

Japan Credit Rating Agency, Ltd. (JCR) announces the following credit rating.

Sumitomo Realty & Development Co., Ltd. (security code: 8830)

<Outlook Change>

Long-term Issuer Rating: AA-
Outlook: from Stable to Positive

<Affirmation>

Bonds: AA-
Shelf Registration: Preliminary AA-
CP: J-1+

Rationale

- (1) Established in 1949, Sumitomo Realty & Development Co., Ltd. (the "Company") is one of Japan's major diversified real estate companies. Its core segment is Leasing. The Company in particular owns a large number of competitive office buildings, mainly in central Tokyo, thereby building a solid business base. The Company also operates other businesses such as Sales segment, primarily dealing with condominiums, for which the Company has the industry's top-class supply track record, Construction segment, which engages in remodeling (Shinchiku Sokkurisan) and custom home constructions, and also Brokerage segment.
- (2) The earnings base of the mainstay Leasing is being strengthened constantly. The Company has not only expanded the performance and cash flow but also increased stability. Moreover, an increase in cash flow generation ability led an improvement in the financial structure, and its financial leeway is higher compared to the past. Based on the above, JCR has affirmed the rating on the Company; however, revised the outlook from Stable to Positive. The Company's rating will highly likely be upgraded where it can maintain and improve cash flow and financial structure.
- (3) For the fiscal year ending March 2023, the Company will likely renew record profit projecting an operating income of 240 billion yen, up 2.6% year on year. In addition to steady office building leasing, an improvement in hotels and event halls, which were affected by the impact of COVID crisis, will likely make a contribution. Revenue of the Sales segment, mainly deals with condominiums, is also stable, and profits will also grow for Construction and Brokerage segments. As for operating income for FY2023 onwards, the Company will likely ensure the level higher than present one.
- (4) As at the end of the second quarter of FY2022, the equity ratio stood at 29.4% (28.1% at the end of FY2021) and the net D/E ratio was 2.0 x (2.1x at the end of FY2021). Financial indicators are improving through expansion of the equity capital thanks to continuing profit accumulation. Unrealized gains on assets owned are still affluent suggesting the Company has financial buffer. The Company expects to continue to actively make investments to expand assets for leasing. JCR will pay attention to whether the Company can continue to strengthen the financial base.

Mikiya Kubota, Takeshi Rikawa

Rating

Issuer: Sumitomo Realty & Development Co., Ltd.

<Outlook Change>

Long-term Issuer Rating: AA- Outlook: Positive

<Affirmation>

Issue	Amount (bn)	Issue Date	Due Date	Coupon	Rating
Bonds no. 89	JPY 10	July 23, 2013	July 21, 2023	1.098%	AA-
Bonds no. 92	JPY 10	Oct. 29, 2013	Sept. 20, 2023	0.950%	AA-
Bonds no. 94	JPY 10	Dec. 12, 2013	Dec. 12, 2023	0.968%	AA-
Bonds no. 95	JPY 20	Jan. 28, 2014	Jan. 26, 2024	0.987%	AA-
Bonds no. 96	JPY 20	Mar. 18, 2014	Mar. 18, 2024	0.914%	AA-
Bonds no. 97	JPY 20	Apr. 28, 2014	Apr. 26, 2024	0.904%	AA-
Bonds no. 98	JPY 20	June 10, 2014	June 10, 2024	0.884%	AA-
Bonds no. 99	JPY 20	July 29, 2014	July 29, 2024	0.836%	AA-

Issue	Amount (bn)	Issue Date	Due Date	Coupon	Rating
Bonds no. 100	JPY 20	Sept. 9, 2014	Sept. 9, 2024	0.809%	AA-
Bonds no. 103	JPY 10	Feb. 4, 2015	Feb. 4, 2025	0.670%	AA-
Bonds no. 104	JPY 20	Apr. 28, 2015	Apr. 28, 2025	0.826%	AA-
Bonds no. 105	JPY 20	June 22, 2015	June 20, 2025	0.992%	AA-
Bonds no. 106	JPY 10	May 26, 2016	May 26, 2026	0.400%	AA-
Bonds no. 107	JPY 10	Aug. 2, 2016	July 31, 2026	0.230%	AA-
Bonds no. 108	JPY 30	May 8, 2017	May 7, 2027	0.400%	AA-
Bonds no. 109	JPY 30	May 10, 2021	May 9, 2031	0.310%	AA-
Bonds no. 110	JPY 10	Aug. 5, 2021	Aug. 5, 2031	0.260%	AA-

