



Daiwa House
Group

Press release

August 9, 2017

Daiwa House Industry Co., Ltd.
Naotake Ohno, President and COO
3-3-5 Umeda, Kita-ku, Osaka

Outline finalized for the Southeast Capital Project (tentative), the first large-scale mixed-use urban development business by Daiwa House Industry Co., Ltd. in Indonesia

On July 7, 2017, Daiwa House Industry Co., Ltd. (Head office: Osaka, President and COO: Naotake Ohno) resolved to participate jointly with the Japan Overseas Infrastructure Investment Corporation for Transport and Urban Development (JOIN, Head office: Chiyoda Ward, Tokyo, President and CEO: Takuma Hatano) in the mixed-use urban development business of Southeast Capital Project (tentative) in the Southeast region of Jakarta, Republic of Indonesia (Indonesia) that Trivo Group*¹ is advancing. A signing ceremony regarding was held today on August 9, 2017.

The project is our company's first mixed-use urban development business in Indonesia. We plan to develop 12 high-rise condominium buildings (about 5,000 dwellings in total) as well as shopping malls, hotels and other facilities on an approximately 12 hectare (planning) site located about 24 km or 1-hour by car southeast of the center of Jakarta.

Our company together with JOIN will obtain 60% of the shares of Sayana, the business company for the Southeast Capital Project, from the Trivo Group, and participate in the project from autumn 2017. Accordingly, the project name will be changed to Sakura Garden City, and we will commence condominium sales.

We plan to leverage our know-how and expertise of developing commercial facilities and condominiums acquired over many years in Japan as well as incorporate many Japanese products and equipment. Furthermore, we will promote the project together with the Trivo Group, which has an extensive track-record in commercial development within Indonesia, and conduct a high value-added real estate development in Indonesia.

*1. A mid-sized Indonesian developer with strength in commercial development



Artists' rendering of the overall project

● **Main points**

1. Large-scale mixed-use urban development in the southeast area of Jakarta, Indonesia, where economic development is remarkable
2. Large-scale project of 12 high-rise condominium buildings with about 5,000 dwellings in total

1. Large-scale mixed-use urban development in the southeast area of Jakarta, Indonesia, where economic development is remarkable

In Jakarta soaring land prices and traffic congestion in the city center are worsening with steady economic growth and population increases, and in recent years urban and housing developments have sprawled from the inner city to the suburbs. Against this backdrop, development has also been progressing in the Cipayung area for the project, which is about 24 km southeast of the center of Jakarta. Here, the installation of expressway interchanges and opening of a light rail transit*² (LRT) in 2018 are planned. The area is attracting attention within Indonesia too, and the establishment of Ciracas Station, a new LRT station adjacent to the project is also scheduled.

*2. A next-generation transport system connecting north Jakarta and south Jakarta.

2. Large-scale project of 12 high-rise condominium buildings with about 5,000 dwellings in total

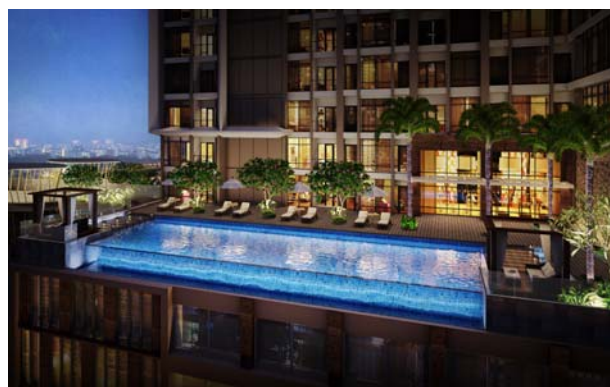
The project plan consists of Phases 1 to 4 within a site of about 12 hectares, where 12 high-rise condominium buildings as well as shopping malls, hotels and other facilities will be developed. Phase 1 will commence in November 2017 and completion of Phase 4 is scheduled for June 2024.

The development of four 24-storey condominium buildings with 2,185 dwellings in total and 79 housing units with retail space is planned for Phase 1. Sales for this will begin sequentially in autumn 2017. To please a broad range of clients, the unit dwellings carry designs from studios*³ through to three-bedroom apartments ranging from 23 m² to 155 m². Furthermore, we will provide a comfortable space by installing shared facilities such as fitness rooms and swimming pools for residents.

