

# Sumitomo Mitsui Trust Holdings, Inc. IR DAY

February 21, 2023 Sumitomo Mitsui Trust Holdings, Inc.

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#### Today's agenda 1

# Real estate business

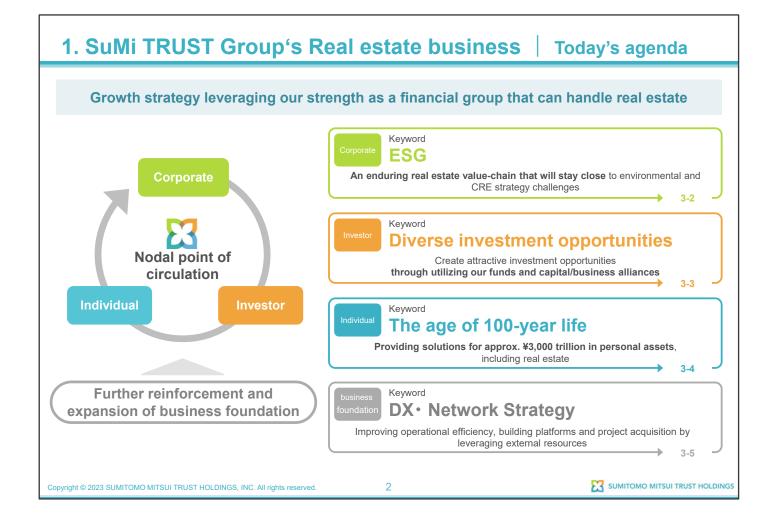
#### Atsushi Kaibara

Sumitomo Mitsui Trust Holdings, Inc. Executive Officer Sumitomo Mitsui Trust Bank, Limited. Deputy President

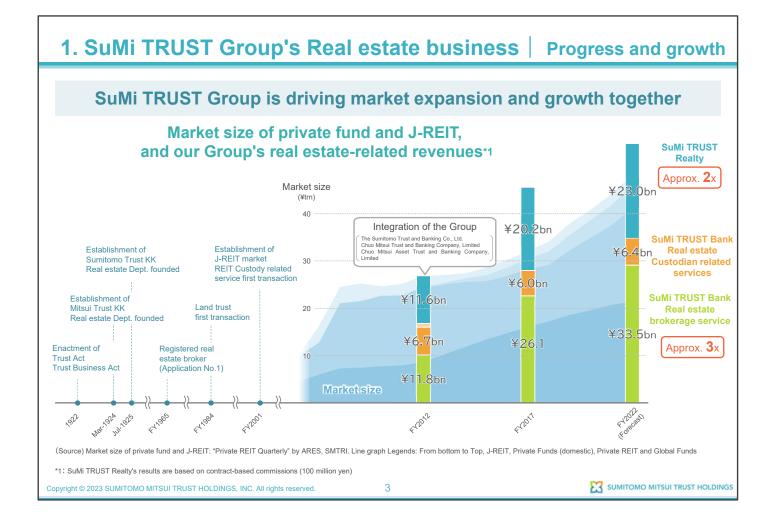
- 1. SuMi TRUST Group's real estate business
- 2. Real estate market trends
- 3. Growth strategy
- 4. Real estate business KPIs

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- Thank you very much for gathering here today.
- ♦ I am Atsushi Kaibara, Executive Officer of Sumitomo Mitsui Trust Holdings, Inc. and Deputy President of Sumitomo Mitsui Trust Bank, Limited.
- ◆ Today, I would like to talk about our business strategy in the real estate business.
- Please turn to page 2.



- First of all, I have listed the key words that I would like to discuss today.
- SuMi TRUST Bank's ability to offer financial and real estate solutions in a one-stop shop, is the major difference from other financial and real estate companies. This is regarded as a very unique business model and strength by foreign investors.
- ♦ SuMi TRUST Group's main focus is to promote virtuous circulation of funds, assets and capital for corporate, investor and individual clients, with real estate operations serving as a nodal point that connects these three entities, as exemplified by our brokerage services.
- ◆ Today, I would like to explain our strengths and growth potential in terms of the keywords listed.
- Please turn to page 3.



- ♦ We have been involved in the real estate business since our foundation and have accumulated our know-how. Even in recent years, when the J-REIT market was established, we have always been ahead of the times and have encouraged the growth of the market and grown ourselves, such as being entrusted with the administration of the first REIT corporation.
- The bar chart shows SuMi TRUST Group's real estate-related revenues. Over the past 10 years, SuMi TRUST Bank's real estate brokerage service revenue has tripled, while SuMi TRUST Realty's revenue has doubled.
- Please turn to page 5.

# (Appendix) Major Business Areas and Group Companies

#### SuMi TRUST Bank (Breakdown of services)

### **Group Companies**

# Real estate brokerage services

- Brokerage of sales and leasing (mainly commercial real estate)
- Various consulting services

#### Sumitomo Mitsui Trust Realty Co., Ltd.

- Various services related to real estate transactions
  - Residential real estate for individuals
  - Real estate for investment and business

# Real estate custodian related services

- Real estate custodian services
- Administration services for REITs
- Appraisal and land trust
- Facility management, etc.

Sumitomo Mitsui Trust Research Institute Co., Ltd.

- Research and consulting services
- Strengths in the real estate market, real estate finance, public-private partnerships (PPP), and infrastructure

Real estate investment management services

Real estate equity investment

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

- Real estate asset management services
  - Fund establishment
  - Investment management services

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#### 2. Real estate market in Japan Real estate price trends Price continue to rise (Source: SuMi TRUST Research institute Co., Ltd.) J-REIT Residential property price index\*1 1.55 Residential (\*1) Office/ Commercial in Tokyo central wards 1.5 Strong domestic and foreign investor appetite 1.0 drove prices higher 0.85 0.79 Covid-19 pandemic 0.5 caused a temporary Global First wave of slowdown in transaction **Financial** Covid-19 in Crisis Japan volumes, but it soon 0.0 recovered.

- \*1: Indexed to the arithmetic mean of 2006-2010 as 1.0
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- ♦ In Chapter 2, we would like to discuss recent real estate market trends.
- First of all, the overall picture of domestic real estate prices is that they are continuing to rise, as you can see from the chart.
- Please refer to page 6.

#### 2. Real estate market trends Recent trends

## Trends by type of asset and client

#### Trends by type of asset Positive overall trend in FY2022



Trends by type of client **Corporations** 

Wellperforming industries

For sustainable growth

- **Promote Workplace** reassessment
- **Promote CRE strategy**

Underperforming industries

Sale of real estate to boost yearly earnings

#### Overseas investors

Against the backdrop of rising global interest rates, some investors in Europe, the U.S., South Korea and other countries are taking a wait-and-see approach

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As for trends by asset type, there are concerns about reconfiguration of office space and significant supply in the future, but overall, the market remained strong. Hotels and commercial facilities are also showing signs of recovery from the negative impact of Covid-19.

- Furthermore, various real estate transaction needs among corporations, depending on the business conditions of each company have been vindicated. In terms of investor trends, in addition to the robust appetite for investment among domestic investors, global investors, especially those in Singapore and Hong Kong, continue to be strong, while some investors in Europe, the U.S., and South Korea are taking a wait-and-see attitude in response to the rise in interest rates since last year.
- The real estate business is susceptible to change in market conditions to a certain degree, but we are working to improve the stability of earnings by increasing our contact with clients, responding to their needs, and expanding and creating markets through our own efforts.
- I would like to explain this point in more detail.
- Please turn to page 7.

