

Summary of Financial Statements for the Third Quarter cumulative of FY2012
(the Fiscal Year Ending March 31, 2012)

< under Japanese GAAP >

Company Name: Mitsubishi Estate Co., Ltd. Listed Stock Exchanges: Tokyo, Osaka, Nagoya
 Securities Code: 8802 URI: <http://www.mec.co.jp>
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 Filing of Quarterly Report (Planned): February 13, 2012 Date for Payment of Dividends (Planned): —
 Supplementary documents on quarterly financial results : Yes (FACT BOOK)
 Quarterly investors' meeting : Yes (in Japanese)

*Figures are rounded down to the nearest million.

1. Consolidated Results for the Third Quarter cumulative of FY2012 (April 1, 2011 – December 31, 2011)

* 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	%
3Q FY2012	672,031	4.1	103,676	(7.9)	82,930	(11.4)	51,856	16.7
3Q FY2011	645,801	0.8	112,592	30.2	93,563	51.2	44,449	27.3

Note: Comprehensive Income:

3Q FY2012 ¥76,961 million (183.3%) 3Q FY2011 ¥27,164 million (- %)

	EPS	Diluted EPS
	Yen	Yen
3Q FY2012	37.37	37.36
3Q FY2011	32.02	32.02

(2) Consolidated Financial Position

	Total Assets	Net Assets	Total Equity to Total Assets
	Millions of yen	Millions of yen	%
Dec. 31, 2011	4,332,463	1,368,461	28.9
Mar. 31, 2011	4,245,209	1,315,047	28.3

(Reference) Total Equity Dec. 31, 2011 ¥1,252,562 million Mar. 31, 2011 ¥1,202,270 million

2. Dividends

(Date of Record)	Dividends per Share				
	1st QTR	2nd QTR	3rd QTR	4th QTR	Annual
	Yen	Yen	Yen	Yen	Yen
FY 2011	—	6.00	—	6.00	12.00
FY 2012	—	6.00	—		
FY 2012 (Planned)				6.00	12.00

Note: Revisions to dividend forecast of the fiscal year ending March 31, 2012: No

3. Forecast of Consolidated Financial Results for FY2012 (April 1, 2011 – March 31, 2012)

* 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	1,010,000	2.2	146,000	(7.7)	110,000	(15.9)	55,000	(14.4)	39.63

Note: Revisions to forecast of consolidated financial results of the fiscal year ending March 31, 2012: 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

(2) Adoption of the Simplified Accounting Method and Special Accounting Practices in the Preparation of Quarterly Consolidated Financial Statements: No

(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 of accompanying revisions in accounting standards: No
- 2) Changes of accompanying revisions other than 1. above: No
- 3) Changes in accounting estimates: No
- 4) Retrospective restatement: No

(4) Number of Outstanding Shares (Common Stock)

1) Number of outstanding shares at the end of the period (including treasury stock)				
	Dec. 31, 2011	1,390,397,097 shares	Mar. 31, 2011	1,390,397,097 shares
2) Number of shares of treasury stock at the end of the period				
	Dec. 31, 2011	2,598,889 shares	Mar. 31, 2011	2,596,617 shares
3) Average number of shares for the period (quarterly consolidated cumulative basis)				
	Dec. 31, 2011	1,387,803,806 shares	Dec. 31, 2010	1,388,066,312 shares

Implementation status of review processes

This Summary of Consolidated Financial Results is not subject to the review processes under the Financial Products and Exchange Law.

At the time of this document's release, review of the financial statements under the Financial Products and Exchange Law has not been completed.

Cautionary Statement with respect to Forecast of Consolidated Financial Results

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.