

PRESS RELEASE

FOR IMMEDIATE RELEASE

Development of a large-scale complex in the heart of Jakarta, Indonesia

“Mega Kuningan Project” has taken off as next new project

A joint operation with an organization funded by the Government of Japan

Tokyu Land Corporation (Head office: Minato-ku, Tokyo; President: Yuji Okuma) announces that, through its Indonesian subsidiary, PT.Tokyu Land Indonesia (Head office: DKI Jakarta; President: Keiji Saito; hereinafter “TLID”), it has started the development project of a large-scale facility complex consisting of condominiums, rental apartments and commercial facilities located in the heart (CBD) of Jakarta, Mega Kuningan, in the Republic of Indonesia.



Overall view (concept drawing)



Outward appearance (concept drawing)

A project in the large-scale redevelopment area in the heart of Jakarta

Located in the heart (CBD) of Jakarta, this property will be a large-scale facility complex development project consisting of condominiums, rental apartments and commercial facilities on an approximately 1 ha plot within the Mega Kuningan area, one of the city's ongoing large-scale redevelopment projects.

It is the third urban development project led by Tokyu Land after BRANZ Simatupang and BRANZ BSD, both currently under development. This will be the first large-scale complex development and leasing management business in Indonesia for Tokyu Land Group.

Tokyu Land aims to offer new lifestyles to the fast-growing Jakarta, Indonesia, by proactively incorporating superior and sophisticated Japanese building techniques and technology, in addition to the development know-how cultivated by the Tokyu Land Group in Indonesia. Not only that land acquisition, development, design, construction, building management and operation will be conducted from A to Z in the hands of Japanese companies, Tokyu Land will also boldly explore the introduction of state-of-the-art equipment and facilities made by Japanese manufacturers.

In addition, this project is positioned as one of the most important project for Tokyu Land’s future business in Indonesia, whose aim is to build an enduring business expansion with deep attachment to

Indonesia. This project will ensure stable revenue through the development of the complex, as well as from the leasing of its assets. Such development and management of assets of a complex consisting of condominiums, rental apartments and commercial facilities will be made possible through Tokyu Land’s know-hows in those fields back in Japan.

Joint operation with the Japan Overseas Infrastructure Investment Corporation for Transport & Urban Development (JOIN)

JOIN is an organization established in 2014 through investment from the Japanese Government and General Incorporated Associations, with the aim of promoting entry of Japanese companies into the overseas infrastructure market. Regarding this property, investment support for up to 6.5 billion yen was approved by the Ministry of Land, Infrastructure, Transport and Tourism on December 22, 2017. As a result, Tokyu Land decided to proceed with the project in collaboration with JOIN.

❖ Mega Kuningan Project Overview

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| Name | Mega Kuningan Project |
| Site Area | Approx. 11,254m ² (including future road allocation area) |
| Total Floor Area | Approx. 110,000m ² (planned) |
| Total Number of Housing Units | TBD |
| Building Plan | Condominiums, rental apartments Commercial facilities |
| Main Communal Facilities Within the Residential Area | Outdoor swimming pools, gyms, etc. |
| Overall Design Supervision | Tokyu Architects & Engineers Inc. |
| Constructor | TBD |
| Completion & Handover | 2022(planned) |

❖ Project Location Map



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