

August 2, 2018

For Immediate Release

Tokyo Tatemono Co., Ltd.

## Tokyo Tatemono's First Projects in Jakarta, Indonesia Participating in Development Projects for Condominium and Office Promoting Two Projects Including Top-Class Condominium and Strata-Title Office Building

Tokyo Tatemono Co., Ltd. (headquarters: Chuo-ku, Tokyo; President and Chief Executive Officer: Hitoshi Nomura) announces it has joined two real estate development and sales projects in Jakarta, Indonesia, named Dharmawangsa Project (tentative) and Loggia Project (tentative) through Tokyo Tatemono Asia Pte. Ltd., a group company in Asia. This is our fourth entry into an ASEAN country after Singapore, Myanmar and Thailand and our first projects in Indonesia.

Dharmawangsa Project (tentative) will develop and sell a top-class condominium and a strata-title office building on a site integrated with The Dharmawangsa, a luxury hotel located in south Jakarta's exclusive residential area of Dharmawangsa, jointly with PT Dharma Mitra Utama, which belongs to the entities that developed and operate the widely known hotel and two high-class Dharmawangsa-brand condominiums. This additional development will achieve a higher standard of sophistication by bringing in Kerry Hill, designer of the international luxury hotel Aman Tokyo, and is expected to have a total project cost of approximately 39 billion yen. The condominium will embody sophisticated design and even higher quality while the office building will be designed as an "owners' suite" concept to meet the need for private office space for ultra-high net-worth individuals. This project targets Indonesia's ultra-wealthy in one of Jakarta's best locations.

**CG Rendering of Dharmawangsa Project (tentative)** \*The details of the project are as of the current date and may change in the future.



CG rendering (entire project)



CG rendering (residence interior)



CG rendering (residence exterior)



CG rendering (office building exterior)

The Loggia project will develop a 498-unit upper-middle class condominium in South Jakarta's Pancoran area jointly with local real estate developer FARPOINT, a renowned Indonesian real estate developer that offers artful, world-class collaboration property works, which is differentiated by its consistent innovative features while delivering fine experiences to business clients and retail customers. With Atelier Bow-Wow (headquarters: Shinjuku-ku, Tokyo) as the interior designer, distinguished product planning will propose a new way of living to Indonesia's upper-middle class. We will use this project as an opportunity to enter the country's middle-income market, in which high demand and high growth potential is expected, together with excellent local partners.

**The Loggia project** \*The details of the project are as of the current date and may change in the future.



CG rendering (site plan)

Indonesia has the largest GDP and population among ASEAN countries, and with its economic growth and rapid expansion of the middle class, its market is expected to see medium- to long-term increase in housing demand. There is also the ultra-high net-worth market, mainly local business owners, which has huge purchasing power and in which strong demand for high-quality products in famous areas can be expected.

The “embodiment of businesses in emerging Asian countries, etc.” is one of our efforts in the overseas business field in the current mid-term management plan of the group, and we will continue to strive to further obtain business opportunities in these countries by utilizing the experience and know-how which we have accumulated in Japan.

**Dharmawangsa Project (tentative)** \*The details of the project are as of the current date and may change in the future.

**Plan Overview**

Address	Jl. Dharmawangsa Raya No.26, Kebayoran Baru
Total site area	Approximately 15,000 m <sup>2</sup>
Total Gross Floor Area	Approximately 63,000 m <sup>2</sup>
Total sellable area	Condominium: approx. 23,000 m <sup>2</sup> , office: approx. 35,000 m <sup>2</sup>
Structure/scale	Reinforced concrete, B4/24F
Total no. for sale	Condominium: 85 units, office: 23 floors
Product composition	Condominium: mainly two-bedroom units, office: sold by floor
Construction period	Start: 2018 Completion: 2021 (planned)

**Partner Company Overview**

**PT Dharma Mitra Utama**

Headquarters address: Jl. Dharmawangsa VII No.7, Kebayoran Baru, Jakarta, Indonesia  
President Director: Handoko

