SuMi TRUST
SUMITOMO MITSUI TRUST HOLDINGS

CSR REPORT
2014

Climate Change

Sumitomo Mitsui Trust Group's Eco-Trustution

The Group has coined the word "Eco-Trustution" to represent its environmental financial business based on the concept of providing solutions to ecological issues through the use of our trust function. We will continue to develop and provide solution-based financial instruments and services.

Solutions that use the unique functions of a trust bank

Editorial policy

The CSR Report 2014, as with the previous edition, consists of a full report, a digest report, and four feature booklets on *Climate Change*, *Natural Capital*, *Responsible Investment*, and *Environmentally Friendly Property*. We have published a digest version of our CSR report along with feature booklets so that readers can gain a deeper understanding of our Group's proactive initiatives. You can visit our website to view our other CSR initiatives.

http://www.smtb.jp/csr/

* This booklet introduces various initiatives and activities by our Group, led by Sumitomo Mitsui Trust Bank.

Addressing Climate Change

Basic Policy of the Sumitomo Mitsui Trust Group

In the belief that addressing climate change problems is essential for the creation of a sustainable society, the Group has formulated "action guidelines for mitigating climate change" and it considers this issue Eco-Trustution's most important task in promoting efforts to tackle climate change.

As Japan confronts rising energy costs and other problems associated with the shutdown of its nuclear power plants, efforts by both energy suppliers and energy users are vital in dealing with climate change. The Group will continue to develop high-value-added financial solutions businesses that leverage its capabilities and know-how as a trust bank.

Action Guidelines for Mitigating Climate Change

1. Implementation of Measures and Support to Help Mitigate Climate Change
   In addition to actively taking measures to reduce greenhouse gas emissions in our own business operations, we are making efforts, as a corporate citizen, to support activities that mitigate and adapt to climate change.
2. Provision of Products and Services
   We are working on developing and providing products and services that help mitigate climate change. Our financial functions are being leveraged to promote energy conservation and encourage the use of renewable energy.
3. Collaboration with Stakeholders
   We engage in dialogue and cooperation with our stakeholders as we work to mitigate climate change.
4. Education and Training
   We will ensure that these guidelines are fully implemented at group companies, and will actively conduct education and training to mitigate climate change.
5. Information Disclosure
   We will actively disclose information related to our efforts to mitigate climate change.

No Doubt about Global Warming

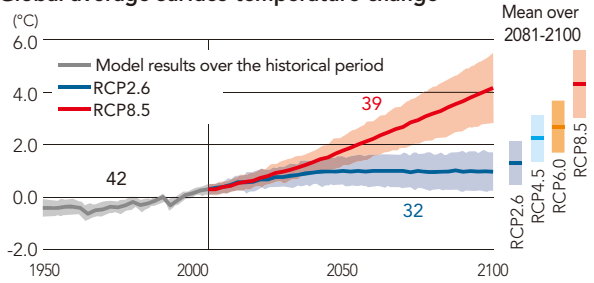
In the *Fifth Assessment Report* of the Intergovernmental Panel on Climate Change (IPCC) released in September 2013, the knowledge of scientists from around the world regarding global warming was collated and reported as follows:

1) There is no room for doubt regarding climate change.
2) Phenomena associated with global warming, such as warming of the atmosphere and oceans, and rising sea levels, are progressing.
3) The greatest cause of global warming is the emission of greenhouse gases, such as carbon dioxide, through human activities.
4) Current emission levels will further advance global warming, and substantial and sustained reductions in emissions are necessary in order to curb this warming.

Climate outlook in the future

- If additional measures to reduce greenhouse gas emissions are not put in place, average global temperatures will rise by up to as much as 3.7 to 4.8 degrees Celsius.
- If current emissions continue, the Earth has a remaining capacity of only approximately 30 years during which it can handle the emissions volume and keep the temperature increase under 2 degrees Celsius.

Global average surface temperature change



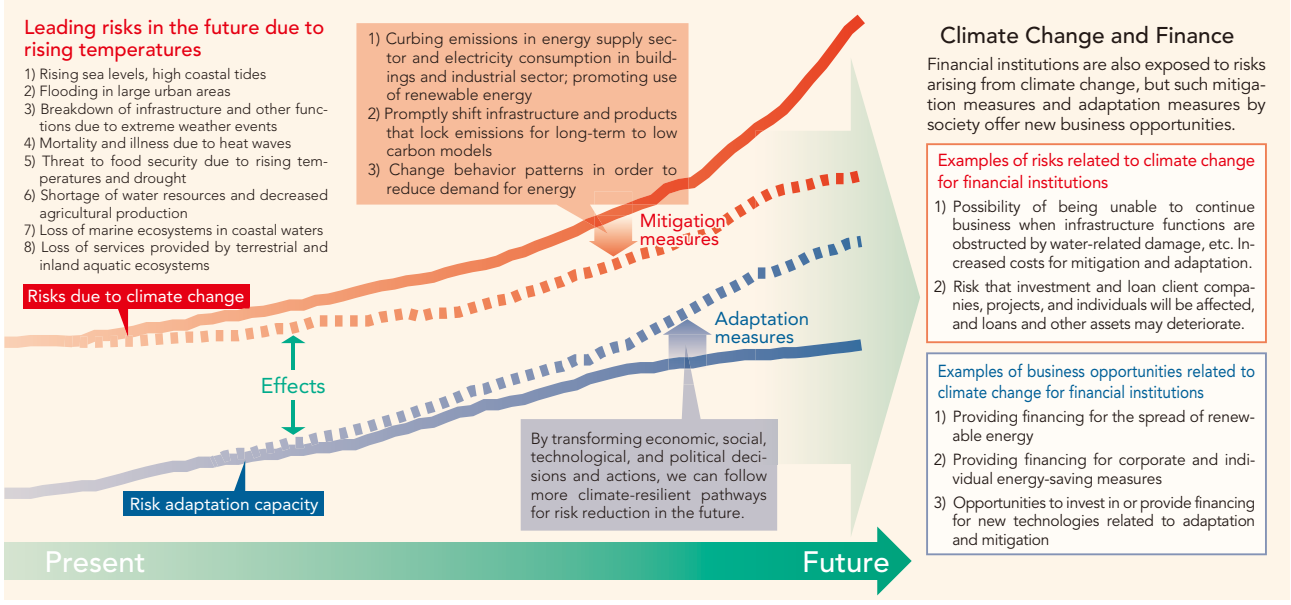
Source: *Fifth Assessment Report* of the Intergovernmental Panel on Climate Change

