

## Summary of Financial Statements for the First Quarter 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 Quarterly Report (Planned):	August 13, 2009	

\*Figures are rounded down to the nearest million.

### 1. Consolidated Results for the First Quarter of FY2010 (April 1, 2009 – June 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>1Q FY2010</b>	<b>209,613</b>	<b>(0.1)</b>	<b>29,917</b>	<b>(25.1)</b>	<b>21,235</b>	<b>(34.3)</b>	<b>9,635</b>	<b>(35.8)</b>
1Q FY2009	209,757	—	39,950	—	32,314	—	15,017	—

	EPS		Diluted EPS	
	Yen		Yen	
<b>1Q FY2010</b>	<b>6.95</b>		<b>6.95</b>	
1Q FY2009	10.88		10.88	

#### (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>Jun. 30, 2009</b>	<b>4,393,514</b>		<b>1,309,225</b>		<b>27.0</b>		<b>855.82</b>	
Mar. 31, 2009	4,429,070		1,274,713		25.9		832.01	

(Reference) Total Equity Jun. 30, 2009 ¥1,188,013 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	—				
FY 2010 (Planned)		6.00	—	6.00	12.00

Note: Revisions to dividend forecast for the first quarter 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
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

Note: Revisions to forecast of consolidated financial results for the first quarter of the fiscal year ending March 31, 2010: No

#### 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: 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)

Jun. 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

Jun. 30, 2009	2,234,179 shares	Mar. 31, 2009	2,124,502 shares
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3) Average number of shares for the period (quarterly consolidated cumulative basis)

Jun. 30, 2009	1,386,296,179 shares	Jun. 30, 2008	1,380,549,069 shares
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#### *Cautionary Statement with respect to Forecast of Consolidated Financial Results*

1. 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.