

# Basic Approach to CSR

## The Sumitomo Group's Business Philosophy

The Sumitomo Group's business philosophy is encapsulated by the following precepts—"Integrity and sound management are of prime importance in the conduct of its business" and "Under no circumstances, shall it pursue easy gains or act imprudently."

These have been inherited as teachings since the time of the Sumitomo Group's founder. They are still regarded as the touchstone for the Sumitomo Realty Group's business activities.

### The Sumitomo Realty Group's Fundamental Mission

Guided by the Sumitomo Group's business philosophy, we have set forth our fundamental mission as "to create even better social assets for the next generation" through our business. Based on this fundamental stance, we engage in business with the aim of creating cities and urban spaces that are resilient to disasters and friendly to people and the environment.

## Create even better social assets for the next generation

### DISASTER RESISTANT

#### Protecting Office Workers and Businesses

Sumitomo Realty's latest office buildings actively employ earthquake-resistant features to protect office workers. Furthermore, we install emergency generators in buildings to supply power for a certain period of time during a blackout, enabling tenants to continue operations.

#### Contributing to Regional Disaster Prevention

Sumitomo Realty has contributed to regional development through various redevelopment projects in cities. By redeveloping areas with densely packed wooden houses, we re-create cities so they are more resistant to disasters. The open spaces, a feature of our redevelopment projects, also serve as places for temporary refuge in times of disaster.

### PEOPLE FRIENDLY

#### Enhancing Regional Convenience and Promoting Barrier-free Access

Our redevelopment business creates people-friendly cities. A case in point is Sumitomo Fudosan Roppongi Grand Tower, where an underground walkway is being built so that pedestrians of all abilities can move more easily from city areas to train stations.

#### AEDs

In order to be better prepared for medical emergencies, at office buildings, hotels and other key facilities that we operate and manage, we have installed automated external defibrillators (AEDs). Moreover, all personnel undertake first-aid training.



### ENVIRONMENT FRIENDLY

#### Improving the Environmental Performance of Buildings

We make efforts to preserve and utilize the existing trees and plants of the lands in our development projects. We also improve buildings' thermal insulation and landscapes by planting trees on sites and creating green rooftops and green public arenas. Our development projects are always concerned with the global environment and ecology.

#### Promoting Energy Conservation

Our latest office buildings feature decentralized HVAC (heating, ventilation and air-conditioning) systems with independent air-conditioning units so that they can be turned on and off to adjust temperature in each zone. The systems significantly enhance tenant convenience and contribute to energy conservation. We also save energy used in lighting systems with the installation of highly energy-efficient HF-type fluorescent lights and LED light bulbs.



# CSR through Business

LEASING

## Shinjuku Garden

—Close to work, surrounded by greenery and with superior disaster preparedness that provides peace of mind

Completed in March 2016, Shinjuku Garden is a large-scale, multipurpose development on 2.4 hectares of land in a convenient urban location. The property was developed to blend in with its surroundings and was built as a location for safety and peace of mind even in the event of a disaster, with open public spaces and roads so that it can function as a community disaster response center.

### Large, Multipurpose Development Amid Lush Greenery



Approximately 66% of the site, or 1.5 hectares, is open space with lots of greenery. In addition to reducing the environmental burden and improving the heat island phenomenon, we have created a “lawn plaza” and “shade grove” where people can relax. Roughly 40% of the entire land site is planted with greenery.

### People-friendly Network of Pleasant Pedestrian Routes

Many pedestrians coming from Takadanobaba Station pass through the area around Shinjuku Garden, and we have sought to improve the geographical feature that had been broken up by retaining walls. We have removed the retaining walls in order to level out the differences of approximately four meters in elevation within the site and created barrier-free pathways to offer a space that can be used comfortably by all pedestrians, including both young children and elderly people.



### Regional Disaster-response Base



In the event of an earthquake or other disaster, many commuters in the area around Shinjuku Garden are expected to have difficulty returning home\*, and it is crucial for buildings in such a location to have a large

multipurpose hall that could be opened as a place for these people to stay. This hall is equipped with telecommunications equipment (rechargers, Wi-Fi, etc.) so that people can notify their families or companies that they are safe, and information regarding the status of public transportation, conditions in other areas and other disaster-related information can be displayed on large screens. In addition to the open space on the site where people can stay, the functionality as an evacuation center has been further enhanced with a warehouse for disaster-response equipment (approximately 50 square meters), 10 emergency toilets that can be installed directly to manholes and well water for cleaning the toilets.

\* Approximately 350,000 people, the fourth highest number in Tokyo, according to a 2004 report by the Shinjuku City government

CONSTRUCTION

## Shinchiku Sokkurisan Remodeling Operations

Our Shinchiku Sokkurisan remodeling operations facilitate remodeling of existing buildings. We reduce remodeling costs, improve earthquake resistance and make other improvements in response to customer demand.

### Earthquake Reinforcement, Extended Life and Energy Conservation for Housing

Shinchiku Sokkurisan is contributing to efforts to promote earthquake-proofing of existing homes through low-cost remodeling. It also extends the life of existing housing through earthquake-reinforcement work requiring no dismantlement, while leaving the main structural elements intact. The process also does not waste resources and generates little industrial waste; for instance, old tatami mats are reused as material for cement.

### Harmony with Building's History



Shinchiku Sokkurisan can also breathe new life into old houses. We add value suited to modern living, while taking care to preserve the history and character of a house that may have been home to many generations of a family. Sumitomo Realty is striving to reinvigorate old houses more than 100 years old, helping to ensure that tradition stays alive.