

Consolidated Financial Results for the Third Quarter of Fiscal 2009 (April 1, 2009 - December 31, 2009)

Fiscal 2009 (Year ending March 31, 2010)

February 4, 2010

SUMITOMO REALTY & DEVELOPMENT CO., LTD.

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1. Results for Third Quarter (April 1, 2009 - December 31, 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	%
Nine months ended Dec. 31, 2009	516,761	6.3	108,125	2.2	83,516	1.0	47,196	41.4
Nine months ended Dec. 31, 2008	486,192	(3.7)	105,830	(10.8)	82,724	(16.0)	33,374	(36.4)
(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
Nine months ended Dec. 31, 2009	99.52	82.28
Nine months ended Dec. 31, 2008	70.34	62.42
(Reference) Fiscal 2008	97.39	86.30

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

Fiscal 2009, 3rd quarter : 474,249,521 shares; Fiscal 2008, 3rd quarter : 474,465,900 shares

2. Percentages represent changes compared with the third 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 Dec. 31, 2009	3,039,436	478,056	15.7	1,008.05
As of Dec. 31, 2008	2,959,936	432,559	14.6	912.05
(Reference) Fiscal 2008	3,006,411	436,667	14.5	920.74

Note: Number of shares issued and outstanding (consolidated)

As of Dec. 31, 2009 : 474,236,844 shares; As of Dec. 31, 2008 : 474,271,263 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

	Nine months ended Dec. 31, 2008	Nine months ended Dec. 31, 2009	Increase (Decrease)	(Millions of yen)	
				Forecast for Fiscal 2009	Achieved (%)
Leasing	225,123	221,119	(4,004)	300,000	74
Sales	111,159	148,539	+37,379	210,000	71
Construction	116,717	112,365	(4,352)	162,000	69
Brokerage	31,319	31,547	+227	45,000	70
Other and Elimination/Corporate	1,871	3,190	+1,318	3,000	-
Total	486,192	516,761	+30,569	720,000	72

(2) Operating income

	Nine months ended Dec. 31, 2008	Nine months ended Dec. 31, 2009	Increase (Decrease)	(Millions of yen)	
				Forecast for Fiscal 2009	Achieved (%)
Leasing	81,143	77,700	(3,442)	102,000	76
Sales	18,681	19,692	+1,010	21,000	94
Construction	8,984	11,770	+2,786	14,000	84
Brokerage	5,503	6,431	+927	10,000	64
Other and Elimination/Corporate	(8,481)	(7,469)	+1,012	(11,000)	-
Total	105,830	108,125	+2,294	136,000	80