

Consolidated Financial Results for Fiscal 2008 (Year ended March 31, 2009)

May 12, 2009

SUMITOMO REALTY & DEVELOPMENT CO., LTD.

Stock Exchange Listings TSE1, OSE1
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1. Results of Fiscal 2008 (Year ended March 31, 2009)

(1) Consolidated financial results (Amounts less than one million yen, except for per share amounts, are omitted.)

	Operating revenues		Operating income		Ordinary profit		Net income	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
Fiscal 2008	695,239	0.5	146,366	(5.3)	113,581	(9.3)	46,205	(26.8)
Fiscal 2007	691,928	2.2	154,607	12.7	125,176	11.4	63,132	25.5

	Earnings per share	Diluted earnings per share	Return on average equity	Ratio of ordinary profit to average assets	Operating income margin
	Yen	Yen	%	%	%
Fiscal 2008	97.39	86.30	10.7	3.8	21.1
Fiscal 2007	133.00	131.86	15.1	4.4	22.3

Notes 1. Average number of shares issued and outstanding (consolidated)

FY 2008 : 474,416,218 shares; FY 2007 : 474,671,191 shares

2. Percentages for operating revenues, operating income, ordinary profit and net income represent changes compared with the previous year.

(2) Consolidated financial position (Amounts less than one million yen, except for per share amounts, are omitted.)

	Total assets	Shareholders' equity	Shareholders' equity ratio	Shareholders' equity per share
	Millions of yen	Millions of yen	%	Yen
Fiscal 2008	3,006,411	436,667	14.5	920.74
Fiscal 2007	2,894,003	427,423	14.8	900.57

Note: Number of shares issued and outstanding (consolidated)

As of March 31, 2009 : 474,257,793 shares; As of March 31, 2008 : 474,615,390 shares

2. Dividend Position

	Dividends per share			Amount of dividend (Annual)	Dividend payout ratio (Consolidated)	Dividend on equity ratio (Consolidated)
	Interim	Year end	Annual			
	Yen	Yen	Yen	Millions of yen	%	%
Fiscal 2008	10.00	10.00	20.00	9,485	20.5	2.2
Fiscal 2007	8.00	10.00	18.00	8,543	13.5	2.0
Forecast for Fiscal 2009	10.00	10.00	20.00		18.6	

3. Forecast for Fiscal 2009 (Year ending March 31, 2010)

	Operating revenues	Operating income	Ordinary profit	Net income
	Millions of yen	Millions of yen	Millions of yen	Millions of yen
Fiscal 2009	720,000	136,000	100,000	51,000

4. Results of main segments

(1) Operating revenue

	Fiscal 2007	Fiscal 2008	Increase (Decrease)	(Millions of yen)	
				Forecast for Fiscal 2009	Increase (Decrease)
Leasing	279,567	298,359	+18,791	300,000	+1,641
Sales	193,574	191,224	(2,350)	210,000	+18,776
Construction	156,605	160,133	+3,527	162,000	+1,867
Brokerage	58,541	43,104	(15,437)	45,000	+1,896
Other and Elimination/Corporate	3,637	2,417	(1,219)	3,000	+583
Total	691,928	695,239	+3,311	720,000	+24,761

(2) Operating income

	Fiscal 2007	Fiscal 2008	Increase (Decrease)	(Millions of yen)	
				Forecast for Fiscal 2009	Increase (Decrease)
Leasing	93,414	105,343	+11,929	102,000	(3,343)
Sales	42,727	30,738	(11,988)	21,000	(9,738)
Construction	10,160	12,970	+2,809	14,000	+1,030
Brokerage	20,003	8,750	(11,252)	10,000	+1,250
Other and Elimination/Corporate	(11,697)	(11,437)	+260	(11,000)	+437
Total	154,607	146,366	(8,241)	136,000	(10,366)