

An Address Of Distinction

SERVICED APARTMENT INVESTMENT AT THE HEART OF JABABEKA



Mustika® Golf Residence
— Movieland Jababeka —

INTRODUCTION

An Extraordinary Place To Stay & Invest In

LUXURY APARTMENTS IN THE MOST PRIME LIFESTYLE LOCATION IN JABABEKA

This is your opportunity to live and invest on the exquisite gem of Jababeka. Designed in collaboration with renowned architects, landscape artists and interior designers, your future residence offers an exceptional way of life, with stunning views and first-class private facilities and optional services that makes coming home everyday a resort-like welcome.



Rental Option For Up To 16%* Investment Returns

Mustika Golf Residence's unique luxury **Serviced Apartment Concept** means that owners have the opportunity to convert their units into investments through our hassle-free leasing and renting services. With our apartments managed by Mustika Land's dedicated property management consultancy MERAKEY Hospitality, and rental consultancy provided by leading professionals in housing for expatriates and business stays, you can be assured that your property is well managed to get you the best investment returns of up to 16%*.

* Terms & conditions apply. Do check with our sales agents for more information.



Mustika Golf Residence
—Movieland Jababeka—

Ultra-Prime
Location At The
Heart Of Jababeka's
Lifestyle Centre

SDH TOPPING OFF



DEVELOPER INFORMATION

Astute Development Vision & Experience

CREATING HALLMARK PROPERTIES OF GREAT CONCEPTS & VALUE

As with all our development concepts, Mustika Golf Residences is created with the astute vision of delivering the best quality and value to our customers and investors.

Every MUSTIKA LAND development project begins with a story to tell. Whether it is a residential, commercial, or a mixed use development, we start each project dreaming of great ideas for the betterment of life at work, living or play. We are a purveyor of lifestyle experiences exemplified by our design and development processes, with an uncompromising dedication to improve the quality of everyday life experience.

We believe that good design is formulated through a perfect mix of form, functionality, quality, sustainability and affordability. Our project development planners are well-equipped with astute dedication and expertise to imbue the right balance of these principals into our design process. This constant challenge is the very source of creative energy that motivates us to deliver innovative products to our customers time and time again.

At MUSTIKA LAND, we build your story. As we understand that with each new property we create, is a space where your life unfolds its new chapter. It is the heritage that we have embraced since the founding of our company, and will continue to be our guiding light in the many years to come.



Mustika Land
DEVELOPMENTS

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At Mustika Land, we don't just sell apartments, we do all the work to offer you the best value solution for your investment.

The apartments we offer are not merely products we sell. Mustika Land does more because we value our customers and their goals. By going beyond what other developers are willing to do, we hunt, filter, and select the most astute service operators with leasing assistance, and only leading building management experts in order to secure the value and well being of your investment. To put it simply, we value your property as your most important asset, and we strive to achieve life-long relationship of value and care with you as our customer.

JABABEKA CENTRAL

The Future Of Bekasi Is Here

THE INFLUX OF BILLIONS IN INFRASTRUCTURE AND BUSINESS INVESTMENTS IN BEKASI IS TAKING JABABEKA INTO A NEW ERA, MAKING CITYWIDE, NATIONAL AND GLOBAL CONNECTIONS QUICKER THAN EVER.

Just 8 minutes away from new Cibatu exit toll KM 34.7, Mustika Golf Residence is perfectly nested within the rising future city of Jababeka, Bekasi - the pride of Indonesia as a multinational city designed for the best local and global talents who calls it home. Housing the largest industrial zone in Southeast Asia, it stands today as a leading centre of global economic activity. For the very first time, we witness a city that is planned from its beginning to provide all the things talent want. Jababeka's connectivity and its rich and diverse culture will help attract the best occupiers to the city.

With Jababeka as a new geographical marker, the city attracts a vibrant and varied business community in major sectors (it is home to leading international companies like Hyundai, Toshiba, Epson, Panasonic and more). With rising infrastructure developments and entertainment landmarks, the city is fast becoming an exciting neighbourhood that is at the forefront of complete urban lifestyle.



Nested within the lifestyle and residential hub of Jababeka at just right distance from major roads and amenities, Mustika Golf Residence offers you the perfect combination of convenience and privacy.



