



**Hankyu Hanshin Properties Corp. acquired "Neo SOHO Mall",  
located in a large-scale integrated master development in the West Jakarta  
Area**

*Hankyu Hanshin Properties Corp. will be collaborating with PT Agung Podomoro Land Tbk in the operation and management of the Property, thereby enhancing the value of the Property and building a foundation for leasing business in the ASEAN region.*

Hankyu Hanshin Properties Corporation (Head Office: Kita-ku, Osaka; President: Ryuichi Morotomi, hereinafter referred to as "HHP") hereby announces that it has acquired **Neo SOHO Mall** (hereinafter referred to as "the Property"), a commercial facility located in West Jakarta, Indonesia on September 26th, 2023.

The Property is located in the western part of the Jakarta metropolitan area, which continues to experience one of the greatest economic developments in Southeast Asia, and it is conveniently located near the entrance and exit of the toll road that connects Soekarno-Hatta International Airport and the central areas of Jakarta. Furthermore, the Property is linked by sky bridge and an underpass to Central Park Mall\*, a large-scale commercial facility acquired by HHP in September 2022.

HHP established NSM Assets Japan LLC (hereinafter referred to as "NSMAJ") as a wholly owned Japanese subsidiary and purchased the ownership of the Property from PT Tiara Metropolitan Indah (hereinafter referred to as "TMI"), a subsidiary of PT Agung Podomoro Land Tbk (hereinafter referred to as "APL"), through NSMAJ's subsidiary in Indonesia, PT NSM ASSETS INDONESIA (hereinafter referred to as "NSMAI"). NSMAJ is the majority shareholder with 71.4% stake and TMI holds 28.6% stake in NSMAI.

Going forward, HHP will drive the integration of operation and management of both Central Park Mall and Neo SOHO Mall (hereinafter referred to as "the Properties"). HHP will take the lead in the management of the Property by adapting and utilizing our real estate business know-how, thereby enhancing the value of the Property and building a foundation for leasing business in the ASEAN region.

END

\*Press release on the acquisition of Central Park Mall:

<https://hhp-en.com/18th-october-2022.pdf>

### **About Hankyu Hanshin Properties Corp.**

*Hankyu Hansin Properties Corp. is subsidiary of Hankyu Hanshin Holdings, Inc that has formulated the “Hankyu Hanshin Holdings Group Long-Term Vision: Toward 2040,” and has set forth 4 strategies to realize this vision, including the “realization of the predominant railway in the Kansai region.” One of these strategies is to “expand the areas in which the Group develop railway business model.” Based on this strategy, the Group aims to expand the scale of real estate business overseas, mainly in ASEAN, where economic growth is expected, by leveraging the experience and know-how which the Group have accumulated along railway lines, and in cooperation with external partners, in each of the following businesses: leasing, residential, and short-term asset sales.*

### **Media Contacts**

On behalf of Hankyu Hanshin Properties Corp.

**Tania Hapsari**

Q Communication

+628179989384

thapsari@qcomm.id

## Location map



Outside of the Property



Inside of the Property

## Outline of the Properties

The Properties are located in "Podomoro City", a large-scale mixed-use development area by APL of the Agung Podomoro Group, a leading real estate development company in Indonesia. The area consists of the Central Park Complex (APL Tower, Central Park Residences (high-rise residential buildings), Pullman Hotel, and Central Park Mall), high-rise residential buildings, offices etc., in addition to the Property acquired by the subsidiary this time.