Shelf Registration: Preliminary AA-

Maximum: JPY 200 billion

Valid: two years effective from August 29, 2022

CP: J-1+

Maximum: JPY 200 billion

Rating Assignment Date: January 17, 2023

The assumptions for the credit ratings and the definitions of the rating symbols are published as "Types of Credit Ratings and Definitions of Rating Symbols" (January 6, 2014) in Information about JCR Ratings on JCR's website (<https://www.jcr.co.jp/en/>).

Outline of the rating methodology is shown as "JCR's Rating Methodology" (November 7, 2014) and "Real Estate" (July 13, 2011) in Information about JCR Ratings on JCR's website (<https://www.jcr.co.jp/en/>).

The rating stakeholder participated in the rating process of the aforementioned credit ratings.

A preliminary rating is a credit rating assigned as a preliminary evaluation while material terms for issue to be rated are not yet finalized. When the issuing terms are finalized, JCR will confirm them and will assign a credit rating anew. The rating level of the final rating may be different from that of the preliminary rating, depending on the final content of the terms, etc.

Japan Credit Rating Agency, Ltd.

Jiji Press Building, 5-15-8 Ginza, Chuo-ku, Tokyo 104-0061, Japan
Tel. +81 3 3544 7013, Fax. +81 3 3544 7026

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JCR publishes its press releases regarding the rating actions both in Japanese and in English on the same day. In case that it takes time to translate rating rationale, JCR may publicize the summary version, which will be replaced by the full translated version within three business days. (Regarding Structured Finance products, JCR only publicize the summary version in English.)



INFORMATION DISCLOSURE FORM

Japan Credit Rating Agency, Ltd.

Disclosure Required by Paragraph (a)(1)(ii) of Rule 17g-7

Issuer:	Sumitomo Realty & Development Co., Ltd.
Rating Publication Date:	January 20, 2023

1 The Symbol, Number, or Score in the Rating Scale used to Denote Credit Rating Categories and Notches and, the Identity of the Obligor or the Identity and a Description of the Security or Money Market Instrument as Required by Paragraph (a)(1)(ii)(A) of Rule 17g-7

- Please see the news release. If the credit rating is a private rating, please see the report for private rating.

2 The version of the procedure or methodology used to determine the credit rating; as Required by Paragraph (a)(1)(ii)(B) of Rule 17g-7

- Please see the news release. If the credit rating is a private rating, please see the report for private rating.

3 The Main Assumptions and Principles used in Constructing the Procedures and Methodologies used to Determine the Credit Rating as Required by Paragraph (a)(1)(ii)(C) of Rule 17g-7

- The credit rating methodology assumes, in principle, to be applied to assess the likelihood of a given debt payment in light of its issuer's condition and business environment, etc. in the relevant future. There is certain limitation, however, in the time horizon that the rating foresees.
- The credit rating methodology assumes, in principle, that the factors posted in the below are particularly important for such likelihood to be determined, and that the rating determination is made by evaluating each of them not only quantitatively but also employing qualitative analyses.

A) Business Bases

The likelihood of a given debt payment is highly conditional to its issuer's business bases - how they can be maintained/ expanded into the future and thereby secure earnings and cash flows in adequacy and in a sustainable way.

B) Financial Grounds and Asset Quality

The likelihood of debt payment is highly dependent on the degree of the issuer's indebtedness and loss absorption capacity in terms of equity capital. Also notable is that a financial institution might see a significant loss of financial grounds as a result of changes in value of the assets under its possession.

C) Liquidity Positions

The likelihood of debt payment is highly dependent on the adequacy of the issuer's cash and other sources of repayment (liquidity positions).

