

September 3, 2018

To whom it may concern

Sumitomo Mitsui Trust Holdings, Inc.

**Notice regarding the Launch of Green Jointly Operated Designated Money Trust  
by our Subsidiary**

Please be informed that Sumitomo Mitsui Trust Bank, Limited, a subsidiary of Sumitomo Mitsui Trust Holdings, Inc. today announced the attached press release.

For further information, please contact:

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September 3, 2018

To whom it may concern

Sumitomo Mitsui Trust bank, Limited

Notice regarding the Launch of Green Jointly Operated Designated Money Trust  
(“THE UUR GREEN TRUST”)

Sumitomo Mitsui Trust Bank, Limited (President: Masaru Hashimoto; hereinafter “SuMi TRUST Bank”) hereby announces the launch of “Green Jointly Operated Designated Money Trust” (Note 1) (hereinafter the “Green Trust”), utilizing its trust function. The Green Trust is used to raise funds for the acquisition of the new green building (Note 2) and the refinance of existing debts by United Urban Investment Corporation (“UUR”), a Japanese real estate investment trust company, or J-REIT.

The Green Trust complies with the Green Bond Principles (Note 3) and received the preliminary rating of “Green1,” the highest rating in JCR Green Bond Evaluation (Note 4). The Green Trust is the first jointly operated designated money trust which has received the “Green1” rating in Japan.

The loan by The Green Trust also complies with the Green Loan Principles (Note 5) and received the preliminary rating of “Green1”, the highest rating in JCR Green loan Evaluation.

Through its “Action Guidelines for Mitigating Climate Change”, SuMi TRUST Bank aims to work on developing and providing products and services that help mitigate climate change by providing comprehensive solutions, utilizing its trust function. Its financial functions are being leveraged to promote energy conservation and encourage the use of renewable energy.

The green finance market initiatives, including issuance of green bond market, which the proceeds are used to fund businesses that will contribute to improvement of global climate issues, have been expanding globally. Accordingly, the investors’ interests have also been heightened in the area of ESG (environment, society and governance) investment.

In such circumstances, SuMi TRUST Bank has discussed with UUR, who is making a proactive effort in contribution to realizing sustainable society through ESG activities, regarding the green finance, and decided to set up The Green Trust, which is the first time green finance structure using jointly operated designated money trust in Japan, to provide green investment opportunities for investors. (Please see the diagram below for the structure of The Green Trust.)

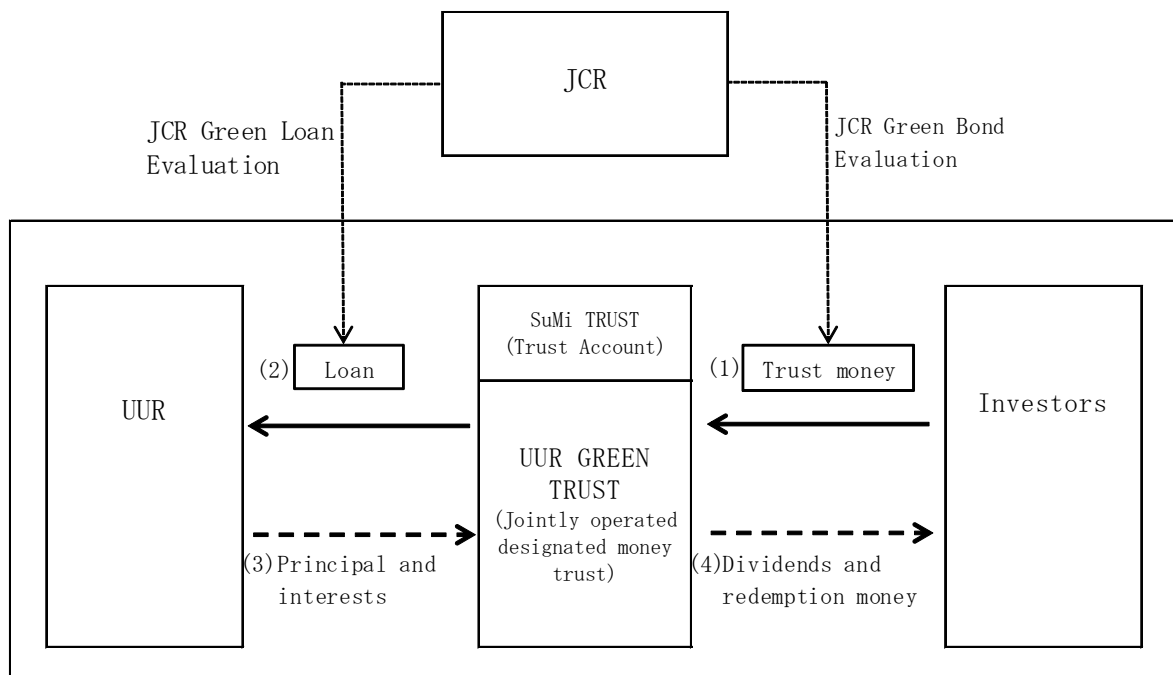
SuMi TRUST Bank believes that the green finance structure using trust contributes to the growth of J-REITs market and provides new funding opportunity for the J-REITs and new investment opportunity for investors.

