

November 19th, 2021

Sumitomo Mitsui Trust Real Estate Investment Management Co., Ltd.

President Hidehiko Natori

Notice Concerning Acquisition of “Three Star” Rating in 2021 GRESB Real Estate Assessment

Sumitomo Mitsui Trust Real Estate Investment Management Co., Ltd. (“SuMi TREIM”) announced that Shiba Wind Avenue GK (investing in NEC headquarter office) managed by SuMi TREIM has earned “Three Star” (out of five star) Rating at its first participation in the 2021 GRESB Real Estate Assessment which is based on GRESB Overall Score and its quintile position relative to global participants.



GRESB Real Estate Assessment

GRESB is an annual benchmarking assessment to measure ESG (Environmental, Social and Governance) integration of real estate companies and funds, as well as the name of organization which runs the assessment. It was founded in 2009 by a group of major European pension funds who played leading roles in launching Principles for Responsible Investment (PRI). Currently, 140 Investor Members (with more than \$47 trillion in assets under management) use GRESB data for their investment decision-making and engagement with investees, and several institutions from Japan including Government Pension Investment Fund (GPIF) utilize GRESB Assessment results. In 2021, 1,520 listed or private real estate companies/funds participated in GRESB Real Estate Assessment.

Our ESG Property Investment Management Policy

Sumitomo Mitsui Trust Group (SuMi TRUST) has been a signatory to the PRI since PRI's

launch in May 2006. Our PRI initiatives are based on the latest trends, with policies we have formulated and put into place based on the six PRI principles. As SuMi TREIM espouses the corporate philosophy of “Creating Shared Value” held by SuMi TRUST and adhere to its Sustainability Policy – basic policy on the social responsibility of SuMi TRUST, we believe that formulating and encouraging of responsible investment management strategy that consider ESG and endeavor to achieve continuous reduction in environment degradation from our investment property eventually maintains and increases asset value, and maximizes shareholder value. Therefore, we have established ESG Property Investment Management Policy (“Our Policy”) and put it into our daily practice.

Our Policy

<https://www.smtreim.jp/policy/ESG.pdf>

Disclaimer: This announcement was created for a purpose to provide information and NOT for the purpose of any transactions.