

November 16, 2020

Sojitz Corporation
Daiwa House Industry Co., Ltd.

**Sojitz and Daiwa House Industry to Open Serviced Apartments for
Japanese Families in Indonesia
Development of “via alma - KOTA DELTAMAS -”**

Sojitz Corporation (“Sojitz”) and Daiwa House Industry Co., Ltd. (“Daiwa House Industry”) established PT. SDI Properties Indonesia in December 2018 for the purpose of developing and operating serviced apartments for Japanese families residing in Deltamas City, the comprehensive urban development project being developed and operated by Sojitz Group in Indonesia. The opening date for the serviced apartments has been set for August 2021.

Deltamas City, where the serviced apartments are located, is situated between Bekasi Regency and Karawang Regency approximately 40 km to the east of Jakarta, Indonesia’s capital. Among Japanese companies who have operations in Indonesia, about half (roughly 900 companies) are located in these two regencies. Cikarang Japanese school (comprising an elementary and middle school; “the Japanese school”), which is affiliated with the Japanese embassy in Indonesia, opened its doors on April 2019 in Deltamas City. Additionally, public-private research on smart cities is ongoing, and because of these and other activities, the area is expected to undergo further growth moving forward.

The two companies have agreed to develop and operate the apartments near the Japanese school with an eye toward providing a comfortable living environment for Japanese expatriates and their families residing in Indonesia. With the construction of the residences being carried out by Daiwa House Industry’s local subsidiary PT. Daiwa Tetra Manunggal Konstruksi, the residences incorporate Japanese home-building specifications such as prefabricated unit bathrooms. Furthermore, the residences will enable children to walk to the adjacent Japanese school via a dedicated footpath, and offer a full range of ancillary facilities and other features to attract tenants (such as the planned Japanese medical clinic, study center for Japanese schoolchildren, Japanese kindergarten, and other amenities).

Through this business, both companies will come together to provide a living environment of Japanese standards in Indonesia that is both safe and secure, in order to elevate the quality of life



A view of the apartments from the north side



A view of the path to the Japanese school

■ Facility Overview

Facility Name	via alma - KOTA DELTAMAS -
Location	Bekasi Regency, West Java, Indonesia
Site Area	11,000 m ²
Floor Area	19,866.25 m ²
Construction Scale	One reinforced concrete tower with nine above-ground floors
Number of Units	148
Room Plan	1Bed Room, 2Bed Room, and 3Bed Room
Tenants (Planned)	Japanese medical clinic, study center for Japanese schoolchildren, Japanese kindergarten, Japanese commercial and retail facilities
Standard Equipment in Residential Units (Japanese Specifications, Planned)	Air conditioning units with anti-viral and air purification functions, water purifiers in each unit (for every faucet in the unit), system kitchens, unit bathrooms, Japanese appliances, induction cooktops, optical fiber broadband service, Wi-Fi internet
Ancillary Facilities (Planned)	Tennis courts, futsal courts, playgrounds, outdoor pool, outdoor kids' pool, indoor gym, kids' playroom, yoga studio, piano and music rooms
Other Features (Planned)	- exclusive walkway to Cikarang Japanese School -24-hour service in Japanese with on-site staff -Room layouts and bath/sink facilities that are of Japanese standards -Pest control services provided by a Japanese firm




Tennis/futsal courts



Outdoor kids' pool

■ Deltamas City Overview

Location	Bekasi Regency, West Java, Indonesia	Location Map
Development Description	One of the world's largest comprehensive urban development projects financed by a Japanese company (Sojitz) comprising residences, commercial facilities, an industrial park (Greenland International Industrial Center), governmental offices, schools, and medical care facilities. The total development area is 3,200 hectares. The largest Aeon Mall in the ASEAN region is scheduled to open in the city.	

■ Company Overview

[PT. SDI Properties Indonesia (SDI)]

Representative	Naritsugu Tomita
Capitalization	Rp 192.5 billion (about JPY 1.5 billion)
Ownership	Sojitz: 66.6%; PT. Daiwa House Indonesia (fully-owned subsidiary of Daiwa House Industry Co., Ltd.): 33.4%
Established	December 2018

[Sojitz Corporation]

Head Office	1-1, Uchisaiwaicho 2-chome, Chiyoda-ku, Tokyo
Representative	Masayoshi Fujimoto Representative Director, President & CEO
Capitalization	JPY 160.3 billion (as of March 31 st , 2020)
Established	April 2003

[Daiwa House Industry Co., Ltd.]

Head Office	3-5 Umeda 3-chome, Kita-ku, Osaka
Representative	Keiichi Yoshii President, CEO
Capitalization	JPY 161.6 billion (as of March 31 st , 2020)
Founded	April 1955

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