

## Capita Green (Singapore)

A symbolic landmark in Singapore's Central Business District that embodies the expertise of Japan and Singapore

Capita Green is a large office building 40 floors above ground located in Singapore's central business district. In an aspiration to restore the forest landscape that existed in the past in the form of new buildings and to build these buildings that breathe as if they were alive, Japanese and local developers, general contractors and design offices united their strengths to construct this state-of-the-art high grade office building that is equipped with several of the latest energy conservation technologies, including coverage of nearly 55% of its exterior with vegetation.



District or project name	CapitaGreen (Singapore)
Site area	Approx. 5,500 square meters
Facility	Office building (with 40 above-ground floors)
Project implementing bodies	The CapitaLand Group CapitaLand Commercial Trust Mitsubishi Estate Asia Pte. Ltd. Toyo Ito & Associates, Architects (design) Takenaka Corporation (construction)
Construction period	Groundbreaking: 2012 Completion: 2014

## Rhythm Asoke II (Bangkok, Thailand)

A development project taking advantage of Japan's expertise in development

In Bangkok, Thailand, a major local developer and a Japanese developer established a joint venture to implement condominium development projects based on Japan's expertise.

The Rhythm ASOKE II project actively introduces designs supervised by a Japanese design firm, product planning introducing a Japanese taste and sales activities for Japanese consumers.



Joint venture name	Premium Residence
Ownership	AP: 51%, a Mitsubishi Estate Group subsidiary: 49%
Business	Development and sales of condominiums
Date of establishment	March 2016

## Senayan Square (Indonesia)

A project for developing offices, shopping center, apartments, and hotels on state-owned land leased from the Government of Indonesia, with an area of about 190,000 square meters



It is a 40-year BOT project implemented with the Government of Indonesia as a partner, in which a single company undertakes development, design, construction, and operation.

### Features of this project

- Located in a developing/semi-developed country, facility operation has been of an international standard since its commencement.
- Technologies have been transferred and have locally taken firm root (operation, planning, and management of the facilities).
- A development schedule certainly increased visibility in the city and attracted customers to the project.
- A landscape design that harmonizes with the surroundings.

Location	Senayan District, Jakarta, Indonesia
Site area	196,000 square meters
Development, design, and construction	Kajima Corporation
Construction period	1989 to 2015
Development period	1997 to 2036

## Kota Deltamas (Deltamas City) (Indonesia)



This is one of the largest comprehensive urban infrastructure development projects in the world, and a Japanese company is involved in it

The project site is located in Bekasi Regency, which is about 45 kilometers east of the city center of Jakarta. It includes an industrial park consisting of more than 80 Japanese companies, and residential, commercial, educational, and government facilities, boasting a total development area of around 3,200 hectares.

### Features of this project

- An emerging area focused on industrial parks situated in the east of Jakarta developing as a new city center.
- An up-and-coming city with substantial high-quality infrastructure.
- A lush residential area created by a townscape with abundant greenery and ample facilities such as commercial facilities, schools, hospitals, and government facilities aiming for a convenient lifestyle.

Name	Kota Deltamas (Deltamas City)
Development area	Approx. 3,200 hectares
Details of project	Development, sales, and operation of Kota Deltamas (including Industrial Park (GIIC [Greenland International Industrial Center]))
Developer	PT. Puradelta Lestari Tbk. (Listed on the Indonesia Stock Exchange [IDX] in 2015.)
Shareholders	Sojitz Corporation, Sinarmas Land Group etc.
Date of establishment	November 1996



# TOKYU BINH DUONG GARDEN CITY (Vietnam)

Developing cities around the world by making use of the know-how of urban development accumulated in Japan

This is an urban development project implemented in Binh Duong New City at the center of Binh Duong Province, Vietnam. It consists of residences, commercial facilities, office buildings and buses based on the expertise gained in urban developments in Japan.



**KAZE SHUTTLE** (bus services operated in the development area)

Project area	Binh Duong New City
Subject block	Area of the block: Approx. 110 hectares Development area: Approx. 71 hectares
Facilities	Residences, commercial facilities, office buildings, buses
Project implementing body	Becamex Tokyu Co., Ltd.
Launch of the project	March 2012: Establishment of the company



SORA gardens

# BRANZ BSD (Indonesia)

An Indonesian version of smart city developed by making use of expertise in development accumulated in Japan

This is a highly verdant open town development project. It is harmonized with the rich residential environment in a suburb of Jakarta.