#### 3-1. Growth strategy **Promotion of circulation** Become a nodal point and promote asset circulation → balanced creation of both social value and economic value Enhancing the value of corporate real estate (CRE) through a variety of Optimize individual assets consulting functions according to life stages in the age of 100-year life strategy development One-stop solutions **CRE** that stay with each Various (3) need of the cycle Management management cycle Solutions **Domestic individual assets** for a long time Implementation Real estate ¥1,000trn Boosting the expansion of the **Financial** private asset (e.g., real estate) assets investment market ¥2,000trn Providing real estate SuMi TRUST Bank investment infrastructure Financial solutions (Real estate custodian services **Nodal** point of (asset management, loans, and administration services for inheritance, etc.) circulation REITs) Arrangement of Individual Investor financing using our SuMi TRUST Realty funds Real estate solutions Provision of ESG (Brokerage, housing consultation, etc.) discernment SUMITOMO MITSUI TRUST HOLDINGS Copyright © 2023 SUMITOMO MITSUI TRUST HOLDINGS, INC. All rights reserved.

- ♦ This page contains a summary of the growth strategies we would like to discuss.
- ◆ First, for corporate clients, by providing a variety of consulting functions that aligns with the clients' needs and issues for a long time, we shall meet the needs related to ESG, which is expected to grow in the future.
- For our investor clients, through the creation of attractive real estate investment opportunities utilizing our funds as "seed capital" and the provision of investment infrastructure, we will contribute to attracting funds to real estate, which is a core private asset, and to further expand the investment market.
- ◆ For individual clients, we will leverage our group's comprehensive capabilities to provide solutions for optimization of their overall assets, including real estate, which is essential in the age of 100 year-life.
- Please turn to page 8.

#### 3-2. Growth strategy | Corporate clients Our strength of having various points of contact with our clients → Business development from all aspects based on ESG needs Our strength: Real estate value chain **Growing needs for ESG responsiveness** A diverse lineup of products that increase contact with the needs of each step and provide a long-lasting relationship Real estate-related movements Responding to carbon neutrality (energy Facility management Managemen saving, use of renewable energy, etc.) Property Management Delegation Responding to soil contamination, etc. Energy reduction consulting **CRE** Real estate investment infrastructure management cycle Improvement of building as a healthy Real estate custodian services S and comfortable environment Administration services (reassessment of workplace) Strategy for J-REIT velopme Responding to BCP, etc. implementation Optimization of business portfolio CRE (Corporate Real Estate) G (Appropriate management and effective consulting utilization of real estate (promotion of Real estate visualization CRE strategy)) Sales and lease brokerage Workplace consulting Overseas real estate advisory Research & consulting Construction and development consulting (SuMi TRUST Research Institute) Environmental real estate Consulting Japan's declaration of carbon neutrality and Appraisal the Covid-19 pandemic have accelerated the trend

First, our strategy for corporate clients.

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The term "Real estate value chain" refers to our ability to provide a one-stop service by linking our diverse menu of services like a chain to meet the various needs that arise in the client's CRE management cycle, which is a major strength of our group.

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- ♦ This is an important mechanism for building an ongoing relationship that goes beyond the provision of one-off consulting services and expand to real estate brokerage services and other consulting services. It will also make a significant contribution to improving our revenue stability, as I mentioned earlier.
- Please turn to page 9.



- ♦ Here is an excerpt from our "Real Estate ESG Survey" conducted last year.
- ♦ The results of these surveys show that investment evaluation for environmental real estate is growing, and that the need for workplace reassessment is steadily increasing.
- This survey is not only for the purpose of understanding such trends, but also to provide feedback to clients individually, leading to opportunities for us to propose solutions.
- Next, we would like to introduce two case studies introducing our support efforts.
- The first case study is on page 10.

# 3-2. Growth strategy | Corporate clients - Case study

# Factory reorganization to achieve carbon neutrality







- A manufacturer with global operations
- The decision was made to build or relocate old buildings and facilities in order to achieve the group's CN goals
- We have been in contact with the company for some time, presenting proposals concerning environmental real estate and have been involved in the sale of several existing factories in this project

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- ◆ This is a case study of a manufacturing client that has restructured its factories.
- ◆ This client is working on a project to divest several existing factories and build a green factory on newly purchased land in order to achieve carbon neutrality.
- ♦ We are leveraging our strength as a front-runner in the environmental real estate field and have been entrusted to provide full brokerage support for the sale of these properties.
- Please go to page 11.

## **3-2. Growth strategy** Corporate clients - Case study

#### Sale of real estate in connection with a review of head office requirements







- A client for whom we provided asset management support for major real estate holdings
- In light of the current real estate market conditions, the client sold its head office (through our intermediary) as it accelerated its consideration of the ideal location for its head office in order to improve brand strength and productivity.
- The client plans to continue to consider workplace reassessment and relocate to a new head office.

# The needs of clients like those on page 10-11 are expected to grow further in the future

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- This is a case study of a client who divested their headquarter building as part of a reassessment of their workplace.
- ◆ This client made the decision to sell their headquarter building as part of a review of its head office functionality in order to improve its recruiting appeal and productivity.
- We had a long and close relationship with this client through facility management of their major assets and CRE proposals over the years, and we were entrusted with real estate brokerage at the time of the sale.
- We believe that real estate activity associated with these ESG needs will steadily increase, and we shall continue to meet these needs by leveraging our "Real estate value chain".
- Please turn to page 12.

## 3-3. Growth strategy | Investor clients

Providing wide range of functions from investment infrastructure to support for sophisticated real estate investment

#### **Investor needs**

# Roles of SuMi TRUST Group

# Real estate investment sophistication

Portfolio optimization and ESG investment selection

# Expand investment in real estate

Increased allocation to real estate, which is a highly attractive destination for investment funds

# Stable investment infrastructure

High quality and stable investment infrastructure including real estate custodian services and

#### Real estate solution capabilities

Portfolio Proposal x Brokerage

Research function (SuMi TRUST Research Institute)

ESG discernment

# Creation of real estate investment opportunities

Creation of investment opportunities with our funds (p.13 Arrangement of financing using our funds, p.14 Global, etc.)

Infrastructure arrangement backed by solid administration and due diligence

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- Next is our initiatives for investor clients.
- First, let me explain our group's role and strengths.
- We have demonstrated great strength in this area for investors who have already invested in real estate through proposal-based real estate brokerage services tailored to the circumstances of our clients' investment portfolios and the provision of advanced solutions such as research capabilities.
- ◆ In addition, as explained at the IR day held last August under the theme of "Businesses for Investor Clients", we shall take the lead in creating attractive investment opportunities and contribute to the development of the domestic private asset market, including real estate.
- We also recognize that supporting the social infrastructure of these real estate investment markets is also an important role for us.
- On that basis, I would like to introduce some of the initiatives we are currently undertaking.
- Please refer to page 13.

