

April 18, 2023

Sumitomo Realty & Development Co., Ltd.

**“La Tour,” Sumitomo Realty’s finest premium leasing residence**  
**Five individual La Tour properties have been given**  
**the highest ratings in DBJ Green Building Certification**

**The first time in Japan that properties in**  
**the Kansai area have acquired the highest rating**  
Recognized for its environmental performance, high level of living comfort,  
and exceptional concierge service

Sumitomo Realty & Development Co., Ltd. (Headquarters: Shinjuku-ku, Tokyo; President: Kojun Nishima; hereinafter “Sumitomo Realty”) is pleased to announce that the five individual properties of La Tour series, its finest premium leasing residence, have been given the highest ratings in “DBJ Green Building Certification” from Development Bank of Japan Inc. (DBJ).

The program recognizes the long-term value of buildings from the environmental viewpoint and from the perspective of social significance, such as disaster-prevention capacity and proper care for the surrounding communities. To date, we have acquired the certification for a total of 62 buildings (office buildings and commercial facilities) with a total gross floor area of 990,000 tsubo (1 tsubo ≈ 3.3m<sup>2</sup>). Recently, we have acquired the certification for the La Tour series properties with the aim of objectively evaluating the high level of living comfort, high quality of service, and environmental performance, and utilizing the findings to further improve our quality and service.

In addition to the La Tour complex office buildings for which we have been proceeding with the certification acquirement, now the five individual La Tour properties have been given the highest rating. This is the first time in Japan that properties in the Kansai area have acquired the highest ratings in the residential category of the certification.



La Tour Daikanyama - Completed in September 2010



La Tour Osaka Umeda - Completed in March 2022

## [The five properties which have acquired the highest ratings this time]



La Tour Daikanyama



La Tour Minamiazabu



La Tour Osaka Umeda



La Tour  
Sapporo Ito Garden



La Tour  
Chiyoda Fujimi

## [Reference]

### List of La Tour properties certified

	Property Name	Units for leasing	Completion	DBJ Green Building Certification Rank
1	La Tour Shibakoen	130	Jun 2000	★★★★★*
2	Izumi Garden Residence	202	Jul 2002	★★★★★*
3	La Tour Kagurazaka	161	Oct 2002	★★★★★*
4	La Tour Chiyoda	176	Jan 2004	★★★★★*
5	La Tour Mita	109	Sep 2006	★★★★★*
6	La Tour Aobadai	121	Aug 2009	★★★★*
7	Central Park Tower La Tour Shinjuku	640	Feb 2010	★★★★★*
8	La Tour Iidabashi	137	Apr 2010	★★★★★*
9	La Tour Shibuya	121	Sep 2010	★★★★★*
10	La Tour Daikanyama	139	Sep 2010	★★★★★★
11	La Tour Chiyoda Fujimi	22	Feb 2011	★★★★★★
12	La Tour Shinjuku Grand	126	Nov 2011	★★★★★★*
13	La Tour Shinjuku Garden	363	Mar 2016	★★★★★★*
14	Roppongi Grand Tower Residence	131	Mar 2016	★★★★★★*
15	La Tour Minamiazabu	145	Feb 2018	★★★★★★
16	La Tour Shibuya Udagawa	36	Feb 2019	★★★★★*
17	La Tour Sapporo Ito Garden	330	Feb 2019	★★★★★★
18	La Tour Shinjuku Annex	102	Aug 2019	★★★★★*
19	La Tour Osaka Umeda	134	Mar 2022	★★★★★★
20	La Tour Shinjuku First	166	Mar 2023	In Progress
<b>TOTAL</b>		3,491		

