

**Summary of Financial Statements for the Second Quarter cumulative of FY2010  
(the Fiscal Year Ending March 31, 2010)**

<b>Company Name:</b>	<b>Mitsubishi Estate Co., Ltd.</b>	Listed Stock Exchanges: Tokyo, Osaka, Nagoya, Fukuoka, Sapporo
Securities Code:	8802	URI: <a href="http://www.mec.co.jp">http://www.mec.co.jp</a>
Representative:	Keiji Kimura, President & CEO	
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Filing of Half Yearly Report (Planned):	November 13, 2009	Date for Payment of Dividends (Planned): December 2, 2009

\*Figures are rounded down to the nearest million.

**1. Consolidated Results for the Second Quarter cumulative of FY2010 (April 1, 2009 – September 30, 2009)**

\* Percent figures for revenue from operations, operating income, income before taxes and special items, and net income express the percentage changes from the corresponding period of the previous fiscal year.

**(1) Consolidated Results**

	Revenue from Operations		Operating Income		Income before Taxes and Special Items		Net Income	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
<b>2Q FY2010</b>	<b>429,917</b>	<b>(0.9)</b>	<b>59,098</b>	<b>(21.7)</b>	<b>41,294</b>	<b>(30.4)</b>	<b>19,920</b>	<b>(11.4)</b>
2Q FY2009	433,994	—	75,503	—	59,341	—	22,477	—

	EPS		Diluted EPS	
	Yen		Yen	
<b>2Q FY2010</b>	<b>14.36</b>		<b>14.36</b>	
2Q FY2009	16.28		16.28	

**(2) Consolidated Financial Position**

	Total Assets		Net Assets		Total Equity to Total Assets		Net Assets per Share	
	Millions of yen		Millions of yen		%		Yen	
<b>Sep. 30, 2009</b>	<b>4,411,812</b>		<b>1,313,962</b>		<b>27.0</b>		<b>858.54</b>	
Mar. 31, 2009	4,429,070		1,274,713		25.9		832.01	

(Reference) Total Equity Sep. 30, 2009 ¥1,191,774 million Mar. 31, 2009 ¥1,148,494 million

**2. Dividends**

(Date of Record)	Dividends per Share				
	Jun. 30, 2009	Sep. 30, 2009	Dec. 31, 2009	Mar. 31, 2010	Annual
	Yen	Yen	Yen	Yen	Yen
FY 2009	—	8.00	—	8.00	16.00
FY 2010	—	6.00	—	—	—
FY 2010 (Planned)	—	—	—	6.00	12.00

Note: Revisions to dividend forecast of the fiscal year ending March 31, 2010: No

**3. Forecast of Consolidated Financial Results for FY2010 (April 1, 2009 – March 31, 2010)**

\* Percent figures for revenue from operations, operating income, income before taxes and special items, and net income express the percentage changes from the previous fiscal year.

	Revenue from Operations		Operating Income		Income before Taxes and Special Items		Net Income		EPS	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	Yen	
Full Fiscal Year	974,000	3.3	142,000	2.5	109,000	0.3	55,000	21.1	39.64	

Note: Revisions to forecast of consolidated financial results of the fiscal year ending March 31, 2010: Yes

#### 4. Others

(1) Changes in Important Subsidiaries during the Period (Changes in Specified Subsidiaries in accordance with Changes in the Scope of Consolidation): No

Newly Consolidated: —                      Removed: —

(2) Adoption of the Simplified Accounting Method and Special Accounting Practices in the Preparation of Second Quarter (Cumulative) Consolidated Financial Statements: Yes

(3) Changes in Accounting Principles, Procedures, Presentation Methods, etc., Concerning the Preparation of Consolidated Financial Statements (Recorded under “Changes in Significant Matters in the Preparation of Consolidated Financial Statements” )

1) Changes accompanying revisions in accounting standards: Yes

2) Changes in items other than 1. above: Yes

(4) Number of Outstanding Shares (Common Stock)

1) Number of outstanding shares at the end of the period (including treasury stock)

Sep. 30, 2009	1,390,397,097 shares	Mar. 31, 2009	1,382,518,351 shares
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2) Number of shares of treasury stock at the end of the period

Sep. 30, 2009	2,253,649 shares	Mar. 31, 2009	2,124,502 shares
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3) Average number of shares for the period (half yearly consolidated cumulative basis)

Six-month period ended Sep. 30, 2009	1,387,090,367 shares
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Six-month period ended Sep. 30, 2008	1,380,530,942 shares
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#### *Cautionary Statement with respect to Forecast of Consolidated Financial Results*

1. Full fiscal year forecasts included in forecasts of consolidated financial results previously disclosed on April 30, 2009 have been revised in this document.

2. The forecasts and projected operating results contained in this report are based on information and data available to the Company at the time of disclosure as well as certain assumptions deemed rational. Therefore, actual performance may differ significantly from such forecasts due to various factors.