

# Sumitomo Realty Group's Initiatives Toward SDGs



SDGs (Sustainable Development Goals) are a set of international goals, made up of 17 goals and 169 targets, adopted at the United Nations summit held in September 2015, as part of the “2030 Agenda for Sustainable Development” in order to realize a sustainable world.

The Sumitomo Realty Group will contribute to the achievement of SDGs through its business while sustainably increasing corporate value.



The Sumitomo Realty Group supports the Sustainable Development Goals



# 1. Redevelopment and Urban Development

Sumitomo Realty & Development Co., Ltd. (the “Company”) regards “Land Innovation,” in which multiple small parcels of land are consolidated into a larger scale, as its greatest strength, and has accumulated a variety of achievements with the redevelopment business, focusing on central Tokyo. Most importantly, the Company focuses on urban redevelopment under the Urban Renewal Act, which involves achieving an agreement with landowners and consultation with authorities. These redevelopment projects contribute to the formation of sustainable regions and communities by enhancing the liveliness of cities and developing the infrastructure through a high-level usage of land.

Before



▲Nishi-Shinjuku 8-chome Naruko area, which was overcrowded with wooden buildings prior to development



After



▲Nishi-Shinjuku 8-chome Naruko area, where block improvement that created space occurred (Sumitomo Fudosan Shinjuku Grand Tower)

## Details of Major Contributions

### ■ Development of the city’s infrastructure, which contributed to the strengthening of disaster prevention functions and increased convenience of public transportation

- By widening narrow roads, it became possible for emergency vehicles to pass through and realized the separation of pedestrians and vehicles
- Developing open spaces for facilitating community building and serving as disaster-prevention bases, which tend to be insufficient in urban areas
- Realizing easy access by developing concourses to subway stations through redevelopment

### ■ Revitalization and strengthening the sustainability of the city through mixed-use development and activities rooted in the region

- Creating a lively city that benefits from a stream of people by bringing diversity through simultaneous development of office buildings, commercial facilities, homes, etc.
- Conducting emergency drills in cooperation with police and fire departments and the local government to strengthen regional cooperation in response to disasters

## Relevant SDGs



## 2. Office Buildings and Condominiums

The Company constantly provides comfortable spaces that align with the changes in peoples' working and living styles with the office building leasing business, which is number one in Tokyo with over 220 buildings, and the condominium sales business, which has supplied the highest number of units throughout the metropolitan area and Japan over the past five years. In facility planning, constructing buildings that are resistant to disasters to protect peoples' lives and safety, and consciousness toward the global environment are seen as important. The Company will work toward the formation of highly sustainable community assets through the development of office buildings and condominiums, which are important foundations for corporate activities and in the lives of people.



▲Osaki Garden City  
(Office building: Sumitomo Fudosan Osaki Garden Tower /  
Residential building: Osaki Garden Residence)



▲Sumitomo Fudosan Azabu Juban Building



▲DEUX TOURS

### Details of Major Contributions

#### ■ Construction of buildings with structures and equipment that are resistant to disasters

- Active introduction of seismic isolation/vibration control structures, and emergency power generators

#### ■ Creation of regional bases that can respond to disasters

- Opening of event halls to be used as facilities for temporary stays for people unable to return home in the event of a disaster, and the conveyance of information through screens

#### ■ Active introduction of equipment and devices that take the environment into consideration in anticipation of measures to combat climate change

- Reducing CO2 emissions through the introduction of equipment and devices with high levels of energy-saving performance (achievement of Tokyo's reduction target)
- Reducing the amount of water used by introducing water conservation devices and promoting the use of recycled water

### Relevant SDGs



# 3. Remodeling-Shinchiku Sokkurisan

The Company's remodeling business "Shinchiku Sokkurisan," based on the concept of safe and secure housing, takes pride in having the industry's foremost track record for the full remodeling of houses with seismic reinforcement as a part of the standard package. The cumulative total of units contracted reached 130,000 units (as of December 2018) by constantly proposing home remodeling in correspondence with the lifestyles of individual households, and using the Company's unique model of using a clear fixed-price system and a dedicated sales engineer, which has been widely accepted by customers.

