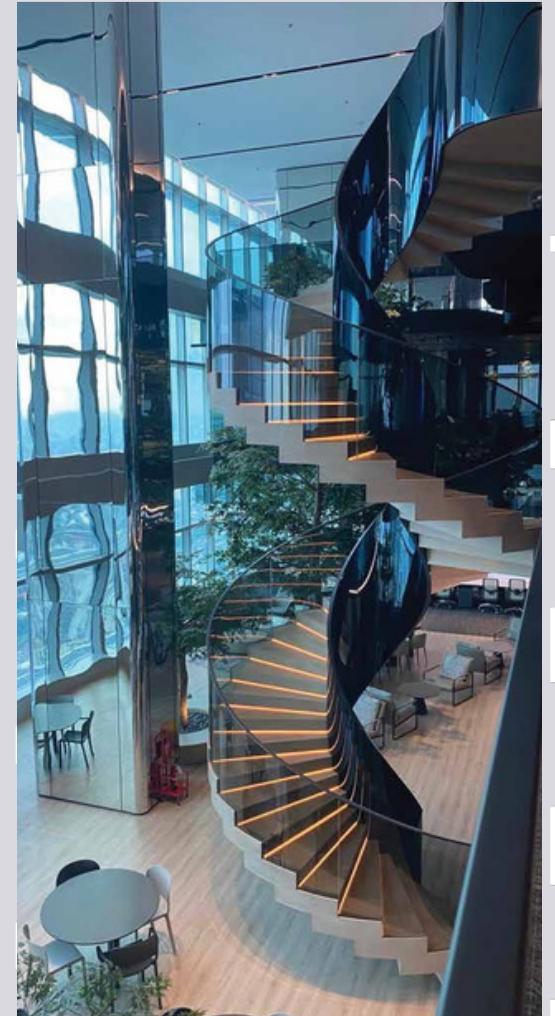
# ULTIMATE BUSINESS LUXURY.



The luxury experience begins as soon as you arrive at the grand lobby with VIP drop-offs and destination-controlled lifts, continues with washrooms, showers and smoking balconies at every level and ends with a myriad of F&B, sports and entertainment facilities to wind down after your work day.

Thamrin Nine has everything you need to fit into your schedule 24/7, so you can have the freedom and flexibility to live, work and play any way you please.

- High quality finishing
- Multi-level suites with triple-height open spaces
- Column free areas for maximum usability
- Raised floor provision
- Destination controlled lifts for speed and security
- Cargo lift big enough to fit a Rolls Royce
- Smoking balcony at every floor
- VIP & VVI dropoff and lifts



# INTEGRATED WORKPLACE EXPERIENCE

BEYOND ITS CENTRAL LOCATION,  
THAMRIN NINE PROVIDES A  
SEAMLESS, INTEGRATED  
WORKPLACE EXPERIENCE  
WITH SIGNATURE FEATURES  
AND FACILITIES DESIGNED FOR  
CONVENIENCE AND RELIABILITY.





DROP OFF TO OFFICE AND AGORA LIFESTYLE MALL

# LIFESTYLE MALL



Integrating lifestyle and entertainment in one place, Agora gives you a sensational selection of dining, sports and entertainment facilities including an IMAX theatre, an amphitheater, sports hall, racquet club, bowling alley and billiard hall.

WITH A GREAT MIXTURE OF TENANCY AND AMENITIES, THIS LIFESTYLE MALL WILL BE THE MOST HAPPENING SPOT IN TOWN.





AGORA LIFESTYLE MALL AND VERTICAL GARDEN

# THE FIRST & TALLEST MODERN SKY BOX in Indonesia



## TRIPLE LEVEL SKY BOX

Suspended 250-325 meters above the ground in a triple-level, glass-enclosed Sky Box that juts out from the building facade, visitors can immerse themselves in interactive art exhibits and enjoy panoramic views of the city skyline overlooking all angles of Jakarta.



# Indonesia's Tallest Observatory Deck & Sky Garden

FROM THE BREATHTAKING 109<sup>TH</sup> FLOOR,  
IMMERSE YOURSELF IN OUR LUSH AND  
VIBRANT SKYGARDEN.

