



FORUM NINE

Office and F&B Gallery

“
WHERE SUCCESS
IS YOUR
DESTINATION
”

Motto

COMPANY PROFILE



SUCCESSFUL INDIVIDUALS ARE LIVING LIFE TO THE FULLEST

Brand Essence

Rewarding Success Life

Success is Rewarding because successful individuals are living life to the fullest. Forum Nine is an Office and F&B Gallery where it is a place to success and to balance their life by giving the facility to reward their success life everyday.

Like a soul of life, Brand Essence is a SOUL of the Brand. All concept of visual design will be taken from the brand essence. That's why it is important to be understood.

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We pride ourself on **honesty and fair play** in all of our activities. A corporate culture is fostered which encourages people to **develop, advance professionally and personally within the organization.**

The essence of integrity is in actions, and not in words. It is vital to earn the trust of others in doing business that fulfills promises. A participative and dialogue process helps in developing a mutually appreciative and friendly working environment which is further supported by the development of people through training. Wholehearted efforts from all employees to excel in all fields and maintain discipline in terms of time will help in growth of the employees and the company.

We work in unity with the societies towards their development which in turn helps in wider support for the various businesses of Forum Nine. Teamwork significantly contributes to better results and solutions that are in the best interest of the employees and the company. Frequent communication and opportunities for growth also come with responsibilities and sense of ownership for all employees to be part of a large family – **PT. Global Capital Land.**



We consider ourselves fortunate because of the opportunities given to us by the communities in which we operate. Therefore, it is our duty to act as a responsible corporate citizen and honour the laws and regulations as well respect the cultures of our host communities.

THESE ARE NOT
JUST EMPTY
WORDS;

They are the philosophy
behind our daily
activities in many
places and industries
we are involved.

We consistently endeavor to improve the quality of life of our people, to provide satisfactory returns to shareholders and further strengthen our foundation to build an even better tomorrow for all involved in the societies in which we participate.

“
Be a Man of Integrity,
Responsible to
Your Family, Job and
The Society.
”

Forum Nine provides effective protection for shareholders and investors, to assure them of getting a proper return on investment. It also helps to create conducive environment to the efficient and sustainable growth of the corporate

The essence of Forum Nine (Office and F&B Gallery) is simple: sustainable operations which are transparent, accountable, responsible and fair. Forum Nine is related to taking effective decisions which come from the ethics, values and the business process systems.

It is an important aspect of the operations which in the long run will provide added value in realizing the vision and mission of Forum Nine. Government rules and regulations provide the guidelines for business, which are supported by the appointment of Independent Commissioners in each operating company.

Forum Nine (Office and F&B Gallery) is key to the integrity of corporations, and helps the company in becoming more accountable and transparent in the business process.



To Promote and Support Entrepreneurship.



To Guide Transformation of Customers



To Promote and Facilitate A “Balanced Life”



Provide Effective Customer Service with Sincerity.



To Contribute Beneficially to Society and The Environment



To Nurture Family Values



VISION

We have developed truly as a global corporate citizen that believes in sound and demonstrable performance in relation to corporate social responsibility.

Our vision is a balanced approach towards the three pillars of sustainability; social, environmental and economic. Our business practices are based on accountability, transparency, respect for stakeholder interests and ethical behaviour commitment at all times.

We respect the law of the land as well as human rights and focused to achieve positive

growth pattern, to become a leading, highly competitive and profitable business enterprise on a global scale, enjoying strong loyalty of our customers – the reason for our existence.

We clearly recognize that international trade opportunities as well as competition will increase with the dismantling of trade barriers. Therefore, it is imperative for us to continually upgrade our managerial skills and technological capabilities to be a respected competitor in the many fields of our endeavour.

MISSION

To be the leading property developer in North Sumatera, trusted by customers, employees, society and other stakeholders.

AIR CONDITIONING

- Individual Centralized AC System, saving energy.
- Maintenance every 3 months.

LIFT SERVICE

- 4 Hyundai passenger lifts; 3 at office area and 1 at F&B Gallery.
- Max load 15 persons/1000 kg.
- Lift speed 120 m/min.

- 2 Hyundai service lifts; 1 at office area and 1 at F&B Gallery.
- Max load 1600 kg.
- Lift speed 90 m/min.
- All maintained monthly.

POWER SUPPLY

- 2400 kVA mains electricity supply.
- 2000 kVA building electrical load assumption.
- 3 x 800 kVA MTU generators, 100% backup.

FIRE & SAFETY

- General heat and smoke detector alarms.
- Automatic sprinkler system.
- 2 sets of fire stairs with 2 hrs fire resistance rating, emergency lighting and pressurized fresh air.
- Flap barrier on main lobby.
- Proximity system on Basement lobby.
- Metal gate detector walkthrough on main lobby.
- Internal fire & emergency drill every 2 weeks, monthly supervised by professionals.

