

BRANZ TOWER SHIBAURA

2-chome Shibaura, Minato-ku, Tokyo



Prime Minato-ku
location



8 mins walk to
JR Yamanote
Line



Redevelopments
surrounded



8 mins train
to Otemachi
(CBD)

PROJECT DETAIL

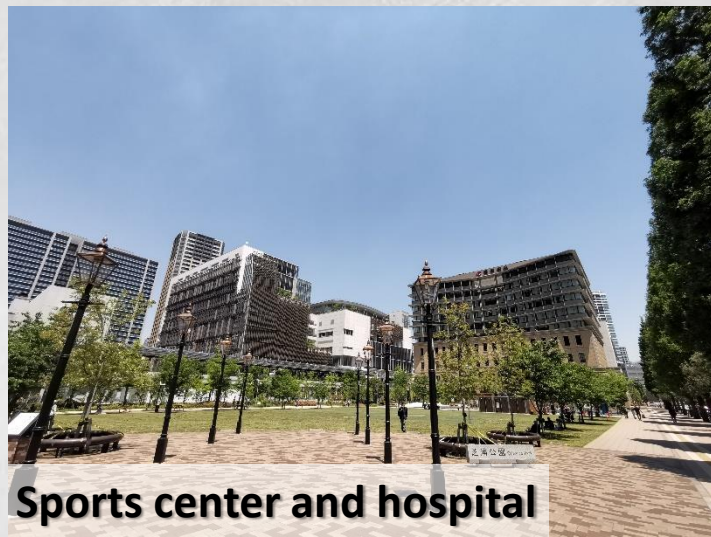


BRANZ TOWER Shibaura

Developer:	TOKYU LAND CORPORATION KINTETSU REAL ESTATE CO.,Ltd Keikyu Corporation HASEKO Corporation SOTETSU REALESTATE Co.,LTD.
Local Authority:	Minato-ku
Access:	8 mins walk to JR Yamanote Line, Keihin Tohoku Line Tamachi station 9 mins walk to Metro Asakusa Line, Mita Line Mita station 8 mins walk to Yurikamome Line Shibaura-futo station
Total Units:	482 Exclusive apartments,1 floor below ground, 32 floors above ground
Room type(estimated):	1-3 bed room (430.88sqft ~ 1347.10sqft)
Land Area:	4,456.49 sqm (47,969.26 sqft)
Builder:	HASEKO Corporation
Tenure:	Freehold
Construction Permit:	第UHEC建確300359号 (10 th Sep 2018)
Building Warranty:	10-year building warranty from completion
Est. Completion:	Sep 2021 (Key Handover Jan 2022)
Car Parking:	167 parking spaces available for rent per month subject to availability
Lettings & Management:	Guaranteed rent scheme available

What is SHIBAURA

Shibaura is a mixed area of office, residential and educational. You will find office buildings, tower condominiums, university campus and supermarkets here



Where is SHIBAURA

Shibaura is a bayside area located at the south east part of Minato-ku, Tokyo.