Long-term Response to Climate Change Risks through Adaptation and Mitigation

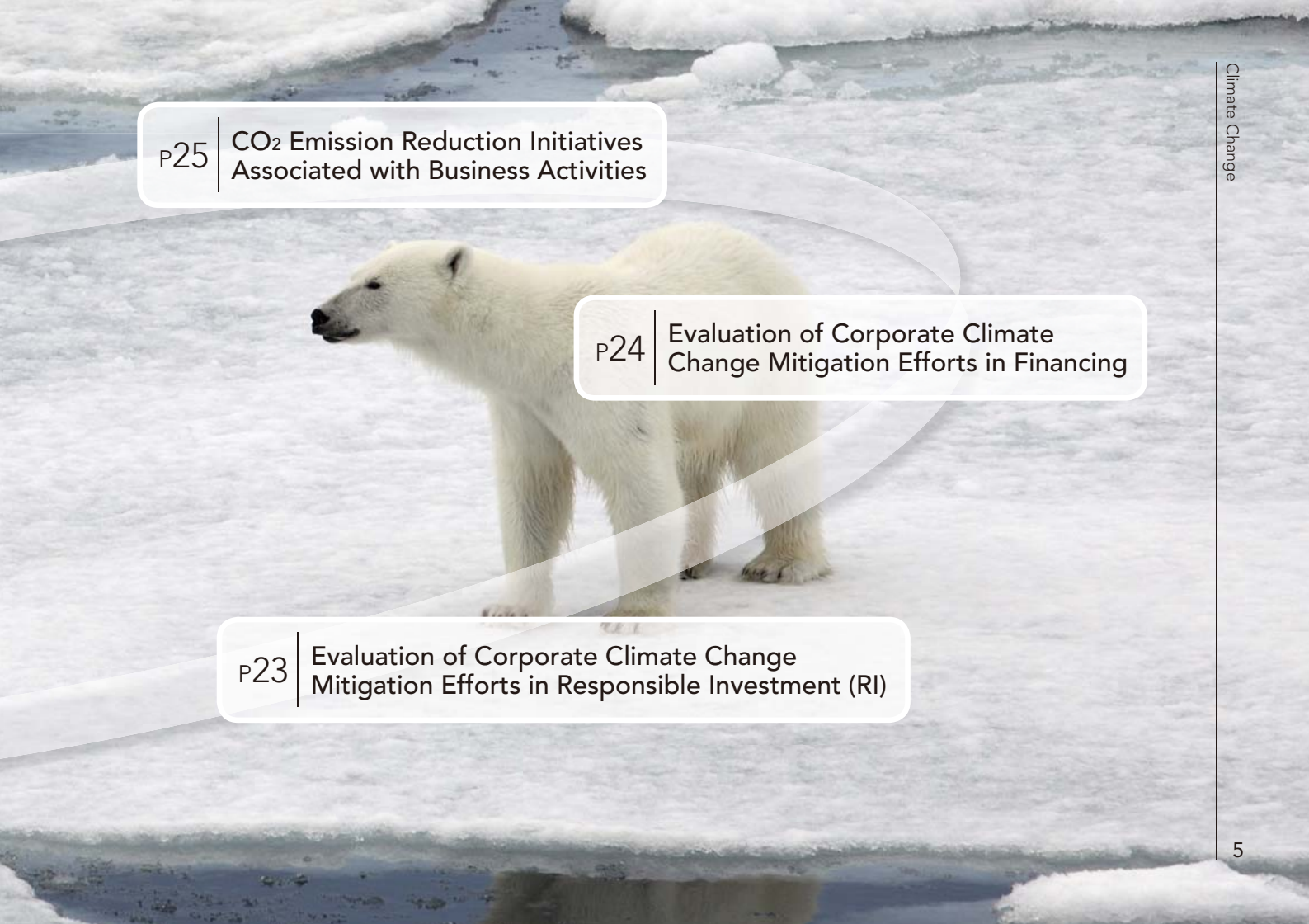
As temperatures rise due to climate change, future risks increase in a range of fields. In particular, there is a high possibility that the effects will be enormous in terms of the decline in production capacity in primary industries, breakdown of infrastructure due to abnormal weather, and health hazards due to water shortages and high temperatures.

In order to prevent this situation, it is necessary to make efforts across all regions and fields to minimize climate change risks into the future through "adaptation measures," to reduce the inevitable effects of climate change risks, and "mitigation measures," to reduce greenhouse gas emissions due to human activities that are the greatest cause of climate change.

Financial institutions are called upon to appropriately manage risks and provide finance to achieve those ends.



Financial Products and Services to Help Solve Climate Change Problems

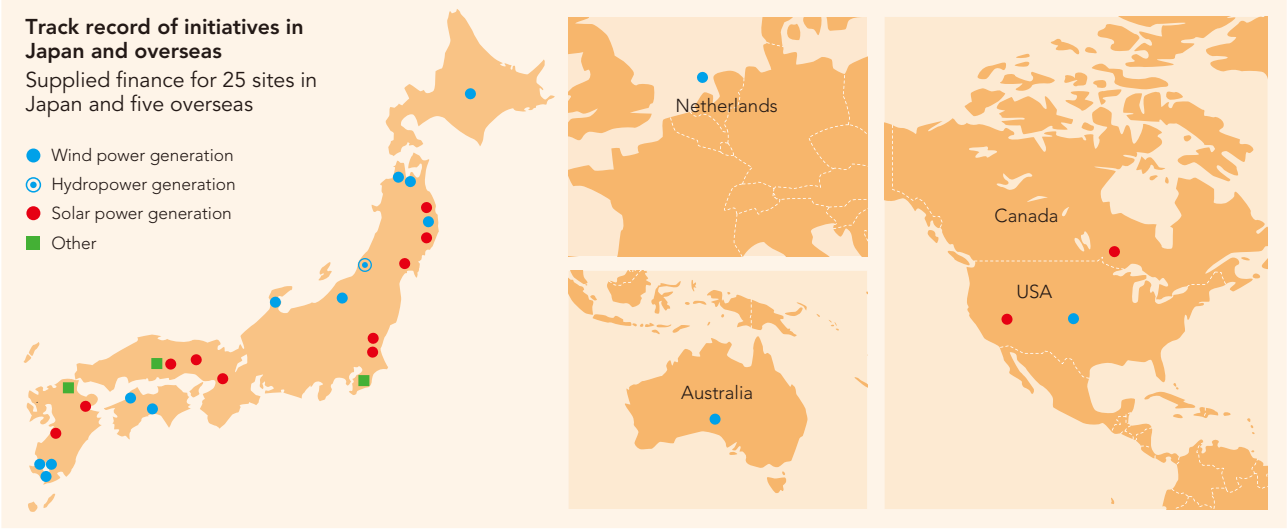


Spread and Growth of Renewable Energy

Renewable Energy Financing

The Group promotes the adoption of renewable energy such as wind and solar power through project finance and other measures.