*3. One room unit



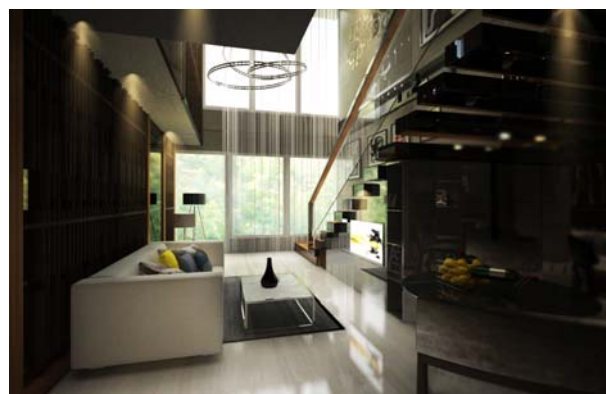
Artists' rendering of Phase 1 exterior



Artists' rendering of Phase 1 shared facilities' swimming pool

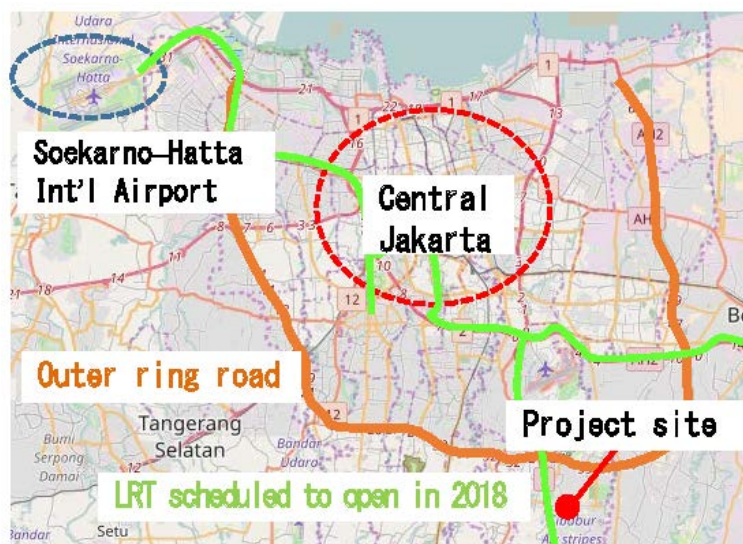


Artists' rendering of Phase 1 Cattleya tower

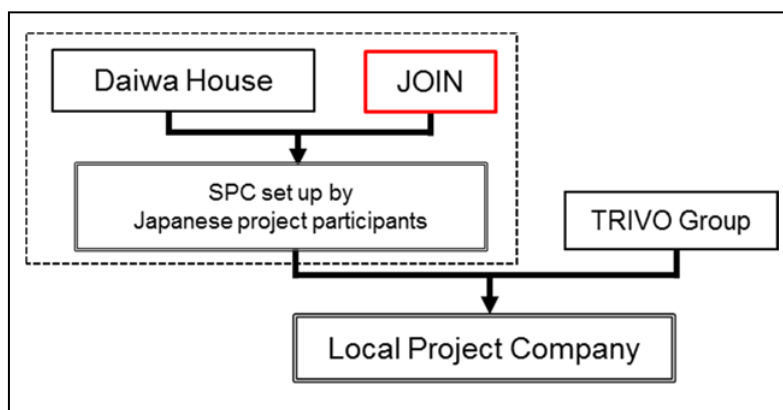


Artists' rendering of a sample room in Cattleya tower

■ Location



■ Project scheme



■ Business outline

Name	Southeast Capital Project (tentative)
Location	88 Jalan Bina Marga, Cipayung, East Jakarta, Special Capital Region of Jakarta
Transportation	About 24 km from the center of Jakarta (about 1 hr by car or 30 mins by LRT) Adjacent Ciracas Station, the new LRT station, scheduled to open in 2018
Usage	Condominiums (about 5,000 units), shopping malls, hotels and similar
Planning Site area	120,000 m ²
Planning Floor space	640,000 m ²
Structure	Reinforced concrete structure
Scheduled commencement	November 2017
Scheduled completion	June 2024
Scheduled sales commencement	Autumn 2017
Contribution amount by our company	About 4 billion yen

■ Trivo Group Outline

Name: Trivo Group

Established: April 28, 2005

Capital: 800 billion IDR

Representative: Mr Robert Yapari

Sales: 650 billion IDR (Group overall in 2016)

No. of Employees: 1,000 (Group overall)

■ Sayana Company Outline

Name: PT. Sayana Integra Properti

Established: October 25, 2013

Capital: 390 billion IDR (about 160 million yen)

Representative: Mr Robert Yapari

*1 Conversion rate employed in this release IDR 1=0.0087 yen

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