

## CTBUH Awards 2021

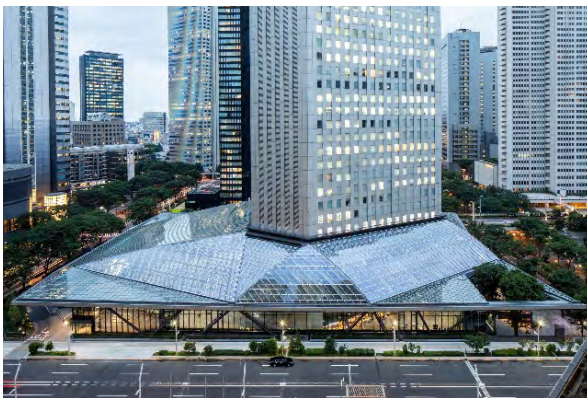
### Shinjuku Sumitomo Building Renovation Project

**The First in Japan to Win the “Award of Excellence” for the Renovation Category!**  
**Sumitomo Fudosan Roppongi Grand Tower Won the “Award of Excellence”  
for the Structural Engineering Category (2020)**

Sumitomo Realty & Development Co., Ltd. (Headquarters: Shinjuku-ku, Tokyo; President: Kojun Nishima; hereinafter “Sumitomo Realty”) is pleased to announce that the Shinjuku Sumitomo Building Renovation Project has become **the first project in Japan to win the Award of Excellence at the Council on Tall Buildings and Urban Habitat (CTBUH) Awards 2021 / Renovation Category**. Sumitomo Realty created the basic concept and supervised the whole project.

CTBUH is the world’s leading nonprofit organization founded in 1969 that hosts annual awards program. The Renovation Category, which was created in 2019 among other categories, recognizes projects that have made extraordinary contributions to the advancement of tall building renovation, and that take the technical solutions and possibilities for such renovations to the next level, thereby innovatively extending the life cycle of the building. In 2021, seven projects in major cities around the world, including New York, Toronto, Paris, Seoul, and Tokyo, were selected for the Award of Excellence.

Sumitomo Realty has been working to solve social issues through its business activities, under its fundamental mission of “create even better social assets for the next generation.” We will further contribute to the realization of a sustainable society, by creating high-value social assets with environmental and social awareness.



Shinjuku Sumitomo Building



Sumitomo Fudosan Roppongi Grand Tower

#### ■ About the Awards won by Sumitomo Realty

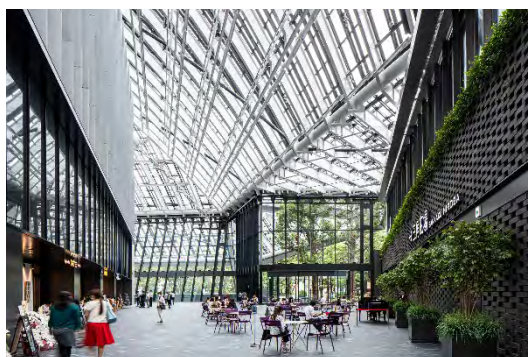
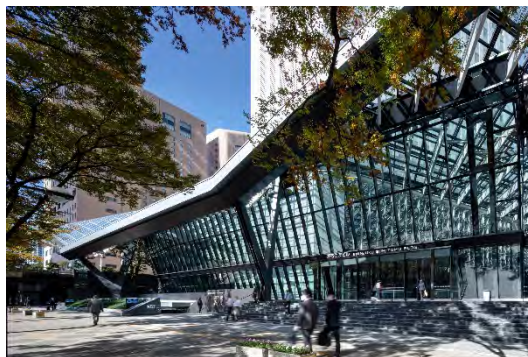
Rather than tearing down and reconstructing a skyscraper that has a 47-year history since 1974, we worked on enhancing its urban functionalities as well as adding new values that cater to the needs of the new era by renovation. This project demonstrated the significant potential of renovation for Japan’s high-rise buildings.

The Shinjuku Sumitomo Building won the award for the innovative approach and excellence of the project, as well as its applicability to other projects and high quality attained in each of the following areas:

“Environment – minimize effects on the natural environment,” “People – has a positive effect on the inhabitants and the quality of human lives,” “Community – demonstrates relevance to the contemporary and future needs of the community in which it is located,” and “Economic – adds economic vitality to its occupants, owner, and community.”

