

# Consolidated Financial Results for the First Quarter of Fiscal 2012 (April 1, 2012 - June 30, 2012)

Fiscal 2012 (Year ending March 31, 2013)

August 7, 2012

## SUMITOMO REALTY & DEVELOPMENT CO., LTD.

Stock Exchange Listings TSE1, OSE1  
 Securities Code 8830  
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### 1. Results for First Quarter (April 1, 2012 - June 30, 2012)

(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, 2012</b>	<b>147,405</b>	<b>(5.7)</b>	<b>31,648</b>	<b>(1.8)</b>	<b>23,631</b>	<b>2.5</b>	<b>11,380</b>	<b>(7.6)</b>
Three months ended Jun. 30, 2011	156,329	(15.1)	32,243	(11.3)	23,052	(20.9)	12,320	(19.8)
(Reference) Fiscal 2011	688,662	(7.5)	147,465	6.5	107,912	1.5	53,236	4.6

Note: Comprehensive Income

Fiscal 2012, 1st quarter : 8,608 millions of yen (34.5%); Fiscal 2011, 1st quarter : 13,150 millions of yen +34.6%

	Earnings per share	Diluted earnings per share
	Yen	Yen
<b>Three months ended Jun. 30, 2012</b>	<b>24.00</b>	<b>21.63</b>
Three months ended Jun. 30, 2011	25.98	23.14
(Reference) Fiscal 2011	112.28	99.83

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

Fiscal 2012, 1st quarter : 474,132,322 shares; Fiscal 2011, 1st quarter : 474,170,458 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
	Millions of yen	Millions of yen	%
<b>As of Jun. 30, 2012</b>	<b>3,943,686</b>	<b>557,108</b>	<b>14.1</b>
As of Jun. 30, 2011	3,627,824	513,306	14.1
(Reference) Fiscal 2011	3,859,698	553,843	14.3

Note: Number of shares issued and outstanding (consolidated)

As of Jun. 30, 2012 : 474,130,167 shares; As of Jun. 30, 2011 : 474,166,859 shares

### 2. Dividend Position

	Dividends per share		
	Interim	Year end	Annual
	Yen	Yen	Yen
<b>Fiscal 2011</b>	<b>10.00</b>	<b>10.00</b>	<b>20.00</b>
Forecast for Fiscal 2012	10.00	10.00	20.00

### 3. Consolidated Business Forecasts for Fiscal 2012 (Year ending March 31, 2013)

	Operating revenues	Operating income	Ordinary profit	Net income
	Millions of yen	Millions of yen	Millions of yen	Millions of yen
<b>Fiscal 2012</b>	<b>720,000</b>	<b>150,000</b>	<b>109,000</b>	<b>58,000</b>

Consolidated business forecasts announced on May 14, 2012 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, 2011	Three months ended Jun. 30, 2012	Increase (Decrease)	(Millions of yen)	
				Forecast for Fiscal 2012	Achieved (%)
Leasing	65,762	68,742	+2,979	275,000	25
Sales	49,696	36,687	(13,008)	220,000	17
Construction	28,869	29,178	+308	167,000	17
Brokerage	10,567	11,129	+561	54,000	21
Other and Elimination/Corporate	1,432	1,667	+234	4,000	-
<b>Total</b>	<b>156,329</b>	<b>147,405</b>	<b>(8,923)</b>	<b>720,000</b>	<b>20</b>

(2) Operating income

	Three months ended Jun. 30, 2011	Three months ended Jun. 30, 2012	Increase (Decrease)	(Millions of yen)	
				Forecast for Fiscal 2012	Achieved (%)
Leasing	23,240	24,327	+1,087	92,000	26
Sales	7,743	6,649	(1,093)	38,000	17
Construction	1,547	940	(606)	17,000	6
Brokerage	2,240	2,434	+193	16,000	15
Other and Elimination/Corporate	(2,527)	(2,704)	(177)	(13,000)	-
<b>Total</b>	<b>32,243</b>	<b>31,648</b>	<b>(595)</b>	<b>150,000</b>	<b>21</b>