Lifestyle



Education

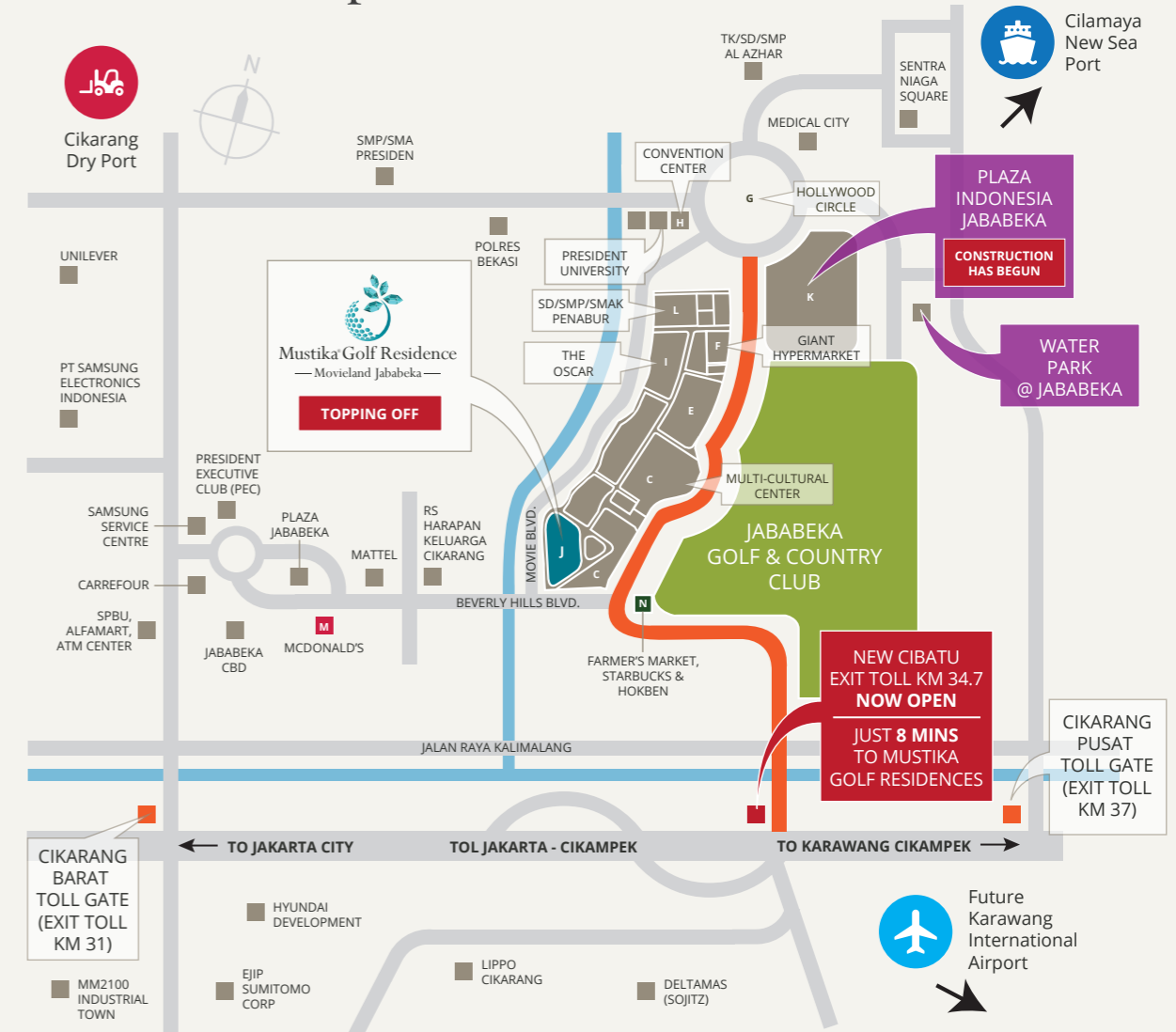


Career



Health Care

Amenities Map



CLOSE PROXIMITY TO PRIME LIFESTYLE AMENITIES

- A. BEVERLY HILLS
- B. MOVIE BOULEVARD
- C. HOLLYWOOD PLAZA
- D. HORIZON HOTEL
- E. CULINARY CENTER
- F. GIANT HYPERMARKET
- G. HOLLYWOOD CIRCLE
- H. CONVENTION CENTER
- I. THE OSCAR
- J. MUSTIKA GOLF RESIDENCE
- K. PLAZA INDONESIA JABABEKA
- L. SD/SMP/SMK PENABUR
- M. MACDONALD'S
- N. FARMERS' MARKET, STARBUCKS & HOKBEN

