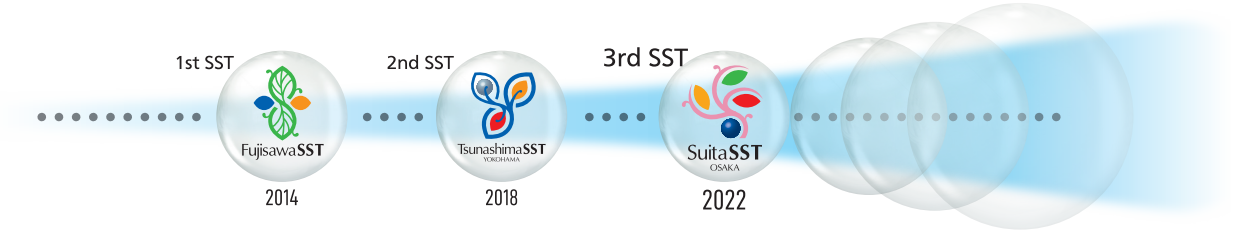
Panasonic

SuitaSST
OSAKA

Outline of the Suita Sustainable Smart Town Project

SuitaSST OSAKA

Suita SST is the third Sustainable Smart Town project promoted by Panasonic, and the first in the Kansai region.

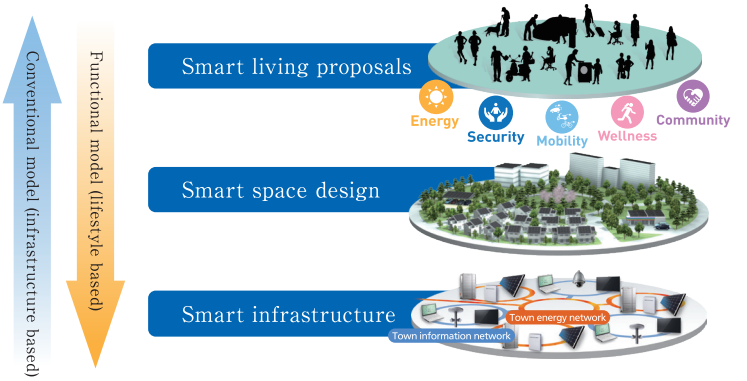


Suita Sustainable Smart Town (Suita SST) is the third Sustainable Smart Town project to utilize a former factory site based on the CRE (Corporate Real Estate) strategy developed by Panasonic Corporation. Following on Fujisawa SST in the city of Fujisawa and Tsunashima SST in Yokohama, both in eastern Japan's Kanagawa Prefecture, Suita SST is being developed in western Japan as a next-generation smart town in partnership with Suita City, Osaka Prefecture.

Panasonic's Sustainable Smart Towns

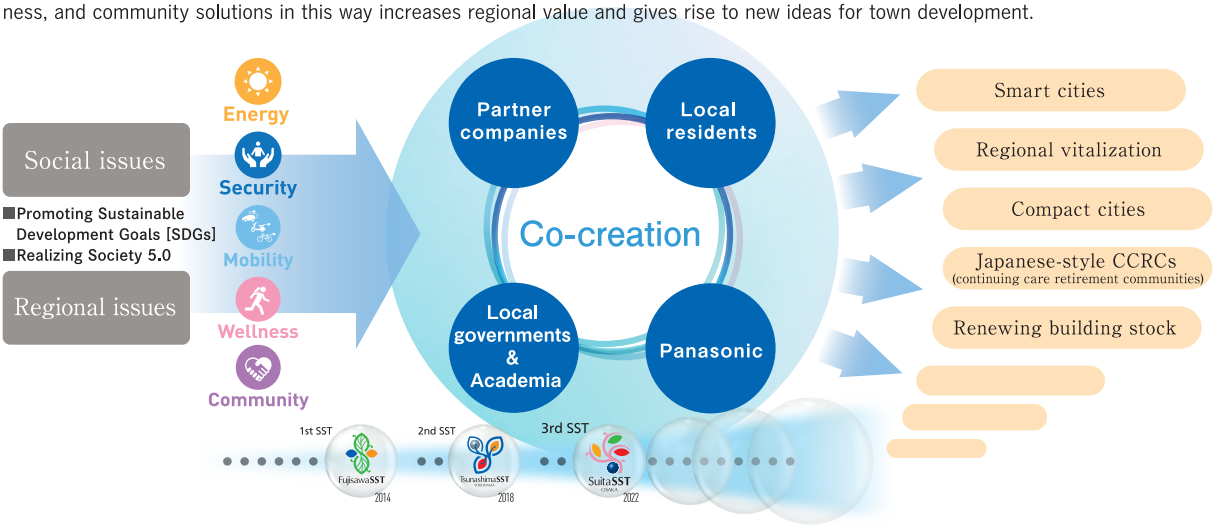
》Town development based on individual lifestyles

