

**Sumitomo Realty Enters Joint Project with Toppan Printing
Involving Artists with Disabilities
Participating in the “Kanosei* Art Project,” Featuring the
Unlimited Potential Shown by Borderless Art
Art Exhibit on the Site of a Large Building in Central Tokyo**

Sumitomo Realty & Development Co., Ltd. (headquarters: Shinjuku-ku, Tokyo; president: Kojun Nishima) has joined the Kanosei Art Project, which Toppan Printing Co., Ltd. has been promoting since 2018. Through this project, Toppan Printing aims to showcase works by artists with disabilities in its own printing technologies, through exhibitions and various products.

Sumitomo Realty is currently developing an office building in Kita Shinagawa, in Tokyo's Shinagawa-ku, named the Sumitomo Fudosan Osaki Higashi Project. As the first step of our involvement in the Kanosei Art Project, at the end of 2020 we began displaying artists' works on the walls of a temporary enclosure surrounding the building site.

The works are scheduled to be on display until February 28, 2022. Going forward, Sumitomo Realty plans to introduce the works of artists with disabilities and support their efforts by displaying their works in various ways. One method is to showcase their art in city-center buildings visited by large numbers of people.

The Significance of Sumitomo Realty's Participation

Sumitomo Realty strives to address social issues through its business activities. As part of these measures, we have worked to create arenas where people with disabilities can thrive, one of which being office environments that are friendly and conducive to them. We have begun participating in this art project because we agree with Toppan Printing's approach of “going beyond offering support for people with disabilities to create sustainable initiatives with them as business partners.” As with other projects in which the Sumitomo Realty Group is involved, such as charity concerts and photo contests, through this project, we strive to support creative activities by providing places for people to come into contact with art and culture. In addition to this significance, displaying artwork on the temporary enclosures surrounding the site alleviates the bleak monotony of walls, creating a more inviting atmosphere and enhancing the area's aesthetics while construction is underway.



This is one of the works submitted for the Kanosei Art Project 2020 by Toppan Printing and the Borderless Art Organization under the theme of “unlimited potential shown by borderless art.”

Artist: RINA
Title: Snow Leopard

In 2018, Toppan Printing launched the **Kanosei* Art Project**, which combines support for the independence of people with disabilities with corporate human resource development. The project aims to leverage Toppan Printing's printing technologies to create a business model that fosters the creation of value (commercialization) of works by artists with disabilities, and simultaneously seek to resolve social issues (the independence of people with disabilities) while obtaining results commercially. To cultivate next-generation leaders, the formulation of this business model has also been adopted as part of Toppan Printing's corporate training program.

* “Kanosei” is the Japanese for “potential” or “possibilities.”

Reference: Overview of the Sumitomo Fudosan Osaki Higashi Project

With the Sumitomo Fudosan Osaki Higashi Project, the Company is building a large office building with 19 floors above ground and total floor space of 47,600 m². Located in Kita Shinagawa, Shinagawa-ku, the building will offer easy access to two stations on seven train lines: Osaki Station (JR and Rinkai lines) and Gotanda Station (JR and Asakusa lines).

The building is situated in the rapidly developing Osaki area of Tokyo, near Shinagawa Station (the future terminus of the linear Shinkansen) and Takanawa Gateway Station, a new station on the Yamanote Line. We anticipate strong demand for office space in this area.



Artist's rendition of the completed building

Structural Overview

Location	420-1, 5-chome, Kita Shinagawa, Shinagawa Ward, Tokyo
Access	Osaki Station, on the JR and Rinkai lines (8 min. walk) Gotanda Station, on the Tokyu Ikegami Line (9 min. walk) Gotanda Station, on the JR lines (10 min. walk), etc.
Site area	7,102.36 m ² (2,148.51 tsubo)
Gross floor area	47,509.26 m ² (14,371.92 tsubo)
Gross leasable area	31,285.23 m ² (9,464.02 tsubo)
Structure	Steel frame (some reinforced concrete and steel-reinforced concrete sections), seismic isolation structure
No. of floors	19 above ground, 2 below ground, one roof bulkhead
Expected completion	February 2022
Design	Nikken Sekkei Ltd.
Construction	Shimizu Corporation

Key Features

■ Smooth access in multiple directions

- The building is accessible via multiple JR lines from nearby Osaki and Gotanda stations, as well as from Shinagawa Station, with service to Shinkansen lines and Haneda Airport. The building thus offers smooth transport links, making the facility convenient for sales activities, transport between locations, and for business trips.

■ Office floors that foster efficient, comfortable working environments

- The standard floor area is more than 1,797 m² (approximately 543 tsubo), allowing organizational functions to be integrated into a single space. The space is also free of pillars or columns, allowing for diverse layouts. This space facilitates working environments that promote interaction, suiting it to modern-day office needs.

■ Base-isolated structure to ensure a structurally robust building that is safe and secure

- The lower part of the building contains a seismic isolation structure designed to absorb shaking and provide safety and a sense of security.

■ Enhanced BCP measures with redundant electrical backup system

- To ensure disaster preparedness, the building has access to three sources of electric power. In addition, tanks within the building store enough fuel oil to run generators for 72 hours. This redundant power backup system is part of our enhanced BCP measures.

Area Map of the Sumitomo Fudosan Osaki Higashi Project



Artwork on display on the temporary enclosure



Displayed artwork and the building under construction

SUSTAINABLE DEVELOPMENT GOALS

The initiatives related to this release contribute to the following SDG objectives:



- 8: DECENT WORK AND ECONOMIC GROWTH
- 9: INDUSTRY, INNOVATION AND INFRASTRUCTURE
- 10: REDUCED INEQUALITIES