



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

Announcement on the Determination of Share Repurchase

(Share Repurchase based on the provisions of the Articles of Incorporation pursuant to Article 165, Paragraph 2 of the Companies Act)

Sumitomo Realty & Development Co., Ltd. (the “Company”) hereby announces that, at the meeting of the Board of Directors held today, it has resolved to repurchase shares based on the provisions of Article 156 of the Companies Act, as applied by replacing terms pursuant to Article 165, Paragraph 3 of the same Act.

1. Reason for the Share Repurchases

As described in “Two Consistent Principles and Four New Policies for Adaptive Growth” released today, we have entered a stage where we can both expand growth investments and enhance shareholder returns in the current (10th) Medium-term Management Plan, as the past investments have come to fruition and we are now able to fund growth investments with core business income generated annually.

With the increase in core business income and steady progress in selling the listed shares we hold, we anticipate that, in this fiscal year, a certain amount of cash flow will remain after securing sufficient funds for growth investments, such as investments in redevelopment projects in Tokyo, projects in India, human capital, and digital transformation initiatives. Accordingly, the Company has decided to use the anticipated remaining funds for share repurchases.

After considering whether it is necessary to make an additional allocation to the Stock compensation plan, which has been introduced for our group employees and is being gradually expanded in scope, we will determine how to handle the repurchased shares.

2. Details of the Repurchase

(1) Class of shares to be repurchased	Common stock
(2) Total number of shares to be repurchased	Up to 10,000,000 shares (1.07% of issued shares (excluding treasury stock)) *Based on the number of shares after the stock split announced today, which will take effect on January 1, 2026.
(3) Total amount of shares to be repurchased	Up to 30 billion yen
(4) Period of repurchase	November 12, 2025 to March 31, 2026
(5) Method of repurchase	Market purchase on the Tokyo Stock Exchange

(Reference) The status of shareholding of treasury stock as of October 31, 2025

Number of issued shares (excluding treasury stock):	468,000,000
Number of shares of treasury stock:	846,926

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