

Summary of Consolidated Financial Statements for FY2019-2Q
(the Fiscal Year Ending March 31, 2019)
 < under Japanese GAAP >

Company Name: Mitsubishi Estate Co., Ltd. Listed Stock Exchanges: Tokyo, Nagoya
Securities Code: 8802 URL: http://www.mec.co.jp/index_e.html
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Filing of Quarterly Report (Planned): November 13, 2018
Supplementary documents on quarterly financial results: Yes (FACT BOOK)
Quarterly investors meeting: Yes (for institutional investors and analysts, in Japanese)

*Figures are rounded down to the nearest million.

1. Consolidated Results for FY2019-2Q (April 1, 2018 – September 30, 2018)

* Percent figures for revenue from operations, operating income, income before taxes and special items, and profit attributable to owners of parent 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		Profit Attributable to Owners of Parent	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
2Q FY2019	577,289	18.8	106,891	26.8	94,007	27.1	61,812	48.1
2Q FY2018	485,838	(5.1)	84,278	(8.5)	73,961	(12.2)	41,729	(27.4)

Note: Comprehensive Income:

2Q FY2019 ¥71,953 million (20.8%) 2Q FY2018 ¥59,568 million (673.7%)

	EPS	Diluted EPS
	Yen	Yen
2Q FY2019	44.53	44.52
2Q FY2018	30.07	30.06

(2) Consolidated Financial Position

	Total Assets	Net Assets	Total Equity to Total Assets
	Millions of yen	Millions of yen	%
Sep. 30, 2018	5,849,500	1,926,515	29.8
Mar. 31, 2018	5,801,450	1,879,088	29.3

(Reference) Total Equity Sep. 30, 2018 ¥1,741,797 million Mar. 31, 2018 ¥1,698,348 million

2. Dividends

(Date of Record)	1Q	2Q	3Q	4Q	Annual
	Yen	Yen	Yen	Yen	Yen
FY2018	—	12.00	—	14.00	26.00
FY2019	—	13.00	—	—	—
FY2019 (Planned)	—	—	—	13.00	26.00

Note: Revisions to dividend forecast of the fiscal year ending March 31, 2019: No

3. Forecast of Consolidated Financial Results for FY2019 (April 1, 2018 – March 31, 2019)

* Percent figures for revenue from operations, operating income, income before taxes and special items, and profit attributable to owners of parent express the percentage changes from the previous fiscal year.

	Revenue from Operations		Operating Income		Income before Taxes and Special Items		Profit Attributable to Owners of Parent		EPS
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	Yen
Full Fiscal Year	1,290,000	8.0	215,000	0.9	191,000	0.3	123,000	2.1	88.61

Note: Revisions to forecast of consolidated financial results for FY2019 during this quarter: No

The EPS is calculated using the number of shares after the Company issued the restricted shares (130,065 shares) on 25th May, 2018.

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 fiscal period-end (including treasury stock)

Sep. 30, 2018	1,391,038,170 shares	Mar. 31, 2018	1,390,908,105 shares
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- 2) Number of shares of treasury stock at the fiscal period-end

Sep. 30, 2018	2,901,721 shares	Mar. 31, 2018	2,897,424 shares
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- 3) Average number of shares for the period (quarterly consolidated cumulative basis)

Sep. 30, 2018	1,388,101,697 shares	Sep. 30, 2017	1,387,856,209 shares
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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.

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.

Details can be found on our website. (<http://www.mec.co.jp/e/investor/irlibrary/materials/index.html>)

Please refer to FACT BOOK for the details of revisions to the forecast of consolidated financial results announced today.