JABABEKA STATISTICS

- > Over 2 millions populations
- > Over 2,000 national and international companies (Unilever, Samsung Electronic, Mattel, Nissin Food, ICI, KAO, United Tractors, etc.)
- > Multinational Companies (Japan, China, Korea, United States, United Kingdom, French, Germany, Australia, etc.)
- > Around 13,200 students and rising
- > Kindergarden and playgroups
- > Elementary schools, junior high schools & senior high schools
- > Universities and learning / education centers
- > Medical centers and an international hospital
- > Plaza Indonesia
- > Music lounge and entertainment centers
- > Golf and Country Club
- > 2 Driving Range
- > 3 power plants
- > 2 clean water and waste water treatment facilities
- > End-to-end Fiber Optic with 64Mbit/s - 3 Gigabit/s capacity



President University

Plaza Indonesia Jababeka

The Oscar

Giant Hypermarket

Mustika Golf Residences

Jababeka Golf & Country Club

Multi-Cultural Center

Hollywood Plaza

CONSTRUCTION HAS BEGUN

TOPPING OFF COMPLETED

ULTRA PRIME LOCATION AT JABABEKA'S LIFESTYLE CENTER

Masterplan To Build The Perfect City

A SELF SUSTAINING CITY DESIGNED FOR QUALITY LIVING

With Kota Jababeka's masterplan covering over 5,600 hectares of physical and lifestyle infrastructure, the self sustaining modern city is rapidly becoming a beacon for informed investors and homebuyers alike, all eager to include the area in their portfolios or simply to settle and enjoy living in this culturally vibrant area. Located just 35KM from Jakarta, more than 2,000 companies from 30 countries have already begun cultivating their businesses here. With approximately 10,000 expatriates working in this area, the dynamic business and residential communities is set to produce a steady growth in property demands and rental yields.



VIEW ON GOOGLE MAPS:
<http://goo.gl/xijFBG>



KAWASAN INDUSTRIAL JABABEKA II


Mustika' Golf Residence
— Movieland Jababeka —
Ultra-Prime Location At The Heart Of Jababeka's Lifestyle Centre

President University

Plaza Indonesia Jababeka

TKK / SDK / SMPK PENABUR

WATER PARK

JABABEKA GOLF & COUNTRY CLUB

KAWASAN INDUSTRIAL JABABEKA I

KOTA JABABEKA

CIKARANG BARAT EXIT TOLL KM 31





NEW CIBATU EXIT TOLL KM 34.7 NOW OPEN
8MINS TO MUSTIKA GOLF RESIDENCES

CIKARANG PUSAT EXIT TOLL KM 37

PERFECT LOCATION & ACCESSIBILITY

Prime Location Poised For Growth

THE INFLUX OF BILLIONS IN INFRASTRUCTURE AND BUSINESS INVESTMENTS IN BEKASI IS TAKING JABABEKA INTO A NEW ERA, MAKING CITYWIDE, NATIONAL AND GLOBAL CONNECTIONS QUICKER THAN EVER.

-  RESIDENTIAL & LIFESTYLE AREA
-  MAJOR HOSPITALS
-  INDUSTRIAL & COMMERCIAL AREA
-  SCHOOLS / UNIVERSITIES

To Jakarta City (~60mins)

Jl. Tol Jakarta Cikampek

MM 2100 INDUSTRIAL TOWN

DELTA SILICON I

KAWASAN E.J.I.P

KOTA LIPPO CIKARANG

To Karawang Cikampek

KAWASAN INDUSTRI HYUNDAI

DELTA SILICON II

BEKASI REGIONAL GOVERNMENT



ALL THE FEATURES TO A SMART INVESTMENT

A Prime Serviced Apartment Facility Of Astounding Value



MUSTIKA GOLF RESIDENCE OFFERS INVESTORS AND HOME OWNERS A TRULY PERFECT INVESTMENT OPPORTUNITY IN THE RAPIDLY GROWING CITY OF JABABEKA. DESIGNED AS A SERVICED APARTMENT FACILITY THAT IS OPERATED BY INTERNATIONAL HOSPITALITY MANAGEMENT COMPANY MERAKEY HOSPITALITY, YOU CAN ONLY EXPECT THE BEST MANAGEMENT STANDARDS AND SERVICE EXPERTISE IN THE MANAGEMENT OF YOUR PROPERTY INVESTMENT.

