

BRANZ

MEGA KUNINGAN



The only one Japanese Apartment in CBD Jakarta

Start Your _____

INVESTMENT

_____ Today

READY TO MOVE-IN

YOUR NEW JOURNEY TO LUXURY STARTS HERE



TOKYU LAND INDONESIA



海外交通・都市開発事業支援機構
Japan Overseas Infrastructure Investment Corporation
for Transport & Urban Development

BRANZ

MEGA KUNINGAN

When Good Investment

Meets Golden Opportunity

BRANZ Mega Kuningan is located in the CBD. Excellent to major areas, close to Toll road, and has convenient commuting.

Great Collaboration of Japanese Developer & Japanese Contractor



Tokyu Land Indonesia was established in 2012, after developing abundant experience of the knowhow and trust for more than 40 years in Indonesia. Reaching new value in Indonesia by combining the needs of Indonesian customers with Japanese high quality.



Shimizu Corporation is an architectural, civil engineering and general contracting firm. It has annual sales of approximately US \$150 billion and has been widely recognized as one of the top contractor in Japan and among the top 20 in the world.



BRANZ BSD



BRANZ Simatupang



Sakura Regency 3



MRT



Changi Airport



Astra Office Tower

The Only Project Developed by Japanese Developer & Built by Japanese Contractor



Japanese Developer & Contractor

2

BRANZ
MEGA KUNINGAN

BRANZ
SIMATUPANG

7 Apartment build by Japanese Contractor*

With the combination of both Japanese Developer & Japanese Contractor, BRANZ Mega Kuningan have plus points both in quality and is well known to Japanese expatriates

104 Apartment in South Jakarta Area*



*this data is based on TLID's internal survey for apartments completed after 2000.

Our Project Survey

As a Japanese real estate developer, we believe that many of the **Japanese people will likely choose to live at BRANZ Mega Kuningan**. We have a captive market and is **well known and trusted by the Japanese people**, as seen from our survey results below as well as BRANZ Simatupang's real leasing data.

The Interest of Japanese Expatriates to Live at BRANZ Mega Kuningan is Very High

Data Based on **"Lifenesia" Japanese Community Survey**

Number of **Lifenesia Japanese Community** interested to live in **BRANZ Mega Kuningan**



What is Lifenesia?

Free newspaper published every Thursday. It is one of the largest Japanese-language media in the region, with a circulation of 10,000 and delivery to more than 900 locations, including offices and homes, mainly in Jakarta and Cikarang. It covers domestic news, information on restaurants and other gourmet foods, schools and lessons, beauty salons, and more. Almost all Japanese living in Jakarta are familiar with this media.

82%

Interested



The Leasing Result of BRANZ Simatupang

Data Based on **BRANZ Simatupang**



93%

 People who lease at **BRANZ SIMATUPANG** is **Japanese Expatriate**

BRANZ is a well-known and trusted brand in Japan, so Japanese people are more confidence to rent at BRANZ.

Wide Leasing Market For All Expatriate

There are many reasons and strong points for you to invest in BRANZ Mega Kuningan, one of the main reasons is the location that has **many offices and embassies around it** which **makes expatriates of other countries will be interested in renting** at BRANZ Mega Kuningan.

38

 Surrounding Embassies

18

 Surrounding Office Buildings

Surrounding Embassies

Surrounded by embassies of various countries, BRANZ MegaKuningan will definitely be a premium residence that will be highly demanded by expatriates.