OPERATIONAL SERVICES

- Integrated services by professional outsourcing PT. ISS Indonesia.
- Building exterior facad cleaning uses gondola that is regularly maintained every year.
- 24h security standby on site.
- Waste water treatment manned daily and lab tested monthly.

CAR PARKING

- 300 spaces at Ground Floor, Basement 1 and Basement 2.

PANTRY & ABLUTIONS

- One wet pantry and ablution area per floor.

Forum Nine management team is committed and adopts the principle of good corporate governance and best practices throughout the Company.

It is recognised that the adoption of the highest standards of governance is imperative for the protection and enhancement of stakeholders' value and the performance of Forum Nine.

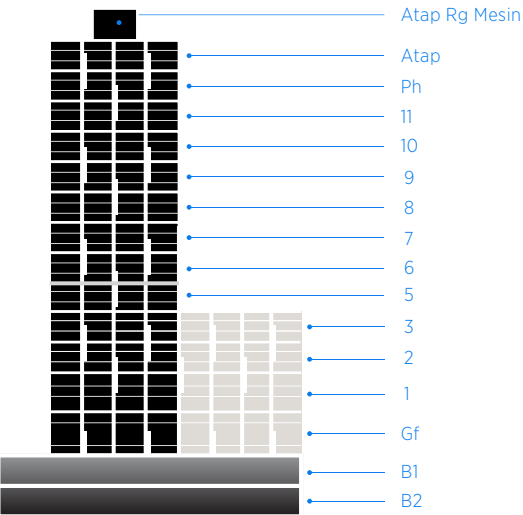
Forum Nine stands on 5403 sqm site with:

- 13 levels of office tower,
- 5 levels of F&B Gallery and
- 2 levels of Area in the Basement.

Forum Nine has gross area of 34.937 sqm with 17.587 sqm leasbale semigross office area and 5.382 sqm F&B Gallery area. Office floor plate is approximately 1.790 sqm with 2.7 m typical ceiling height.

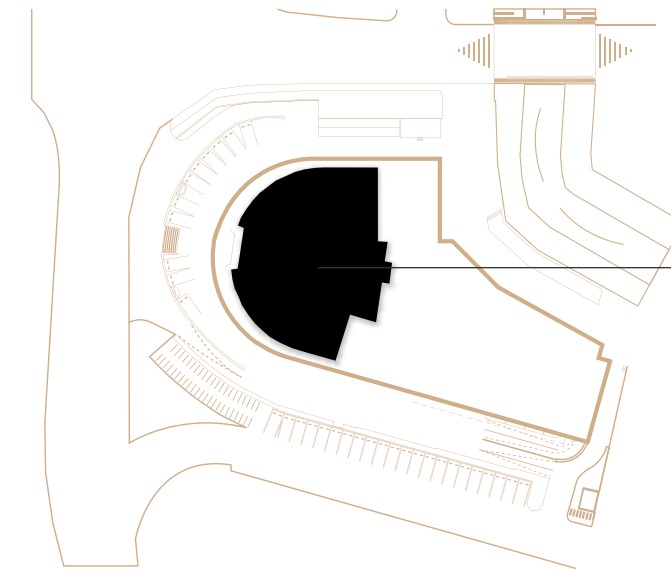
This building is furnished with world class M&E specification,100% back-up electricity power and integrated security system of strategic CCTV coverage, flap barriers, proximity system and metal gate detector walkthrough that secure office area;

Securing Forum Nine place as the safest office tower in Medan.



Forum Nine
Office and F&B Gallery





O F F I C E

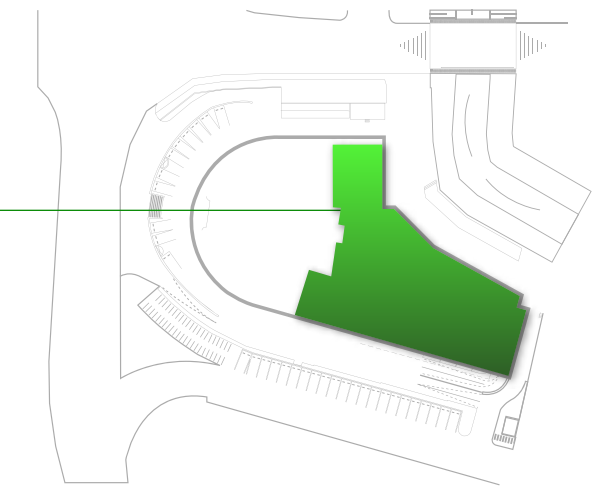
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FORUM NINE IS
TRULY
“THE DESTINATION”
FOR THE FINER
THINGS IN LIFE.
AS YOU ENJOY
THE LUXURIOUS
ATMOSPHERE OF
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CONTINUE WITH
YOUR DAILY
LIFESTYLE.

