

Environmentally-friendly financial products of Sumitomo Trust & Banking

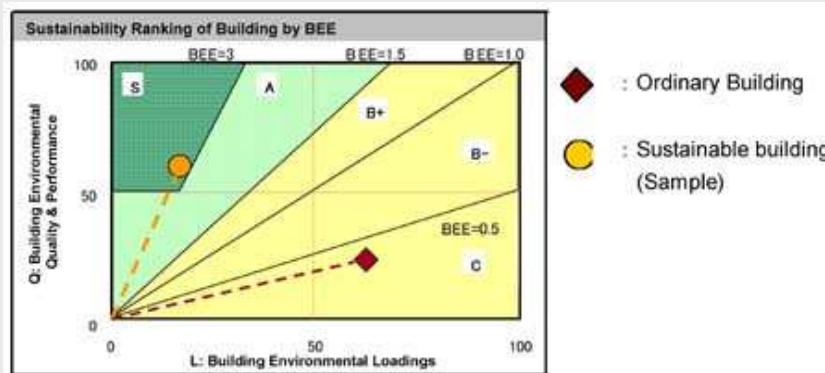


The Sumitomo Trust and Banking Co., Ltd.

Sustainability-related activities in Japan (1)

- Increasing number of CASBEE submitted to local governments

Fiscal Year	Number of governments	Number of submission (annual)	Number of submission (total)
2004FY	2	174	174
2005FY	4	420	594
2006FY	9	817	1411
First half of 2007FY	10	600	2011



<http://www.ibec.or.jp/CASBEE/english/methodE.htm>



Sustainability-related activities in Japan (2)

- "Cool Earth 50" initiative
Calling for a halving of global greenhouse gas emissions by 2050 .
- Reinforcement of Energy Conservation Law
- New subsidy schemes
Projects for installation of advanced CO2 reduction facilities and systems
Projects for ultra long term houses
- Measurements of local governments
Tokyo Climate Change Strategy
Yokohama CO-DO 30

Social Activity Charter of Sumitomo Trust

(Formulated December 2004)

1. Pursue sustainable social development
2. Create new levels of value and foster economic development
3. Protect the natural environment
4. Respect human rights
5. Comply with regulations

The concept of Eco Trustution

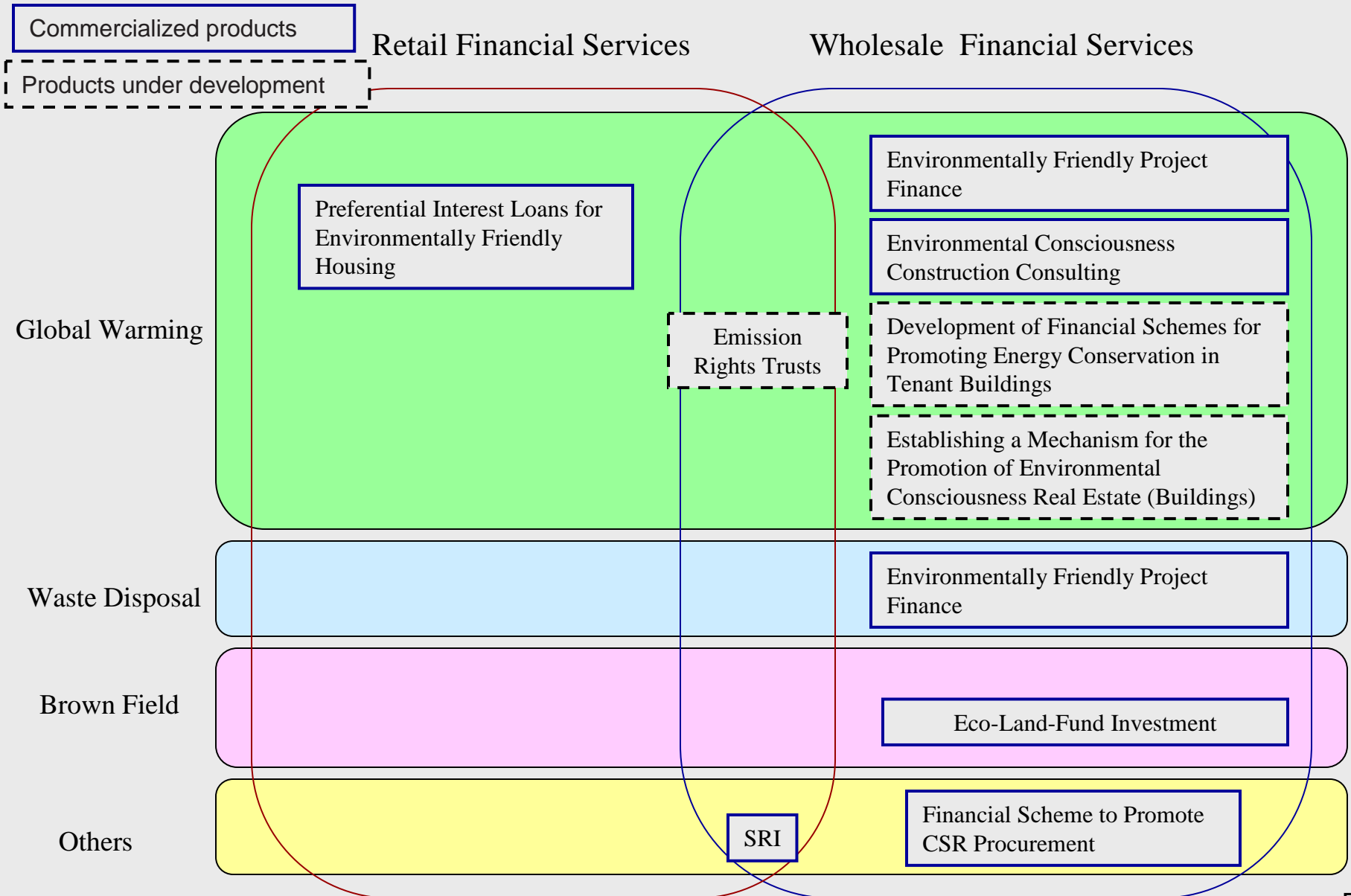
We present specific products and services of Sumitomo Trust's Eco Trustution, which provide solutions to ecological problems by using the functions of trusts.

