

# Consolidated Financial Results for the First Quarter of Fiscal 2022 (April 1, 2022 - June 30, 2022)

Fiscal 2022 (Year ending March 31, 2023)

August 10, 2022

## SUMITOMO REALTY & DEVELOPMENT CO., LTD.

Stock Exchange Listings TSE Prime Market  
 Securities Code 8830  
 Location of Head Office Tokyo, Japan  
 URL <https://www.sumitomo-rd.co.jp/english/>

### 1. Results for First Quarter (April 1, 2022 - June 30, 2022)

(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	%
<b>Three months ended Jun 30, 2022</b>	<b>243,524</b>	<b>(2.7)</b>	<b>73,595</b>	<b>3.6</b>	<b>76,264</b>	<b>5.6</b>	<b>52,890</b>	<b>7.5</b>
Three months ended Jun 30, 2021	250,410	(20.7)	71,041	(14.2)	72,214	(14.1)	49,184	(24.9)
(Reference) Fiscal 2021	939,430	2.4	233,882	6.7	225,115	7.2	150,452	6.4

Notes 1: Comprehensive Income

Fiscal 2022, 1st quarter : 50,785 millions of yen, 34.6%; Fiscal 2021, 1st quarter : 37,731 millions of yen, (61.2%)

2: Percentages represent changes year on year.

	Earnings per share	Diluted earnings per share
	Yen	Yen
<b>Three months ended Jun 30, 2022</b>	<b>111.60</b>	<b>—</b>
Three months ended Jun 30, 2021	103.78	—
(Reference) Fiscal 2021	317.45	—

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

Fiscal 2022, 1st quarter : 473,938,867 shares; Fiscal 2021, 1st quarter : 473,939,051 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	%
<b>As of Jun 30, 2022</b>	<b>5,797,748</b>	<b>1,673,911</b>	<b>28.9</b>
As of Jun 30, 2021	5,641,612	1,530,799	27.1
(Reference) Fiscal 2021	5,806,040	1,634,049	28.1

Note: Number of shares issued and outstanding (consolidated)

As of Jun 30, 2022 : 473,938,763 shares; As of Jun 30, 2021 : 473,939,033 shares

### 2. Dividend Position

	Dividends per share		
	Interim	Year end	Annual
	Yen	Yen	Yen
<b>Fiscal 2021</b>	<b>22.00</b>	<b>23.00</b>	<b>45.00</b>
Forecast for Fiscal 2022	24.00	26.00	50.00

### 3. Consolidated Business Forecasts for Fiscal 2022 (Year ending March 31, 2023)

	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
<b>Fiscal 2022</b>	<b>950,000</b>	<b>240,000</b>	<b>235,000</b>	<b>160,000</b>

Consolidated business forecasts announced on May 12, 2022 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) Revenue from operations

	Three months ended Jun 30, 2021	Three months ended Jun 30, 2022	Increase (Decrease)	(Millions of yen)	
				Forecast for Fiscal 2022	Achieved (%)
Leasing	105,326	103,488	(1,837)	430,000	24
Sales	98,737	94,888	(3,849)	220,000	43
Construction	27,724	26,440	(1,283)	220,000	12
Brokerage	18,205	18,041	(164)	78,000	23
Other and Elimination/Corporate	416	666	+249	—	—
<b>Total</b>	<b>250,410</b>	<b>243,524</b>	<b>(6,885)</b>	<b>950,000</b>	<b>26</b>

(2) Operating income

	Three months ended Jun 30, 2021	Three months ended Jun 30, 2022	Increase (Decrease)	(Millions of yen)	
				Forecast for Fiscal 2022	Achieved (%)
Leasing	43,917	43,622	(295)	165,000	26
Sales	26,420	30,176	+3,755	50,000	60
Construction	(166)	(1,317)	(1,151)	21,000	—
Brokerage	4,746	5,134	+387	20,000	26
Other and Elimination/Corporate	(3,877)	(4,020)	(143)	(16,000)	—
<b>Total</b>	<b>71,041</b>	<b>73,595</b>	<b>+2,553</b>	<b>240,000</b>	<b>31</b>

## Consolidated Balance Sheets

Sumitomo Realty & Development Co., Ltd. and its consolidated subsidiaries

Assets	Millions of yen	
	June 30, 2022	March 31, 2022
<b>Current assets:</b>		
Cash and deposits	¥ 143,976	¥ 151,392
Accounts receivable—trade	17,296	23,285
Real estate for sale	303,491	308,155
Real estate for sale in process	392,165	394,921
Costs on uncompleted construction contracts	14,597	8,210
Other inventories	1,229	1,163
Other current assets	58,549	54,447
Allowance for doubtful accounts	(42)	(43)
Total current assets	931,263	941,534
<b>Fixed assets:</b>		
Property and equipment		
Buildings and structures, net	1,126,122	1,114,725
Land	2,863,145	2,847,702
Construction in progress	117,791	139,859
Other property and equipment, net	12,471	12,028
Total Property and equipment	4,119,531	4,114,316
Intangibles		
Leasehold rights	61,642	61,802
Other intangibles	2,126	2,191
Total intangibles	63,768	63,994
Investment and other assets		
Investment securities	567,453	573,503
Guarantee and lease deposits	67,036	66,993
Net defined benefit asset	299	257
Deferred income taxes	11,636	11,456
Other investments	37,418	34,641
Allowance for doubtful accounts	(658)	(658)
Total investment and other assets	683,184	686,194
Total fixed assets	4,866,484	4,864,505
Total assets	¥ 5,797,748	¥ 5,806,040

