

October 19, 2021

Sojitz Corporation
Daiwa House Industry Co., Ltd.

Sojitz and Daiwa House Industry to Begin Recruiting Tenants for “via alma - KOTA DELTAMAS -” Serviced Apartments for Japanese Families in Indonesia

Sojitz Corporation (Head Office: Tokyo, Japan; President and CEO: Masayoshi Fujimoto; hereinafter “Sojitz”) and Daiwa House Industry Co., Ltd. (Head Office: Kita-ku, Osaka; President, CEO: Keiichi Yoshii; hereinafter “Daiwa House Industry”) will begin full-scale efforts to recruit tenants for via alma - KOTA DELTAMAS -, a serviced apartment facility for Japanese families residing in Deltamas City. Deltamas City is the comprehensive urban development project being developed and operated by Sojitz Group in Indonesia, located approximately 40 km to the east of Jakarta.



Exterior view of the apartments

Sojitz and Daiwa House Industry established PT. SDI Properties Indonesia in December 2018 as the facility management company for the serviced apartments. Construction on the apartments began in November 2019 and was completed in July of this year. The facility is adjacent to Cikarang Japanese School, which is affiliated with the Japanese embassy in Indonesia. The concept behind the development of the facility is to provide a living environment of Japanese standards that is both safe and secure for Japanese expatriates and their families residing in Indonesia.

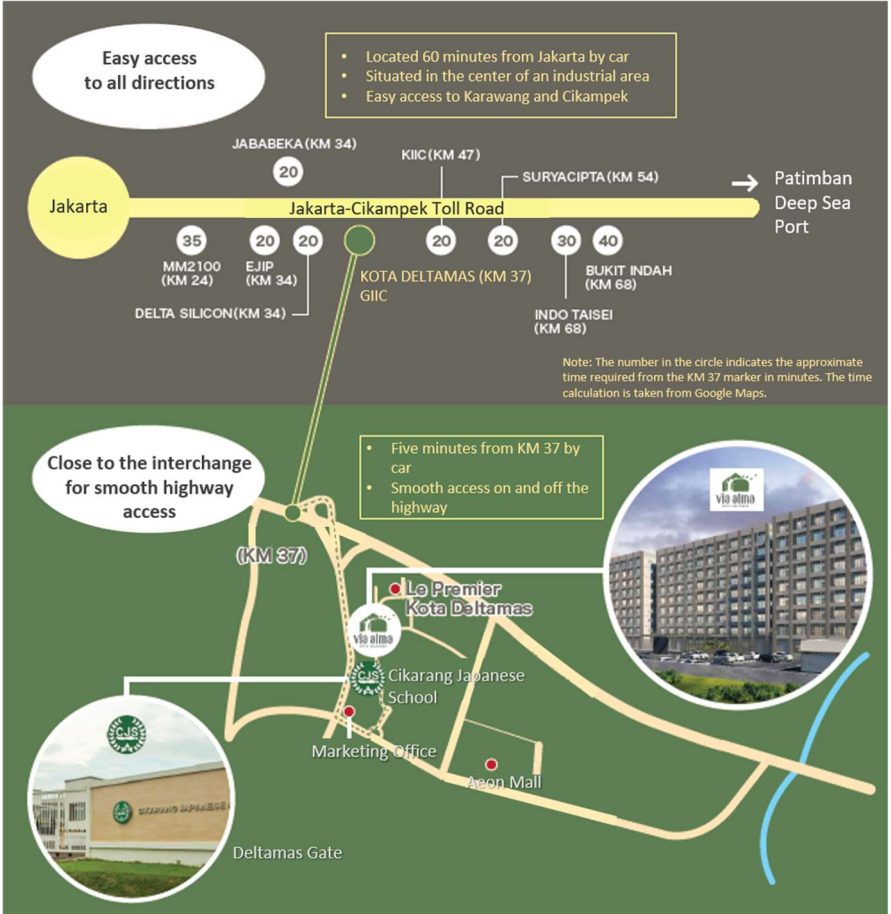
The apartments have been designed with exacting specifications that meet the standards of the Japanese lifestyle and include appointments such as prefabricated bathrooms, water purifiers in each unit (for every faucet in the unit), and Japanese appliances throughout the unit. The facility is fully equipped with a library space, tennis courts, indoor gym, playground, kids' playroom, outdoor swimming pool, and other amenities. In addition, the residences will

house business tenants including a Japanese kindergarten, Japanese medical clinic, study center for Japanese schoolchildren, and a café/retail shop, creating a comfortable living environment for residents.

