

# Consolidated Financial Results for the First Quarter of Fiscal 2021 (April 1, 2021 - June 30, 2021)

Fiscal 2021 (Year ending March 31, 2022)

August 12, 2021

## SUMITOMO REALTY & DEVELOPMENT CO., LTD.

Stock Exchange Listings TSE1  
 Securities Code 8830  
 Location of Head Office Tokyo, Japan  
 URL <http://www.sumitomo-rd.co.jp/english/>

### 1. Results for First Quarter (April 1, 2021 - June 30, 2021)

(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, 2021</b>	<b>250,410</b>	<b>(20.7)</b>	<b>71,041</b>	<b>(14.2)</b>	<b>72,214</b>	<b>(14.1)</b>	<b>49,184</b>	<b>(24.9)</b>
Three months ended Jun 30, 2020	315,959	(5.5)	82,762	1.7	84,057	3.1	65,488	17.3
(Reference) Fiscal 2020	917,472	(9.5)	219,244	(6.4)	209,949	(4.8)	141,389	0.3

Notes 1: Comprehensive Income

Fiscal 2021, 1st quarter : 37,731 millions of yen, (61.2%); Fiscal 2020, 1st quarter : 97,280 millions of yen, 122.4%

2: Percentages represent changes year on year.

	Earnings per share	Diluted earnings per share
	Yen	Yen
<b>Three months ended Jun 30, 2021</b>	<b>103.78</b>	<b>—</b>
Three months ended Jun 30, 2020	138.18	—
(Reference) Fiscal 2020	298.33	—

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

Fiscal 2021, 1st quarter : 473,939,051 shares; Fiscal 2020, 1st quarter : 473,939,504 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, 2021</b>	<b>5,641,612</b>	<b>1,530,799</b>	<b>27.1</b>
As of Jun 30, 2020	5,366,154	1,383,930	25.8
(Reference) Fiscal 2020	5,673,666	1,503,021	26.5

Note: Number of shares issued and outstanding (consolidated)

As of Jun 30, 2021 : 473,939,033 shares; As of Jun 30, 2020 : 473,939,499 shares

### 2. Dividend Position

	Dividends per share		
	Interim	Year end	Annual
	Yen	Yen	Yen
<b>Fiscal 2020</b>	<b>19.00</b>	<b>21.00</b>	<b>40.00</b>
Forecast for Fiscal 2021	22.00	23.00	45.00

### 3. Consolidated Business Forecasts for Fiscal 2021 (Year ending March 31, 2022)

	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 2021</b>	<b>920,000</b>	<b>228,000</b>	<b>221,000</b>	<b>150,000</b>

Consolidated business forecasts announced on May 13, 2021 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, 2020	Three months ended Jun 30, 2021	Increase (Decrease)	(Millions of yen)	
				Forecast for Fiscal 2021	Achieved (%)
Leasing	97,436	105,326	+7,889	400,000	26
Sales	171,854	98,737	(73,116)	245,000	40
Construction	31,475	27,724	(3,751)	200,000	14
Brokerage	15,924	18,205	+2,281	75,000	24
Other and Elimination/Corporate	(730)	416	+1,147	—	—
<b>Total</b>	<b>315,959</b>	<b>250,410</b>	<b>(65,549)</b>	<b>920,000</b>	<b>27</b>

(2) Operating income

	Three months ended Jun 30, 2020	Three months ended Jun 30, 2021	Increase (Decrease)	(Millions of yen)	
				Forecast for Fiscal 2021	Achieved (%)
Leasing	40,023	43,917	+3,893	160,000	27
Sales	44,188	26,420	(17,767)	50,000	53
Construction	(26)	(166)	(140)	18,000	—
Brokerage	3,413	4,746	+1,333	16,000	30
Other and Elimination/Corporate	(4,836)	(3,877)	+958	(16,000)	—
<b>Total</b>	<b>82,762</b>	<b>71,041</b>	<b>(11,721)</b>	<b>228,000</b>	<b>31</b>

## Consolidated Balance Sheets

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

Assets	Millions of yen	
	June 30, 2021	March 31, 2021
<b>Current assets:</b>		
Cash, time and notice deposits	¥ 142,554	¥ 188,340
Notes and accounts receivable—trade	—	18,713
Notes and accounts receivable—trade, and contract assets	18,156	—
Real estate for sale	237,718	260,824
Real estate for sale in process	363,685	366,596
Costs on uncompleted construction contracts	13,904	8,637
Other inventories	867	743
Other current assets	69,300	68,377
Allowance for doubtful accounts	(37)	(37)
Total current assets	846,150	912,196
<b>Fixed assets:</b>		
Property and equipment		
Buildings and structures, net	1,113,071	1,112,537
Land	2,819,448	2,778,474
Construction in progress	118,491	107,849
Other property and equipment, net	12,778	13,306
Total Property and equipment	4,063,789	4,012,168
Intangible assets		
Leasehold rights	60,827	60,161
Other intangible assets	2,261	2,249
Total intangible assets	63,089	62,411
Investment and other assets		
Investment securities	557,627	574,136
Guarantee and lease deposits paid to lessors	67,443	68,743
Deferred income taxes	10,923	11,071
Other investments	34,673	35,023
Allowance for doubtful accounts	(2,083)	(2,084)
Total investment and other assets	668,583	686,890
Total fixed assets	4,795,462	4,761,469
Total assets	¥ 5,641,612	¥ 5,673,666