Since the introduction in July 2012 of a feed-in tariff (FIT) scheme, where electricity companies purchase power generated by renewable sources at a fixed price, there has been a rush to build mega-solar power plants throughout Japan, and plans for a considerable number of wind power, geothermal power, and small hydropower projects have taken more concrete shape. Efforts are also under way in new fields such as offshore wind power generation and biomass power generation. The Group is carrying out financial support in order to assist various renewable energy projects in Japan and overseas.



Solar Leases

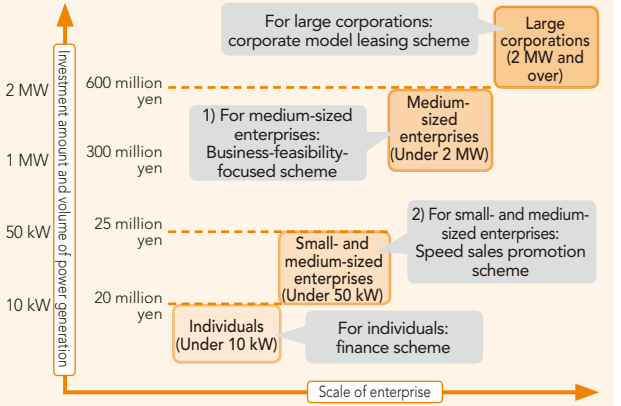
The Group supports the introduction of solar-power generation equipment, both small and large scale, through a leasing model that spans the period from planning and building through to operation.

Sumitomo Mitsui Trust Panasonic Finance Co., Ltd., together with selected expert partners, has put in place a one-stop service structure to provide comprehensive support for the series of processes related to the introduction of solar power generation systems. This structure encompasses estimating the volume of power generated, design, funding plans, consulting on system interconnections, construction, operation, and maintenance and management.

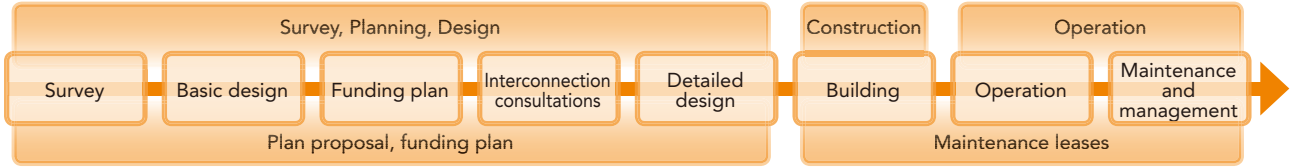
In particular, for small- and medium-sized enterprises, we respond to diverse funding needs depending on the site where the equipment will be installed, scale, and so on. Available products include 1) Business-feasibility-focused scheme, focusing on the cash flow of the solar power generation project, and 2) Speed sales promotion scheme, in which screening is carried out quickly when certain conditions are met.

As of September 2014, we have provided support through a leasing model for 41 large-scale solar power generating plants (high voltage), with a total power generation capacity of 48,300 kW (including those in the planning stage.)

Solar market and schemes

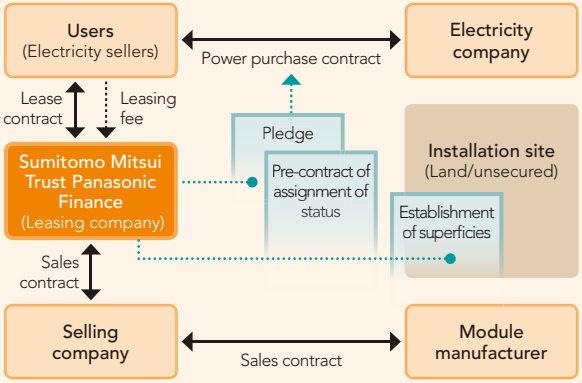


Flow of one-stop services



1) Business-feasibility-focused Scheme (for mega-solar)

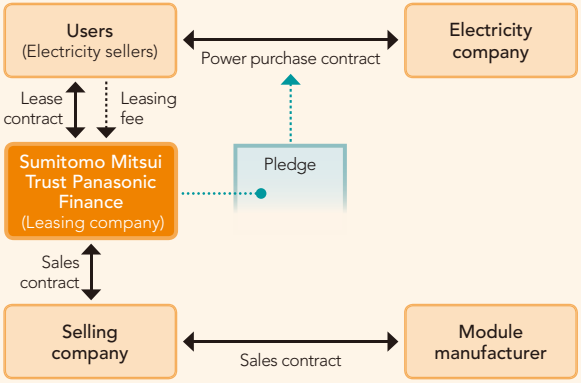
This is a financing scheme that focuses on business feasibility including cash flow of solar power generation. The goal is to provide swifter response to clients who would previously have had difficulty with long-term high-amount financing.



With regard to the various rights involved in solar power generation projects, Sumitomo Mitsui Trust Panasonic Finance receives the consent of the power generation business operators with regard to the prescribed preservation measures: 1) establishment of superficies for the installation site, 2) establishment of pledge for power sales receivables, and 3) reservation of assignment of status of business operator, making it possible to determine business feasibility with a greater focus on the economic performance of the power generation project.

2) Speed Sales Promotion Scheme (for low voltage range)

This is a scheme exclusive for solar projects in the low voltage range below 50kW. By establishing the right of pledge for power sales receivables, the credit screenings are quickly carried out.



By having the client install on a lease model machines purchased from a company selling equipment, etc., with whom a partnership has been established in advance, and receiving consent for making a pledge for power sales receivables from the power generation project, it is possible to determine business feasibility based on the economic efficiency of the solar power generation project.

Initiatives for the Use of Diverse Renewable Energy

In light of issues such as system interconnection, we are promoting the spread and expansion of renewable energies such as geothermal, biomass, and small to medium hydropower, which generate stable power, as well as use of storage batteries for system stability.

Hydropower Generation

With a vast amount of water flowing through its rivers, hydropower is a promising natural resource for Japan, and its development potential is anticipated. Before the establishment of the feed-in tariff (FIT) scheme, hydropower accounted for the largest volume among all forms of renewable energy. For equipment, a significant share is said to be made-in-Japan, and hydropower contributes to local economies by promoting employment through construction work as well as maintenance and management. The procedures concerning water rights have been simplified under the revisions to the River Act, and implementation is expected to pick up.