L E V E L
GF · 1 · 2 · 3

F & B GALLERY

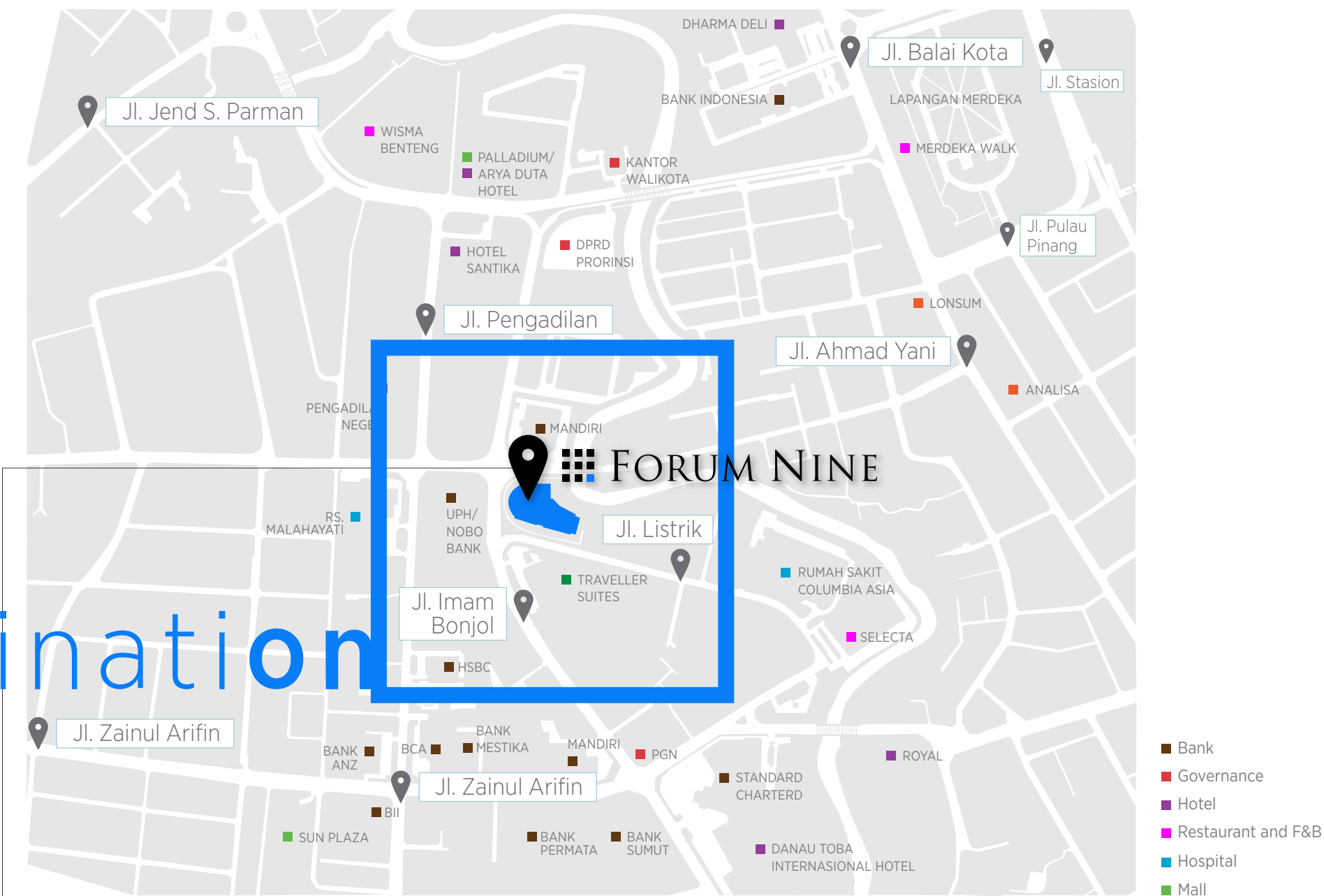


TIME IS OF THE “ESSENCE”

There are many benefits from having a reputable Food and Beverage center at one's doorstep. Forum Nine F&B Gallery tenants will reap the rewards of having a comprehensive selection of Restaurants and Bar, Banks, Cafes, Brand Name and Specialty Shops, readily at hand.



Where Success Is Your Destination



 **FORUM NINE**

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