

Consolidated Financial Results for the First Quarter of Fiscal 2024 (April 1, 2024 - June 30, 2024)

Fiscal 2024 (Year ending March 31, 2025)

August 8, 2024

SUMITOMO REALTY & DEVELOPMENT CO., LTD.

Stock Exchange Listings TSE Prime Market
 Securities Code 8830
 Location of Head Office Tokyo, Japan
 URL <https://www.sumitomo-rd.co.jp/english/>

1. Results for First Quarter (April 1, 2024 - June 30, 2024)

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

	Revenue from operations		Operating income		Ordinary profit		Profit attributable to owners of parent	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
Three months ended Jun 30, 2024	315,718	24.7	98,124	25.6	103,032	25.5	74,539	31.0
Three months ended Jun 30, 2023	253,138	3.9	78,151	6.2	82,071	7.6	56,880	7.5
(Reference) Fiscal 2023	967,692	3.0	254,666	5.6	253,111	7.0	177,171	9.4

Notes 1: Comprehensive Income

Fiscal 2024, 1st quarter: 86,501 millions of yen, (16.9%); Fiscal 2023, 1st quarter: 104,092 millions of yen, 105.0%

2: Percentages represent changes year on year.

	Earnings per share	Diluted earnings per share
	Yen	Yen
Three months ended Jun 30, 2024	157.28	—
Three months ended Jun 30, 2023	120.02	—
(Reference) Fiscal 2023	373.83	—

Note: Average number of shares issued and outstanding (consolidated)

Fiscal 2024, 1st quarter: 473,937,935 shares; Fiscal 2023, 1st quarter: 473,938,544 shares

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

	Total assets	Shareholders' equity	Shareholders' equity ratio
	Millions of yen	Millions of yen	%
As of Jun 30, 2024	6,649,410	2,122,390	31.9
As of Jun 30, 2023	6,454,240	1,890,194	29.3
(Reference) Fiscal 2023	6,678,390	2,050,582	30.7

Note: Number of shares issued and outstanding (consolidated)

As of Jun 30, 2024: 473,937,881 shares; As of Jun 30, 2023: 473,938,527 shares

2. Dividend Position

	Dividends per share		
	Interim	Year end	Annual
	Yen	Yen	Yen
Fiscal 2023	29.00	31.00	60.00
Forecast for Fiscal 2024	35.00	35.00	70.00

3. Consolidated Business Forecasts for Fiscal 2024 (Year ending March 31, 2025)

	Revenue from operations	Operating income	Ordinary profit	Profit attributable to owners of parent
	Millions of yen	Millions of yen	Millions of yen	Millions of yen
Fiscal 2024	1,000,000	267,000	265,000	190,000

Consolidated business forecasts announced on May 9, 2024 have not been revised.

Note: The foregoing estimates were based on information available as of the date this data was released, and actual results may differ from estimates due to various arising in the future.

4. Results of main segments

(1) Revenue from operations

	Three months ended Jun 30, 2023	Three months ended Jun 30, 2024	Increase (Decrease)	Forecast for Fiscal 2024	Achieved (%)
	(Millions of yen)	(Millions of yen)	(Millions of yen)	(Millions of yen)	(%)
Leasing	107,508	114,058	+6,550	465,000	25
Sales	100,924	156,514	+55,589	240,000	65
Construction	24,987	25,594	+606	215,000	12
Brokerage	18,995	17,925	(1,069)	75,000	24
Other and Elimination/Corporate	722	1,625	+902	5,000	—
Total	253,138	315,718	+62,580	1,000,000	32

(2) Operating income

	Three months ended Jun 30, 2023	Three months ended Jun 30, 2024	Increase (Decrease)	Forecast for Fiscal 2024	Achieved (%)
	(Millions of yen)	(Millions of yen)	(Millions of yen)	(Millions of yen)	(%)
Leasing	43,508	46,562	+3,054	187,000	25
Sales	34,471	53,351	+18,879	55,000	97
Construction	(1,314)	(1,781)	(467)	23,000	—
Brokerage	5,494	4,303	(1,191)	22,000	20
Other and Elimination/Corporate	(4,008)	(4,311)	(303)	(20,000)	—
Total	78,151	98,124	+19,972	267,000	37