Eco + Trust + Solution



Eco Trustution

Eco Trustution Products and Services



Eco Trustution Activities 1

Providing Housing Loans for Environmentally Friendly Houses

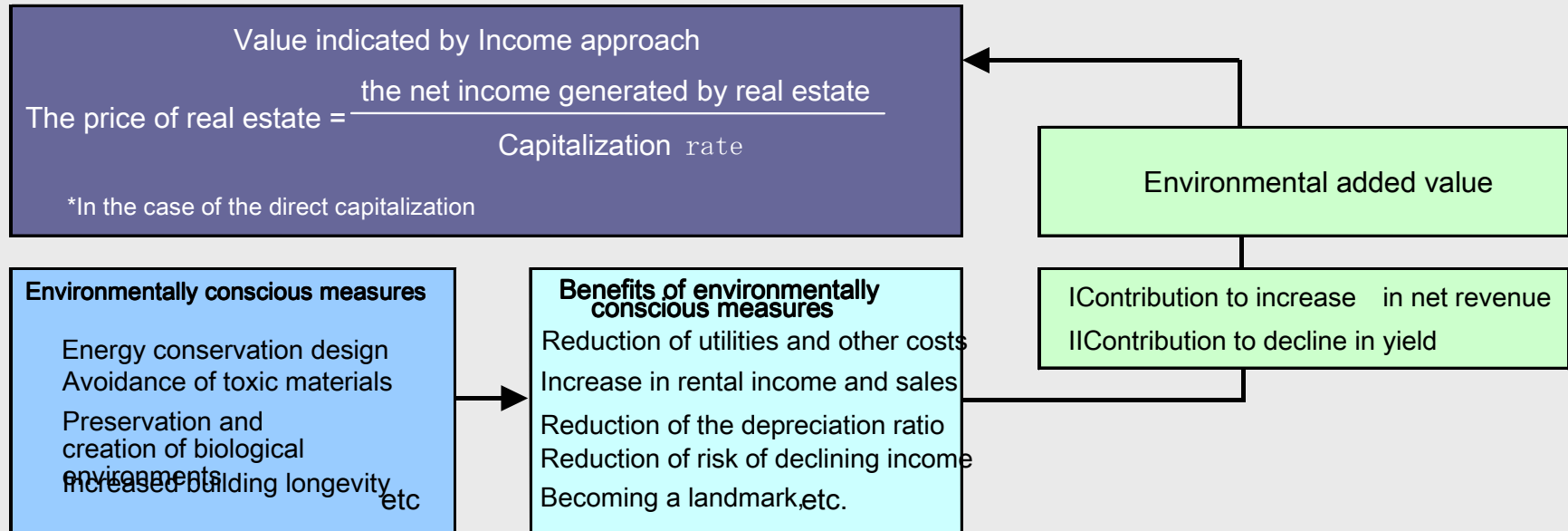
Preferential rate housing loans which are based on the “CASBEE Kawasaki” and the Apartment Environmental Efficiency Label Program of the Tokyo Metropolitan Government



