

# ***Supplementary Material***

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Fiscal 2023  
(April 1, 2023 - March 31, 2024)



**Sumitomo Realty & Development Co., Ltd.**

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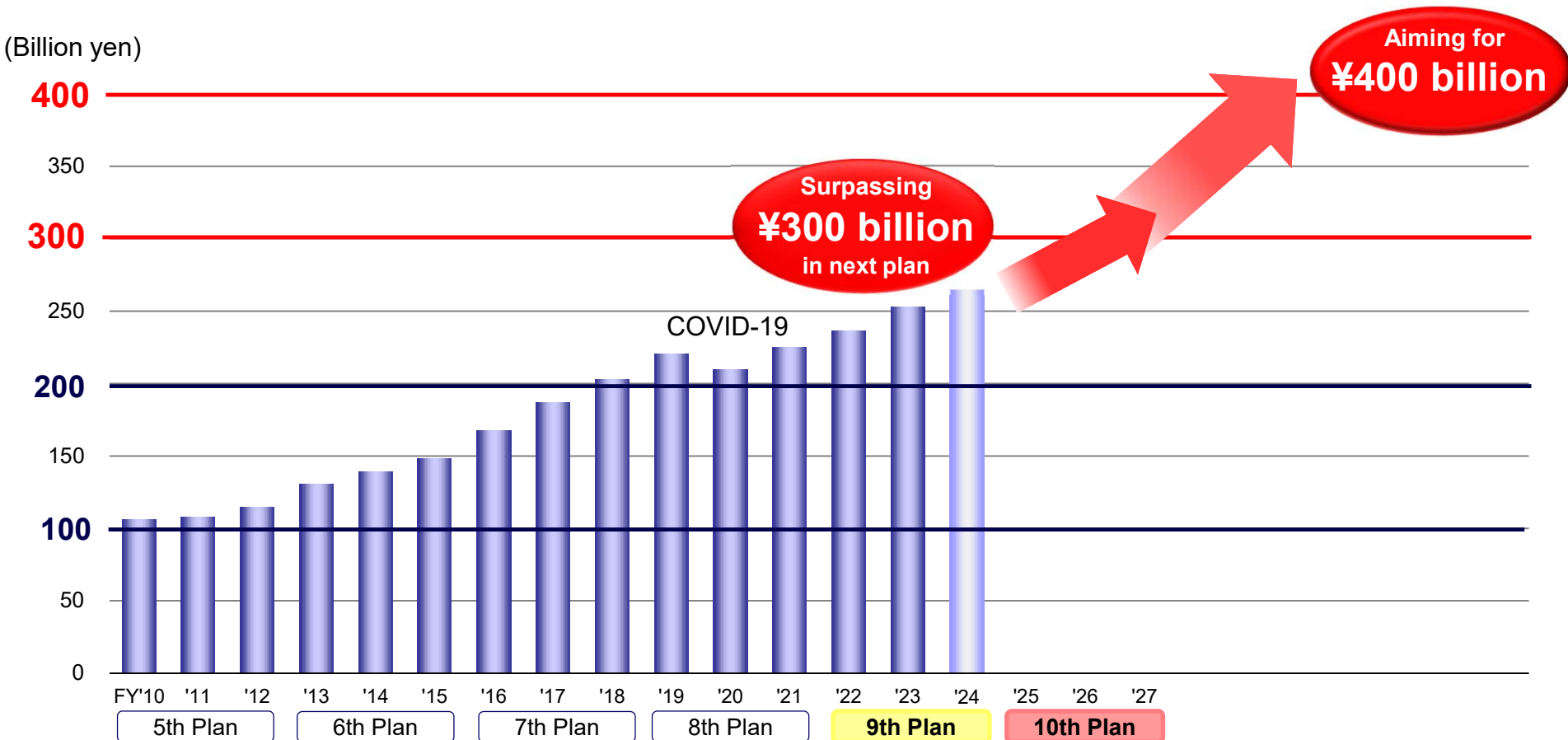
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# 1. Earnings targets

Viewing ¥300 billion in ordinary profit in the next medium-term management plan as a checkpoint, and aiming at reaching an even higher milestone of ¥400 billion

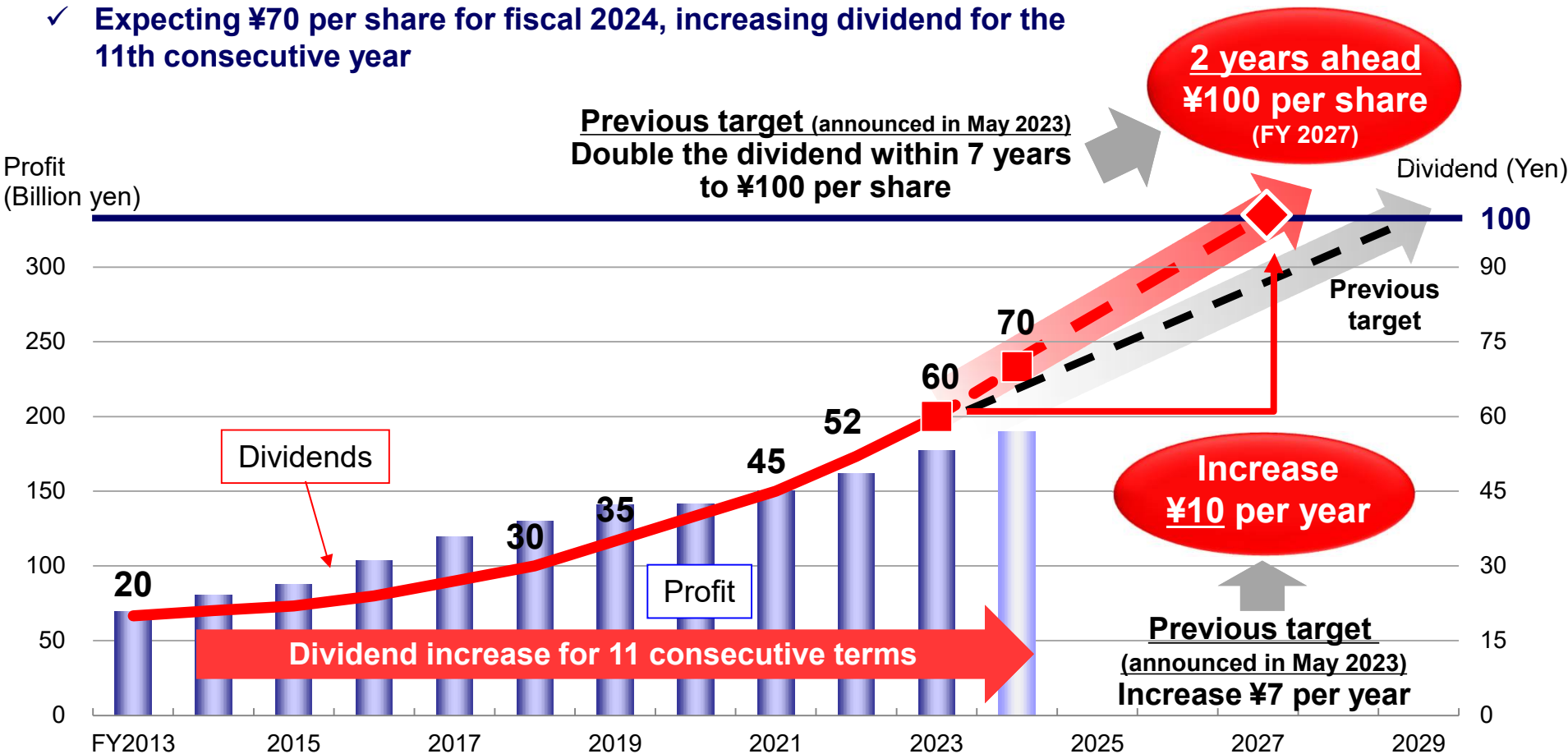
- ✓ Mainstay businesses steadily recovering and improving, expecting to achieve an ordinary profit of ¥300 billion in the next management plan
- ✓ One of the largest urban redevelopment in Japan, “Roppongi 5-chome West Project” has been approved; Acquired a large-scale mixed-use development site in the heart of Mumbai, India



