



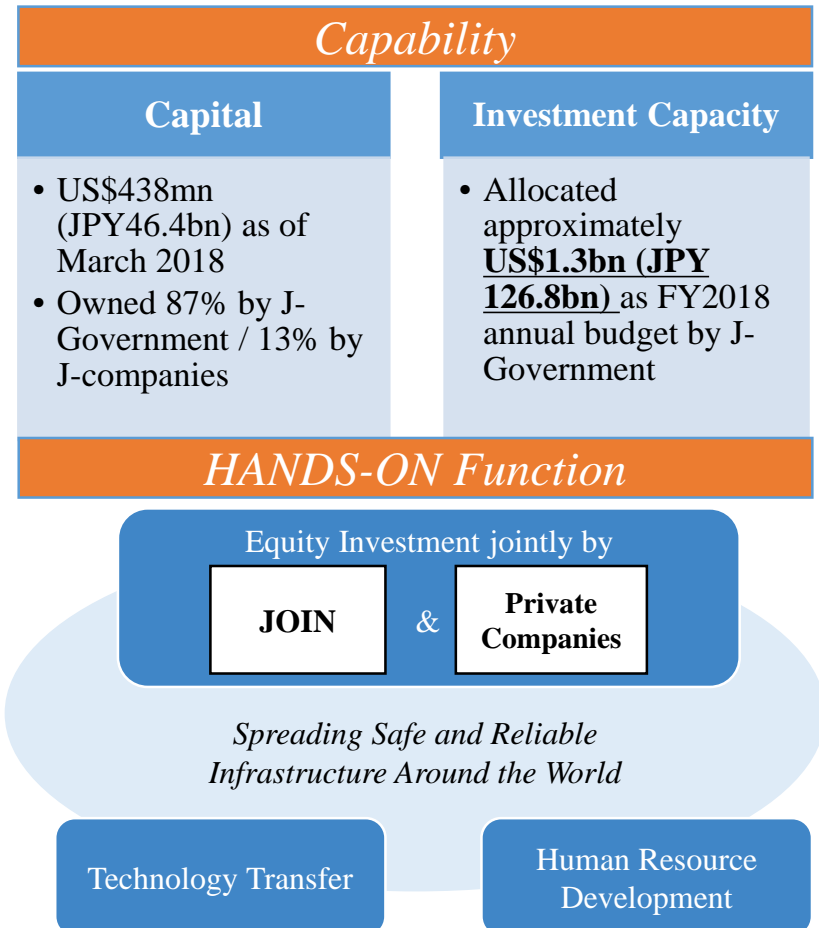
# *JOIN's Support for Urban Development Projects*

**Japan Overseas Infrastructure Investment  
Corporation for Transport & Urban Development**

# What is *JOIN*?

JOIN, established in October 2014, is the “*first*” and “*only*” government-private sponsored “*equity provider*” in Japan specialized in overseas infrastructure investments, and;

- ❑ Supports host countries in building safe and reliable infrastructure through its equity participation
- ❑ Works in collaboration with Japanese companies, financial institutions, governmental institutions (JICA, JBIC, NEXI, etc.) and ministries
- ❑ Provides funding and bring Japanese expertise and high-end technology solutions to infrastructure projects (“*HANDS-ON* “)



## Sector Variety

1. Transport
2. Urban development
3. Related areas supporting to Transport and Urban development

## Geographical Diversity

- NO country criteria for investment
- NOT only for emerging country BUT also Developed

## Green field / Brown field

- Both New Projects (Green field) and Existing Projects (Brown field)