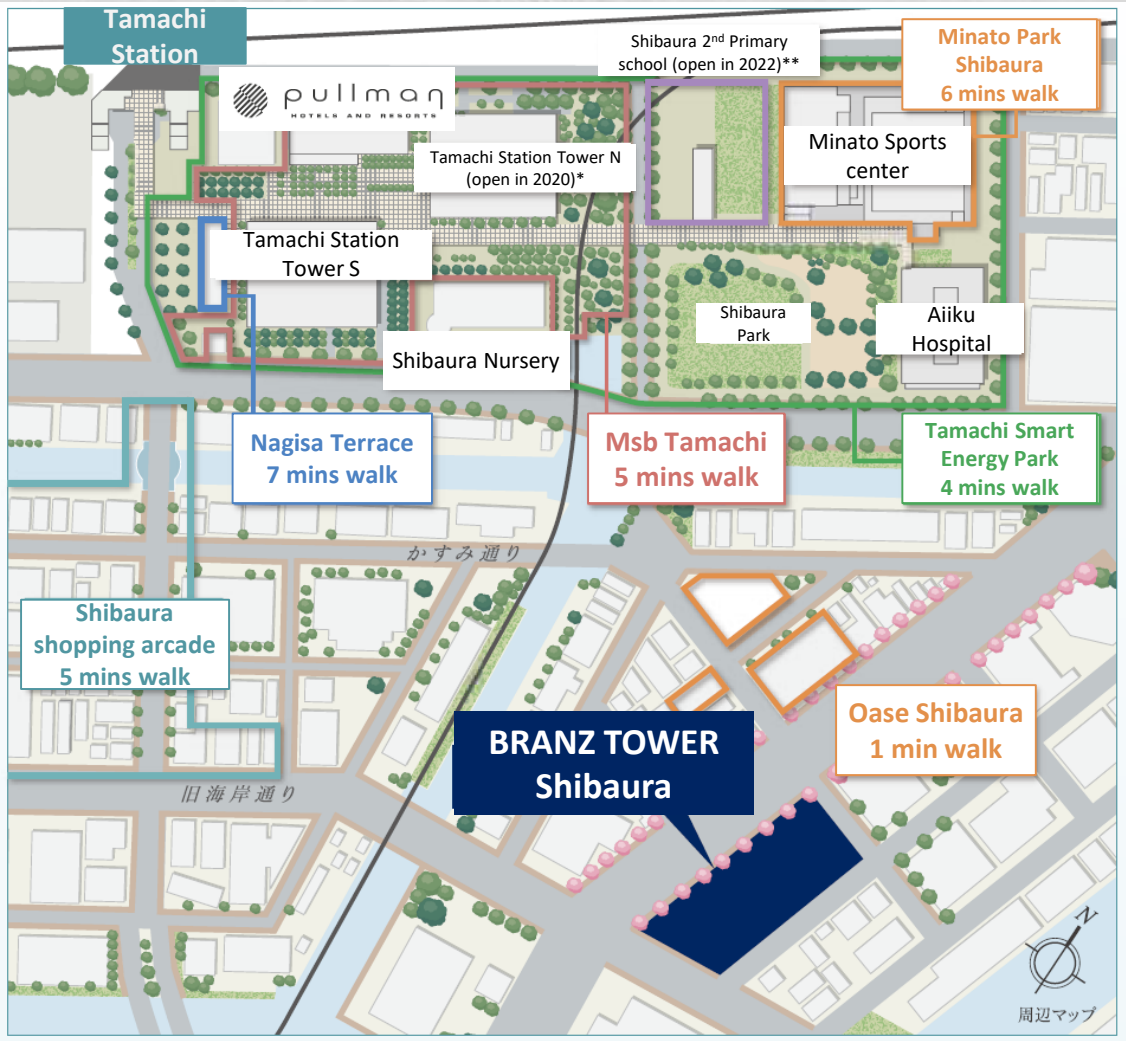
Regarded as the east part of JR Yamanote Line **Tamachi** station, the area is also the starting point of Rainbow Bridge.

With prime access to **Shinagawa**, **Tokyo**, **Otemachi** and **Ginza**, the bayside area is getting popular.



A PRIME LOCATION

Supermarket, convenience store, education institutions etc. are fully equipped at this area



Minato Park Shibaura	Sports center and city center
Shibaura shopping arcade	Over 120 shops
Oase Shibaura	Restaurants and bakery
Nagisa Terrace	Café ad restaurants
Msb Tamachi	Supermarket “Life”, restaurants, café, convenience store, book cafe

