

Participation in “Lengkong Wetan Project”, a housing project in BSD City of the Jakarta metropolitan area, Indonesia

Hankyu Hanshin Properties Corp. (hereinafter referred to as “HHP”) is pleased to announce its participation in a housing project, the “Lengkong Wetan Project” (hereinafter referred to as “the Project”), in the BSD City of the Jakarta metropolitan area, Indonesia. We will be undertaking this Project in collaboration with Bumi Serpong Damai (hereinafter referred to as “BSD”), a subsidiary of Sinarmas Land, the largest real estate developer in the country.



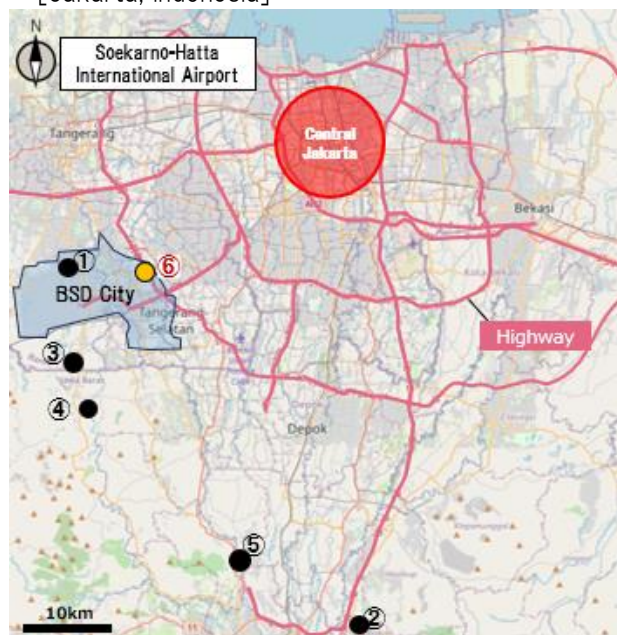
At the signing ceremony for the Lengkong Wetan Project

The Project is located approximately 15 km southwest of central Jakarta, within the BSD City where BSD, the master developer, is advancing a large-scale township development covering approximately 6,000 hectares. The plan includes supplying about 3,000 units, comprising townhouses*¹ and shophouses.

The township development in the BSD City is the largest of its kind in Indonesia. The area is being progressively developed and equipped with urban functions, including large-scale commercial facilities, offices, educational institutions, and housing properties, ensuring robust housing demand.

*1 Townhouse: a terraced house structure. In Indonesia, it is generally 1–3 stories high.

◆ Location of the Project [Jakarta, Indonesia]



● indicates our housing projects.

*The colored dot represents this Project

No.	Project
1	THE ZORA
2	OPUS PARK
3	SPRINGHILL YUME LAGOON
4	SPRINGHILL YUME GREEN
5	KEMANG EMINENCE PHASE 2
6	LENGKONG WETAN

Hankyu Hanshin Toho Group

Together with BSD, HHP participated in the housing project “The Zora” in December 2016, and this Project will be our second joint endeavor. Moreover, BSD is our joint venture partner in several property management and leasing projects*2. Moving forward, we aim to strengthen our partnership with BSD to increase our business opportunities and expand our revenue in Indonesia.

*2 Joint projects between HHP and BSD include the “Plaza Indonesia Complex (a multi-purpose complex, comprising of commercial, office, and hotel spaces) and fX Sudirman (a multi-purpose complex)” as well as the “Sinarmas Land Plaza Sudirman (formerly Sinarmas MSIG Tower), Bakrie Tower, and Luminary Tower (three office buildings).”

◆Outline of the Project

[Housing type] Townhouse

[Location] South Tangerang, Banten, Indonesia

[Site area] Approx. 500,000m²

[No. of units] Approx. 3,000 units (including shophouses)

◆Overview of overseas housing business

Our company is currently promoting various initiatives to strengthen its real estate business, mainly in ASEAN countries. This Project will bring the total number of overseas housing projects to 61 projects (approximately 70,060 units).

Countries	No. of projects	Number of units
Thailand	37 projects	Approx. 30,530 units
Vietnam	7 Projects	Approx. 23,220 units
The Philippines	8 Projects	Approx. 6,210 units
Indonesia	6 Projects	Approx. 7,110 units
Malaysia	1 project	Approx. 850 units
Australia	1 project	Approx. 2,000 units
Canada	1 project	Approx. 140 units
Total	61 projects	Approx. 70,060 units

◆About Hankyu Hanshin Properties Corp.

[Company name] Hankyu Hanshin Properties Corp.

[Address] 1-1-4 Shibata, Kita-ku, Osaka, Hankyu Terminal Building

[Representative] Yasuki Fukui

[Paid-in capital] 12.4 billion yen

[Revenue] 136.3 billion yen (as of March 2024)

[Lines of business] Leasing of office and commercial facilities, Real estate development, Area Management, Real estate funds, Sales of condominiums, landed properties and residential land plots, Brokerage, Refurbishment, Rental management, Land use optimization and others.

[No. of employees] Approximately 950 (as of March 2024)

Hankyu Hanshin Toho Group

◆About BSD

[Company name] PT. Bumi Serpong Damai Tbk

[Address] Sinar Mas Land Plaza Grand Boulevard BSD Green Office Park, BSD City
TANGERANG,15345 Indonesia

[Paid-in capital] Approx. 2 trillion IDR (approx. 19 billion yen) -2023

[Revenue] Approx. 12 trillion IDR (approx. 114 billion yen) -2023

[Lines of business] Sale and management of detached houses and townhouses, as well as development, ownership, and management of offices and commercial properties.

*1IDR =0.0095yen

*News releases written in Japanese are treated as official release.