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January 28, 2026

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Representative: Hideyoshi Sasaki, Chairman and CEO
(Stock Code: 3076 TSE Prime Market)
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**"Ai-Glies" has been announced as the first domestic adoption
in Sumitomo Realty & Development Co., Ltd.'s newly built condominiums.**

Our consolidated subsidiary, Dodwell B・M・S Ltd. (Chuo-ku, Tokyo; President and CEO: Hideyoshi Sasaki) will be providing Sumitomo Realty & Development Co., Ltd. (Headquarters: Shinjuku-ku, Tokyo; President: Kojun Nishima; hereinafter "Sumitomo Realty") with the energy-saving system "Ai-Glies" which specializes in air conditioning.

We are pleased to announce this as follows.

Our group has developed, manufactured, and sold a power-saving and energy-efficient system called "Ai-Glies" since February 2021, which specializes in air conditioning by efficiently and automatically controlling air conditioning equipment to reduce both peak power (kW) and energy consumption (kWh). Sumitomo Realty has received feedback from customers who purchased new condominiums that ongoing management fees can be a financial burden. To alleviate this burden and reduce electricity costs, "Ai-Glies" can achieve significant cost savings, is set to be introduced in relatively large new properties (approximately 250 units). By implementing this system, it is possible to reduce air conditioning energy consumption by about 15-20%, thereby reducing the management fees borne by the management association. Notably, introducing this system in new properties before occupancy is a first in Japan.

◆Introduction of new properties with "Ai-Glies" implemented

1. CITY TOWER THE RAINBOW

A 34-story, seismic-isolated tower residence in Kaigan 3-chome, Minato-ku, offering breathtaking views of the Rainbow Bridge and a prime location that blends waterfront nature with the convenience of central Tokyo.

- Location: 3-14-18 Kaigan, Minato-ku, Tokyo
- No. of units: 264
- Delivery start: Late April 2028

<https://www.sumitomo-rd-mansion.jp/shuto/kaigan/detail.cgi>
(Available in Japanese only)



2. City Tower Tokyo Tamachi

Boasting excellent access and stunning views, this 34-story, seismic-isolated tower residence features a sophisticated exterior design and a gracious entrance. Residents enjoy a wide range of shared amenities, including a sky lounge, fitness room, and telework lounge.

- Location: 2-1-75, Shibaura, Minato-ku, Tokyo
- No. of units: 180
- Delivery start: Late April 2028

<https://www.sumitomo-rd-mansion.jp/shuto/tamachi/detail.cgi>

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【For inquiries regarding the document】

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