

Housing Project in the Depok City, Suburban Area of Jakarta

~Improving Indonesia's living environment by providing environmentally conscious, safe, high quality housing~

Sumitomo Forestry Co. Ltd (President and Representative Director: Toshiro Mitsuyoshi; Headquarters: Chiyoda-ku, Tokyo; hereinafter Sumitomo Forestry) has announced that it will develop and market a mixed-use development area consisting of landed housing units and shophouses. This project is a collaboration with PT.Graha Perdana Indah, an Indonesian real estate development company (hereafter GPI), with a total of 346 units for sale and an overall investment of 3.9 billion Yen^{※1}. Not only improving housing design by utilizing the natural environment and adding Japanese elements, which are specialties of Sumitomo Forestry, but the two companies will also contribute to the safety by the structural planning and Sumitomo Forestry's construction technology. In addition, the two companies will obtain environmental certification and contribute to improve living environments in Indonesia. With the experience and knowledge through prospective projects in Indonesia, Sumitomo Forestry will further expand the housing and real estate business into other countries of Southeast Asia as well.

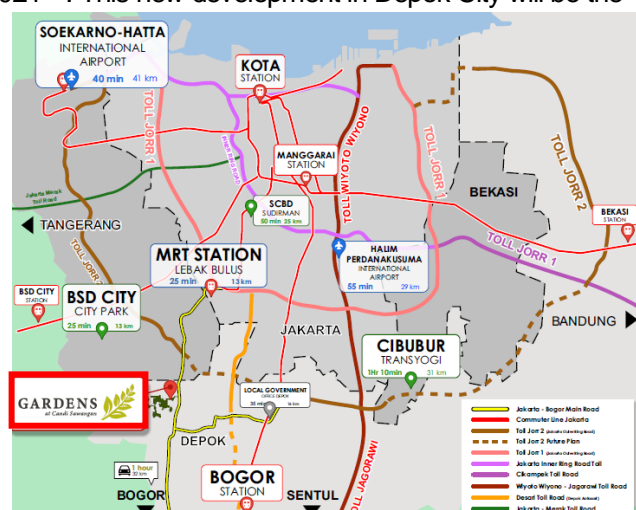
Sumitomo Forestry and GPI will establish and invest in a new company, which will develop 305 landed houses and 41 shophouses on an approximately 57,000 m² area of land. The construction is expected to begin in March 2024, with final handover by March 2026. The main target market is young families who are commuting to the center of Jakarta for work. Total floor area per unit will range from 70 to 110 m², while the development will predominantly target families who commute to Jakarta.

GPI, a real estate company founded in Semarang City in the Central Java province of Indonesia, is engaged mainly in large urban developments. Having worked with the owner's family of GPI for 32 years in a particle board manufacturing business^{※2}, Sumitomo Forestry has a strong relationship with the company that has contributed to this new collaboration.

Sumitomo Forestry has developed invested landed houses in Bekasi City, on the outskirts of Jakarta, in 2017 and in Makassar City, in the province of South Sulawesi, in 2021^{※3}. This new development in Depok City will be the company's third landed house project in Indonesia.

The project site is located in Depok City (population is about 2.1 million), a city within the Jakarta metropolitan area which is a second largest metropolitan in the world by population. About 20 kilometers southwest of the center of Jakarta, the site is within commuting distance, being about 60 minutes by car.

It is in a convenient location, around 5 km from the entrance to Jakarta Outer Ring Road Toll 2 (JORR2) and only 40 minutes drive to Soekarno-Hatta Airport. The extension of JORR2 is expected to complete within this year, which contributes to the better access to the site.



Utilizing the expertise in design and planning, Sumitomo Forestry provide not only functionality that includes floor plans with natural ventilation and the eaves with adjustable natural lighting but also outstanding aesthetic appearance that incorporates Japanese elements. Adopting structural calculations, reinforcement techniques for non-structural walls, and other technologies, the company will achieve the improved seismic resistance and

reduce building damage against disasters.

Sumitomo Forestry and GPI also aim to obtain EDGE certification^{※4}, which evaluates environmental performance of buildings. The CO₂ emissions during construction will be reduced through the use of building materials with lower environmental impact. In addition, the CO₂ emissions during living will be reduced by less frequency of air conditioning which is achieved by ventilation, lighting adjustment, placement of plants and so on. Going forward, Sumitomo Forestry aims to continually improve living environments in Indonesia by improving the safety of buildings, obtaining environmental certification, and implementing other measures in every housing development in Indonesia.

The Sumitomo Forestry Group operates a wide range of wood-related businesses in Japan and overseas, from forest management to procurement and manufacture of timber building materials, wooden construction, and wood biomass power generation. Through these businesses, the Group aims to achieve a decarbonized and sustainable society. As one of the business policies in Mission TREEING 2030, the company's long-term vision out to 2030, it will work on “advancing globalization” and on enhancing its earnings base in Japan and overseas to help realize this vision.

※1. Calculated at the exchange rate of 1 IDR to 0.0087JPY as of January 11, 2023.

※2. An initiative of Sumitomo Forestry Group's PT. Rimba Partikel Indonesia. <https://rimbapartikel.com/index.html>

※3. Landed house development in Bekasi City (related news release #1) https://sfc.jp/english/news/pdf/20171102_E.pdf

Landed house development in Makassar City (related news release #2) https://sfc.jp/english/news/pdf/20211006_02.pdf

※4. An environmental certification system for buildings developed by the International Finance Corporation (IFC), a member of the World Bank Group, and used mainly in developing countries. To obtain certification, buildings must reduce energy and water usage during construction, and CO₂ emissions when lived in, by at least 20 percent compared to those built to local specifications.

■ Illustration of Development Area



■ Outline of project

Location	: Bojongsari, Kota Depok, Jawa Bart, Indonesia
Total number of units (planned)	: 346 (305 landed houses and 41 homes with attached shops)
Site area	: 56,935 m ²
Construction and number of floors	: Two-floor steel-reinforced concrete Rahmen structure
Start of sales (planned)	: April 2023
Start of construction (planned)	: January 2024
Completion of construction (planned)	: 2026

■ Outline of PT. Graha Perdana Indah

Head office	: Jalan Candi Golf Boulevard, Semarang Indonesia
Representative	: Aditya Sutanto (President Director)
Established	: 1993
Business description	: Real estate development
Number of employees	: 56 (as of December 31, 2021)

[Reference]

GPI will exhibit at Indonesia Property Expo 2023 in Jakarta.

Dates	: February 11–19, 2023
Venue	: Jakarta International Expo, Balai Sidang Jakarta Convention Center
Outline of event	: Real estate companies in Indonesia gather together in a single venue to exhibit their products. Targeting the general public, they conduct sales and exhibit their technologies, etc.
GPI booth	: Sales of landed houses and displays of urban development projects that include landed houses. GPI achieved the second highest unit sales at this event in 2018.