The Sustainable Smart Town concept departs from the typical overemphasis on infrastructure by focusing on "people," proposing sustainable smart living through optimal space design and services tailored to individual lifestyles.



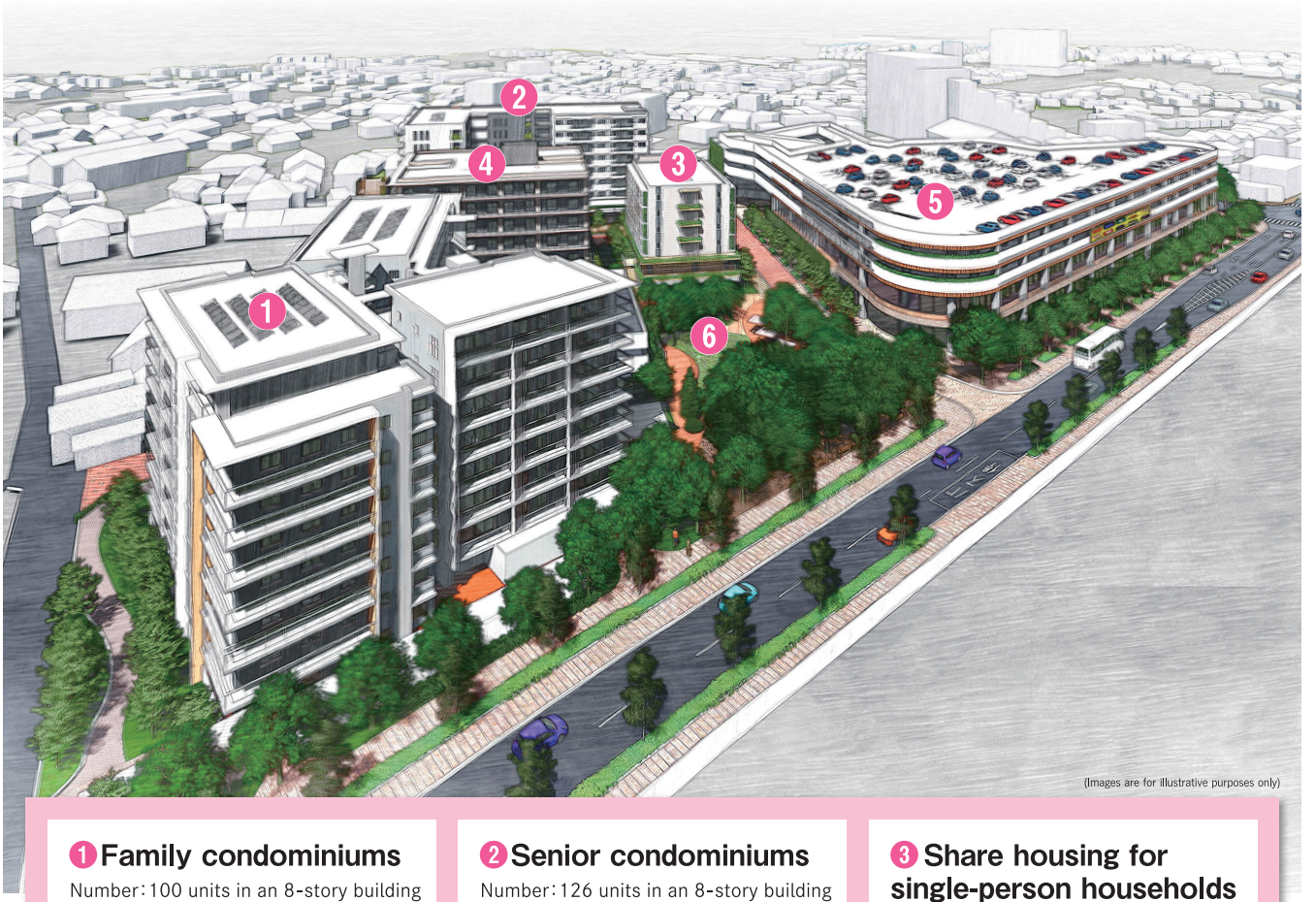
》Addressing social and regional issues through co-creative innovation and proposing new ideas in Town development

