



May 13, 2026

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: Soichiro Hatanaka,  
General Manager of Public Relations  
Department

Notice Concerning Differences Between Actual Non-Consolidated Financial Results  
for FY2025 and FY2024

Sumitomo Realty & Development Co., Ltd. (the “Company”) hereby announces that differences have arisen between the actual non-consolidated financial results for FY2025 (fiscal year ended March 31, 2026) and those for FY2024 (fiscal year ended March 31, 2025), as follows.

1. Differences Between Actual Non-Consolidated Financial Results for FY2025 and FY2024

(Millions of yen)

	Revenue from operations	Operating income	Ordinary profit	Profit (Net income)
Actual results for FY2025 (A)	707,456	236,456	229,895	174,768
Actual results for FY2024 (B)	863,139	230,236	257,288	195,566
Change (A-B)	(155,683)	+6,220	(27,392)	(20,797)
Change (%)	(18.04)	+2.70	(10.65)	(10.64)

2. Reasons for the Differences

Effective April 1, 2025, the Company transferred its Construction Business to Sumitomo Fudosan Housing Co., Ltd. through a company split (absorption-type company split) (the “company split”) and spun off the business.

The differences are mainly attributable to the company split. As they resulted from an intragroup organizational restructuring, the impact on consolidated financial results is immaterial.

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