



PT. TOKYU LAND INDONESIA **REAL ESTATE DEVELOPER**

Noble House, 33rd Floor
Jl Dr Ide Anak Gde Agung Kav.E.4.2 No 2
Lingkar Mega Kuningan, Jakarta 12950
Phone: (62-21) 2918 3109, Fax: (62-21) 2918 3019

October 1st, 2021

To The Press

PT Tokyu Land Indonesia

THE FIRST APARTMENT THAT DEVELOPED, DESIGNED, BUILT AND MANAGED BY JAPANESE DEVELOPERS, STARTED IMPLEMENTING AJB IN OCTOBER

Jakarta, October 1st 2021 — PT. Tokyu Land Indonesia (Headquarter: Jakarta DKI, President Director: Hidetatsu Ikeda) would like to announce “BRANZ BSD Ai” project which is developed by PT. Tokyu Land Indonesia, the affiliate of Tokyu Land Corporation in Indonesia, has started AJB process on October 1st 2021.

❖ BRANZ BSD Ai

Since it was first launched in 2015, and handed over in Dec 2018, BRANZ BSD Ai has succeeded in showing its customers that having a Japanese-quality residence is the right choice. By carrying out the Japanese quality experience, BRANZ BSD Ai creates the perfect residence for its customers by offering apartments that located in the right location, and also with complete facilities inside such as outdoor and indoor swimming pool, study room, spa, sauna, children's playground, game room, gym, karaoke room, and other premium facilities. The existences of these facilities can support the activities of its residents, especially in pandemic situation nowadays.

Japanese Quality does not only talk about location and facilities, but also talks about timeliness, whether for its development phase, handover, until the implementation of AJB, which is the first AJB that done by a Japanese developer who develop, design, and manage the project, comprehensively. This commitment continues to be adopted by PT. Tokyu Land Indonesia hence the customer's right to obtain legal proof of property ownership can be received on time.

❖ Why is AJB important for property owners?

There are several main benefits of AJB, there are:

1. Certificate of Ownership is the strongest evidence of ownership of the property;
2. As a source of collateral, which can be use for other investment purposes.

❖ Period of carrying out the AJB

In general, property developers in Indonesia need 5 to 10 years from the handover to carry out the AJB. However, BRANZ BSD Ai only takes three years from its first handover period until the customer can carry out the AJB. We believe that our mission is not only to develop, design, build, and deliver it to the



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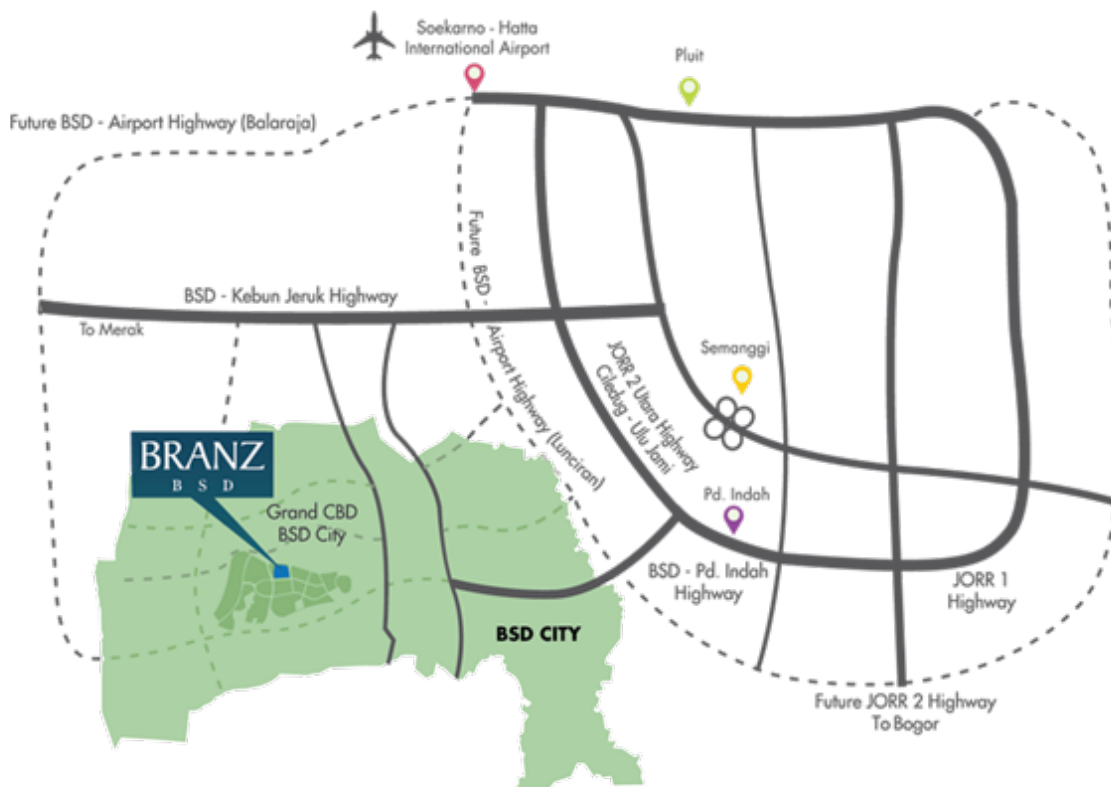
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customers, but also to provide our customers with the certificate of ownership they deserve in a timely manner. This value will continue to be adopted by PT Tokyu Land Indonesia, to offer the quality of Japanese apartments to Indonesia citizens.

❖ **BRANZ BSD Ai PROJECT PROPERTY OUTLINE:**

Project Name	BRANZ BSD Ai Project
Land Area	16.000 sqm (1 st Phase – BRANZ BSD Ai)
Construction Floor Area	143.000 sqm
Total Units	1,256 Unit
Building Plans	Condominium For Sale & Lifestyle commercial facilities
Main Facilities	Indoor & Outdoor Swimming Pool, Study Room, Library, Spa, Sauna, Gym, etc
Overall Design Supervisor	Nikken Space Design & PT Anggara Architeam
Construction	(Main works) PT. Nusa Raya Cipta (MEP works) PT. Shinryo Indonesia
Property Management	PT. Tokyu Property Management Indonesia

❖ **LOCATION OF BRANZ BSD Ai**





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❖ **PICTURES OF BRANZ BSD Ai**



<For further information, please contact>
PT. Tokyu Land Indonesia
Sales Strategic Division
Phone: +62 815-8531-4866
Email: branz.indonesia@tokyu-land.co.id