High-speed railways



Toll Roads



Port



Logistics



Urban railways / transport system



Ships / Offshore units



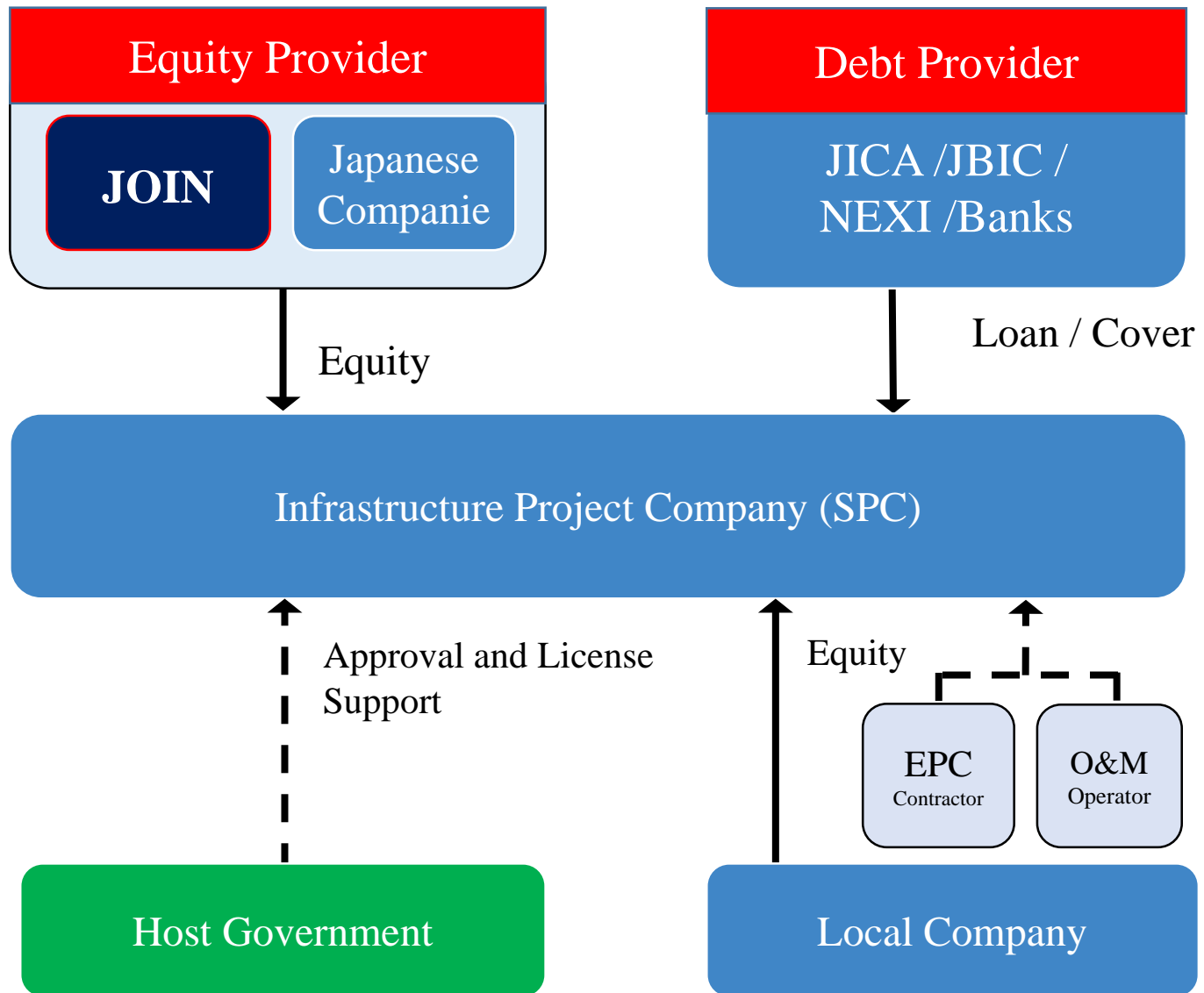
Aviation/Airport



Urban development



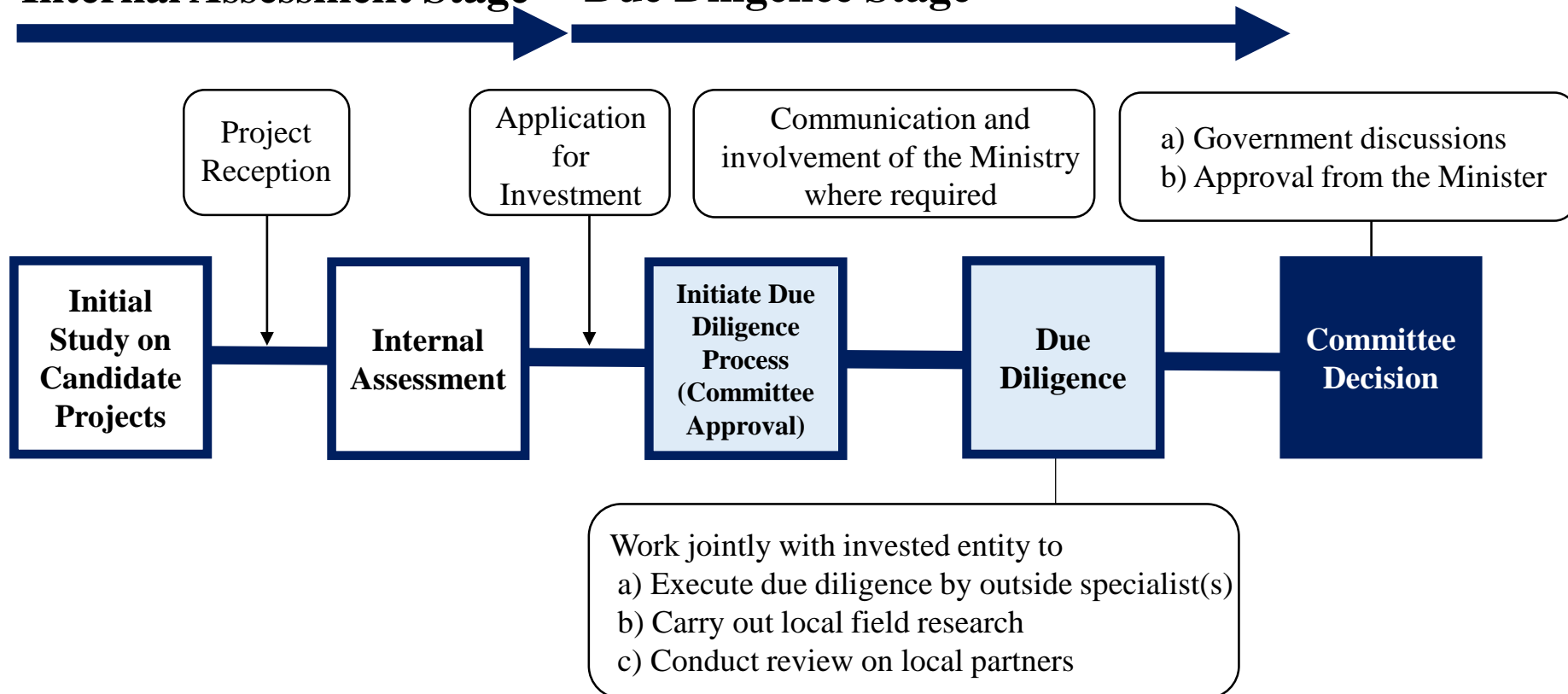
# Role and Function



- Review and appraise each candidate project based on “JOIN Investment Guideline”
- Importance on discussion with the local partners and government as well as field research
- Close collaboration with JICA/JBIC/NEXI in every stage

## Internal Assessment Stage

## Due Diligence Stage



*JOIN's "Investment Guideline" stipulates;*

## Political significance

- to utilize Japanese technology, experience and knowledge in infrastructure
- to support Japanese companies to participate in overseas markets
- to contribute economic growth of host countries through the project
- to secure environmental accountability

## Private initiative

- For private partners to have commitment and capabilities of completing the project