D) Related Parties' Status and Stance of Support/ Assistance for the Issuer

The likelihood of debt payment is affected one way or the other by the issuer's related parties such as parent company, subsidiary, guarantor, and the government of the issuer's business domicile, etc. - by their own conditions and/ or position of support/ assistance for the issuer.

E) Order of Seniority in Debt Payment

The likelihood of debt payment can be different between given debts of the same issuer. The likelihood of debt payment for an individual debt is dependent on the issuer's discretion, and/ or its rank relative to other debts of the same issuer in the order of seniority in principal/ interest payment which is determined by design as financial product or by laws, etc.

4 The Potential Limitations of the Credit Rating as Required by Paragraph (a)(1)(ii)(D) of Rule 17g-7

- The credit rating herewith presented by JCR is its summary opinion with regard to the likelihood of given debt payment and hence not necessarily a perfect representation of such likelihood. The credit rating is not intended to estimate the probability of default or the loss on given default, either.
- The objective of the credit rating herewith presented does not include any concerns other than the likelihood of debt payment, such as risks of price changes, market liquidity, etc.
- The credit rating herewith presented is necessary to be reviewed along with possible changes of the issuer of rated objects in its business performance and/ or circumstances which include regulatory environment, and hence subject to possible alteration.

5 Information on the Uncertainty of the Credit Rating as Required by Paragraph (a)(1)(ii)(E) of Rule 17g-7

- The information used for the determination of credit rating as herewith presented is obtained by JCR from the issuer of rated objects and other sources that JCR trusts in terms of accuracy and reliability but possibly contains errors due to human, non-human or other causes. Consequently, the credit rating determined on the grounds of such information does not constitute, explicitly or implicitly, any representation or warrant of JCR on the information itself or any consequences of its use in terms of accuracy, relevance, timeliness, wholeness, market value, or usefulness for any specific purposes.

6 Use of Due Diligence Services of a Third Party in Taking the Rating Action as Required by Paragraph (a)(1)(ii)(F) of Rule 17g-7

- There is no use of any third-party due diligence service in the determination of the credit rating herewith presented.

7 Use of Servicer or Remittance Reports to Conduct Surveillance of the Credit Rating Required by Paragraph (a)(1)(ii)(G) of Rule 17g-7

- There is no use of any servicer or remittance report to conduct surveillance of the credit rating herewith presented.

8 The Types of Data Relied Upon for the Purpose of Determining the Credit Rating as Required by Paragraph (a)(1)(ii)(H) of Rule 17g-7

- The information posted in the below, which includes data, is used for the determination of the credit rating herewith presented.

A) Audited financial statements presented by the rating stakeholders

B) Explanations of business performance, management plans, etc. presented by the rating stakeholders

9 Overall assessment of the Quality of Information Available and Considered in Determining the Credit Rating as Required by Paragraph (a)(1)(ii)(I) of Rule 17g-7

- JCR holds its basic policies for securing the quality of information as a base of due diligence for the determination of credit ratings. The information used as a base for the determination of credit rating herewith presented satisfies such policies, which include the audit by an independent auditor, the warranty made by the issuer, the publication by the issuer, some independent media or, otherwise, JCR analyst's scrutiny, etc.
- JCR sees no particular weakness in the quality of information used for the determination of the credit rating herewith presented as compared to the information used in other cases of the credit rating for comparable issuers or ratable objects.
- If the credit rating is an Indication, please see the report for Indication.

10 Information Relating to Conflicts of Interest as Required by Paragraph (a)(1)(ii)(J) of Rule 17g-7

- JCR receives payment of compensation for the determination of the credit rating herewith presented from either one of those parties who are issuer, underwriter, depositor or sponsor.
- JCR received in the last fiscal year in the past payment of compensation from the same party for any kind of JCR's service other than the determination of public or private credit rating, such as one in the ancillary business.

11 Explanation or Measure of the Potential Volatility of the Credit Rating as Required by Paragraph (a)(1)(ii)(K) of Rule 17g-7

A) Business Bases

The credit rating is subject to alteration if there is improvement or deterioration of the issuer's business bases, since its revenue, etc. may improve or deteriorate by the change in its business management policies, clients' preferences, competitive situation, or a technological innovation. The resultant alteration of the credit rating is usually by a notch, with possibility of a few notches if and when the change in the business bases is large.