*Millions of yen*

## Liabilities and Net Assets

	June 30, 2021	March 31, 2021
<b><i>Current liabilities:</i></b>		
Notes and accounts payable—trade	¥ 17,958	¥ 24,696
Short-term debt	30,645	26,620
Long-term debt due within one year	225,446	191,446
Long-term non-recourse loans due within one year	9,129	14,844
Commercial paper	83,000	120,000
Corporate bonds due within one year	20,000	20,000
Non-recourse bonds due within one year	500	1,500
Accrued income taxes	19,850	40,741
Deposits received	39,768	65,964
Accrued bonuses	1,031	4,023
Other current liabilities	142,612	152,123
Total current liabilities	589,942	661,959
<b><i>Long-term liabilities:</i></b>		
Corporate bonds	280,000	250,000
Non-recourse bonds	35,600	35,600
Long-term debt	2,626,223	2,640,210
Long-term non-recourse loans	259,848	261,073
Allowance for retirement benefits for directors	26	30
Net defined benefit liability	5,240	5,258
Guarantee and lease deposits received	258,088	258,219
Long-term deposits received	29,482	27,932
Other long-term liabilities	26,360	30,361
Total long-term liabilities	3,520,870	3,508,685
Total liabilities	4,110,812	4,170,645
<b><i>Net assets:</i></b>		
Shareholders' equity		
Capital	122,805	122,805
Capital surplus	104,153	104,153
Retained earnings	1,165,901	1,126,669
Treasury stock	(4,475)	(4,475)
Total shareholders' equity	1,388,385	1,349,153
Accumulated other comprehensive income (loss)		
Net unrealized holding gains on securities	148,824	160,440
Net deferred losses on hedges	(4,419)	(2,988)
Foreign currency translation adjustments	(2,501)	(4,265)
Remeasurements of defined benefit plans	511	681
Total accumulated other comprehensive income	142,414	153,867
Total net assets	1,530,799	1,503,021
Total liabilities and net assets	¥ 5,641,612	¥ 5,673,666

## 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>2021</b>	<b>2020</b>
<b>Revenue from operations</b>	¥ 250,410	¥ 315,959
<b>Cost of revenue from operations</b>	162,414	215,519
<b>Gross profit</b>	87,995	100,440
<b>Selling, general and administrative expenses</b>	16,954	17,677
<b>Operating income</b>	71,041	82,762
<b>Non-operating income</b>		
Interest and dividend income	6,250	6,602
Other non-operating income	418	264
Total non-operating income	6,668	6,866
<b>Non-operating expenses</b>		
Interest expense	4,552	4,635
Other non-operating expenses	943	936
Total non-operating expenses	5,495	5,572
<b>Ordinary profit</b>	72,214	84,057
<b>Extraordinary income</b>		
Gain on sale of property and equipment	0	335
Gain on sale of investment securities	—	11,890
Total extraordinary income	0	12,225
<b>Extraordinary loss</b>		
Loss on disposal of property and equipment	114	239
Loss on devaluation of investment securities	586	268
Other extraordinary losses	—	1
Total extraordinary losses	700	509
<b>Income before income taxes</b>	71,513	95,773
<b>Income taxes</b>	22,329	30,285
<b>Profit</b>	49,184	65,488
<b>Profit attributable to non-controlling interests</b>	—	—
<b>Profit attributable to owners of parent</b>	¥ 49,184	¥ 65,488

## Consolidated Statements of Comprehensive Income

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

	Millions of yen	
	Fiscal year ended June 30,	
	2021	2020
<b>Profit</b>	¥ 49,184	¥ 65,488
<b>Other comprehensive income (loss)</b>		
Net unrealized holding gains (losses) on securities	(11,616)	31,612
Net deferred gains (losses) on hedges	(1,430)	321
Foreign currency translation adjustments	1,763	(187)
Remeasurements of defined benefit plans	(169)	44
Total other comprehensive income (loss)	(11,453)	31,791
<b>Comprehensive income</b>	37,731	97,280
Comprehensive income attributable to:		
Owners of the parent	37,731	97,280
Non-controlling interests	—	—