

## Ensuring heat insulation and energy-saving performance that exceeds the latest ZEH standards “Sumitomo-Fudosan-no-SUMICA” is launched

Sumitomo Realty & Development Co., Ltd. (Head office: Shinjuku-ku, Tokyo, President: Kojun Nishima) will launch the sale of “Sumitomo-Fudosan-no-SUMICA” on April 29, which exceeds the latest ZEH (Net Zero Energy House) standard, following the establishment of the new ZEH level of “thermal insulation performance grade 5” and “primary-energy consumption grade 6” in April this year by the Ministry of Land, Infrastructure, Transport and Tourism, with the aim to improve the energy-saving performance of houses towards realizing a carbon neutral society

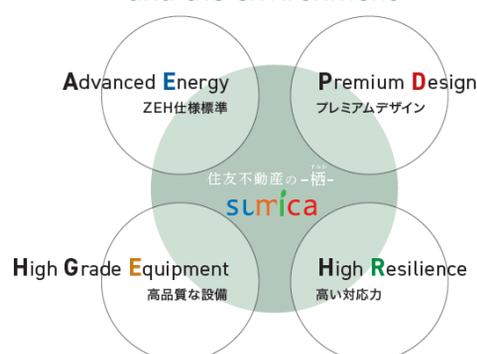
The government aims to achieve the ZEH energy-saving standards for new houses and install solar power generation equipment in 60% of newly built detached houses by 2030. In fiscal year 2020, however, only a fourth of all custom-built detached houses met ZEH standards<sup>\*1</sup> and only 10% to 20% of houses are equipped with solar panels, which are essential for ZEH<sup>\*2</sup>. One of the reasons for slow implementation is considered to be high initial cost.<sup>\*1</sup>

From September last year, we began to offer SUMIFU X ENEKARI, which enables the installation of solar panels, storage batteries, and AI-HEMS at no initial costs thereby raising our solar-panel use to approximately 60%. Sumitomo-Fudosan-no-SUMICA, standardizes SUMIFU X ENEKARI as a basic service, and incorporates advanced materials such as high-insulation materials and triple glazed window frames<sup>\*3</sup> as standard features in order to ensure performance that exceeds the ZEH standards. We offer secure, safe, and comfortable living for homeowners by reducing their daily energy use and preparing for disasters that may cause power outages.



“Sumitomo-Fudosan-no-SUMICA” image

Future homes with a sophisticated design that are friendly to people and the environment



### 【Our Initiatives for Carbon Neutral Society】

In addition to the above-mentioned initiative in our custom home business, we are promoting various initiatives across our businesses towards achieving a carbon neutral society. In our office building leasing business, we have started offering the “Sumitomo Realty’s Green Power Plan,” which enables tenant companies to select the most appropriate green power plan from among several methods. In our condominium sales business, we have decided to adopt “ZEH-M Oriented” energy-saving performance as the standard, as well as to request the use of green power at the construction site. In our housing remodeling business, we have started offering “High Thermal Insulation Remodeling Plan” and “SUMIFU X ENEKARI.”

<sup>\*1</sup>: Resource “Net zero energy house demonstration project presentation 2021”, Sustainable Open Innovation Initiative

<sup>\*2</sup>: Material from the sixth meeting of study group on energy-saving measures for houses and buildings toward a carbon neutral society

<sup>\*3</sup>: Double glazing window frames may be used in certain fire-prevention zones