As a leading brand in international hospitality and serviced apartment management, MERAKEY Hospitality offers management services in all aspects of hotel, resort, and serviced apartments operations at the utmost standards and professionalism. We want our owners to feel part of something bigger and to have the resources and expertise to operate their properties even better. As one of the few hospitality companies with in-depth experience of the sales and leaseback model in Asia, MERAKEY Hospitality offers the additional incentive of a lease management program to our home buyers. Through this program, you will be able to leverage on the expertise of professional hospitality management from MERAKEY and our esteemed partners to manage your property as serviced apartments, thereby realizing a stable return on your investment.



Investment Highlights:

-  Huge Growth Potential With **Cikarang As The Largest Industrial Economic Center In Southeast Asia And Home To Increasing Number Of Foreign Multi-national Companies.**
-  Key Infrastructural Developments Of **New Electric Railway (KRL)** Extending To Cikarang Bekasi, New Cilamaya Sea Port And Karawang International Airport Improving Connectivity To The World.
-  Prime Location At Jababeka's Central Residential And Lifestyle District Along Jl. Movie Land, **With Jakarta Cikampek Toll Road Accessible In 8 Minutes Via New Cibatu Toll Exit KM34.7.**
-  Apartments Services Operated By **Premier Hospitality Operator MERAKEY Hospitality**, Ensuring Stable Rental Rates By Meeting The Standards Of Executive Grade Housing To Expatriates.
-  Luxurious Lobby With Cafe, Lounge And Reception Area, Convenience Store, ATMs, Dry Cleaning Services And **A View From Every Room.**
-  Full Fiber Optic Infrastructure Providing You With **High Speed Internet Access Up To 100 MBps**
-  **Large And Growing Demands** Unfilled For Housing With Some 320 Thousand And Increasing Number Of People With Daily Business Activities In This Region.
-  **City Infrastructure And Facilities Supporting The City:** Dedicated Power Plants, Water Treatment Facility, Office, Hotels, Education, Hospitals And Lifestyle Entertainment Amenities Within Close Proximity.
-  **Plaza Indonesia Jababeka, Hollywood Plaza, Farmers' Market, GIANT Hypermarket, Cikarang Convention Center** And Other Major Lifestyle Amenities Located Along Jl. Movie Land.
-  **Full Suite Of 5 Star Executive Grade Facilities** That Includes: Sky Garden Overlooking Golf Course, Japanese Sento Bath, Resort Style Swimming Pool And Outdoor Facility Area, Fully Equipped Gym, Wi-Fi At Common Areas, 24-Hour Receptionist, Ample Parking And More.
-  High Rent Potential With **Potential Monthly Rental Rates Approximately Up To 16% Return Of Investment** Through The Assistance Of Our Professional Rental Division.

Quality Developer Assurance And Experience



International Hospitality Operation Management



* Terms & conditions apply. Do check with our sales agents for more information.

REALIZING EXCELLENCE IN ENHANCING PROPERTY VALUE

A New Brand Position That Will Breathe New Life To Hospitality In Indonesia

UPON ITS COMPLETION, **MUSTIKA GOLF RESIDENCE** WILL BE REBRANDED AS **MERAKEY SERVICED RESIDENCES JABABEKA** TO BE A PART OF MERAKEY HOSPITALITY'S GROWING SERVICED RESIDENCE PORTFOLIO IN INDONESIA.

This rebranding is part of a major exercise to rationalise and position our entire portfolio of serviced apartments into a unified and market leading serviced residence brand, with management held by MERAKEY Hospitality's astute group of experienced hospitality professionals and its various international industry partners.

With a well-exposed and consolidated approach in the management and marketing efforts, this rebranding is set to position MERAKEY Serviced Residences Jababeka (a.k.a Mustika Golf Residence) for a wider international market, and strengthening its access to a global customer base and sales network. Our unit owners will benefit from the increased synergies and scale economies with newly packaged services and amenities, enjoying consistently high service standards from staff trained on MERAKEY Hospitality's operational and service delivery systems.

MERAKEY serviced residences differentiate from hotels by catering to longer stay guests. We seek to enrich guests' living experience with resident programmes that provide opportunities for community integration, business networking and recreation. They also assist guests and their families with daily living support services.



MERAKEY
RESIDENCES

JABABEKA

by Mustika



In our drive for leadership in the serviced residence industry, you can be assured by our knowledge, executional expertise and service sensibility needed to answer to the needs of both owners and residents at MERAKEY Serviced Residences Jababeka.





