

PRESS RELEASE

FOR IMMEDIATE RELEASE

Tokyu Land Indonesia's Condominium "BRANZ BSD Ai" has reached Topping Off

Large Scale Tower Project in Indonesia with 1,256 Units

Tokyo, JAPAN, July 12, 2017 – Tokyu Land Corporation (Headquarters: Minato-ku, Tokyo, President: Yuji Okuma) announces that the condominium project "BRANZ BSD (Approximately 3,000 units)" which consists of three towers in the first phase (BRANZ BSD Ai, 1,256 units) developed by its subsidiary in Indonesia, **PT. Tokyu Land Indonesia** (Headquarters: DKI Jakarta, President: Keiji Saito) jointly with Mitsubishi Corporation (Headquarters: Chiyoda-ku, Tokyo, President: Takehiko Kakiuchi) has officially reached its Topping Off. The completion of BRANZ BSD Ai will be completed in 2018.



Complete Image



Photo (May 2017)

Tokyu Land Indonesia and "BRANZ" Brand

Tokyu Land Corporation has been in the housing property business in Indonesia since 1975 and established Tokyu Land Indonesia in 2012 to enter the urban property business.

Tokyu Land Corporation's condominium brand "BRANZ" is developed nationwide in Japan, including prestige area such as Shibuya and Roppongi, Tokyo. Tokyu Land Indonesia has started developing "BRANZ" in Indonesia by the name of BRANZ BSD since 2015. This is also the first time for a Japanese developer to bring its brand name overseas. Tokyu Land Indonesia utilizes the brand "BRANZ" in Indonesia for the first time, dedicated to the people of Indonesia.

Tokyu Land Indonesia has recently gathered attention in Indonesia for earning recognition as the first foreign firm in Indonesia to win the Top 10 Property Developers¹ in Indonesia at The BCI Asia Top 10 Awards. The recognition is given because the award highly evaluates the eco-friendliness and quality of its ongoing "BRANZ" projects that is currently being developed, constructed and sold.

Tokyu Land Indonesia will continue to develop projects which resemble the characteristics of local community and benefitting the environment.

¹ The BCI Asia Top 10 Awards recognizes top developers that have the greatest impact on the construction landscape in Southeast Asia by evaluating the scale and eco-friendliness of property projects. The award is organized in seven countries in Southeast Asia since 2011 by BCI Asia, the company that search on property and construction projects within Australia and Asia.

✿ Rapidly Developing Area, Bumi Serpong Damai City

Bumi Serpong Damai City (Hereafter be referred as BSD City) is an area that has been developed by Sinarmas Land, a major property company in Indonesia, since 1980s. Recently, the area undergoes a rapid development, marked with the opening of academic organization and many commercial buildings. For instance, AEON Mall in Indonesia and Indonesia Convention Exhibition (ICE), currently serving as one of the biggest in Southeast Asia (the biggest in Indonesia) exhibition centers were established as the first commercial building in the area.

Also, BSD City attracts market’s attention due to its city planning that is lushly green and friendly to the residents, with convenient access from central area in Jakarta of which people can reach the area in approximately 30 minutes by highway.

✿ Japanese Smart Residence that Harmonizes with Climate and Nature in Indonesia

BRANZ BSD is a large scale project with a total of 3,000 units and built upon the residential areas with a concept of “The Living Colors of Nature”. Tokyu Land Indonesia develops BRANZ BSD that prioritizes eco-friendly and safe for the residents, with the adoption of Japanese technologies and products which corresponds to the Indonesian climate and nature. BRANZ BSD is a Japanese Smart Residence that is suited to the environment of BSD City which is surrounded in greenery and located approximately 25km away from the central area of Jakarta.

【Adoption of Japanese Technology in BRANZ BSD Ai (First Phase of BRANZ BSD Project)】

- Low-E Glass by Asahimas assists heat reduction to provide a comfortable residence by reducing the strong sunlight in tropics and doubling the function as a stylish exterior worthy to be the landmark of BSD City.
- Installing LED lighting by Panasonic in all units and HEMS (Home Energy Management System) visualization of electricity and water usage by Mitsubishi Electric as system to encourage resident to be eco-friendly.
- Installing Built-in Water purifier by Toclas in all units to allow residents to enjoy safe and clean drinkable tap water.
- High quality of safety with security system by Secom and Dimple key for all units’ entrance doors by Miwa Lock.

✿ Project Team that Gathers expertise from Indonesia and Japan

BRANZ BSD Ai is designed by Anggara Architeam, whose reputation boasts as being the BCI Asia Top 10 Architect in Indonesia, in association with NIKKEN SEKKEI group incorporated in Japan. The project is constructed by Nusa Raya Cipta, a major private contractor in Indonesia, MEP works by Shinryo Corporation and Construction Management by Sakura Project Management, a company established by people coming from major Japanese construction companies. We gather the best expertise from Indonesia and Japan to provide Japanese quality residence that satisfies the people of Indonesia. Also, Tokyu Land Corporation group will manage and maintain BRANZ BSD Ai after the handover to support the resident’s comfortable lifestyle.

■ Project Over view of BRANZ BSD Ai (the First Phase of BRANZ BSD)

Project Name	BRANZ BSD Ai
Site Area	Approx. 16,000 m ²
Number of Unit	1,256 Units
Architect	PT. Anggara Architeam
Design Consultant	(Construction+Land Scape)Nikken Sekkei, Nikken Housing System (Interior)Nikken Space Design
Contractor	(Main works)PT. Nusa Raya Cipta (MEP works)Shinryo Corporation (Local Corporate Name PT. Shinryo Indonesia)
Construction Management	PT. Sakura Project Management

Common Facilities in Condominium	(Club House) Library & Lounge, Indoor Swimming Pool, Kids Pool, Spa & Massage, Karaoke Room, Business Center, Bicycle Rental Service. (Others) Outdoor Swimming Pool, Gym, Party Room, Bar & Gaming Lounge, Water feature, Outdoor Play Ground (Lawn Field), Indoor Play Ground, Lesson room, Commercial facilities, ATM
Ground Breaking	September, 2015
Launching	August, 2015
Hand Over	Scheduled in December, 2018



Indoor Swimming Pool (image)

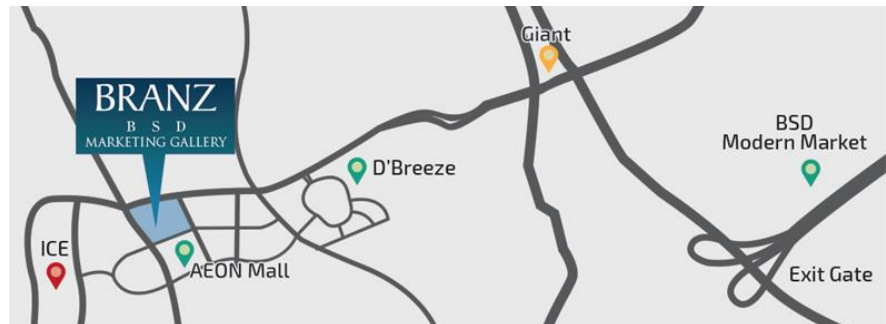


2BR Show Unit

■ Project Location



※CBD : Central Business



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