The Sustainable Smart Town concept aims to address various social and regional issues through town development by co-creation among partner companies, residents, local government, and academia. Developing and testing next-generation energy, security, mobility, wellness, and community solutions in this way increases regional value and gives rise to new ideas for town development.



Proposed Facility Plan

Suita SST is designed to be a town where multiple generations – young people, families, and senior citizens – live together and interact. In addition to 362 residential units, the smart town will also include a wellness complex, a commercial complex, and a community park.



(Images are for illustrative purposes only)

1 Family condominiums
Number：100 units in an 8-story building
Land area：approx. 3,921 ㎡

2 Senior condominiums
Number：126 units in an 8-story building
Land area：approx. 3,782 ㎡
Management company：Nakagin Integration Inc.

3 Share housing for single-person households
Number：73 units in a 6-story building
Land area：approx. 803 ㎡

4 Wellness complex
Elderly housing with support services, group home for elderly residents with dementia, nursery school, and tutoring school
Number (elderly housing with support services)：63 units in a 7-story building
Land area：approx. 2,142 ㎡
Management company：Gakken Group

5 Commercial complex
4-story building
(shops on 1st & 2nd floors)
Land area: approx. 9,150 ㎡
Management company: Hankyu Oasis

6 Community park
Land area: approx. 1,408 ㎡

Developers:
Panasonic Homes Co., Ltd.
JR West Real Estate & Development Company

Promoting Town Development

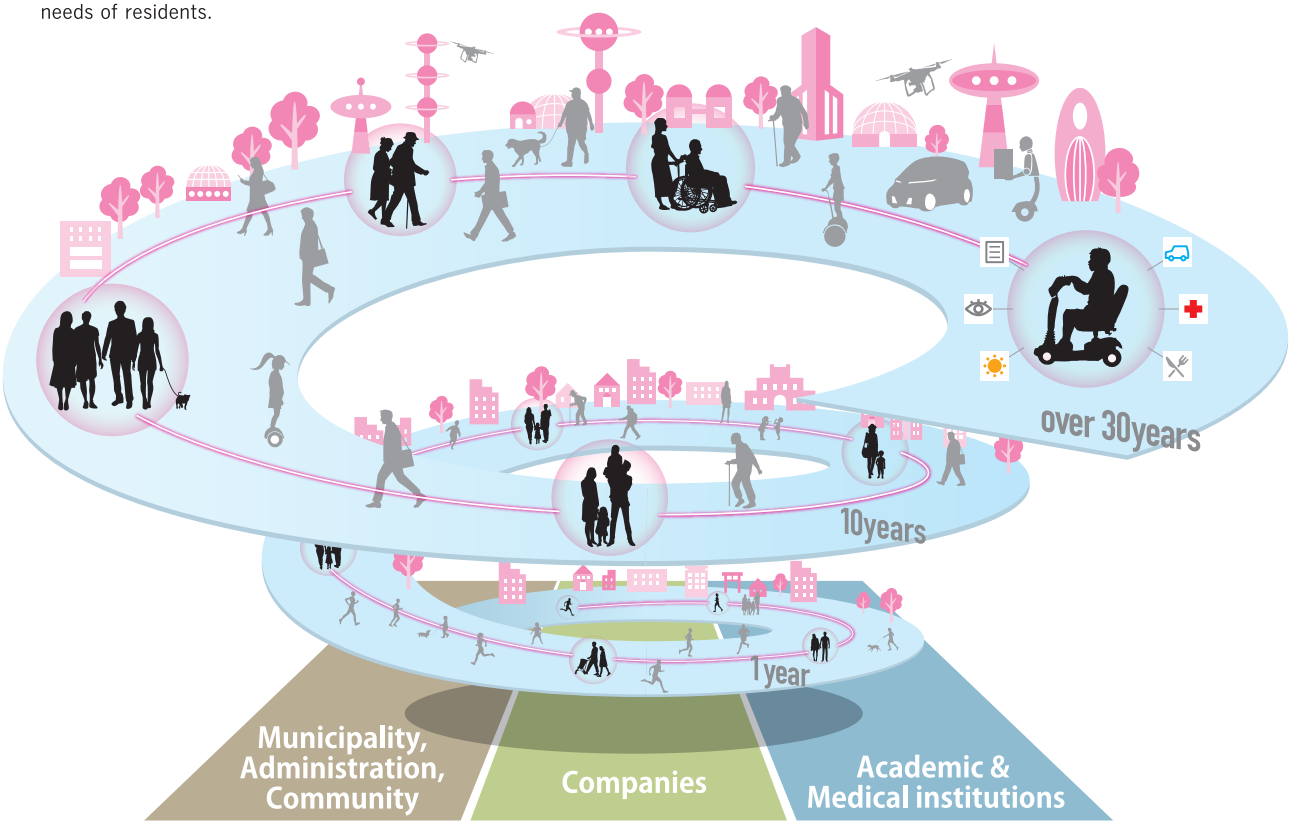
Panasonic
Panasonic Homes
OSAKA GAS
Kansai Electric Power Group
power with heart
Gakken
Kowa
SEKISUI
ALSOK
TAKENAKA
Nakagin
阪急OASIS
NTT WEST
JR西日本旅客鉄道株式会社
えき、街、暮らしのとなりに
JR西日本不動産開発
Prime Life Technologies
SuMi TRUST
SUMITOMO MITSUI TRUST BANK
吹田市
Suita City

Suita SST Town Development Concept

Suitable Town for Fine Tomorrows

