

A new housing development project in Indonesia – Exceeding 4,000 units distributed in Indonesia –

Hankyu Hanshin Properties Corp. (Head Office: Kita-ku, Osaka, President: Morotomi Ryuichi; hereinafter referred to as “HHP”) will jointly advance the “**Kemang Eminence Project Phase 2**” in Indonesia with its new partner, real estate developer PT. Mitra Seraras Sejati (Head Office: Kemang, Bogor Regency, Representative: Lakshmi Parmata Sari, hereafter referred to as “Mitra”).

“Kemang Eminence Project Phase 2” in Indonesia



Perspective drawing

The “**Kemang Eminence Project Phase 2**” constitutes approximately 130 two-story townhouses*. The prospective site for this venture, situated in Kemang within the Bogor Regency, lies approximately 40 kilometers southward from Jakarta’s central hub. It is anticipated that there will be a significant demand for housing from employees working in both central Jakarta and the proximate areas. Moreover, this project is conveniently positioned approximately five minutes by car from the closest highway exit, with numerous commercial establishments, hospitals, and educational institutions within its immediate vicinity. The collaborator in this joint venture, Mitra, has a record of developing and selling approximately 1,300 residences within the Bogor Regency.

* Townhouse: Townhouse is common in Indonesia, with buildings typically ranging from one to three stories.

With this project, our housing development business in Indonesia will consist of 5 projects (approximately 4,020 units), and our overall overseas housing business will include 56 projects (approximately 54,990 units).

◆Overview of the overseas housing business

Currently, our company is actively engaged in implementing diverse initiative to strengthen our real estate business in ASEAN countries and other regions. Among these initiatives, our housing projects are being developed and launched in five countries: Thailand, Vietnam, the Philippines, Indonesia, and Malaysia.

Countries	No. of projects	No. of units
Thailand	36 projects	Approx. 29,890 units
Vietnam	6 projects	Approx. 13,990 units
The Philippines	8 projects	Approx. 6,240 units
Indonesia	5 projects	Approx. 4,020 units
Malaysia	1 projects	Approx. 850 units
Total	56 projects	Approx. 54,990 units

* As of 20th February 2024

◆“Kemang Eminence Project Phase 2” Project overview

- 【Project Type】 Townhouse
- 【Location】 Kemang, Bogor Regency, West Java Province, Republic of Indonesia
- 【Site Area】 Approx. 19,300m²
- 【Completion】 Summer of 2024 onwards (tentative)
- 【No. of Units】 Approx. 130 units

◆Location

【Participated projects by HHP】

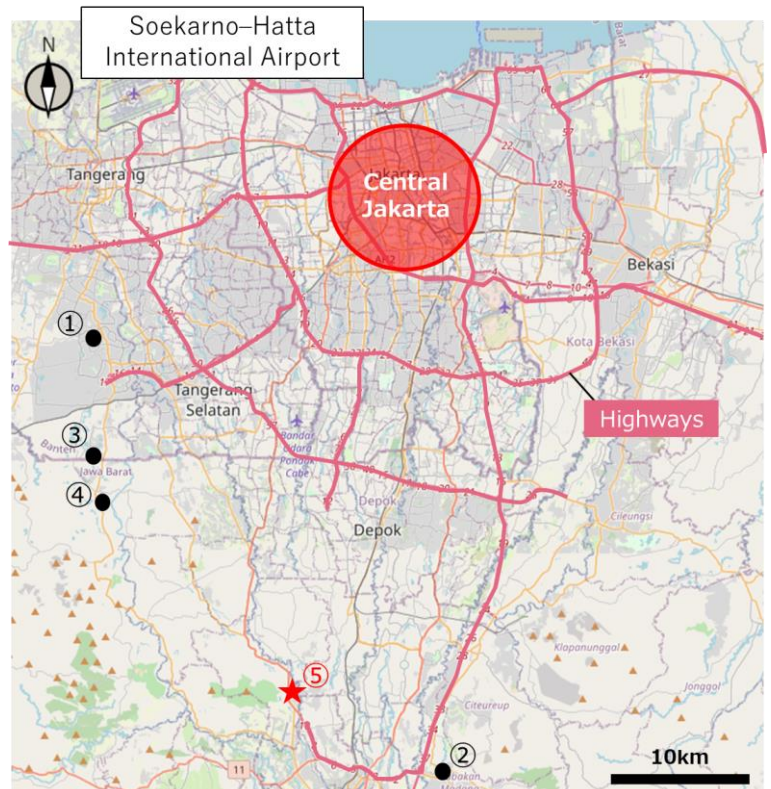
No.	Projects
1	The Zora
2	Opus Park
3	Springhill Yume Lagoon
4	Springhill Yume Green
5	★ Kemang Eminence Project Phase 2

★ indicates the project we will be participating in this time

● Indicates Hankyu Hanshin Properties Corp.’s housing projects, all of which are joint ventures with PA.

© OpenStreetMap contributors (opendatacommons.org)
(Partially modified)

【Indonesia】



◆About Hankyu Hanshin Properties Corp.

【Company Name】	Hankyu Hanshin Properties Corp.
【Head Office】	Hankyu Terminal Bldg., 1-1-4 Shibata, Kita-ku, Osaka, Japan
【Representative】	Morotomi Ryuichi
【Paid-in Capital】	12.4 billion yen
【Revenue】	126.8 billion yen (As of March 2023)
【Lines of Business】	Leasing of office and commercial facilities, Real estate development, Area Management, Real estate funds, Sales of condominiums · landed properties · residential land plots, Brokerage, Refurbishment, Rental management, Land use optimization and others
【No. of Employees】	Approx. 900 (as of March 2023)

◆About PT. Mitra Seraras Sejati

【Company Name】	PT. Mitra Selaras Sejati
【Head Office】	Jl. Cilebut Raya. Kec Sukaraja Bogor 16710
【Representative】	Lakshmi Permata Sari
【Paid-in Capital】	4.6 billion Indonesian Rupiah (Approx. 44 million yen)
【Revenue】	Approx. 63 billion Indonesian Rupiah (Approx. 600 million yen) (As of December 2022)
【Lines of Business】	Development and sales of detached houses and townhouses
【No. of Employees】	Approx. 50 (As of July 2023)

*1 Indonesian Rupiah=0.0096 yen

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