

# Consolidated Financial Results for the First Quarter of Fiscal 2009 (April 1, 2009 - June 30, 2009)

Fiscal 2009 (Year ending March 31, 2010)

August 6, 2009

## SUMITOMO REALTY & DEVELOPMENT CO., LTD.

Stock Exchange Listings TSE1, OSE1  
 Securities Code 8830  
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### 1. Results for First Quarter (April 1, 2009 - June 30, 2009)

(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>Three months ended Jun. 30, 2009</b>	<b>149,366</b>	<b>(8.4)</b>	<b>38,290</b>	<b>(4.8)</b>	<b>30,549</b>	<b>(9.4)</b>	<b>17,000</b>	<b>40.4</b>
Three months ended Jun. 30, 2008	163,031	(22.9)	40,228	(31.4)	33,711	(36.0)	12,105	(59.5)
(Reference) 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
	Yen	Yen
<b>Three months ended Jun. 30, 2009</b>	<b>35.85</b>	<b>29.61</b>
Three months ended Jun. 30, 2008	25.51	22.57
(Reference) Fiscal 2008	97.39	86.30

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

Fiscal 2009, 1st quarter : 474,256,466 shares; Fiscal 2008, 1st quarter : 474,608,759 shares

2. Percentages represent changes compared with the first quarter of 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>As of Jun. 30, 2009</b>	<b>2,985,440</b>	<b>462,606</b>	<b>15.5</b>	<b>975.44</b>
As of Jun. 30, 2008	2,914,505	438,306	15.0	923.52
(Reference) Fiscal 2008	3,006,411	436,667	14.5	920.74

Note: Number of shares issued and outstanding (consolidated)

As of Jun. 30, 2009 : 474,253,485 shares; As of Jun. 30, 2008 : 474,601,438 shares

### 2. Dividend Position

	Dividends per share		
	Interim	Year end	Annual
	Yen	Yen	Yen
<b>Fiscal 2008</b>	<b>10.00</b>	<b>10.00</b>	<b>20.00</b>
Forecast for Fiscal 2009	10.00	10.00	20.00

### 3. Consolidated Business Forecasts for Fiscal 2009 (Year ending March 31, 2010)

	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>720,000</b>	<b>136,000</b>	<b>100,000</b>	<b>51,000</b>

Consolidated business forecasts announced on May 12, 2009 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) Operating revenue

	Three months ended Jun. 30, 2008	Three months ended Jun. 30, 2009	Increase (Decrease)	Forecast for Fiscal 2009	Achieved (%)
				(Millions of yen)	
Leasing	79,669	79,427	(241)	300,000	26
Sales	42,464	29,236	(13,228)	210,000	14
Construction	29,413	29,365	(47)	162,000	18
Brokerage	10,840	9,846	(994)	45,000	22
Other and Elimination/Corporate	643	1,491	+847	3,000	-
<b>Total</b>	<b>163,031</b>	<b>149,366</b>	<b>(13,664)</b>	<b>720,000</b>	<b>21</b>

(2) Operating income

	Three months ended Jun. 30, 2008	Three months ended Jun. 30, 2009	Increase (Decrease)	Forecast for Fiscal 2009	Achieved (%)
				(Millions of yen)	
Leasing	33,095	33,499	+403	102,000	33
Sales	7,901	3,634	(4,266)	21,000	17
Construction	163	1,832	+1,669	14,000	13
Brokerage	1,857	1,748	(109)	10,000	17
Other and Elimination/Corporate	(2,790)	(2,425)	+364	(11,000)	-
<b>Total</b>	<b>40,228</b>	<b>38,290</b>	<b>(1,938)</b>	<b>136,000</b>	<b>28</b>