Furthermore, the residences will be connected to the Cikarang Japanese School via a dedicated footpath, allowing children to walk to school. The footpath is monitored by CCTV surveillance cameras that are linked with Sojitz Group’s proprietary school attendance system, which utilizes facial recognition technology, allowing caregivers to use smartphones and smart TVs installed in each apartment to confirm the arrival and departure of the children as they go to and from school.

Through this business, Sojitz and Daiwa House Industry will come together to provide a living environment of Japanese standards in Indonesia that is both safe and secure, and contribute to improving the quality of life of Japanese expatriates and their families in Indonesia living under the ongoing effects of the COVID-19 pandemic.

■ Facility Overview

<p>Facility name</p>	<p>via alma - KOTA DELTAMAS -</p>
<p>Location</p>	<p>Bekasi Regency, West Java, Indonesia</p>  <p>Easy access to all directions</p> <ul style="list-style-type: none"> • Located 60 minutes from Jakarta by car • Situated in the center of an industrial area • Easy access to Karawang and Cikampek <p>Close to the interchange for smooth highway access</p> <ul style="list-style-type: none"> • Five minutes from KM 37 by car • Smooth access on and off the highway <p>Map Details:</p> <ul style="list-style-type: none"> Jakarta-Cikampek Toll Road JABABEKA (KM 34) KIIC (KM 47) SURYACIPTA (KM 54) Patimban Deep Sea Port MM2100 (KM 24) EJIP (KM 34) DELTA SILICON (KM 34) KOTA DELTAMAS (KM 37) GIIC BUKIT INDAH (KM 68) INDO TAISEI (KM 68) <p>Landmarks:</p> <ul style="list-style-type: none"> Lo Premier Kota Deltamas Cikarang Japanese School Marketing Office Aeon Mall Deltamas Gate <p><small>Note: The number in the circle indicates the approximate time required from the KM 37 marker in minutes. The time calculation is taken from Google Maps.</small></p>

Site Area	11,000 m ² (floor area: 19,866 m ²)
Construction Scale	One reinforced concrete tower with nine above-ground floors
Number of Units	148
Room Plans	1LDK (63.6 m ²), 2LDK (84.6 m ²), 3LDK (127.3 m ²)
Tenants	Japanese kindergarten (Kindergarten OHANA), study center for Japanese schoolchildren (private tutoring school PHI), Japanese medical clinic (KYOAI Medical Services), café and retail shop (growink café)
Standard Equipment in Residential Units (Japanese Specifications)	Air conditioning units with anti-viral and air purification functions, system kitchens, water purifiers in each unit (for every faucet in the unit), unit bathrooms, Japanese appliances, induction cooktops, optical fiber broadband service, Wi-Fi internet
Ancillary Facilities	Yoga studio, barbecue area, lounge, futsal courts, library space, tennis courts, indoor gym, playground, kids' playroom, outdoor pool
Other Features	Exclusive walkway to Cikarang Japanese School, room layouts and bath/sink facilities that are of Japanese standards, medical services provided by KYOAI Medical Services, 24-hour service in Japanese with on-site staff, pest control services provided by a Japanese firm

■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

■Images of the Completed Facility



Interior view of an apartment



Dedicated school footpath (photo taken from the facility)



System kitchen made to Japanese specifications



Unit bathroom made to Japanese specifications



Lobby



Reception area

[For questions about this release, contact:]

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