



Nov.6.2019  
Shinoken Group Co., Ltd.  
SBI SECURITIES Co., Ltd.  
SBI MONEY PLAZA Co., Ltd.

**Shinoken's Indonesian REIT  
Alliance with SBI SECURITIES and SBI MONEY PLAZA  
for domestic sales of the only Indonesian Real Estate  
Investment product in Japan**

We are pleased to announce that PT. Shinoken Asset Management Indonesia (further referred to as "SAMI"), an Indonesian real estate fund business subsidiary of Shinoken Group Co., Ltd. (Tokyo Headquarters: Minato-ku, Tokyo, President Hideaki Shinohara, TSE Ticker 8909, further referred to as "Shinoken", including the whole group) has executed a strategical alliance with SBI SECURITIES Co., Ltd. (Headquarters: Minato-ku, Tokyo, President Masato Takamura, further referred to as "SBI SECURITIES") and SBI MONEY PLAZA Co., Ltd. (Headquarters: Minato-ku, Tokyo, President Tomohiko Ota, further referred to as "SBI MONEY PLAZA", along with SBI SECURITIES, further collectively referred to as "SBI SECURITIES, etc.").

**Indonesian Real Estate is attracting attention worldwide.**  
**Sales of the only Japanese product for Indonesian Real Estate**  
**Investment through SBI SECURITIES, etc.**

Indonesia has the 4<sup>th</sup> largest population in the world (≒260 million), and enjoys a rapid economic growth through a population bonus that comes from the fact that 70% of the population is working-age. The Indonesian Real Estate Market is becoming one of the most attractive Real Estate Investment markets in the world, and is gathering Investors globally. This is because the gross yield is higher than other countries, and its price index has increased by 1.5 times in the past 10 years (Source: Global Property Guide) and high performance can be expected in both Income Gain and Capital Gain.

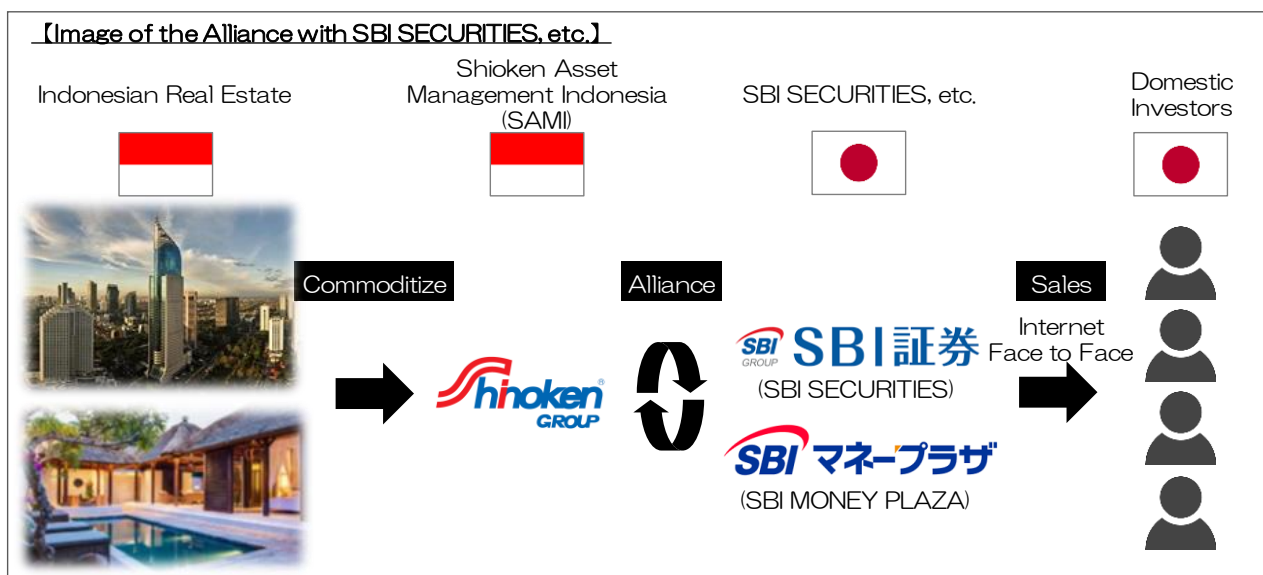
However, direct investments towards Indonesian Real Estate from outside of Indonesia are strongly restricted by Indonesian law, and just large Real Estate Investment companies could invest in Indonesian Real Estate through complicated processes.