Preferential interest rate loans for the purchase of environmentally friendly houses

Eco Trustution Activities 2

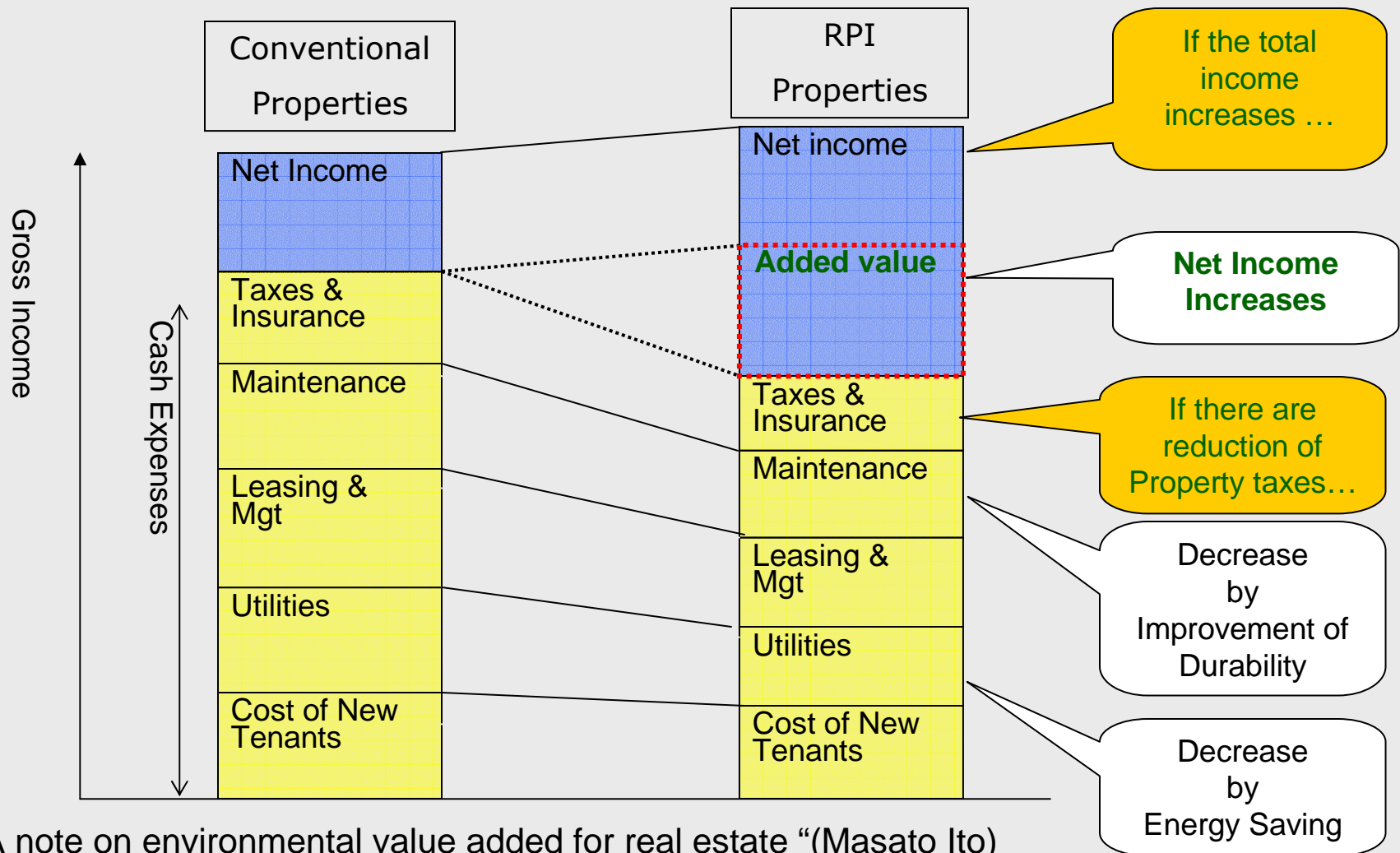
Environment-Conscious Approach in Real Estate Business