ARCHITECTURE & DESIGN

A Design Approach That Emulates The Best 5-Star Resort

FROM OUR ARCHITECTURE, INTERIORS, FACILITIES & SERVICES,
EVERYTHING IS DESIGNED TO REVITALISE YOUR SENSES

It's little wonder that Mustika Golf Residence forms a spectacular sight, even from afar. Our design team has conceptualised the residence's unique design features and apartment layouts by drawing upon the concept of refined resort-style living, while expanding it into something infinitely more homely.





An Opulent Welcome

Attention to detail is everything at Mustika Golf Residence, and it begins right at your grand entrance. The residence's schemes are timeless, inviting and striking in their use of materials and textures, each scheme is designed to encourage a mood of elegance and understated luxury.

artist's impression - entrance lobby

Private facilities interspersed with beautifully landscaped surrounds



MERAKEY
HOSPITALITY

by Mustika

Professionally Managed Facilities Of Great Class

Every aspect of the serviced apartment and its facilities services are professionally managed by MERAKEY Hospitality, ensuring the highest modern service standards for your tenant or family. If you are opting for self stays, you have the option of enjoying resort-class hospitality by choosing our housekeeping and concierge services for your apartment unit. Our property offers you a full suite of facilities and services that makes every stay at Mustika Gold Residence a true, resort-like experience.

More than 17 quality facilities and features that you can enjoy at Mustika Golf Residences

SEE PAGE 23 TO VIEW THE ENTIRE LIST



Refresh Your Every Day

Akin to a private 5-star resort, Mustika Golf Residence brims with leisure facilities exclusively catered for our residents' enjoyment, where every space is designed to inspire true relaxation. Drawn from the teachings of Japanese landscaping and meditation practices — with careful adaptations for Jakarta's climate and culture — end your day in recluse at the residence's exclusive Sky Garden, where you can have for yourself a stunning 360° panoramic view of the city and golf course. Our Japanese-styled Sky Garden is designed not to isolate you from the world, but rather to encourage you to embrace nature's beauty as you introspect. Arrive early for a mental boost or seek refuge in the evenings with reflection and meditation - At Mustika Golf Residence, you can unwind yourself with exclusive privileges and facilities everyday.

artist's impression - sky garden

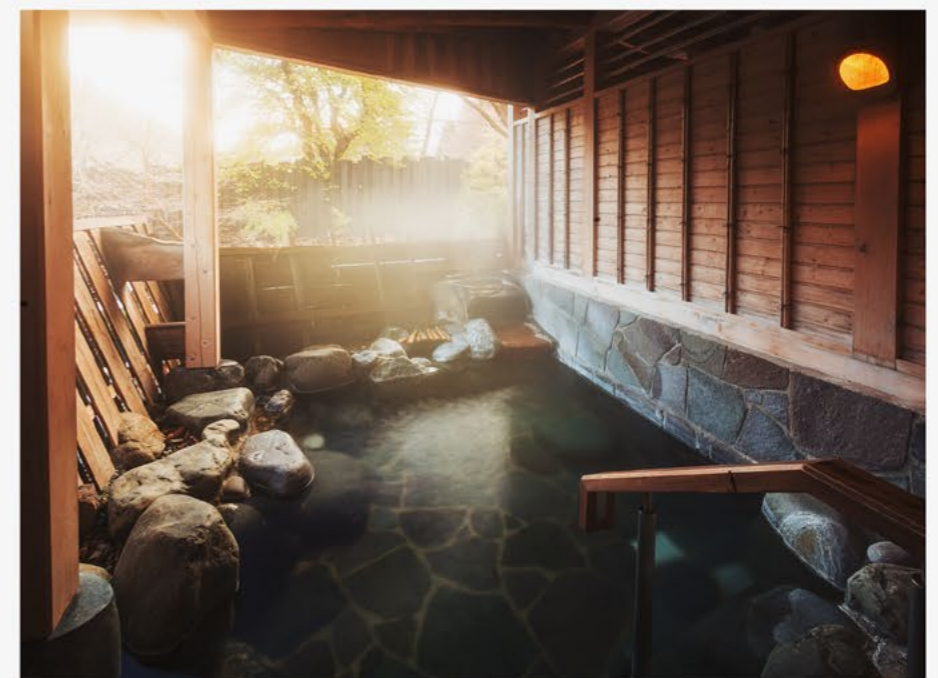


artist's impression - gym facility



japanese styled public bath (ofuro / onsen)

artist's impression - outdoor shops and cafe



OUR SUITE OF FACILITIES INCLUDE:

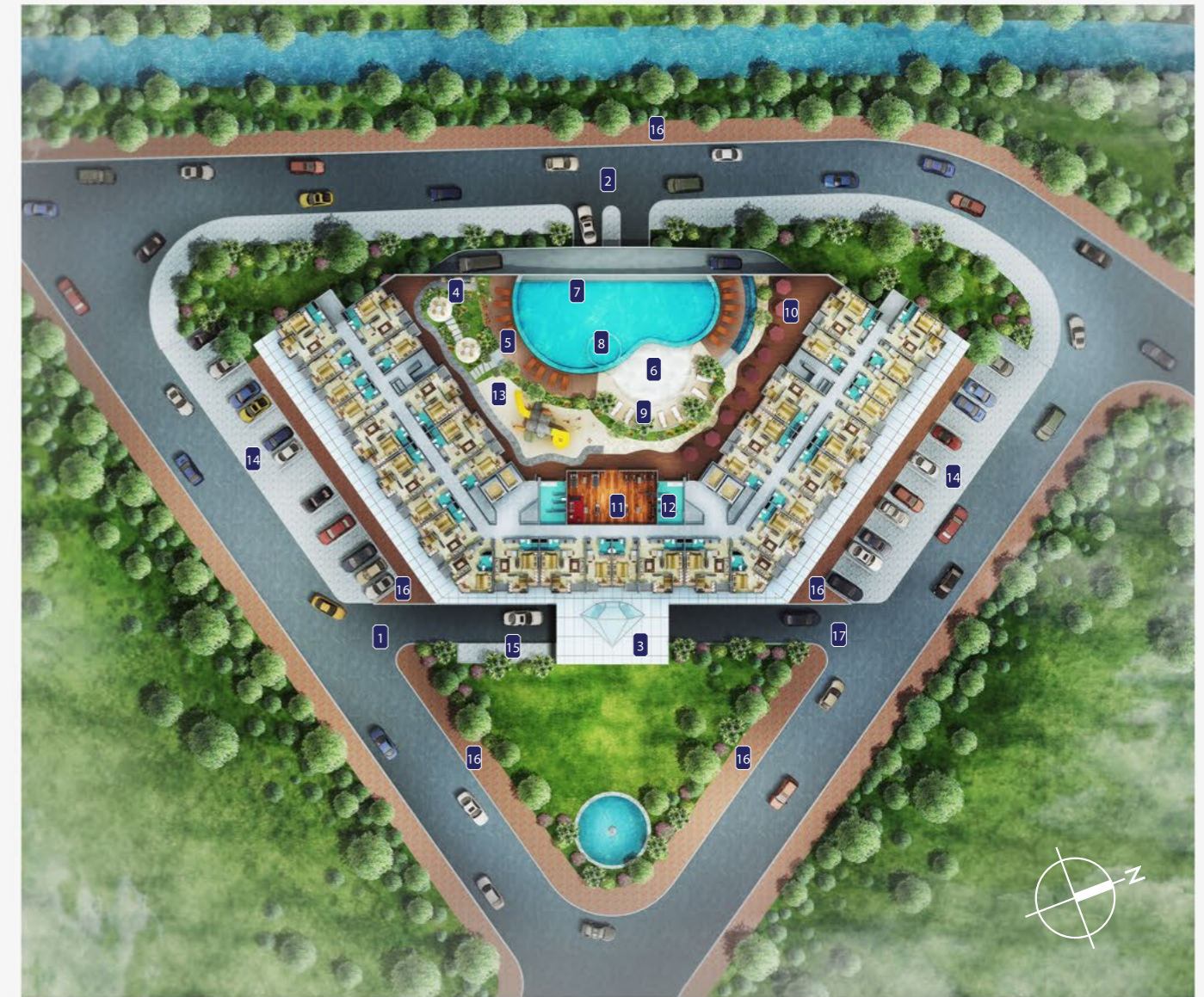


- Sky Garden
- Resort Style Swimming Pool
- Sun Deck & Seating Areas
- Fully Equipped Modern Gym
- BBQ Area,
- Relaxing Sauna
- Kids Wading Pool
- Hydrotherapy Pool
- Japanese Styled Public Bath / Sento
- Complimentary Wi-Fi at Common Areas
- 24-hour Receptionist
- Concierge Services
- ATMs
- Convenience Store
- Dry Cleaning Services
- Ample Parking
- Hotel-Class Security
- Cable TV



