

**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 URI: <http://www.mec.co.jp>
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*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.

(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 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

(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	—	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

