

2026年3月期 第1四半期

(June 30, 2025)

FACT SHEETS

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June 30, 2025

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(別紙) 四半期営業情報

(Appendix) Quarterly Information

住友不動産株式会社

Sumitomo Realty & Development Co., Ltd.

(ご照会先)

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2026年3月期 第1四半期 (Jun-25) 連結決算 (Consolidated base)

* 2026年3月期期首より、「完工事業」を「ハウジング事業」に、「流通事業」を「ステップ事業」にセグメント名称を変更しております。また、セグメント区分を変更し、「賃貸事業」に計上していたマンション管理(住友不動産建物サービス㈱)および「完工事業」に計上していたインテリア販売(住友不動産シスコン㈱)は、それぞれ「販売事業」に計上しております。
(From the beginning of March 2026 fiscal year, the names of the business segments have been changed: "Housing Construction" to "Housing," and "Brokerage" to "Step." Segment classifications have also been changed: interior sales (Sumitomo Fudosan Syscon Co., Ltd.), previously recorded under "Housing Construction," and condominium management (Sumitomo Fudosan Tatemono Service Co., Ltd.), previously recorded under "Leasing," have been reclassified under "Sales.")

[損益計算書] (Statements of operations)

		2021/6	2022/6	2023/6	2024/6	2025/6
		Jun-21	Jun-22	Jun-23	Jun-24	Jun-25
単位: 百万円	(millions of yen)					
売上高	Revenue from operations	250,410	243,524	253,138	315,718	293,304
売上原価	Cost of revenue from operations	162,414	155,119	159,029	200,399	173,655
売上総利益	Gross profit	87,995	88,405	94,108	115,318	119,649
粗利益率	Gross profit margin	35.1%	36.3%	37.2%	36.5%	40.8%
販管費	S,G&A expenses	16,954	14,810	15,956	17,194	17,856
営業利益	Operating income	71,041	73,595	78,151	98,124	101,792
営業利益率	Operating income margin	28.4%	30.2%	30.9%	31.1%	34.7%
受取利息・配当金	Interest & dividend income	6,250	7,793	9,336	10,244	10,005
その他	Others	418	34	60	33	60
営業外収益	Non-operating income	6,668	7,827	9,396	10,278	10,065
支払利息	Interest expenses	4,552	4,307	4,526	4,766	6,412
その他	Others	943	851	950	603	200
営業外費用	Non-operating expenses	5,495	5,158	5,477	5,369	6,612
(金融収支)	(Net interest receive)	(1,698)	(3,486)	(4,810)	(5,478)	(3,593)
経常利益	Ordinary profit	72,214	76,264	82,071	103,032	105,244
特別利益	Extraordinary income	0	0	2	1,619	5,181
特別損失	Extraordinary loss	700	486	185	344	4,721
税金等調整前四半期純利益	Income before income taxes	71,513	75,777	81,888	104,307	105,705
法人税等	Income tax and other taxes	22,329	22,886	25,007	29,767	31,929
非支配株主に帰属する四半期純利益	Profit attributable to non-controlling interests	—	—	—	—	—
親会社株主に帰属する四半期純利益	Profit attributable to owners of parent	49,184	52,890	56,880	74,539	73,776
減価償却費	Depreciation	15,317	15,554	17,886	18,768	18,718

[セグメント情報] (Segment Information)

(1) 売上高		2021/6	2022/6	2023/6	2024/6	2025/6
	Revenue from operations					
単位: 百万円	(millions of yen)	Jun-21	Jun-22	Jun-23	Jun-24	Jun-25
賃貸事業	Leasing	105,326	103,488	107,508	114,058	112,699
販売事業	Sales	98,737	94,888	100,924	156,514	137,650
ハウジング事業	Housing	27,724	26,440	24,987	25,594	21,756
ステップ事業	Step	18,205	18,041	18,995	17,925	19,199

合計	Total	250,410	243,524	253,138	315,718	293,304
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(2) 営業利益		2021/6	2022/6	2023/6	2024/6	2025/6
	Operating income					
単位: 百万円	(millions of yen)	Jun-21	Jun-22	Jun-23	Jun-24	Jun-25
賃貸事業	Leasing	43,917	43,622	43,508	46,562	52,924
販売事業	Sales	26,420	30,176	34,471	53,351	50,650
ハウジング事業	Housing	▲166	▲1,317	▲1,314	▲1,781	▲2,545
ステップ事業	Step	4,746	5,134	5,494	4,303	6,246

合計	Total	71,041	73,595	78,151	98,124	101,792
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[事業の概況] (Review of operations)

* 2026年3月期期首より、セグメント区分を変更し、「賃貸事業」に計上していたマンション管理(住友不動産建物サービス㈱)および「完工事業」に計上していたインテリア販売(住友不動産シスコン㈱)は、それぞれ「販売事業」に計上しております。なお、「販売事業」および「ハウジング事業」の売上高は、部門間取引消去等調整後の数値を記載しております。
(From the beginning of March 2026 fiscal year, segment classifications have been changed: interior sales (Sumitomo Fudosan Syscon Co., Ltd.), previously recorded under "Housing Construction," and condominium management (Sumitomo Fudosan Tatemono Service Co., Ltd.), previously recorded under "Leasing," have been reclassified under "Sales." Note that "Revenue from Sales business" and "Revenue from Housing business" are shown after elimination of intersegment transactions and other adjustments.)