B) Financial Grounds and Asset Quality

The credit rating is subject to alteration if the issuer increases/ decreases its debt/ capital or vice versa and thereby makes its individual debt payment liability less or more bearable and its loss absorption capacity into the future decreased or increased. Also, the changes in the quality of asset under the issuer's holding may affect the credit rating, since such changes could raise or lower the likelihood of future loss of the issuer's financial grounds. The resultant alteration of the credit rating is usually by a notch, with possibility of a few notches if and when the change in the financial grounds and/ or asset quality is large.

C) Liquidity Positions

The credit rating is subject to alteration if there is a change in the issuer's financial management policy or in the relations with fund procurement sources and the change thereby makes its liquidity positions improve or deteriorate. The resultant alteration of the credit rating is usually by a notch, with possibility of a few notches if and when the change is large.

D) Related Parties' Status and Stance of Support/ Assistance for the Issuer

The credit rating is subject to alteration if there is a change in the issuer's parent company or subsidiary, guarantor or other provider of credit enhancement, or the government of the issuer's business domicile, or other related parties' own conditions and/ or position of support/ assistance for the issuer, and the change thereby makes its business bases, financial grounds and/ or liquidity positions improve or deteriorate, and/ or making the effectiveness of guarantee and other credit enhancement improve or deteriorate. The resultant alteration of the credit rating is usually a notch, with possibility of a few notches if and when the change is large.

E) Order of Seniority in Debt Payment and Non-Payment Forgiven by Contract

The credit rating is subject to alteration if there is a change in the rated debt's status in the order of seniority relative to other debts caused by the improvement/ deterioration of the issuer's financial condition. The resultant alteration of the credit rating is usually a notch, with possibility of a few notches if and when the change is large. Also, in case of the financial products for which non-payment of interest/ principal is contractually permissible, the credit rating is subject to alteration if and when the likelihood of such non-payment is projected to increase or decrease. The resultant alteration of the credit rating could be by a notch but often as much as a few notches.

F) Rise and Fall in General Economy and Markets

The credit rating is subject to alteration if there is a rise/ fall in the general economy and/ or the markets inducing the issuer's revenues/ expenses to increase/ decrease and vice versa, etc. The resultant alteration of the credit rating is usually by a notch, with possibility of a few notches if and when the change is exceptionally large.

G) Various Events

The credit rating is subject to alteration on occurrence of various events, such as change in the issuer's major shareholders, M&A and other organizational change, accident, violation of the law, litigation, legal/ regulatory change, natural disaster, etc., which are unforeseeable at the time when the credit rating is determined, causing a significant change on the issuer's business bases, financial grounds, etc. The resultant alteration of the credit rating could be by a notch but more often than not as much as a few notches.

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Information on the Content of the Credit Rating, Including the Historical Performance of the Credit Rating and the Expected Probability of Default and the Expected Loss in the Event of Default as Required by Paragraph (a)(1)(ii)(L) of Rule 17g-7

- Historical records of the credit rating herewith presented are posted in the end of this paper.
- The credit rating herewith presented by JCR is its summary opinion with regard to the likelihood of given debt payment and hence not necessarily a perfect representation of such likelihood. The credit rating is not intended to estimate the probability of default or the loss on given default, either.
- Facts of the probability of default are posted as Form NRSRO Exhibit 1 on the JCR website under the URL:

<https://www.jcr.co.jp/en/service/company/regu/nrsro/>

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Information on the Sensitivity of the Credit Rating to Assumptions Made as Required by Paragraph (a)(1)(ii)(M) of Rule 17g-7

A) Business Bases

The credit rating herewith presented could be changed if and when the assumptions made at the time of its determination turn out to be inaccurate with regard to the issuer's business bases and powers of earning or cash flow generation, etc. The resultant change of the credit rating is most likely by a notch, as JCR speculates, but possibly as much as a few notches if the development is rapid in improvement or deterioration of the issuer's business bases on some drastic change in the operational environments, etc.