Inspired by Earthly Elements

Our residence design masterplan centres on the concept of creating a peaceful community close to the colors of nature. Initially, this is expressed through the ideal location of the residence overlooking the beautiful golf landscaping. Apartments are designed for residents to enjoy the utmost privacy and uninterrupted views. To extend on this sense of natural seclusion, The Mustika Golf Residence's buildings shelter a private pool and facility area that offers a well-designed and generous space for residents to relax. Here, the landscaping which will incorporate plants indigenous to our residence's surroundings, provides an extension of the location's natural green areas.



legend:

- | | |
|---------------------------|-------------------------|
| 1. MAIN ENTRANCE | 10. AL-FRESCO DINING |
| 2. UNDERGROUND PARKING | 11. GYM |
| 3. DROP-OFF LOBBY | 12. SAUNA ROOM |
| 4. BBQ AREA | 13. CHILDREN PLAYGROUND |
| 5. SUN DECK | 14. OUTDOOR PARKING |
| 6. KIDDIE WADING POOL | 15. GUEST PARKING |
| 7. INFINITY SWIMMING POOL | 16. PEDESTRIAN |
| 8. HYDROTHERAPY POOL | 17. EXIT GATE |
| 9. FAMILY DECK | |

specifications:

number of floor | 15 floors
 number of unit | 531 units
 Studio (ST) 24.2sqm
 1 Bedroom (1BR) 35.3sqm
 2 Bedroom (2BR/2BRC) 44.15sqm/46.05sqm (corner unit only)
 Junior Suite (JS) 44.15sqm/46.05sqm (corner unit only)
 Royal Suite (RS) 48.4sqm
 foundation | concrete piles
 exterior wall | precast & aluminium
 partition | lightbrick
 interior wall | gypsum partition
 floor | living room & bedroom - homogenous tile |
 bathroom - ceramic tile
 door frame & window | exterior - aluminium |
 interior - hollow core
 ceiling | gypsum
 sanitary | Toto / equal
 kitchen | sink & table top
 water installation | PAM / deep well
 AC installation | power cable
 electrical installation (prepaid) | ST - 1300 W |
 1BR - 2200 W | 2BR / 2BRC - 2200 W

INTERIORS

Not Your Typical Apartment Space

EFFORTLESS INTERIOR SPACES FOR TIMELESS MODERN LIVING

Our interior design and planning is attentive to aesthetics, functionality, energy and water efficiency that abides to green standards. Quality materials and careful attention to the layout of the room ensures a view from every room, while efficiently planned kitchen area features as the hub of each home. A stone island table is offset by quality timber veneer joinery and the finest integrated appliances create an exemplary cooking and entertaining area, with space for families to enjoy casual meals. The apartments' interiors strike a balance between privacy, intimacy and a pervasive sense of openness to the views.



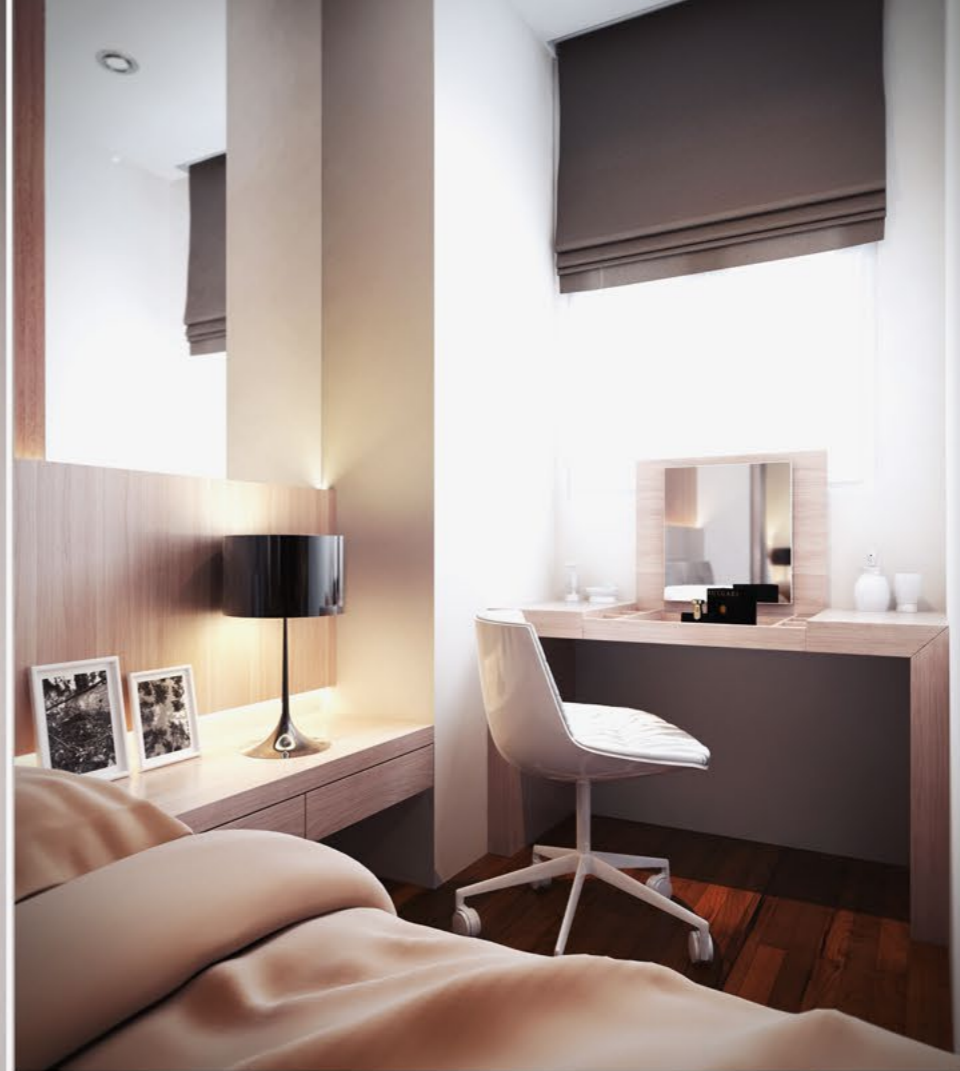
* Furnishing is optional.