The lives of houses in Japan are typically much shorter than those of houses in Europe and the U.S., and from the viewpoint of effective utilization of limited resources, "Shinchiku Sokkurisan" fulfills an important role as remodeling greatly reduces waste compared with rebuilding. Through "Shinchiku Sokkurisan," the Company provides highly sustainable houses in which people can comfortably live for a longer period of time.

Before



After



## Details of Major Contributions

### ■ Building of homes in response to changes in lifestyle and family structure without rebuilding

- Constructing a living space that coincides with the lives of individual households through changing the layout
- Downsizing through reduction of floor space in preparation for an aging population

### ■ Full remodeling of houses whose functions have deteriorated as the houses age, and contribution toward the houses' long life

- Performing seismic reinforcement and insulation work in conjunction with remodeling

## Relevant SDGs



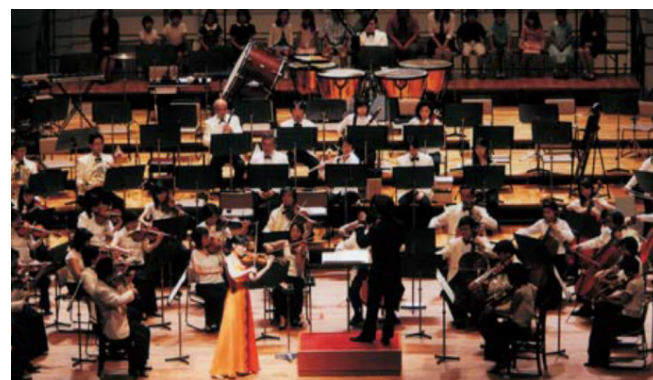


# 4. Involvement with Stakeholders

The Company has built a relationship of trust with a wide range of stakeholders, such as customers, shareholders and investors, trading partners, local communities, governments and employees, through the Group's various businesses. The Company will execute necessary initiatives in order to contribute to the realization of a sustainable society by steadily promoting and realizing corporate governance to achieve sustainable and sound management, and a system of human resource development that allows employees to fully demonstrate their abilities.



▲ Occupational health and safety conference with the aim of eliminating occupational accidents



▲ "Step Concert" sponsored by Sumitomo Real Estate Sales Co., Ltd.  
(Specially recommended Child Welfare Cultural Asset from the Social Security Council of the Ministry of Health, Labour and Welfare)

## Details of Major Contributions

### ■ Establishment of internal control systems

- Establishing the Risk Management Committee and contacts for whistleblowing

### ■ Systems to support various working styles

- Promoting systems for maternity leave, childcare leave and nursing care leave, system for reduced working hours, and employment of people with disabilities












### ■ Initiatives to support various business styles

- Holding events to match startup companies and major corporations
- Opening shared offices for tenants of the Company

