

Summary of Financial Statements for the Third Quarter cumulative of FY2015
(the Fiscal Year Ending March 31, 2015)

< under Japanese GAAP >

Company Name: Mitsubishi Estate Co., Ltd. Listed Stock Exchanges: Tokyo, Nagoya
Securities Code: 8802 URI: http://www.mec.co.jp/index_e.html
Representative: Hirotaka Sugiyama, President & CEO
Inquiries: Masaki Yamagishi, General Manager of the Corporate Communications Department TEL: +81-3-3287-5200
Filing of Quarterly Report (Planned): February 12, 2015 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 FY2015 (April 1, 2014 – December 31, 2014)

* 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 FY2015	728,041	1.1	108,752	0.9	93,104	(0.2)	96,603	65.1
3Q FY2014	720,273	10.0	107,821	23.0	93,314	34.8	58,528	72.6

Note: Comprehensive Income:

3Q FY2015 ¥ 138,536 million (26.9 %) 3Q FY2014 ¥ 109,133 million (151.3 %)

	EPS	Diluted EPS
	Yen	Yen
3Q FY2015	69.62	69.60
3Q FY2014	42.18	42.17

(2) Consolidated Financial Position

	Total Assets	Net Assets	Total Equity to Total Assets
	Millions of yen	Millions of yen	%
Dec. 31, 2014	4,882,907	1,563,750	29.4
Mar. 31, 2014	4,765,368	1,447,093	27.9

(Reference) Total Equity Dec. 31, 2014 ¥1,434,147 million Mar. 31, 2014 ¥1,329,057 million

2. Dividends

(Date of Record)	Dividends per Share				
	1Q	2Q	3Q	4Q	Annual
	Yen	Yen	Yen	Yen	Yen
FY 2014	—	6.00	—	6.00	12.00
FY 2015	—	6.00	—		
FY 2015 (Planned)				6.00	12.00

Note: Revisions to dividend forecast of FY2015: No

3. Forecast of Consolidated Financial Results for FY2015 (April 1, 2014 – March 31, 2015)

* 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	1,108,000	3.0	150,000	(7.0)	113,000	(19.1)	67,000	4.2	48.29

Note: Revisions to forecast of consolidated financial results for FY2015 during this quarter: Yes

4. Others

(1) Changes in Important Subsidiaries during the Period (Changes in Specified Subsidiaries in accordance with Changes in the Scope of Consolidation): Yes
Exclusion: Tokumei Kumiai (TK) First M

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

* The following adjustments have been made in line with revisions.

a) Accounting standard for retirement benefits

The effect of the above on the consolidated financial statement is nominal.

b) Accounting standard for business combinations

The effect on operating income and income before taxes and special items in the consolidated cumulative third quarter of FY2015 is nominal. Income before income taxes and minority interests increased by ¥6,607 million. In addition, capital surplus at the end of the consolidated cumulative third quarter of FY2015 decreased by ¥7,850 million.

(4) Number of Outstanding Shares (Common Stock)

1) Number of outstanding shares at the end of the period (including treasury stock)				
	Dec. 31, 2014	1,390,397,097 shares	Mar. 31, 2014	1,390,397,097 shares
2) Number of shares of treasury stock at the end of the period				
	Dec. 31, 2014	2,933,490 shares	Mar. 31, 2014	2,780,825 shares
3) Average number of shares for the period (quarterly consolidated cumulative basis)				
	Dec. 31, 2014	1,387,590,927 shares	Dec. 31, 2013	1,387,650,560 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.