Geothermal Power Generation, Hot Spring Binary Power Generation

Although implementation of large-scale geothermal power generation has been slow because development risks are substantial and environmental impact assessments take many years, implementation isd expected to progress rapidly in the future with the introduction of the development subsidy system and FIT scheme by the government. Furthermore, as a country with numerous volcanoes, Japan has abundant hot spring resources; however, the energy from high-temperature hot spring water has not traditionally been used, being either dissipated or diluted. Hot spring binary power generation, which generates power by recovering this unused hot spring heat, holds promise in the future.

Biomass Power Generation

Biomass power generation includes methods such as woody biomass power generation using wood chips as fuel; waste power generation using general waste material as fuel; and biogas power generation using methane fermentation gas. Because it uses local resources, synergy effects are expected with the development of local industries that supply the raw materials. Biomass energy is characterized by its overall high efficiency, with the potential for heat utilization as well as power generation. Apart from solar and wind power, biomass is the renewable energy with the fastest-growing number of approved facilities.

Industrial-use Storage Batteries

The amount of power generated by solar and wind power generation fluctuates over short time spans depending on sunlight and wind conditions, which can cause connection problems leading to irregular system frequency and supply balance. One way of solving this is through the use of large storage batteries. In addition, although in-house consumption of generated power is expected to increase, demand for storage batteries is also expected in this case, to store electricity including surplus electricity and electricity purchased during low-price time periods. Storage batteries are an industrial field in which Japanese companies excel technically.

Renovation and Solar Loans for Smart Houses (Sales finance)

The Group supports the introduction of solar power generation, Home Energy Management Systems (HEMS), household fuel cells, and storage batteries with a view to upgrading to smart houses during home renovations.

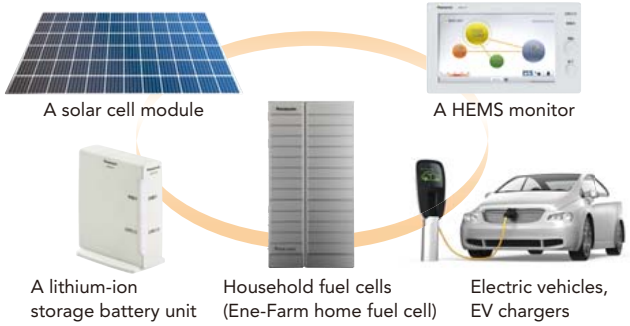
Solar-power generation equipment has been installed in over 1.2 million new and existing homes nationwide.* With full liberalization of retail electricity sales coming up in 2016, upgrades of ordinary homes to smart houses will progress rapidly in the future.

Sumitomo Mitsui Trust Panasonic Finance has been offering solar loans exclusively for solar power generation in collaboration with sales agents, construction contractors, and others. We will continue to provide not only financing for solar power generation, but also "Renovation Solar Loans" to support the introduction and spread of smart-house-related equipment. In this way, we contribute financially to the creation of better homes and cities. Our contributions include creating living environments that offer energy savings as well as comfort, and safe and secure disaster prevention measures.

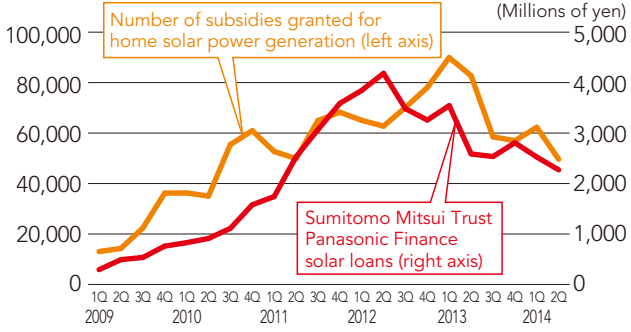
* According to materials published by the Japan Photovoltaic Energy Association

Smart houses

Equipment to realize smart houses



Spread and expansion of household solar power generation and Sumitomo Mitsui Trust Panasonic Finance solar loans



Promoting Energy Saving and CO_2 Reduction in Cities and Buildings

Initiatives Linked to "Leading Projects for Promoting CO_2 Reduction" Program for Housing and Buildings

The Group promotes the spread of buildings with outstanding CO_2 reduction measures from the perspective of building evaluation.

What Is the "Leading Projects for Promoting CO_2 Reduction" Program for Housing and Buildings?

- Leading projects (construction and renovation projects) that show outstanding initiative in CO_2 reduction can apply to a public subsidy program led by the Ministry of Land, Infrastructure, Transport, and Tourism (MLIT).
- The program grants subsidies up to one half of the budget for construction and other costs of pioneering initiatives. The average per-project subsidy (budget) has trended for a while in the range of 200 million yen.
- Recipient projects are announced by MLIT and published on the Building Research Institute website. Recipients can present their projects at the time of selection and completion.

SuMiTB's Initiatives Involving the "Leading Projects for Promoting CO_2 Reduction" Program for Housing and Buildings

- As part of our environmentally friendly construction consulting, we offer support for projects that look to qualify for subsidies.
- We also provide specialized consulting services to assist in applying for subsidies under the "leading projects for promoting CO_2 reduction" program for housing and buildings, offering assistance not only in materials-related matters, but also in consulting based on our extensive experience and expertise in building management and the like.

* Our consulting service does not guarantee a project will be awarded a grant under the "leading projects for promoting CO_2 reduction" program for housing and buildings.

Daikin Industries Technology and Innovation Center

Hiroshima Mazda
Renovation work on
Otemachi Building

©Sambuichi Architects

Loans for Environmentally Friendly Housing

The Group provides housing loans to support the spread and promotion of environmentally friendly housing with features relating to energy saving, energy generation, and the like.

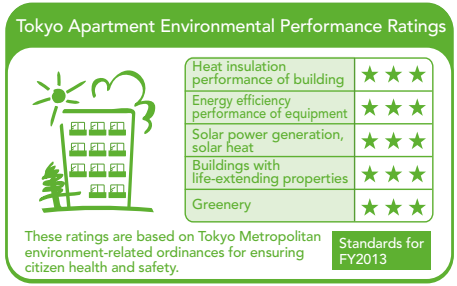
When purchasing a home or condominium, a growing number of people prefer housing with features like high energy-saving performance and abundant greenery that takes the environment into account.