## Relevant SDGs














## 1. Redevelopment and Urban Development

Sumitomo Realty Group's Business		Relevant SDGs	
Development of the city foundation	<ul style="list-style-type: none"> <li>Widening existing narrow roads, making it possible for emergency vehicles to pass through, and realizing safe roads that separate pedestrians and vehicles</li> </ul>	 <p>Ensure healthy lives and promote well-being for all at all ages</p>	
	<ul style="list-style-type: none"> <li>Contributing toward the improvement of regional traffic conditions by newly building and replacing roads in conjunction with the redevelopment business</li> </ul>		
	<ul style="list-style-type: none"> <li>Developing open spaces which fulfill the role of disaster prevention squares in the event of a disaster, and increasing safety in the city and creating liveliness</li> </ul>	 <p>Build resilient infrastructure, promote inclusive and sustainable industrialization and foster innovation</p>	
	<ul style="list-style-type: none"> <li>Eliminating the overcrowding of wooden houses and realizing a city resistant to disasters and fires by consolidating multiple small parcels of land into a larger scale and increasing the resilience of buildings</li> </ul>	 <p>Make cities and human settlements inclusive, safe, resilient and sustainable</p>	
	<ul style="list-style-type: none"> <li>Realizing a comfortable space for pedestrians while responding to barrier-free access by installing escalators to eliminate large differences in elevation</li> </ul>	 <p>Strengthen the means of implementation and revitalize the global partnership for sustainable development</p>	
	<ul style="list-style-type: none"> <li>Improving the convenience of public transportation with connections to subway stations and the development of station-front squares through the redevelopment business</li> </ul>		
Co-existence with communities  Improvement of city functions	<ul style="list-style-type: none"> <li>Entering into cooperative agreements with local governments related to the acceptance of people unable to return home in the event of a disaster</li> </ul>	 <p>Promote sustained, inclusive and sustainable economic growth, full and productive employment and decent work for all</p>	
	<ul style="list-style-type: none"> <li>Realizing close proximity between homes and workplaces through development of business functions and housing functions together</li> </ul>		
	<ul style="list-style-type: none"> <li>Contributing toward the increase in the daytime population and nighttime population of the city and the increase in liveliness by attracting new employees, residents and visitors through mixed-use development of offices, homes, commercial facilities, etc.</li> </ul>	 <p>Build resilient infrastructure, promote inclusive and sustainable industrialization and foster innovation</p>	
	<ul style="list-style-type: none"> <li>Supporting of the continuation of business by merchants and manufacturers that are established within the community through development of retail areas and workshop areas in the redevelopment business</li> </ul>	 <p>Make cities and human settlements inclusive, safe, resilient and sustainable</p>	
	<ul style="list-style-type: none"> <li>Actively cooperating in community activities by providing open spaces for festivals, participating in daily cleaning activities, etc.</li> </ul>	 <p>Strengthen the means of implementation and revitalize the global partnership for sustainable development</p>	
	<ul style="list-style-type: none"> <li>Conducting emergency drills in cooperation with police and fire departments and the local government to strengthen regional cooperation in response to disasters</li> </ul>		
	<ul style="list-style-type: none"> <li>Contributing toward the formation of a compact city and the revitalization of the city center through the redevelopment business for urban areas in front of stations</li> </ul>		
Measures to protect the environment and combat climate change	<ul style="list-style-type: none"> <li>Promoting the greening of the city by developing green spaces, preserving existing trees, planting trees, etc.</li> </ul>	 <p>Ensure sustainable consumption and production patterns</p>	
	<ul style="list-style-type: none"> <li>Advancing with development while preserving the vast virgin forests that have been maintained over many years to the greatest extent, and protecting the ecosystem (La Tour Sapporo Ito Garden)</li> </ul>	 <p>Take urgent action to combat climate change and its impacts</p>	
	<ul style="list-style-type: none"> <li>Appropriately maintaining and disposing of toxic substances, such as asbestos and PCBs in the course of development</li> </ul>	 <p>Protect, restore and promote sustainable use of terrestrial ecosystems, sustainably manage forests, combat desertification, and halt and reverse land degradation and halt biodiversity loss</p>	







## 2. Office Buildings and Condominiums

\*Including business details of hotels, fitness clubs, etc.

