

April 8, 2022

Suita Sustainable Smart Town Council
 Chaired by: Panasonic Operational Excellence Co., Ltd.
 Osaka Gas Co., Ltd.
 Kansai Electric Power Co., Inc.
 Gakken Holdings Co., Ltd.
 Kowa Company Ltd.
 Sohgo Security Services Co., Ltd.
 Nakagin Integration Inc.
 Nippon Telegraph and Telephone West Corporation
 West Japan Railway Company
 JR West Real Estate & Development Company
 Panasonic Homes Co., Ltd.
 Hankyu Oasis Co., Ltd.
 Prime Life Technologies Corporation
 Sumitomo Mitsui Trust Bank, Limited
 Takenaka Corporation
 Suita City

Grand Opening of “Suita SST,” a Multi-Generational, Health-Centered Smart Town that Proposes a Model Society

- An advanced town built through cross-sector, inter-industry co-creation enters operation phase
- Panasonic’s first sustainable smart town in the Kansai region located in western Japan

The Suita Sustainable Smart Town (located in Kishibenaka, Suita City, Osaka Prefecture; hereafter referred to as “Suita SST”) will celebrate its grand opening on April 29 of this year with the completion of the commercial complex. The town will also include condominiums for families and seniors, shared housing for singles, a wellness complex (serviced housing for the elderly, a group home for the elderly with dementia, housing with home-care services, and educational and childcare facilities), and a community park, which are already complete and awaiting the opening.

United under the “Suitable Town for Fine Tomorrows” concept, companies from different industries are cooperating to develop multidisciplinary initiatives that bring to life a model society. In addition, the town aims to create a society where carbon neutrality is the norm: a well-being society where everyone can enjoy their lives.

This is Panasonic’s third Sustainable Smart Town project, but its first in the Kansai region, centered around Osaka. The Suita SST Council (chaired by Panasonic Operational Excellence Co., Ltd.) which has been spearheading the town’s development will also be involved in the town’s operation and will continuously conduct state-of-the-art field experiments there to encourage cross-generational interaction among residents. With regards to energy, Suita SST aims to become Japan’s first “Renewable Energy 100 Town.”*1 Steps will be taken for collectively receiving electricity for use by the whole area, as well as the application of renewable energy and non-fossil fuel energy certificates, in an effort to cover virtually 100% of the town’s electricity consumption through renewable energy sources. Moreover, efforts will be made to improve the town’s energy resilience through technologies like solar power generation, storage batteries, EVs, and advanced gas equipment for residential facilities. To ensure security, the town will be equipped with a system that utilizes AI and sophisticated 4K cameras capable

of storing and analyzing image data to detect falls, congestion, wheelchairs, white canes, and the like.

On the wellness front, educational, medical, and social welfare services will be provided to support all generations from children to the elderly, and IoT will be used to detect cognitive function decline among the elderly. Furthermore, an evidence-based building code to support healthy town planning has been created. With respect to community, cross-generational interaction will be promoted through the establishment of a central park, and the Suita SST Town Management will help foster a sense of community.

Town planning for Suita SST will also include initiatives aimed at increasing the value of the region through reciprocal links with Northern Osaka Health and Biomedical Innovation Town*² (NohBIT) which Suita City is developing nearby. The project also aims to contribute to the resolution of societal issues faced by Japan—a super-aging society—achieve the SDGs, reach Society 5.0, and contribute to EXPO 2025 and other projects in the Kansai region.

*1 The goal is to procure virtually 100% of the energy consumed by the town from renewable energy sources. This goal will be achieved for at least five years after the town’s opening. This is the first initiative in Japan that involves an entire town, including commercial and residential facilities. (According to a survey conducted by Kansai Electric Power Co., Inc.)

*2 Northern Osaka Health and Biomedical Innovation Town that stretches across Suita and Settsu City. Link: <https://kento.osaka.jp/> (Japanese)

Suita SST Overview

From young people to families and seniors, Suita SST is meant to be a town that promotes cross-generational interaction. It is comprised of 362 residences, a wellness and commercial complex, and a community park that encourages exchange.

Name	Suita Sustainable Smart Town (Suita SST)
Location	Kishibenaka 5-Chome, Suita City, Osaka Prefecture
Development Area	23,379.79 m ²
Facility Overview	<ul style="list-style-type: none"> • Family condominiums available for sale (Parknade Grand Suita SST) Units: 100; 8 stories; Site area: 3,921.48 m² (Managed by Pana Homes Gojinsha Community Co., Ltd.) • Senior condominiums available for sale (Parknade Suita SST Ekura) Units: 126; 8 stories; Site area: 3,782.62 m² (Managed by Nakagin Integration Inc.) • Shared housing for singles (OGU HOUSE Suita SST) Units: 73; 6 stories; Site area: 803.69 m² (Managed by Osaka Gakuin University) • Wellness complex (Gakken Multigenerational Square Suita SST) 7 stories; Site area: 2,142.66 m² Communal hall; serviced housing for the elderly – 63 units; a group home for the elderly with dementia; housing with home-care services; and educational and childcare facilities (Managed by Gakken Group) • Commercial complex (Oasis Town Suita SST) 4 stories (shops in the 1st and 2nd floor); Site area: 9,150.76 m² (Managed by Hankyu Oasis Co., Ltd.) • Community Park (Known as: Suita Suitable square) Site area: 1,408.97 m²

