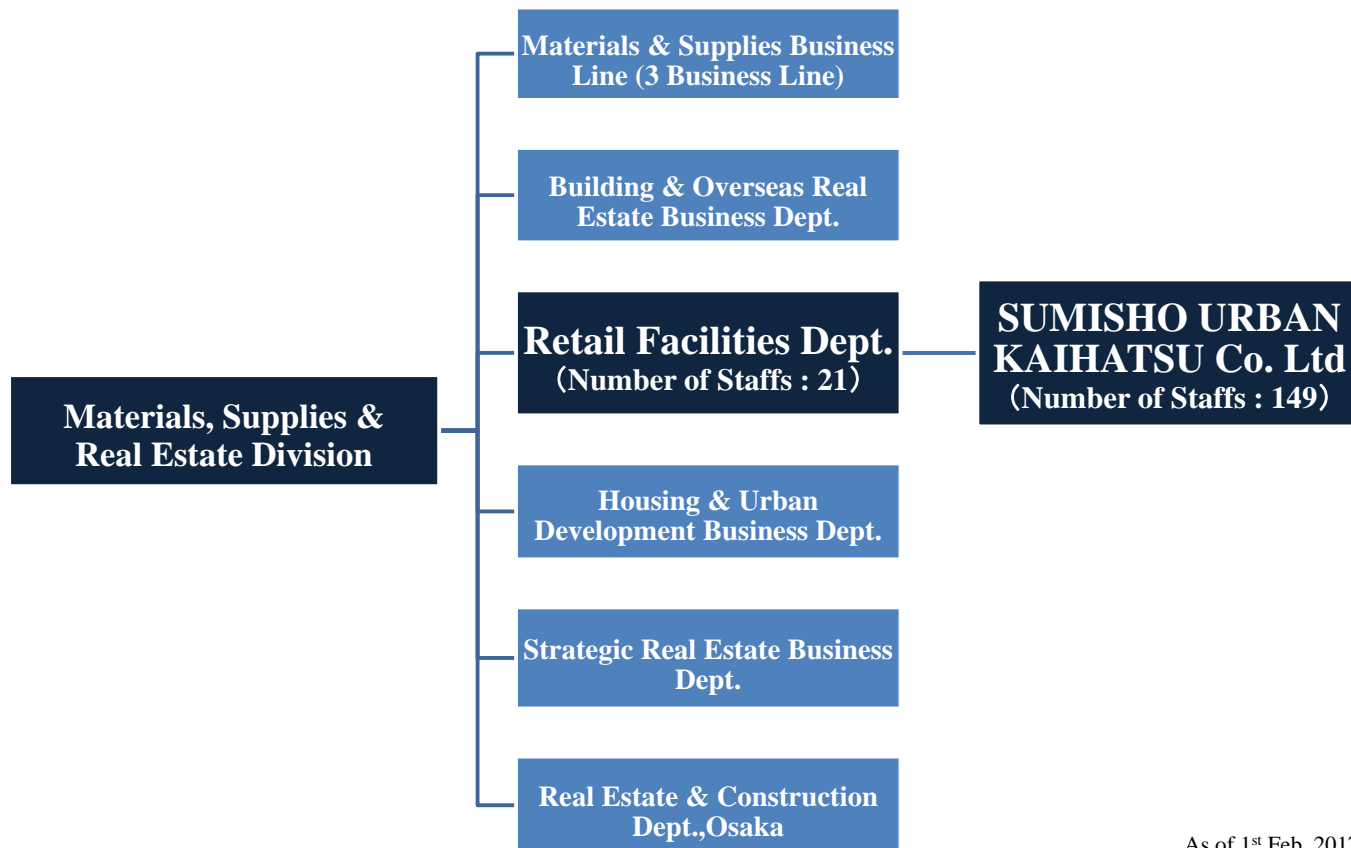




Introduction of Retail Facilities Dept.