Sweeping stairs take you from one activity to the next 340m above the city, whether it's a sky-high dining and drinking experience or a scenic photo opportunity. Take a glass-enclosed elevator to the top of the campanile that soars 385 meters tall for unparalleled views of the city, at the highest point in Indonesia and the entire Southern Hemisphere.



6-STAR HOTEL

A LEGENDARY HOTEL  
FINDS A HOME IN  
JAKARTA



WALDORF  
ASTORIA®  
HOTELS & RESORTS

Thamrin Nine will welcome the arrival of the first Waldorf Astoria Hotel in Jakarta. This legendary brand has welcomed leading statesmen, Hollywood icons, royalty and discerning guests seeking the finest hospitality experience.

In addition to luxurious accommodations, Waldorf Astoria Jakarta will also provide first-class dining, drinking and spa experiences as well as a grand ballroom for impressive celebrations and functions.





Complementing Thamrin Nine's business focus, Pan Pacific Hotel will welcome international visitors and facilitate meaningful connections with 158 keys and an extensive range of facilities, including a grand ballroom, swimming pool and fitness centre.

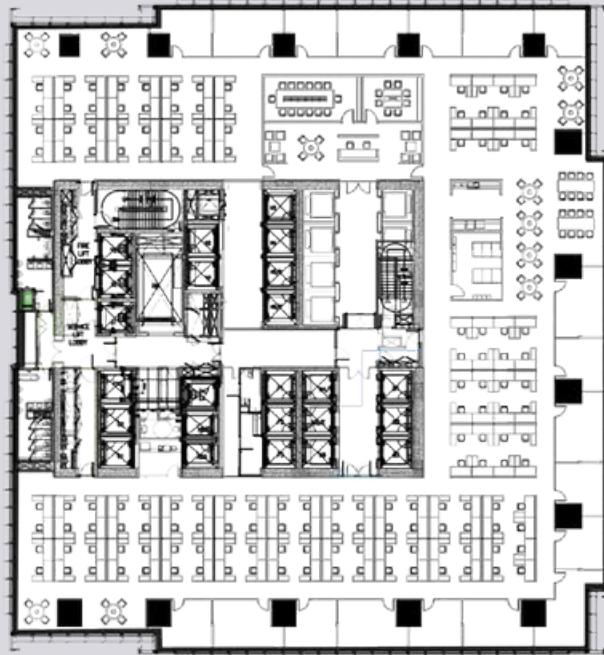


Tailored to families, extended-stay visitors and expats, the PARKROYAL Hotel & Serviced Suites offers casual & comfortable accommodations with a 4-star hospitality standard, full service amenities and a focus on sustainability and local culture.



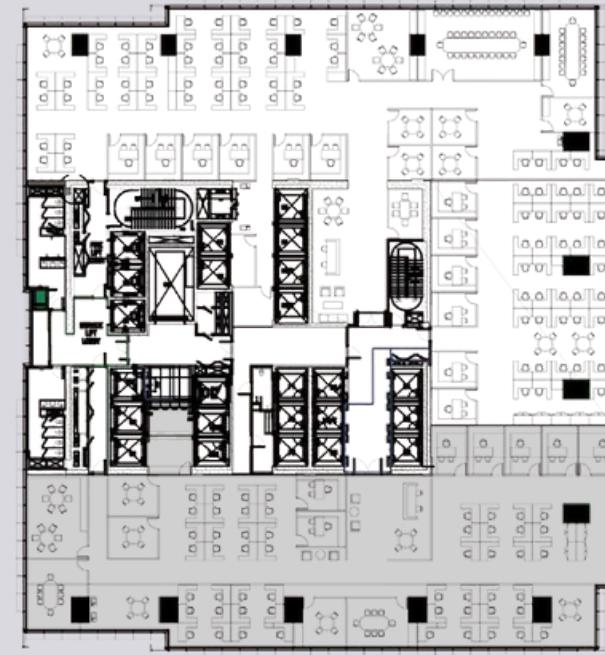
# A PERFECT SPACE FOR YOUR BUSINESS

THAMRIN NINE'S OFFICE FLOOR PLAN WAS DESIGNED TO MAXIMIZE SPACE UTILIZATION WITH A COLUMN-FREE CONCEPT AND SIDE-CORE ARRANGEMENT THAT CAN EFFECTIVELY ACCOMMODATE SINGLE AND MULTI-TENANTS. IT PROMISES UNPARALLELED FLEXIBILITY, EFFICIENCY AND COMFORT, MAKING IT THE PERFECT HOME FOR YOUR BUSINESS.