(1) 賃貸事業部門 (Leasing)		2021/6	2022/6	2023/6	2024/6	2025/6
【連結ベース】 (Consolidated base)		Jun-21	Jun-22	Jun-23	Jun-24	Jun-25
オフィス期末空室率*	Vacancy rate*	3.5%	5.9%	6.0%	6.2%	5.7%

* 竣工後1年を経過した既存オフィスの空室率 (Vacancy rate for existing buildings)

(2) 販売事業部門 (Sales)		2021/6	2022/6	2023/6	2024/6	2025/6
【連結ベース】 (Consolidated base)		Jun-21	Jun-22	Jun-23	Jun-24	Jun-25
単位: 戸、百万円	(units, millions of yen)					
マンション契約戸数	Condominium units sold	743	1,087	788	654	524
計上戸数	Units delivered	1,602	1,187	1,465	2,205	1,511
マンション・戸建	Condominiums & Detached houses	1,600	1,169	1,454	2,192	1,493
宅地	Land lots	2	18	11	13	18
売上高	Revenue from Sales business	98,737	94,888	100,924	156,514	137,650
マンション・戸建	Condominiums & Detached houses	96,705	82,952	98,125	149,413	120,902
宅地・その他	Land lots & Others	2,032	11,935	2,798	7,100	5,018
マンション管理・インテリア販売	Condominium management & Interior sales	—	—	—	—	12,791

(3) ハウジング事業部門 (Housing)		2021/6	2022/6	2023/6	2024/6	2025/6
【住友不動産ハウジング】 (Sumitomo Fudosan Housing)		Jun-21	Jun-22	Jun-23	Jun-24	Jun-25
単位: 棟、百万円	(units, millions of yen)					
受注棟数	Units contracted	2,815	2,449	2,181	2,408	2,135
新築そっくりさん	Remodeling "Shinchiku Sokkurisan"	2,195	1,985	1,698	1,866	1,723
注文住宅	Custom Home	620	464	483	542	412
計上棟数	Units delivered	1,450	1,385	1,255	1,178	1,076
新築そっくりさん	Remodeling "Shinchiku Sokkurisan"	1,140	1,116	1,037	976	889
注文住宅	Custom Home	310	269	218	202	187
売上高	Revenue from Housing business	27,724	26,440	24,987	25,594	21,756
新築そっくりさん	Remodeling "Shinchiku Sokkurisan"	14,353	13,399	13,177	13,144	13,288
注文住宅	Custom Home	10,573	9,835	8,627	8,773	8,465
その他	Others	2,798	3,206	3,183	3,677	—

(4) ステップ事業部門 (Step)		2021/6	2022/6	2023/6	2024/6	2025/6
【住友不動産ステップ】 (Sumitomo Fudosan Step)		Jun-21	Jun-22	Jun-23	Jun-24	Jun-25
単位: 件、百万円	(transactions, millions of yen)					
仲介件数	Number of transactions	9,918	8,798	8,455	7,782	7,517
取扱高	Total transaction value	355,434	337,585	351,019	348,543	368,816
取扱単価	Average price per transaction	35.8	38.3	41.5	44.7	49.0
仲介収益	Brokerage revenues	17,345	17,583	18,228	17,431	18,438

[財務の状況] (Financial Indices)

(参考)

単位: 百万円		2021/6	2022/6	2023/6	2024/6	2025/6	2025/3 前期末 Mar-25
(millions of yen)		Jun-21	Jun-22	Jun-23	Jun-24	Jun-25	
総資産	Total assets	5,641,612	5,797,748	6,454,240	6,649,410	6,720,562	6,722,422
自己資本	Shareholders' equity	1,530,799	1,673,911	1,890,194	2,122,390	2,226,251	2,168,107
連結有利子負債	Interest-bearing debt	3,570,392	3,573,196	3,959,870	3,928,818	3,894,465	3,891,925
現金・預金	Cash and deposits	142,554	143,976	203,095	69,519	47,792	99,020
連結純有利子負債	Net interest-bearing debt	3,427,837	3,429,220	3,756,775	3,859,298	3,846,673	3,792,905

(参考) 2025年3月期 (Mar-25) 連結決算 (Consolidated base)