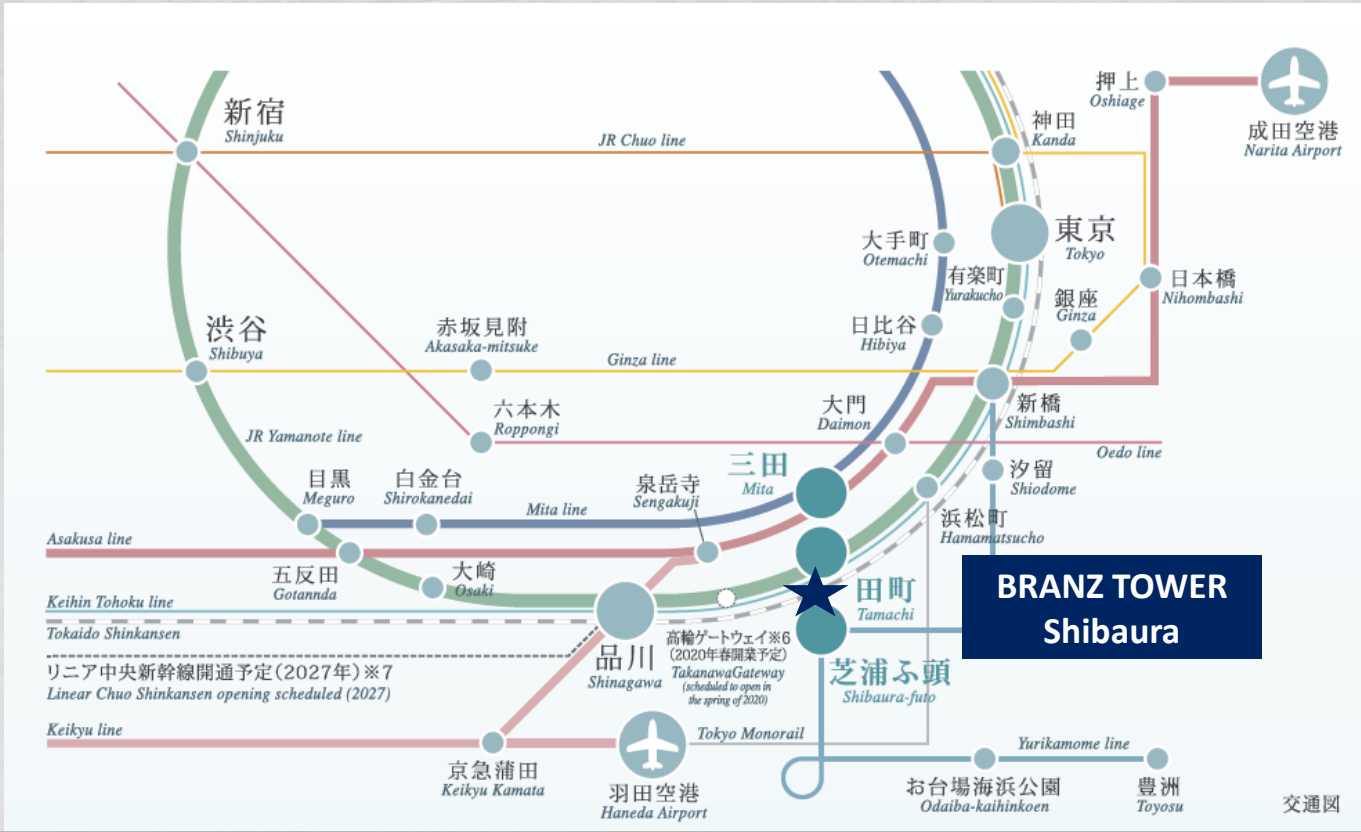
* Estimated open in 2020 ** Estimated open in 2022

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TRANSPORT CONNECTION

Access to JR Yamanote Line which links you to the main areas of Tokyo

8 mins walk – Tamachi station 9 mins walk – Mita station 8 mins walk - Shibaura-futo station



Travel time to main stations

Shinagawa station	3 mins	Shinbashi station	4 mins
Tokyo station	7 mins	Yurakucho station	7 mins
Roppongi station	8 mins	Otemachi station	8 mins
Shibuya station	15 mins	Shinjuku station	22 mins



Haneda Airport (international terminal):
23 mins from Tamachi station



Narita Airport (international terminal):
65 mins from Tamachi station

**Travel times are based on train rides alone and do not include walking or waiting times for trains.

FUTURE REDEVELOPMENT

Under the strategy of National Strategic Special Zone by Japan government, area within Tokyo have their own proposes and functions.

Shinagawa- the closest area of Branz Tower Shibaura, has its own transportation function



Maglev Train estimated in service in 2027
Shinagawa ↔ Nagoya 40mins



Takanawa Gateway station – New JR
Yamanote line station between Shinagawa
and Tamachi is in service in 2020

Shibaura is surrounded by redevelopment projects. Below are redevelopment projects around Tamachi station.



1) msb Tamachi¹: A 2 towers project next to Tamachi station. Offices, retail and hotel are equipped. Estimated open in 2020.



2) TTM project²: A 29 floors high building estimated open in 2023. Offices and retail are equipped.