Consolidated Balance Sheets

Sumitomo Realty & Development Co., Ltd. and its consolidated subsidiaries

Assets	Millions of yen	
	June 30, 2024	March 31, 2024
Current assets:		
Cash and deposits	¥ 69,519	¥ 103,911
Accounts receivable—trade	21,143	31,547
Real estate for sale	343,532	396,807
Real estate for sale in process	471,516	474,633
Costs on uncompleted construction contracts	10,099	4,367
Other inventories	1,148	870
Other current assets	63,553	58,765
Allowance for doubtful accounts	(27)	(25)
Total current assets	980,485	1,070,877
Fixed assets:		
Property and equipment		
Buildings and structures, net	1,269,113	1,281,710
Land	3,196,133	3,148,573
Construction in progress	88,194	81,151
Other property and equipment, net	14,221	15,015
Total property and equipment	4,567,663	4,526,450
Intangibles		
Leasehold rights	68,646	65,538
Other intangibles	3,251	3,287
Total intangibles	71,898	68,826
Investment and other assets		
Investments securities	897,913	885,526
Guarantee and lease deposits	64,705	64,451
Net defined benefit asset	1,362	1,309
Deferred income taxes	18,112	17,660
Other investments and other assets	48,316	44,334
Allowance for doubtful accounts	(1,047)	(1,047)
Total investment and other assets	1,029,362	1,012,235
Total fixed assets	5,668,924	5,607,513
Total assets	¥ 6,649,410	¥ 6,678,390

Liabilities and Net Assets	<i>Millions of yen</i>	
	June 30, 2024	March 31, 2024
<i>Current liabilities:</i>		
Notes and accounts payable—trade	¥ 15,961	¥ 35,216
Short-term debt	28,665	24,665
Long-term debt due within one year	306,230	289,415
Long-term non-recourse debt due within one year	35,067	4,374
Commercial paper	128,000	113,000
Corporate bonds due within one year	90,000	90,000
Non-recourse bonds due within one year	3,500	—
Accrued income taxes	30,512	44,729
Provision for bonuses	786	4,139
Other current liabilities	203,919	243,023
Total current liabilities	842,640	848,563
<i>Long-term liabilities:</i>		
Corporate bonds	230,000	270,000
Non-recourse bonds	32,100	35,600
Long-term debt	2,859,777	2,887,237
Long-term non-recourse debt	215,479	247,273
Net defined benefit liability	5,142	5,178
Guarantee and lease deposits received	261,866	258,494
Other long-term liabilities	80,013	75,460
Total long-term liabilities	3,684,378	3,779,244
Total liabilities	4,527,019	4,627,807
<i>Net assets:</i>		
Shareholders' equity		
Capital	122,805	122,805
Capital surplus	104,153	104,153
Retained earnings	1,606,397	1,546,549
Treasury stock	(4,480)	(4,478)
Total shareholders' equity	1,828,876	1,769,030
Accumulated other comprehensive income (loss)		
Net unrealized holding gains on securities	276,273	268,967
Net deferred gains (losses) on hedges	9,939	7,182
Foreign currency translation adjustments	6,771	4,696
Remeasurements of defined benefit plans	529	706
Total accumulated other comprehensive income	293,514	281,552
Total net assets	2,122,390	2,050,582
Total liabilities and net assets	¥ 6,649,410	¥ 6,678,390

Consolidated Statements of Income

Sumitomo Realty & Development Co., Ltd. and its consolidated subsidiaries

	<i>Millions of yen</i>	
	Fiscal year ended June 30,	
	2024	2023
Revenue from operations	¥ 315,718	¥ 253,138
Cost of revenue from operations	200,399	159,029
Gross profit	115,318	94,108
Selling, general and administrative expenses	17,194	15,956
Operating income	98,124	78,151
Non-operating income		
Interest and dividend income	10,244	9,336
Other non-operating income	33	60
Total non-operating income	10,278	9,396
Non-operating expenses		
Interest expenses	4,766	4,526
Other non-operating expenses	603	950
Total non-operating expenses	5,369	5,477
Ordinary profit	103,032	82,071
Extraordinary income		
Gain on sale of property and equipment	—	1
Gain on sale of investment securities	1,619	0
Total extraordinary income	1,619	2
Extraordinary loss		
Loss on sale of property and equipment	33	—
Loss on disposal of property and equipment	311	185
Other extraordinary loss	0	0
Total extraordinary loss	344	185
Income before income taxes	104,307	81,888
Income taxes	29,767	25,007
Profit	74,539	56,880
Profit attributable to non-controlling interests	—	—
Profit attributable to owners of parent	¥ 74,539	¥ 56,880

Consolidated Statements of Comprehensive Income

Sumitomo Realty & Development Co., Ltd. and its consolidated subsidiaries

	<i>Millions of yen</i>	
	Fiscal year ended June 30,	
	2024	2023
<i>Profit</i>	¥ 74,539	¥ 56,880
<i>Other comprehensive income (loss)</i>		
Net unrealized holding gains (losses) on securities	7,305	48,878
Net deferred gains (losses) on hedges	2,757	(1,844)
Foreign currency translation adjustments	2,075	185
Remeasurements of defined benefit plans	(176)	(7)
Total other comprehensive income (loss)	11,961	47,211
<i>Comprehensive income</i>	86,501	104,092
Comprehensive income attributable to:		
Owners of the parent	86,501	104,092
Non-controlling interests	—	—