[損益計算書] (Statements of operations)		2021/3	2022/3	2023/3	2024/3	2025/3	2026/3
		Mar-21	Mar-22	Mar-23	Mar-24	Mar-25	通期予想 Mar-26 (F)
単位: 百万円 (millions of yen)							
売上高	Revenue from operations	917,472	939,430	939,904	967,692	1,014,239	1,030,000
売上総利益	Gross profit	287,907	302,442	314,452	332,349	351,278	370,000
粗利益率	Gross profit margin	31.4%	32.2%	33.5%	34.3%	34.6%	35.9%
広告費	Selling expenses	9,236	9,163	9,181	9,357	8,747	8,500
一般管理費	G & A expenses	59,426	59,396	63,996	68,325	71,014	71,500
販管費	S,G&A expenses	68,663	68,560	73,178	77,682	79,762	80,000
営業利益	Operating income	219,244	233,882	241,274	254,666	271,516	290,000
営業利益率	Operating income margin	23.9%	24.9%	25.7%	26.3%	26.8%	28.2%
受取利息・配当金	Interest & dividend income	11,835	12,792	16,079	20,236	20,416	
その他	Others	2,041	1,463	565	360	730	
営業外収益	Non-operating income	13,877	14,255	16,645	20,597	21,146	
支払利息	Interest expenses	18,317	18,033	17,576	17,961	20,399	
その他	Others	4,854	4,989	3,691	4,190	3,939	
営業外費用	Non-operating expenses	23,172	23,023	21,268	22,152	24,339	
(金融収支)	(Net interest receive)	(▲6,482)	(▲5,241)	(▲1,497)	(2,275)	(17)	
経常利益	Ordinary profit	209,949	225,115	236,651	253,111	268,323	280,000
固定資産売却益	Gain on sale of fixed assets	536	97	14	2,532	115	
投資有価証券売却益	Gain on sale of investment securities	13,115	2,426	4,712	10,338	38,373	
その他	Others				24	5	
特別利益	Extraordinary income	13,652	2,524	4,727	12,895	38,495	
固定資産売却損	Loss on sale of fixed assets		0		15	69	
固定資産減損損失	Loss on impairment of fixed assets	3,876	3,453	8,099	6,998	18,737	
固定資産除却損	Loss on disposal of fixed assets	7,890	4,014	1,742	2,356	2,894	
投資有価証券評価損	Loss on devaluation of investment securities	489	1,160	213			
投資有価証券売却損	Loss on sale of investment securities	312	1	7	1,608	72	
新型コロナウイルス感染症による損失	Loss related to COVID-19	629					
その他	Others	44	355	979	1,765	11,203	
特別損失	Extraordinary loss	13,242	8,986	11,042	12,744	32,978	
税金等調整前当期利益	Income before income taxes	210,359	218,653	230,336	253,263	273,840	290,000
法人税等	Income tax and other taxes	68,970	68,201	68,410	76,092	82,158	85,000
非支配株主に帰属する当期純利益	Profit attributable to non-controlling interests						
親会社株主に帰属する当期純利益	Profit attributable to owners of parent	141,389	150,452	161,925	177,171	191,681	205,000
減価償却費	Depreciation	57,812	60,645	64,635	73,118	74,881	75,000

[セグメント情報] (Segment Information)

* 2026年3月期首よりセグメント区分を変更し、「賃貸事業」に計上していたマンション管理(住友不動産建物サービス㈱)および「完工事業」に計上していたインテリア販売(住友不動産シスコン㈱)は、それぞれ「販売事業」に計上しております。2026年3月期通期予想は区分変更後の予想としております。
(From the beginning of March 2026 fiscal year, the segment classifications have been changed: interior sales (Sumitomo Fudosan Syscon Co., Ltd.), previously recorded under the "Housing Construction," and condominium management (Sumitomo Fudosan Tatemono Service Co., Ltd.), previously recorded under the "Leasing," will be reclassified under the "Sales." The forecast for March 2026 fiscal year reflects these new classifications.)

(1)売上高		2021/3	2022/3	2023/3	2024/3	2025/3	2026/3
Revenue from operations							通期予想
単位: 百万円 (millions of yen)		Mar-21	Mar-22	Mar-23	Mar-24	Mar-25	Mar-26 (F)
賃貸事業	Leasing	398,237	425,081	425,368	444,406	472,571	460,000
販売事業	Sales	263,394	233,788	222,077	241,207	246,402	285,000
ハウジング事業	Housing	188,707	204,361	213,584	205,058	215,827	210,000
ステップ事業	Step	65,792	73,484	75,107	72,308	73,174	75,000
合計	Total	917,472	939,430	939,904	967,692	1,014,239	1,030,000

(2)営業利益		2021/3	2022/3	2023/3	2024/3	2025/3	2026/3
Operating income							通期予想
単位: 百万円 (millions of yen)		Mar-21	Mar-22	Mar-23	Mar-24	Mar-25	Mar-26 (F)
賃貸事業	Leasing	155,245	162,649	165,693	176,580	191,295	210,000
販売事業	Sales	53,931	50,485	53,928	60,208	60,389	60,000
ハウジング事業	Housing	15,565	18,523	21,421	20,841	22,776	22,000
ステップ事業	Step	11,480	18,025	20,030	18,739	19,501	22,000
合計	Total	219,244	233,882	241,274	254,666	271,516	290,000

(3)営業利益率		2021/3	2022/3	2023/3	2024/3	2025/3	2026/3
Operating income margin							通期予想
		Mar-21	Mar-22	Mar-23	Mar-24	Mar-25	Mar-26 (F)
賃貸事業	Leasing	39.0%	38.3%	39.0%	39.7%	40.5%	45.7%
販売事業	Sales	20.5%	21.6%	24.3%	25.0%	24.5%	21.1%
ハウジング事業	Housing	8.2%	9.1%	10.0%	10.2%	10.6%	10.5%
ステップ事業	Step	17.4%	24.5%	26.7%	25.9%	26.7%	29.3%
合計	Total	23.9%	24.9%	25.7%	26.3%	26.8%	28.2%