## 2. Proactive revision of management strategy, aimed at achieving an ordinary profit of ¥300 billion

### (1) “Doubling the dividend two years ahead of the previous schedule,” accelerating the pace of the annual dividend increase from ¥7 to ¥10 per share

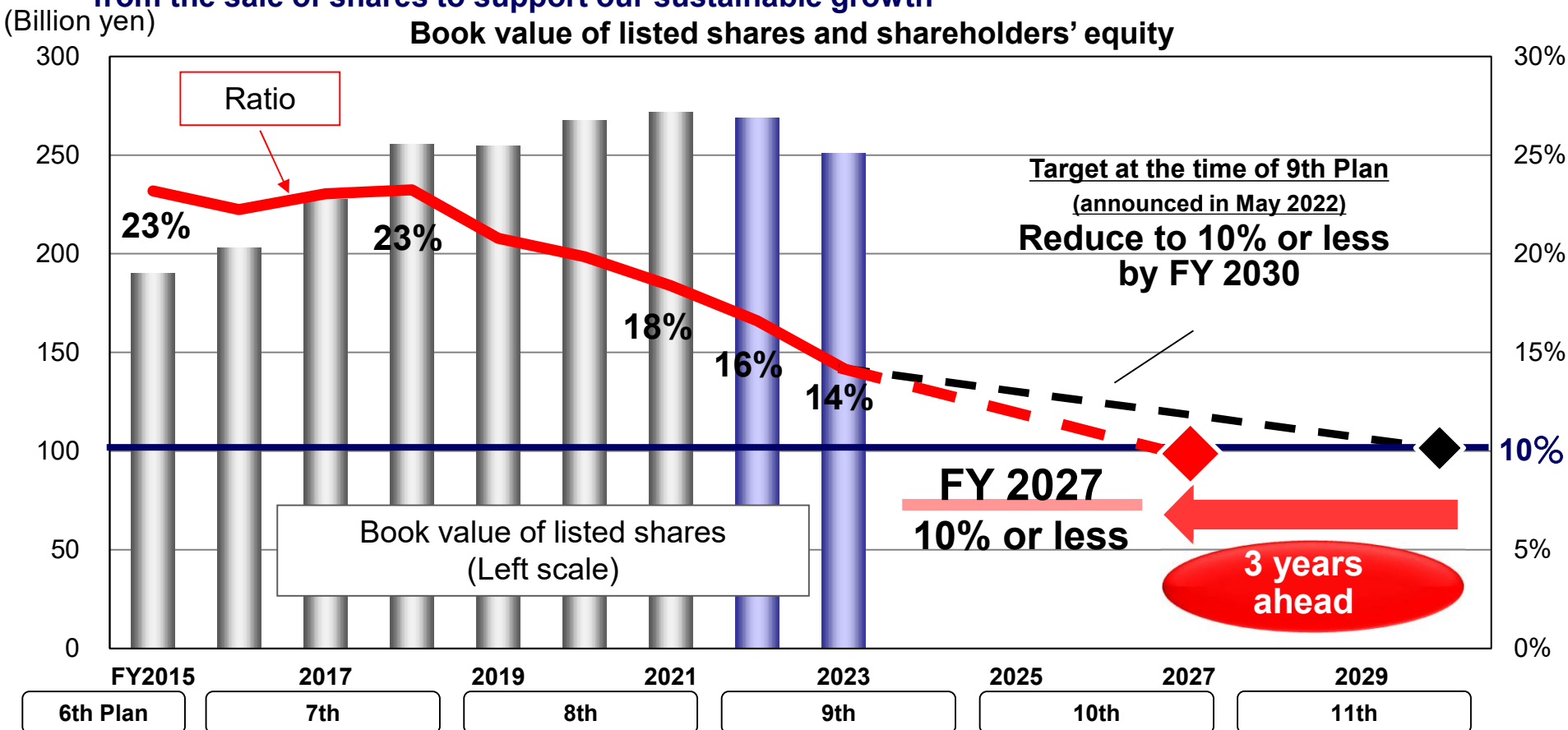
- ✓ With the recovery and improvement of outlook in our leasing business putting us on the clear path to surpassing ¥300 billion in ordinary profit, we intend to further boost shareholder returns
- ✓ Achieving “¥100 per share within 7 years” two years ahead, reaching “¥100 per share for fiscal 2027”
- ✓ Expecting ¥70 per share for fiscal 2024, increasing dividend for the 11th consecutive year



## 2. Proactive revision of management strategy, aimed at achieving an ordinary profit of ¥300 billion

### (2) Making progress in reducing strategic shareholdings, aiming to achieve the reduction target of 10% or less, three years ahead of the original schedule

- ✓ The ratio of the book value of strategic shareholdings to shareholders' equity has been steadily decreasing: 14.2% at the end of fiscal 2023
- ✓ Selling shares with diminished significance for holding in a planned manner → Utilizing the gains from the sale of shares to support our sustainable growth



## 2. Proactive revision of management strategy, aimed at achieving an ordinary profit of ¥300 billion

### (3) Not renewing advance warning takeover defense measures

#### Progress in “review of corporate takeover rules”

##### Discussions on ensuring the fairness and transparency of acquisition procedures

METI: Reviewing the guidelines for takeovers at the “Fair Acquisition Study Group”

FSA: Reviewing the tender offer system and considering to tighten the large shareholding reporting rule

#### The scale of our business and profitability have expanded and stabilized

##### Expecting to surpass ¥300 billion in ordinary profit in the 10th Plan, and aiming at reaching an even higher milestone of ¥400 billion

- Mainstay businesses such as office buildings and condominiums steadily recovering and improving, expecting to achieve an ordinary profit of ¥300 billion in the next Management Plan
- One of the largest urban redevelopment in Japan, “Roppongi 5-chome West Project” has been approved; Acquired a large-scale mixed-use development site in the heart of Mumbai, India

**June 2025**


**Not renewing**

**“Advance warning takeover defense measures”**

## **2. Proactive revision of management strategy, aimed at achieving an ordinary profit of ¥300 billion**

### **(4) Continuing active investment in human capital**

- ✓ **Aiming for “employee-first management,” as well as “integrated group management”**
- ✓ **A salary system that is similar to a role-based system, where annual salaries are determined based on the responsibilities and achievements of employees**
- ✓ **90% of our employees and 60% of the managerial personnel are individuals who were hired through mid-career hiring with high motivation**
- ✓ **A highly diverse workforce is a driving force for the growth of the Group**



**In addition to the evaluation system based on ability and achievement of individual employees, we will continue to actively invest in human capital, including investments in digital transformation (DX) and education, to enhance productivity.**

## 2. Proactive revision of management strategy, aimed at achieving an ordinary profit of ¥300 billion

### (5) Doubling the amount of funds for Green Financing from a total of ¥1 trillion to ¥2 trillion

- ✓ 78 of our buildings with a total gross floor area of over 1.1 million tsubo (\*1 tsubo ≈ 3.3 sqm) acquiring the “DBJ Green Building Certification”
- ✓ Doubling the financing quota to ¥2 trillion due to its popularity and the rapid approach to the quota
- ✓ Continuing to develop superior properties with environmental considerations and striving to maintain and enhance their performance

### ◆ Third-party environmental recognitions for leasing assets (acquisition of DBJ Green Building Certification)

- ✓ The constant “environmental and social awareness” of our properties was highly recognized

#### Properties that have acquired ★5



#### DBJ Green Building

\* DBJ Green Building Certification is a certification system established by the Development Bank of Japan to evaluate real estate for its performance and initiatives regarding “environmental and social awareness” beyond its “profitability.”