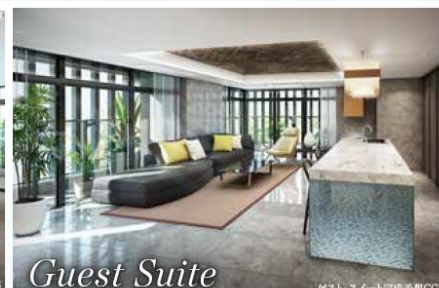
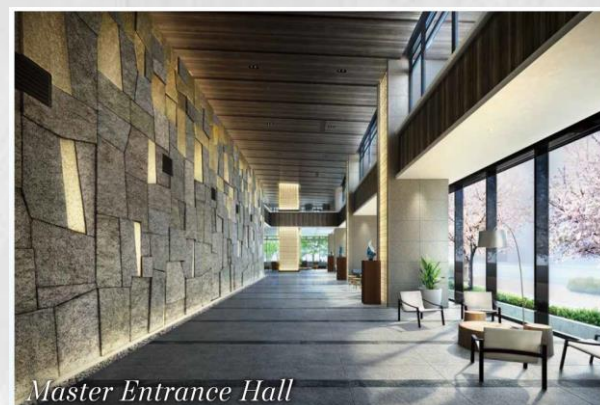
3) Redevelopment of Tamachi station- West exit³: A huge project near Tamachi station. 4 blocks are planned. Offices, rental conference rooms, retail, education, residential are equipped. Estimated open in 2023 and 2024.

Common facilities

The project site is over 4,400 sqm in size, surrounded by greenery with two gardens



Fully equipped with facilities such as rooftop Crown Terrace, Crown Lounge, Fitness Studio, Guest Suite, Library Salon etc.

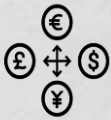


WHY TOKYO

Despite of the postponement of Tokyo Olympic games, the government has upgraded its already excellent infrastructure, with **increased investment** in hotels, public amenities, commercial premises and transport. Some key developments projects are underway. Alongside with the redevelopments, **political stability**, steady **population growth** and **strong rental market** are also great reason for you to invest in the further growing Tokyo.



WORLD'S 3rd LARGEST ECONOMY



FINANCIAL CAPITAL



STEADY POPULATION GROWTH



STABLE GOVERNMENT



MAJOR INVESTMENT INTO
INFRASTRUCTURE



「タラウン・テラス」からの夜景

HOW TO BUY

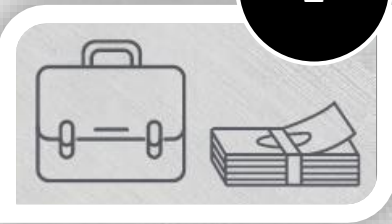
1



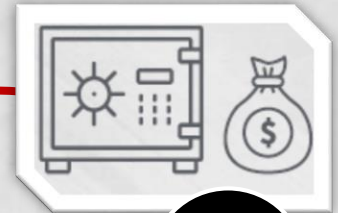
Select your preferred apartment

10% Down payment
Within 2 weeks after submit reservation form

2



Pay a **HK\$20,000** reservation fee



3

Signing of **sales and purchase contract**
within 4 weeks after submit reservation form



4

5



90% Balance by
Jan 2022

6

Key Handover
in Jan 2022



Lawyer Attorney Process

1



Prepare Necessary Documents

- Power of Attorney
- Passport Copy
- Declaration/Affidavit

2



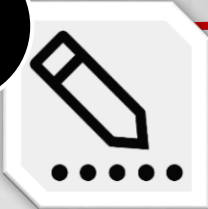
Pay a **JPY 100,000** Lawyer fee

3



Buyer receives **Explanation of Important Matters** from JLL via video call **OR** join the signing session together with lawyer via video call

4



Lawyer signs **Sales and Purchase Agreement** after receiving **Explanation of Important Matters** from JLL at lawyer's office

5



Signed contract will be couriered to buyer

ACQUISITION COST & TAX



Acquisition Costs approximately **2% - 3%** of the purchase price. Payable on completion



Lawyer Attorney Fee for Signing JPY 100,000



You have to pay **income tax** on rental income generated. **5% - 45%**, depending on amount of net rental income



Holding costs include **Fixed Asset Tax and City Planning Tax** which is approximately **0.4% - 0.6%** per annum.



Capital Gains Tax (on disposition)

15% from the first January after 5 years of ownership

30% before the first January after 5 years of ownership

LETTINGS & MANAGEMENT FEE

	Guaranteed Rental	Pass-through (Non guaranteed)
Management Fee	Included in the rent (18% of contract rent is deducted)	5% of contracted rent
Letting Fee	Not Applicable	2 months rent upon successful leasing (plus consumption tax)
Inspection and Key Handover Charge (One-time)	JPY30,000 (plus consumption tax)	

*For further details on tax, please contact the recommended tax advisor

**For further details on lettings and management, please contact the recommended letting and management agent

RECOMMENDED TAX ADVISOR

Mr. Kazuki Hosokai
**Earth Tax Business Consulting (Singapore)
Pte Ltd**

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Katong Office: 24 Ean Kiam Place,
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RECOMMENDED MANAGING AGENT

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