

May 15, 2020

For immediate release

Sumitomo Forestry Co., Ltd.

Sumirin Care Life Co., Ltd.

Culmination of Sumitomo Forestry and Sumirin Care Life's expertise in living environments and nursing care

Opening of Service-added Home for the Elderly of the Largest Scale in Japan "Elegano Nishinomiya"

Sumitomo Forestry Co., Ltd. (President and Representative Director: Toshiro Mitsuyoshi; Headquarters: Chiyoda-ku, Tokyo; hereinafter Sumitomo Forestry) announced that its subsidiary Sumirin Care Life Co., Ltd. (President: Yoshinobu Nakane; Headquarters: Kobe, Hyogo; hereinafter Sumirin Care Life) has completed construction of "Elegano Nishinomiya" in Nishinomiya, Hyogo. Opening on May 18, Elegano Nishinomiya is a service-added home for the elderly of the largest scale in Japan, with a total of 309 units, of which 219 units are standard units for residents living independently and 90 units are nursing care units for those needing nursing care. Elegano Nishinomiya has established a system where residents can live with peace of mind. Residents who enter standard units can switch to nursing care units if they come to require nursing care after staying at the facility.

This facility adds services that contribute toward improving healthy lifespans—such as a comprehensive medical examination system and a variety of programs—to 20-year-nursing care expertise while using knowledge related to housing and the utility of wood and greenery developed by Sumitomo Forestry. It will provide housing for the elderly as an evolved Elegano brand.



External view of Elegano Nishinomiya

■ Overview of Elegano Nishinomiya

1) Living environment expertise of the Sumitomo Forestry Group

- Standard units adopt an accessible design, and all units face south.
- Nursing care units are installed with bedside tables* that adopt the research results of Tsukuba Research Institute on the use of wood and indirect lighting to encourage comfortable sleep.
- The dining room is installed with Japanese-style private dining that allows people to enjoy eating by themselves while experiencing the warmth of wood.
- The exterior and promenade are designed by Sumitomo Forestry Landscaping Co., Ltd., and incorporate designs that gently embrace bodies and minds with the soothing calm of greenery while allowing people to experience the changing seasons up close.

- All nursing-care floors for residents needing nursing care have freely accessible terraces installed with flower beds that allow even residents on wheelchairs to enjoy gardening while seated, and spaces that allow residents to routinely enjoy greenery.

* Tables installed beside the beds of hospitals and nursing care facilities.

2) Comprehensive services supporting comfortable lifestyles

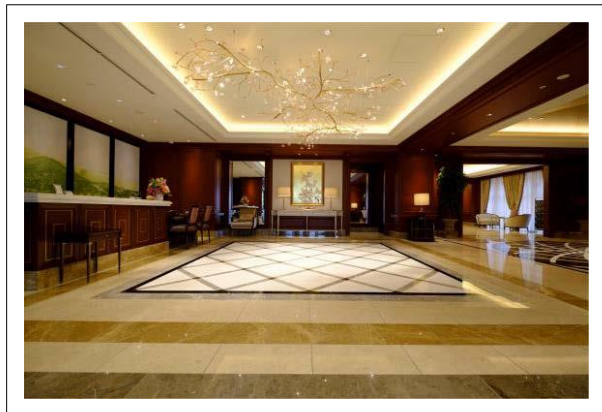
- More than 10 sports and cultural programs are offered using varied common spaces.
- Regular concerts are held by students and graduate students from Kobe College's School of Music.
- Meals are outsourced to LEOC Co., Ltd. which has a lot of experience with homes for the elderly. The main dining area offers food without the need for prior reservations.
- An IoT environment fitting homes for the elderly has been put in place: beds in all nursing care units are installed with sleep sensors from Paramount Bed Co., Ltd. to digitalize the state of sleep so as to assist in daily support.
- Entry management of the facility's security doors, the use of shops within the facility, and confirmation of meal intake are carried out using the IC chips embedded in the room keys of each resident.