Location map of the Property



Appearance of Podomoro City

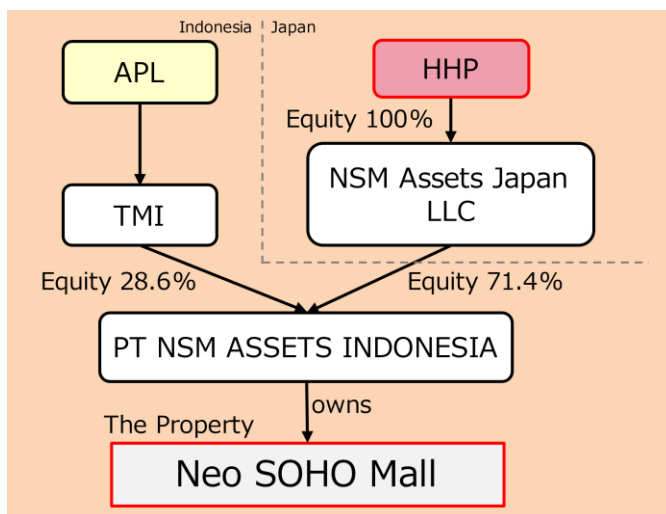
## Overview of Neo SOHO Mall

[Site area]	21,719m <sup>2</sup>
[Total Floor Area]	63,479m <sup>2</sup>
[Number of Floors]	2 underground, 7 above ground, etc.
[Completion of Construction]	2016
[Number of Tenants]	Approx. 70 tenants
[Affiliated Facilities]	i) SOHO (High-rise residential buildings) ii) SOHO Capital (Office Tower) *i) and ii) are directly connected to the Property.

## Overview of Central Park Mall

[Site area]	85,697m <sup>2</sup> (the Central Park Complex site)
[Total Floor Area]	188,047m <sup>2</sup> (the Mall portion)
[Number of Floors]	2 underground, 10 above ground, etc.
[Completion of Construction]	2009
[Number of Tenants]	Approx. 300 tenants
[Affiliated Facilities]	iii) APL Tower (46-storey of Grade A office space) iv) Central Park Residences (3 high-rise residential buildings) v) Pullman Hotel (5-star hotel with 317 rooms) * iii) to v) are directly connected to Central Park Mall

## ■ Acquisition Scheme Diagram



## (Reference)

### ■ Hankyu Hanshin Properties' Leasing Business Development in Indonesia

#### ① Plaza Indonesia Complex, fX Sudirman

Plaza Indonesia Complex is Indonesia's leading commercial, office, and hotel complex, and fX Sudirman is a commercial facility that has the JKT48 Theater. Both facilities are conveniently located on the main street in Jakarta's CBD and in front of the Jakarta Mass Rapid Transit (MRT North-South Line) subway station. The Group, along with local partners, has been participating in the operational management of the projects since July 2019.



Plaza Indonesia Complex

\*Press release: <https://hbp-en.com/4th-july-2019.pdf>

#### ② Sinarmas MSIG Tower, Bakrie Tower, and Luminary Tower

(Hereinafter referred to as "the Offices")

The Offices are conveniently located on a main street in the Central Business District ("the CBD"), which is one of the world's leading cities in Southeast Asia, and close to Jakarta MRT (North-South Line) and Light Rail Transit ("LRT") stations. In addition, the Offices are high-grade office buildings with high specifications, with Luminary Tower rated as Premium grade, and MSIG Tower as well as Bakrie Tower rated as A grade. HHP along with local partners, has been participating in the operational management of the projects since January 2023.



Sinarmas MSIG Tower



Bakrie Tower



Luminary Tower (Right)

\*Press release: <https://hbp-en.com/31st-january-2023.pdf>

## ■ Overview of HHP

[Company Name]	Hankyu Hanshin Properties Corporation
[Address]	Hankyu Terminal Building, 1-1-4 Shibata, Kita-ku, Osaka
[Representative]	Morotomi Ryuichi
[Capital]	12.4 billion yen
[Sales]	126.8 billion yen (FY March 2023)
[Business]	Leasing of office and commercial facilities, real estate development, area management, real estate fund, sale and lease of condominiums, sale of detached houses and housing lots, brokerage, renovation, lease management, land utilization, etc.
[Number of employees]	Approximately 900 (as of March 2023)

## ■ Overview of APL

[Company Name]	PT. Agung Podomoro Land, Tbk
[Address]	APL Tower 43rd – 45th floor, Podomoro City Jl. Let. Jend. S. Parman Kav. 28 Jakarta 11470
[Representative]	Bacelius Ruru (President Director)
[Capital]	Approx. IDR 2.27 trillion (Approx. 21.7 billion*)
[Sales]	Approx. IDR 8.66 trillion (Approx. 83.1 billion*) (FY December 2022)
[Business]	Real Estate Business
[Number of Employees]	Approximately 1,400 (as of December 31, 2022)

\*100 Indonesian rupiah = 0.96 yen