B) Financial Grounds and Asset Quality

The credit rating herewith presented could be changed if and when the assumptions made at the time of its determination turn out to be inaccurate with regard to the issuer's financial grounds and asset

quality. The resultant change of the credit rating is most likely by a notch, as JCR speculates, but possibly as much as a few notches if the development is rapid in improvement or deterioration of the issuer's financial grounds and/ or asset quality on some drastic change in its business bases.

C) Liquidity Risks

The credit rating herewith presented could be changed if and when the assumptions made at the time of its determination turn out to be inaccurate with regard to the issuer's liquidity positions. The resultant change of the credit rating is most likely by a notch, as JCR speculates, but possibly as much as a few notches if the development is rapid in improvement or deterioration of the issuer's liquidity positions on some drastic change in its financial management policy or relations with fund procurement sources, etc.

D) Order of Seniority in Debt Payment and Non-Payment Forgiven by Contract

The credit rating herewith presented could be changed if and when the assumptions made at the time of its determination turn out to be inaccurate with regard to the order of seniority in repayment of interests and principal. JCR assumes the resultant change of the credit rating is most likely by a notch. The change could be as much as a few notches if the issuer's financial structure differs so much and thereby the balance between debts shifted so greatly. Rating change is also possible in case of the financial products for which non-payment of interest/ principal is contractually permissible, if and when the assumptions made at the time of its determination turns out to be inaccurate. The change of the credit rating is assumed to be by a notch but often as much as a few notches.

E) Rise and Fall in General Economy and Markets

The credit rating herewith presented could be changed if and when the assumptions made at the time of its determination turn out to be inaccurate with regard to the prospects of general economy and markets. JCR expects the change should be most likely by a notch but could be as much as a few notches, should the economy or the markets change so greatly.

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Information on the Representations, Warranties, and Enforcement Mechanisms of an Asset-backed Security as Required by Paragraph (a)(1)(ii)(N) of rule 17g-7

- The credit rating herewith presented is not for an ABS product, and hence no relevant issue.

Japan Credit Rating Agency, Ltd.

Jiji Press Building, 5-15-8 Ginza, Chuo-ku, Tokyo 104-0061, Japan
Tel. +81 3 3544 7013, Fax. +81 3 3544 7026

The Historical Performance of the Credit Rating

Issuer Name	Issue Name	Publication Date	Rating	Outlook/Direction
Sumitomo Realty & Development Co., Ltd.	Issuer(Long-term)	April 4, 2006	A-	Stable
Sumitomo Realty & Development Co., Ltd.	Issuer(Long-term)	March 15, 2007	A	Stable
Sumitomo Realty & Development Co., Ltd.	Issuer(Long-term)	February 6, 2008	A	Stable
Sumitomo Realty & Development Co., Ltd.	Issuer(Long-term)	March 4, 2009	A	Stable
Sumitomo Realty & Development Co., Ltd.	Issuer(Long-term)	April 23, 2010	A	Stable
Sumitomo Realty & Development Co., Ltd.	Issuer(Long-term)	February 9, 2011	A	Stable
Sumitomo Realty & Development Co., Ltd.	Issuer(Long-term)	March 12, 2012	A	Stable
Sumitomo Realty & Development Co., Ltd.	Issuer(Long-term)	February 7, 2013	A	Stable
Sumitomo Realty & Development Co., Ltd.	Issuer(Long-term)	January 21, 2014	A	Stable
Sumitomo Realty & Development Co., Ltd.	Issuer(Long-term)	January 14, 2015	A+	Stable
Sumitomo Realty & Development Co., Ltd.	Issuer(Long-term)	February 9, 2016	A+	Stable
Sumitomo Realty & Development Co., Ltd.	Issuer(Long-term)	January 30, 2017	A+	Stable
Sumitomo Realty & Development Co., Ltd.	Issuer(Long-term)	January 30, 2018	A+	Stable
Sumitomo Realty & Development Co., Ltd.	Issuer(Long-term)	January 29, 2019	A+	Stable
Sumitomo Realty & Development Co., Ltd.	Issuer(Long-term)	January 31, 2020	A+	Positive
Sumitomo Realty & Development Co., Ltd.	Issuer(Long-term)	February 5, 2021	AA-	Stable
Sumitomo Realty & Development Co., Ltd.	Issuer(Long-term)	February 4, 2022	AA-	Stable
Sumitomo Realty & Development Co., Ltd.	CP	October 17, 1990	J-1	
Sumitomo Realty & Development Co., Ltd.	CP	August 13, 1991	J-1	
Sumitomo Realty & Development Co., Ltd.	CP	November 13, 1992	J-1	
Sumitomo Realty & Development Co., Ltd.	CP	November 17, 1993	J-1	
Sumitomo Realty & Development Co., Ltd.	CP	May 25, 1994	J-1	
Sumitomo Realty & Development Co., Ltd.	CP	August 21, 1998	J-2	
Sumitomo Realty & Development Co., Ltd.	CP	December 4, 1998	J-2	
Sumitomo Realty & Development Co., Ltd.	CP	October 29, 1999	J-2	
Sumitomo Realty & Development Co., Ltd.	CP	January 24, 2001	J-2	
Sumitomo Realty & Development Co., Ltd.	CP	February 14, 2002	J-2	
Sumitomo Realty & Development Co., Ltd.	CP	February 20, 2003	J-2	
Sumitomo Realty & Development Co., Ltd.	CP	December 20, 2004	J-2	
Sumitomo Realty & Development Co., Ltd.	CP	April 4, 2006	J-1	
Sumitomo Realty & Development Co., Ltd.	CP	March 15, 2007	J-1	