(4)資産		2021/3	2022/3	2023/3	2024/3	2025/3	2026/3
Assets of segment							通期予想
単位: 百万円 (millions of yen)		Mar-21	Mar-22	Mar-23	Mar-24	Mar-25	Mar-26 (F)
賃貸事業	Leasing	4,226,733	4,297,595	4,588,062	4,622,907	4,675,716	
販売事業	Sales	658,010	761,443	927,787	1,035,567	1,074,540	
ハウジング事業	Housing	23,460	23,625	22,976	21,937	22,750	
ステップ事業	Step	179,631	193,444	230,095	202,321	196,512	
合計	Total	5,673,666	5,806,040	6,365,436	6,678,390	6,722,422	

(5)従業員数		2021/3	2022/3	2023/3	2024/3	2025/3	2026/3
Number of employees							通期予想
		Mar-21	Mar-22	Mar-23	Mar-24	Mar-25	Mar-26 (F)
賃貸事業	Leasing	4,036	3,978	3,923	4,030	4,856	
販売事業	Sales	895	854	826	837	802	
ハウジング事業	Housing	3,993	3,867	3,854	3,858	3,826	
ステップ事業	Step	3,647	3,397	3,354	3,167	3,261	
合計	Total	13,530	13,040	12,957	12,898	13,844	

[事業の概況](Review of operations)

(1) 賃貸事業部門 (Leasing)

【連結ベース】(Consolidated base)

単位: 千㎡

(1,000㎡)

		2021/3	2022/3	2023/3	2024/3	2025/3	2026/3 通期予想 Mar-26 (F)
		Mar-21	Mar-22	Mar-23	Mar-24	Mar-25	
期末延床面積	Gross floor area	5,575	5,633	5,984	6,115	6,160	
所有	Outright ownership	4,773	4,856	5,215	5,341	5,390	
サブリース事業	Sub-lease business	802	777	769	774	770	
東京都区部	Tokyo 23 wards	5,284	5,339	5,658	5,800	5,845	
その他	Other Area	291	294	327	315	315	

オフィス期末空室率*	Vacancy rate*	2.8%	5.8%	6.0%	6.9%	5.8%	
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* 竣工後1年を経過した既存オフィスビルの空室率 (Vacancy rate for existing buildings)

(2) 販売事業部門 (Sales)

【連結ベース】(Consolidated base)

単位: 戸、百万円

(units, millions of yen)

		2021/3	2022/3	2023/3	2024/3	2025/3	2026/3 通期予想 Mar-26 (F)
		Mar-21	Mar-22	Mar-23	Mar-24	Mar-25	
マンション新規発売戸数	Condominium units supplied	3,427	2,277	3,260	2,835	2,435	3,000
マンション契約戸数	Condominium units sold	3,047	3,047	3,702	3,281	2,620	3,000
マンション完成済み未契約戸数	Condominium units unsold	1,184	1,174	1,215	1,553	1,393	

計上戸数	Units delivered	4,164	3,604	2,961	3,524	3,526	3,300
マンション・戸建	Condominiums & Detached houses	4,149	3,569	2,886	3,475	3,440	
宅地	Land lots	15	35	75	49	86	
売上高	Sales income	263,394	233,788	222,077	241,207	246,402	285,000
マンション・戸建	Condominiums & Detached houses	252,394	218,289	200,482	227,741	227,151	
宅地・その他	Land lots & Others	11,000	15,498	21,595	13,466	19,250	

(3) ハウジング事業部門 (Housing)

【住友不動産ハウジング】(Sumitomo Fudosan Housing)

単位: 棟、百万円

(units, millions of yen)

		2021/3	2022/3	2023/3	2024/3	2025/3	2026/3 通期予想 Mar-26 (F)
		Mar-21	Mar-22	Mar-23	Mar-24	Mar-25	
受注棟数	Units contracted	10,061	10,981	9,867	9,169	9,184	9,450
新築そっくりさん	Remodeling "Shinchiku Sokkurisan"	7,534	8,362	7,796	6,947	7,044	7,200
注文住宅	Custom Home	2,527	2,619	2,071	2,222	2,140	2,250

計上棟数	Units delivered	9,940	10,582	10,658	9,479	9,279	9,450
新築そっくりさん	Remodeling "Shinchiku Sokkurisan"	7,566	7,971	8,136	7,204	7,035	7,200
注文住宅	Custom Home	2,374	2,611	2,522	2,275	2,244	2,250
売上高	Revenue from housing business	188,707	204,361	213,584	205,058	215,827	210,000
新築そっくりさん	Remodeling "Shinchiku Sokkurisan"	98,160	105,746	110,749	106,538	110,310	113,000
注文住宅	Custom Home	80,361	88,431	91,952	88,050	94,488	97,000
その他	Others	10,186	10,184	10,883	10,470	11,029	-