Organized “The added Value of Sustainable Real Estate” workshop, promoting the market which appreciates sustainable buildings

How to Draw Sustainable Real Estate Added Value (1)

Value added by Increasing Net Income

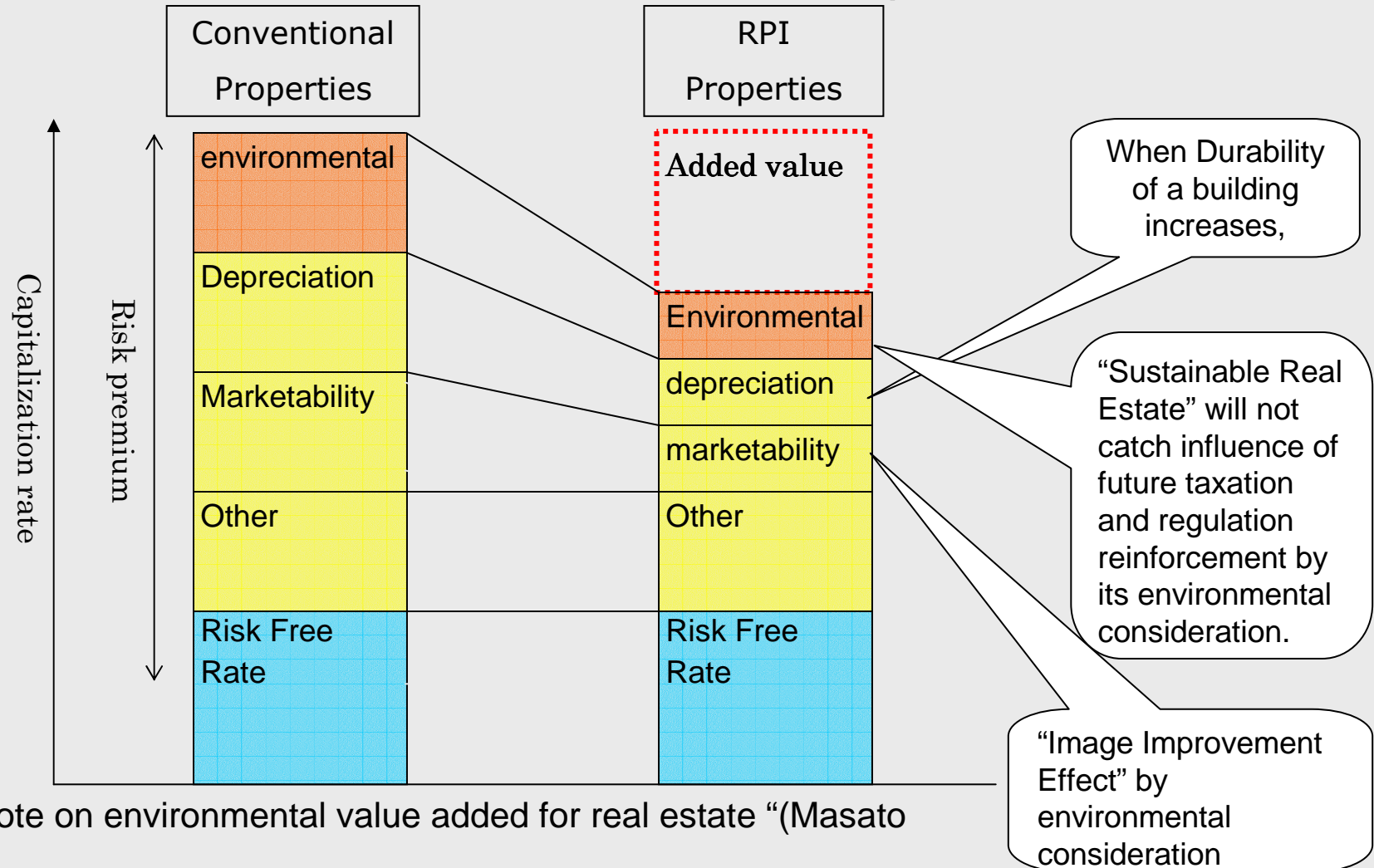


“A note on environmental value added for real estate “(Masato Ito)

for the tenth anniversary memorable article for Tokyo Association of Real Estate Appraisers in 2005