# ~Features of “Sumitomo-Fudosan-no-SUMICA”~

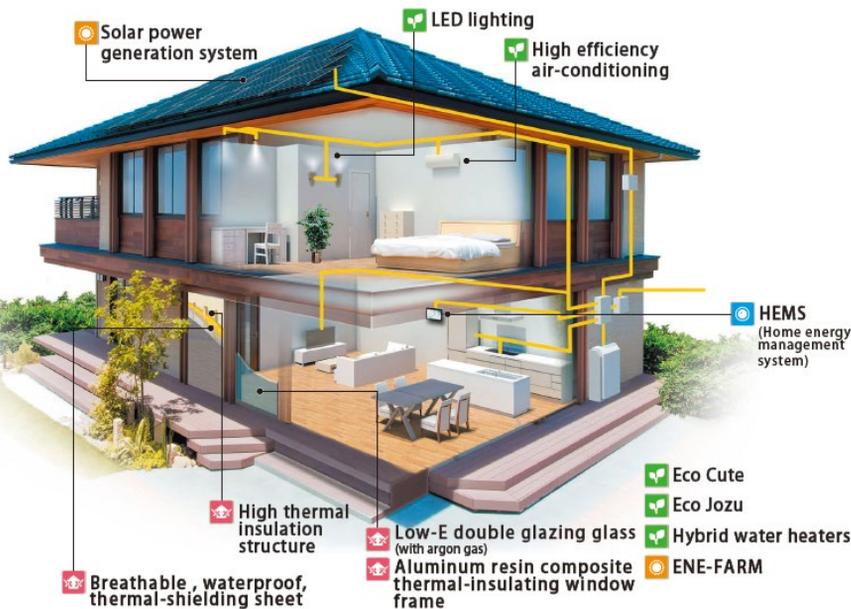
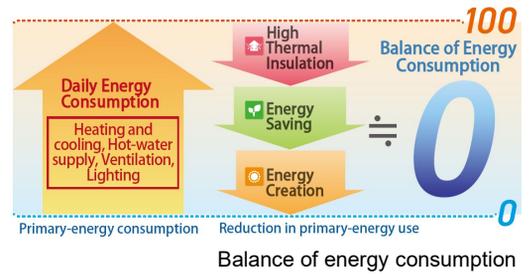
## 1. Advanced Energy –ZEH energy-saving performance as the standard–

With high thermal insulation and shielding performance, it maintains comfortable room temperature, cool in the summer and warm in the winter. In addition, by utilizing renewable energy with solar power generation and storage battery system, it realizes an energy-saving house.

- Energy saving through high thermal insulation performance
- Energy creation with solar power generation system
- Storage batteries to store the energy generated

### 《 About ZEH (Net Zero Energy House) 》

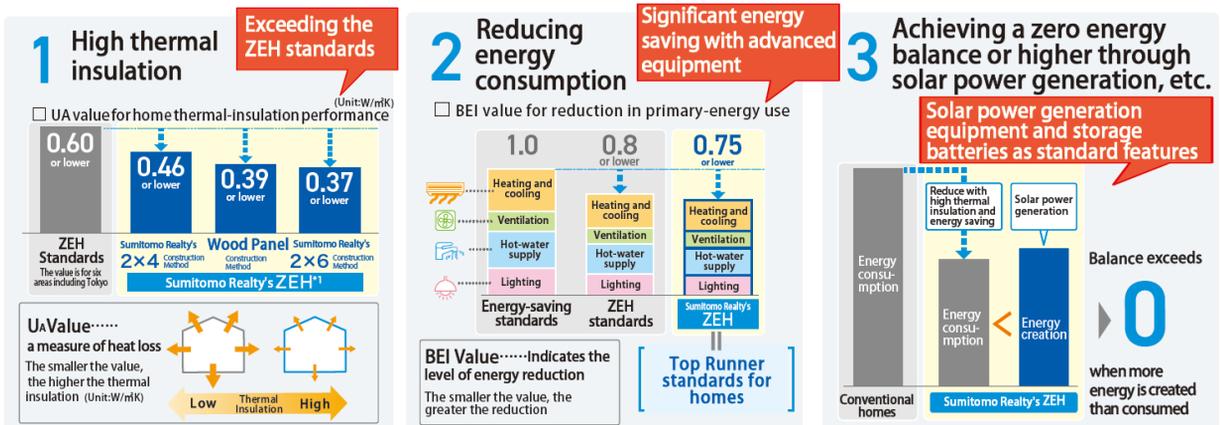
ZEH refers to a house in which the energy balance is reduced to virtually zero through reducing energy consumption by improving the thermal insulation of the house and using energy-efficient equipment/devices, as well as generating power using solar power generation and other means.



