

Consolidated Financial Results for Fiscal 2013 (Year ended March 31, 2014)

May 13, 2014

SUMITOMO REALTY & DEVELOPMENT CO., LTD.

Stock Exchange Listings TSE1
 Securities Code 8830
 Location of Head Office Tokyo, Japan
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1. Results of Fiscal 2013 (Year ended March 31, 2014)

(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	%
Fiscal 2013	780,273	5.9	160,471	6.0	130,536	13.6	69,697	16.5
Fiscal 2012	736,652	7.0	151,345	2.6	114,916	6.5	59,825	12.4

Notes 1. Comprehensive Income

FY 2013 : 94,272 millions of yen 10.4%; FY 2012 : 85,410 millions of yen 41.8%

2. Percentages for operating revenues, operating income, ordinary profit and net income represent changes compared with the previous year.

	Earnings per share	Return on average equity	Ratio of ordinary profit to average assets	Operating income margin
	Yen	%	%	%
Fiscal 2013	147.02	10.4	3.1	20.6
Fiscal 2012	126.18	10.1	2.9	20.5

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

FY 2013 : 474,062,604 shares; FY 2012 : 474,120,917 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	Shareholders' equity per share
	Millions of yen	Millions of yen	%	Yen
Fiscal 2013	4,220,428	707,947	16.8	1,493.48
Fiscal 2012	4,105,500	627,011	15.3	1,322.52

Note: Number of shares issued and outstanding (consolidated)

As of March 31, 2014 : 474,025,764 shares; As of March 31, 2013 : 474,103,334 shares

2. Dividend Position

	Dividends per share			Amount of dividend (Annual)	Dividend payout ratio (Consolidated)	Dividend on equity ratio (Consolidated)
	Interim	Year end	Annual			
	Yen	Yen	Yen	Millions of yen	%	%
Fiscal 2013	10.00	10.00	20.00	9,480	13.6	1.4
Fiscal 2012	10.00	10.00	20.00	9,482	15.9	1.6
Forecast for Fiscal 2014	10.00	10.00	20.00		12.3	

3. Forecast for Fiscal 2014 (Year ending March 31, 2015)

	Operating revenues	Operating income	Ordinary profit	Net income
	Millions of yen	Millions of yen	Millions of yen	Millions of yen
Fiscal 2014	810,000	165,000	135,000	77,000

Note: The foregoing estimates are 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

	Fiscal 2012	Fiscal 2013	Increase (Decrease)	(Millions of yen)	
				Forecast for Fiscal 2014	Increase (Decrease)
Leasing	278,316	283,729	+5,413	287,000	+3,271
Sales	232,149	234,093	+1,944	265,000	+30,907
Construction	171,081	201,190	+30,108	190,000	(11,190)
Brokerage	50,957	57,210	+6,253	61,000	+3,790
Other and Elimination/Corporate	4,147	4,049	(98)	7,000	+2,950
Total	736,652	780,273	+43,620	810,000	+29,727

(2) Operating income

	Fiscal 2012	Fiscal 2013	Increase (Decrease)	(Millions of yen)	
				Forecast for Fiscal 2014	Increase (Decrease)
Leasing	94,186	97,951	+3,764	102,000	+4,049
Sales	38,923	39,208	+284	42,000	+2,792
Construction	15,758	18,708	+2,950	16,000	(2,708)
Brokerage	14,494	17,961	+3,467	19,000	+1,039
Other and Elimination/Corporate	(12,017)	(13,359)	(1,341)	(14,000)	(640)
Total	151,345	160,471	+9,126	165,000	+4,529