The Historical Performance of the Credit Rating

Issuer Name	Issue Name	Publication Date	Rating	Outlook/Direction
Sumitomo Realty & Development Co., Ltd.	CP	October 15, 2007	J-1	
Sumitomo Realty & Development Co., Ltd.	CP	February 6, 2008	J-1	
Sumitomo Realty & Development Co., Ltd.	CP	March 4, 2009	J-1	
Sumitomo Realty & Development Co., Ltd.	CP	April 23, 2010	J-1	
Sumitomo Realty & Development Co., Ltd.	CP	February 9, 2011	J-1	
Sumitomo Realty & Development Co., Ltd.	CP	March 12, 2012	J-1	
Sumitomo Realty & Development Co., Ltd.	CP	February 7, 2013	J-1	
Sumitomo Realty & Development Co., Ltd.	CP	January 21, 2014	J-1	
Sumitomo Realty & Development Co., Ltd.	CP	January 14, 2015	J-1	
Sumitomo Realty & Development Co., Ltd.	CP	February 9, 2016	J-1	
Sumitomo Realty & Development Co., Ltd.	CP	January 30, 2017	J-1	
Sumitomo Realty & Development Co., Ltd.	CP	January 30, 2018	J-1	
Sumitomo Realty & Development Co., Ltd.	CP	January 29, 2019	J-1	
Sumitomo Realty & Development Co., Ltd.	CP	January 31, 2020	J-1	
Sumitomo Realty & Development Co., Ltd.	CP	February 5, 2021	J-1+	
Sumitomo Realty & Development Co., Ltd.	CP	February 4, 2022	J-1+	
Sumitomo Realty & Development Co., Ltd.	Shelf Registration	August 29, 2022	AA-	
Sumitomo Realty & Development Co., Ltd.	Bonds no.89	July 17, 2013	A	
Sumitomo Realty & Development Co., Ltd.	Bonds no.89	January 21, 2014	A	
Sumitomo Realty & Development Co., Ltd.	Bonds no.89	January 14, 2015	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.89	February 9, 2016	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.89	January 30, 2017	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.89	January 30, 2018	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.89	January 29, 2019	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.89	January 31, 2020	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.89	February 5, 2021	AA-	
Sumitomo Realty & Development Co., Ltd.	Bonds no.89	February 4, 2022	AA-	
Sumitomo Realty & Development Co., Ltd.	Bonds no.92	October 23, 2013	A	
Sumitomo Realty & Development Co., Ltd.	Bonds no.92	January 21, 2014	A	
Sumitomo Realty & Development Co., Ltd.	Bonds no.92	January 14, 2015	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.92	February 9, 2016	A+	

