

PRESS RELEASE

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The Groundbreaking of “BRANZ Simatupang”

The first Condominium in Indonesia to be developed, designed, constructed and managed by Japan

Jakarta, March 4th 2016 – PT. Tokyu Land Indonesia (Headquarter: Jakarta DKI, President Director: Shinya Miwa) would like to announce “BRANZ Simatupang” project (Jakarta Indonesia) which is developed by Tokyu Land Indonesia, the affiliate of Tokyu Land Corporation in Indonesia, has started the construction on March 1th.



❖ **BRANZ**

“BRANZ” is an identity of our project in Japan developed by Tokyu Land Corporation, such as: BRANZ Tower Minanto Mirai, BRANZ Roppongi, BRANZ Shibuya-Tokiwamatsu and many more.

This is the first time we bring BRANZ out from Japan and we dedicate to the people of Indonesia.

❖ **Located in a Rapidly Developing Area**

“BRANZ Simatupang” is located in Simatupang, South Jakarta, and the area that is developing rapidly and has a high rate of price rise for condominium unit in these two years. The project has a great potential with not only good access to Soekarno-Hatta International Airport by newly build toll road and to CBD area by overpass but also the area is expected to have more convenient access due to the completion of station of MRT project in the future.

Moreover, we target not only the domestic needs but also rental use for expat because the area has hospital, shopping mall and international schools.

❖ **“Water” Concept Keyword of the Project**

We researched on environment, culture, color of the city, lifestyle and etc. for three years since the project has begun. The concept “Water” is the keyword to symbolize the harmony of Japanese and Indonesian value. We have incorporated the concept in the design of many places in the condominium such as façade, driveway, pool, and lobby, interior, exterior and various places.

❖ **Adopt Japanese Knowledge, Experience and New Japanese Product in Overseas for the First Time**

In this project, we use Japanese planning method to present pleasant lifestyle and create efficient space design.

There are 4-types of units, and 2 types of units which are 3 bedrooms (149 m²) and 2 bedrooms (122 m²) are on sale. Proposing new lifestyle in Jakarta by adopting Japanese technologies selected by the experience of Japanese developer including many technologies that is used for the first time outside of Japan.

[New System and Products for Overseas Condominium from JAPAN]

- MIWA LOCK Co.,Ltd. : Hands-free key system
Key system that you can open/close the public entrance and unit door while you are keeping the key in your pocket or bag.
- TOCLAS CORPORATION : Built-in Water purifier
With Research on quality of water standard waterworks in the area, we install the water purifier in kitchen in all units so that tap water is drinkable.
- LIXIL Corporation : Ecocarot tile
Ecocarot tile that is effective for humidity conditioning and deodorant in elevator lounge for unit, kitchen, bathroom and etc.
- ASAHI GLASS CO., LTD. : Low-E Glass (Developed only for this project)
Low-E Glass that is developed only for this project to adapt with strong sunlight of Indonesia.

❖ **The First Project by “All Japan” to adopt in Indonesia**

We have been running the project with Japanese architect and Design Company after the land acquisition, and we officially have decided to assign PT.JAYA OBAYASHI as main contractor. This project will be the first condominium project in Indonesia that is managed in all phase by Japanese companies including developing, designing and construction.

Also, building management after the completion will be managed by Tokyu Land Indonesia under the supervision of Tokyu Community so that all the phase from planning, construction and after the completion by Japanese company that enables to build the brand new lifestyle and comfort that had never been in Indonesia.

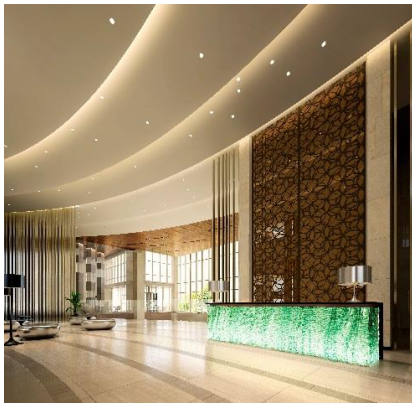
Project Overview

Site Area	Approx. 15,000 m ²
Total Floor Area	Approx. 81,000 m ²
Unit	381 Units (TBD)
Building Planning	- 2 Condominiums - Facilities
Architect Supervise	Tokyu Sekkei/ Tokyu Architects & Engineers INC.
Local Architect	PT.AIRMAS ASRI
Local MEP Design	PT.MEINHARDT
LOCAL STRUCTURE Design	PT.ATERIER 6
Façade Design	CLIMAT
Interior Design	Gensler and Associates/International Ltd. Japan Office
Landscape	Ishikatsu Exterior Co., Ltd.
Construction	PT JAYA OBAYASHI
Common Facilities in Condominium	Outdoor: Lawn yard, outdoor pool, outdoor yoga studio, jogging track Indoor: Mini Market, Café for resident, gym, indoor pool, library, business corner, meeting room, multiple purpose room, kids room, ATM
Groundbreaking	March 1, 2016
Launching	October 2015
Hand Over	Scheduled on December 2018

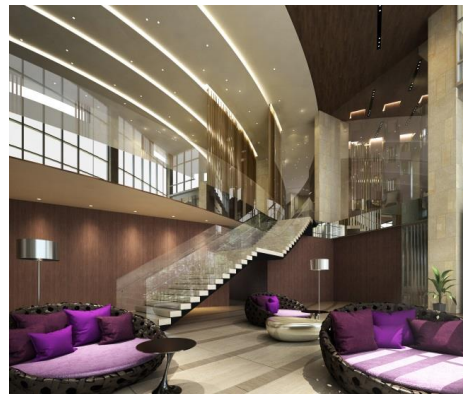
Image of the Project



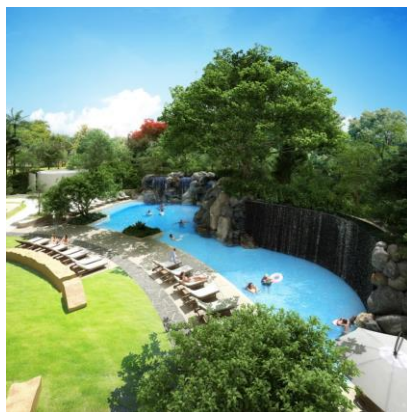
Car Porch



Entrance



Lobby



Private Pool



Unit Image (from show unit)



New Style of Marketing Gallery

Project Site Map



Map of Jakarta

Site Area Map

***CBD = Central Business District**

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