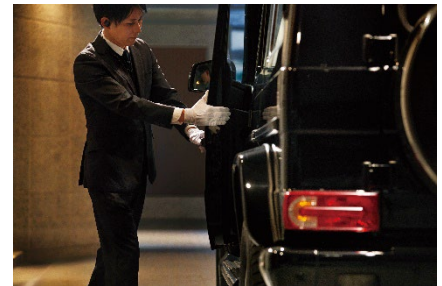
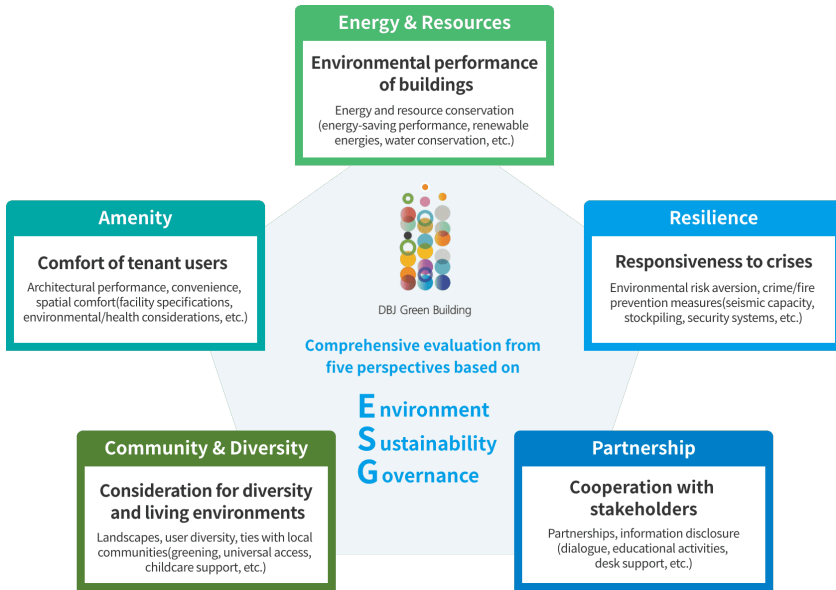
\* Properties are integrated with an office building, and above rankings were acquired for their office building areas, which are the main use of the property.

Certification has been acquired for all properties with over 100 units for which construction was completed in or before 2022.

# [About DBJ Green Building Certification]

DBJ Green Building Certification is a certification system established by DBJ in 2011 that evaluates real estate for its performance and initiatives regarding “environmental and social awareness” beyond its “profitability.”

The fact it recognizes the long-term value of buildings not just from the environmental viewpoint, but also from the perspective of social significance, such as disaster-prevention capacity and proper care for the surrounding communities is drawing attention as it coincides with the expectations of the current market that emphasizes SDGs and ESG. *(More about DBJ Green Building Certification: <http://igb.jp/en/index.html>)*



Images of concierge and valet service

## [Key Evaluation Points]

### 1 Energy efficiency of the properties

The properties were highly evaluated for their energy- and resource-saving functions: the installation of low-e double glazing glass and other double glazing glass with high thermal insulation performance; the effective utilization of daylight in the entrance hall, lobby, hallways and other common areas; the installation of LED lighting in common and private areas; the adoption of water-saving design including water-saving toilets.

### 2 Living comfort for residents

The buildings received high marks due to their 24-hour service system, staffed by bilingual concierges, and for providing convenient common facilities such as a lounge, a trunk room, a fitness room, a kids' room, and a party room. The properties were also highly evaluated for their contributions to the convenience and comfort of residents, such as using thick walls in residential units to provide better soundproofing performance and having ample ceiling heights.

### 3 Disaster preparedness and security

The evaluation recognized the high level of disaster prevention performance and security offered by keeping a stock of emergency supplies for residents, adopting multi-level security, preparing manhole toilets for disaster, installing benches outside the properties which can serve as cooking stoves, and adopting a seismic control structure in the buildings' design.

## [Contribution to SDGs]

The initiatives related to this release contribute to the following SDGs' objectives:

- Goal 9 INDUSTRY, INNOVATION AND INFRASTRUCTURE
- 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 supports the Sustainable Development Goals (SDGs).