

Summary of Financial Statements for the Third Quarter cumulative 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 URI: <http://www.mec.co.jp>
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 Filing of Quarterly Report (Planned): February 10, 2011 Date for Payment of Dividends (Planned): —
 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 Third Quarter cumulative of FY2011 (April 1, 2010 – December 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 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 FY2011	645,801	0.8	112,592	30.2	93,563	51.2	44,449	27.3
3Q FY2010	640,374	(3.0)	86,452	(18.1)	61,884	(26.6)	34,929	172.4

	EPS		Diluted EPS	
	Yen		Yen	
3Q FY2011	32.02		32.02	
3Q FY2010	25.18		25.17	

(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, 2010	4,272,600		1,306,759		27.8		856.36	
Mar. 31, 2010	4,355,065		1,306,222		27.2		852.36	

(Reference) Total Equity Dec. 31, 2010 ¥1,188,695 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	—	6.00	—		
FY 2011 (Planned)				6.00	12.00

Note: Revisions to dividend forecast 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
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 of the fiscal year ending March 31, 2011: 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

Newly Consolidated: — Removed: —

(2) Adoption of the Simplified Accounting Method and Special Accounting Practices in the Preparation of Second 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: No

(4) Number of Outstanding Shares (Common Stock)

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

Dec. 31, 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

Dec. 31, 2010	2,318,548 shares	Mar. 31, 2010	2,297,588 shares
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3) Average number of shares for the period (quarterly consolidated cumulative basis)

Nine-month period ended Dec. 31, 2010	1,388,066,312 shares
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Nine-month period ended Dec. 31, 2009	1,387,404,037 shares
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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 April 30, 2010 have been revised in this document.

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.