Concept	Suitable Town for Fine Tomorrows
Grand Opening	April 29, 2022

[Image of the town]



Suita Sustainable Smart Town Council (Suita SST Council)

Suita SST Council Participating Organizations

Chaired By	Panasonic Operational Excellence Co., Ltd.
Council Members	Osaka Gas Co., Ltd.; Kansai Electric Power Co., Inc.; Gakken Holdings Co., Ltd.; Kowa Company Ltd.; Sohgo Security Services Co., Ltd.; Nakagin Integration Inc.; Nippon Telegraph and Telephone West Corporation; West Japan Railway Company; JR West Real Estate & Development Company; Panasonic Homes Co., Ltd.; Hankyu Oasis Co., Ltd.; Prime Life Technologies Corporation; Sumitomo Mitsui Trust Bank, Limited
General Members	Takenaka Corporation
Advisor	Suita City

* Established December 2019

Partner Enterprises and Roles (15 Companies and Suita City)

Panasonic Operational Excellence Co., Ltd.

- Plans for urban development and project management for implementation
- Improvement of the entire town's spatial value through advanced technologies and cooperation with partner enterprises
- Open innovation through collaboration with partner companies, Northern Osaka Health and Biomedical Innovation Town (NohBIT), and the government

Osaka Gas Co., Ltd.

- Creation of a new gas usage model to improve town's energy resilience
- Creation of a new energy service model using the household fuel cell, Ene-Farm

Kansai Electric Power Co., Inc.

- Creation of an energy system to achieve the goal of becoming Japan's first "Renewable Energy 100 Town"
- Creation of energy system to improve the town's energy resilience

Gakken Holdings Co., Ltd.

- Construction and operation of the town's wellness complex and provision of care services, including for the surrounding region
- Creation of a model for town revitalization based on amalgamated services for education and medical and social welfare developed by Gakken Group
- Initiatives for the prevention and early detection of dementia using IoT in collaboration with Panasonic and provision of care services by Gakken Group

Kowa Company Ltd.

- Central management of health data provided by Suita SST residents and health promotion support
- Provision of state-of-the-art health management support suitable for the super-aging society by participating in inter-regional preventive medicine studies

Sohgo Security Services Co., Ltd. (ALSOK)

- Security ensured by a mix of people and technology
 1. Security ensured by town security cameras
Data analysis and response to provide a cutting-edge security system using AI image analysis technology
 2. Security ensured by security cameras in facilities
Acquisition and analysis of data and response using AI-VMD*
*A function which detects "intrusion", "congestion", "direction", "line crossing", and "obstruction" using i-PRO Co., Ltd.'s AI-VMD (AI Video Motion Detection) software

Nakagin Integration Inc.

- Operation of for sale condominiums for seniors set to open in the town to help promote an active, fulfilling life for seniors

Nippon Telegraph and Telephone West Corporation

- Establishment of an optical network that will serve as the infrastructure for ICT
- Provision of cleaning robot service for the wellness complex

West Japan Railway Company

- Promotion of intercity cooperation (home away from home initiative) with Suita City's twin towns – "Myoko City, Niigata Prefecture", "Wakasa Town, Fukui Prefecture", and "Takashima City, Shiga Prefecture"

JR West Real Estate & Development Company

- Development of mixed-use real estate with residential and commercial facilities

Panasonic Homes Co., Ltd.

- Development of mixed-use real estate with residential and commercial facilities
- Spatial design to implement the town planning concept and creation and operation of a town management organization

Hankyu Oasis Co., Ltd.

- Construction and operation of a shopping center to support lifestyles of balanced diets and healthy eating among multiple generations
- Supporting health promotion by merging the "physical" with the "digital"
- Cooperation as the town's disaster response center in the event of a disaster or other emergencies

Prime Life Technologies Corporation

- Provide a town portal as a touchpoint that connects residents and the town
- Field tests for town services using mobility

Sumitomo Mitsui Trust Bank. Limited

- Creation and operation of a framework that ties initiatives that contribute to the environment with financial added value
- Development and provision of loan services to meet the needs of multiple generations

Takenaka Corporation

- Establishment of a building code to support healthy town development and provision of advice on the creation of spaces based on that code
- Total planning support for the town's energy resilience improvement