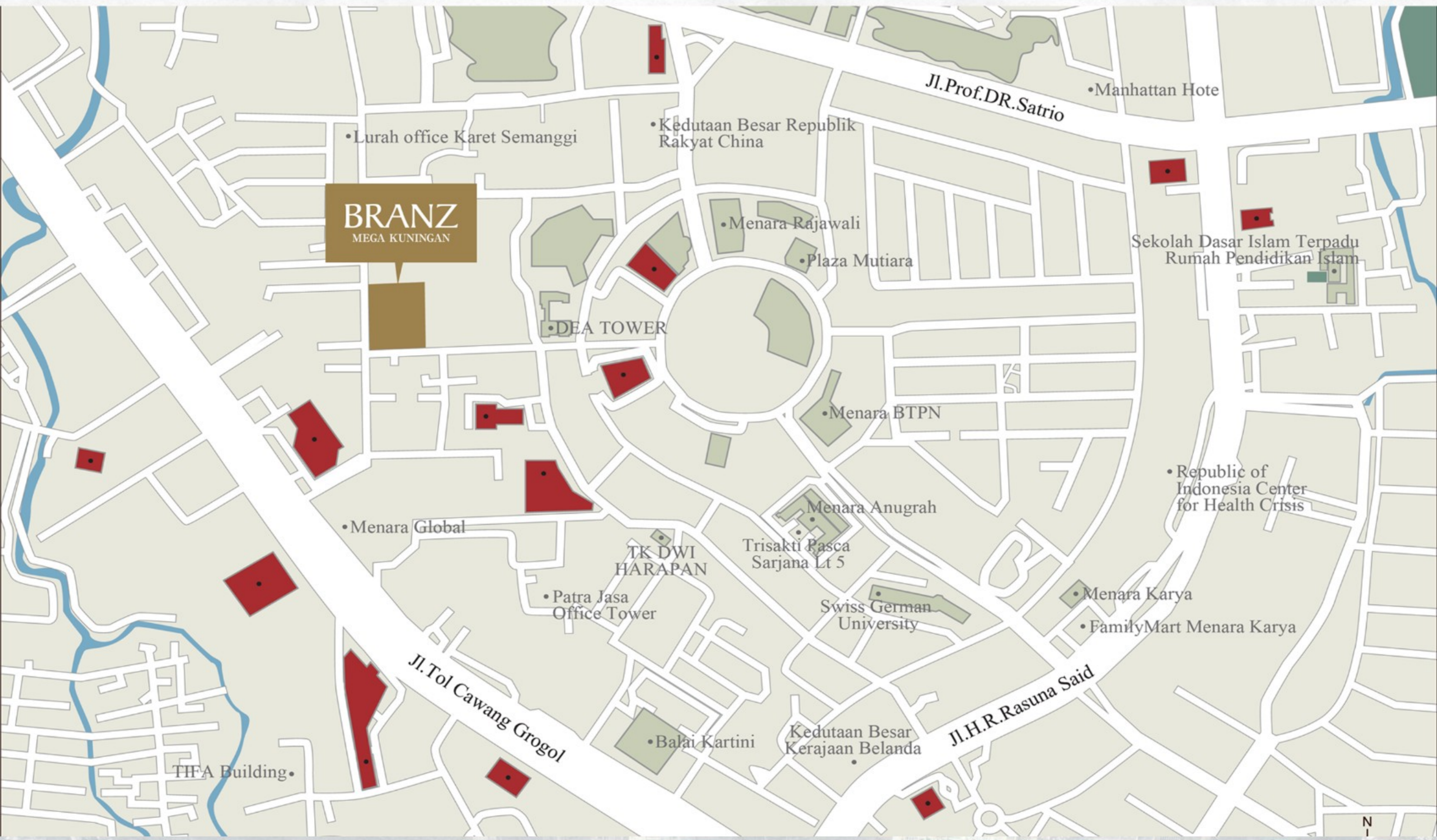


- Thamrin – Senayan Business Corridor
- Gatot Subroto Business Corridor
- Rasuna Said Business Corridor
- Dr Satrio Business Corridor

- | | | | |
|---------------|----------------|--------------|----------------|
| 1. Korea | 11. Lebanon | 21. Mexico | 31. Pakistan |
| 2. Netherland | 12. Kuwait | 22. Finland | 32. Qatar |
| 3. Swiss | 13. Royal | 23. Sweden | 33. Kazakhstan |
| 4. Hungary | 14. Armenia | 24. China | 34. Nigeria |
| 5. Singapore | 15. Mozambique | 25. Malaysia | 35. Brunei |
| 6. Poland | 16. Syria | 26. India | 36. Bahrain |
| 7. Australia | 17. Tunisia | 27. Russian | 37. Libya |
| 8. British | 18. Azerbaijan | 28. Ukraine | 38. Laos |
| 9. Algeria | 19. UAE | 29. Brazil | |
| 10. Sudan | 20. Turkey | 30. Denmark | |

Surrounding Offices

BRANZ Mega Kuningan is located primely in the business center of Jakarta. By being surrounded by many office buildings in this area, it gives opportunities for many expatriates and executives to occupy this luxury apartment.



Centennial Tower

0,24 km

Sampoerna

1,40 km

Menara Pertiwi

0,40 km

Tempo Scan

1,50 km

Sopo Del Tower

0,40 km

Cyber 2 Tower

1,70 km

The East

0,40 km

WTC

2,00 km

Noble House

0,50 km

Menara Palma

2,20 km

Wisma Mulia 2

0,70 km

BEI

2,60 km

Capital Place

0,80 km

The Plaza

4,50 km

Tokopedia Tower

0,90 km

RDTX

0,90 km

Menara Jamsostek

1,00 km

Telkom Tower

1,00 km

Future Leasing Info

Future leasing prospect is highly important for property investment, and here is summary of information based on **BRANZ Mega Kuningan** interview with **Dessert Island**, a Japanese leasing agency for foreigners mainly Japanese.



What type of people that will rent BRANZ Mega Kuningan?

- For Studio, 1-BR & 2-BR can be rented by couples
- For 2-BR Luxury & 3-BR can be rented by family



Rent situation for foreigners in Jakarta?

- There were not many new properties in the Mega Kuningan area due to COVID-19 resulting in several projects being halted during the COVID-19 period
- After the end of the COVID-19 pandemic, the demand for apartment rentals began to increase, especially from Japanese expatriates and others.
- There will be many people looking forward to BRANZ Mega Kuningan as their residence as **BRANZ is very popular in Indonesia** and is a well-known real estate brand in Japan.

BRANZ Mega Kuningan future prospect?

After the pandemic was over, economic conditions returned to normal, especially in the economic sector, investment, business returned to life. **Local and foreign investors have started investing again to build businesses in Indonesia**, of course this will be followed by an increase in foreigners in Indonesia.

With many **Embassies and International Companies** around Mega Kuningan, not only Japanese but also other foreigners, the demand for BRANZ Mega Kuningan will be even higher.



*Rendering and illustrations are artist impressions only and cannot be regarded as representation of fact.