(4) ステップ事業部門 (Step)

【住友不動産ステップ】(Sumitomo Fudosan Step)

単位: 件、百万円

(transactions, millions of yen)

		2021/3	2022/3	2023/3	2024/3	2025/3	2026/3 通期予想 Mar-26 (F)
		Mar-21	Mar-22	Mar-23	Mar-24	Mar-25	
仲介件数	Number of transactions	35,122	38,144	34,906	31,502	31,003	31,500
取扱高	Total transaction value	1,241,023	1,453,387	1,396,127	1,392,869	1,434,390	1,500,000
取扱単価	Average price per transaction	35.3	38.1	39.9	44.2	46.3	47.6
仲介収益	Brokerage revenues	62,358	71,278	72,549	70,158	71,429	73,000

[連結キャッシュ・フロー計算書] (Consolidated Statements of Cash Flows)

		2021/3	2022/3	2023/3	2024/3	2025/3
単位: 百万円 (millions of yen)		Mar-21	Mar-22	Mar-23	Mar-24	Mar-25
税金等調整前当期純利益	Income before income taxes	210,359	218,653	230,336	253,263	273,840
減価償却費	Depreciation and amortization	57,812	60,645	64,635	73,118	74,881
貸倒引当金の増加額又は減少額(△)	Provision for allowance for doubtful accounts -- net	△21	134	226	143	△692
固定資産売却損益(△は益)	Loss (Gain) on sale of property and equipment	△536	△97	△14	△2,517	△45
固定資産減損損失	Loss on impairment of fixed assets	3,876	3,453	8,099	6,998	18,737
売上債権の増加額(△)又は減少額	Decrease (Increase) in accounts receivable -- trade	△1,184	△4,572	△14,761	6,499	9,270
棚卸資産の増加額(△)又は減少額	Decrease (Increase) in inventories	7,303	△48,326	△55,461	△73,331	△18,515
仕入債務の増加額又は減少額(△)	Increase (Decrease) in notes and accounts payable -- trade	△12,041	17,610	△13,283	6,128	△6,190
前受金の増加額又は減少額(△)	Increase (Decrease) in advances received	△4,921	2,082	7,189	28,110	4,285
法人税等の支払額	Payments for income tax and other taxes	△57,029	△78,018	△78,710	△61,048	△80,039
その他	Other -- net	22,329	21,402	16,856	△5,332	△22,360
営業活動によるキャッシュ・フロー		225,947	192,967	165,112	232,033	253,171
Net cash provided by operating activities						
有形固定資産の取得による支出	Payments for purchases of property and equipment	△355,431	△179,553	△449,345	△188,397	△165,516
有形固定資産の売却による収入	Proceeds from sale of property and equipment	1,658	524	597	9,206	4,466
有価証券／投資有価証券の純増減	Decrease (Increase) in securities	28,640	△4,783	△27,514	△108,557	29,765
敷金及び保証金の純増減	Decrease (Increase) in guarantee and lease deposits paid to lessors	1,205	1,452	△195	2,422	△6,991
預り敷金及び保証金の純増減	Increase (Decrease) in guarantee and lease deposits received	7,714	△7,971	6,531	5,784	12,695
その他	Other -- net	△20,470	△19,654	△19,871	△31,152	△18,035
投資活動によるキャッシュ・フロー		△336,682	△209,984	△489,799	△310,694	△143,616
Net cash used in investing activities						
短期借入金・CPの純増減	Increase (Decrease) in short-term bank loans & CP	△106	△78,010	140,000	△70,945	△23,050
社債の純増減	Increase (Decrease) in bonds and notes	—	20,000	30,000	40,000	△90,000
長期借入金の純増減	Increase (Decrease) in long-term debt	128,029	73,054	212,814	59,128	47,785
SPC借入金・社債の純増減	Increase (Decrease) in non-recourse loans and bonds	△7,538	△16,344	△4,786	△4,640	△4,374
配当金の支払額	Cash dividends paid	△18,004	△20,374	△22,271	△27,004	△31,276
その他	Other -- net	△294	△242	△201	△194	△15,932
財務活動によるキャッシュ・フロー		102,086	△21,917	355,555	△3,655	△116,847
Net cash provided by (used in) financing activities						
現金及び現金同等物の増加額又は減少額	Net increase (decrease) in cash and cash equivalents	△9,736	△36,971	33,742	△80,927	△4,916
現金及び現金同等物の期首残高	Cash and cash equivalents at beginning of year	193,448	187,281	150,309	184,052	103,125
現金及び現金同等物の期末残高	Cash and cash equivalents at end of year	187,281	150,309	184,052	103,125	98,234

[財務の状況] (Financial Indices)

(1) 総資産、自己資本

Total assets & Equity (millions of yen)		2021/3	2022/3	2023/3	2024/3	2025/3
		Mar-21	Mar-22	Mar-23	Mar-24	Mar-25
総資産	Total assets	5,673,666	5,806,040	6,365,436	6,678,390	6,722,422
ROA*1	Return On Assets*1	4.2%	4.3%	4.2%	4.2%	4.4%
自己資本	Equity	1,503,021	1,634,049	1,799,372	2,050,582	2,168,107
自己資本比率	Equity ratio	26.5%	28.1%	28.3%	30.7%	32.3%
ROE*2	Return On Equity*2	10.1%	9.6%	9.4%	9.2%	9.1%