The Historical Performance of the Credit Rating

Issuer Name	Issue Name	Publication Date	Rating	Outlook/Direction
Sumitomo Realty & Development Co., Ltd.	Bonds no.92	January 30, 2017	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.92	January 30, 2018	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.92	January 29, 2019	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.92	January 31, 2020	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.92	February 5, 2021	AA-	
Sumitomo Realty & Development Co., Ltd.	Bonds no.92	February 4, 2022	AA-	
Sumitomo Realty & Development Co., Ltd.	Bonds no.94	December 6, 2013	A	
Sumitomo Realty & Development Co., Ltd.	Bonds no.94	January 21, 2014	A	
Sumitomo Realty & Development Co., Ltd.	Bonds no.94	January 14, 2015	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.94	February 9, 2016	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.94	January 30, 2017	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.94	January 30, 2018	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.94	January 29, 2019	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.94	January 31, 2020	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.94	February 5, 2021	AA-	
Sumitomo Realty & Development Co., Ltd.	Bonds no.94	February 4, 2022	AA-	
Sumitomo Realty & Development Co., Ltd.	Bonds no.95	January 22, 2014	A	
Sumitomo Realty & Development Co., Ltd.	Bonds no.95	January 14, 2015	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.95	February 9, 2016	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.95	January 30, 2017	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.95	January 30, 2018	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.95	January 29, 2019	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.95	January 31, 2020	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.95	February 5, 2021	AA-	
Sumitomo Realty & Development Co., Ltd.	Bonds no.95	February 4, 2022	AA-	
Sumitomo Realty & Development Co., Ltd.	Bonds no.96	March 12, 2014	A	
Sumitomo Realty & Development Co., Ltd.	Bonds no.96	January 14, 2015	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.96	February 9, 2016	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.96	January 30, 2017	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.96	January 30, 2018	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.96	January 29, 2019	A+	

The Historical Performance of the Credit Rating

Issuer Name	Issue Name	Publication Date	Rating	Outlook/Direction
Sumitomo Realty & Development Co., Ltd.	Bonds no.96	January 31, 2020	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.96	February 5, 2021	AA-	
Sumitomo Realty & Development Co., Ltd.	Bonds no.96	February 4, 2022	AA-	
Sumitomo Realty & Development Co., Ltd.	Bonds no.97	April 22, 2014	A	
Sumitomo Realty & Development Co., Ltd.	Bonds no.97	January 14, 2015	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.97	February 9, 2016	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.97	January 30, 2017	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.97	January 30, 2018	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.97	January 29, 2019	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.97	January 31, 2020	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.97	February 5, 2021	AA-	
Sumitomo Realty & Development Co., Ltd.	Bonds no.97	February 4, 2022	AA-	
Sumitomo Realty & Development Co., Ltd.	Bonds no.98	June 4, 2014	A	
Sumitomo Realty & Development Co., Ltd.	Bonds no.98	January 14, 2015	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.98	February 9, 2016	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.98	January 30, 2017	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.98	January 30, 2018	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.98	January 29, 2019	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.98	January 31, 2020	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.98	February 5, 2021	AA-	
Sumitomo Realty & Development Co., Ltd.	Bonds no.98	February 4, 2022	AA-	
Sumitomo Realty & Development Co., Ltd.	Bonds no.99	July 23, 2014	A	
Sumitomo Realty & Development Co., Ltd.	Bonds no.99	January 14, 2015	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.99	February 9, 2016	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.99	January 30, 2017	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.99	January 30, 2018	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.99	January 29, 2019	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.99	January 31, 2020	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.99	February 5, 2021	AA-	
Sumitomo Realty & Development Co., Ltd.	Bonds no.99	February 4, 2022	AA-	
Sumitomo Realty & Development Co., Ltd.	Bonds no.100	September 3, 2014	A	