Through provision of comprehensive solution for clients with its financial functions of specialized trust bank group, SuMi TRUST Bank shows strong commitment and effort to contribute to realizing a sustainable society.

Outline of THE UUR GREEN TRUST (Planned)

Borrower	United Urban Investment Corporation
Type of transaction and Document	Loan agreement between the trustee of Sumitomo Mitsui Trust Bank, Limited as lender and United Urban Investment Corporation as borrower (Note 6)
Purpose of Funding	The acquisition of the new green building and the refinance of existing debt
Total Amount	JPY10,000,000,000 (Planned)
Closing Date	September 28, 2018 (Planned)
Maturity Date	September 29, 2023 (Planned)
Repayment	Bullet
Expected Investors	Corporations, Health Insurance Associations, Incorporated Schools, Life Insurance Companies, etc.

Structure Diagram



## Corporate Profile of United Urban Investment Corporation

Corporate Name	United Urban Investment Corporation (Securities Code: 8960) ( Listed on December 22, 2003, Tokyo Stock Exchange, Real Estate Investment Trust Market)
Representative	Ikuo Yoshida, Executive Officer
Address	Shiroyama Trust Tower 18F, 4-3-1 Toranomom, Minato-ku, Tokyo 105-6018, Japan
Fiscal Period	Ends of May and November of each year
Asset Management Company	Japan REIT Advisors Co., Ltd.
Shareholder of Asset Management Company	Marubeni Corporation (100%)

(Note 1) Jointly Operated Designated Money Trust: Please see the “Structure Diagram” above.

(Note 2) Green Building: Green building (also known as green construction or sustainable building) refers to both a structure and the application of processes that are environmentally responsible and resource-efficient throughout a building's life-cycle.

(Note 3) Green Bond Principles: Voluntary process guidelines that recommend transparency and disclosure and promote integrity in the development of the Green Bond market set by ICMA.

(Note 4) JCR Green Bond Evaluation: JCR’s review to green bonds, reflecting the concept of Green Bond Principles and Guidelines.

(Note 5) Green Loan Principles: International process guidelines for the area of loan transaction set by LMA and APLMA.

(Note 6) Loan agreement between the trustee of SuMi TRUST Bank as lender and UUR as borrower: subject to the internal approval of UUR.

### <Disclaimer>

- There will be no charge and no other compensation to pay for SuMi TRUST Bank.
- This product includes risk and the performance will change by borrower’s condition of the performance of obligation. Dividends may not reach the proposed dividend rate and trust principal may have absence.
- This product is not a kind of deposit including trust product with a contract for repayment of the principal compensation, for example, loan trust. Moreover, there is no principal guarantee and is also no indemnity of proposed dividend rate.
- This product is not subject to the Deposit Insurance System by Deposit Insurance Corporation of Japan.
- This product is not allowed to terminate the contract before maturity date. Moreover, this product cannot be sold and transferred and cannot be provided as collateral without the consent by trustee.
- This product is potentially exposed to cancellation of offering, creating trust and reducing the collecting amount under the cases below:
  - 1) proposed loan contribution is cancelled for any reason
  - 2) creation of trust under the proposed condition is inadequate due to the remarkable changes of financial condition
  - 3) other unavoidable grounds occurs.