

Consolidated Financial Results for the Third Quarter of Fiscal 2015 (April 1, 2015 - December 31, 2015)

Fiscal 2015 (Year ending March 31, 2016)

February 9, 2016

SUMITOMO REALTY & DEVELOPMENT CO., LTD.

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1. Results for Third Quarter (April 1, 2015 - December 31, 2015)

(1) Consolidated financial results (Amounts less than one million yen, except for per share amounts, are omitted.)

	Operating revenues		Operating income		Ordinary profit		Profit attributable to owners of parent	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
Nine months ended Dec. 31, 2015	557,445	6.4	129,045	11.5	112,520	17.1	72,794	23.4
Nine months ended Dec. 31, 2014	523,737	(9.7)	115,735	(5.9)	96,074	(5.2)	58,977	(6.1)
(Reference) Fiscal 2014	806,835	3.4	165,894	3.4	139,055	6.5	80,566	15.6

Notes 1. Comprehensive Income

Fiscal 2015, 3rd quarter : 77,924 millions of yen (20.5%); Fiscal 2014, 3rd quarter : 98,073 millions of yen +2.2%

2. Percentages represent changes compared with the third quarter of the previous year.

	Earnings per share	Diluted earnings per share
	Yen	Yen
Nine months ended Dec. 31, 2015	153.58	—
Nine months ended Dec. 31, 2014	124.42	—
(Reference) Fiscal 2014	169.97	—

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

Fiscal 2015, 3rd quarter : 473,990,371 shares; Fiscal 2014, 3rd quarter : 474,016,665 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
	Millions of yen	Millions of yen	%
As of Dec. 31, 2015	4,577,136	896,066	19.6
As of Dec. 31, 2014	4,389,035	794,151	18.1
(Reference) Fiscal 2014	4,523,804	832,462	18.4

Note: Number of shares issued and outstanding (consolidated)

As of Dec. 31, 2015 : 473,981,245 shares; As of Dec. 31, 2014 : 474,006,245 shares

2. Dividend Position

	Dividends per share		
	Interim	Year end	Annual
	Yen	Yen	Yen
Fiscal 2014	10.00	11.00	21.00
Forecast for Fiscal 2015	11.00	11.00	22.00

3. Consolidated Business Forecasts for Fiscal 2015 (Year ending March 31, 2016)

	Operating revenues	Operating income	Ordinary profit	Profit attributable to owners of parent
	Millions of yen	Millions of yen	Millions of yen	Millions of yen
Fiscal 2015	850,000	174,000	147,000	88,000

Consolidated business forecasts announced on May 14, 2015 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, 2014	Nine months ended Dec. 31, 2015	Increase (Decrease)	(Millions of yen)	
				Forecast for Fiscal 2015	Achieved (%)
Leasing	213,047	231,094	+18,047	300,000	77
Sales	132,759	145,382	+12,623	290,000	50
Construction	131,720	132,683	+963	190,000	70
Brokerage	41,649	43,211	+1,561	63,000	69
Other and Elimination/Corporate	4,560	5,072	+512	7,000	-
Total	523,737	557,445	+33,708	850,000	66

(2) Operating income

	Nine months ended Dec. 31, 2014	Nine months ended Dec. 31, 2015	Increase (Decrease)	(Millions of yen)	
				Forecast for Fiscal 2015	Achieved (%)
Leasing	79,814	89,292	+9,478	110,000	81
Sales	25,298	29,156	+3,858	44,000	66
Construction	7,761	9,070	+1,309	13,500	67
Brokerage	10,734	11,442	+708	20,000	57
Other and Elimination/Corporate	(7,872)	(9,917)	(2,044)	(13,500)	-
Total	115,735	129,045	+13,310	174,000	74