

Summary of Financial Statements for the First Quarter of FY2011 (the Fiscal Year Ending March 31, 2011)
 < under Japanese GAAP >

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
 Inquiries: Koji Kiyosawa, Executive Officer & General Manager of Corporate Communications Department TEL: +81-3-3287-5200
 Filing of Quarterly Report (Planned): August 12, 2010
 Supplementary documents on quarterly financial results : Yes (FACT BOOK)
 Quarterly investors' meeting : Yes (in Japanese)

*Figures are rounded down to the nearest million.

1. Consolidated Results for the First Quarter of FY2011 (April 1, 2010 – June 30, 2010)

* 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	%
1Q FY2011	189,014	(9.8)	27,078	(9.5)	19,260	(9.3)	6,767	(29.8)
1Q FY2010	209,613	(0.1)	29,917	(25.1)	21,235	(34.3)	9,635	(35.8)

	EPS		Diluted EPS	
	Yen		Yen	
1Q FY2011	4.88		4.88	
1Q FY2010	6.95		6.95	

(2) Consolidated Financial Position

	Total Assets		Net Assets		Total Equity to Total Assets		Net Assets per Share	
	Millions of yen		Millions of yen		%		Yen	
Jun. 30, 2010	4,270,235		1,278,325		27.2		837.34	
Mar. 31, 2010	4,355,065		1,306,222		27.2		852.36	

(Reference) Total Equity Jun. 30, 2010 ¥1,162,284 million Mar. 31, 2010 ¥1,183,156 million

2. Dividends

(Date of Record)	Dividends per Share				
	Jun. 30, 2010	Sep. 30, 2010	Dec. 31, 2010	Mar. 31, 2011	Annual
	Yen	Yen	Yen	Yen	Yen
FY 2010	—	6.00	—	6.00	12.00
FY 2011	—				
FY 2011 (Planned)		6.00	—	6.00	12.00

Note: Revisions to dividend forecast for the first quarter of the fiscal year ending March 31, 2011: No

3. Forecast of Consolidated Financial Results for FY2011 (April 1, 2010 – March 31, 2011)

* 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	442,000	2.8	73,000	(23.5)	52,500	27.1	25,000	25.5	18.01
Full Fiscal Year	975,000	(3.8)	156,000	4.7	121,000	3.1	63,000	429.4	45.39

Note: Revisions to forecast of consolidated financial results for FY2011 during this quarter: 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: No

(4) Number of Outstanding Shares (Common Stock)

1) Number of outstanding shares at the end of the period (including treasury stock)

Jun. 30, 2010	1,390,397,097 shares	Mar. 31, 2010	1,390,397,097 shares
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2) Number of shares of treasury stock at the end of the period

Jun. 30, 2010	2,335,843 shares	Mar. 31, 2010	2,297,588 shares
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3) Average number of shares for the period (quarterly consolidated cumulative basis)

Jun. 30, 2010	1,388,078,445 shares	Jun. 30, 2009	1,386,296,179 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.