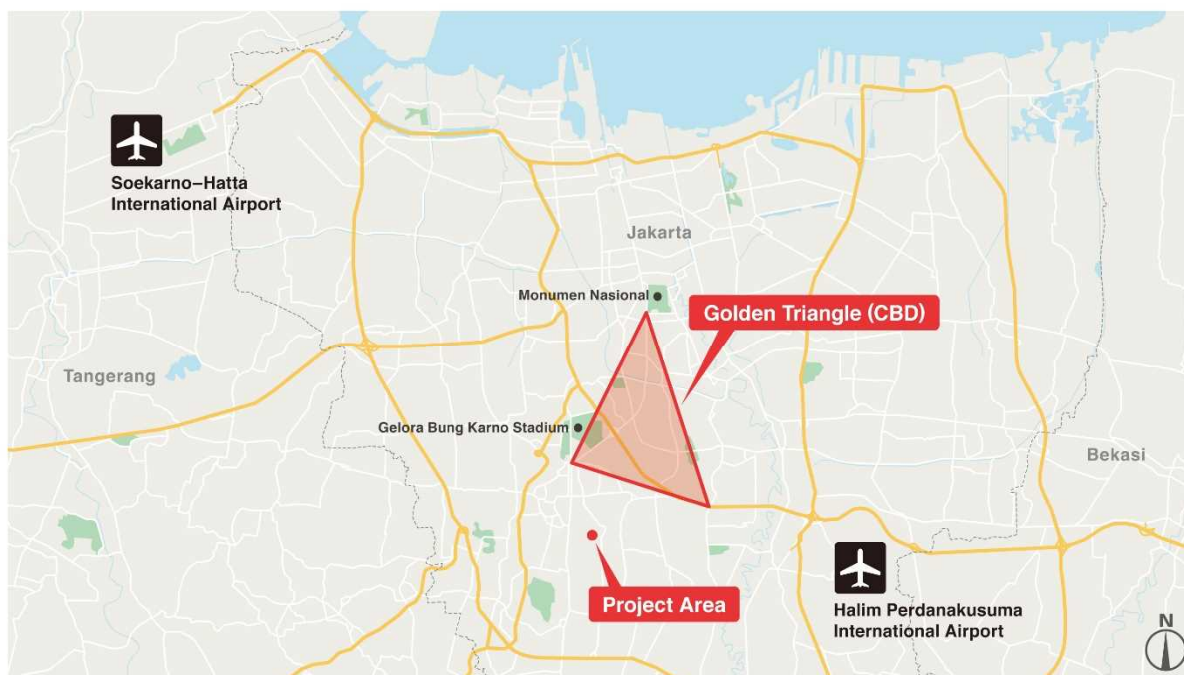
**About The Dharmawangsa**

Located in a quiet, lush, exclusive residential area of south Jakarta, this is one of Jakarta's best luxury hotels. It opened in 1997 and has 99 rooms. It has been praised as an urban oasis for its architectural design and hospitality incorporating Indonesia's traditional arts and culture.

**About the Two High-Class Condominiums**

The Residences at Dharmawangsa was developed in 1997 as the first super high-class condominium in Jakarta, located just next to The Dharmawangsa. The Residences Dharmawangsa Tower 2 has also been one of the most renowned condominiums since its development in 2012. Prominent persons and business owners are the primary owners of condominiums in the two buildings, and foreign expats and embassy officials also take up residence in the buildings.

**Map of Location**



**Loggia Project (tentative)** \*The details of the project are as of the current date and may change in the future.

### Plan Overview

Address	Jl. Duren Tiga Raya No.12, Duren Tiga, Pancoran
Site area	Approximately 11,000 m <sup>2</sup>
Gross Floor Area	Approximately 45,000 m <sup>2</sup>
Total sellable area	Approximately 42,000 m <sup>2</sup>
Structure/scale	Reinforced concrete, B3/20F (planned)
Total no. of units	498
Product composition	Two/three-bedroom units
Construction period	Start: 2019 Completion: 2022 (planned)

### Partner Company Overview

#### PT Farpoint Realty Indonesia (FARPOINT)

Headquarters address: Chase Plaza Podium 6th Floor, Jl. Jend. Sudirman Kav 21, Jakarta, Indonesia