In addition, another building that we manage and operate, **Sumitomo Fudosan Roppongi Grand Tower, won the Award of Excellence in the Structural Engineering Category 2020. We had the honor of receiving awards in two categories at the same time**, as the announcement of the winners for 2020 was postponed till this year due to COVID-19.

## ■Aboutt Shinjuku Sumitomo Building Renovation Project



Location	: 6-1, Nishi-Shinjuku 2-chome, Shinjuku Ward, Tokyo
Site area	: 14,446 m <sup>2</sup>
Gross floor area	: 180,195 m <sup>2</sup>
Height	: 211 m
No. of floors	: 52 above ground, 4 below ground
Construction started	: November 1971
Completion	: March 1974 June 2020 Renovation completed

Completed in 1974, the Shinjuku Sumitomo Building is located in the Nishi-Shinjuku area, where a cluster of skyscrapers was built under an extensive city plan after Shinjuku was designated a subcenter of Tokyo. With a height of more than 200 meters, it was the first office-use skyscraper in Japan.

During the 20-odd years since then, other buildings in the area have undergone a series of improvements, including updates of aging equipment, aesthetic remodeling, upgrades to meet new seismic standards that have been strengthened following great earthquakes, and enhancements to emergency power generation equipment. Our renovation project plan featured, in addition to enhanced business continuity planning (BCP) by upgrading equipment to the same standards as new constructions and reduced environmental impact, the conversion of the open space at the foot of the building into “Sankaku Hiroba (Triangular Plaza)” — an all-weather indoor atrium. Utilizing the low-rise area, which is the point of contact between the building and the city, the “Sankaku Hiroba” will be the catalyst for community revitalization.

Furthermore, as a result of a long negotiation with government agencies, we have managed to convert an open public space into an indoor space that can not only host various events, but also serve as a center for disaster preparedness that provides a temporary shelter at the time of emergency.

For nearly half a century, the Shinjuku Sumitomo Building has been adored by the public and nicknamed “Sankaku Biru (the Triangular Building)” for its shape. With utmost respect, we transformed the building into one as fresh as newly constructed, introducing new functions and values, while inheriting its spirit of innovation and memories engraved in the original landscape. We believe that this large-scale renovation is a ground-breaking model, which embodies the sustainability of an office-use skyscraper that coexists with the local community.

[News released at the completion of the renovation]

June 30, 2020 Completion of the Shinjuku Sumitomo Building & Sankaku Hiroba (Triangular Plaza) — a New Hub for the Revitalization of Nishi-shinjuku (available in Japanese only):

[http://www.sumitomo-rd.co.jp/uploads/20200630\\_release\\_sumitomofudosan-sankakuhiroba\\_2.pdf](http://www.sumitomo-rd.co.jp/uploads/20200630_release_sumitomofudosan-sankakuhiroba_2.pdf)

## ■ About Sumitomo Fudosan Roppongi Grand Tower Project



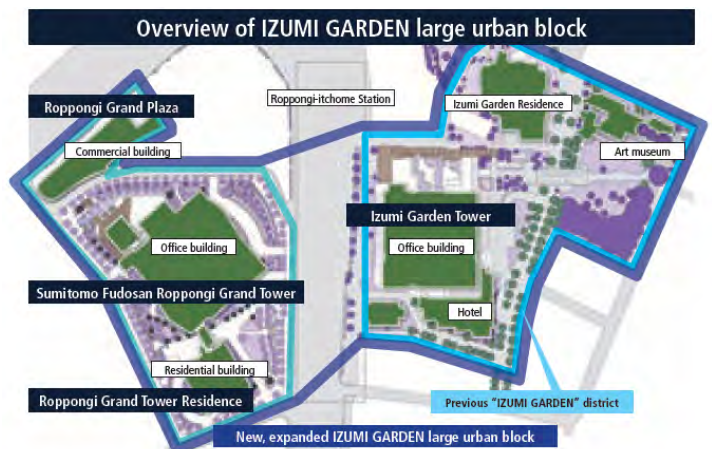
Name of Project	: Roppongi 3-chome Eastern Area Urban Area Redevelopment Project, Sumitomo Fudosan Roppongi Grand Tower
Location	: 3-2-1 Roppongi, Minato Ward, Tokyo
Site area	: Approx.19,200㎡
Gross floor area	: Approx.210,000㎡
Height	: 231 m
No. of floors	: 43 above ground/2 below ground
Construction started	: November 2013
Completion	: October 2016