Shinjuku Grand Tower



Osaki Garden Tower



Shinjuku Garden Tower



Tokyo Nihombashi Tower



Azabujuban Building



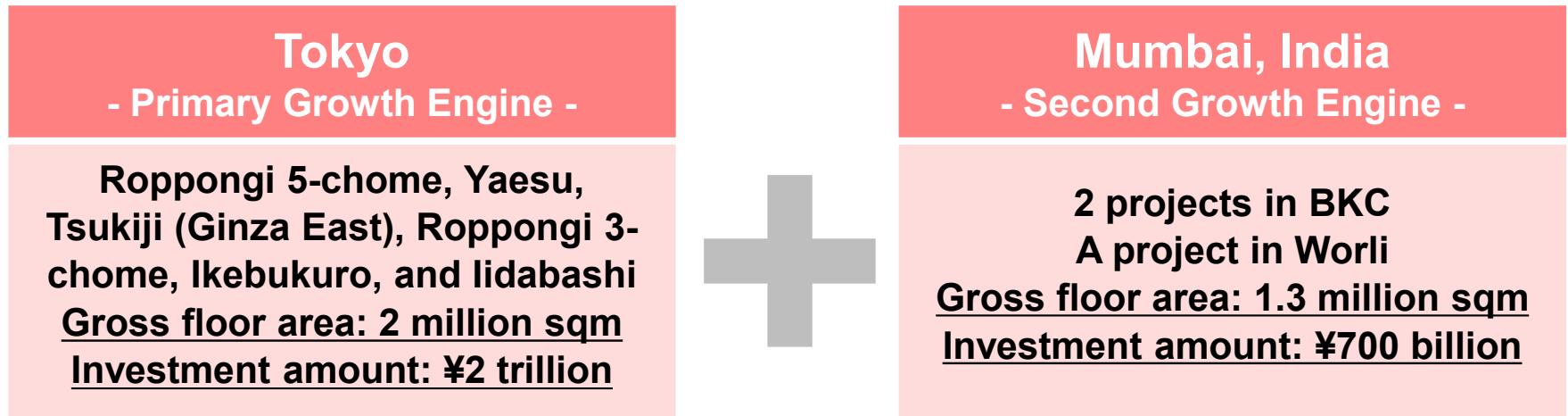
Roppongi Grand Tower



Ariake Garden



### 3. Viewing ¥300 billion as a checkpoint, and aiming at reaching an even higher milestone of ¥400 billion



**Growth and development projects with a total investment of ¥2.7 trillion for a total gross floor area of over 3.3 million sqm across Tokyo and Mumbai**

**Achieving an ordinary profit of  
¥400 billion**

### 3. Viewing ¥300 billion as a checkpoint, and aiming at reaching an even higher milestone of ¥400 billion

#### Topic 1: One of the largest urban redevelopment in Japan, “Roppongi 5-chome West Project” has been approved

- ✓ One of Japan’s largest redevelopment projects with a total gross floor area of 1.08 million sqm (an overall project cost of around ¥800 billion)
- ✓ A core office-focused tower of 66 floors above ground and a height of 327 meters with a gross floor area of 800,000 sqm
- ✓ With approximately 1,000 residential units, hotels, and retail facilities



Source: Tokyo Metropolitan Government documents

\* Urban redevelopment project jointly undertaken with Mori Building Co., Ltd.

### 3. Viewing ¥300 billion as a checkpoint, and aiming at reaching an even higher milestone of ¥400 billion

#### Topic 2: Acquired a large-scale mixed-use development site in the heart of Mumbai, India

- ✓ Acquired a large-scale mixed-use development site in Worli, with a developable gross floor area of over 1 million sqm, in addition to two properties in BKC
- ✓ Building a significant foothold in establishing our position as a comprehensive developer continuously engaged in integrated mixed-use development of areas



Central area of Worli

	Project 1 in BKC (Acquired in Jul 2019)	Project 2 in BKC (Acquired in Nov 2022)	Project in Worli (Acquired in Oct 2023)
Location	Bandra East, Mumbai, Maharashtra State		Worli, Mumbai
Site acquisition value (Yen equivalent)* <sup>1</sup>	22.38 billion INR (38.0 billion JPY)	20.67 billion INR (35.1 billion JPY)	46.7 billion INR (79.5 billion JPY)
Type of ownership	Leasehold for 80 years	Leasehold for 80 years	Freehold
Site area	12,486 sqm (Approx. 3,780 tsubo)	11,885 sqm (Approx. 3,595 tsubo)	80,903 sqm (Approx. 24,473 tsubo)
Building scale* <sup>2</sup>	Approx. 130,000 sqm (Approx. 40,000 tsubo)	Approx. 130,000 sqm (Approx. 40,000 tsubo)	Over 1 million sqm (Over 300,000 tsubo)
Use	Office building for lease	Office building for lease	Super high-rise mixed-use development project

\*<sup>1</sup> 1 INR = 1.7 JPY    \*<sup>2</sup> Gross floor area



### 3. Viewing ¥300 billion as a checkpoint, and aiming at reaching an even higher milestone of ¥400 billion

#### Topic 2: Acquired a large-scale mixed-use development site in the heart of Mumbai, India

- ✓ In Mumbai, efforts are underway to enhance infrastructure, and the city’s development is expected to further progress

##### “Indian Shinkansen” (high-speed railway)

Connecting Mumbai and Ahmedabad in about 2 hours, covering approximately 500 km distance

##### Mumbai Trans Harbour Link

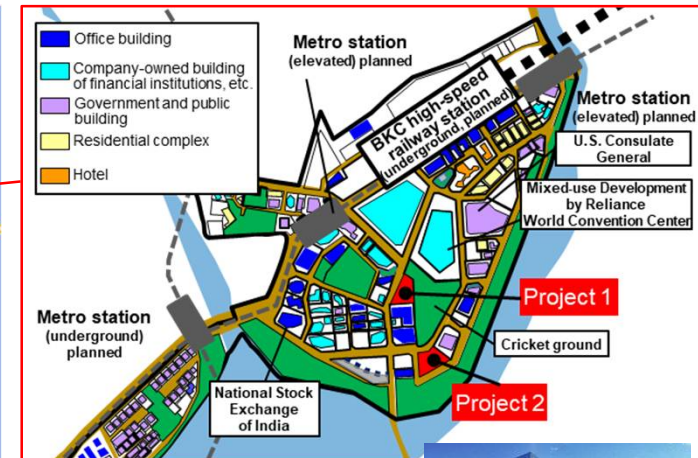
Connecting the center of Mumbai to the new airport under construction in Navi Mumbai across the eastern shore, with a total extension of about 22 km (opened in January 2024)

##### Sea Bridge Bypass “Coastal Road”

A sea bridge bypass where extension work is progressing on the western coast of the peninsula to avoid traffic congestion in the city (partially opened in March 2024)