## Sustainability

- to assure reasonable profit in the long-run through proper risk management



# Investment Portfolio

13 Investments in 6 countries, Total Budget 427.4 USD mn as of October 2018

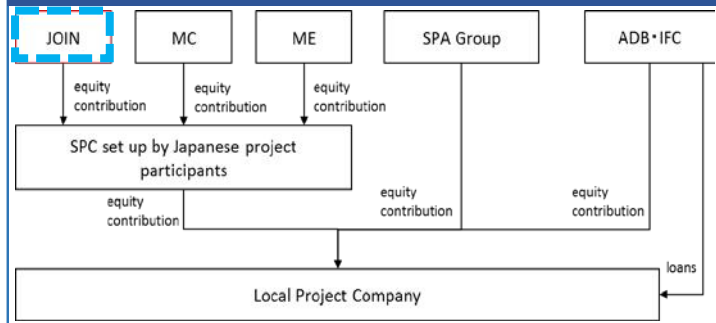
Country	Sector	Project	JOIN's Investment (USD mn)	Japanese Company
Vietnam	Port	<i>Thi Vai International Port's Terminal Project</i>	\$10.0	Kyoei Steel Ltd Tatsumi Shokai Co., Ltd
Vietnam	Urban Development	<i>Waterpoint Urban Development Project</i>	\$17.5	Nishi-Nippon Railroad Co., Ltd
Indonesia	Urban Development	<i>Mixed-use Urban Development Project in the Suburb of Jakarta</i>	\$32.5	Mitsubishi Corporation Nishi-Nippon Railroad Hanshin Electric Railway Co.,Ltd Keikyu Corporation
Indonesia	Logistics	<i>Cold Storage Warehouse Project</i>	\$7.9	Kawanishi Warehouse Co., Ltd
Indonesia	Urban Development	<i>Jakarta Garden City Urban Development Project</i>	\$44.5	AEON Mall Co., Ltd
Indonesia	Urban Development	<i>Jakarta Southeast Capital Urban Development Project</i>	\$26.5	Daiwa House Industry Co., Ltd
Indonesia	Urban Development	<i>Jakarta Mega Kuningan Urban Development Project</i>	\$57.3	Tokyu Land Indonesia
Myanmar	Urban Development	<i>Landmark Project in Central Yangon</i>	\$20.0 (up to \$40)	Mitsubishi Corporation Mitsubishi Estate Co., Ltd
Myanmar	Urban Development	<i>Redevelopment of the Defence Services Museum Project</i>	\$50.0	Fujita Corporation Tokyo Tatemono
India	Road	<i>Brown-field Toll Road Project</i>	\$84.7	Mitsubishi Corporation East Nippon Expressway Company Limited
USA	Railway	<i>Texas High-Speed Railway Project</i>	\$40.0	Texas Central Partnes, LLC
USA	Others	<i>Sustainable Aviation Fuel Project</i>	\$8.0	Japan Airlines Co., Ltd Marubeni Corporation
Brazil	Railway	<i>Urban Passenger Railway Project</i>	\$46.0	Mitsui & Co., Ltd. West Japan Railway Company

# Case Study Landmark Project in Central Yangon [Myanmar]

## Project Overview

- Construction and operation of the mixed-use urban complex development project in central Yangon
- JOIN invested with Mitsubishi Corporation (“MC”), Mitsubishi Estate Co., Ltd. (“ME”), and Serge Pun & Associates Ltd. Construction (“SPA Group”)
- JOIN’s maximum Investment : 4.5 billion JPY (US\$540 million)