## 3-3. Growth strategy | Investor clients

Promoting the circulation of funds, assets and capital by utilizing our funds as "seed capital"

Investment support through appropriate our B/S utilization and arrangement of financing





- A large facility in Tokyo (property value: approx. ¥60bn)
- A foreign fund was considering investment.
- We arranged financing, including our investment in a portion of insufficient fund (equity) and the investment was executed

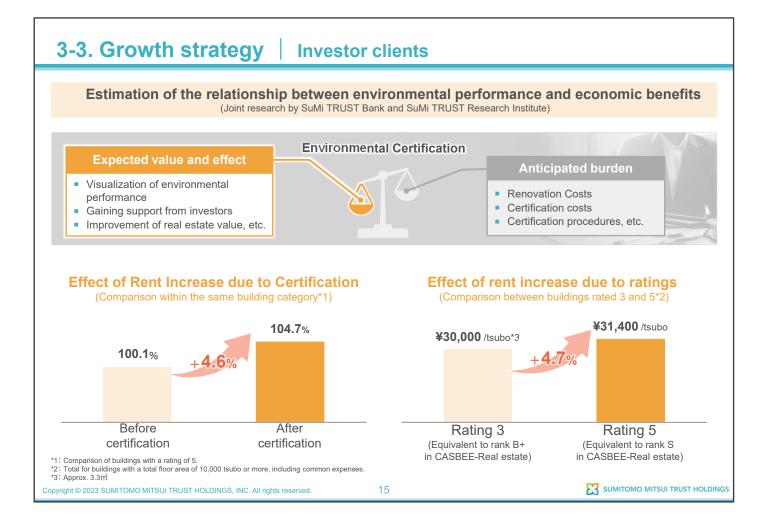
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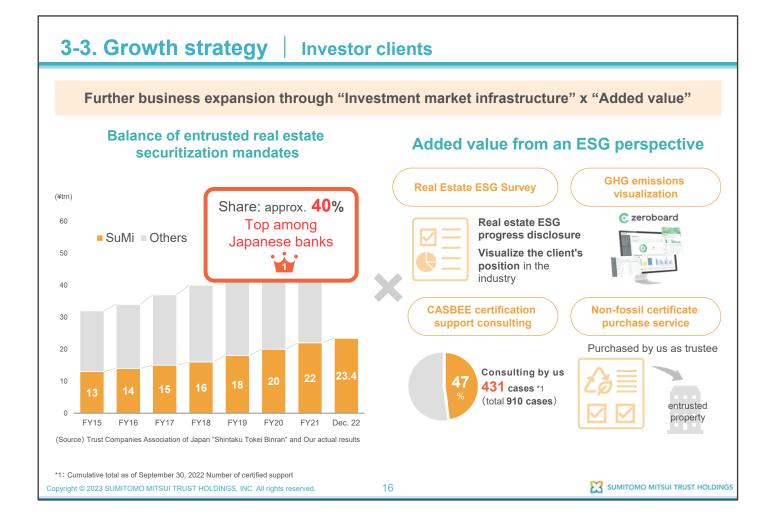
- ◆ This is an initiative to drive a virtuous circulation of assets by arranging overall financing for investment projects through inviting loan and mezzanine investors as well as providing funds to supplement the shortage of equity investment. This will increase the number of projects that we continue to support at various points in the market and create profit opportunities on our own. In the next Medium-Term Management Plan period, we shall consider to deploy funds in the order of tens of billions of yen.
- Please note that for SuMi TRUST Group as a whole, the impact of this initiative on our risk-weighted assets is limited.
- Please turn to page 14.



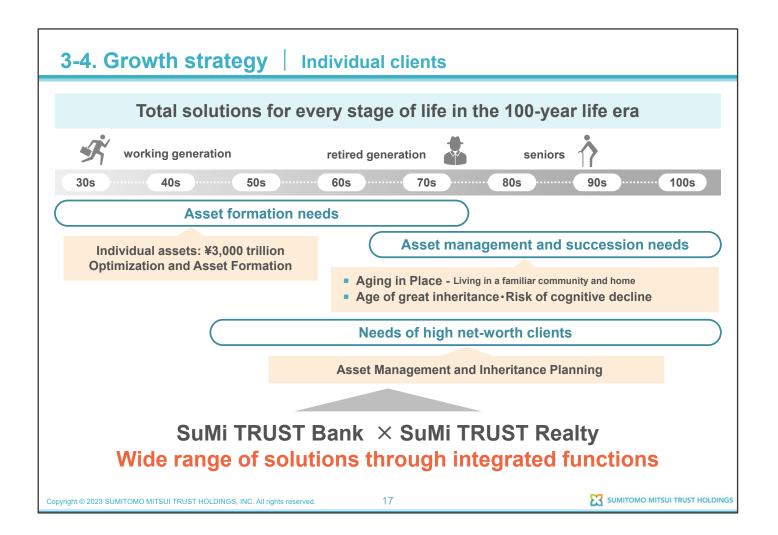
- We are also strong in the global arena, having supported inbound investments of approximately ¥500 billion to date.
- ◆ Through the business alliance with CrossHarbor, which began in 2021, we have strengthened our system for providing outbound investment opportunities, and we closed our first deal last month.
- We are also in discussions with Apollo to collaborate in the real estate area, and we aim to further expand our real estate business through such business alliances.
- Please turn to page 15.



- This is an excerpt from a survey conducted jointly by SuMi TRUST Bank and SuMi TRUST Research Institute, our group company.
- Until now, the reality was that burden and cost have made it difficult for buildings to become environmentally compliant. However, this survey has had a great impact, including its media coverage that it quantitatively clarified the effect of acquiring environmental certification on rent increases.
- ♦ In addition to these activities to promote the ESG movement, we are also promoting initiatives to provide added value from an ESG perspective in real estate securitization, which is the social infrastructure of the investment market, as described on page 16.



- ♦ SuMi TRUST Bank has a balance of 23 trillion yen in real estate securitization mandates and is the leader with a market share of 40%.
- We believe that these efforts will lead to both responding to society's need for environmental friendliness and further strengthening of the competitiveness of our business.
- Please turn to page 17.



- ♦ The key phrase for individual clients is "the 100 year-life era".
- ◆ Please refer to page 18.

## 3-4. Growth strategy | Individual clients

#### Provide total solutions based on the clients' entire assets

Real estate ¥1,000trn

Domestic individual assets ¥3,000trn

sets

Financial assets ¥2,000trn

### Optimizing assets to enrich the 100-Year Life Era

(e.g.) ■ Maintenance of a comfortable home (→ Preemptive measures to prevent unoccupied houses before they become vacant)

Secure retirement through asset management

**SuMi TRUST Bank** 

#### **Financial solution**

Asset management, loans, asset administration/ Inheritance, will trust, etc.

## Integrate both functions

SuMi TRUST Bank · SuMi TRUST Realty

#### Real estate solution

Real estate brokerage, consulting, etc.



- Tools capable of AI valuation assessments, home health assessments, etc.
- Introduced at all our SuMi TRUST Bank's branches, providing solutions in cooperation with SuMi TRUST Realty
- Trial introductions at other consulting locations

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- ♦ With regard to domestic individual assets, "¥2,000 trillion in financial assets," is often discussed, but there is another ¥1,000 trillion in real estate. We believe that in the 100 year-life era, it is important to consider the utilization and optimization of the entire "3,000 trillion yen of individual assets", including real estate.
- ◆ From this perspective, we are further strengthening collaboration between our subsidiary SuMi TRUST Realty which mainly handles real estate for individual clients, and SuMi TRUST Bank itself. We are further improving our services by introducing a housing consulting tool called "Sumacon" at all our branches this year, which includes functions such as Al-based property price assessments and home healthiness assessments.
- Please turn to page 19.

#### 3-4. Growth strategy **Individual clients** Grow earnings by responding to client issues brought about by social change **Driver of further earnings growth** Social change/client issue Real estate brokerage fee (SuMi TRUST Realty) Real estate 23.0 Age of Great Inheritance ¥315trn 22.9 (¥bn) Assets to be transferred of Grea 20.2 through inheritance ¥700trn Financial assets From 2020 to 2030 ¥385trn (our estimate) 11.6 Real estate Real estate agent within ¥100trn trust bank group Aging Frozen assets SuMi TB + SuMi TRUST Realty own ¥314trn gathering information Financial assets Frozen assets by dementia ¥214trn as of 2020 (our estimate) FY2012 FY2017 FY2021 FY2022 (Forecast)

♦ SuMi TRUST Realty is strong in brokerage services based on its own property information as well as information from SuMi TRUST bank. It has consistently ranked No. 1 among trust-affiliated real estate subsidiaries since our management integration, and is ranked No. 5 in the industry as a whole for brokerage for individuals.