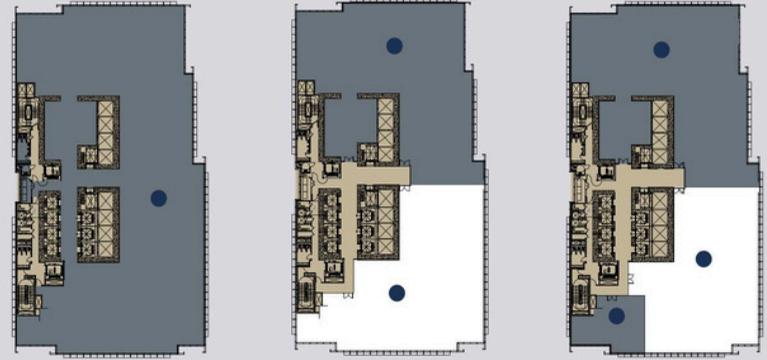
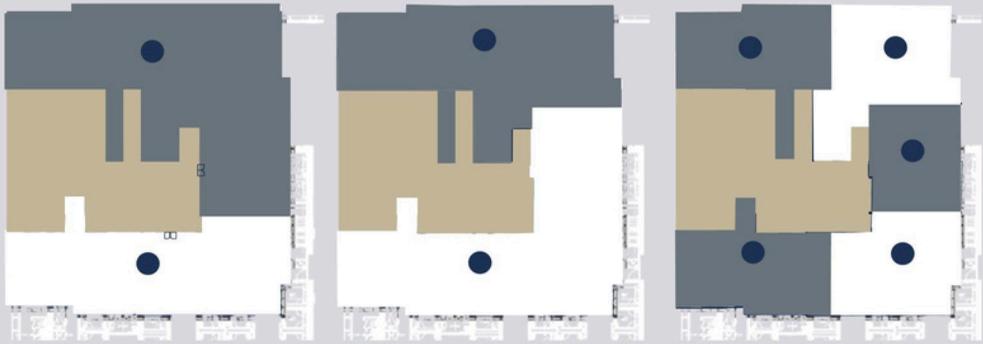