**Sumitomo Realty's ZEH**  
Net Zero Energy House  
4 Features

- High Thermal Insulation: Making the most of heating and cooling energy without waste.
- Energy Saving: Comfortable living with less energy consumption.
- HEMS: Visualizing energy consumption.
- Energy Creation: Clean electricity generation for home use.

## ■ Sumitomo-Fudosan-no-SUMICA exceeds the government's ZEH standards



\*1: The figures are based on our model plan (approximately 16.2 m<sup>2</sup>), in which the opening area is reduced to curtail heat loss. The figures are not guaranteed.

## ■ Initiatives for high thermal insulation and energy saving

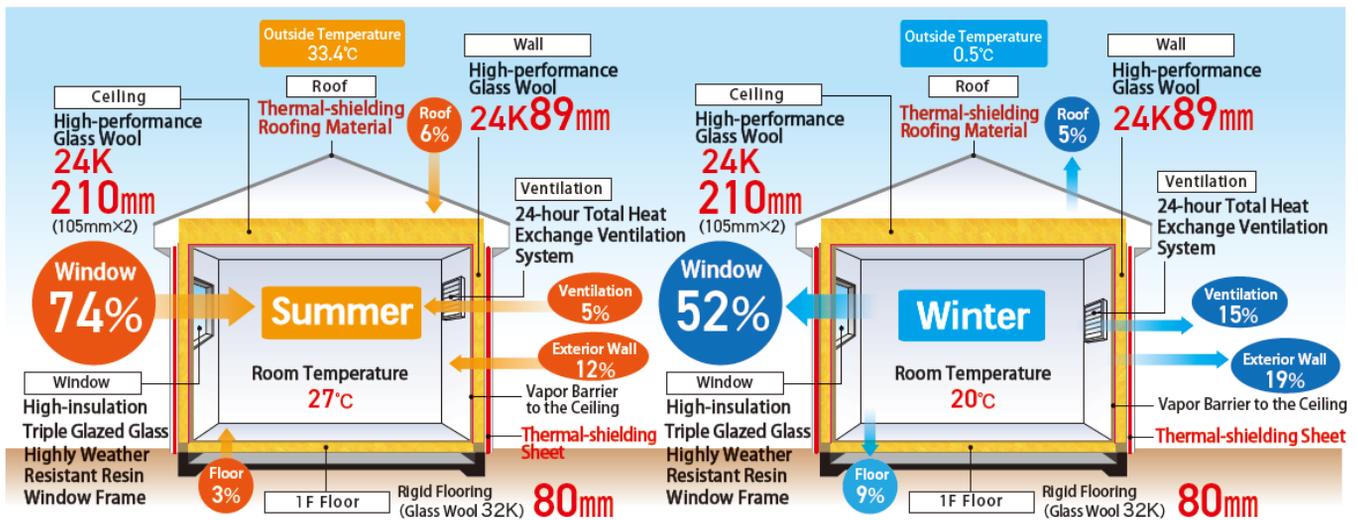
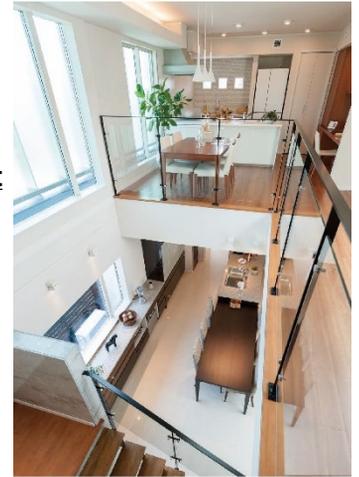
The house fully utilizes the advantages of wood, which has excellent thermal-insulation properties. In addition, the entire house is wrapped in glass wool, which is a high-performance thermal insulator, to achieve superior insulation performance.