##### Metro Line 3

Connecting major business areas from the current airport area to Nariman Point via BKC and Worli (scheduled to open in 2024)



Project 1 in BKC  
Exterior rendering



Central area of Worli

### 3. Viewing ¥300 billion as a checkpoint, and aiming at reaching an even higher milestone of ¥400 billion

#### Topic 3: Reborn Shinjuku Sumitomo Building completed in 1974, celebrating its 50th anniversary

- ✓ Complete update of building facilities and enhancement of seismic resistance through "renovation" instead of rebuilding
- ✓ “Sankaku Hiroba” (triangular plaza), an all-weather large scale event space
- ✓ Our flagship building with the cumulative cash flow over the past 50 years exceeding ¥400 billion, generating over ¥10 billion annual cash flows from leasing



Shinjuku Sumitomo Building (52 floors above / 4 below ground)			
Completion	: March 1974	Site area	: 14,446.46 sqm
Renovation	: June 2020	Gross floor area	: 180,195.16 sqm
Sankaku Hiroba : Approx. 3,250 sqm			
<ul style="list-style-type: none"> <li>• An all-weather atrium (Ceiling height: approx. 25 meters)</li> <li>• Capable of temporarily accommodating approx. 2,800 stranded commuters in the event of disaster</li> </ul>			



Sankaku Hiroba

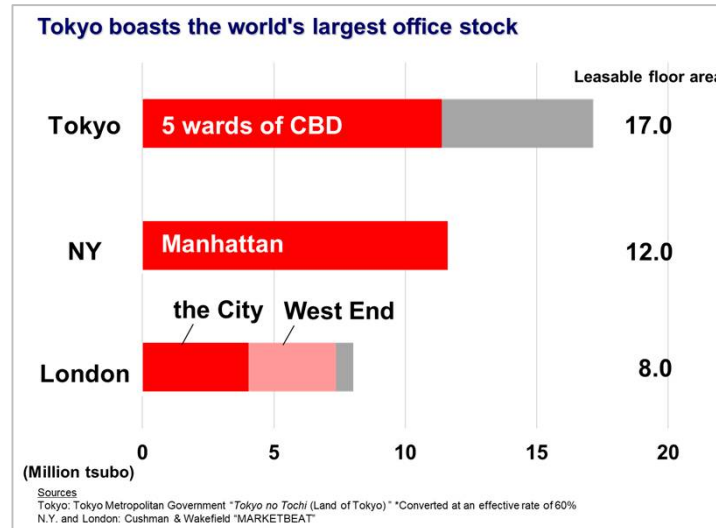


**The office building leasing business in central Tokyo has generated stable profits over the long term, and retaining those properties is also advantageous in terms of investment efficiency.**

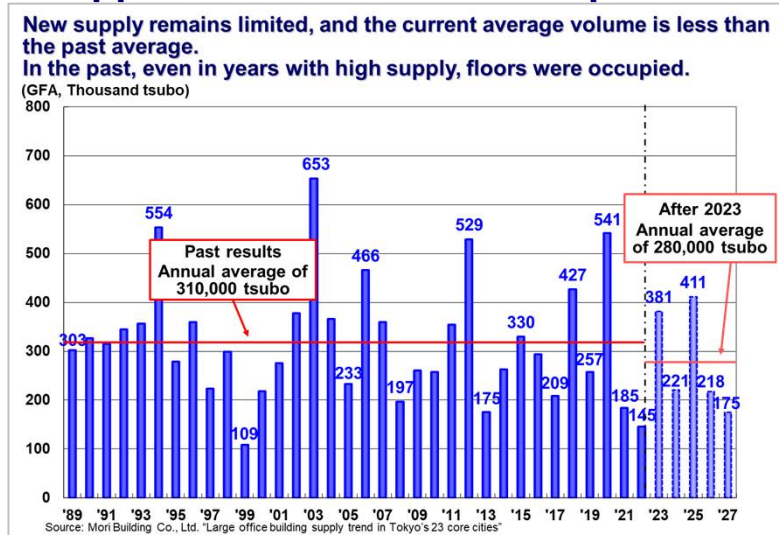
1. Efficient and intricate network of public infrastructure and a constant supply of large-scale redevelopment buildings with the latest specifications through a “scrap and build” process, where old buildings are demolished to make way for new constructions, have made Tokyo an unwavering city center with its value remaining steadfast.
2. Companies from a diverse range of industries and sizes from major corporation to startups are concentrated and clustered in Tokyo, constantly bringing various new demands for office space. Our leasing portfolio with buildings in various sizes throughout Tokyo is ideal to accommodate such needs, and has been the source of stable profits over the long term.
3. Investments in the office buildings in Tokyo stand as a business that ensures sufficient profitability without relying on gains from selling assets.  
(Shinjuku Sumitomo Building completed 50 years ago is a “goose that lays the golden eggs,” generating cash flows from leasing exceeding ¥10 billion annually, and hastily selling it would equate to killing such goose.)  
As the potential locations suitable for business are limited in city centers and securing opportunities to develop properties with strong business prospects is not easy, it is difficult to “sell for a profit and then buy back at a lower price.”
4. The advantages of the Tokyo office market

# 1. Tokyo is the world's largest office market

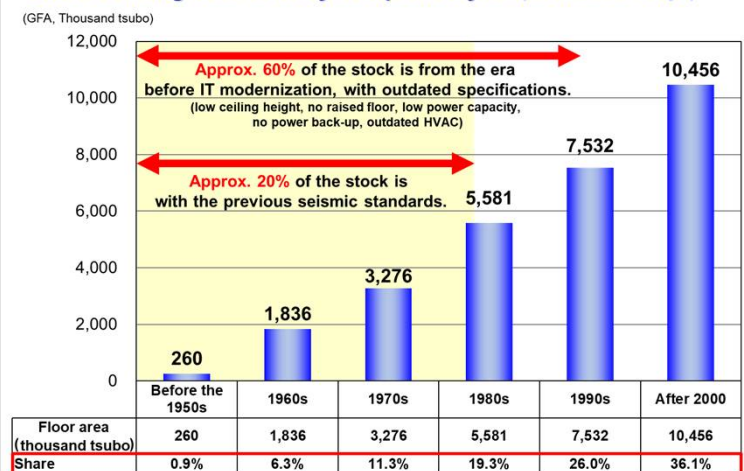
## (1) Largest market in the world; larger than New York and London



## (2) 20% of existing stock do not meet the current seismic standards, and net annual supply increase is approx. 1% due to redevelopment through rebuilding being the primary approach