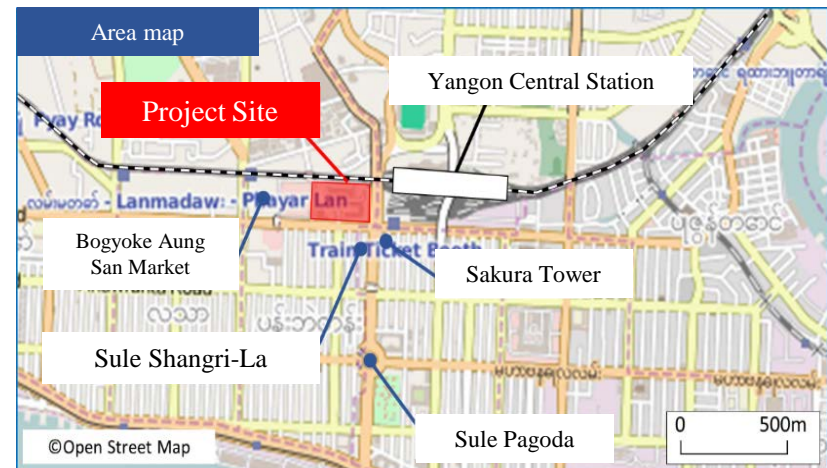
## Investment Scheme



### Conceptional drawing



## Project Site Location



Facility /scale: 2 Office buildings, 1 building for Hotel & Serviced Apartments, 1 Condominium, and Commercial facilities in the base structure.

- Land size: approx. 4 ha (partially including land size of the separate project)
- Total floor area: over 200,000 sqm.
- Schedule: Construction estimated to start during FY 2016 and end in FY 2020.

## Highlights

- Development of the first mixed-use urban complex project by Japanese companies in Myanmar.
- Encourage Japanese companies to participate in the urban development project with overseas companies in Southeast Asia

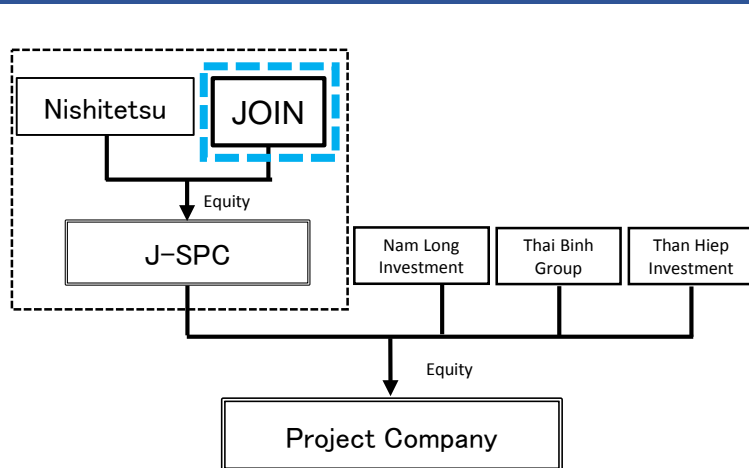


# Case Study Waterpoint Urban Development Project [Vietnam]

## Project Overview

- Investment to participate into the development of a housing complex comprised of townhouses, villas, land plots, and public facilities in Ben Luc, a district in Long An Province 30km away from Ho Chi Minh City, jointly with Nishitetsu, Nam Long Investment, Thai Binh group, and Tan Hiep Investment.
- JOIN's investment: approx. 1.9 billion JPY