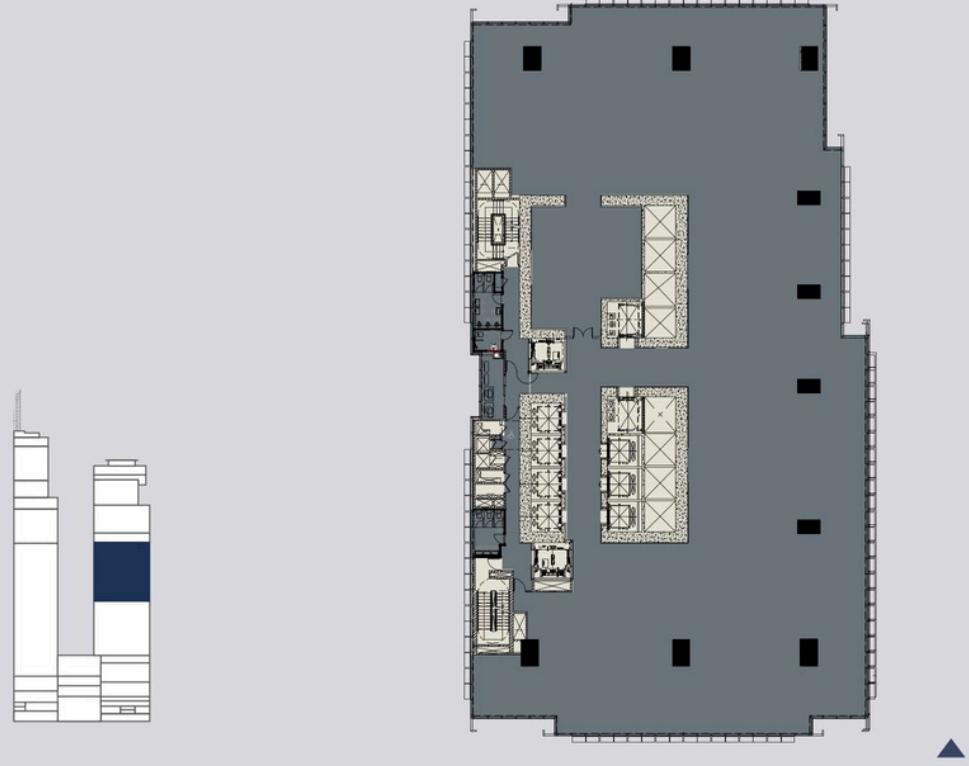
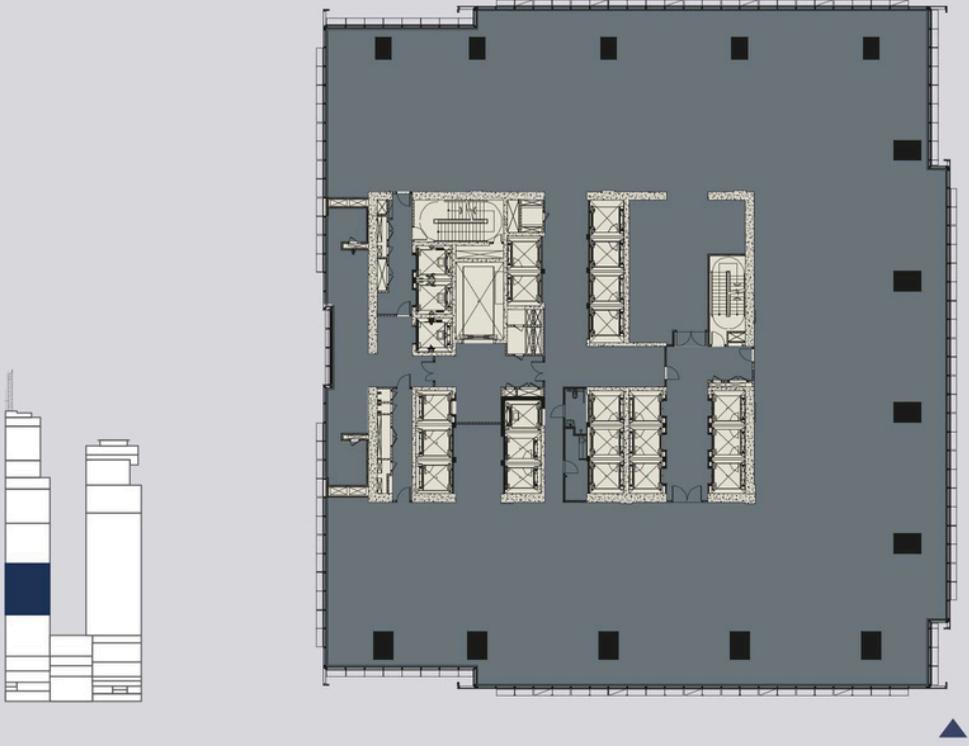
## SINGLE TENANT