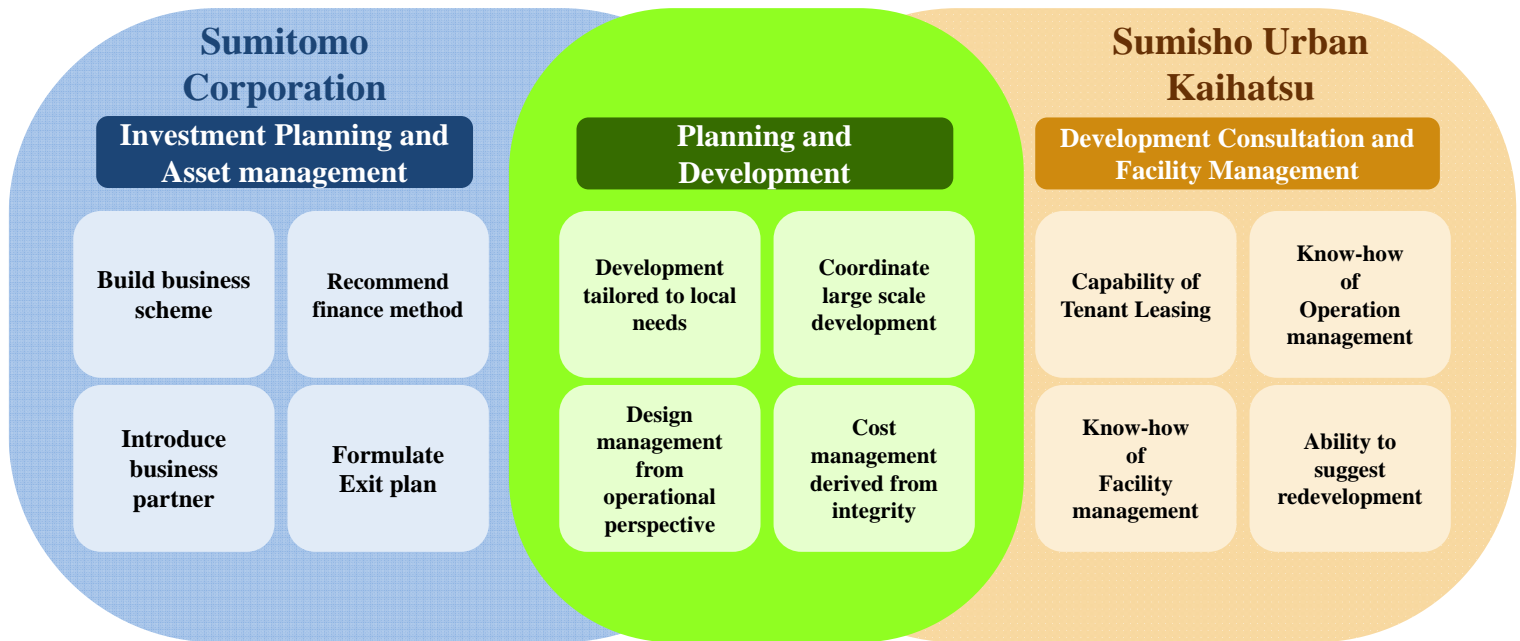
March 21st, 2017

1. Organization Chart



As of 1st Feb. 2017

Series of value chain from Site acquisition to Planning, development, management and operation



3. Owned/managed facilities



■ Properties owned by SC

	Numbers of facilities	Gross floor
Total	15 facilities	500,612 m2

※As of Mar 2017

※Including sublease business

■ Properties outsourced to Sumisho Urban Kaihatsu

	Numbers of facilities	Gross floor
Total	13 facilities	356,839 m2

※As of Mar 2017

1. 3 focused business fields

Regional Shopping Center	Urban area	Railway stations in suburb
<p>Large scale retail facilities in suburban area. Total floor for store : over 30,000m²)</p>	<p>In urban commercial areas, domestic and overseas brands and fashion tenants are the core for retail facility.</p>	<p>Retail facility in front of the station where demand for daily products are high and stable sales are expected</p>
 <p>Terrace Mall 湘南</p>  <p>MOMO Terrace</p>  <p>Tokorozawa Project</p>	 <p>Harumi Triton</p>  <p>Higashi Ikebukuro Project</p>  <p>Hakata Daimyo Project①</p>  <p>GINZA SIX</p>	 <p>PLARE Matsudo</p>  <p>mewe Hashimoto</p>  <p>MIKAGE CLASSE</p>  <p>Izumi Chuo SC</p>  <p>SELVA</p>  <p>SELVA Terrace</p>

