Summary of Financial Statements for the Third Quarter cumulative of FY2010 (the Fiscal Year Ending March 31, 2010)

Company Name: Mitsubishi Estate Co., Ltd. Listed Stock Exchanges: Tokyo, Osaka, Nagoya

Securities Code: 8802 URL: http://www.mec.co.jp

Representative: Keiji Kimura, President & CEO

Koji Kiyosawa, Executive Officer & Inquiries: TEL: +81-3-3287-5200 General Manager of Corporate Communications Department

Filing of Third Quarter February 10, 2010

Report (Planned):

*Figures are rounded down to the nearest million.

1. Consolidated Results for the Third Quarter cumulative of FY2010 (April 1, 2009 - December 31, 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.

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 FY2010	640,374	(3.0)	86,452	(18.1)	61,884	(26.6)	34,929	172.4
3Q FY2009	660,225	_	105,508	_	84,294	_	12,823	_

	EPS	Diluted EPS		
	Yen	Yen		
3Q FY2010	25.18	25.17		
3Q FY2009	9.29	9.29		

(2) Consolidated Financial Position

	Total Assets	Net Assets	Total Equity to Total Assets	Net Assets per Share	
	Millions of yen	Millions of yen	%	Yen	
Dec.31, 2009	4,402,103	1,315,809	27.1	859.62	
Mar. 31, 2009	4,429,070	1,274,713	25.9	832.01	

(Reference) Total Equity Dec. 31, 2009 ¥1,193,256 million Mar. 31, 2009 ¥1,148,494 million

2. Dividends

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	Dividends per Share							
(Date of Record) 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	_	6.00	_					
FY 2010 (Planned)				6.00	12.00			

Note: Revisions to dividend forecast 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	
Full Fiscal Year	974,000	3.3	142,000	2.5	109,000	0.3	55,000	21.1	39.64	

Note: Revisions to forecast of consolidated financial results 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): Yes

Newly Consolidated: 2 MEC Holdings-1 UK Limited

MEC Holdings-2 UK Limited

- (2) Adoption of the Simplified Accounting Method and Special Accounting Practices in the Preparation of Third Quarter (Cumulative) 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)

Dec. 31, 2009 1,390,397,097 shares Mar. 31, 2009 1,382,518,351 shares

2) Number of shares of treasury stock at the end of the period

Dec. 31, 2009 2,272,728 shares Mar. 31, 2009 2,124,502 shares

3) Average number of shares for the period (consolidated cumulative basis)

Nine-month period ended Dec. 31, 2009 1,387,404,037 shares Nine-month period ended Dec. 31, 2008 1,380,514,163 shares

Cautionary Statement with respect to Forecast of Consolidated Financial Results

- 1. Full fiscal year forecasts included in forecasts of consolidated financial results previously disclosed on October 30, 2009 have not been revised.
- 2. 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.