<b>Liabilities and Net Assets</b>	<i>Millions of yen</i>	
	<b>June 30, 2022</b>	<b>March 31, 2022</b>
<b><i>Current liabilities:</i></b>		
Notes and accounts payable—trade	¥ 20,610	¥ 42,307
Short-term debt	32,525	28,610
Long-term debt due within one year	226,876	237,385
Long-term non-recourse loans due within one year	4,730	4,786
Commercial paper	35,000	40,000
Accrued income taxes	23,175	40,144
Deposits received	40,037	55,155
Accrued bonuses	995	5,803
Other current liabilities	184,154	185,836
Total current liabilities	<u>568,103</u>	<u>640,029</u>
<b><i>Long-term liabilities:</i></b>		
Corporate bonds	290,000	290,000
Non-recourse bonds	35,600	35,600
Long-term debt	2,693,347	2,667,324
Long-term non-recourse loans	255,118	256,287
Net defined benefit liability	5,775	5,796
Guarantee and lease deposits received	250,711	249,275
Long-term deposits received	8,745	8,764
Other long-term liabilities	16,435	18,912
Total long-term liabilities	<u>3,555,733</u>	<u>3,531,960</u>
Total liabilities	<u>4,123,836</u>	<u>4,171,990</u>
<b><i>Net assets:</i></b>		
<b>Shareholders' equity</b>		
Capital	122,805	122,805
Capital surplus	104,153	104,153
Retained earnings	1,298,710	1,256,742
Treasury stock	(4,476)	(4,475)
Total shareholders' equity	<u>1,521,193</u>	<u>1,479,226</u>
<b>Accumulated other comprehensive income (loss)</b>		
Net unrealized holding gains on securities	149,173	155,863
Net deferred gains (losses) on hedges	3,496	704
Foreign currency translation adjustments	268	(1,449)
Remeasurements of defined benefit plans	(220)	(294)
Total accumulated other comprehensive income	<u>152,718</u>	<u>154,823</u>
Total net assets	<u>1,673,911</u>	<u>1,634,049</u>
Total liabilities and net assets	<u>¥ 5,797,748</u>	<u>¥ 5,806,040</u>

## Consolidated Statements of Income

Sumitomo Realty & Development Co., Ltd. and its consolidated subsidiaries

	<i>Millions of yen</i>	
	<b>Fiscal year ended June 30,</b>	
	<b>2022</b>	<b>2021</b>
<b>Revenue from operations</b>	¥ 243,524	¥ 250,410
<b>Cost of revenue from operations</b>	155,119	162,414
<b>Gross profit</b>	88,405	87,995
<b>Selling, general and administrative expenses</b>	14,810	16,954
<b>Operating income</b>	73,595	71,041
<b>Non-operating income</b>		
Interest and dividend income	7,793	6,250
Other non-operating income	34	418
Total non-operating income	7,827	6,668
<b>Non-operating expenses</b>		
Interest expense	4,307	4,552
Other non-operating expenses	851	943
Total non-operating expenses	5,158	5,495
<b>Ordinary profit</b>	76,264	72,214
<b>Extraordinary income</b>		
Gain on sale of property and equipment	—	0
Gain on sale of investment securities	0	—
Total extraordinary income	0	0
<b>Extraordinary loss</b>		
Loss on disposal of property and equipment	170	114
Loss on devaluation of investment securities	290	586
Loss on sale of investment securities	1	—
Other extraordinary losses	24	—
Total extraordinary losses	486	700
<b>Income before income taxes</b>	75,777	71,513
<b>Income taxes</b>	22,886	22,329
<b>Profit</b>	52,890	49,184
<b>Profit attributable to non-controlling interests</b>	—	—
<b>Profit attributable to owners of parent</b>	¥ 52,890	¥ 49,184

## Consolidated Statements of Comprehensive Income

Sumitomo Realty & Development Co., Ltd. and its consolidated subsidiaries

	<i>Millions of yen</i>	
	<b>Fiscal year ended June 30,</b>	
	<b>2022</b>	<b>2021</b>
<b>Profit</b>	¥ 52,890	¥ 49,184
<b>Other comprehensive income (loss)</b>		
Net unrealized holding gains (losses) on securities	(6,689)	(11,616)
Net deferred gains (losses) on hedges	2,792	(1,430)
Foreign currency translation adjustments	1,718	1,763
Remeasurements of defined benefit plans	74	(169)
Total other comprehensive income (loss)	(2,105)	(11,453)
<b>Comprehensive income</b>	<b>50,785</b>	<b>37,731</b>
Comprehensive income attributable to:		
Owners of the parent	50,785	37,731
Non-controlling interests	—	—