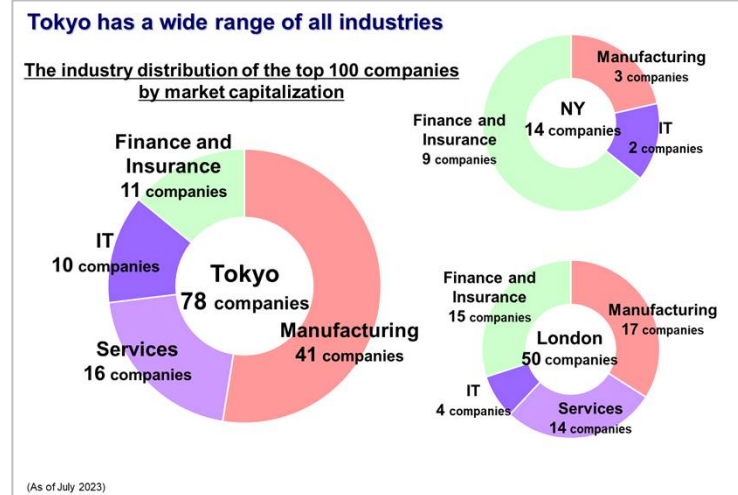
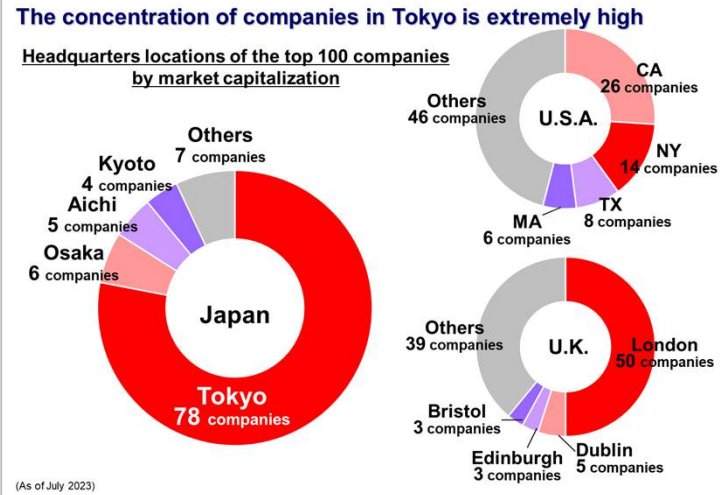
### Office building floor area by completion year (23 wards of Tokyo)



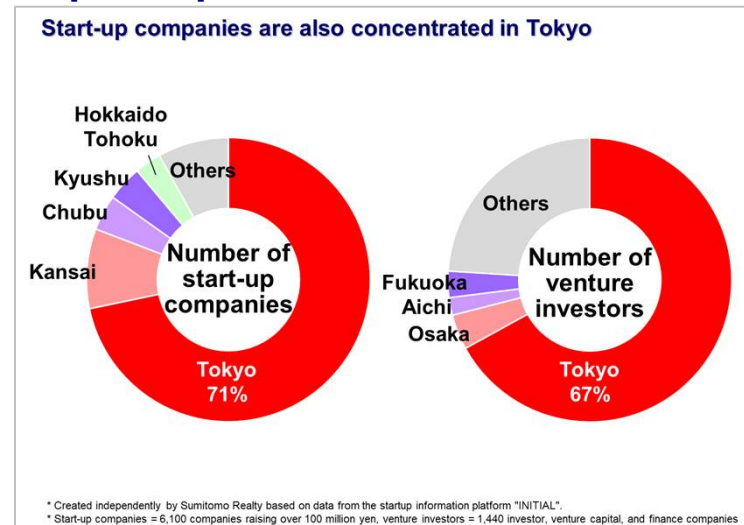
Source: Tokyo Metropolitan Government "Tokyo no Tochi (Land of Tokyo)", as of January 1, 2022

## 2. Structural factors of demand growth

### (1) A market unparalleled in the world, where large corporations concentrate, encompassing all industries



### (2) Concentration of start-up companies



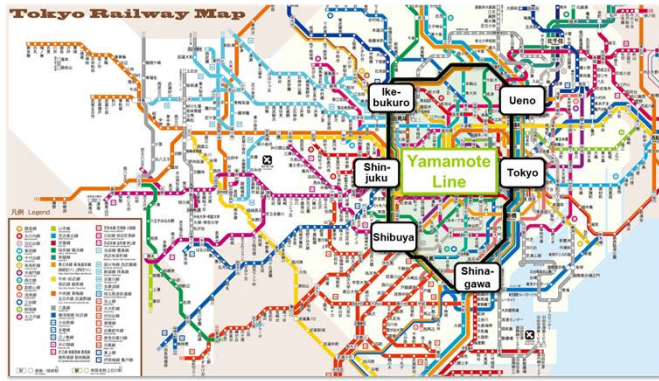


## 2. Structural factors of demand growth

### (3) Unwavering city center with extensive urban transportation infrastructure

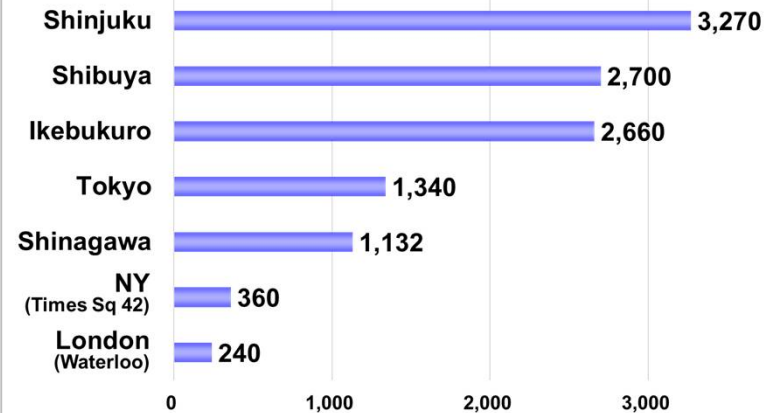
Tokyo has an extensive transportation infrastructure network to city centers

	Tokyo	NY	London
Number of lines entering city centers	42	22	17



Number of passengers at the terminal stations

(thousand people per day)

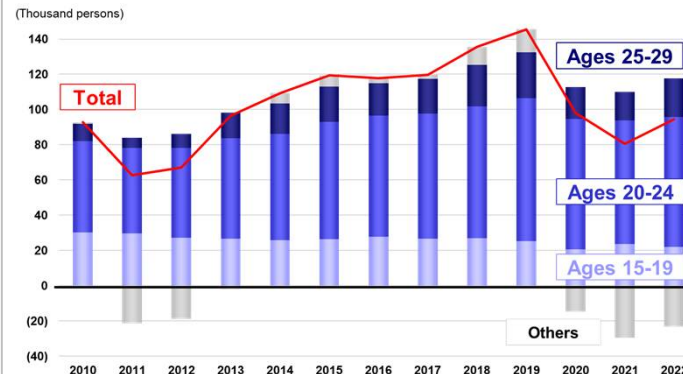


Sources: The Ministry of Land, Infrastructure, Transport and Tourism, The Metropolitan Transportation Authority (New York), and Office Of Rail and Road (London), 2019.