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- Going forward, we aim to achieve further growth by capturing the needs associated with social issues such as the age of great inheritance and longevity.
- Please turn to page 20.

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# 3-4. Growth strategy | Individual clients

## Strong real estate investment needs from high net-worth clients





- Covid-19 pandemic caused temporary slowdown, but investors' appetite in real estate assets remains strong (Asset management, inheritance etc.)
- Steady progress in business collaboration with UBS



\*1: Real estate earnings from PB cross-sectional business since FY2017. Data for FY2012 is for reference.

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- SUMITOMO MITSUI TRUST HOLDINGS
- In the business domain for high net-worth individuals, we have also started collaboration with UBS to strengthen our real estate sourcing capabilities.
- ♦ Although the development of this business is still in progress, the number of information shared and revenue are steadily increasing.
- On page 21 you will find a link to the booklet that we provide to our clients.

# (Appendix) Booklets introducing our strengths



- Please take a look at them to learn more about SuMi TRUST Group's lineup of real estate related solutions.
- Please refer to page 22.

# | Promote "operational efficiency" and "enhancement of user experience" in parallel | Phase of digital transformation strategy and summary | Operational efficiency | Enhance current system | Workflow automation by RPA | Utilize SaaS | Building data base | Gathering internal information (brokerage) | Strategic data utilization | Enhancement of user experience | Review workflow | Build platform | Sumi Trust Realty | Alexance parallel

\*1: Use the AI software for valuation of real estate, developed by SRE AI Partners

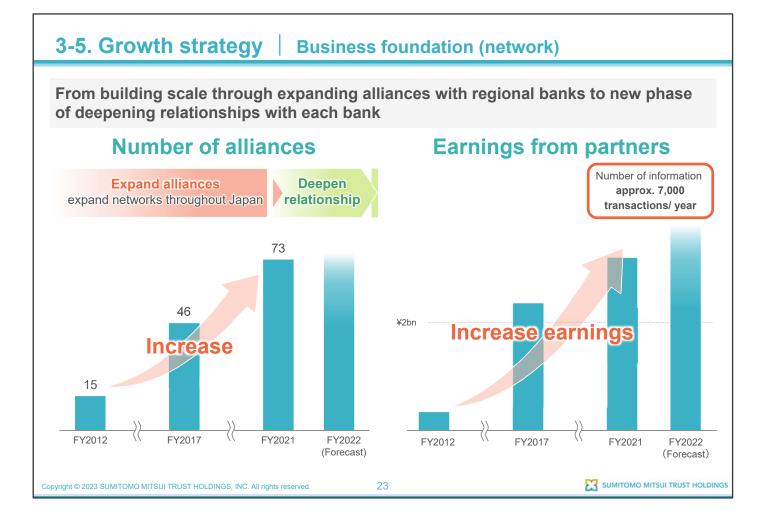
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Al assessment\*1



- ♦ I would like to explain our initiatives to strengthen our business foundations.
- ♦ In our DX strategy, we are promoting initiatives in the three areas of application described above, and in the field of business for individual clients, where the wave of DX is expected to arrive soonest, we are working on the implementation of AI assessment, as I mentioned earlier.
- Please see page 23.



- We have built win-win relationships and increased revenues by offering our advanced real estate services to our alliance partners. As more deals are concluded, a virtuous circulation has been created where more information is gathered.
- We are in the phase of further improving the quantity and quality of information we can gather, and we are considering the establishment of a platform that will enable us to provide useful information to our alliance partners.
- ◆ Finally, let's talk about KPIs.
- Please see page 24.

#### 4. KPIs on Real estate business

			FY21 (Mar. 22)	FY22 (Mar. 23)	FY25 (Mar. 26)	Goals for FY30 (Mar. 31)			
			Actual	Forecast	Numeral image(*1)	Numeral image(*1)	Compared to FY22 (Compared to Mar. 22)		
	Substantial gross business profit	(¥bn)	39.3	1 40.0	44.0	2 50.0	+10.0		
	Substantial G&A expenses	(¥bn)	▲9.9	<b>▲</b> 10.0	<b>▲</b> 11.0	<b>▲</b> 12.0	▲2.0		
SuMi TRUST Bank	Net business profit	(¥bn)	29.3	30.0	33.0	38.0	+8.0		
	Balance of entrusted real estate securitization mandates	(¥trn)	22.0	23.7	26.0	30.0	+6.3		
	Balance of assets involved in consultation	(¥trn)	1.5	1.9	2.1	3 3.6	+1.7		
Group companies (SuMi	Fee income (based on contract- based commissions)	(¥bn)	22.9	23.0	26.0	2 30.0	+7.0		
TRUST Realty)	Net business profit	(¥bn)	6.8	7.0	7.5	9.0	+2.0		

<sup>\*1:</sup> Figures are subject to change as they are currently under discussion in the formulation of the next medium-term management plan to be announced in May 2023

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- ◆ First of all, as for FY22 as indicated in ①, we expect ¥40 billion of gross business profit in SuMi TRUST bank and ¥23 billion of fee income in SuMi TRUST Realty, the highest profits for both since the management integration.
- ◆ In addition, for FY2030, which is mentioned in ②, we have set the levels at ¥50 billion and ¥30 billion, respectively, by increasing contact points with each entity, such as corporations, investors and individuals, and by promoting circulation.
- ◆ As for FY2025, the final year of the next Medium-Term Management Plan, we would like to set the level with a view to achieving the FY2030 figures, although the numbers are currently under discussion for release in May.
- Expenses will be focused on system investments associated with DX promotion and human capital investment to realize the target DX, while also controlling OHR levels.
- In addition, ③ lists "Balance of assets involved in consultation" as a KPI that will serve as a foundation for earnings growth. We emphasize this indicator as one that will help us build a revenue base that is less susceptible to market conditions by having more contact with our clients through various consulting services.
- ◆ Finally, I would like to summarize today and share my enthusiasm. We envisage that various needs will be created and expanded for corporate, investor and individual clients in the future. And they are very closely related to real estate. We intend to further refine our strengths in the "Real estate value chain," "ability to create investment opportunities," and "providing solutions for the individuals' entire asset portfolio," and aim for further growth.
- This concludes my presentation. Thank you very much for your attention.

Today's agenda 2

# **Corporate Governance**

Isao Matsushita

Sumitomo Mitsui Trust Holdings, Inc. External Director

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- Thank you very much for your attendance today.
- My name is Isao Matsushita. I'm one of the external directors at Sumitomo Mitsui Trust Holdings ("SuMi TRUST Holdings").
- ♦ The last time I delivered a presentation on an IR Day was in fiscal 2017, so it's been five years since I last had the opportunity to talk to you all. Your attention today is much appreciated.
- ◆ Today, I'd like to talk about the corporate governance structure at SuMi TRUST Holdings, as well as our recognition of certain issues that need to be addressed and measures for improving the effectiveness of the Board of Directors ("BoD").
- ♦ In today's materials and explanations, SuMi TRUST Holdings will be referred to as "the Company."