A town that evolves by being responsive to each resident and makes possible healthy and active tomorrows.

The most important factor in developing the towns of tomorrow is to respond to the lifestyles of the people who will live in those towns, providing the best possible living conditions by understanding the residents' constantly changing needs. Particularly in Japan, where a large percentage of the population is approaching an advanced age, ensuring a healthy and active life for all requires the provision of services that continuously adapt to residents' lifestyles as they change with age. Based on the concept of a "Suitable Town for Fine Tomorrows," Suita SST is undertaking the challenge of town development that evolves together with the changing needs of residents.



Suita SST Town Themes

- Multi-generation living
- Wellness
- Community involvement

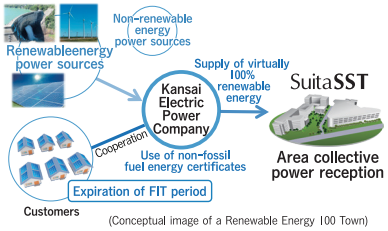
Suita SST's Proposed Benefits

Energy	A community that makes maximum use of renewable energy sources and can function even during emergencies
Security	A town where residents and visitors feel safe at all times
Mobility	A town that provides convenient and safe mobility services optimal for each individual
Wellness	A town where everyone can live a healthy, active life
Community	A town where people from different generations interact naturally and support one another

Major Initiatives in 5 Service Areas (planning underway)

Energy

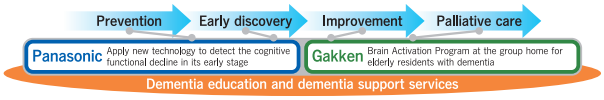
- Renewable Energy 100 Town, where 100% of the electricity comes from renewable energy sources
- Energy resilience through measures such as storage batteries and advanced gas appliances



(Conceptual image of a Renewable Energy 100 Town)

Wellness

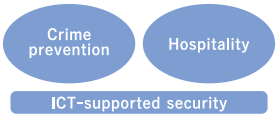
- Bringing vitality to the town through wellness services (education, child-rearing support, medical care and social services)
- Apply new technology to detect the cognitive functional decline in its early stage, and offer appropriate care based on the evidences.