*1 (営業利益＋受取利息・配当金) ÷ 総資産(期首期末平均) (Operating income + Interest & Dividend income/Total assets)

*2 当期利益 ÷ 自己資本(期首期末平均) (Net income/Equity)

(2) 連結有利子負債

Interest-bearing debt (millions of yen, times)		2021/3	2022/3	2023/3	2024/3	2025/3
		Mar-21	Mar-22	Mar-23	Mar-24	Mar-25
CP	Commercial Paper	120,000	40,000	180,000	113,000	87,000
短期借入	Short-term loans	26,620	28,610	28,610	24,665	27,615
長期借入	Long-term loans	2,831,656	2,904,710	3,117,524	3,176,652	3,224,437
社債	Bonds; Debentures	270,000	290,000	320,000	360,000	270,000
SPC長期借入金・社債	Non-recourse loans and bonds	313,017	296,673	291,887	287,247	282,873
連結有利子負債	Interest-bearing debt	3,561,293	3,559,993	3,938,021	3,961,564	3,891,925
長期比率	Ratio of long-term debt	96%	98%	95%	97%	97%
固定金利比率	Ratio of fixed-interest debt	94%	96%	86%	84%	87%
現金・預金	Cash and deposits	188,340	151,392	185,119	103,911	99,020
連結純有利子負債	Net interest-bearing debt	3,372,953	3,408,601	3,752,902	3,857,653	3,792,905
デットエクイティレシオ*3	Net D/E Ratio*3	2.2	2.1	2.1	1.9	1.7
インタレストカバレッジレシオ*4	Interest Coverage Ratio*4	12.6	13.7	14.6	15.3	14.3
純有利子負債／営業利益倍率*5	Net Debt/Operating Income Ratio*5	14.6	13.8	14.6	14.0	13.0

*3 連結純有利子負債 ÷ 連結自己資本 (Net Interest-bearing debt/Equity)

*4 (営業利益＋受取利息・配当金) ÷ 支払利息 (Operating income + Interest & Dividend income/Interest expenses)

*5 連結純有利子負債 ÷ (営業利益＋受取利息・配当金) (Net Interest-bearing debt/Operating income + Interest & Dividend income)

(3) 賃貸セグメント資産総利回り

Return on leasing assets (millions of yen)		2021/3	2022/3	2023/3	2024/3	2025/3
		Mar-21	Mar-22	Mar-23	Mar-24	Mar-25
賃貸営業利益	Operating income of leasing business	155,245	162,649	165,693	176,580	191,295
減価償却費	Depreciation	54,332	57,394	61,172	68,606	69,657
賃貸キャッシュフロー	Cash flows from leasing business	209,577	220,043	226,865	245,186	260,952
賃貸セグメント資産	Assets of leasing segment	4,226,733	4,297,595	4,588,062	4,622,907	4,675,716
預り敷金及び保証金	Guarantee & security deposits received from tenants	▲ 258,219	▲ 249,275	▲ 254,008	▲ 258,494	▲ 270,953
賃貸投資残	Net investments of leasing business	3,968,514	4,048,320	4,334,054	4,364,413	4,404,763
賃貸セグメント資産総利回り*6	Return on leasing assets*6	5.5%	5.5%	5.4%	5.6%	6.0%

*6 賃貸キャッシュフロー ÷ 賃貸投資残(期首期末平均) (Cash flows from leasing business/Net assets of leasing business)

(4) 投資有価証券

Investment securities (millions of yen)		2021/3	2022/3	2023/3	2024/3	2025/3
		Mar-21	Mar-22	Mar-23	Mar-24	Mar-25
子会社・関連会社株式	Investments in unconsolidated subsidiaries and affiliates	68,688	70,273	104,556	226,141	239,676
純投資株式時価	Fair value of pure investments	—	—	—	51,057	31,224
政策保有株式時価(上場株)	Fair value of strategic shareholdings	498,446	495,450	514,827	595,259	558,805
取得価額	Book value	267,777	271,852	269,003	250,795	246,648
株主資本に対する比率	Ratio to shareholders' equity	19.8%	18.4%	16.6%	14.2%	12.9%
その他	Others	7,002	7,780	9,013	13,069	12,420
合計	Total investment securities	574,136	573,503	628,396	885,526	842,125

2025年3月期 (Mar-25) 単体推移 (Non-consolidated base)

[損益計算書](Statements of operations)

単位: 百万円

(millions of yen)