#### Introduction



Isao Matsushita

#### **Career Summary**

Apr. 1970
 Joined Nippon Mining Co., Ltd. (currently, ENEOS Corporation ("EC"))

Sep. 2002 Appointed Director of Nippon Mining Holdings, Inc. ("NMH")
 (currently, ENEOS Holdings, Inc. ("EH")), in charge of the finance of the
 Financial Group

Jun. 2004 Appointed Director (Senior Vice President and Executive Officer) of Japan Energy Corporation ("JEC") (currently, EC)

Jun. 2006 Appointed Representative Director and President of JEC (currently, EC)

 Jun. 2012 Appointed Representative Director and President (President and Executive Officer) of JXH (currently, EH)

Jun. 2015 Appointed Senior Executive Advisor of JXH (currently, EH)

Jun. 2016 Appointed External Director of INPEX Corporation

 Jun. 2016 Appointed External Director of Matsumoto Kiyoshi Holdings Co., Ltd. (currently, MatsukiyoCocokara & Co.)

Jun. 2017 Appointed Director of SuMi TRUST Holdings (Current Position)

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- Please see page 1.
- Here you can see a summary of my career.
- ♦ I started out at Nippon Mining, and over the years I worked in the petroleum business, the overseas business, corporate planning, and finance. In 2006 I was appointed President of Japan Energy, and since 2012 I've been part of the management team of the holding company as the president of JX Holdings.
- ◆ I assumed my position as an external director of SuMi TRUST Holdings in 2017. As chairman of the BoD, I was tasked with overseeing the Company's management as it transitioned to a "company with Three Committees" structure.

Sumitomo Mitsui TRUST Group ∼changes in institutional design∼							
0	Apr. 2011	<ul> <li>Established Sumitomo Mitsui Trust Holdings</li> <li>Implemented "Holding Company" structure</li> <li>Selected "Company with a Board of Auditors" as the institutional design.</li> </ul>	Company with a Board of Corporate Auditors				
0	Jun. 2015	<ul> <li>Sumitomo Mitsui Trust Holdings</li> <li>Established "Nominating and Compensation Committee" and "Audit Committee" as voluntary committees</li> </ul>					
0	Jun. 2017	<ul> <li>Sumitomo Mitsui Trust Holdings</li> <li>Transitioned to "Company with Three Committees"</li> <li>Appointed external director as chair of the Board of Directors</li> <li>Established "Risk Committee" and "Conflicts of Interest Comin line with the Group's business model</li> <li>→ Transitioned to monitoring board</li> </ul>					
0	Oct. 2018	Sumitomo Mitsui Trust Asset Management  Transitioned to "Company with an Audit and Supervisory Committee"	Company with an Audit and Supervisory Committee				
O pyright ©	Jun. 2019	Sumitomo Mitsui Trust Bank and Nikko Asset Manag  Transitioned to "Company with an Audit and Supervisory Committee"  UI TRUST HOLDINGS, INC. All rights reserved.	Company with an Audit and Supervisory Committee				

- Please turn to page 2.
- ♦ I'd like to briefly talk about the Company's changes in institutional design.
- ♦ In 2011, The Sumitomo Trust and Banking Group merged with Chuo Mitsui Trust Group to form Sumitomo Mitsui Trust Holdings.
- Since then, the Company has gradually made improvements to the institutional design of its supervisory bodies, particularly with the establishment of voluntary committees in 2015; namely, the Nominating and Compensation Committee and the Audit Committee.
- ♦ In 2017 when I assumed my position as an external director, the Company had just adopted the "company with Three Committees" structure, and that was when the BoD started transitioning in earnest to become a so-called "monitoring board."
- Since then, we've continued to refine the institutional design of the Group's core subsidiaries from the viewpoint of strengthening organizational audits in close collaboration with the Audit Committee of the holding company.
- ♦ I believe the Company's institutional design, including that of the Group's core subsidiaries, has been fairly well established after Sumitomo Mitsui Trust Asset Management transitioned to a "company with an Audit and Supervisory Committee" structure in 2018, as did Sumitomo Mitsui Trust Bank and Nikko Asset Management in 2019.

#### Sumitomo Mitsui TRUST Holdings corporate governance ~oversight structure~ **Oversight structure** Composition of Board of Directors (As of Feb. 1, 2023) Company with Three Committees The Board of Directors' meeting and other committees to be chaired by external directors Breakdown of 15 directors: 13 men, 2 women ⊚:External (Director Chairman) ⊕:External (Directors) ⊚:External (Experts, Chairman) External directors: 47% :Executive officer (non-director) Statutory Non-executive directors:73% 000000 0000000 **Change of composition of Board of Directors** 00000 47% Number of External directors 7 33% 33% Number of directors 15 3 3 00 20% 20% Jun. 2017 9 2 2 0% 0% 10 10 0 0 10 (\*)Line graph shows the number of external directors as a percentage of the total number of directors. Jun. 2011 SUMITOMO MITSUI TRUST HOLDINGS Copyright © 2022 SUMITOMO MITSUI TRUST HOLDINGS, INC. All rights reserved

- Please look at page 3.
- I'd like to briefly discuss the Company's current corporate governance structure.
- ◆ First of all, let's look at the oversight structure shown on the left. To enhance the soundness and reliability of the Group's business model, as well as the transparency of management, the Company has established the Risk Committee and the Conflicts of Interest Committee as advisory bodies to the BoD to complement the Three Committees required under the Companies Act, namely, the Nominating Committee, the Compensation Committee, and the Audit Committee.
- ♦ Since switching to the "company with Three Committees" structure, the Company has made further improvements to the functions of its three statutory committees. Not only does the Nominating Committee handle succession plans for executives, but it also continues to improve the succession of supervisory functions by maintaining a skills matrix in light of the Group's "Purpose" and items of materiality. Meanwhile, the Compensation Committee seeks to improve performance-linked compensation, including ESG-related remuneration. And the Audit Committee undertakes organizational audits in collaboration with the audit committees of the Group's core subsidiaries, corporate auditors at affiliated companies, and the Internal Audit Department on the executive side of the business. It reports to the BoD about the auditing system in its entirety, and I feel that it's being managed extremely effectively, including the way it works closely with each committee and the BoD.
- I'll explain in more detail about the improved utilization of the voluntary committees later.
- ◆ The right-hand side of the page shows the composition of the Board. Of the 15 directors, 11, or 73%, are non-executive directors, while seven, or 47%, are external directors. I'm confident that the Board currently has the right composition to deliver effective oversight as a "monitoring board" for a highly specialized trust banking group. Some additional information about the makeup of the Board and the executive compensation system is provided in the appendix. Please review them later when you have the chance.

#### Issues and initiatives to enhance the effectiveness of the Board of Directors

Issue: What kind of board of directors should we aim for?

Initiatives (1): Our Group's future vision of the Board

Issue: How to improve the effectiveness of the supervisory function?

Initiatives (2): Function of Boards at subsidiaries in Group Governance

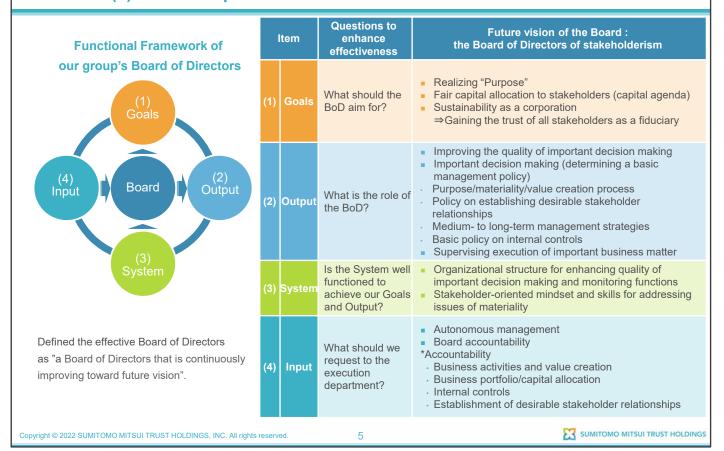
Initiatives (3): Enhance supervisory functions through committee

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- Let's move on to page 4.
- ◆ As chairman, I'd like to discuss certain issues recognized by myself and measures for improving the effectiveness of the Group's BoD.
- ◆ There are two main issues we need to address if we are to enhance the effectiveness of the supervisory bodies. First, we must ask ourselves what kind of Board we should aim for, and second, how we should improve the effectiveness of supervisory bodies overall.
- There are three initiatives we can implement to address these issues: One, our ideal future vision for the Group's BoD; two, leveraging the functions of the Boards of subsidiaries within the framework of Group governance; and three, deepening supervisory functions with the use of committee functions. I'll talk about these measures on the following pages.