Sumitomo Realty Group's Business		Relevant SDGs
Disaster counter-measures	Constructing buildings with structures and equipment that are resistant to disasters <ul style="list-style-type: none"> <li>→Active introduction of seismic isolation/vibration control structures, and emergency power generators</li> </ul>	 Reduce inequality within and among countries
	Opening event halls to be used as facilities for temporary stays for people unable to return home in the event of a disaster, and the conveyance of information through screens	 Make cities and human settlements inclusive, safe, resilient and sustainable
	Taking on the role of disaster-prevention bases in the event of a disaster for the region by installing manholes for emergency toilets and constructing emergency wells	 Strengthen the means of implementation and revitalize the global partnership for sustainable development
	Supporting residents' disaster countermeasures by distributing an emergency backpack and manual of emergency procedures for each condominium unit	
	Executing evacuation guidance drills in multiple languages	
Measures to protect the environment and combat climate change	Constructing office buildings equipped with an array of energy-saving equipment <ul style="list-style-type: none"> <li>→Decentralized air conditioning, LED lighting, Low-e double glazing glass with high insulation performance</li> </ul>	 Ensure availability and sustainable management of water and sanitation for all
	Constructing condominiums equipped with an array of energy-saving equipment <ul style="list-style-type: none"> <li>→Highly efficient gas water heaters, LED lighting, pillars, beams and walls with high insulation performance</li> </ul>	 Ensure access to affordable, reliable, sustainable and modern energy for all
	Actively introducing recycled water facilities that process rain water and non-fecal wastewater for re-use, and using recycled water for flushing toilets and for watering greenery and trees	 Ensure sustainable consumption and production patterns
	Promoting the use of green energy by installing solar power generation facilities and charging equipment for electric vehicles	 Take urgent action to combat climate change and its impacts
	Reducing waste generated during layout changes by using the ceiling grid system that makes changing the office layout simple	 Protect, restore and promote sustainable use of terrestrial ecosystems, sustainably manage forests, combat desertification, and halt and reverse land degradation and halt biodiversity loss
	Contributing to the reduction of the heat island phenomenon through promotion of greening of the lower part of buildings, and alleviation of wind currents around buildings with an air vent layer	
People-friendly buildings	People-friendly condominiums based on safety design criteria <ul style="list-style-type: none"> <li>→Flat floors that prevent falls, and foundational reinforcement for the installation of handrails</li> </ul>	 Ensure healthy lives and promote well-being for all at all ages
	Condominiums with universal design specifications <ul style="list-style-type: none"> <li>→Elevators that meet universal design specifications with control panels that are placed lower, push door handles that make opening and closing doors smooth, and low floor type modular baths</li> </ul>	
	Building equipment that corresponds to a barrier-free lifestyle <ul style="list-style-type: none"> <li>→Slopes for wheelchairs, barrier-free hotel rooms, toilets for people with disabilities, and toilets for ostomates</li> </ul>	 Ensure inclusive and equitable quality education and promote lifelong learning opportunities for all
	Invitation of tenants that operate child care support facilities (nursery schools, etc.)	 Achieve gender equality and empower all women and girls
	Development of a fitness business that supports the promotion of health of people (therapeutic exercise facility specified with the approval of the Minister of Health, Labour and Welfare)	









## 3. Remodeling-Shinchiku Sokkurisan

\*Including business details of detached houses for sale and custom homes

Sumitomo Realty Group's Business		Relevant SDGs
People-friendly houses that can be held for a long time	<ul style="list-style-type: none"> <li>Certified as long-life quality housing (highest rank due to earthquake resistance, measures against deterioration and upkeep)</li> </ul>	 <p>Ensure healthy lives and promote well-being for all at all ages</p>
	<ul style="list-style-type: none"> <li>Usage of construction methods with excellent earthquake resistance and durability</li> <li>→Construction methods with two-by-fours that are earthquake resistant and outer wall ventilation that prevents condensation</li> </ul>	 <p>Build resilient infrastructure, promote inclusive and sustainable industrialization and foster innovation</p>
	<ul style="list-style-type: none"> <li>Barrier-free design of houses</li> <li>→Prevention of falls by removing the step to the bathroom and the entrance to the home, and prevention of heat shock by using bathrooms with higher thermal insulation performance (barrier-free temperature)</li> </ul>	
Measures to protect the environment and combat climate change	<ul style="list-style-type: none"> <li>Great reduction of industrial waste and CO2 emissions in comparison to the usual rebuilding by remodeling using the existing foundation and pillars</li> </ul>	 <p>Ensure sustainable consumption and production patterns</p>
	<ul style="list-style-type: none"> <li>Certified as long-life quality housing (highest rank due to thermal insulation, etc. performance)</li> </ul>	 <p>Take urgent action to combat climate change and its impacts</p>
	<ul style="list-style-type: none"> <li>Reduction of packaging, etc. waste associated with moving through "construction while living at home" by remodeling each zone one by one</li> </ul>	
Contribution toward the city and society	<ul style="list-style-type: none"> <li>Initiatives to renovate traditional wooden houses through remodeling, and contribution to townscape preservation of the region</li> </ul>	 <p>Make cities and human settlements inclusive, safe, resilient and sustainable</p>
	<ul style="list-style-type: none"> <li>Formation of a beautiful townscape with a commitment to the exterior design (awarded the Good Design Award)</li> </ul>	
	<ul style="list-style-type: none"> <li>Entering into cooperative agreements with local governments to reduce the number of vacant houses</li> </ul>	 <p>Ensure sustainable consumption and production patterns</p>



