

Summary of Financial Statements for FY2009 (the Fiscal Year Ended March 31, 2009)

Company Name:	Mitsubishi Estate Co., Ltd.	Listed Stock Exchanges: Tokyo, Osaka, Nagoya, Sapporo, Fukuoka
Securities Code:	8802	URI: http://www.mec.co.jp
Representative:	Keiji Kimura, President & CEO	
Inquiries:	Koji Kiyosawa, Executive Officer & General Manager of Corporate Communications Department	TEL: +81-3-3287-5200
Annual General Meeting of Shareholders (Planned):	June 26, 2009	Date for Payment of Dividends (Planned): June 29, 2009
Filing of Securities Report (Planned):	June 26, 2009	

*Figures are rounded down to the nearest million.

1. Consolidated Results for FY2009 (April 1, 2008 – March 31, 2009)

* Percent figures for revenue from operations, operating income, income before taxes and special items, and net income express the percentage change from 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	%
FY2009	942,626	19.7	138,567	(22.1)	108,624	(33.0)	45,423	(47.8)
FY2008	787,652	(16.9)	177,983	7.1	162,061	6.8	86,963	(11.0)

	EPS	Diluted EPS	ROE	Income before Taxes and Special Items to Total Assets	Operating Income to Revenue from Operations
	Yen	Yen	%	%	%
FY2009	32.90	32.90	3.8	2.5	14.7
FY2008	62.99	62.97	7.1	4.2	22.6

(Reference) Equity in Earnings of unconsolidated subsidiaries and affiliates:

FY2009	¥1,558 million	FY2008	¥3,739 million
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(2) Consolidated Financial Position

	Total Assets	Net Assets	Total Equity to Total Assets	Net Assets per Share
	Millions of yen	Millions of yen	%	Yen
Mar. 31, 2009	4,429,070	1,274,713	25.9	832.01
Mar. 31, 2008	4,327,137	1,347,295	28.6	897.40

(Reference) Total Equity Mar. 31, 2009 ¥1,148,494 million Mar. 31, 2008 ¥1,238,889 million

(3) Consolidated Cash Flows

	Cash Flows from Operating Activities	Cash Flows from Investing Activities	Cash Flows from Financing Activities	Cash and Cash Equivalents at the End of the Period
	Millions of yen	Millions of yen	Millions of yen	Millions of yen
FY2009	45,824	(214,500)	141,055	184,552
FY2008	(16,248)	(212,207)	238,942	219,712

2. Dividends

(Date of Record)	Dividends per Share					Cash Dividends Paid (Annual)	Dividend Payout Ratio (Consolidated)	Cash Dividends to Net Assets (Consolidated)
	1st QTR	2nd QTR	3rd QTR	4th QTR	Annual			
	Yen	Yen	Yen	Yen	Yen	Millions of yen	%	%
FY2008	—	8.00	—	8.00	16.00	22,089	25.4	1.8
FY2009	—	8.00	—	8.00	16.00	22,088	48.6	1.9
FY2010 (Planned)	—	6.00	—	6.00	12.00	—	30.3	—

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 change 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
Interim	450,500	3.8	66,500	(11.9)	51,500	(13.2)	27,500	22.3	19.83
Full Fiscal Year	994,500	5.5	142,000	2.5	109,000	0.3	55,000	21.1	39.64

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) Change in Accounting Principles, Procedures, Presentation Methods, etc., Concerning Preparation of Consolidated Financial Statements (to be Stated as Changes in Significant Matters in the Presentation of Consolidated Financial Statements):

- 1) Changes accompanying revisions in accounting standards: Yes
- 2) Other changes: Yes

(3) Number of Outstanding Shares (Common Stock)

1) Number of Outstanding Shares at the Fiscal Period-End (Including Treasury Stocks)

Mar. 31, 2009	1,382,518,351	Mar. 31, 2008	1,382,518,351
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2) Number of Shares of Treasury Stock at the Fiscal Period-End

Mar. 31, 2009	2,124,502	Mar. 31, 2008	1,993,604
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(Reference) Non-Consolidated Results

1. Non-Consolidated Results for FY2009 (April 1, 2008 – March, 31 2009)

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

(1) Non-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	%
FY2009	511,758	(2.5)	110,463	(11.4)	96,440	(14.8)	51,196	(14.1)
FY2008	524,711	2.8	124,642	2.8	113,259	7.1	59,631	15.4

	EPS		Diluted EPS	
	Yen		Yen	
FY2009	37.08		37.08	
FY2008	43.19		43.18	

(2) Non-Consolidated Financial Position

	Total Assets		Net Assets		Total Equity to Total Assets		Net Assets per Share	
	Millions of yen		Millions of yen		%		Yen	
Mar. 31, 2009	3,284,712		1,090,387		33.2		789.71	
Mar. 31, 2008	3,165,713		1,130,901		35.7		819.06	

(Reference) Total Equity Mar. 31, 2009 ¥1,090,169 million Mar. 31, 2008 ¥1,130,759 million

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.