Suita City

- Coordination of city policy aimed at recommendation and cooperation for advanced urban development
- Public-private cooperation with the Northern Osaka Health and Biomedical Innovation Town
- Implementation of smart water meters and field experiments involving visualizing water usage volumes

Model Society Proposed by Suita SST

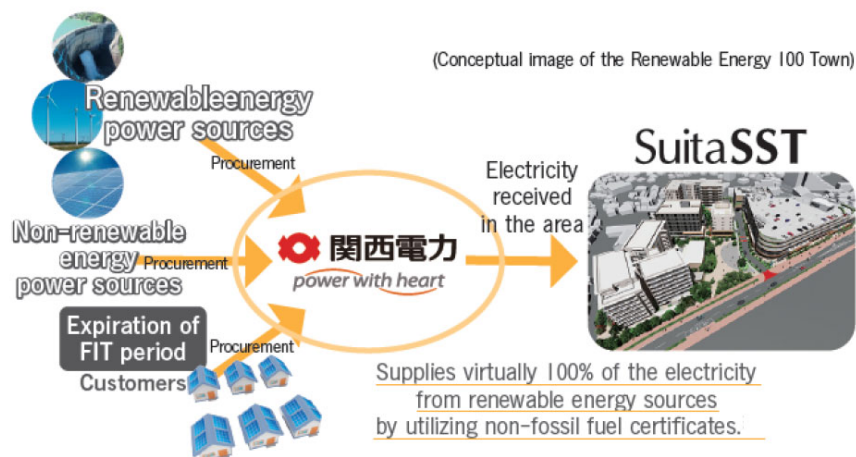
‘A society where carbon neutrality is the norm’

Energy

A community that makes maximum use of renewable energy sources and can function even during emergencies

- Procure virtually 100% of the energy the town consumes from renewable energy to make it a “Renewable Energy 100 Town”

[Image of a “Renewable Energy 100 Town”]



- Improve the entire town’s resilience by utilizing solar power generation, storage batteries, EVs, advanced gas equipment, etc.

‘A well-being society where everyone can enjoy their lives’

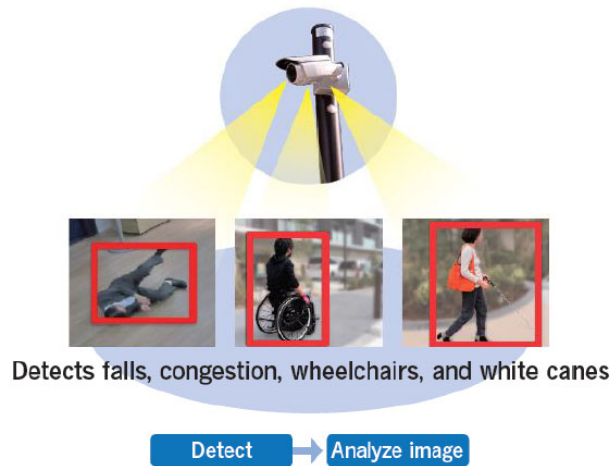
Security

A society where everyone can feel safe at all times

–A community where everyone can live and visit worry free–

“Accident prevention” and “early detection of incidents”

- Ensure town security with a system that utilizes AI and sophisticated 4K cameras capable of analyzing images to “detect falls”, “congestion”, “wheelchairs, white canes”, etc. and data obtained will also be analyzed.



Wellness

A society where everyone can live healthy, enriched lives

–A town where everyone can live a healthy, active life–

- Wellness services that vitalize the town (educational and child-rearing support, medical welfare)
- Detection of cognitive function decline among the elderly using IoT and provision of care programs



Gakken Brain Booster Classes

- “Healthy Community Development Code” aspires to help residents in town become healthy
- Promote and maintain health by utilizing personal health data

Community

A society where everyone can live vibrant lives

–A town where people from different generations interact naturally and support one another–

- Communal space and town management that promotes cross-generational exchange
- Utilize mobility to provide convenient town services



Mobility

A society where everyone can lead active lives

–A town that provides convenient and safe mobility services –

- Provision of mobility sharing focused on EVs
- Promotion of public transportation by collaborating with Suita City's twin cities within Japan (promoting rail transport, etc.)

Town Management Overview

The town management office (Suita SST base) established on the first floor of the shared housing for singles (OGU HOUSE Suita SST) will play a central role in town services and activities. Not only will the town management office help with town management, fostering a sense of community, provide assistance in the event of an emergency, and more, it will also provide assistance with respect to field experiments promoted by Panasonic and the rest of the Suita SST Council and support creation and innovation.

Suita SST Supervised Tours

Starting in June this year, supervised tours of this town that promotes cross-sector co-creation will be available (on Mondays, Thursdays, and Fridays; 2 tours per day; no tours on public holidays).

Tours will provide participants with information about the background of and concept behind the planning of this development, as well as the various services available there.

(Tour scheduling and inquiries will be available at the web page below starting in May 2022.)

<https://suitasst.com>