3) Medical, preventive, and nursing care support

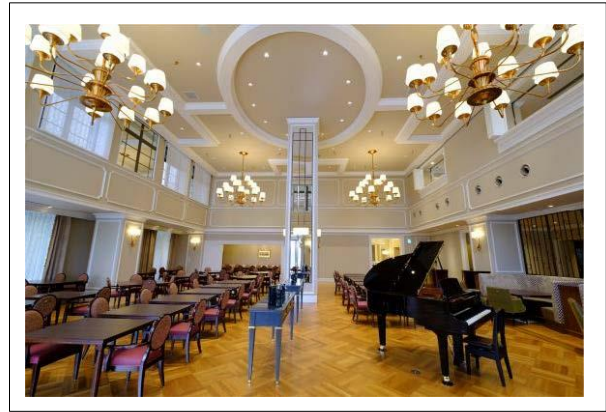
- Shuttle buses operate daily on weekdays between the facility and partner medical institutions (Meiwa Hospital and Nishinomiya Kyoritsu Neurosurgical Hospital) within Nishinomiya.
- Meiwa Hospital's satellite clinic "Elegano Nishinomiya Meiwa Clinic" is located within the facility.
- Head MRI and tumor markers are standard items of the annual medical examination (only for applicants). Within the facility is a nursing care insurance business office which forms the office for home care support, care visitation, and nursing visitation services. Residents can receive comprehensive nursing care according to individual care plans.
- A system has been established to help residents live in standard units as far as possible—the assistance room that supports residents of standard units requiring support or light nursing care offers services that watch over residents during meals and activity programs that help to maintain physical and mental functions.

Property name	Elegano Nishinomiya
Location	11-58 Tsutootsuka-cho, Nishinomiya, Hyogo
Nearest station	Hankyu Hanshin-kokudo Station: 4-minute walk Hankyu Nishinomiya-kitaguchi Station: 16-minute walk JR Nishinomiya Station: 11-minute walk
Site area	10,427.65 m ²
Total floor area	28,155.40 m ²
Structure	RC structure; two buildings with 14 floors and one building with five floors

Construction period	Start: June 2018; completion: February 2020; opening: May 18, 2020
Number of units/floor area	Total of 309 units; 219 standard units (majority with floor area of 61 m ²) and 90 nursing care units (majority with floor area of 23 m ²)
Prices (exc. taxes)	Standard unit: From ¥38 million (average: approx. ¥60 million); from ¥199,000 monthly (including meals for 30 days) Nursing care unit: ¥28.5 million; ¥266,000 monthly (including meals for 30 days)



Welcoming entrance hall



Dining room at atrium



Outdoor terrace where even wheelchair users can easily enjoy the greenery



Standard unit that pursues ease of living (model room)

■ Background to development of Elegano Nishinomiya

In 2025, elderly persons aged 65 and above are expected to make up more than 30% of the population, and single-person households and husband-and-wife households where the head of household is aged 65 and above are expected to make up more than 25% of all households. Given that the number of people requiring nursing care—such as those with dementia—is also expected to increase, there is a need from both tangible and intangible aspects to put in place environments where elderly persons can continue to live even if they come to require nursing care. Elegano Nishinomiya, which has a full range of tangible and intangible services, is being opened to meet these needs.

Sumirin Care Life Co., Ltd.

Sumirin Care Life was established in 1991 as Shinko Care Life. In April 2017, Sumitomo Forestry acquired 66.7% of the issued shares of Shinko Care Life from Kobe Steel, Ltd., making Shinko Care Life a consolidated subsidiary of Sumitomo Forestry. It currently operates three large-scale private-pay elderly care facilities centered in Kobe that combine independent living and nursing care services. The sophisticated and high quality of service backed by collaboration with medical institutions has earned high praise from external parties including residents and their families. In addition, Sumirin Care Life operates seven at-home nursing care service locations within Kobe that provide services rooted in the community, undertaking an important role in the comprehensive local care system.

Representative	President and CEO Yoshinobu Nakane
Location	1-5-1 Wakinohamakaigandori, Chuo-ku, Kobe, Hyogo
Business locations	Headquarters, service-added home for the elderly (Elegano Nishinomiya), three private-pay elderly care facilities (Domani Kobe, Elegano Maya, Elegano Konan), and seven at-home nursing care service bases
Establishment	January 1991 (as Shinko Care Life Co., Ltd.); company name changed to Sumirin Care Life Co. Ltd. in June 2018
Business description	Operation of homes for the elderly such as private-pay elderly care facilities; at-home nursing care services [home care support (care plan preparation); care visitation; nursing visitation; rental and sale of welfare equipment as well as home renovation; and out-patient care (day care service)]
Accounting period	March 31
Number of employees	594 (as of March 31, 2020; excluding registered helpers)
Capital	400 million yen
Shareholder composition	Sumitomo Forestry 66.7%; Kobe Steel 18.3%; three trust banks (SMBC, MUFG, Mizuho) 5% each