

Tokyu Land Indonesia Announces the Tenant Plan  
of Facilities of “BRANZ SIMATUPANG”  
That Offers a Convenient Condominium Life

Jakarta, August 26th, 2016 – PT. Tokyu Land Indonesia (Headquarter: Jakarta DKI, President Director: Shinya Miwa) announces the tenant plan of the facilities in their project of “BRANZ Simatupang” which has been developed in TB.Simatupang, South Jakarta, Jakarta DKI.

The plan offers comfortable condominium life by providing Facilities mainly with Japanese tenants. Tokyu Land Indonesia announces that it has officially agreed with Japanese supermarket, Papaya Fresh Gallery, as their first tenant.

PT. Tokyu Land Indonesia has been developing “BRANZ” projects since 2015 in Indonesia. The “BRANZ” is one of the largest condominium brands in Japan, and those ongoing projects in Indonesia are the first projects of “BRANZ” overseas.

The facilities plan is based on the concept of “everything is provided in the condominium site area” to introduce the resident whom activity usually is limited by transporting time because of the heavy traffic. This is what we call “A Convenient Condominium Life.”



3D Drawing of BRANZ Simatupang



(Sample photo) Papaya at Cikarang

### ❁ The Facility that Pursues the Comfort of the Residents

“BRANZ Simatupang” aims to offer the residents a comfortable condominium life by providing Facilities mainly with Japanese tenants in the site area.

Tokyu Land Indonesia supports the residents to have a high quality and convenient life even in Jakarta where the daily activities are limited by transporting time because of the heavy traffic, by providing the daily necessities in the condominium area. Also, the project area is very popular among Japanese expatriates, therefore Facilities are planned to be mainly Japanese tenants. Tokyu Land Indonesia aims to satisfy those potential residents who rent the condominium after the construction is completed. This tenant plan will contribute to the investors in efficiency of the investment because it helps to stabilize the demand for the rent.

Specifically, Tokyu Land Indonesia considers inviting Japanese restaurant, education facilities, and other service facility tenants. In addition to the Japanese supermarket, Papaya Fresh Gallery that is popular among Japanese and Indonesian, and is confirmed as the first tenant of the Facilities.

### ❁ Papaya Fresh Gallery. Safe and Convenient Japanese Supermarket

Papaya Fresh Gallery, which is confirmed as the first tenant of the Facilities, currently has 9 stores in Indonesia. The supermarket is known for its availability of fresh perishables, Japanese delicatessen and imported foods from Japan. It is popular not only among Japanese expatriates but also foreigners and Indonesian.

It is their first store to open in condominium project that is developed and constructed by Japanese companies.

### ❁ “BRANZ Simatupang” that Introduces the Comfortable Life

“BRANZ Simatupang” is located in TB.Simatupang, South Jakarta, the area where is developing rapidly. 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 MRT project in the future.

“BRANZ Simatupang” targets not only the domestic needs but also rental use of expatriates because there are facilities for better life standard such as hospital, shopping mall and international schools around the condominium site.

“BRANZ Simatupang” proposes a new lifestyle in Jakarta by adopting Japanese technologies selected by the experience of Japanese developer including planning method to create the efficient space design and many technologies that are used for the first time outside Japan.

Site Area	Approx. 15,000 m <sup>2</sup>
Total Floor Area	Approx. 81,000 m <sup>2</sup>
Unit	381 Units (TBD)
Building Planning	- 2 Condominiums - Facilities (Planning the facilities with restaurant, service tenant in addition to Papaya Fresh Gallery)
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
Local Architect	PT. AIRMAS ASRI
Architect Supervise	Tokyu Sekkei / Tokyu Architects & Engineers INC.
Façade Design	CLIMAT
Interior Design	Gensler and Associates/International Ltd. Japan Office
Landscape	Ishikatsu Exterior Co., Ltd.
Construction	PT.JAYA OBAYASHI
Groundbreaking	March 1, 2016
Launching	October 2015
Hand Over	Scheduled on December 2018

## Project Site Map



Map of Jakarta

※CBD: central business district



Site Area Map

For Further information, please contact at:

Samuel G. Katiandagho

Phone: 021 5793 0722

Email: samuel@vectorgroup.co.id