In light of such needs, Sumitomo Mitsui Trust Bank has introduced CSR standards into the housing loan interest structure to provide environmentally friendly housing loans at preferential interest rates for houses like condominiums that employ local government environmental performance rating systems.

Specifically, we provide environmentally friendly housing loans in collaboration with five municipalities: Tokyo, Kawasaki City, Osaka Prefecture, Kobe City, and Hiroshima City. The housing evaluation systems of these governments reflect diverse environment considerations such as improving insulation performance, introducing solar panels, gas heat pumps, and other gear, and greening the site.

In addition, Sumitomo Mitsui Trust Bank provides loan products to support the spread and growth of renewable energy use, amid growing public awareness of the need for saving energy and conserving electricity in daily life.

In December 2012, we began offering collaborative loans for new detached houses sold by PanaHome Corporation that come with solar power generation systems.



Example: Tokyo apartment environmental performance rating standards for fiscal year 2013

Photograph courtesy of PanaHome Corporation

Consulting on Smart City Projects

Sumitomo Mitsui Trust Bank Initiatives on Smart Cities

Sumitomo Mitsui Trust Bank provides support for smart city projects by creating frameworks to link various environmental contribution efforts to economic added value, helping with the formulation of project plans, and providing support to move projects towards realization via financial functions such as leasing and financing.

Addressing Climate Change by Creating Smart Cities

A "Smart city" refers to urban development based on concepts linked to raising the overall efficiency of energy usage in a community. For energy suppliers, this involves using renewable energy and unused or under-used heat and introducing high-efficiency power generation and heat-supply equipment. For energy users, this involves adopting demand control systems as well as connecting households, buildings, and transportation systems via IT networks.

The goal of smart cities is to realize a sustainable society by mitigating climate change through measures to increase the efficiency of energy usage across a wide range of human activities such as communications, information technology, transportation, residential environment, and production activities. Furthermore, the process of resolving issues for realizing a sustainable society is expected to open up substantial opportunities in various fields such as disaster preparedness, crime prevention, and other security concerns as well as medical and nursing care and other responses to an aging society. The smart city can also be considered an initiative that integrates these issues.

Menu of climate change countermeasures in smart cities

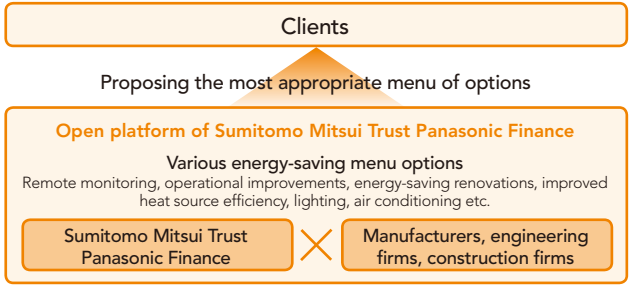
Measures by energy users		Measures by energy suppliers		Measures in shipping and transportation fields	
BEMS HEMS	Reducing the heat burden	Solar power generation	Biomass power generation Digestion gas power generation	Electrical vehicles Hybrids	Recharging facilities
Community energy management	Use of stored heat	Unused or under-used heat	Small hydropower generation	On-demand transportation systems	Ultra-compact mobility
Demand control	Use of recycled water	Heat pumps	Storage batteries	Car sharing	Light rail transit (LRT)
Introduction of high-efficiency equipment	Interchange of electricity and heat	Wastewater heat City heat	Cogeneration independent power sources	Park-and-ride programs	Hydrogen fuel

Support for Energy Efficiency

Open Platform Model for Energy-Saving Options

Sumitomo Mitsui Trust Panasonic Finance uses an open platform model that proposes the best combination of measures to accommodate diverse requests from clients.

- We propose combinations of three measures: 1) upgrading or making equipment more efficient, 2) improving demand-side efficiencies, and 3) using untapped or under-used energy.
- We provide services that combine energy-saving consulting, energy management, and financing.
- We provide one-stop services covering the entire process from review of energy-saving measures to equipment selection, subsidy applications, financing, and operation. Leases with upkeep agreements are also available as a package that includes equipment maintenance services.



Energy-Saving Service No. 1: Upgrading or Making Equipment More Efficient

Energy consumption is reduced by upgrading and improving old equipment such as air conditioners and heat sources.

Air conditioning and lighting

- More efficient air conditioning
- Switching to LED lighting

Boilers

- Highly efficient hot water boilers

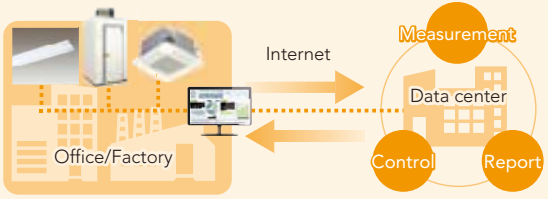
Cogeneration system

- Gas turbine engine
- Gene Link (Exhaust heat injection-type chiller)

Energy-Saving Service No. 2: Improving Demand-side Efficiencies

Enhancing insulation performance and reducing peak demand improves demand-side energy consumption efficiency.

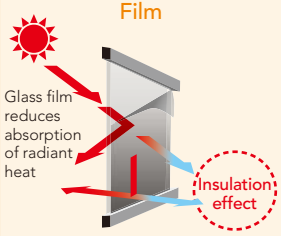
Energy Management Services (EMS)



Heat insulation for roofs, exterior walls, and interior walls

- Insulation coating

Film



Energy-Saving Service No. 3: Using Untapped Energy

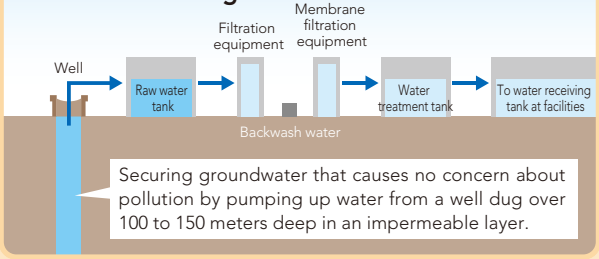
Recovering unused energy such as exhaust heat and groundwater can improve energy efficiency.