Safety and security are suggested by separating pedestrians and vehicles, implementing security measures, and installing a water purification system.

An eco-friendly design is realized by adopting HEMS, natural ventilation, LED lighting, and other measures.



Project name	BRANZ BSD
Development area	Approx. 5 hectares
Facilities	High-rise housing
Project implementing body	Tokyu Land Corporation and others
Construction period	Groundbreaking: 2015 Completion: 2018 (Phase 1)



# YOMA Central (Myanmar)

A large mixed-use redevelopment project in downtown Yangon, Myanmar, which will be implemented jointly by a major local corporate group and a Japanese company

Redevelopment of a site of around four hectares for the construction and operation of two office buildings, one condominium, one building combining a hotel and serviced apartments, with commercial facilities on the lower floors of each building, across a total floor area of more than 200,000 square meters.

Japanese Partners, comprising Japanese developers, with a preferred equity investment provided by the Japan Overseas Infrastructure Investment Corporation for Transport & Urban Development (JOIN), are participating in the project.

In this project, high value-added urban infrastructure and related services will be provided by consolidating Japan's real estate development expertise and advanced technological and product planning capabilities and by working together with local companies to make a further contribution to the rapid economic development of Myanmar.



Name of project	YOMA Central
Development area	Approx. 4 hectares (including part of the site of a separate project for developing a hotel through the renovation of an existing building)
Facilities	2 office buildings, 1 condominium, 1 building for a hotel and serviced apartments, and commercial facilities
Project implementing body	A local project company to be established by Serge Pun & Associates Ltd. Group, Japanese Partners (Mitsubishi Corporation, Mitsubishi Estate, JOIN), Asian Development Bank (ADB), and International Finance Corporation (IFC)
Schedule	Groundbreaking: 2017 Completion: FY2021 (plan)



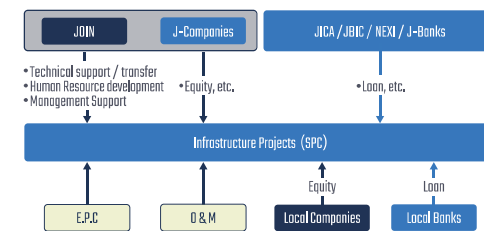
JOIN IS THE FIRST AND ONLY GOVERNMENT-PRIVATE SPONSORED FUND IN JAPAN THAT SPECIALIZES IN OVERSEAS INFRASTRUCTURE INVESTMENT. ESTABLISHED ON OCTOBER 20, 2014.

### Main Role

- Investing in infrastructure projects together with Japanese private companies.
- Providing Japanese expertise and high-end technology solutions by dispatching board members and engineers.

### Focus

- High-speed railways
- Urban railways / transport system
- Toll Roads
- Ships / Offshore units
- Port terminals
- Airport terminals
- Urban development
- Logistics



Example Structure of Infrastructure Projects

# Shanghai World Financial Center (Shanghai)

The Shanghai World Financial Center was developed in the Pudong District of Shanghai, which is China's most rapidly developing city, by introducing Japan's expertise in urban development

It is a super high-rise tower with 101 floors above ground, soaring 492 meters into the sky. The building consists of offices, making it the world's highest international financial center, an observation platform, a hotel, commercial facilities, and other facilities.

Under the concept of A Global Magnet, this project develops a mixed-use building consisting of a hotel providing the highest level of service, an observation platform on the 100th floor, which is located 474 meters above the ground, a media center equipped with a TV studio and a hall, a 750-square-meter event space that has an incredible view, and state-of-the-art offices (approx. 3,300 square meters per floor, with a total rentable area of 137,600.00 square meters) that cater to the needs of global companies.

Name	Shanghai World Financial Center
Site area	30,000 square meters
Total floor area	381,600 square meters
Uses	Offices, hotel, shops, and others
Project implementing body	Shanghai World Financial Center Co., Ltd.
Design	Mori Building First Class Registered Architect Office (design and supervision) Kohn Pedersen Fox Associates P.C., etc.
Construction period	Completion: August 2008



Pedestrian deck



The project also contributes to the revitalization of the area by taking advantage of expertise in creating and developing cities refined in Japan.

In September 2013, an 8-meter-wide, 1.4-kilometer-long pedestrian deck was opened in the Lujiazui Finance and Trade Zone Center. Its construction took around eight years. Introducing Japan's expertise in urban development to the planning, design and supervision of construction, it increased the convenience of moving around in the center, contributing to the revitalization of the area.