## Investment Scheme



## Project Site Location



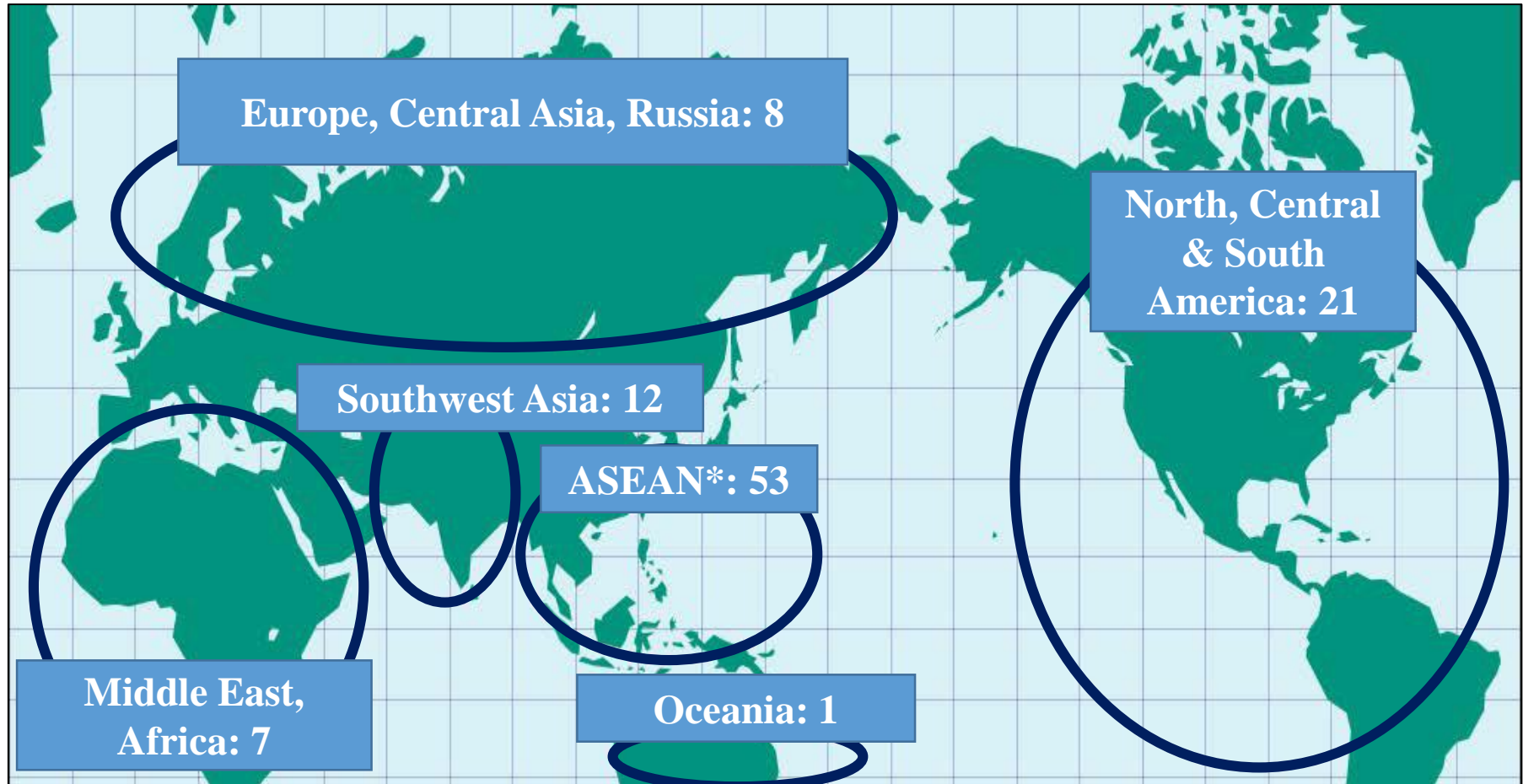
- Usage : Townhouses, Villas, Land plots, public facilities
- Total Land Area : approx. 165ha
- JOIN's Investment : approx. 1.9 billion JPY
- Commence Sales : 2019 (planned)

## Highlights

- Encourage the participation of Japanese company into large-scale housing complex development in Vietnam.
- Provide convenient means of transportation through service such as free shuttle-bus and facility such as Park-and-Ride, promoting transit-oriented development (TOD) outside of Japan.
- The project will provide excellent townscape in the region by utilizing Japan's expertise in large-scale housing complex development and bus-operation business,.

# Projects in the Pipeline – 102 projects

- A total of 102 projects are currently in the pipeline (as of the end of Sep 2018)
- Railroads: 22, Urban Development: 25, Roads/Bridges: 11, Aviation/Airports: 11, Ports: 9, Ships/Marine Development: 9, Logistics: 10, Urban Transport: 3, Sewage System: 2



\* Including East Asia such as Korea and Taiwan