How to Draw Sustainable Real Estate Added Value (2)

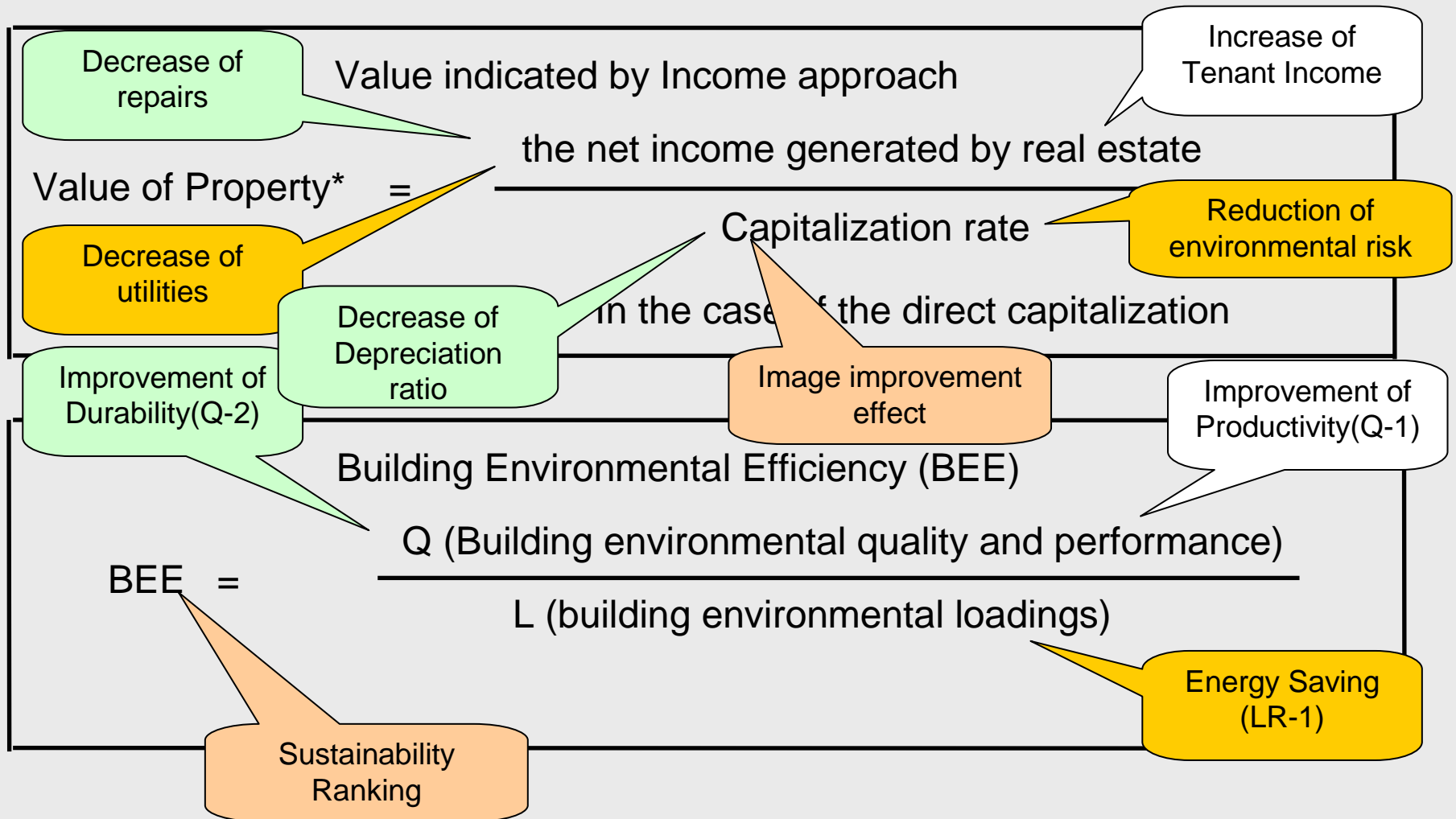
Environmental added value about risk premium reduction



“A note on environmental value added for real estate “(Masato Ito)

Connecting CASBEE to Real Estate Appraisal

(1)



