

# Consolidated Financial Results for Fiscal 2009 (Year ended March 31, 2010)

May 12, 2010

## SUMITOMO REALTY & DEVELOPMENT CO., LTD.

Stock Exchange Listings TSE1, OSE1  
 Securities Code 8830  
 Location of Head Office Tokyo, Japan  
 URL <http://www.sumitomo-rd.co.jp/english/>

### 1. Results of Fiscal 2009 (Year ended March 31, 2010)

(1) Consolidated financial results (Amounts less than one million yen, except for per share amounts, are omitted.)

	Operating revenues		Operating income		Ordinary profit		Net income	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
<b>Fiscal 2009</b>	<b>719,635</b>	<b>3.5</b>	<b>133,979</b>	<b>(8.5)</b>	<b>100,464</b>	<b>(11.5)</b>	<b>52,662</b>	<b>14.0</b>
Fiscal 2008	695,239	0.5	146,366	(5.3)	113,581	(9.3)	46,205	(26.8)

	Earnings per share	Diluted earnings per share	Return on average equity	Ratio of ordinary profit to average assets	Operating income margin
	Yen	Yen	%	%	%
<b>Fiscal 2009</b>	<b>111.04</b>	<b>92.11</b>	<b>11.4</b>	<b>3.3</b>	<b>18.6</b>
Fiscal 2008	97.39	86.30	10.7	3.8	21.1

Notes 1. Average number of shares issued and outstanding (consolidated)

FY 2009 : 474,245,111 shares; FY 2008 : 474,416,218 shares

2. Percentages for operating revenues, operating income, ordinary profit and net income represent changes compared with the previous year.

(2) Consolidated financial position (Amounts less than one million yen, except for per share amounts, are omitted.)

	Total assets	Shareholders' equity	Shareholders' equity ratio	Shareholders' equity per share
	Millions of yen	Millions of yen	%	Yen
<b>Fiscal 2009</b>	<b>3,168,097</b>	<b>488,896</b>	<b>15.4</b>	<b>1,030.93</b>
Fiscal 2008	3,006,411	436,667	14.5	920.74

Note: Number of shares issued and outstanding (consolidated)

As of March 31, 2010 : 474,227,136 shares; As of March 31, 2009 : 474,257,793 shares

### 2. Dividend Position

	Dividends per share			Amount of dividend (Annual)	Dividend payout ratio (Consolidated)	Dividend on equity ratio (Consolidated)
	Interim	Year end	Annual			
	Yen	Yen	Yen	Millions of yen	%	%
<b>Fiscal 2009</b>	<b>10.00</b>	<b>10.00</b>	<b>20.00</b>	<b>9,484</b>	<b>18.0</b>	<b>2.0</b>
Fiscal 2008	10.00	10.00	20.00	9,485	20.5	2.2
Forecast for Fiscal 2010	10.00	10.00	20.00		17.9	

### 3. Forecast for Fiscal 2010 (Year ending March 31, 2011)

	Operating revenues	Operating income	Ordinary profit	Net income
	Millions of yen	Millions of yen	Millions of yen	Millions of yen
<b>Fiscal 2010</b>	<b>730,000</b>	<b>135,000</b>	<b>101,000</b>	<b>53,000</b>

### 4. Results of main segments

(1) Operating revenue

	Fiscal 2008	Fiscal 2009	Increase (Decrease)	(Millions of yen)	
				Forecast for Fiscal 2010	Increase (Decrease)
Leasing	298,359	293,533	(4,826)	290,000	(3,533)
Sales	191,224	219,661	+28,437	225,000	+5,339
Construction	160,133	158,213	(1,920)	165,000	+6,787
Brokerage	43,104	44,620	+1,516	47,000	+2,380
Other and Elimination/Corporate	2,417	3,606	+1,188	3,000	(606)
Total	695,239	719,635	+24,396	730,000	+10,365

(2) Operating income

	Fiscal 2008	Fiscal 2009	Increase (Decrease)	(Millions of yen)	
				Forecast for Fiscal 2010	Increase (Decrease)
Leasing	105,343	97,618	(7,725)	85,000	(12,618)
Sales	30,738	19,592	(11,146)	30,000	+10,408
Construction	12,970	17,081	+4,111	18,000	+919
Brokerage	8,750	10,754	+2,004	13,000	+2,246
Other and Elimination/Corporate	(11,437)	(11,067)	+370	(11,000)	+67
Total	146,366	133,979	(12,386)	135,000	+1,021