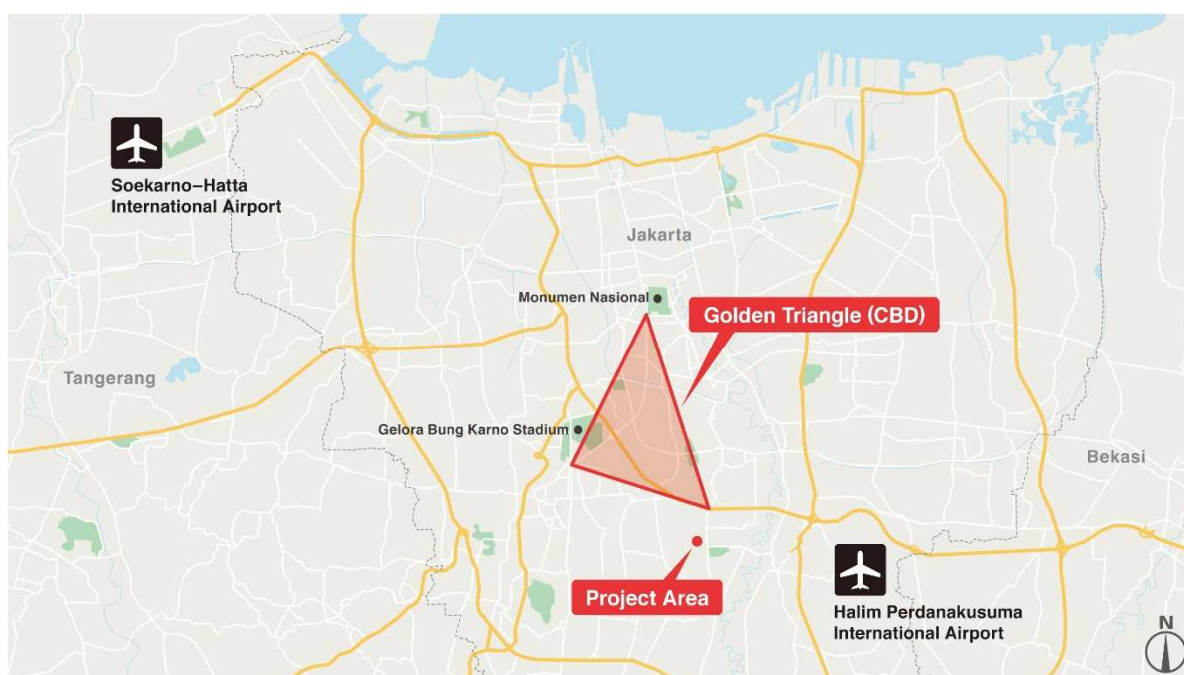
Established: 2006

Business activities: FARPOINT is a private company that develops and manages residential, commercial, hospitality and retail properties in Jakarta.

### About FARPOINT

FARPOINT is an Indonesian real estate developer that delivers and manages distinctive properties of high quality standard and design. It is the wholly owned subsidiary of Gunung Sewu Group, a respected and well-established business group in Indonesia. Embracing the vision of “To be a trusted real estate company with passionate employees delivering innovative products and quality experience, creating value for stakeholders,” FARPOINT is backed by more than 30 years of solid experience in the development and asset management of residential, commercial, hospitality and retail properties.

### Map of Location



## Tokyo Tatemono's Overseas Business

Tokyo Tatemono has established local entities in Shanghai and Singapore and is now progressing its development business primarily in China and ASEAN countries. Projects that are currently being developed are listed below.

	Project name	Address	Main use	Site area	Scale (total number of units /total floor space)	Completion
China	Tianjin Project	Tianjin	Residences	Approximately 2,000 m <sup>2</sup>	Approximately 270 units	From 2012
	Shenyang Tomorrow Square Project	Shenyang	Residences, Commercial Facilities, Offices	Approximately 199,000 m <sup>2</sup>	Approximately 5,900 units	From 2013
	Qingdao Project	Qingdao	Residences, Commercial Facilities	Approximately 86,000 m <sup>2</sup>	Approximately 1,800 units	From 2015
	Yangzhou North Project	Yangzhou	Residences, Commercial Facilities	Approximately 87,000 m <sup>2</sup>	Approximately 2,200 units	From 2016
	Xuzhou Qiaohu Project	Xuzhou	Residences	Approximately 122,000 m <sup>2</sup>	Approximately 1,900 units	From 2019
	Yangzhou South Project	Yangzhou	Residences, Commercial Facilities	Approximately 189,000 m <sup>2</sup>	Approximately 1,200 units	From 2019
	Yangzhou East Project	Yangzhou	Residences, Commercial Facilities	Approximately 182,000 m <sup>2</sup>	Approximately 970 units	From 2021
ASEAN	CPF Building Redevelopment Project	Singapore	Offices,	Approximately 4,400 m <sup>2</sup>	Approximately 57,400 m <sup>2</sup>	2020
	Former Site of Yangon Military Museum Redevelopment Project	Yangon, Myanmar	Offices, Commercial Facilities, Hotels	Approximately 16,000 m <sup>2</sup>	Approximately 92,000 m <sup>2</sup>	2021
	Sukhumvit Project	Bangkok, Thailand	Residences	Approximately 3,200 m <sup>2</sup>	Approximately 150 units	2021
	Sathom Project	Bangkok, Thailand	Residences	Approximately 2,900 m <sup>2</sup>	Approximately 250 units	2021
	Dharmawangsa Project	Indonesia	Offices, Residences	Approximately 16,000 m <sup>2</sup>	Offices: Approximately 47,000 m <sup>2</sup> Residences: Approximately 80 units	2021
	Loggia Project	Indonesia	Residences	Approximately 11,900 m <sup>2</sup>	Approximately 500 units	2022



Shenyang Tomorrow Square Project (Shenyang, China) Partly Completed



CG Rendering of Xuzhou Project (Xuzhou, China)



CG Rendering of CPF Building  
Redevelopment Project (Singapore)



CG Rendering of  
Sathorn Project (Bangkok, Thailand)



CG Rendering of Former Site of Yangon Military Museum Redevelopment  
(Yangon, Myanmar)