

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

Fiscal 2024 (Year ending March 31, 2025)

November 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 Second Quarter (April 1, 2024 - September 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	%
Six months ended Sep 30, 2024	539,574	6.8	155,937	4.1	156,168	4.4	109,460	3.3
Six months ended Sep 30, 2023	505,243	6.4	149,775	8.5	149,588	9.6	105,924	12.6
(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, 2nd quarter : 110,493 millions of yen, (34.3%); Fiscal 2023, 2nd quarter : 168,102 millions of yen, 72.1%

2: Percentages represent changes year on year.

	Earnings per share	Diluted earnings per share
	Yen	Yen
Six months ended Sep 30, 2024	230.97	—
Six months ended Sep 30, 2023	223.50	—
(Reference) Fiscal 2023	373.83	—

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

Fiscal 2024, 1H : 473,926,119 shares; Fiscal 2023, 1H : 473,938,535 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 Sep 30, 2024	6,641,195	2,145,536	32.3
As of Sep 30, 2023	6,550,878	1,954,204	29.8
(Reference) Fiscal 2023	6,678,390	2,050,582	30.7

Note: Number of shares issued and outstanding (consolidated)

As of Sep 30, 2024 : 473,758,539 shares; As of Sep 30, 2023 : 473,938,521 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

Forecast for Fiscal 2024 announced on May 9, 2024 has not been revised.

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

	Six months ended Sep 30, 2023	Six months ended Sep 30, 2024	Increase (Decrease)	(Millions of yen)	
				Forecast for Fiscal 2024	Achieved (%)
Leasing	220,197	231,223	+11,026	465,000	50
Sales	170,903	198,662	+27,759	240,000	83
Construction	75,416	70,727	(4,689)	215,000	33
Brokerage	37,149	35,949	(1,200)	75,000	48
Other and Elimination/Corporate	1,577	3,011	+1,434	5,000	—
Total	505,243	539,574	+34,331	1,000,000	54

(2) Operating income

	Six months ended Sep 30, 2023	Six months ended Sep 30, 2024	Increase (Decrease)	(Millions of yen)	
				Forecast for Fiscal 2024	Achieved (%)
Leasing	89,154	95,078	+5,923	187,000	51
Sales	55,648	60,088	+4,440	55,000	109
Construction	3,846	1,744	(2,101)	23,000	8
Brokerage	10,508	9,271	(1,237)	22,000	42
Other and Elimination/Corporate	(9,381)	(10,245)	(863)	(20,000)	—
Total	149,775	155,937	+6,161	267,000	58

Consolidated Balance Sheets

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

Assets	Millions of yen	
	September 30, 2024	March 31, 2024
Current assets:		
Cash and deposits	¥ 74,116	¥ 103,911
Accounts receivable—trade	18,805	31,547
Real estate for sale	353,838	396,807
Real estate for sale in process	456,152	474,633
Costs on uncompleted construction contracts	13,238	4,367
Other inventories	1,095	870
Other current assets	64,734	58,765
Allowance for doubtful accounts	(25)	(25)
Total current assets	981,955	1,070,877
Fixed assets:		
Property and equipment		
Buildings and structures, net	1,256,228	1,281,710
Land	3,201,272	3,148,573
Construction in progress	98,605	81,151
Other property and equipment, net	13,565	15,015
Total property and equipment	4,569,672	4,526,450
Intangibles		
Leasehold rights	68,646	65,538
Other intangibles	3,240	3,287
Total intangibles	71,887	68,826
Investment and other assets		
Investment securities	887,488	885,526
Guarantee and lease deposits	64,752	64,451
Net defined benefit asset	1,415	1,309
Deferred income taxes	17,810	17,660
Other investments and other assets	47,259	44,334
Allowance for doubtful accounts	(1,046)	(1,047)
Total investment and other assets	1,017,680	1,012,235
Total fixed assets	5,659,240	5,607,513
Total assets	¥ 6,641,195	¥ 6,678,390

