



Garden Grove – The Newest Cluster with Green Environment Concept from CitraRaya Tangerang



Tangerang – CitraRaya is a township development focusing on environment friendliness concept. With EcoCulture concept, CitraRaya develops a continuous preservation of the environment to add the value of the residential as well as to create better investment , resulting in the progress of township facilities development, starts from education facilities, social, recreation, commercial area and also the addition of getting more qualified, trendy and exclusive new clusters.

One of the newest clusters launched is Garden Grove, a cluster with beauty and healthiness concept. A number of 163 units with 3 types of choice - Willow (42/90), Pine (42/120) and Mahogany (93/136) are offered. All the facilities built also concern for green environment. Garden Grove plans to develop the main boulevard, ROW 19 with jogging track, 2 thematic gardens designed with special landscape for the comfort of the residents, called Health Garden, which is equipped with outdoor gym, jogging track and food therapy and Leisure Garden, which is equipped with barbeque area, children's playground and rabbit park. All the facilities are directly facing to the 1.4 ha garden in front of the cluster. The location is also close to the commercial facilities and Ciputra Hospital at the main boulevard of CitraRaya.

Prices of the house at Garden Grove start from Rp 325 million. Down payment can be installed in 12 times, as for cash payment can be closed in 24 times payment without interest. Plan for handing over is in 18 months. The launching event itself was a one-day gala event held on 24 February. A series of programs including lion dance attraction and children's entertainment such as t-shirt painting, lantern decorating and mini lion (*barongsay*) creating were shown off. Guests and customers were also offered with fruit and food bazaar.

With this new cluster, CitraRaya is trying to actualize the customers' dream on having their dream houses in a green, beautiful and healthy environment.

CitraLand Surabaya Launched New Show Units at Grand Eastwood



Surabaya – CitraLand The Singapore of Surabaya presented 3 newest show units at Grand Eastwood cluster, an exclusive residential cluster at the prime location. Located next to the lively residential area with full of facilities such as CitraLand fresh market, UC Town (University of Ciputra-UC, UC apartment and Ciputra waterpark), GWalk and outer ring road Surabaya and also equipped with fiber optic to fulfil the modern life style of the residents, this high-end residential cluster creates a comfort atmosphere environment as well as becomes a profitable investment for the future.



Grand Eastwood Cluster consists of 4 types of houses: Hazel, Walnut, Palmetto and Maple, with land area from 162 sqm to 210 sqm and building area from 140 and 257 sqm. Each show unit of Palmetto, Maple and Walnut types was also ready to be visited. The momentum was the same with the celebration of Chinese New Year on Sunday, 17 February 2013. The celebration, which was started at 9 a.m. was enlivened with music performance from outstanding school in Surabaya, spectacular lion dance performance, dragon paper painting and so on. A dimsum party was also prepared during that day.

Press Conference of PT Ciputra Property Tbk's Highlights



Jakarta – On 6 February 2013, located at Ciputra World Marketing Gallery, South Jakarta, PT Ciputra Property Tbk presented its highlights for 2012, outlook for 2013 and updated information on the projects being developed. According to Mr. Artadinata Djangkar, Director of PT Ciputra Property Tbk, the year 2012 was such a great year for property in Indonesia. Despite the global economic crisis in United States and Europe, the price of property increased significantly in various big cities in Indonesia. “We targeted our pre-sales at Rp 1.5 trillion in 2012 and the real pre-sales exceeded at Rp 2.1 trillion. Our income before tax was recorded at Rp 809 billion and net income was Rp 304 billion”, he added. The biggest amount of pre-sales was contributed by Ciputra World Jakarta 2 apartments (The

Orchard and Residence) and Ciputra World 1 office and Raffles Residences. For 2013, pre-sales are targeted to increase about Rp 137 billion or 6% increase and will become Rp 2.3 trillion. Projects which are either under construction or will start the construction in 2013 include Ciputra Mall and Hotel Jakarta and Semarang, Somerset Grand Citra, CitraDream budget hotel in Cirebon and a luxurious hotel in Tabanan, Bali. The luxurious hotel will be a five-star hotel plus condo and villa. The development will take about 3 years.

Launching of Golden Garnet Extension in CitraLand Celebes Makassar



Makassar – Being success in presenting the first phase of Golden Garnet, this time CitraLand Celebes Makassar again presented Golden Garnet Extension, which is a premium cluster with green living concept designed for modern and high- end residential that combined natural ambience and harmony. Here we can find modern houses with private swimming pool and backyard concept.

Golden Garnet Extension offers 3 types of urban classic premium houses in the middle of neatly organized, shade, green and modern environment and landscape. The exterior and interior are made from premium quality material. The types offered include Calli, with land area



(LA) of 300 sqm and building area (BA) of 289 sqm, Blliss (LA 200 sqm / BA 204 sqm) and Avena (LA 160 sqm / BA 103 sqm). Calli type's design adopts urban classic spirit which presents magnificent urban architecture, consists of 3 stories and has elegant contemporary finishing touch. Bliss type is a combination of simplicity, modernity and classic home with resort style private swimming pool and magnificent architecture and consists of 3 stories. Avena type offers unique and modern houses concept with the combination of compact design residence and elegant private swimming pool. The exterior is urban classic style that reflects sophisticated urban modern lifestyle.



