

EXECUTIVE SUMMARY

Re-Space is a modern property developer which derives its approach based on a profound view of the property market: Does the current offering provide optimal solutions for urban living? What truly makes an apartment seems so attractive? Is it an effective product for urban living solution, or is it due to the only readily available product in the current market offerings?

Re-Space has identified that urban development is constrained not by the supply of land banks, but due to the inefficient use of land development. Abandoned buildings, old housings, odd shaped lands are easily identifiable in metropolitan areas like Jakarta, presenting its own charm as unexplored potential.

Based on these seemingly simple reflections, Re-Space aims to provide a different paradigm on urban living. By Revitalizing inefficient use of land in prime areas, Re-Space proposes Redefined urban property with modern-landed-loft concept. This approach aims to mimic privacy (freedom & ownership) of a landed house, combined with the strategic accessibility of the apartments, into a product that is attainable for the middle class segment.

The core approach to urban living is mainly aimed to support the dynamic nature of individual or young couples, by providing greater access at strategic locations, compared to the offering of landed housing in satellite cities (e.g. Greater Jakarta). The attractiveness of the target market lies in its volume and growth, compared with the current available property for the middle class (the demand growth is expected to overcome supply). The growth of the business also aims to utilize the momentum of the population boom (bonus demography), that is expected to peak for Indonesia in 2030.

During its projected operation of 6 years, Re-Space is expected to revitalize 17.000 sqm of unfit spaces, and provide 390 units of alternative urban housing concept. The Company is projected to attract total transactions above Rp400 billion, with the total capital growth of 6,78 times in 6 years, or equal to the compounding annual growth rate of 37%.