It satisfies the requirement for thermal insulation performance grade 5 –the highest grade– set by the Housing Performance Indication System.

### 6 key points

#### for superinsulation and super comfort

1. High-insulation, triple glazed glass, highly weather resistant resin window frame<sup>1</sup>
2. High-performance thermal-insulation material (glass wool)
3. High-insulation front door
4. Thermal-shielding sheet
5. Thermal-shielding roofing material
6. 24-hour Total Heat Exchange Ventilation System



#### Percentage of heat inflow in the summer

Date of measurement: The day when the average daily temperature reached the highest in Tokyo – outside temperature 33.4°C

**Outside heat is blocked**

#### Percentage of heat outflow in the winter

Date of measurement: The day when the average daily temperature reached the lowest in Tokyo – outside temperature 0.5°C

**Warm air is kept from escaping the room**

\*Source: YKK AP. The above figures are based on a model plan (total floor space: 120.08m<sup>2</sup>). These are not guaranteed.

Conceptual diagram of superinsulation and super comfort

## ■ Initiatives for Power Creation

### “SUMIFU × ENEKARI”

#### Feature 1

“SUMIFU × ENEKARI” –A service to install solar power generation system & storage battery and provide “long-term” support service for continuous peace of mind

“SUMIFU x ENEKARI” is an industry-first service\*2 that provides customers with peace of mind through semi-permanent use of solar power generation. With the payment of a fixed service fee only, it installs solar power generation equipment and storage batteries at a “zero initial cost,” and provides support including equipment repairs and upgrades for the entire period of residency.

#### Feature 2

**Toward achieving a carbon neutral society by reducing greenhouse gas emissions**

One characteristic of solar power generation is that it produces clean, endless renewable energy. The introduction of a solar power generation system for “energy creation” and storage batteries for “energy saving,” combined with high insulation and airtight specification of the house, makes it compatible with zero-energy housing (ZEH).



image

\*1: High-insulation, double-glazed glass, highly weather resistant resin window frames may be used in certain fire-prevention zones.

\*2: A first in the industry of solar power generation equipment installation where a major infrastructure group supports equipment repairs and upgrades for the entire period of residency (based on our own research).

## 2. Premium Design

From the exterior appearance to the sophistication of our interior stylings, the design is carefully considered in terms of form and beauty. It brings to life a space of refined beauty in harmony with the times.

### <Key points>

- Exterior design with a track record of numerous Good Design Awards
- Unique exterior appearance created by using original building materials
- Interior stylings with utmost sophistication



image



PREMIUM•J style



J•RESIDENCE style

## 3. High Grade Equipment

We use original equipment that merges design and functionality—in our kitchens, bathrooms, and vanity units. We offer specially selected facilities that enable the creation of rich living spaces.

### <Key points>

- Luxurious and original housing facilities using ceramics and other materials
- Superior, user-friendly functionality
- Carefully selected, high-grade materials



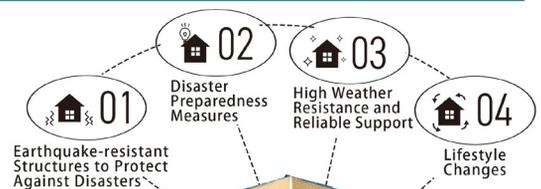
Original equipment image

## 4. High Resilience – Peace of mind for the future –

We provide peace of mind to homeowners through emergency preparedness with the ability to protect their families against major earthquakes and other disasters as well as enabling them to generate electricity at home in the event of power outages.

### <Key points>

- House prepared for earthquakes and other disasters
- Homeowners have peace of mind knowing that the house is livable even in an emergency situation
- Using advanced antimicrobial and anti-viral materials



High Resilience feature image