For many years, Sumitomo Realty has been promoting the redevelopment of the large urban area that constitutes Izumi Garden. The area is directly adjacent to, and extends to the east and west of Roppongi-itchome Station on the Tokyo Metro Namboku Line. In 2002, we completed our flagship project, the “Roppongi 1-chome Western Area Urban Area Redevelopment Project” at the east side of the station. The project centered on developing Izumi Garden Tower, an office-use skyscraper, including refurbishment of its surrounding areas such as preserving the garden of the former Sumitomo Kaikan Building and establishing a museum.

Designed to be consistent and in conformity with the previous urban redevelopments, the “Roppongi 3-chome Eastern Area Project” became one of our largest redevelopment projects. It contributed to the public good by creating a west exit to the station, a passage enabling free transit between the east and west sides, and a spacious underground square. At the ground level, we widened the surrounding streets and created a square that can be used as a temporary evacuation site in case of emergency.

The Sumitomo Fudosan Roppongi Grand Tower is the core building of the Roppongi 3-chome eastern area project. The Tower is equipped with state-of-the-art functionality, designed for the safety and security of visitors and workers in the event of an emergency. One of the building’s features is a hybrid structure employing mid-story seismic isolation and vibration controls that reduce tremors during an earthquake.

Our effort on improving the community’s disaster preparedness through redevelopment, as well as our assiduous research and technological innovations required in a country with frequent earthquakes, made it possible to realize this high-quality and highly sustainable office building that gained world recognition.



◆ **ESG Management inheriting Sumitomo’s Business Philosophy with a history of 430 years**

As a comprehensive real estate enterprise of the Sumitomo Group which has a history of 430 years, Sumitomo Realty has been practicing sustainable management that inherits Sumitomo’s Business Philosophy of “Placing prime importance on integrity and sound management in the conduct of its business,” “Under no circumstances, shall it pursue easy gains,” and “Sumitomo’s business interest must always be in harmony with public interest.”

The Company’s slogan, “Integrity and Innovation” expresses its corporate stance, including the pride as a developer which values “Integrity” above all, and creates new corporate value with a pioneering spirit, without pursuing easy gains under any circumstances.

Under this slogan, we have set forth our fundamental mission as to “create even better social assets for the next generation,” and aim to contribute to addressing various social issues such as the environment, while at the same time maximizing corporate value through each business.

**Sumitomo’s Business Philosophy**

Value “Integrity” above all, and create new corporate value, with a pioneering spirit

**Slogan :** “Integrity and Innovation”  
**Fundamental Mission:** “Create even better social assets for the next generation”

Through its business activities such as urban redevelopment, we aim to contribute to addressing social issues at the same time maximizing corporate value.

**Our Materiality**



◆ **Commitment to ESG in the Shinjuku Sumitomo Building Renovation Project**

The renovation of the Shinjuku Sumitomo Building has profound importance in advancing our environmental, social, and governance policies (ESG). The project not only restored the building itself, but also contributed to solve issues facing the community and society.

Nishi-Shinjuku is one of the main business areas in the Tokyo Metropolitan Area, where various urban functionalities are highly concentrated. In addition to accommodating approximately 200,000 working people, it also encompasses large hotels, commercial facilities, universities, hospitals, and residential areas on its periphery. On the other hand, this area also faced challenges: as it was built through a vast city planning project on the site of a former water-purification plant, the land was divided into large plots and the two-layered street structure interrupted the area’s continuity and the flow of pedestrians, which, as a result, dissipated the energy and vitality of the area.

To address such issues, our large-scale renovation not only upgraded the building’s facilities to that equivalent of a new building, but also created “Sankaku Hiroba,” one of the largest all-weather atrium in Japan. By renovating, rather than tearing down, this much older than 40-year-old skyscraper in the city center, we aspire to play a part in the future revitalizing of the local community, as well as strengthening its functionality, and improving its disaster preparedness.

