

June 11, 2024

Sumitomo Realty & Development Co., Ltd.

Energy Efficiency of Existing Buildings Improved through Renovation

Acquired ZEB Oriented Certification for Five Buildings in Tokyo

Sumitomo Fudosan Roppongi Grand Tower, Sumitomo Fudosan Osaki Garden Tower, etc.

Sumitomo Realty & Development Co., Ltd. (Headquarters: Shinjuku-ku, Tokyo; President: Kojun Nishima) is pleased to announce that our five office buildings, Sumitomo Fudosan Roppongi Grand Tower, Sumitomo Fudosan Osaki Garden Tower, Sumitomo Fudosan Shinjuku Garden Tower, Sumitomo Fudosan Iidabashi First Building, and Sumitomo Fudosan Shibakoen First Building, have been given the highest ratings in the Building-Housing Energy-efficiency Labeling System (BELS) and the rare ZEB (Zero Energy Building) Oriented certification.

We have been promoting our business with the fundamental mission of “creating even better social assets for the next generation.” We develop office buildings with high environmental performance and continuously enhance their performance through long-term ownership and appropriate maintenance and upgrades.

In addition to the ZEB Oriented certification, we are committed to promoting and expanding energy-saving buildings by acquiring other third-party environmental certifications, including the DBJ Green Building certification.



Sumitomo Fudosan Roppongi Grand Tower



Sumitomo Fudosan Osaki Garden Tower



Sumitomo Fudosan Shinjuku Garden Tower



Sumitomo Fudosan Iidabashi First Building

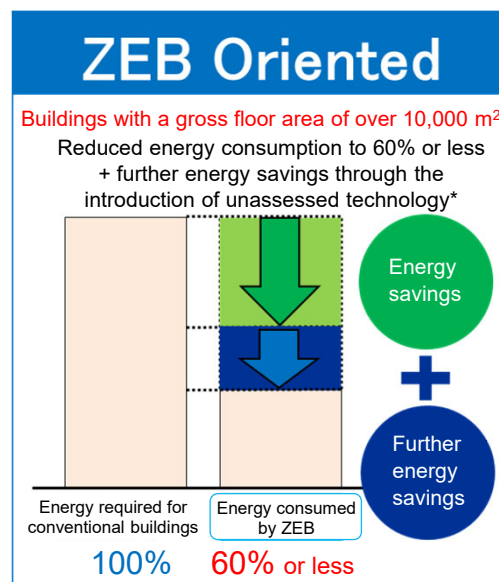


Sumitomo Fudosan Shibakoen First Building

■ About ZEB Oriented

The ZEB Oriented certification is awarded to buildings that not only feature high-performance exterior thermal insulation and highly efficient energy-saving equipment but also take additional measures to achieve further energy savings. The requirements include reducing primary energy consumption by 40% or more (in cases of offices, schools, factories, etc.) and implementing measures aimed at achieving further energy savings.

* Created by Sumitomo Realty based on the website of the Ministry of the Environment (<https://www.env.go.jp/earth/zeb/detail/01.html>).



■ Our environmental initiatives for office buildings

We develop office buildings with high environmental performance, such as Sumitomo Fudosan Tokyo Mita Garden Tower, which was completed in March 2023 and certified as “ZEB Ready.” At the same time, we are actively pursuing the acquisition of the DBJ Green Building certification, which comprehensively rates not only environmental performance but also social aspects, disaster prevention features, and convenience factors. As of the end of March 2024, approximately 75% of our leasing assets (based on gross floor area, approximately 1.1 million tsubo*) have acquired this certification. * 1 tsubo ≈ 3.3 m²

Our efforts go beyond merely providing office buildings with high environmental performance; we are also promoting the greening of electricity in the offices. Since November 2021, we have been jointly offering the “Sumitomo Realty’s Green Power Plan” with TEPCO Energy Partner, Inc. Considering the diversifying needs for green power introduction, we offer multiple plans that tenants can select to meet their own needs. These plans include not only virtual green power utilizing conventional non-fossil energy certificates, but also raw green power from newly-built power plants, which directly contributes to the nation’s decarbonization efforts.

Sumitomo Realty Group has expressed its support for 2050 carbon neutrality, and established an interim target by fiscal 2030, a target to reduce CO₂ emissions by 50% compared with fiscal 2014, immediately prior to the Paris Agreement. As a comprehensive real estate company that provides social infrastructure, such as office buildings and houses that compose cities, we promote highly appealing products and services that contribute to the promotion of widespread energy saving and energy creation, and strive to achieve our targets while expanding our business.

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



Sumitomo Realty supports the Sustainable Development Goals (SDGs).

Sumitomo Realty’s initiatives on ESG and SDGs

<https://english.sumitomo-rd.co.jp/sustainability/sdgs>

(Reference) Buildings acquired “ZEB Oriented”

Building	Sumitomo Fudosan Roppongi Grand Tower	Sumitomo Fudosan Osaki Garden Tower	Sumitomo Fudosan Shinjuku Garden Tower
Exterior			
ZEB Certification	ZEB Oriented	ZEB Oriented	ZEB Oriented
BELS Rating	★★★★★	★★★★★	★★★★★
BEI Value	0.6 (40% Reduced)	0.59 (41% Reduced)	0.58 (42% Reduced)
Location	2-1, Roppongi 3-chome, Minato-ku, Tokyo	1-1, Nishi-shinagawa 1-chome, Shinagawa-ku, Tokyo	8-2, Shin-okubo 3-chome, Shinjuku-ku, Tokyo
Completion	May 17, 2019	Jan 23, 2018	Mar 29, 2016
Certificate Issuance	Apr 11, 2024	Mar 29, 2024	Mar 28, 2024
Gross Floor Area	206,934.51 m ²	178,141.49 m ²	142,569.14 m ²
No. of Floor	40 above ground/ 5 below ground	24 above ground/ 2 below ground	37 above ground/ 2 below ground
Structure	Steel, partially steel reinforced concrete and reinforced concrete	Steel, partially steel reinforced concrete and reinforced concrete	Steel, partially steel reinforced concrete and reinforced concrete

Building	Sumitomo Fudosan Iidabashi First Building	Sumitomo Fudosan Shibakoen First Building
Exterior		
ZEB Certification	ZEB Oriented	ZEB Oriented
BELS Rating	★★★★★	★★★★★
BEI Value	0.6 (40% Reduced)	0.58 (42% Reduced)
Location	5-1, Koraku 2-chome, Bunkyo-ku, Tokyo	8-2, Shiba 3-chome, Minato-ku, Tokyo
Completion	Jul 6, 2000	Jun 30, 2000
Certificate Issuance	Mar 29, 2024	Feb 29, 2024
Gross Floor Area	62,946.87m ²	64,336.35m ²
No. of Floor	14 above ground/ 2 below ground	35 above ground/ 2 below ground
Structure	Steel, partially reinforced concrete and steel reinforced concrete	Steel, partially steel reinforced concrete and reinforced concrete