The Historical Performance of the Credit Rating

Issuer Name	Issue Name	Publication Date	Rating	Outlook/Direction
Sumitomo Realty & Development Co., Ltd.	Bonds no.100	January 14, 2015	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.100	February 9, 2016	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.100	January 30, 2017	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.100	January 30, 2018	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.100	January 29, 2019	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.100	January 31, 2020	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.100	February 5, 2021	AA-	
Sumitomo Realty & Development Co., Ltd.	Bonds no.100	February 4, 2022	AA-	
Sumitomo Realty & Development Co., Ltd.	Bonds no.103	January 29, 2015	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.103	February 9, 2016	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.103	January 30, 2017	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.103	January 30, 2018	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.103	January 29, 2019	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.103	January 31, 2020	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.103	February 5, 2021	AA-	
Sumitomo Realty & Development Co., Ltd.	Bonds no.103	February 4, 2022	AA-	
Sumitomo Realty & Development Co., Ltd.	Bonds no.104	April 22, 2015	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.104	February 9, 2016	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.104	January 30, 2017	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.104	January 30, 2018	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.104	January 29, 2019	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.104	January 31, 2020	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.104	February 5, 2021	AA-	
Sumitomo Realty & Development Co., Ltd.	Bonds no.104	February 4, 2022	AA-	
Sumitomo Realty & Development Co., Ltd.	Bonds no.105	June 16, 2015	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.105	February 9, 2016	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.105	January 30, 2017	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.105	January 30, 2018	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.105	January 29, 2019	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.105	January 31, 2020	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.105	February 5, 2021	AA-	

The Historical Performance of the Credit Rating

Issuer Name	Issue Name	Publication Date	Rating	Outlook/Direction
Sumitomo Realty & Development Co., Ltd.	Bonds no.105	February 4, 2022	AA-	
Sumitomo Realty & Development Co., Ltd.	Bonds no.106	May 20, 2016	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.106	January 30, 2017	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.106	January 30, 2018	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.106	January 29, 2019	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.106	January 31, 2020	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.106	February 5, 2021	AA-	
Sumitomo Realty & Development Co., Ltd.	Bonds no.106	February 4, 2022	AA-	
Sumitomo Realty & Development Co., Ltd.	Bonds no.107	July 27, 2016	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.107	January 30, 2017	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.107	January 30, 2018	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.107	January 29, 2019	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.107	January 31, 2020	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.107	February 5, 2021	AA-	
Sumitomo Realty & Development Co., Ltd.	Bonds no.107	February 4, 2022	AA-	
Sumitomo Realty & Development Co., Ltd.	Bonds no.108	April 27, 2017	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.108	January 30, 2018	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.108	January 29, 2019	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.108	January 31, 2020	A+	
Sumitomo Realty & Development Co., Ltd.	Bonds no.108	February 5, 2021	AA-	
Sumitomo Realty & Development Co., Ltd.	Bonds no.108	February 4, 2022	AA-	
Sumitomo Realty & Development Co., Ltd.	Bonds no.109	April 28, 2021	AA-	
Sumitomo Realty & Development Co., Ltd.	Bonds no.109	February 4, 2022	AA-	
Sumitomo Realty & Development Co., Ltd.	Bonds no.110	July 30, 2021	AA-	
Sumitomo Realty & Development Co., Ltd.	Bonds no.110	February 4, 2022	AA-	

Attestation Required by Paragraph (a)(1)(iii) of Rule 17g-7

I, Mikiya Kubota, have responsibility to this Rating Action and to the best of my knowledge:

- A) No part of the credit rating was influenced by any other business activities.
- B) The credit rating was based solely upon the merits of the obligor, security, or money market instrument being rated.
- C) The credit rating was an independent evaluation of the credit risk of the obligor, security, or money market instrument.

窪田 幹也

Mikiya Kubota

General Manager of Corporate Rating Department I

Japan Credit Rating Agency, Ltd.

Jiji Press Building, 5-15-8 Ginza, Chuo-ku, Tokyo 104-0061, Japan
Tel. +81 3 3544 7013, Fax. +81 3 3544 7026