		2021/3	2022/3	2023/3	2024/3	2025/3
		Mar-21	Mar-22	Mar-23	Mar-24	Mar-25
賃貸事業	Leasing	373,988	385,978	382,943	396,598	410,989
販売事業	Sales	263,394	233,788	222,077	237,571	246,402
完成工事事業	Housing Construction	178,308	194,111	202,342	194,012	204,259
その他事業	Others	641	574	660	711	1,487
売上高	Revenue from operations	816,333	814,453	808,024	828,893	863,139
賃貸事業	Leasing	154,385	153,638	154,119	163,027	171,050
販売事業	Sales	62,701	58,111	61,216	66,018	66,571
完成工事事業	Housing Construction	50,012	54,191	56,523	57,604	60,444
その他事業	Others	623	555	646	697	1,474
売上総利益	Gross profit	267,722	266,496	272,504	287,348	299,539
賃貸事業	Leasing	41.3%	39.8%	40.2%	41.1%	41.6%
販売事業	Sales	23.8%	24.9%	27.6%	27.8%	27.0%
完成工事事業	Housing Construction	28.0%	27.9%	27.9%	29.7%	29.6%
その他事業	Others	97.2%	96.7%	97.9%	98.0%	99.1%
粗利益率	Gross profit margin	32.8%	32.7%	33.7%	34.7%	34.7%
販売費	Selling expenses	12,980	12,933	12,688	13,000	12,113
一般管理費	G & A expenses	47,938	47,621	50,798	55,059	57,189
販管費	S,G&A expenses	60,919	60,555	63,486	68,059	69,303
営業利益	Operating income	206,803	205,940	209,017	219,288	230,236
受取利息・配当金	Interest & dividend income	12,867	13,738	16,430	18,524	48,864
その他	Others	1,986	2,113	1,244	982	828
営業外収益	Non-operating income	14,854	15,851	17,674	19,507	49,693
支払利息	Interest expenses	16,551	16,497	16,179	16,677	19,115
その他	Others	4,341	11,009	3,225	3,641	3,526
営業外費用	Non-operating expenses	20,893	27,506	19,405	20,318	22,641
(金融収支)	(Net interest receive)	(▲3,684)	(▲2,759)	(251)	(1,847)	(29,749)
経常利益	Ordinary profit	200,764	194,285	207,287	218,476	257,288
固定資産売却益	Gain on sales of fixed assets	202	97	14	2,531	5
投資有価証券売却益	Gain on sale of investment securities	13,115	2,426	4,712	10,338	38,373
その他	Others		25		24	
特別利益	Extraordinary income	13,318	2,549	4,727	12,895	38,379
固定資産売却損	Loss on sale of fixed assets		0		1	18,112
固定資産減損損失	Loss on impairment of fixed assets	3,577	400	8,099	6,998	667
固定資産除却損	Loss on disposal of fixed assets	7,360	3,749	1,422	1,381	2,060
投資有価証券評価損	Loss on devaluation of investment securities	489	10,660	170		
投資有価証券売却損	Loss on sale of investment securities	312	1	7	1,608	72
その他	Others	427	355	996	1,384	8,243
特別損失	Extraordinary loss	12,166	15,167	10,696	11,373	29,156
税引前当期利益	Income before income taxes	201,915	181,667	201,318	219,998	266,511
法人税等	Income tax and other taxes	61,573	58,803	60,757	72,846	70,945
当期利益	Profit	140,342	122,864	140,560	147,152	195,566
減価償却費	Depreciation	47,133	50,716	54,164	61,051	62,382

旧セグメントと新セグメントの比較情報 (Comparison of former and new segments)

* 2026年3月期首より、「完工事業」を「ハウジング事業」に、「流通事業」を「ステップ事業」にセグメント名称を変更いたします。また、セグメント区分を変更し、「賃貸事業」に計上していたマンション管理(住友不動産建物サービス㈱)および「完工事業」に計上していたインテリア販売(住友不動産シスコン㈱)は、それぞれ「販売事業」に計上いたします。

(From the beginning of March 2026 fiscal year, the names of the business segments will be changed: "Housing Construction" to "Housing" and "Brokerage" to "Step". Segment classifications will also be changed: interior sales (Sumitomo Fudosan Syscon Co., Ltd.), previously recorded under "Housing Construction," and condominium management (Sumitomo Fudosan Tatemono Service Co., Ltd.), previously recorded under "Leasing," will be reclassified under "Sales.")

2025年3月期 (Mar-25)実績 および 2026年3月期 (Mar-26)予想 連結決算 (Consolidated base)

(1)売上高

Revenue from operations

【旧セグメント】 Former segment		2025/3
単位: 百万円 (millions of yen)		Mar-25
賃貸事業	Leasing	472,571
販売事業	Sales	246,402
完工事業	Housing Construction	215,827
流通事業	Brokerage	73,174
合計	Total	1,014,239

【新セグメント】 New segment		2025/3	2026/3 通期予想
単位: 百万円 (millions of yen)		Mar-25	Mar-26 (F)
賃貸事業	Leasing	433,684	460,000
販売事業	Sales	294,755	285,000
ハウジング事業	Housing	204,259	210,000
ステップ事業	Step	73,174	75,000
合計	Total	1,014,239	1,030,000



(2)営業利益

Operating income

【旧セグメント】 Former segment		2025/3
単位: 百万円 (millions of yen)		Mar-25
賃貸事業	Leasing	191,295
販売事業	Sales	60,389
完工事業	Housing Construction	22,776
流通事業	Brokerage	19,501
合計	Total	271,516