### (4) Structural and continuous population influx

Net population inflow

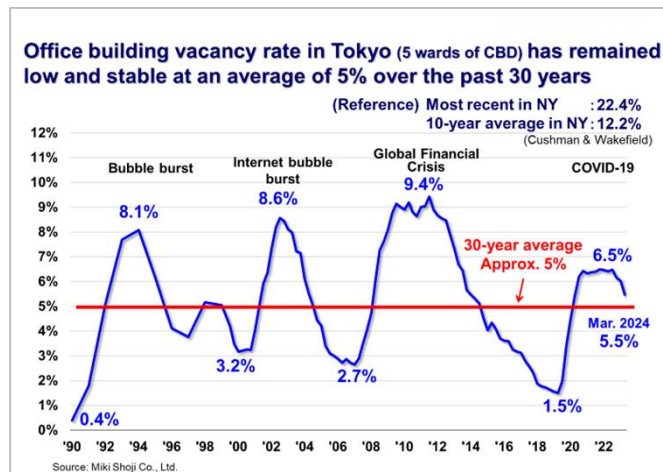
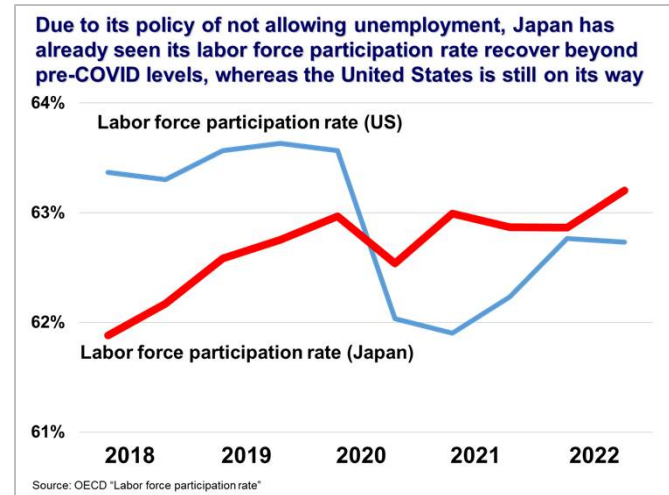
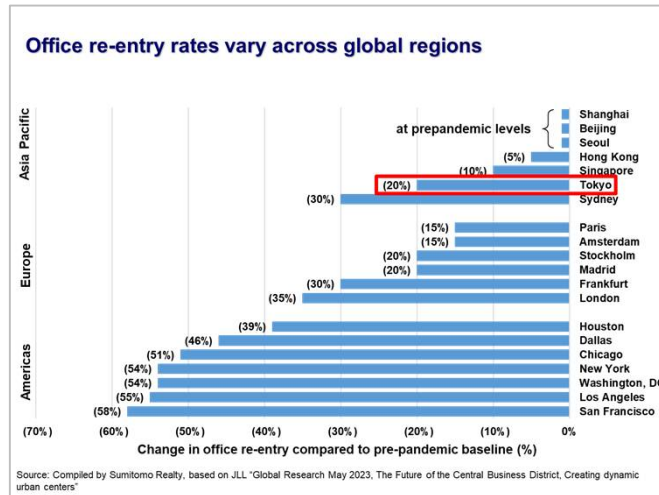
The population of the Greater Tokyo Area is increasing, driven by the younger generation (for education and employment).



Source: Statistics Bureau, the Ministry of Internal Affairs and Communications

### 3. The advantages of the Tokyo offices have become even more pronounced after the COVID-19 pandemic

- (1) During the pandemic, the vacancy rate rose to 6% primarily due to cost containment, but supply and demand balanced out within six months
- (2) Contrasts between the U.S. and Japan in the trend of returning to the office after the pandemic



## Progress of the Ninth Management Plan (Apr 1, 2022 – Mar 31, 2025)

Expecting to achieve a record high for both revenue and profit

(Billion yen)

	8th Plan (Three-year cumulative totals)				9th Plan (Three-year cumulative totals)	Vs. 8th Plan	9th Plan Targets <sup>*1</sup> (Cumulative totals)
		FY '22 (Results)	FY '23 (Results)	FY '24 (Forecasts)			
Revenue from Operations	2,870	940	968	1,000	2,908	+37	3,000
Operating Income	687	241	255	267	763	+75	770
Ordinary Profit	656	237	253	265	755	+99	750
Profit	433	162	177	190	529	+96	500

### «Reference» Results of the Past Management Plans

(Billion yen)

	1st Plan <sup>*2</sup> (Three-year cumulative totals) FY1998-2000	2nd Plan FY2001-2003	3rd Plan FY2004-2006	4th Plan FY2007-2009	5th Plan FY2010-2012	6th Plan FY2013-2015	7th Plan FY2016-2018	8th Plan FY2019-2021
Revenue from Operations	1,270	1,606	1,939	2,107	2,170	2,442	2,886	2,870
Operating Income	202	265	349	435	437	501	613	687
Ordinary Profit	87	170	274	339	329	418	558	656
Profit	8	34	98	162	164	238	353	433

\*1. Announced on May 12, 2022.

\*2. The 1st plan began in the March1998 fiscal year and spanned four years. Figures shown represent cumulative totals for the final three years of the plan.

## Progress of the Ninth Management Plan by Segment

(Billion yen)

(Three-year cumulative totals)		8th Plan Results	9th Plan Forecasts <sup>*1</sup>	Increase/Decrease	9th Plan Targets <sup>*2</sup>	Increase/Decrease
	Leasing	1,219	1,335	+116	1,300	+35
	Sales	822	703	(119)	750	(47)
	Construction	612	634	+22	700	(66)
	Brokerage	210	222	+12	250	(28)
<b>Revenue from Operations</b>		<b>2,870</b>	<b>2,908</b>	<b>+37</b>	<b>3,000</b>	<b>(92)</b>
	Leasing	487	529	+42	520	+9
	Sales	151	169	+18	150	+19
	Construction	55	65	+11	75	(10)
	Brokerage	44	61	+17	68	(7)
<b>Operating Income</b>		<b>687</b>	<b>763</b>	<b>+75</b>	<b>770</b>	<b>(7)</b>
<b>Ordinary Profit</b>		<b>656</b>	<b>755</b>	<b>+99</b>	<b>750</b>	<b>+5</b>
<b>Profit</b>		<b>433</b>	<b>529</b>	<b>+96</b>	<b>500</b>	<b>+29</b>

\*1. Cumulative total of FY2022 (Results), FY 2023 (Results) and FY2024 (Forecast)

\*2. Announced on May 12, 2022

## Results for Fiscal 2023 (Apr 1, 2023 – March 31, 2024)

(Billion yen)

		FY '22 Results	FY '23 Results	Increase/ Decrease	FY '23 Previously Announced Forecasts	Achieved
	Leasing	425	444	+19	445	(1)
	Sales	222	241	+19	225	+16
	Construction	214	205	(9)	220	(15)
	Brokerage	75	72	(3)	77	(5)
<b>Revenue from Operations</b>		<b>940</b>	<b>968</b>	<b>+28</b>	<b>970</b>	<b>(2)</b>
	Leasing	166	177	+11	172	+5
	Sales	54	60	+6	54	+6
	Construction	21	21	(1)	23	(2)
	Brokerage	20	19	(1)	22	(3)
<b>Operating Income</b>		<b>241</b>	<b>255</b>	<b>+13</b>	<b>255</b>	<b>(0)</b>
	Other income (expenses)	(5)	(2)	+3	(5)	+3
<b>Ordinary Profit</b>		<b>237</b>	<b>253</b>	<b>+16</b>	<b>250</b>	<b>+3</b>
<b>Profit Attributable to Owners of Parent</b>		<b>162</b>	<b>177</b>	<b>+15</b>	<b>175</b>	<b>+2</b>

## Forecasts for Fiscal 2024 (Apr 1, 2024 – Mar 31, 2025)

(Billion yen)

		FY '22 Results	FY '23 Results	FY '24 Forecasts	Increase/ Decrease
	Leasing	425	444	465	+21
	Sales	222	241	240	(1)
	Construction	214	205	215	+10
	Brokerage	75	72	75	+3
<b>Revenue from Operations</b>		<b>940</b>	<b>968</b>	<b>1,000</b>	<b>+32</b>
	Leasing	166	177	187	+10
	Sales	54	60	55	(5)
	Construction	21	21	23	+2
	Brokerage	20	19	22	+3
<b>Operating Income</b>		<b>241</b>	<b>255</b>	<b>267</b>	<b>+12</b>
	Other income (expenses)	(5)	(2)	(2)	(0)
<b>Ordinary Profit</b>		<b>237</b>	<b>253</b>	<b>265</b>	<b>+12</b>
<b>Profit Attributable to Owners of Parent</b>		<b>162</b>	<b>177</b>	<b>190</b>	<b>+13</b>