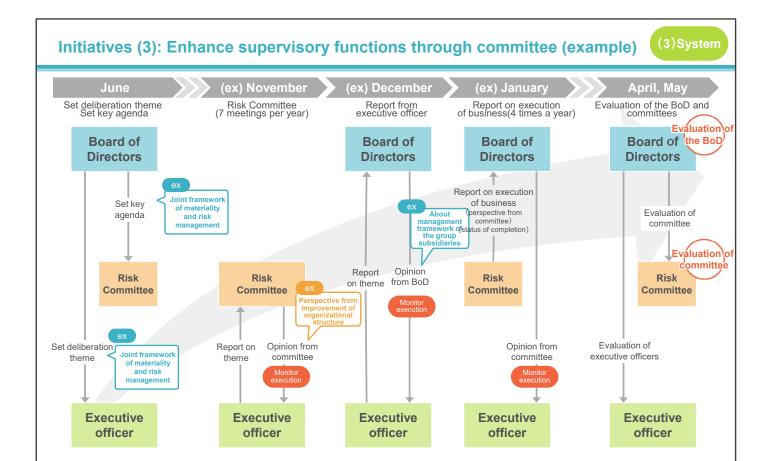
#### Initiative (1): Our Group's future vision of the Board



- Please turn to page 5.
- Let's look at the ideal future vision for the Group's BoD.
- ◆ Five years have now passed since the Company adopted the "company with Three Committees" structure along with my appointment as chairman of the Board and during this time the Board has steadily demonstrated its supervisory function, but in order to further enhance its effectiveness, we have continued to earnestly consider what the future of the Board should look like for the Group, which has a trust bank at its core to fulfill an extremely important mission for society.
- ♦ We therefore included some questions in the fiscal 2021 evaluation of the BoD to ask the directors regarding their ideal future vision for the Board with a view to defining its role and improving its effectiveness. We then implemented the answers and discussions that arose from those questions.
- As the Group's role as a corporation under the framework of a habitable planet and a wholesome society continues to be redefined, the deliberations at the meetings of the BoD confirmed that the Board seeks to fulfill its fiduciary duties to various stakeholders.
- The functional framework of the Group's BoD reflects the Board's goals, its roles and functions, and the system that underpins all of that, as well as what is required of the Company's executives. This framework represents the BoD of stakeholderism.
- ♦ At present, we are working to improve the effectiveness of the Board mainly through a process of evaluation by implementing a PDCA cycle after defining an effective board of directors to be one that is continuously improving toward its future vision.

#### Initiatives (2): Function of Boards at subsidiaries in Group Governance Function and Roles of SuMi TRUST Holdings' Board of Directors Important decision making The Stock Company performs the duties of the Companies Act supervising execution of business development of systems necessary to ensure the **Board of Directors** (Article 416) of operations of a group of enterprises A bank holding company must carry out business management of a bank holding company group to **Banking Act** Execution of the A bank holding company must endeavor to ensure the HD group governance (Article 52-21) sound and appropriate management of services at **Execution** any bank that is its subsidiary company. Classification of Group governance and management policy Key subsidiaries with significan Exercise Exercise impact on group management shareholder rights shareholder rights Low Autonomy Need for support from Subsidiary managed with high supervising execution of business SuMiTB Autonomy **Subsidiaries** parent company autonomy and internal control High Management Strategy Execution of Group Management Strategy Execution of business Guidance of the high risk management Control by Supervisory board Subsidiaries **SuMiTB** areas **Execution department Execution department** Companies SuMiTB, SuMiTAM, NikkoAM [ Expected Function of Boards at subsidiaries based on the above ] Exercise SuMiTB shareholder rights Management **Autonomous Supervisory** Certain dependence on Important cision making Affiliated Companies Expected role function parent company control Monitoring board Conventional Board Supervising execution of business **Board of Directors** Function (Autonomous control (Controls including support from framework) parent company) Management strategy, and Management strategy. Execution of **Affiliated Companies** execution and execution Execution Internal controls Supervision Internal controls Operational evaluation by Evaluation of controls from supervisory board parent company SUMITOMO MITSUI TRUST HOLDINGS Copyright © 2022 SUMITOMO MITSUI TRUST HOLDINGS, INC. All rights reserved.

- Let's move on to page 6.
- Next, I'll talk about leveraging the functions of the Boards of subsidiaries within the framework of Group governance as a measure for improving the effectiveness of supervisory bodies overall.
- As we work towards the ideal future vision I just mentioned, the BoD of the holding company, in addition to mainly deliberating on the Group's "Purpose," as well as the adequate allocation of capital to stakeholders and the Group's basic management policies, must also suitably design the roles and functions of subsidiaries, so as to assume responsibility of corporate governance for the entire Group as its ultimate governing body.
- By developing management policies for Group governance functions in light of how much impact affiliated companies have on Group management and the autonomy of management at each company, we can improve the effectiveness of supervisory bodies overall by clearly specifying the roles expected of them.
- More specifically, if the subsidiaries have robust internal controls and a high level of autonomous management, we can expect their Boards to demonstrate autonomous supervisory functions. We will assess how their supervisory bodies operate as a monitoring board. On the other hand, for affiliated companies with a low level of autonomy, including internal controls, we have clarified a framework with which to supervise controls, including support from the parent company, through a conventional board that is integrated into the internal control framework for the parent company.
- Particularly regarding the Group's core subsidiaries that are quite diverse in terms of operational scope, expertise and risks, we envisage that appropriate sharing of functions with the Boards of subsidiaries to supervise the execution of management strategies and their internal controls will lead to improvements in the effectiveness of supervisory bodies overall.



Turning now to page 7.

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♦ I'd now like to talk about the third measure, that is, deepening supervisory functions with the use of committee functions. I'll use the functions of the voluntary committees as a case example to explain how this is being conducted. The Risk Committee and the Conflicts of Interest Committee are two of the Company's voluntary committees.