Connecting CASBEE to Real Estate Appraisal

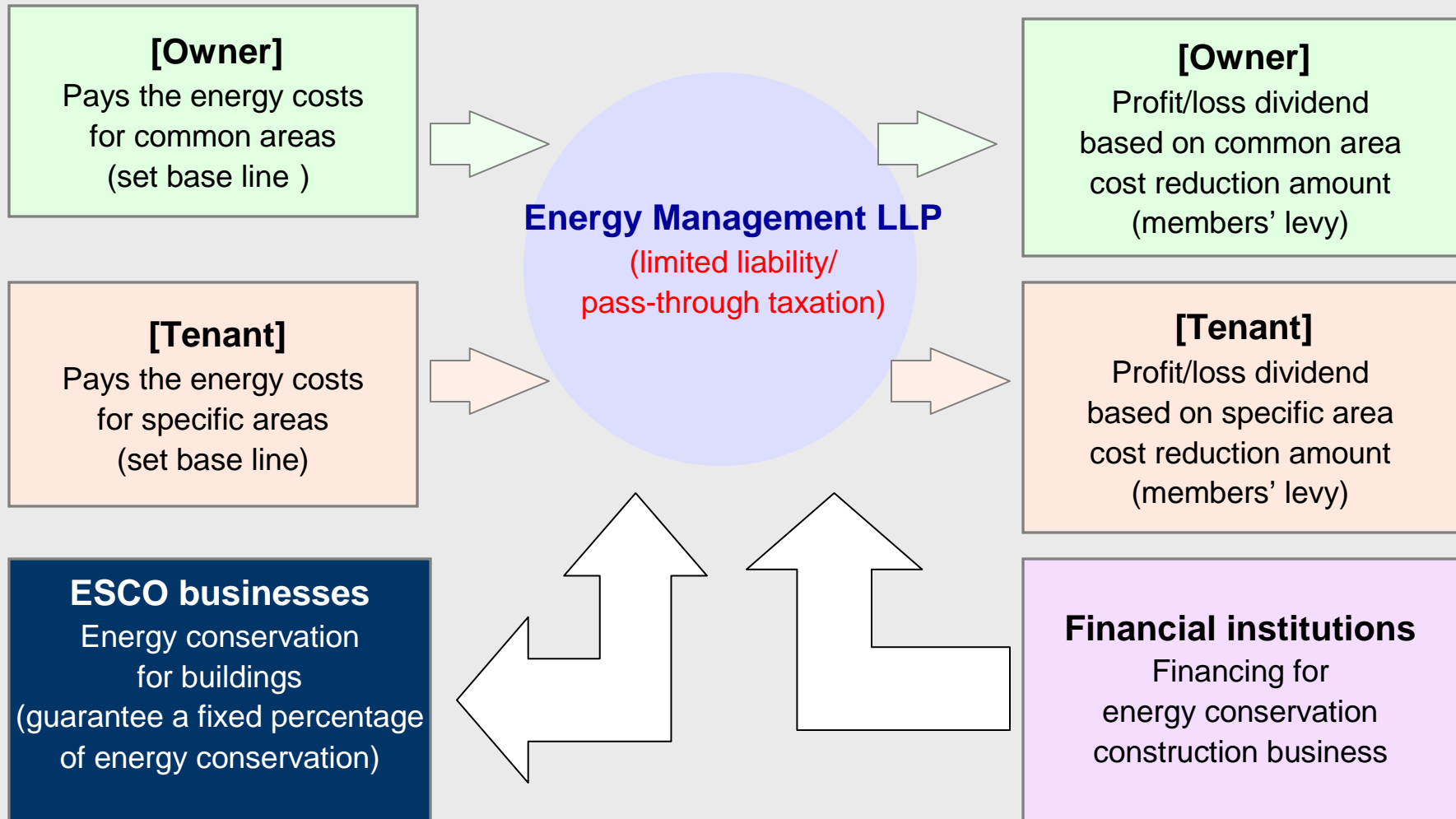
(2)

Potential of Items

CASBEE Items	Real Estate Appraisal Items			
	Income Increase	Cost Reduction	Risk Reduction	Image Improvement
Q-1-1 Noise & Acoustics	○			
Q-1-2 Thermal Comfort	○			
Q-1-3 Lightning & Illumination	○			
Q-1-4 Air Quality	○			
Q-2-1 Service Ability		○	○	
Q-2-2 Durability & Reliability		○	○	
Q-2-3 Flexibility & Adaptability		○	○	
Q-3 Outdoor Environment				○
On site LR-1 Energy		○	○	
LR-2 Resources & Materials			○	
LR-3 Off-site Environment			○	
Sustainability Ranking				○