Unused energy heat exchanger

Water heater using recovered exhaust heat

Regenerative burner

Groundwater usage



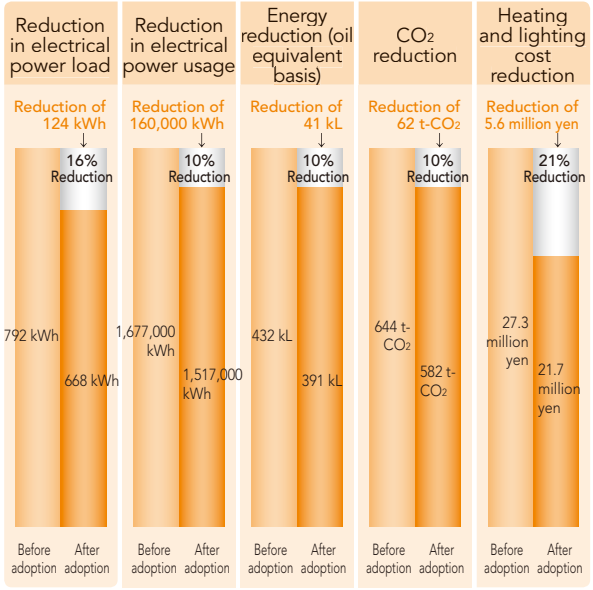
Securing groundwater that causes no concern about pollution by pumping up water from a well dug over 100 to 150 meters deep in an impermeable layer.

Energy Cost Reduction at a Factory: a Model Proposal

Adoption Effects

1. Potential reduction of about 16% of the total electrical power load (peak load)
2. Potential reduction of about 10% of the total volume of electrical power use
3. Reduction of about 21% of total heating and lighting costs (running costs)

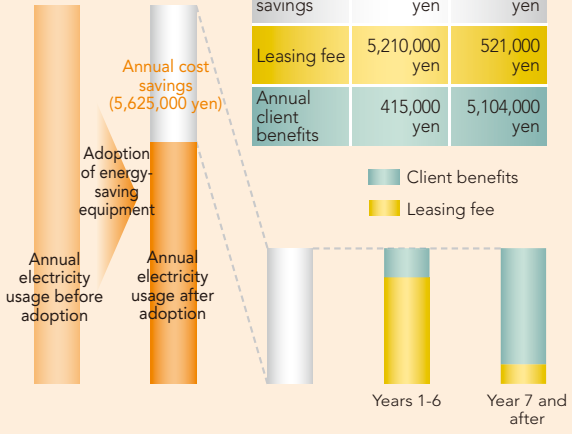
Reduction effects in heating and lighting costs, volume of energy use, and environmental impact



Benefits of using a lease

Using a lease can level out the funding burden with no initial investment.

	Years 1-6	Year 7 and after
Cost savings	5,625,000 yen	5,625,000 yen
Leasing fee	5,210,000 yen	521,000 yen
Annual client benefits	415,000 yen	5,104,000 yen



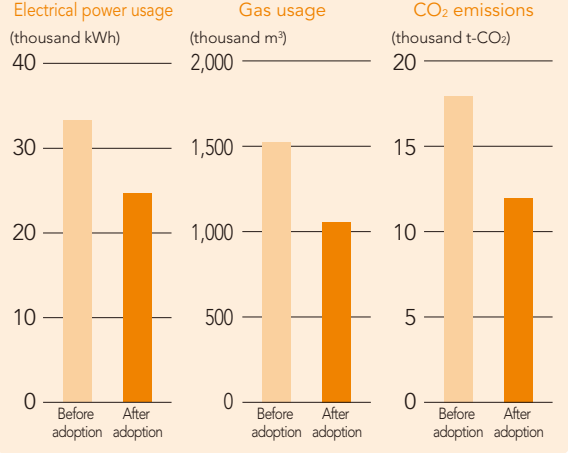
Energy Cost Reduction at an Amusement Facility

Adoption Effects

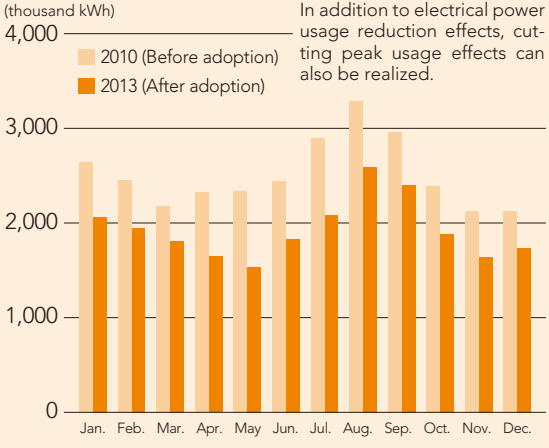
With the adoption of cloud-based EMS, energy usage can be reduced through optimal control of air conditioning, lighting, etc. Making energy data visible makes it possible to curb demand, and is effective for peak measures under the revised Act on the Rational Use of Energy.

- 26% reduction in electrical power usage: By curbing demand, electricity costs are substantially lightened.
- 30% reduction in gas usage: It is possible to make reductions not only in electricity, but also by controlling volume of gas usage.
- 34% reduction in CO_2 emissions volume: Contributing to global warming countermeasures and leading to demonstration of CSR.

Reduction effects in volume of energy use and CO_2 emissions



Reduction effect in electrical power usage through introduction of BEMS*



* Building and Energy Management System

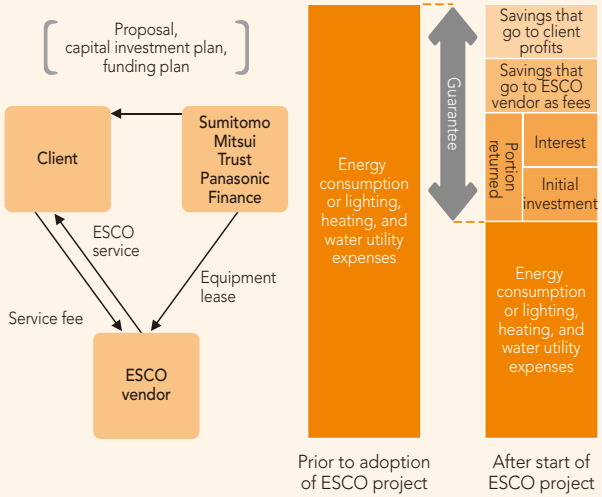
Financing for ESCO* Service Adoption

The Group collaborates with energy service companies (ESCOs) to provide comprehensive energy conservation services from installation of energy-saving equipment to maintenance and management.

* ESCOs provide comprehensive services for energy saving; their compensation comes from a portion of the guaranteed amount of savings on energy costs.

The Group offers comprehensive proposals for the adoption of ESCO services for office buildings, commercial facilities, factories, and other sites, combined with the use of subsidies.

Outline of ESCO concept



* Case where a client adopts a shared model, one form of an ESCO

Case of ESCO proposal for public facilities (music halls, sports facilities)

Case of proposal to reduce energy by 29%, CO_2 by 42%, and achieve annual energy savings of approximately ¥25 million, through ESCO centered on BEMS and introduction of high-efficiency heat source system and high-efficiency lighting.