- A "Healthy Community Development Code" aimed at achieving sustainable health for town residents

Security

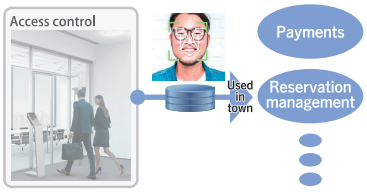
- Construction of a town security center for crime prevention and creation of a more hospitable environment



- Predictive crime detection using security cameras (detection of suspicious persons and objects)

Community

- Town management and community spaces to encourage cross-generational interaction
- Utilization of facial recognition authentication for various town services

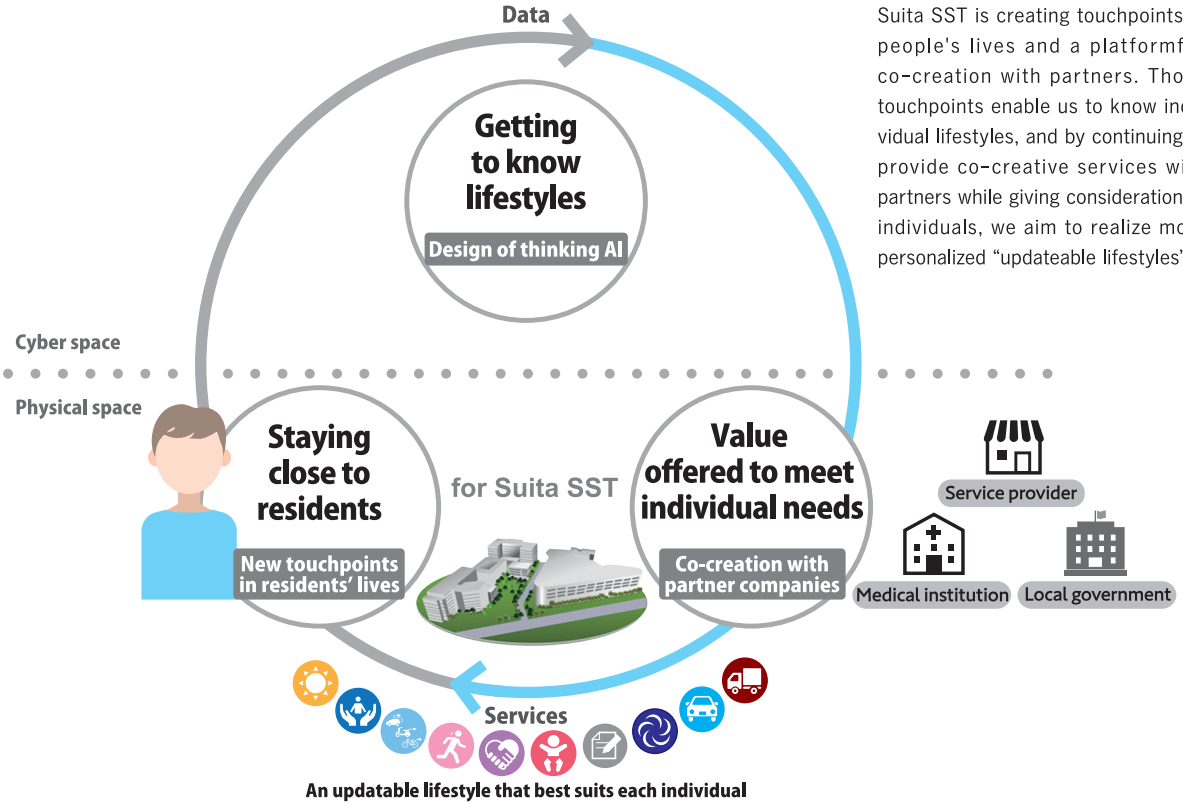


(Conceptual image of face recognition)