■ **Major Contribution**

**Disaster Prevention: Serves as a local disaster preparedness center in emergencies**

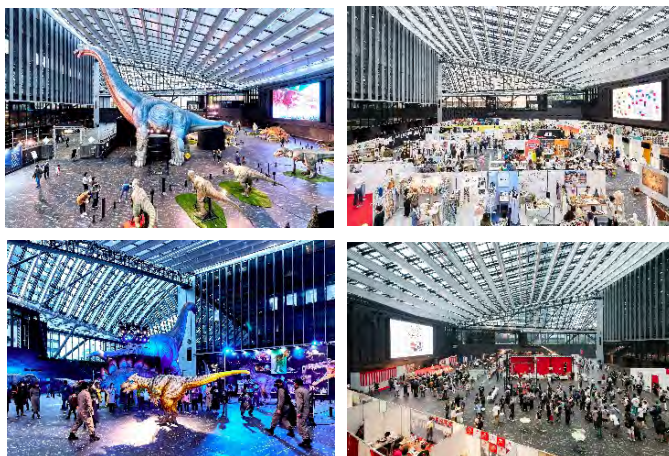
Serves as a temporary evacuation facility for around 2,850 people unable to return home

**Environment, Disaster Prevention, People: A model of sustainable high-rise building without rebuilding**

Enhanced BCP functionality (damping reinforcement, emergency generator) / Reduced environmental impact (installed energy-saving equipment to new-building standards) / Eliminated uneven flooring (facilitating barrier-free movement)

**Community: Creates a new place for interaction**

Provides an event space of all-weather facility with an approx. 2,000 people capacity to help invigorate the Nishi Shinjuku area



Events creating vibrant energy at the “Sankaku Hiroba”

## ■ About CTBUH

Founded in 1969, CTBUH is an international NGO, with its headquarters located at the Illinois Institute of Technology. CTBUH's goal is to increase global understanding of tall buildings and sustainable urban housing, and develop expertise through international interchange between experts, in order to create healthy urban environments. Its presence was greatly enhanced by the rush of skyscraper construction in Dubai, in the early 2000s. (More about CTBUH: <https://www.ctbuh.org/>)

## ■ About CTBUH Awards

The CTBUH Awards program honors projects and individuals that have made extraordinary contributions to the advancement of tall buildings and urban environments, and that achieve sustainability at the highest and broadest level. Its objective is to deliver a comprehensive view of important buildings, spaces, and technologies while advocating for improvements in performance that have the greatest impact on the people who use tall buildings and cities. (More about CTBUH Award: <https://awards.ctbuh.org/>)

<Example of Past Winners>

2008\_Best tall building Americas /New York Times Tower <https://www.skyscrapercenter.com/building/id/423>

2010\_Best Tall Building Middle East & Africa /Burj Khalifa <https://www.skyscrapercenter.com/building/id/3>

2013\_Best tall building Asia & Australasia /CCTV Headquarters <https://www.skyscrapercenter.com/building/id/1068>

2015\_Best Tall Building Americas /One World Trade Center <https://www.skyscrapercenter.com/building/id/98>

2016\_Performance Awards /TAIPEI 101 <https://www.skyscrapercenter.com/building/id/117>

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

# SUSTAINABLE DEVELOPMENT GOALS



- Goal 3 GOOD HEALTH AND WELL-BEING
- Goal 7 AFFORDABLE AND CLEAN ENERGY
- Goal 11 SUSTAINABLE CITIES AND COMMUNITIES
- Goal 12 RESPONSIBLE CONSUMPTION AND PRODUCTION
- Goal 13 CLIMATE ACTION
- Goal 15 LIFE ON LAND
- Goal 17 PARTNERSHIPS FOR THE GOALS

Sumitomo Realty has been working to solve social issues through its business activities under its fundamental mission to “create even better social assets for the next generation.” Going forward, the Company will further contribute to realizing a sustainable society by creating high-value social assets with environment and social awareness.

(Our Initiatives on ESG and SDGs: <http://www.sumitomo-rd.co.jp/english/corporate/pdf/ESG2020.pdf>)