

Consolidated Financial Results for the Second Quarter of Fiscal 2009 (April 1, 2009 - September 30, 2009)

Fiscal 2009 (Year ending March 31, 2010)

November 5, 2009

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 for Second Quarter (April 1, 2009 - September 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	%
Six months ended Sep. 30, 2009	329,849	5.3	74,561	5.0	58,012	3.9	32,873	42.9
Six months ended Sep. 30, 2008	313,391	(11.7)	71,016	(19.7)	55,860	(25.6)	23,008	(42.9)
(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
Six months ended Sep. 30, 2009	69.32	57.28
Six months ended Sep. 30, 2008	48.48	42.98
(Reference) Fiscal 2008	97.39	86.30

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

Fiscal 2009, 1H : 474,253,157 shares; Fiscal 2008, 1H : 474,553,075 shares

2. Percentages represent changes compared with the second 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
As of Sep. 30, 2009	3,019,432	474,344	15.7	1,000.21
As of Sep. 30, 2008	2,937,869	434,777	14.8	916.64
(Reference) Fiscal 2008	3,006,411	436,667	14.5	920.74

Note: Number of shares issued and outstanding (consolidated)

As of Sep. 30, 2009 : 474,245,330 shares; As of Sep. 30, 2008 : 474,318,922 shares

2. Dividend Position

	Dividends per share		
	Interim	Year end	Annual
	Yen	Yen	Yen
Fiscal 2008	10.00	10.00	20.00
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
Fiscal 2009	720,000	136,000	100,000	51,000

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

	Six months ended Sep. 30, 2008	Six months ended Sep. 30, 2009	Increase (Decrease)	(Millions of yen)	
				Forecast for Fiscal 2009	Achieved (%)
Leasing	151,857	150,909	(947)	300,000	50
Sales	67,184	87,695	+20,511	210,000	42
Construction	70,487	67,625	(2,862)	162,000	42
Brokerage	22,362	21,217	(1,145)	45,000	47
Other and Elimination/Corporate	1,499	2,400	+901	3,000	-
Total	313,391	329,849	+16,457	720,000	46

(2) Operating income

	Six months ended Sep. 30, 2008	Six months ended Sep. 30, 2009	Increase (Decrease)	(Millions of yen)	
				Forecast for Fiscal 2009	Achieved (%)
Leasing	57,055	56,718	(337)	102,000	56
Sales	11,109	12,557	+1,447	21,000	60
Construction	4,074	5,885	+1,810	14,000	42
Brokerage	4,555	4,442	(112)	10,000	44
Other and Elimination/Corporate	(5,778)	(5,041)	+737	(11,000)	-
Total	71,016	74,561	+3,545	136,000	55