Mobility

- Advanced mobility services for elderly residents
- Measures for cooperation with rail services and the use of advanced mobility technology are under consideration

Continuously providing optimum value for residents



Suita SST is creating touchpoints in people's lives and a platformfor co-creation with partners. Those touchpoints enable us to know individual lifestyles, and by continuing to provide co-creative services with partners while giving consideration to individuals, we aim to realize more personalized "updateable lifestyles"

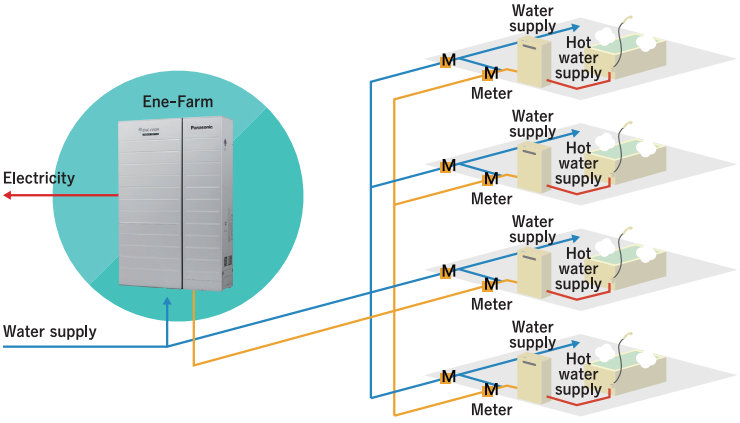
(Images are for illustrative purposes only)

Examples (planning underway)

Energy

Ene-Farm, advanced system with sharing function (planned to be introduced to the wellness complex)

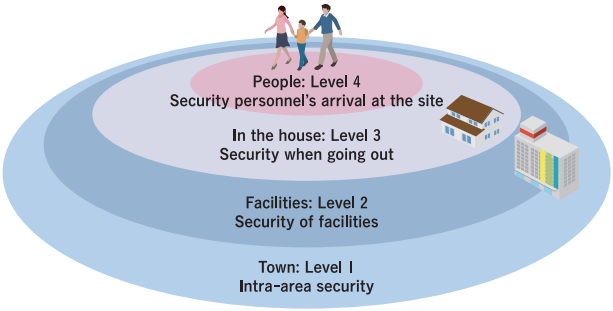
Ene-Farm is a home-use fuel cell system that generates electricity and heat from town gas. It can efficiently utilize the heat that is wasted at power plants because the power is generated at the place where energy is used. As environmentally friendly efforts, Suita SST uses heat without any waste, sharing exhaust heat from one Ene-Farm with multiple dwelling units even in single-person households of low heat demand.



Security

Four-layered security

We implement high-level security consisting of four layers of town, facilities, in the house, and people, as well as integrated management and one-stop service of security in collaboration with a town management organization.



Detection of suspicious persons and anomalies utilizing image detection

We detect behavior, including the detection of suspicious persons and wandering behavior, as well as the detection of staggering and falling, by picking up and analyzing events that could not have been collected until now.

Efforts for security in Suita SST

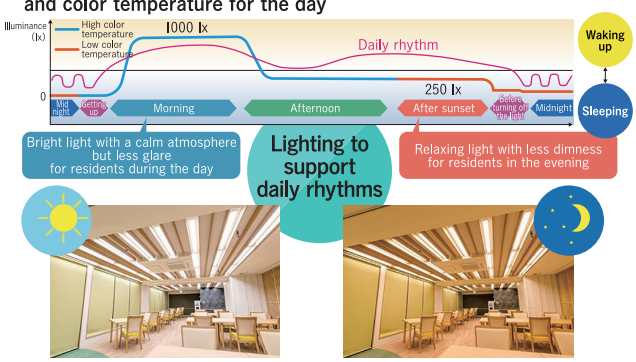
Advanced town security by high-level image detection technology, as well as robotic and manned guard security