Every house in Golden Garnet Extension is completed with private swimming pool, romantic alfresco dining at the backyard, kitchen set and wardrobe in master bedroom, as well as energy saving with solahart.

The launching event of Golden Garnet Extension was held on Friday, 22 Feb 2013 at ballroom of Grand Clarion Hotel Makassar. It was attended by around 1,000 guests and enlivened by the performance of artists Delon, Titi DJ and Jud n Sugy Band. Acting as hosts were Ocong and Erna Veronica. This time, tens of quiz prize and doorprize were also given to the lucky guests and customers.

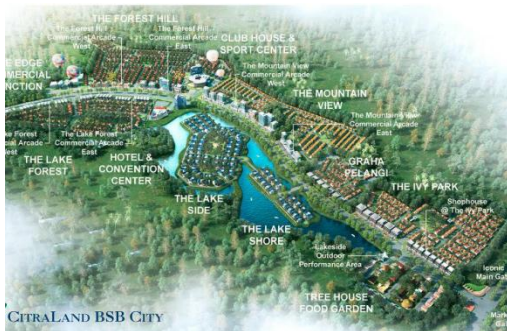
Open House of Asteria in CitraSun Garden Semarang



Semarang – On 16 and 17 February 2013 CitraSun Garden Semarang held the first open house in 2013 by introducing new show unit of Asteria in Ruby Hill area. This show unit was already fully completed in the building but still didn't have interior decoration. The event was intended to measure the marketing prospect by showing them the show unit without interior design as well as setting the initial selling price.

The event, which took the theme of Chinese New Year was held at the project location, side by side with the show unit location. Guests were invited to look around the unit and were treated with Chinese New Year dish and gift including Chinese calligraphy and cake.

New Projects Launched/Developed CitraLand Bukit Semarang Baru City Semarang

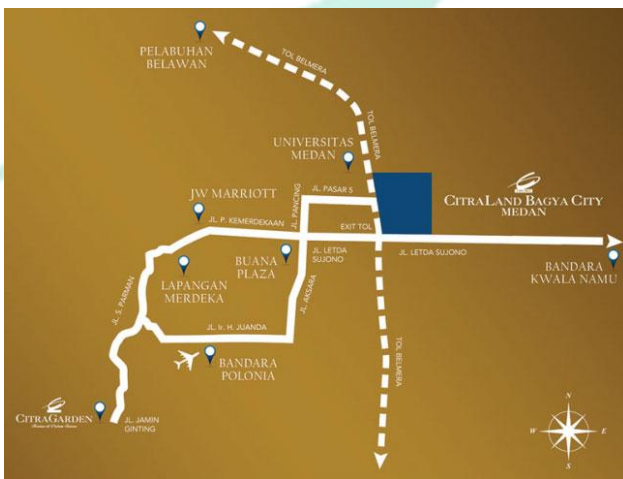


On 3 February 2013, PT Ciputra Property Tbk launched new residential township project in Ngaliyan, West Semarang. Located strategically, that is only 12 km from city centre and 8 km from Semarang's Ahmad Yani airport, the project is called CitraLand Bukit Semarang Baru (BSB) City. It is a partnership between the subsidiary of PT Ciputra Property Tbk, PT Ciputra Mitra Tunas and PT Karyadeka Alam Lestari. The development plan is about 100 ha. In the

first phase, they will develop the first cluster, The Ivy Park, with an area of 11 ha. A number of 330 units house will be built within this area.

According to Mr. Jatmiko Arif Wibowo, Project Manager of CitraLand BSB City, the first cluster will have 3 types of house - Ambrosia, with land/building area of 144/70 sqm, Bromelia, with land/building area of 144/95 sqm and Cornelia, with land/building area of 180/110 sqm. Prices range from Rp 650 million to Rp 950 million per unit. "At the moment we have sold more than 10 units", he added. "We target a total number of 120 units to be developed during this year, and hope that in less than 3 years, we can finish the development of all the 330 units".

CitraLand Bagya City Medan



Starting the year of 2013, PT Ciputra Surya, through its subsidiary PT Ciputra Bangun Selaras officially held the event to start the sales of residential project in Medan, namely CitraLand Bagya City. Previously, soft launches of this project have been held twice, on 25 November 2012 and 9 December 2012 and succeeded to get large numbers of customer. This February, sales of houses, shop houses and land lots have been started based on the serial number of the orders (*nomor urut*

pesanan) and at the end of the month, a total number of 392 units have been sold. Pre-sales was closed at Rp 523 billion, about 9% above the February's target of Rp 480 billion.

CitraLand Bagya City has a total development plan of 211 ha, and for the first phase, a total area of 63 ha will be developed. The concept of the project is resort, with artificial lake, olympic size swimming pool and waterpark in the complex. This project target middle and middle-up segment for the market.

CitraDream Hotel Semarang



Semarang – On 7 February, PT Ciputra Property Tbk, through its subsidiary PT Ciputra Ayutapradana again held ground breaking for CitraDream Hotel, its budget hotel. This time the hotel is located on Jalan Imam Bonjol No. 187, Pindrikan Kidul, Central Semarang and will be developed on a total land area of 1,068 sqm. It will consist of 8 floors with 112 rooms. The development is predicted to be fully completed in one year.