- Contract form: Shared model ESCO project
- ESCO period: 9 years
- Guaranteed reduction amount: 22,000,000 yen
- Utilization of subsidies (Subsidy ratio 1/3)

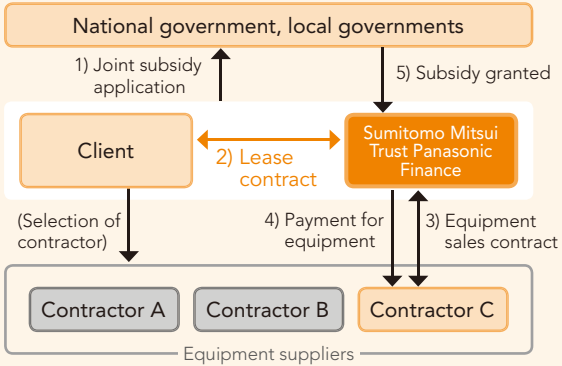
Content of plan

Measure items	Energy items	Energy reduction	Energy reduction ratio	CO_2 reduction	CO_2 reduction ratio	Heating and lighting cost reduction
		(GJ/year)	(%)	(t-CO_2/year)	(%)	(thousand yen/year)
High-efficiency heat source system	Electricity/ Kerosene	5,750	20	522	35	19,980
Secondary pump estimated terminal pressure control	Electricity	920	3	38	3	1,390
Filtrated circulating water amount reduction control	Electricity	410	1	17	1	620
Emergency power generator	Diesel fuel	-16	-1	-1	-1	-60
High-efficiency lighting	Electricity	933	3	39	3	1,960
BEMS	—	280	1	10	1	610
Total		8,277	27	625	42	24,500

Subsidy Utilization Model Lease

- Can lighten the economic burden of capital investment costs and makes it possible to obtain further energy-saving benefits.
- By using a lease, energy-saving equipment can be introduced with no initial investment.
- Lightening the financial burden makes it possible to introduce cutting-edge energy-saving equipment, and enhances the corporate image in terms of CSR and the environment.
- By providing support for subsidy applications, we can make the subsidy application procedure go smoothly.

Diagram of subsidy utilization

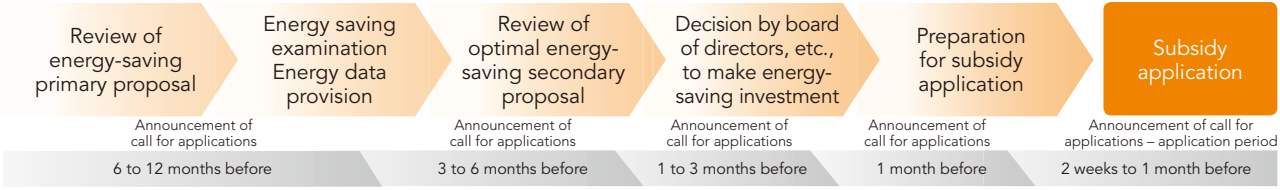


Main subsidy systems

- Subsidy to support business operators promoting rational use of energy
- Scheme to promote management enhancement at small- and medium-sized business operators through reduction of greenhouse gas emissions
- Subsidy for project costs to promote introduction of innovative energy-saving technology in housing and buildings (ZEB program)
- Advanced technologies promotion Subsidy Scheme with Emission reduction Targets (ASSET scheme)
- Subsidies for project costs to support introduction of stationary lithium-ion storage batteries

* Certain conditions must be met in order to apply for a subsidy.

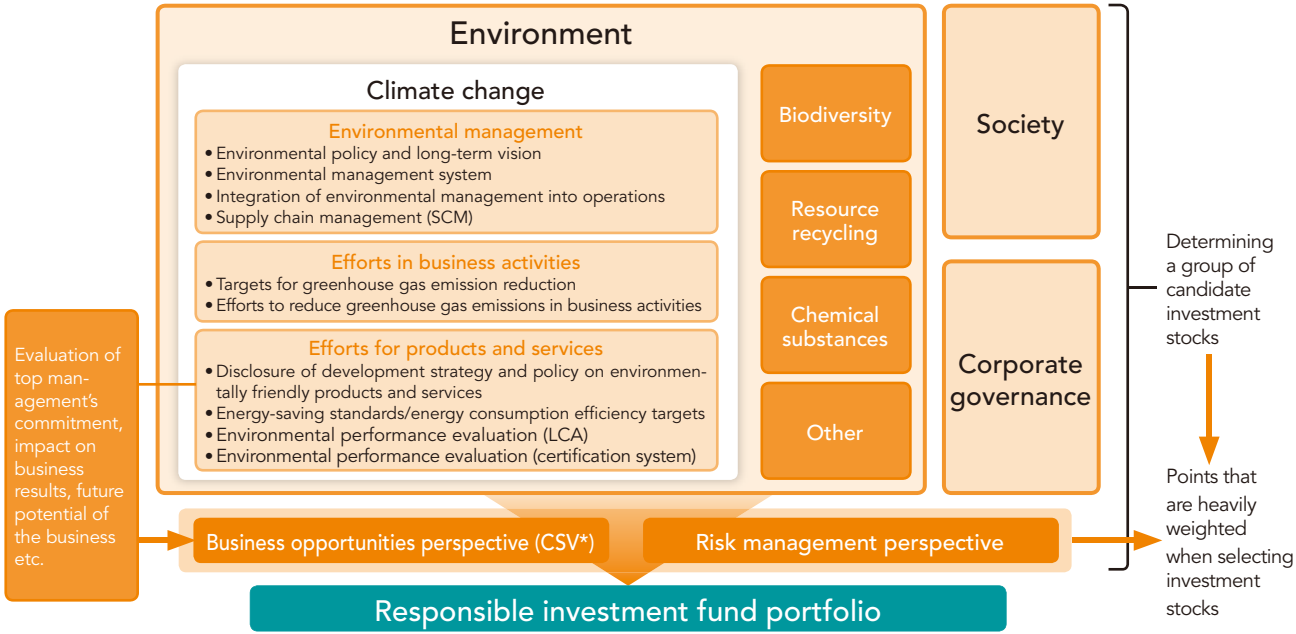
Standard schedule for subsidy application



Evaluation of Corporate Climate Change Mitigation Efforts in Responsible Investment (RI)

Climate change mitigation efforts are an important evaluation item for the various responsible investment funds offered by Sumitomo Mitsui Trust Bank. When selecting stocks for investment, we emphasize the dual perspectives of pursuing business opportunities and risk management based on the comprehensiveness of a company's measures.