Private Office	19
Open Workstation	144
Total Headcount	153
Conference Seats	22



## MULTI TENANT

Private Office	19
Open Workstation	141
Total Headcount	160
Conference Seats	80



# SPECIFICATION

## AUTOGRAPH TOWER

<b>TOTAL AREA</b>	172.761 sqm semi-gross
<b>NUMBER OF FLOORS</b>	<ul style="list-style-type: none"> <li>46 Floor (s) of floors office</li> <li>14 Floor (s) of 6-star Hotel</li> <li>3 Floor (s) of Observatory floor</li> </ul>
<b>TYPICAL FLOOR PLATE</b>	2,300 - 2,500sqm semi-gross
<b>CEILING HEIGHT</b>	<p><b>Ground floor</b></p> <ul style="list-style-type: none"> <li>- Slab to slab 18 meter</li> <li>- Floor to ceiling 15 meter</li> </ul> <p><b>Typical floor</b></p> <ul style="list-style-type: none"> <li>- Slab to slab 4.45 meters</li> <li>- Floor to ceiling 3 meters (after raised floor)</li> </ul>
<b>ELEVATORS</b>	<p>Low Zone 4 passenger units, 2 executive unit 4 passenger units, 2 executive unit</p> <p>Mid Zone 4 passenger unit 2 executive unit</p> <p>High Zone 3 passenger units, 1 executive unit, 2 internal units</p> <p>Penthouse Zone 1 unit 1 unit ( 4th floor - 7th floor, internal)</p> <p>VIP 1 unit 1 office unit, 2 hotel units 2 units</p> <p>School</p> <p>Car Lift</p> <p>Service</p> <p>Carpark</p>
<b>PARKING</b>	Cars 2,541 lots (shared)
<b>AC SYSTEM</b>	<p>FCUs/AHUs - water cooled chilled water system with cooling towers</p> <p>Pre cooling of outdoor air - PAHUs</p> <p>Chiller system - Redundancy is N+1 (i.e. 1 chiller backup)</p>
<b>AC ZONING</b>	Air conditioning zoning for each floor can be sub divided into smaller zones ranging from 15 to 18 Zones (Provided with 15 to 18 Indoor Units depending on which floor)
<b>TOTAL ELECTRICITY</b>	Approximately 4.5 to 5.0 MVA (T1)
<b>POWER SUPPLY</b>	Approximately 45.0 to 55.0 VA/Sq.m (excluding power for air conditioning)
<b>ELECTRICITY POWER DENSITY</b>	100% gen set backup supply provided
<b>BACK UP POWER</b>	Ground floor - 500 kg/sqm
<b>FLOOR LOADING</b>	Typical floor - 300 kg/sqm
<b>TELECOMMUNICATION</b>	IP based system with Fiber Optic backbone reticulation for TV, Data & CATV (Triple Play)
<b>SECURITY SYSTEM</b>	Assembly Point, CCTV present in all common areas (main lobby, lifts, lift lobby, corridors, exit doors, entrance doors and basement), car check point, visitor check point, pedestrian check point, access card system, registration desk
<b>FIRE PROTECTION SYSTEM</b>	Alarm, automatic sprinkler system and fire hydrant and hose system (combined fire water tank/pumps system for office & hotel), portable fire extinguishers, hydrant, heat detector, smoke detector