- ♦ The Risk Committee is a voluntary committee that fields questions from the BoD regarding such matters as top risks and items of materiality in light of the management environment, as well as internal controls pertaining to risk management for a financial group in which a sophisticated risk management system is required. It then considers the appropriateness of those questions and reports on its findings.
- Also, as a trust banking group, the voluntary Conflicts of Interest Committee possesses supervisory functions unlike at any other financial group. It fields questions from the BoD regarding such matters as enhancing the Group's conflict of interest management framework and the systems for ensuring the Group acts in the best interests of its clients. It then considers the appropriateness of those questions and reports on its findings.
- Between April and June, the BoD deliberates on the most pressing topics identified mainly in the evaluations of the Board and committees, instructs reports to be delivered to executives, and decides on the matters to refer to the umbrella committees by working in unison.
- If a topic for deliberation instructed by the Board is related to a matter concerning one of the committees, the executive requests to discuss it with the Risk Committee or Conflicts of Interest Committee about how to proceed before presenting it to the BoD. This means the key points are reported to the BoD in a more sophisticated manner based on the expert views and advice of the committee.
- In addition, the BoD discusses not only the reports received from executives, but the viewpoints used by the committees to express their opinions to executives, as described in reports on the execution of duties submitted to the Board, as well as the kind of supervision required. In this way, the administering of the Company's supervisory bodies is organically linked.
- As a PDCA cycle supporting the administration of these bodies, the BoD and each committee monitor how executives respond to comments raised, and the process of having the Board, committee and executives evaluated actually functions as a sustainable cycle of improvement that facilitates motivation and improved operations the following year.
- Particularly in the current operating climate characterized by a rapidly changing external environment, the Risk Committee engages in discussions in anticipation of proactive and potential issues, such as the problem of economic security, the conflict between Russia and Ukraine, and sustainability topics like climate change and human rights. In doing so, it can offer recommendations to executives about impending issues affecting the Group and viewpoints that ought to be emphasized.
- Also, last fiscal year, SuMi TRUST Bank—the Group's principal company—implemented organizational restructuring guided by its medium- to long-term strategy. At that time, the Conflicts of Interest Committee provided expert advice regarding conflicts of interest management that needs to be examined within new businesses and between business divisions. It also offered support to studies conducted by executives and spearheaded high-level discussions that embodied the fiduciary spirit of a trust banking group.



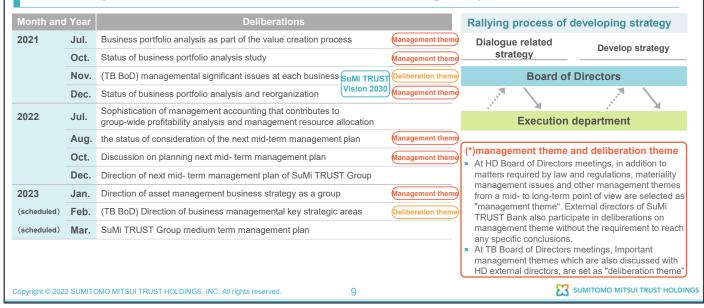
- Page 8 provides an overview of the discussion topics presented to executives by the BoD.
- ♦ The topics are broad ranging, from high-level management policies, such as "Purpose" and materiality, to those concerning a policy for establishing desirable relationships with stakeholders, including a policy on dialogue with stakeholders, as well as medium- to long-term management strategies and capital allocation, and the underlying basic policies on internal controls.
- On the following pages I'll discuss some concrete examples of how the Board is fulfilling its function; namely, deliberations on the Medium-Term Management Plan, the Company's "Purpose" and sustainability, strategic shareholdings and the exercise of voting rights.

#### **Deliberation toward next Medium- Term Management Plan by Board of Directors**



- Continued to deliberate the direction of medium- to long-term management strategies toward SuMi TRUST Vision 2030 since FY2021
- In the process of developing the next Medium-Term Management Plan, significant themes are set as "management themes and deliberation themes". The Board of Directors and the execution departments mutually review and discuss the plan through a "rallying process" with two-way dialogues

#### Deliberation by the Board of Directors related to next medium-term management plan

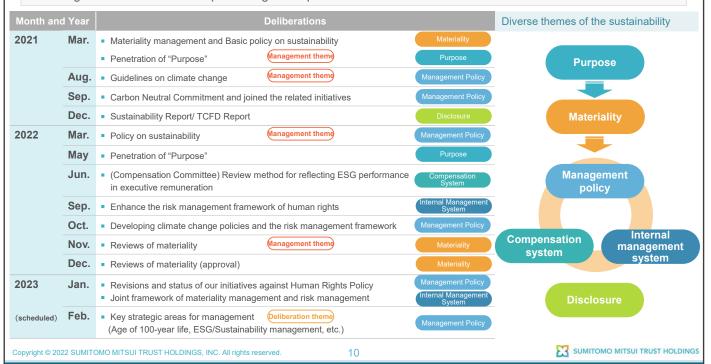


- ♦ We are currently formulating the Group's Medium-Term Management Plan to be finalized at the end of March, but I'd like to talk about the kind of discussions the BoD has engaged in.
- ♦ So far, the Board has sought to formulate strategies for the Medium-Term Management Plan based on a back-and-forth examination process with the executive departments.
- ◆ The dialogue in this back-and-forth examination process involves the discussion of management topics and deliberation topics. The key management issues are discussed freely over about one hour without the need to reach a conclusion and it is this process of open discussion and dialogue that deepens the formulation of strategies.
- ♠ In formulating this Medium-Term Management Plan, our discussions are giving shape to a three-year plan starting in fiscal 2023 by back-casting from the SuMi TRUST Vision for 2030, which is a topic that we discussed over the course of fiscal 2021. In May this year, we hope to unveil this plan, which will remain consistent with our long-term vision and represent the effective execution of our strategies.

#### **Deliberation on Purpose and sustainability by the Board of Directors**

(2) Output

- Approved SuMi TRUST Group's reason for existence ("Purpose") and monitoring its penetration among employees
- Identified the Group's high-priority issues (Materiality) for realization of our "Purpose", and deliberate on measures
  to integrate them with the Group's management plan

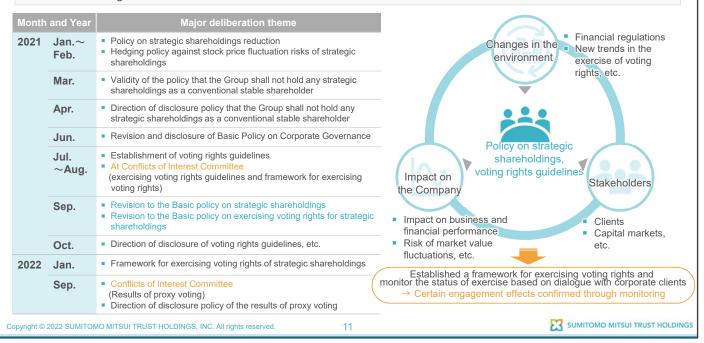


- Please take a look at page 10.
- ♦ As you can see in the table, the Board extensively discussed the Group's "Purpose" and sustainability with a focus on numerous topics from various points of view.
- ♠ In particular, the Board discussed topics from multiple angles, such as raising awareness among employees of the Group's reason for existence, or "Purpose," the identification of materiality items as management issues for the Company as it works towards the realization of its "Purpose," management policies designed to address items of materiality, executive compensation and other incentive systems to improve the effectiveness of business execution, internal control systems including risk management, and a disclosure policy for dialogue with stakeholders.

#### **Deliberation of strategic shareholdings by the Board of Directors**



- In May 2021, under the new management, we announced a new policy that SuMi TRUST Group shall not hold any "strategic shareholdings as a conventional stable shareholder"
- In September 2021, based on the consultation and reports to the Conflicts of Interest Committee, we established
  policy on exercising voting rights for strategic shareholdings considering the enhancement of each stakeholder's
  medium- to long-term value

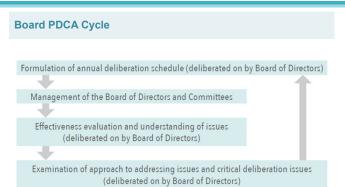


- ◆ Let's look at page 11.
- On the topic of strategic shareholdings, we engaged in multifaceted discussions regarding the external environment, the impacts on various stakeholders, and the impacts on the Company itself. As a result, last fiscal year the Board resolved to adopt a policy of holding no strategic shares and is therefore monitoring the Company's ongoing reduction of shareholdings.
- ◆ The Board also decided on, and disclosed, a Company policy and stance on exercising voting rights, in light of its social responsibility as a trust banking group and based on the expert opinions of the Conflicts of Interest Committee, taking into account the improvements in longer-term value for issuing companies and the impacts on the Group's shareholders, depositors and various other stakeholders. Going by reports received from executives about the exercise of voting rights, we understand that some benefits of engagement have emerged as part of efforts emphasizing dialogue with issuing companies.
- That's all for my presentation about the Group's BoD.
- ♦ The Company is a financial group with trust banking at its core and Japan's largest fiduciary of trust assets. I also feel that it's a corporate group that operates businesses that serve the public interest immeasurably. This is something I have constantly been aware of since being appointed an external director.
- ♦ As chairman of the BoD, I intend to uphold the fiduciary responsibilities entrusted to the Company by investors and all other stakeholders, and as their representative, I'll always act in their best interests. I'll also continue to make every effort to protect the long-term interests of stakeholders by ensuring the long-term sustainability of the Company itself.
- Your support will be much appreciated.
- Thank you for your attention.