Wellness

Lighting to support daily rhythms

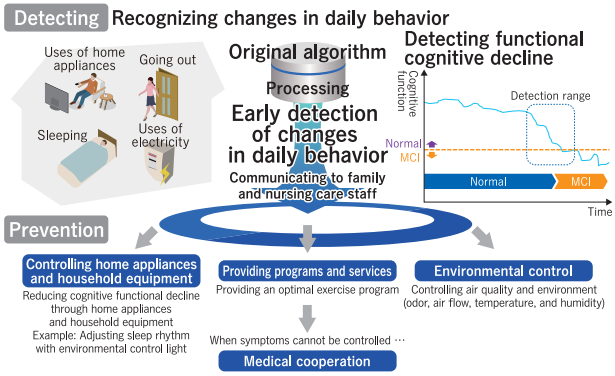
LED lighting fixture with dimming and toning functions helps residents maintain healthy daily rhythms and to be relaxed at night when staying in indoor facilities.

Example of lighting schedule with illuminance and color temperature for the day



Early detection of and care forfunctional cognitive decline applying technology

Digitizing daily behavior applying behavior-sensing technology
Original care programs support elderly residents to have a healthy and active life.



Outline of consideration for town

Future town to create together with residents' smiles and wellness

Suita Sustainable Smart Town (Suita SST), along with its residents, the local government, the administration, universities, and partner companies, has its cornerstone in an eco-friendly, safe and secure life with preparations for natural disasters. This town focuses on co-creating a life where residents will live a long life and stay healthy for life. Multiple generations from children to the elderly help each other and interact with local residents to grow Suita SST where its residents can enjoy their daily lives.

Overall goals of the town

As the goals to be achieved by a next-generation smart town, Suita SST will set numerical targets for the target of wellness, in addition to the environmental goal and the safety and security goals.

Environmental goal

※1：We aim to achieve 100% of the utilization rate for real renewable energy continuously, and we are expected to achieve it for at least five years from the town opening.

The utilization rate for real renewable energy	100%※1
Comprehensive Assessment System for Built Environment Efficiency (CASBEE)	Town Rank S

Target of resilience　Continuity of life

CCP※2	Three days

※2：As CCP (community continuity plan), it is determined that lifeline should be secured for three days in the event of a disaster.

Target of wellness

Health scoring	Target level is under review (as of February 2021).

Scored, focusing on behavior to become healthy. Considering urging residents to modify their behaviors to maintain and promote wellness.

Town Portal to support daily life

Interface between the residents and the town

Easy User Interface to use because this town is where multi-generations live

Tools to foster a community

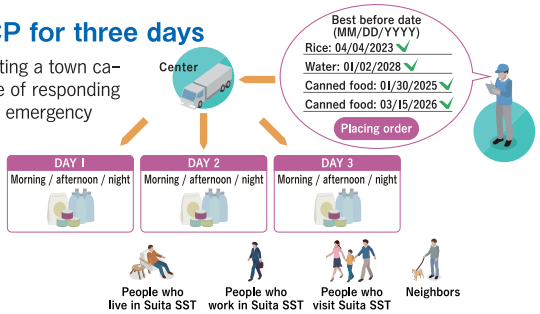
Town Web portal

Disaster prevention	Childcare and the elderly	Matching	Sharing service	Health services	Monitoring	Facility reservation / Event reservation	Bulletin board
					Energy for dwelling units Signage		
Providing information on weather and disaster prevention Information on weather and disasters around SST	**Providing information on childcare and for the elderly** Info on childcare and for the elderly in Suita City	**Matching services for job and skill** Outsourced services for lending and borrowing home appliances, job matching, etc.	**Mobility service** Toyota's car-sharing service	**Health-related service** Health service provided by Kowa/Hankyu	**Visualization / monitoring service** Service provided by ALSOK/Panasonic	**Town management service** Event reservation Presentation of event information and reservations Facility reservation and management Facility administered by a town management organization	Bulletin board Various kinds of posting Club activities etc. park