## 4. Involvement with Stakeholders

Sumitomo Realty Group's Business		Relevant SDGs
Governance	Internal control systems such as through the Risk Management Committee, contacts for whistleblowing and the Board of Statutory Auditors	
	<ul style="list-style-type: none"> <li>Promotion of awareness to compliance for employees through training and tests</li> </ul>	 <p>Ensure healthy lives and promote well-being for all at all ages</p>
	<ul style="list-style-type: none"> <li>Prevention of various forms of harassment through the implementation of training and the establishment of consultation hotlines</li> </ul>	 <p>Ensure inclusive and equitable quality education and promote lifelong learning opportunities for all</p>
	<ul style="list-style-type: none"> <li>Thorough elimination of antisocial forces through contract clauses, etc.</li> </ul>	
	<ul style="list-style-type: none"> <li>Thorough protection of personal information through the establishment of internal regulations</li> </ul>	 <p>Achieve gender equality and empower all women and girls</p>
Human resources	Human resource development systems such as training for personnel, training for management, and discussion sessions with executives	
	<ul style="list-style-type: none"> <li>Promoting active participation of female employees</li> </ul>	 <p>Promote sustained, inclusive and sustainable economic growth, full and productive employment and decent work for all</p>
	<ul style="list-style-type: none"> <li>Introducing working style systems that match employees' individual working styles (maternity leave, childcare leave, nursing care leave, reduced working hours, and working from home)</li> </ul>	 <p>Build resilient infrastructure, promote inclusive and sustainable industrialization and foster innovation</p>
	<ul style="list-style-type: none"> <li>Promoting employment of people with disabilities</li> </ul>	
	<ul style="list-style-type: none"> <li>Initiatives for eliminating occupational accidents such as holding of the occupational health and safety conference and safety council, and patrolling construction sites</li> </ul>	 <p>Reduce inequality within and among countries</p>
Partnerships	<ul style="list-style-type: none"> <li>Active IR activities by formulating medium-term management plans, publishing related materials, etc.</li> </ul>	 <p>Promote peaceful and inclusive societies for sustainable development, provide access to justice for all and build effective, accountable and inclusive institutions at all levels</p>
	<ul style="list-style-type: none"> <li>Supporting promotion of work style reform through shared offices for tenants of the Company (Bellesalle Lounge)</li> </ul>	
	<ul style="list-style-type: none"> <li>Holding events to match startup companies and major corporations (reverse pitch)</li> </ul>	
	<ul style="list-style-type: none"> <li>Supporting culture and welfare through the holding and cooperating on various events (Step Concert and Shinjuku Creators Festa)</li> </ul>	
	<ul style="list-style-type: none"> <li>Accepting entrustment of operating athletic facilities that are under the jurisdiction of local governments by utilizing a designated administrator system (Sumitomo Fudosan Esforta)</li> </ul>	 <p>Strengthen the means of implementation and revitalize the global partnership for sustainable development</p>