Liabilities and Net Assets	<i>Millions of yen</i>			
		September 30, 2024		March 31, 2024
<i>Current liabilities:</i>				
Notes and accounts payable—trade	¥	25,259	¥	35,216
Short-term debt		24,665		24,665
Long-term debt due within one year		245,865		289,415
Long-term non-recourse debt due within one year		34,845		4,374
Commercial paper		163,000		113,000
Corporate bonds due within one year		50,000		90,000
Non-recourse bonds due within one year		3,500		—
Accrued income taxes		49,333		44,729
Provision for bonuses		4,026		4,139
Other current liabilities		204,721		243,023
Total current liabilities		805,216		848,563
<i>Long-term liabilities:</i>				
Corporate bonds		230,000		270,000
Non-recourse bonds		32,100		35,600
Long-term debt		2,871,017		2,887,237
Long-term non-recourse debt		214,600		247,273
Net defined benefit liability		5,111		5,178
Guarantee and lease deposits received		263,650		258,494
Other long-term liabilities		73,964		75,460
Total long-term liabilities		3,690,443		3,779,244
Total liabilities		4,495,659		4,627,807
<i>Net assets:</i>				
Shareholders' equity				
Capital		122,805		122,805
Capital surplus		104,153		104,153
Retained earnings		1,641,318		1,546,549
Treasury stock		(5,327)		(4,478)
Total shareholders' equity		1,862,950		1,769,030
Accumulated other comprehensive income (loss)				
Net unrealized holding gains on securities		265,077		268,967
Net deferred gains (losses) on hedges		8,264		7,182
Foreign currency translation adjustments		8,890		4,696
Remeasurements of defined benefit plans		353		706
Total accumulated other comprehensive income		282,585		281,552
Total net assets		2,145,536		2,050,582
Total liabilities and net assets	¥	6,641,195	¥	6,678,390

Consolidated Statements of Income

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

	<i>Millions of yen</i>	
	Fiscal year ended September 30,	
	2024	2023
Revenue from operations	¥ 539,574	¥ 505,243
Cost of revenue from operations	346,635	320,424
Gross profit	192,939	184,819
Selling, general and administrative expenses	37,001	35,043
Operating income	155,937	149,775
Non-operating income		
Interest and dividend income	11,204	10,498
Other non-operating income	71	187
Total non-operating income	11,275	10,685
Non-operating expenses		
Interest expense	9,573	9,103
Other non-operating expenses	1,470	1,770
Total non-operating expenses	11,044	10,873
Ordinary profit	156,168	149,588
Extraordinary income		
Gain on sale of property and equipment	4	2,499
Gain on sale of investment securities	1,619	831
Total extraordinary income	1,623	3,330
Extraordinary loss		
Loss on sale of property and equipment	45	—
Loss on disposal of property and equipment	537	837
Loss on reduction of property and equipment	—	424
Loss on sale of investment securities	64	557
Other extraordinary loss	0	21
Total extraordinary loss	648	1,842
Income before income taxes	157,144	151,076
Income taxes	47,683	45,152
Profit	109,460	105,924
Profit attributable to non-controlling interests	—	—
Profit attributable to owners of parent	¥ 109,460	¥ 105,924

Consolidated Statements of Comprehensive Income

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

	Millions of yen	
	Fiscal year ended September 30,	
	2024	2023
Profit	¥ 109,460	¥ 105,924
Other comprehensive income (loss)		
Net unrealized holding gains (losses) on securities	(3,890)	56,643
Net deferred gains (losses) on hedges	1,081	2,806
Foreign currency translation adjustments	4,193	2,742
Remeasurements of defined benefit plans	(352)	(14)
Total other comprehensive income (loss)	1,033	62,178
Comprehensive income	110,493	168,102
Comprehensive income attributable to:		
Owners of the parent	110,493	168,102
Non-controlling interests	—	—