# AEON MALL WUHAN JINGKAI

The shopping mall attracts customers from a wide area, and features a comfortable space with approx. 300 distinctive specialized shops, universal design, and Omotenashi, the Japanese-style hospitality that is reflected in customer service and other elements.



A modern design embroidered with regional characteristics

This facility is located along a loop line surrounding the center of Wuhan (San Huan Xian). It is a flagship shopping mall with a total rentable area of approx. 101,000 square meters. It has around 300 shops, and parking that can accommodate 4,000 vehicles. With more than 60 restaurants with a total area of about 17,000 square meters as the main customer attraction, this shopping mall has approx. 19,000 square meters of kids' zones and ample entertainment functions. It has attracted about 15 million customers in the first year after its opening.



A two-story bridge over a public road connects the two buildings located in town zones A and B, respectively.

Name	AEON MALL WUHAN JINGKAI
Location	388 Jiang Cheng Da Dao, Wuhan Economic & Technological Development Zone
Site area	Approx. 13.0 hectares
Building structure	4 aboveground floors and 1 basement floor
Construction period	Groundbreaking: November 2013 Completion: December 2015

# Long Zhou Yi Du (Changzhou)

A large-scale residential development project based on Japanese design and architectural principles, which features residences with interior decoration

This is a project for the integrated development of dwellings for sale, SOHO spaces, and commercial facilities, totaling 1,558 units, with a site area of approx. 75,000 square meters. It is implemented by taking advantage of expertise and technologies in houses and condominiums that have been accumulated over many years of operation in Japan.

Under the concept of security, safety, health, comfort, and energy conservation, high quality has been secured for the construction of the facilities by applying Japanese design and architectural principles and using construction materials from Japanese companies as much as possible, based on respect for the local culture and residential habits.



Providing value-added services in consideration of maintenance and improvement of asset value

The project promotes the formation of local communities in addition to providing after-sales services and condominium management services after delivery of the company's properties.

Name (of the district and project)	Long Zhou Yi Du (Changzhou)
Site area	Approx. 75,000 square meters
Facilities	Condominiums: 1,178 units in 9 buildings SOHO space: 308 units in 2 buildings Commercial facilities: 72 units
Project implementing body	Daiwa House Industry Co., Ltd.
Construction period	Groundbreaking: April 2013 Completion: September 2017

# Television Centre (London, UK)



Rendering of the residences

Rendering of the Television Centre

The Television Centre is a redevelopment project for rebuilding a building,

which was used from 1960 as the headquarters and studios of BBC, the public broadcasting station of the United Kingdom, into a complex consisting of residences (approx. 900 units (planned)), offices, a hotel, and others. The total floor area will be approx. 2,000,000 square feet (approx. 186,000 square meters).



Rendering of the residences

The site of this project is near the center of London. It is a one-minute walk from two stations of three subway lines, providing convenient access to the West End and the City. It also provides convenient access to Heathrow Airport. In the area around the site, a project to build a new campus of Imperial College London, a world-leading science college, and a large-scale expansion of Westfield London, a large shopping center that symbolizes London, are in progress. Designated as a development promotion area by the City of London, the entire area is changing.

Project name	Television Centre
Total floor area	Approx. 2,000,000 square feet (Approx. 186,000 square meters)
Type of facility	Offices, residences, hotel and club
Project implementation body	Mitsui Fudosan UK and others
Schedule	2015: Groundbreaking 2018: Completion of Phase 1 (plan) * The residences, offices, and hotel are planned to be supplied in Phase 1, and additional residences will be available in Phase 2.

# 55 Hudson Yards (New York, USA)

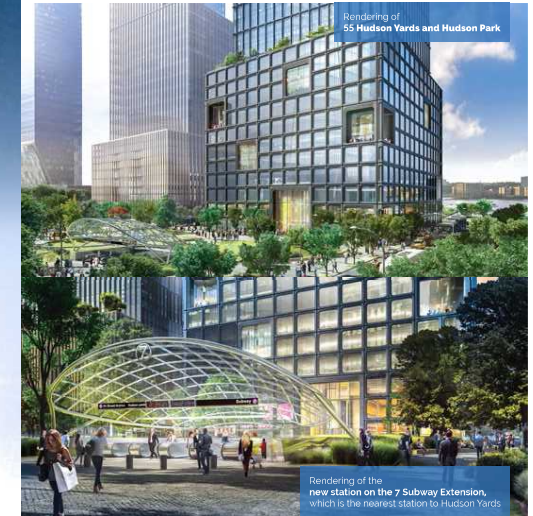


Rendering of 55 Hudson Yards

Project name	55 Hudson Yards
Total floor area	1,265,700 square feet (Approx. 117,600 square meters)
Type of facility	Offices and shops
Project implementation body	Mitsui Fudosan America, Inc. and others
Schedule	2015: Groundbreaking 2018: Completion (planned)