## Principal New Office Building Projects

Project Name	Location (Tokyo)	Gross Floor Area (Tsubo* <sup>1</sup> )	Completion (Expected)
Sumitomo Fudosan Nakano Ekimae Building	Nakano Ward	26,200	Completed in Feb 2024
Sumitomo Fudosan Shinjuku Minamiguchi Building	Shibuya Ward	7,200	Completed in Mar 2024
Sumitomo Fudosan Akihabara Higashi Building	Taito Ward	3,000	Completed in Mar 2024
Sumitomo Fudosan Roppongi Central Tower	Minato Ward	9,700	Jan 2025
Sumitomo Fudosan Osaki Twin Building West	Shinagawa Ward	8,800	Apr 2025
Sumitomo Fudosan Shibakoen Project	Minato Ward	12,000	Aug 2025
Ikebukuro Higashiguchi Project	Toshima Ward	47,300	*2 During or after 10th Plan (under development)  Same as above Same as above Same as above Same as above
Yaesu 2-chome Central Project	Chuo Ward	117,500	
Yaesu 2-chome South Project	Chuo Ward	39,900	
Iidabashi Ekimae Project	Chiyoda Ward	14,100	
Roppongi 5-chome West Project	Minato Ward	327,000	

\*1 1 tsubo ≈ 3.3 sqm

\*2 Total gross floor area including areas owned by third parties outside our group.

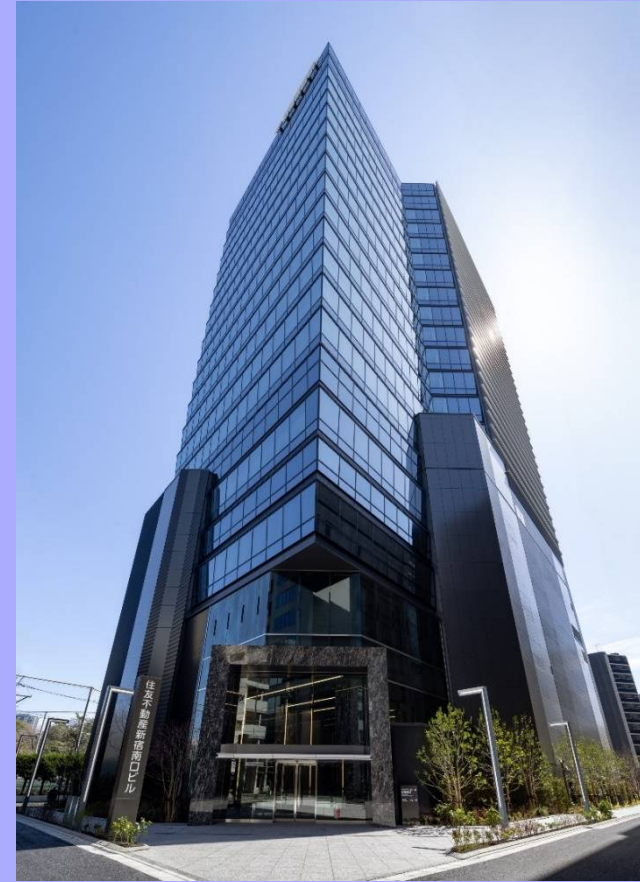


## Principal New Office Building Projects

\*1 1 tsubo  $\approx$  3.3 sqm

**Sumitomo Fudosan Nakano Ekimae Building  
(Nakano 2-chome Project)**

Location	Nakano Ward, Tokyo	Gross Floor Area	26,200 tsubo
Completion	Feb 2024	No. of Floor	20 above ground/ 2 below ground



**Sumitomo Fudosan Shinjuku Minamiguchi  
Building (Shinjuku Minamiguchi Project)**

Location	Shibuya Ward, Tokyo	Gross Floor Area	7,200 tsubo
Completion	Mar 2024	No. of Floor	17 above ground/ 1 below ground



## Principal New Office Building Projects

\*1 1 tsubo  $\approx$  3.3 sqm**Sumitomo Fudosan Akihabara Higashi Building**

Location	Taito Ward, Tokyo	Gross Floor Area	3,000 tsubo
Completion	Mar 2024	No. of Floor	9 above ground

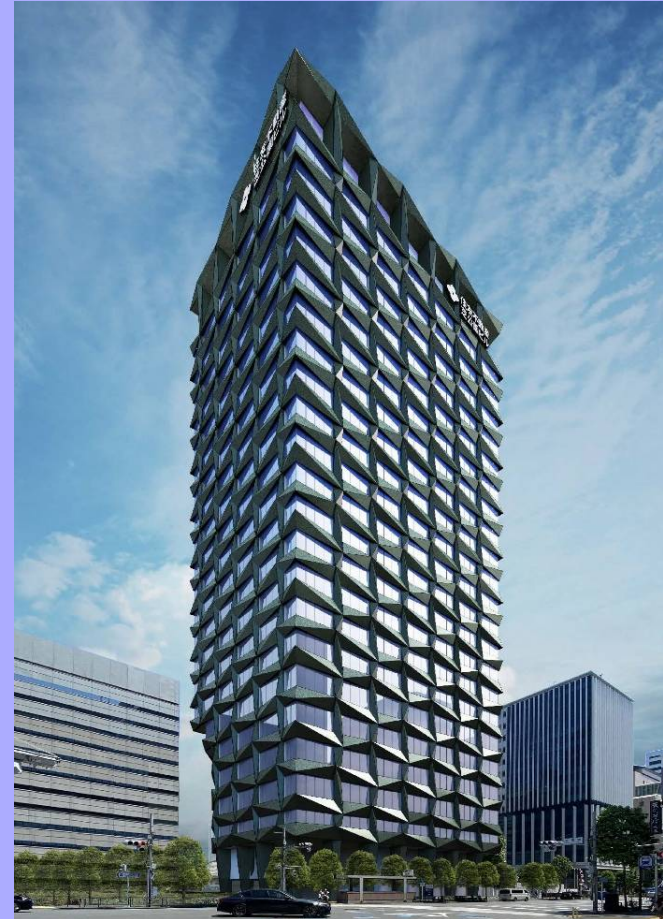
**Sumitomo Fudosan Roppongi Central Tower**

Location	Minato Ward, Tokyo	Gross Floor Area	9,700 tsubo
Completion	Jan 2025 (Expected)	No. of Floor	21 above ground

## Principal New Office Building Projects

\*1 1 tsubo  $\approx$  3.3 sqm**Sumitomo Fudosan Osaki Twin Building West**

Location	Shinagawa Ward, Tokyo	Gross Floor Area	8,800 tsubo
Completion	Apr 2025 (Expected)	No. of Floor	14 above ground/ 1 below ground

**Sumitomo Fudosan Shibakoen Project**

Location	Minato Ward, Tokyo	Gross Floor Area	12,000 tsubo
Completion	Aug 2025 (Expected)	No. of Floor	21 above ground/ 2 below ground



# Principal Condominium Projects (Scheduled Delivery in FY2024)



**City Terrace Zenpukujikoen**

Nerima Ward, Tokyo

170 units

4 above ground



**City Terrace Fuchu**

Fuchu

122 units

19 above ground



**City House Yokohama**

Yokohama

165 units

18 above ground



**City House Nishiyokohama**

Yokohama

104 units

7 above ground



**Bay City Towers Kobe**

Kobe

WEST: 346 units, EAST: 344 units

27 above ground / 1 below ground  
(Both WEST and EAST)



