

September 8, 2022

To whom it may concern

Sumitomo Mitsui Trust Bank, Limited

**Notice regarding Launch of Services to Support the Promotion of Decarbonization of
Real Estate under Management
~Non-Fossil Certificate Trustee Purchase Service and Support for CO2 Emissions
Calculation~**

We are pleased to announce that Sumitomo Mitsui Trust Bank, Limited. (President: Kazuya Oyama:, hereinafter “SuMi TRUST Bank”) has launched the following initiatives to support the promotion of decarbonization of real estate held in trust (the largest in Japan, approximately 22 trillion yen (*1)).

1. Non-Fossil Certificates Trustee Purchase Service

SuMi TRUST Bank, the trustee of real estate trusts (real estate management trust, and real estate management and disposal trust (*2)), will purchase non-fossil certificates (*3) on behalf of beneficiaries. The purchase of non-fossil certificates is one of the ways to introduce electricity derived from renewable energy sources ("renewable electricity") and can be used for reporting to international initiatives such as RE100 (*4).

This service is the first initiative by a financial institution that takes advantage of the functions of a trust bank. By providing this service, beneficiaries will be able to achieve carbon neutrality of the properties they own and manage while reducing costs and burden, thereby improving the satisfaction level of tenants who are environmentally conscious. Through this service, we will also contribute to promoting the distribution of non-fossil certificates and increasing the percentage of renewable energy in Japan.

2. Support for GHG emissions calculation

SuMi TRUST Bank will also provide support to beneficiaries to measure GHG(*5) emissions from the real estate they own and manage by utilizing "zeroboard," (*6) a cloud service developed and provided by Zeroboard Corporation (Representative Director: Michitaka Tokeiji).

SuMi TRUST Bank has developed energy-saving consulting services to reduce energy consumption and consulting services to introduce renewable energy electricity, including non-fossil certificate trustee purchase services, in order to promote environmentally friendly property. Going forward, SuMi TRUST Bank will provide support not only in the implementation of carbon neutral measures, but also in the visualization of the current status of GHG emissions, and through dialogue with beneficiaries, provide total solutions for the decarbonization of real estate.

In October 2021, Sumitomo Mitsui Trust Holdings, Inc. announced its Carbon Neutral Declaration, and declared that in the real estate area, it will start offering support plans for achieving net zero GHG emissions at entrusted properties. We will continue to contribute to the realization of a decarbonized society by leveraging the diverse capabilities of the trust bank group.

(*1) Balance as of March 31, 2022. SuMi TRUST Bank is entrusted with a wide range of real estate owned by J-REITs, real estate funds, real estate companies, etc.

(*2) Real estate management trust and real estate management and disposition trust:

Trusts in which the trustee places real estate in trust with a trust bank (trustee), and the trustee manages and disposes of the real estate in accordance with the objectives set by the trustee.

(*3) Non-fossil Certificate:

A certificate that enables the "environmental value" of electricity generated from non-fossil power sources (methods of power generation that do not use fossil fuels) to be extracted and traded in the form of a certificate.

(*4) RE100:

An international initiative that aims for companies to cover 100% of their electricity consumption from renewable energy sources.

(*5) GHG:

Green House Gas

(*6) zeroboard:

Cloud service that calculates and visualizes GHG emissions derived from corporate activities and their supply chains based on the GHG Protocol, an international standard,