Airiness And Openness
Evokes Traditional And Timeless
Conceptions Of Modern Living



* Furnishing is optional.

2 Bedroom - Master Bedroom Interior *



* Furnishing is optional.



* Furnishing is optional.

Each Residence Enjoys Its Own Sense Of Privacy And Individuality

Our apartments emulate a Five-Star international serviced hotel, incorporating a classic contemporary feel through finishes and detailing. The predominantly neutral palette is sympathetic to a wide variety of furnishings, while the blending of natural tones and textures creates interesting contrasts throughout.

The open plan spaces are of high quality, but warm, ambient and inviting. Natural materials such as stone and timber finishing create a neutral palette, the ideal canvas for residents to embellish with their own personal style and touches.



Our Full Fiber Optic Infrastructure
Provides You With High Speed Internet
Access Of Up To 100 MBps, Ensuring You
The Connectivity Whenever You Need It.



Studio - Bedroom View *

* Furnishing is optional.



Studio - Entrance & Wardrobe Area *



Studio - Bathroom View *



* Furnishing is optional.

Studio - Overall Interior View *



Unit Floor Plan
Studio (ST)
24.2 sqm



Unit Floor Plan
1 Bedroom (1BR)
35.3m²



Unit Floor Plan
2 Bedroom (2BR)
44.5 sqm



Unit Floor Plan
2 Bedroom
Corner (2BRC)
46.05 sqm



Unit Floor Plan
Junior Suite (JS)
44.5 sqm



Unit Floor Plan
Royal Suite (RS)
48.4 sqm



All The Features To
A Great Investment, Make
The Smart Choice Today

artist's impression - swimming pool / outdoor facilities

*Terms & Condition Apply

<p>TOPPING OFF</p>	<p>POTENTIAL MONTHLY RENTAL UP TO USD2,000* PER MONTH</p>	<p>8 MINUTES VIA CIBATU TOL EXIT KM34.7</p>	<p>5 MINUTES FROM PLAZA INDONESIA JABABEKA</p>
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Mustika® Golf Residence

— Movieland Jababeka —

Proudly developed by :



Mustika Land

DEVELOPMENTS

MUSTIKALAND.CO.ID



Member of :



IMB No. 503/101/B/BPMPPT | mustikaland.co.id/mustika-golf-residences

MARKETING GALLERY

Jl. Arifin C. Noor Kav. A3A, Movieland, Jababeka City, Cikarang - Indonesia

Disclaimer : While every effort has been made to ensure all dimensions are correct and all governmental regulations have been met, the images and floor plans depicted herein are conceptual renderings based on current development plans which are subject to change as may be required and cannot form part of an offer or contract. Any numbers displayed in this promotional material and or, if any, other materials, are meant to be an approximate due to the limited proximity of data acquired at the given time. Therefore, as this promotional display shall not and would not form a binding contract, and we should not be held liable for displaying numbers in any promotional offering.