

Consolidated Financial Results for the Second Quarter of Fiscal 2016 (April 1, 2016 - September 30, 2016)

Fiscal 2016 (Year ending March 31, 2017)

November 14, 2016

SUMITOMO REALTY & DEVELOPMENT CO., LTD.

Stock Exchange Listings TSE1
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1. Results for Second Quarter (April 1, 2016 - September 30, 2016)

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

	Revenue from operations		Operating income		Ordinary profit		Profit attributable to owners of parent	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
Six months ended Sep. 30, 2016	469,676	30.0	97,554	15.1	87,840	19.8	59,184	25.5
Six months ended Sep. 30, 2015	361,393	4.4	84,731	11.6	73,297	18.5	47,157	24.4
(Reference) Fiscal 2015	854,964	6.0	174,240	5.0	148,424	6.7	87,797	9.0

Notes 1: Comprehensive Income

Fiscal 2016, 2nd quarter : 54,681 millions of yen 65.3%; Fiscal 2015, 2nd quarter : 33,088 millions of yen (49.0%)

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

	Earnings per share	Diluted earnings per share
	Yen	Yen
Six months ended Sep. 30, 2016	124.87	—
Six months ended Sep. 30, 2015	99.49	—
(Reference) Fiscal 2015	185.23	—

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

Fiscal 2016, 1H : 473,976,835 shares; Fiscal 2015, 1H : 473,993,415 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 Sep. 30, 2016	4,751,535	936,870	19.7
As of Sep. 30, 2015	4,544,910	856,918	18.9
(Reference) Fiscal 2015	4,675,914	888,099	19.0

Note: Number of shares issued and outstanding (consolidated)

As of Sep. 30, 2016 : 473,974,298 shares; As of Sep. 30, 2015 : 473,985,961 shares

2. Dividend Position

	Dividends per share		
	Interim	Year end	Annual
	Yen	Yen	Yen
Fiscal 2015	11.00	11.00	22.00
Forecast for Fiscal 2016	11.00	12.00	23.00

3. Consolidated Business Forecasts for Fiscal 2016 (Year ending March 31, 2017)

	Revenue from operations	Operating income	Ordinary profit	Profit attributable to owners of parent
	Millions of yen	Millions of yen	Millions of yen	Millions of yen
Fiscal 2016	880,000	185,000	165,000	100,000

Consolidated business forecasts announced on May 12, 2016 have 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) Revenue from operations

	Six months ended Sep. 30, 2015	Six months ended Sep. 30, 2016	Increase (Decrease)	Forecast for Fiscal 2016	Achieved (%)
	Leasing	152,270	167,419	+15,149	335,000
Sales	102,450	189,190	+86,739	280,000	68
Construction	74,186	80,777	+6,591	195,000	41
Brokerage	28,895	30,729	+1,833	63,000	49
Other and Elimination/Corporate	3,590	1,560	(2,029)	7,000	-
Total	361,393	469,676	+108,283	880,000	53

(Millions of yen)

(2) Operating income

	Six months ended Sep. 30, 2015	Six months ended Sep. 30, 2016	Increase (Decrease)	Forecast for Fiscal 2016	Achieved (%)
	Leasing	59,451	65,390	+5,938	126,000
Sales	21,611	30,108	+8,496	45,000	67
Construction	2,576	2,447	(128)	14,000	17
Brokerage	7,826	8,186	+359	18,000	45
Other and Elimination/Corporate	(6,734)	(8,578)	(1,844)	(18,000)	-
Total	84,731	97,554	+12,822	185,000	53

(Millions of yen)