Our View on Corporate Evaluation in a Responsible Investment Context



*CSV stands for "creating shared value." CSV is the philosophy of pursuing social value and corporate value together.

Evaluation of Corporate Climate Change Mitigation Efforts in Financing

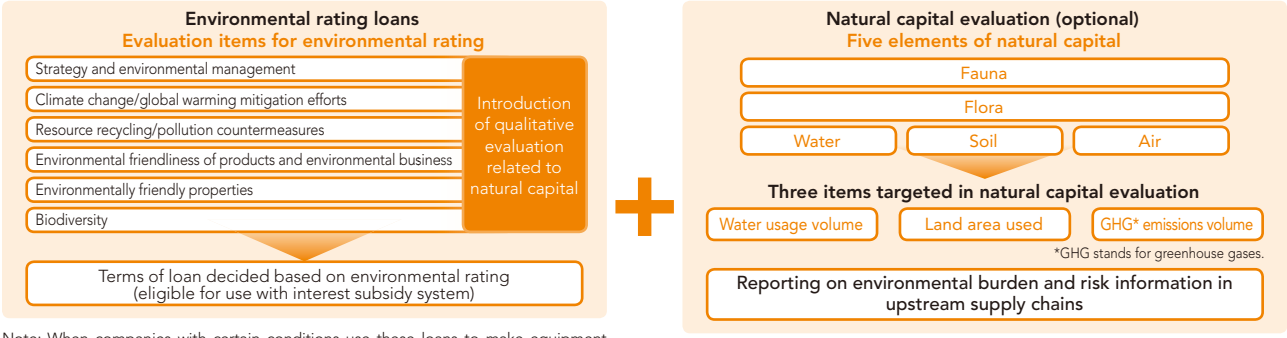
The Group evaluates climate change mitigation efforts through an environmental rating system and measurement of CO_2 emissions volume in a potential borrower's supply chain.

Environmental Rating Loans

Sumitomo Mitsui Trust Bank incorporates items on climate change and global warming mitigation efforts into the rating criteria for environmental rating loans. These loans incorporate an evaluation system not only of emission volume and measures to reduce greenhouse gases produced by business activities at the client company, but also of the climate impacts of their supply chain management. The evaluation includes whether the company has a grasp of the volume of emissions in its supply chain, and whether it promotes initiatives through the supply chain.

Clients of Sumitomo Mitsui Trust Bank's environmental rating loans can use an optional paid service for calculating the scope 3 greenhouse gas emissions upstream in their supply chain. They can use the results of this calculation for information disclosure in a carbon disclosure project (CDP) and in CSR reports. In addition, the optional service provides calculations of water usage volume and land area used in the upstream supply chain.

Concept of environmental rating loans



Note: When companies with certain conditions use these loans to make equipment investments that help counter global warming problems, they can receive interest subsidies under the Japan Environment Association's interest subsidy program.

Note: These options are provided by PricewaterhouseCoopers Sustainability Co., Ltd. and are not available without loan products.

CO_2 Emission Reduction Initiatives Associated with Business Activities

Energy usage and CO_2 emissions (Domestic bases)

Energy usage		FY2009	FY2010	FY2011	FY2012	FY2013
Total volume of energy usage (heating value)	GJ	1,081,210	1,107,217	999,891	1,000,431	949,345
Total volume of energy usage (converted to crude oil)	kl	27,895	28,567	25,797	25,811	24,493
Energy usage intensity	kl/m^2	0.062	0.063	0.055	0.053	0.055
Electrical power	thousand kWh	95,656	96,831	87,081	85,901	79,933
City gas	thousand m^3	2,019	2,116	1,875	2,475	2,502

CO_2 emissions		FY2009	FY2010	FY2011	FY2012	FY2013
Greenhouse gas emissions volume	t-CO_2	45,900	45,545	40,233	47,867	50,380
Greenhouse gas emissions after adjustment	t-CO_2	42,607	40,562	38,788	46,531	41,994
Emissions intensity	t-CO_2/m^2	0.102	0.101	0.086	0.099	0.114
Emissions intensity (after adjustment)	t-CO_2/m^2	0.095	0.090	0.083	0.096	0.095

Scope of calculation: SuMiTB facilities in Japan subject to the Act on the Rational Use of Energy. Group companies are tenants in some facilities.
Calculation method: The emission factors in "Ministerial Ordinance on Greenhouse Gas Emissions Produced in Conjunction with the Business Activities of Specified Emitters" were used.
Emission factors and emission factors after adjustment for each electricity business were used as the electricity emission factors for calculation of emissions intensity.

CO_2 emissions at bases subject to the Tokyo Metropolitan Ordinance on Environmental Preservation

		FY2010	FY2011	FY2012	FY2013	Total
Standard emissions	t-CO_2	27,690	27,690	29,904	29,904	
Mandatory reduction ratio	%	8	8	8	8	
Maximum emissions limit	t-CO_2	25,476	25,476	27,513	27,513	105,978
Mandatory reduction	t-CO_2	2,214	2,214	2,391	2,391	9,210
CO_2 emissions	t-CO_2	20,810	18,186	18,860	19,304	77,160
Emissions reduction	t-CO_2	6,880	9,504	11,044	10,600	38,028
Excess reduction	t-CO_2	4,666	7,291	8,653	8,209	28,819

Reduction status at SuMiTB's Fuchu Building, Shiba Building, Chofu Building, and Meguro Building with regard to the "Mandatory reductions in total greenhouse gas emissions and emissions trading system" of the Tokyo Metropolitan Ordinance on Environmental Preservation (Total for 4 bases). No emissions trades were conducted as of FY2013.

* Standard emissions and CO_2 emissions for each fiscal year have been verified by a third-party body (verification for FY2013 is not yet complete).

Although the density of facilities has increased due to the consolidation of bases in FY2013, the volume of purchased electricity was reduced by promoting energy saving in office sections through progress in LED introduction and other measures. Total volume of energy use decreased 5.1% year on year, and the CO_2 emissions rate as converted to crude oil was held at the same level as the previous fiscal year. On the other hand, CO_2 emissions increased due to an increase in emission rates at electricity companies.

Of SuMiTB's base buildings, four are subject to the mandatory emissions reductions of the Tokyo Metropolitan Ordinance on Environmental Preservation. These buildings have achieved reductions in excess of the mandatory amounts through measures, which have been implemented previously, such as improving efficiency of heat sources.

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