【新セグメント】 New segment		2025/3	2026/3 通期予想
単位: 百万円 (millions of yen)		Mar-25	Mar-26 (F)
賃貸事業	Leasing	188,654	210,000
販売事業	Sales	64,217	60,000
ハウジング事業	Housing	21,586	22,000
ステップ事業	Step	19,501	22,000
合計	Total	271,516	290,000



(3)従業員数

Number of employees

【旧セグメント】 Former segment		2025/3
		Mar-25
賃貸事業	Leasing	4,856
販売事業	Sales	802
完工事業	Housing Construction	3,826
流通事業	Brokerage	3,261
合計	Total	13,844

【新セグメント】 New segment		2025/3
		Mar-25
賃貸事業	Leasing	1,465
販売事業	Sales	4,334
ハウジング事業	Housing	3,685
ステップ事業	Step	3,261
合計	Total	13,844



四半期営業情報
Quarterly Information

(別紙)
(Appendix)

		既存ビル 期末空室率 Vacancy Rate (Office)	マンション契約戸数 Condominium Units Sold		新築そっくりさん Remodeling “Shinchiku Sokkurisan”				注文住宅 Custom Home			
					受注棟数 Units Contracted		受注高 Total Contract Value		受注棟数 Units Contracted		受注高 Total contract value	
			前年 同期比 YoY		前年 同期比 YoY	(百万円) (millions of yen)	前年 同期比 YoY		前年 同期比 YoY	(百万円) (millions of yen)	前年 同期比 YoY	
2021/3 Mar-21	1st	1.5%	302	-70.3%	1,241	-27.6%	16,038	-20.6%	364	-16.9%	10,384	-16.9%
	2nd	1.8%	1,006	-27.6%	2,191	8.6%	27,634	2.3%	812	19.9%	22,949	16.2%
	3rd	2.3%	772	-42.9%	2,160	5.1%	26,963	6.0%	448	16.4%	13,457	18.5%
	4th	-	967	-12.4%	1,942	12.9%	25,499	9.2%	903	36.8%	26,580	34.9%
	Year-end	2.8%	3,047	-37.4%	7,534	0.4%	96,134	0.2%	2,527	17.0%	73,371	15.9%
2022/3 Mar-22	1st	3.5%	743	146.0%	2,195	76.9%	27,818	73.5%	620	70.3%	18,142	74.7%
	2nd	5.6%	791	-21.4%	2,055	-6.2%	26,951	-2.5%	739	-9.0%	22,561	-1.7%
	3rd	5.9%	820	6.2%	1,996	-7.6%	26,674	-1.1%	438	-2.2%	13,865	3.0%
	4th	-	693	-28.3%	2,116	9.0%	29,183	14.4%	822	-9.0%	26,092	-1.8%
	Year-end	5.8%	3,047	0.0%	8,362	11.0%	110,626	15.1%	2,619	3.6%	80,661	9.9%
2023/3 Mar-23	1st	5.9%	1,087	46.3%	1,985	-9.6%	25,540	-8.2%	464	-25.2%	14,704	-19.0%
	2nd	5.9%	927	17.2%	1,979	-3.7%	26,726	-0.8%	572	-22.6%	19,792	-12.3%
	3rd	5.7%	777	-5.2%	1,911	-4.3%	27,400	2.7%	375	-14.4%	12,994	-6.3%
	4th	-	911	31.5%	1,921	-9.2%	28,264	-3.1%	660	-19.7%	22,384	-14.2%
	Year-end	6.0%	3,702	21.5%	7,796	-6.8%	107,930	-2.4%	2,071	-20.9%	69,875	-13.4%
2024/3 Mar-24	1st	6.0%	788	-27.5%	1,698	-14.5%	23,641	-7.4%	483	4.1%	15,842	7.7%
	2nd	5.9%	899	-3.0%	1,813	-8.4%	27,736	3.8%	664	16.1%	23,597	19.2%
	3rd	5.6%	757	-2.6%	1,666	-12.8%	25,934	-5.4%	408	8.8%	15,052	15.8%
	4th	-	837	-8.1%	1,770	-7.9%	28,090	-0.6%	667	1.1%	23,130	3.3%
	Year-end	6.9%	3,281	-11.4%	6,947	-10.9%	105,402	-2.3%	2,222	7.3%	77,623	11.1%
2025/3 Mar-25	1st	6.2%	654	-17.0%	1,866	9.9%	28,303	19.7%	542	12.2%	19,834	25.2%
	2nd	5.9%	727	-19.1%	1,803	-0.6%	27,753	0.1%	610	-8.1%	23,136	-2.0%
	3rd	5.9%	582	-23.1%	1,753	5.2%	29,992	15.6%	362	-11.3%	14,441	-4.1%
	4th	-	657	-21.5%	1,622	-8.4%	24,772	-11.8%	626	-6.1%	23,909	3.4%
	Year-end	5.8%	2,620	-20.1%	7,044	1.4%	110,821	5.1%	2,140	-3.7%	81,322	4.8%
2026/3	1st	5.7%	524	-19.9%	1,723	-7.7%	26,223	-7.3%	412	-24.0%	16,923	-14.7%