55 Hudson Yards is a state-of-the-art 51-story office building that constitutes part of the Hudson Yards Redevelopment Project, the largest private development project in the United States

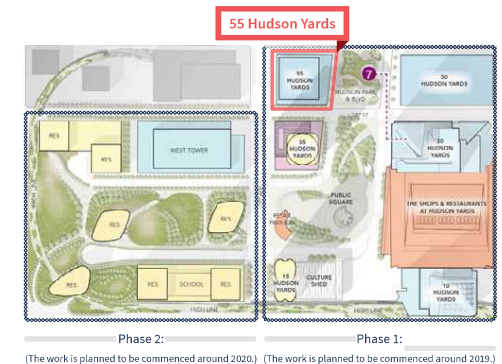
Its advantages include its location near a subway station, the park in front of its entrance, the view of the Hudson River flowing to the west of the building, and the use of floor plates that will permit an efficient layout.



Rendering of 55 Hudson Yards and Hudson Park

Rendering of the new station on the 7 Subway Extension, which is the nearest station to Hudson Yards

The Hudson Yards Redevelopment Project is the largest private development project ever in the United States in terms of the total floor area of the development. It will be a mixed-use building including offices, a school, cultural facilities, residences, commercial facilities, and a hotel.



Phase 2: (The work is planned to be commenced around 2020.) Phase 1: (The work is planned to be commenced around 2019.)

# PFI in Scotland, UK

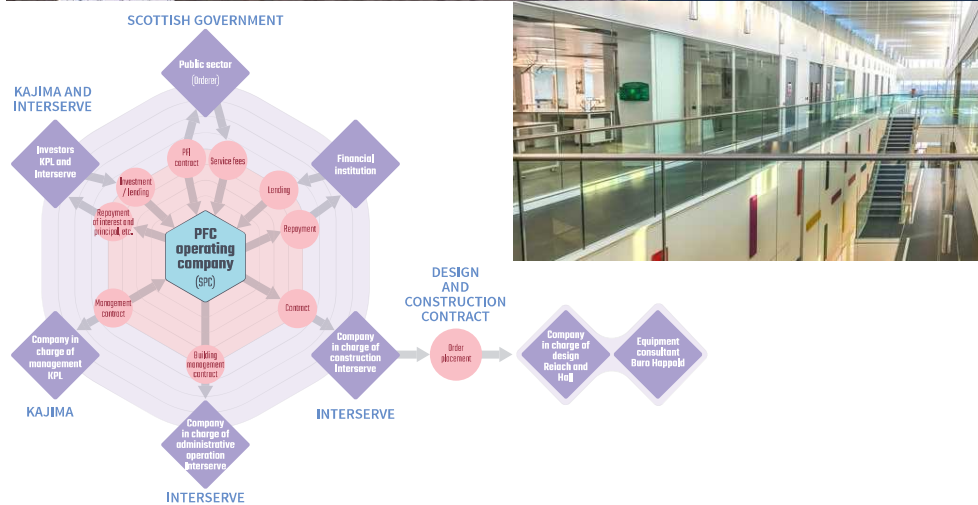
## Jack Copland Centre Project (National Blood Centre)



This is a private finance initiative (PFI) project involving the construction of a blood center for various blood tests and the adjustment and supply of blood for transfusion in a suburb of Edinburgh, Scotland, UK, and conducting the maintenance and management of its facilities. The contract period is 25 years.

PFI model: Non-profit distributing (NPD) model. This model was adopted for schools and hospitals in accordance with the public investment policy formulated in Scotland in 2008 for the purpose of reducing the financial burden.

Project scheme: The Japanese company involved in this project is in charge of forming a consortium, investment and lending to SPC, and management operation.



An exterior design that blends into the rich natural environment has been adopted for the blood center. In addition, the building was designed efficiently by applying Building Information Modeling (BIM) to consider a design that saves labor in the maintenance of special equipment in the building.

Location	Edinburgh, Scotland, United Kingdom
Total floor area	10,485 square meters
Operators	Kajima, Interserve, and the Scottish Government

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