Framework for support

CCP for three days

Creating a town capable of responding in an emergency



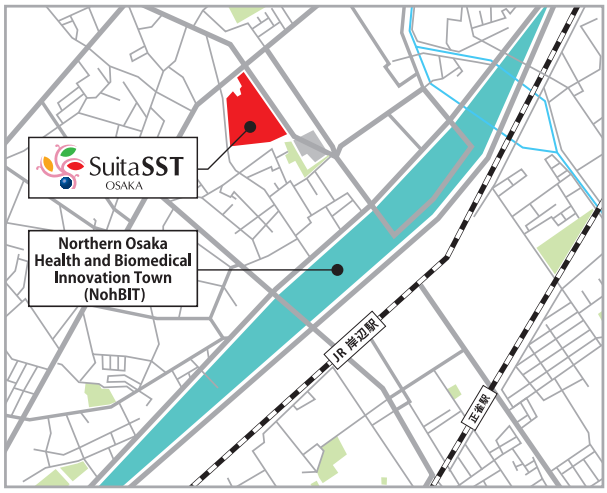
Codes to create a healthy town

By formulating nine codes for the three items of the Mind, Body, and Society from an academic point of view, the space of the town and the design of the services incorporate factors linked to health in Suita SST.

※Supervised by Takenaka Corporation and the Center for Preventive Medical Sciences, Chiba University

Collaboration between Suita SST and NohBIT

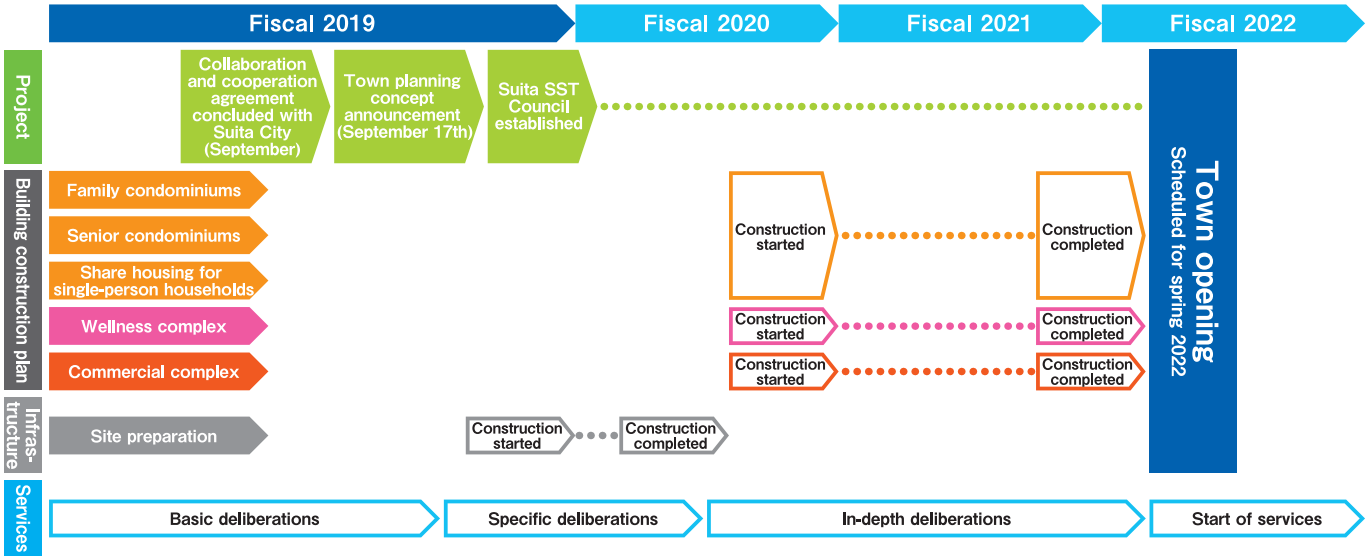
Collaboration between Suita SST and the Northern Osaka Health and Biomedical Innovation Town (NohBIT) that Suita City is developing nearby will increase the value of the entire region.



Project Outline

Location: Kishibenaka 5-chome, Suita City
Access: 9-min. walk from JR Kishibe Station
Land area: 23,465.8 ㎡
Surrounding area: An urban development project is planned for the area on the east side of this project. Connecting roads were opened in February 2019.

Project Schedule (tentative)



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The pamphlet describes the project concept as of February 2021. All photos, illustrations, and diagrams are for illustrative purposes only. Content is subject to change.

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