## LUMINARY TOWER

<b>TOTAL AREA</b>	120.887sqmsemi-gross
<b>NUMBER OF FLOORS</b>	<ul style="list-style-type: none"> <li>10 Floor(s)ofpodium Hotel</li> <li>31 Floor(s)ofoffice</li> <li>6 Floor(s)of5-star Hotel + 1 Lobby and Facility floor</li> <li>9 Floors(s)ofService apartment</li> <li>1 Floor(s)ofObservatory floor</li> </ul>
<b>TYPICAL FLOOR PLATE</b>	1,153 –1,712sqm semi-gross
<b>CEILING HEIGHT</b>	<p><b>Ground floor</b></p> <ul style="list-style-type: none"> <li>- Slab to slab 8 meter</li> <li>- Floor to ceiling</li> </ul> <p><b>Typical floor</b></p> <ul style="list-style-type: none"> <li>- Slab to slab 4,3 meters</li> <li>- Floor to ceiling 2.9 meters (after raised floor)</li> </ul>
<b>ELEVATORS</b>	<p>Retail Zone 2 passenger units 2 passenger units, 1 cargo unit 5 passenger units, 2 executive units 6 passenger units, 1</p> <p>Podium Hotel Zone 1 executive unit 2 passenger units, 1 cargo unit 3 passenger units, 1 cargo unit 2 passenger units, 1 executive unit 1 unit for podium in Luminary Tower) 2 units 2 units</p> <p>Low Zone</p> <p>Mid Zone</p> <p>Service Apartment</p> <p>Penthouse Hotel Zone</p> <p>OB Deck Zone</p> <p>Car Lift</p> <p>Carpark</p> <p>Service Parking</p>
<b>PARKING</b>	Cars 2,541 lots (shared)
<b>AC SYSTEM</b>	<p>FCUs/AHUs - water cooled chilled water system with cooling towers</p> <p>Pre cooling of outdoor air - PAHUs</p>
<b>AC ZONING</b>	Air conditioning zoning for each floor can be sub divided into smaller zones up to around 18 Zones (Provided with 18 Indoor Units)
<b>TOTAL ELECTRICITY</b>	Approximately 3.0 to 3.5 MVA
<b>POWER SUPPLY</b>	Approximately 45.0 to 55.0 VA/Sq.m (excluding power for air conditioning)
<b>ELECTRICITY POWER DENSITY</b>	100% gen set backup supply provided
<b>BACK UP POWER</b>	Ground floor - 500 kg/sqm
<b>FLOOR LOADING</b>	Typical floor - 300 kg/sqm
<b>TELECOMMUNICATION</b>	IP based system with Fiber Optic backbone reticulation for telephone, data & CATV (triple play)
<b>SECURITY SYSTEM</b>	Access control and CCTV system provision in the following common areas (main lobby, lifts, lift lobby, corridors, entrance & exit doors, basement areas).
<b>FIRE PROTECTION SYSTEM</b>	Alarm, automatic sprinkler system and fire hydrant and hose system (combined fire water tank/pumps system for office & hotel), portable fire extinguishers

# ARCHITECT

OFFICE

# KPF

KPF is a unified architectural practice focused on the design of buildings of all types and scales, in all geographic regions. KPF's projects include the world's tallest towers, longest spans, most varied programs and inventive forms — buildings that make contributions to the built environment and go beyond their physical footprint. The firm consists of over 700 staff led by 34 principals, with offices in New York, London, San Francisco, Shanghai, Hong Kong, Shenzhen, Seoul, Berlin, and Singapore.



SHANGHAI WORLD FINANCIAL CENTER  
China



INTERNATIONAL COMMERCE CENTRE  
Hong Kong



CITIC TOWER (CHINA ZUN)  
China



ONE VANDERBILT  
New York



LOTTE WORLD TOWER  
Seoul

RESIDENTIAL

# WATG

WATG is a global integrated design firm specializing in Advisory, Master Planning, Architecture, Landscape, and Interior Design, with over 75 years of extraordinary hospitality, entertainment and gaming, residential and urban-mixed use design in over 170 countries. A preeminent leader in integrated luxury hospitality design, WATG brings together a diverse team of creative, world-traveling professionals, from seven offices across three continents, to creating bespoke, exhilarating destinations that push the boundaries of possibility.



THE VENETIAN  
Las Vegas



CONRAD  
Bali



SHANGRI-LA  
Maldives



ST REGIS  
Astana



THE MANSION AT MGM GRAND  
Las Vegas

# DEVELOPER



UOB PLAZA



PLAZA GALEON



LE PARC

Thamrin Nine is developed by PT Putra Gaya Wahana, one of Indonesia's most dynamic development groups. Established in 1993, PGW is recognized for the UOB Building, one of Thamrin Corridor's most recognizable properties. As a developer, PGW appreciates bespoke architecture, high-quality materials and merging functionality with innovative design.



MTH MIXED USE DEVELOPMENT



BSD DEVELOPMENT



BALANGAN BEACH HOTEL





PUTRA  
GAYA  
WAHANA

**Thamrin Nine Complex**

Jl MH Thamrin No 10  
Jakarta - Indonesia

ENVISIONED BY



GALEON  
GROUP

DISCLAIMER • All art renderings contained in this brochure are artist impression only. The Developer reserves the right to modify any parts of the building, internal layout

usefulness of the content of this brochure.