**City Terrace Wakaeiwata**

Higashiosaka

436 units

12 above ground

\* Units = No. of units for sale

# Principal Condominium Projects (Scheduled Delivery During or After FY2025)



**City Tower Toranomon**

Minato Ward, Tokyo

142 units

28 above ground / 1 below ground



**Grand City Tower Ikebukuro**

Toshima Ward, Tokyo

773 units

52 above ground / 2 below ground



**Grand City Tower Tsukishima**

Chuo Ward, Tokyo

945 units

58 above ground / 2 below ground



**City Tower Senjuohashi**

Adachi Ward, Tokyo

462 units

42 above ground



**City Towers Itabashi Oyama**

Itabashi Ward, Tokyo

NORTH: 88 units, SOUTH: 185 units

NORTH: 25 above ground / 2 below ground  
SOUTH: 26 above ground / 1 below ground



**City Tower Ayase**

Adachi Ward, Tokyo






422 units

32 above ground / 1 below ground

\* Units = No. of units for sale

# The Progress in Promoting Decarbonization in the Ninth Plan

## Making favorable progress toward the numerical targets in each segment

Targets in the Ninth Management Plan	FY2023
<b>Office buildings</b>	
<b><u>30% of energy consumption in tenant office spaces to be green</u></b> Green Power Plan options that can be chosen by each tenant company	 <b><u>18%</u></b>
<b>Condominiums</b>	
<b><u>100% of condominiums to be ZEH-M Oriented designs</u></b> Standardization of high-level energy-saving plan; The contribution by the subject properties will be in the 10th Plan onward when they will be completed	 <b>Approx. 4,900 units</b> * Including ones under application
<b>Shinchiku Sokkurisan remodeling</b>	
<b><u>20% of orders to be high thermal insulation remodeling products (already introduced)</u></b> Renovation with advanced energy saving for the poor thermal insulation of existing houses	 <b><u>54%</u></b> * 57% for the single month of March
<b>Custom homes</b>	
<b><u>60% of orders to be ZEH homes (already standardized)</u></b> * Including ZEH equivalent Thermal insulation and energy-saving performance that exceeds the latest ZEH standards + New solar power generation service “SUMIFU × ENEKARI”	 <b><u>94%</u></b> * 97% for the single month of March
<b>Others</b>	
<b><u>All of electric power used in the Group’s own offices to be green</u></b> Obtain environmental value generated by solar power through “SUMIFU × ENEKARI” * Need to achieve the equivalent of approx. 4,000 units of custom homes and Shinchiku Sokkurisan remodeling with “SUMIFU × ENEKARI”	 <b>Secured the necessary quantity</b> * Based on orders received

# List of ESG Initiatives (FY2023)

Date (Released)	E	S	G	ESG Initiatives
May 2023		●		Growth Toranomon, an incubation office designed to strengthen the startup ecosystem, achieved full occupancy and floor space extension has been decided
Jun 2023	●	●		Shinchiku Sokkurisan joint research with The University of Tokyo and Musashino University verified the adoption of ZEH (Net Zero Energy House) and achievement of life cycle carbon neutrality through renovations
			●	Increased the number of outside directors (increased to three, including one female outside director)
Jul 2023	●	●		Started an experimental project with Suntory Holdings Group for PET bottle horizontal recycling to examine the consumer behavioral changes using an original recycling box
Aug 2023		●		Conducted joint drill for accommodating stranded commuters at Sumitomo Fudosan Tokyo Mita Garden Tower in a public-private partnership with Minato Ward
Sep 2023		●		Conducted a visiting lecture on SDGs, “Building a Disaster-Resilient Urban Development” at Hachinari Elementary School (Suginami Ward, Tokyo)
Oct 2023	●	●		Received “Award of Excellence” in CTBUH Awards 2023 / Structure Category for Umeda Garden, a super high-rise mixed-use tower
	●			Received certification from the Ministry of the Environment, recognizing Sumitomo Realty Forest (Susono, Shizuoka) as a “Nature Coexistence Sites”
Nov 2023	●			Received special award from Minato Ward as part of the “Minato Model Carbon Dioxide Fixation Certification System” for installing furniture made from domestic timber in a shared lounge of Sumitomo Fudosan Tokyo Mita Garden Tower
Dec 2023		●	●	Selected as a constituent of MSCI Japan Empowering Women (WIN) Select Index
Jan 2024	●	●		Received the 2023 Nikkei Excellent Products and Services Award for our Shinchiku Sokkurisan remodeling’s high thermal insulation plan
	●			Launched “Grade 7 Insulation House” -the highest thermal insulation grade house- that offers custom homes with high-grade insulation and excellent design
Mar 2024		●		Recognized as a 2024 Certified Health & Productivity Management Outstanding Organization under the large enterprise category
	●			Established a supply chain for aluminum can horizontal recycling consisting of three industry-leading companies: UACJ Corporation, Toyo Seikan Group Holdings, Ltd., and Sumitomo Realty & Development Co., Ltd.
	●	●	●	Promoted to “Prime Status” in ISS ESG corporate rating

Most of the above initiatives have been announced through news releases.



## ESG Topics

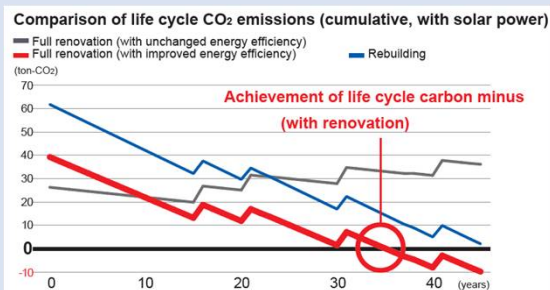
### Received the Nikkei Excellent Products and Services Award for our Shinchiku Sokkurisan remodeling's high thermal insulation plan

The “high thermal insulation plan,” which improves energy-saving performance to such that is comparable to newly built houses, received an award from the Nikkei Inc., under a scheme that recognizes particularly outstanding new products and services. As there are approximately 40 million existing houses that have low energy-saving performance in Japan, we will contribute to the promotion of decarbonization through provision of high thermal insulation plan.



### Shinchiku Sokkurisan joint research verifying the adoption of ZEH through renovations for existing detached houses

In joint research with The University of Tokyo and Musashino University, we confirmed that through renovation, the adoption of ZEH (Net Zero Energy House) and life cycle carbon neutrality were achievable, and that life cycle carbon neutrality could be achieved more rapidly than through new construction.



### Launched “Grade 7 Insulation House” -the highest thermal insulation grade house-, custom homes with insulation and design

We have launched the “Grade 7 Insulation House,” the highest thermal insulation grade house suitable for a wide range of areas including cold regions, to provide both high thermal insulation with excellent design as a custom home that does not compromise living comfort.



### Sumitomo Realty Forest, a company-owned forest, certified as “Nature Coexistence Sites” by the Ministry of the Environment

Sumitomo Realty Forest, a forest owned and managed by the Company in Susono City, Shizuoka Prefecture, was certified by the Ministry of the Environment as an area where efforts are being made to conserve biodiversity through private initiatives and other efforts.



## Included in ESG Index

FTSE



FTSE4Good



FTSE Blossom  
Japan



FTSE Blossom  
Japan Sector  
Relative Index

MSCI

2023 CONSTITUENT MSCI JAPAN  
ESG SELECT LEADERS INDEX

2023 CONSTITUENT MSCI JAPAN  
EMPOWERING WOMEN INDEX (WIN)

S&P



### **Sumitomo Realty & Development Co., Ltd. Investor Relations & ESG Section, Corporate Administration Department**

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