2. Expand the revenue base in 3 focused business fields

1) Enhance the profitability of existing business

Maximize the profit of project in progress

- Improve the profitability of existing business with appropriate renewal
- Steady development in project in progress

2) Enhance the profitability by invest in new projects

- Invest in a new project in 3 focused fields
- Build another new “Terrace” series in Regional Shopping Center

3) Continuous value realization

- Continue the asset replacement on the project which value has been maximized
- Cumulate the investments in the development of sale type project

3. Strategic move for the future

1) Investment in overseas project

- Established Property Management company in China with local partner.

■ Shanghai Chamberlee Tomosho Property Management Co., Ltd.

Nature of business : Retail facility management

Partner : Shanghai Chamberlee Property Management Co., Ltd.

Established : November 2015

Policy :

Provide know-how of development/operation of high-quality retail facilities, which has been cultivated in Japan.

Cumulate the local know-how to meet the growing need of retail facilities in China.

4. Strength

1. Sumisho Urban Kaihatsu

- Cultivated know-how in operation/management
- Extensive network over 1,000 tenants.

2. Development tailored to local needs

- Flexibility in facility plan/management and operation to meet the local needs.

3. Flagship properties (Terrace Mall Shonan, GINZA SIX)

- Know-how in development/management/operation of major retail facilities in Japan.

4. Integrated Strength to develop multipurpose-complex

- Integrated strength, derived by having Building/Residence/Retail facilities Business lines, enables us to develop in multipurpose-complex facilities. Especially, Retail facilities Business line functions as key to the project.

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3. Flagship project **【Terrace Mall Shonan】**

- ✓ Redevelopment Project at the Kanto Special Steel Factory Site
- ✓ **“Gold Award” at 6th SC Awards in Japan**
(for 3,067 facilities)

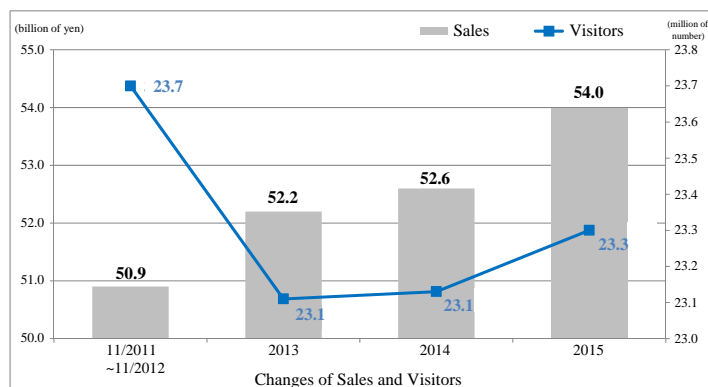
(1) General Information

Location: 1-2-1 Tsujido, Fujisawa city, Kanagawa
 Site Area: 59,147.40 m²
 Opening: November 2011

(2) Building

Structure/Scale: 1F to 4F(Partially 5F)
 Gross Floor: 164,175.79 m²
 Numbers of tenants: Approx. 280

【Location】



3. Flagship project **GINZA SIX**

- ✓ Redevelopment project around the area including former Daimaru Matsuzakaya Ginza store

(1) General Information

Location : 6-10, Ginza, Chuo-ku, Tokyo,
Site Area : 9,077m² (2,746 tsubo)

Partner : J.Front Retailing, Mori Building,
Real Estate

Completion : November 2017

Open : April 2017 (Plan)

(2) Building

Structure/Scale : SRC Structure / B6F to 13F
Gross floor : 147,568m² (44,639.32 tsubo)

(3) Tenants

Floor area for Retail facilities : Approx. 47,000m²
Numbers of tenants : 241

【Location】



【Image】



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