As the first foreign (Japanese) owned company, SAMI has obtained the necessary license for raising and managing a REIT which consists of Indonesian Real Estate as of July 23, 2019 from the Indonesian Financial Service Agency (OJK : Otoritas Jasa Keuangan) and established a system that enables Investment toward Indonesian Real Estate, through SAMI, from outside of Indonesia. Now, this Indonesian Real Estate Investment product raised by SAMI will be sold through the sales channel which is a combination of both Internet and Face to Face, by the execution of the strategical alliance with SBI SECURITIES, the largest on-line stock broker in Japan, and its subsidiary SBI MONEY PLAZA, which initiates face to face sales.

## **Providing Real Estate Investment products through various sales channels of SBI SECURITIES, etc.!**

SBI SECURITIES, etc. , as a pioneer of online stock brokerage in Japan, holds by far the most number of client accounts (roughly 4.7 million accounts) and deposited assets (roughly worth ¥13 trillion) compared to other online stock brokers, and not only provides financial products through the internet and smartphone, but also through the Face to Face sales channel “SBI MONEY PLAZA”, and provides Investment opportunities (financial products) as a combination of both Internet and Face to Face. Also, globalization of the financial products is also in progress, making it possible to invest in various products inside and outside Japan.

Also, once the Japanese REIT (currently in process) is raised, we will proceed to develop a combined product that has the stability of Japanese Real Estate and the High Growth Potential of Indonesian Real Estate and sell it through the sales channel of SBI SECURITIES, etc., thus widely providing attractive Real Estate Finance products by combining the development ability of Shinoken and the various sales channels of SBI SECURITIES, etc.



## **Indonesian Real Estate, carefully selected by professionals**

Shinoken has established a comprehensive Real Estate business model and has a wide knowledge of the local Real Estate related market, through initiating various businesses besides Real Estate funds. This includes the Development and Management of “Sakura Terrace”, Japanese quality service apartments in central Jakarta, Construction of both public and private projects including “Sakura Terrace”. Also, members of SAMI consist of professionals of Indonesian Real Estate Investment, including an expert that has experience in Real Estate Investment in major state owned general contractor WIKA, and one of the major financial cliques Lippo Group.

Shinoken will gather the wisdom that has been developed in Japan and Indonesia, and provide not only property developed by Shinoken in Indonesia, but also attractive products carefully selected by Real Estate Investment Professionals.

### 《Outline of Shinoken Asset Management Indonesia (SAMI)》

Business Name	PT Shinoken Asset Management Indonesia
Location	Wisma 46 - Kota BNI, 24th Floor, Jl. Jend. Sudirman Kav.1, Jakarta 10220, Indonesia
Capital	Rp 2.5 Billion (As of Jun 30, 2019)
Representative	Aditya Soekarno A.R.
Registration No.	Indonesian FSA Investment Management (Manajer Investasi) KEP-49/D.04/2019

### 《Outline of SBI SECURITIES》

Business Name	SBI SECURITIES Co., Ltd.
Location	1-6-1 Roppongi, Minato-ku, Tokyo, Japan
Capital	JPY 48,323 Million (As of Jun 30, 2019)
Representative	Masato Takamura
Registration No.	Director of Kanto Local Finance Bureau: (for financial instruments) No.65

### 《Outline of SBI MONEY PLAZA》

Business Name	SBI MONEY PLAZA Co., Ltd.
Location	1-6-1 Roppongi, Minato-ku, Tokyo, Japan
Capital	JPY 100 Million (As of Jun 30, 2019)
Representative	Tomohiko Ota
Registration No.	Director of Kanto Local Finance Bureau: (for financial instruments) No.2893

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