November 11, 2025

To whom it may concern:

Company:	Sumitomo Realty & Development Co., Ltd.
Representative:	Kojun Nishima, Representative Director and President
Securities code:	8830 (TSE Prime Market)
Contact:	Takafumi Horikiri, General Manager of Corporate Planning Department

Notice Concerning a Stock Split, Subsequent Partial Amendment to the Articles of Incorporation and Revision to Dividend Forecast (Dividend Increase)

Sumitomo Realty & Development Co., Ltd. (the "Company") hereby announces that, at the meeting of the Board of Directors held today, it has resolved to effect a stock split, implement a partial amendment to the Articles of Incorporation, and revise the dividend forecast (dividend increase), as outlined below.

1. Stock Split

(1) Purpose

The purpose of this stock split is to reduce the Company's investment unit, thereby further improving the liquidity of its shares and expanding its investor base.

(2) Overview

i. Method

Each share of common stock held by shareholders in the final shareholder registry as of the record date of December 31, 2025, will be split on the same date at a ratio of two shares for every one share. Since December 31, 2025, is a non-business day for the shareholder registry administrator, the effective record date will be December 30, 2025.

ii. Number of shares to be increased by the stock split

Total number of issued shares before the stock split	468,000,000
Number of shares to be increased by the stock split	468,000,000
Total number of issued shares after the stock split	936,000,000
Total number of shares authorized to be issued after the stock split	3,744,000,000

iii. Schedule

Date of public notice of the record date (scheduled)	Tuesday, December 16, 2025
Record date	Wednesday, December 31, 2025
Effective date	Thursday, January 1, 2026

(3) Others

There will be no change in the amount of capital stock as a result of the stock split.

2. Partial Amendment to the Articles of Incorporation

(1) Reason for the amendment

In accordance with Article 184, Paragraph 2 of the Companies Act, and in connection with the implementation of the stock split, the Board of Directors has resolved to change the total number of authorized shares specified in Article 6 of the Articles of Incorporation, effective January 1, 2026.

(2) Details of the amendment

Current provision	Proposed provision
Article 6 (The Total Number of Authorized Shares) The total number of shares authorized to be issued by the Corporation shall be one thousand and nine hundred million (1,900,000,000).	Article 6 (The Total Number of Authorized Shares) The total number of shares authorized to be issued by the Corporation shall be <u>three billion and seven hundred and forty-four million (3,744,000,000)</u>.

(3) Schedule for the amendment

Date of resolution by the Board of Directors	Tuesday, November 11, 2025
Effective date	Thursday, January 1, 2026

3. Revision to Dividend Forecast (Dividend Increase)

Following the stock split, the year-end dividend forecast for the fiscal year ending March 2026, which was announced on May 13, 2025, is revised as follows.

The revised year-end dividend is set at 44 yen per share on a pre-stock split basis, representing an increase of 1 yen from the previously announced 43 yen. As a result, this marks a 16 yen increase from the previous fiscal year's dividend, rising from 70 yen to 86 yen per share.

The annual progressive dividend, which we committed to increase to 15 yen or more per share, will be adjusted to 8 yen or more per share following the stock split (equivalent to 16 yen or more per share on a pre-stock split basis).

Since the effective date of the stock split is January 1, 2026, the interim dividend for the end of the second quarter of the fiscal year ending March 2026, with a record date of September 30, 2025, will be paid out based on the number of shares prior to the stock split.

	Dividend per share (yen)		
	2nd quarter-end	Year-end	Total
Previous forecast [May 13, 2025]	42 yen	43 yen	85 yen
Revised forecast (pre-stock split basis)	42 yen (-)	22 yen (44 yen)	- (86 yen)
Previous year's dividend [Fiscal year ended March 2025]	35 yen	35 yen	70 yen

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