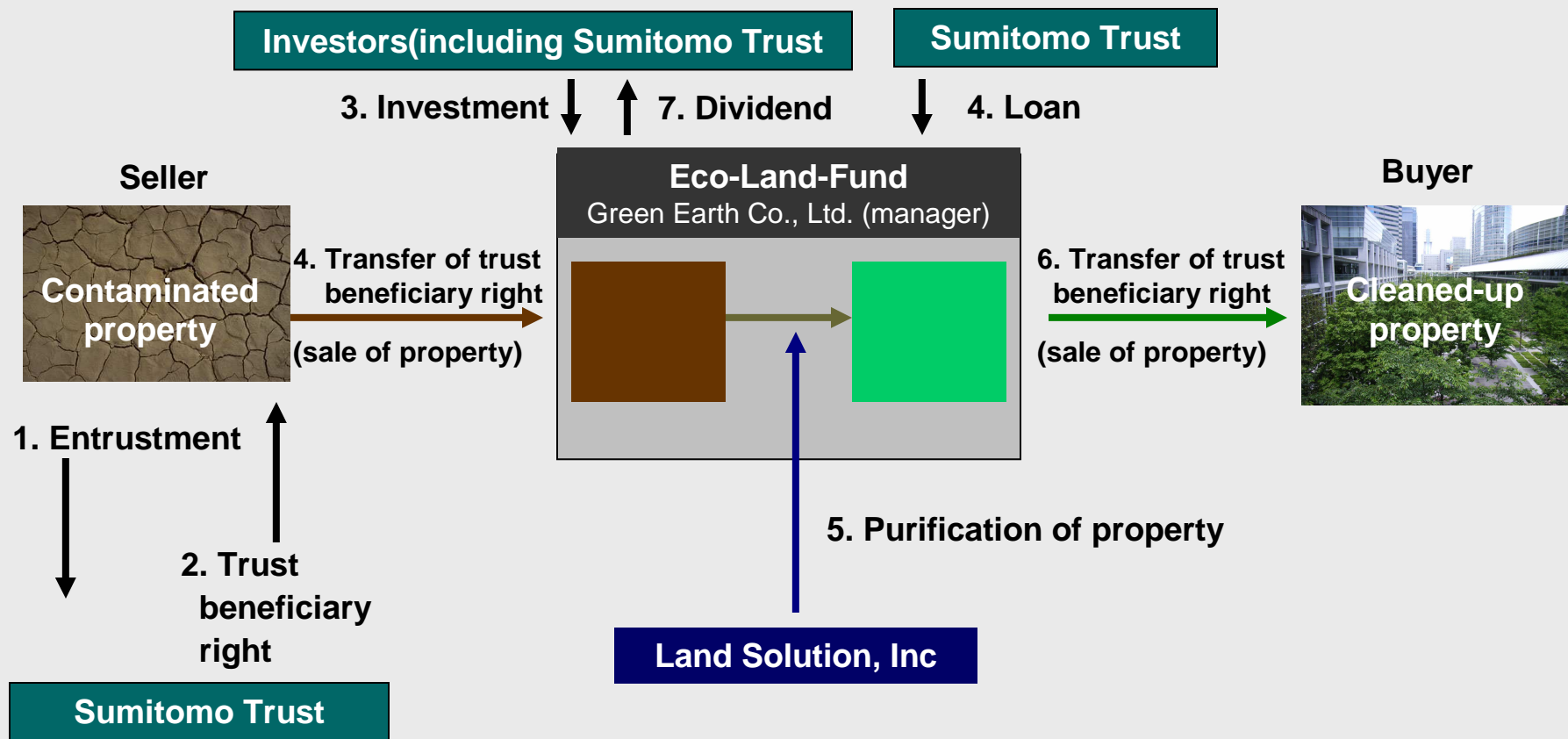
Eco Trustution Activities 3

Energy Conservation Promotion Mechanism (LLP Structure)



Eco Trustution Activities 4

Support for
Contaminated Land Purchase and Revival Fund



On the way to launching a “Japanese Sustainable Real Estate Fund.”

Meeting the Standard of Environment Efficiency

e.g. B⁺ or better of CASBEE score is prerequisite

&

Highlighted sustainability

For example...

- CASBEE S rating buildings
- Over 50% of Energy Efficiency Ratio
- Ultra long term houses
- Contributing to preserving Biodiversity

