Comprehensive Capabilities of Sumitomo Mitsui Trust Group

The Group includes a number of companies in banking, trust, and real estate (76 consolidated subsidiaries and 28 equity method affiliates, as of September 30, 2013). Through collaboration with Sumitomo Mitsui Trust Bank, these Group companies generate synergies to provide total solutions that satisfy the needs of our clients.
Of these Group companies, we introduce Sumitomo Mitsui Trust Realty Co., Ltd. in this installment.

Clients

Providing total solutions using the significant expertise and comprehensive capabilities that are unique to a trust bank group and are distinctive strengths of the Sumitomo Mitsui Trust Group

Retail Financial Services Business

- Sumitomo Mitsui Trust Wealth Partners Co., Ltd.
- Sumitomo Mitsui Trust Card Co., Ltd.
- Sumitomo Mitsui Trust Guarantee Co., Ltd.
- SBI Sumishin Net Bank, Ltd.

Wholesale Financial Services Business

- Sumitomo Mitsui Trust Panasonic Finance Co., Ltd.
- Sumitomo Mitsui Trust Loan & Finance Co., Ltd.
- Sumitomo Mitsui Trust Capital Co., Ltd.
- Sumitomo Mitsui Trust Investment Co., Ltd.
- Sumitomo Mitsui Trust (Hong Kong) Limited
- Zijin Trust Co., Ltd.

Stock Transfer Agency Services Business

- Tokyo Securities Transfer Agent Co., Ltd.
- Sumitomo Mitsui Trust TA Solution Co., Ltd.
- Japan Securities Agents, Ltd.
- Japan Stockholders Data Service Company, Limited

Sumitomo Mitsui Trust Group

Sumitomo Mitsui Trust Bank, Limited

Real Estate Business

- **Sumitomo Mitsui Trust Realty Co., Ltd.**
- Sumitomo Mitsui Trust Real Estate Investment Management Co., Ltd.
- Top REIT Asset Management Co., Ltd.
- Mitsui & Co., Logistics Partners Ltd.
- Sumitomo Mitsui Trust Research Institute Co., Ltd.

Fiduciary Services Business

- Sumitomo Mitsui Trust Asset Management Co., Ltd.
- Nikko Asset Management Co., Ltd.
- Japan Trustee Services Bank, Ltd.
- Japan Pension Operation Service, Ltd.
- Sumitomo Mitsui Trust Bank (U.S.A.) Limited
- Sumitomo Mitsui Trust Bank (Luxembourg) S.A.
- Sumitomo Mitsui Trust International Limited
- Sumitomo Mitsui Trust (UK) Limited
- Sumitomo Mitsui Trust (Ireland) Limited

Others

- Sumitomo Mitsui Trust General Service Co., Ltd.
- Sumitomo Mitsui Trust Business Service Co., Ltd.
- Sumitomo Mitsui Trust Systems & Services Co., Ltd.
- HR One Corporation

A Member of the Sumitomo Mitsui Trust Group

Sumitomo Mitsui Trust Realty Co., Ltd.

A track record that ranks with major real estate transaction companies

Sumitomo Mitsui Trust Realty is the real estate brokerage company of Sumitomo Mitsui Trust Group, created through the management integration of Sumishin Realty Company, Limited and Chuo Mitsui Realty Company, Limited in April 2012. With a nationwide network and the comprehensive capabilities of the Sumitomo Mitsui Trust Group, Sumitomo Mitsui Trust Realty provides extensive property brokerage services on property brokerage to individual and companies from residential to investment/business purposes. It ranked fifth among major real estate brokerage companies in brokerage fee revenues on property sales/purchases for fiscal year 2012.

A nationwide network focused on major urban centers

As of December 1, 2013

Comprehensive support by the Sumitomo Mitsui Trust Group

In addition to brokerage of sales and purchases, Sumitomo Mitsui Trust Realty provides various services related to real estate transactions in collaboration with Sumitomo Mitsui Trust Bank.

Looking to sell	I would like to sell my home. How should I go about it?	Changing residence	I would like to move from my own home to a condominium.	Effective use	I own an old apartment building and would like to use it effectively.
Seeking to buy	I would like to buy a condominium near my grown children and their families.	Real estate for investment purposes	I would like to purchase real estate for investment purposes with a view to inheritance.	Inheritance preparation	I would like to consider inheritance preparation that involves real estate.

A brief message from the President

As a Sumitomo Mitsui Trust Group company, Sumitomo Mitsui Trust Realty Co., Ltd. handles consultations on real estate mainly for individual clients. We strive daily to offer high-quality work that clients can rely on without worries and attentive brokerage services that accurately grasp our clients' wishes, leaving an impression on their hearts, as befits a member of a trust bank group company.

Company profile

Representative Director, President	Toshifumi Aga
Business description	Brokerage services for sales/purchases/trade of real estate and associated or related consulting services.
Date of Establishment	January 24, 1986
Headquarters location	2-3-1 Yaesu, Chuo-ku, Tokyo
Number of employees	908 (as of October 1, 2013)

Introducing "Trust-san," a corporate character featured in commercials

"Trust-san" is a tiger* that wears huge glasses so it can accurately discern our clients' thoughts and wishes concerning property, market conditions and local trends; its deft use of its tail shows its willingness to make every effort from the top of its head to the tip of its tail to serve clients.

* "Tiger" in Japanese is "Tora," which is phonetically similar to how the English word "Trust" is pronounced in Japanese.

▲ An image from a "Trust-san" commercial being aired on TV