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# **Sustainable PDCA Cycle of the Evaluation of the Board of Directors**



#### Multifaceted evaluation of the BoD(who evaluates what)

Assessing w	Who?	Directors	Committee members	Executive officers
Meeting body	Board of Directors	0	_	0
assessment	Committees	0	0	_
Self-	As directors	0	_	_
assessment	As executive officers	_	_	0
	Interviews	0	_	_

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# Comprehensiveness of the viewpoints of the effectiveness evaluation (Evaluation outline of FY2021)

Bodies to be evaluated		The BoD, the Nominating Committee, the Compensation Committee, the Audit Committee, the Risk Committee, the Conflicts of Interest Committee							
Respondents	Dire	Directors and executive officers, members of each committee							
Method of		1) Questionnaires to directors, executive officers, and members of committee (five-scale multiple choice questions and essay-type questions).							
inquiry	2) lı	nterviews with directors by a thi	ird-party or	ganization					
	1)	Future vision of the Board	2 items	Free-form response, etc.					
	2)	Roles and functions of the Board (incl. self-assessment of individual directors)	15 items	Purpose, stakeholders, sustainability, management strategies, internal controls, Group governance, etc.					
	3)	Framework of the Board	4 items	Composition, liaison, acceptance, etc.					
	4)	Operation of the Board	4 items	Operation, enforcement and reflection of proposals, training opportunities, etc.					
	5)	Executive accountability	5 items	Autonomy, explanations, materials, etc.					
Evaluation items		The demonstration of functions of each committee	6 items	The demonstration of functions/utilizing proposals, etc.					
		Self-assessment items for the	following o	ommittees are also evaluated					
	6)	Nominating Committee	11 items						
		Compensation Committee  Audit Committee	12 items 24 items						
		Risk Committee	12 items						
		Conflicts of Interest Committee	10 items						
	7)	Items concerning themes for deep discussion at the Board of Directors	1 items	Free-form response					
		Total	106 items						
		Executive officers evaluated 14 items among 1) through 6) of the evaluation tems concerning the Board of Directors.							

F3

#### Building an Effective BoD - "Area of Expertise" & Performance-linked compensation-

#### Additional disclosure of "Area of Expertise of External Directors"

Additional disclosure of breakdown of "Creativity Expertise" of seven external directors

			External directors						
			Isao	Shinichi	Hiroko	Mitsuhiro	Nobuaki	Masanori	Kaoru
			Matsushita	Saito	Kaw amoto	Aso	Katoh	Yanagi	Kashima
•	Cor	porate management	•	•	•		•	•	•
ı	ina	nce, Accounting	•	•					•
	Legal affairs, risk manage ment, and compliance			•	•	•			•
9	Creativity(*1)		•	•	•	•	•	•	•
	Т	rust, Investment		•				•	
	Internationality(*2)		•	•		•	•		
рŗ	s	ustainability	•	•	•	•	•	•	•
eak		Environment(*3)	•	•			•	•	
breakdown		Social(*4)	•			•	•		
ì		Empowerment of women. D&I			•				•

- (\*1)Including digital technology/IT. "Digital/IT" discussions were conducted based on opinions from external experts in the IT Committee, which is on the execution side.
- $(^*2) \\ Including experience of working overseas, academic activities in cooperation with$ overseas universities, and studying at universities and graduate schools (\*3) Including ESG investment/environmental rating finance and supply chain management
- (\*4) Including human rights and supply chain management

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#### Indicators (KPIs) for performance-linked compensation

Revised evaluation system to better reflect medium- to longterm contributions and ESG-related contributions

New performance assessment system for stock-based remuneration (Applied on July, 2022)

Indicators	Asses weig			
Linked to	(1) Consolidated net business profit		22.2%	
near-term earnings	(2) Consolidated net profit attributable to owners of the parent	33.3%	11.1%	
Linked to medium- term financial	(3) Consolidated shareholders' equity and ROE		11.1%	
	(4) Consolidated CET1 ratio (common equity tier 1 capital ratio)	33.3%	11.1%	
metrics	(5) Consolidated overhead ratio (OHR)		11.1%	
Linked to ESG	(6) ESG overall assessment (categories: climate change, FD & CS activities, employee engagement, D&I (empowerment of women, etc.), ESG assessment organizations)(*5)	33.3%		

(\*5)MSCI, FTSE, and Sustainalytics

<Main changes>

Please see to Annual report P95 for more information.



# **Members of each committee of the Board of Directors**

(3)System

		Name	Career	Nominating Committee	Compensation Committee	Audit Committee	Risk Committee	Conflict of interest Committee
		Isao Matsushita	Former Representative Director and President (President and Executive Officer) of ENEOS Holdings	0	0			
		Shinichi Saito	Former Representative Director, CO-CEO of Japan Industrial Solutions Co., Ltd			$\circ$		
		Hiroko Kawamoto	Former Executive Vice President of All Nippon Airways Co., Ltd.	$\bigcirc$	$\bigcirc$			
	Director	Mitsuhiro Aso	Former Superintending Prosecutor of Fukuoka High Public Prosecutors Office	0		0		
		Nobuaki Katoh	Former President & CEO of DENSO CORPORATION	$\circ$	$\circ$			0
External		Masanori Yanagi	Former President and CEO of The Development Bank of Japan	$\bigcirc$	$\bigcirc$			
		Kaoru Kashima	Former Managing Director of Ernst & Young ShinNihon LLC			0	0	
	Expert	Hideki Kanda*	Emeritus Professor of the University of Tokyo Professor of Professional School of Law (Law School) of Gakushuin University					0
		Kenji Fujii	Former Managing Executive Officer of Mizuho Securities Co., Ltd.				0	
		Haruyuki Toyama	Former Director General of International Department of the Bank of Japan				0	
		Akiko Hosokawa	Baker & McKenzie(Gaikokuho Joint Enterprise)					$\circ$
		Tetsuo Ohkubo	Chairman of SuMi TRUST Holdings	$\bigcirc$	$\circ$			
		Masaru Hashimoto	Chairman of SuMi TRUST Bank	$\bigcirc$	$\bigcirc$			
Internal		Kuniyuki Shudo	Full-time Audit Committee member			$\bigcirc$		
1110	erriai	Kouji Tanaka	Full-time Audit Committee member			$\bigcirc$		
		Yasuyuki Suzuki	Managing Executive Officer				$\circ$	$\circ$
		Yuki Takada	Executive Officer				$\circ$	$\circ$
		nal director of SuMi TRUST Bar O MITSUI TRUST HOLDINGS,			E	SUMITOMO	MITSUI TRU	JST HOLDINGS