

**Summary of Consolidated Financial Statements for FY2018-2Q**  
**(the Fiscal Year Ending March 31, 2018)**  
 < under Japanese GAAP >

**Company Name:** Mitsubishi Estate Co., Ltd. Listed Stock Exchanges: Tokyo, Nagoya  
**Securities Code:** 8802 URL: [http://www.mec.co.jp/index\\_e.html](http://www.mec.co.jp/index_e.html)  
**Representative:** Junichi Yoshida, President & CEO  
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**Filing of Quarterly Report (Planned):** November 14, 2017  
 Supplementary documents on quarterly financial results: Yes (FACT BOOK)  
 Quarterly investors meeting: Yes (for institutional investors and analysts, in Japanese)

\*Figures are rounded down to the nearest million.

**1. Consolidated Results for FY2018-2Q (April 1, 2017 – September 30, 2017)**

\* Percent figures for revenue from operations, operating income, income before taxes and special items, and profit attributable to owners of parent 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		Profit Attributable to Owners of Parent	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
<b>FY2018-2Q</b>	<b>485,838</b>	<b>(5.1)</b>	<b>84,278</b>	<b>(8.5)</b>	<b>73,961</b>	<b>(12.2)</b>	<b>41,729</b>	<b>(27.4)</b>
FY2017-2Q	511,753	5.5	92,148	10.0	84,275	12.4	57,514	2.2

Note: Comprehensive Income:

FY2018-2Q	¥59,568 million (673.7%)	FY2017-2Q	¥7,698 million ((82.6)%)
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	EPS		Diluted EPS	
	Yen		Yen	
<b>FY2018-2Q</b>	<b>30.07</b>		<b>30.06</b>	
FY2017-2Q	41.45		41.44	

**(2) Consolidated Financial Position**

	Total Assets		Net Assets		Total Equity to Total Assets	
	Millions of yen		Millions of yen		%	
<b>Sep. 30, 2017</b>	<b>5,688,708</b>		<b>1,804,701</b>		<b>28.6</b>	
Mar. 31, 2017	5,484,115		1,767,460		29.0	

(Reference) Total Equity	Sep. 30, 2017	¥1,628,633 million	Mar. 31, 2017	¥1,592,777 million
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**2. Dividends**

(Date of Record)	1Q	2Q	3Q	4Q	Annual
	Yen		Yen		Yen
FY2017	—	9.00	—	11.00	20.00
FY2018	—	12.00	—	—	—
FY2018 (Planned)	—	—	—	12.00	24.00

Note: Revisions to dividend forecast of the fiscal year ending March 31, 2018: Yes

See "Announcement of Revision of Dividends (Increase in Dividends) of Surplus and Year-end Dividend Forecasts" released on November 6, 2017 for more details.

**3. Forecast of Consolidated Financial Results for FY2018 (April 1, 2017 – March 31, 2018)**

\* Percent figures for revenue from operations, operating income, income before taxes and special items, and profit attributable to owners of parent express the percentage changes from the previous fiscal year.

	Revenue from Operations		Operating Income		Income before Taxes and Special Items		Profit Attributable to Owners of Parent		EPS
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	Yen
<b>Full Fiscal Year</b>	<b>1,202,000</b>	<b>6.8</b>	<b>205,000</b>	<b>6.5</b>	<b>179,000</b>	<b>5.4</b>	<b>112,000</b>	<b>9.1</b>	<b>80.70</b>

Note: Revisions to forecast of consolidated financial results for FY2018 during this quarter: Yes

The EPS is calculated using the number of shares after the Company issued the restricted shares (222,133 shares) on 26th May, 2017.

#### 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: No
- (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 of accompanying revisions in accounting standards: No
  - 2) Changes of accompanying revisions other than 1. above: No
  - 3) Changes in accounting estimates: No
  - 4) Retrospective restatement: No

(4) Number of Outstanding Shares (Common Stock)

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

Sep. 30, 2017	1,390,908,105 shares	Mar. 31, 2017	1,390,685,972 shares
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- 2) Number of shares of treasury stock at the fiscal period-end

Sep. 30, 2017	2,910,636 shares	Mar. 31, 2017	3,005,246 shares
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- 3) Average number of shares for the period (quarterly consolidated cumulative basis)

Sep. 30, 2017	1,387,856,209 shares	Sep. 30, 2016	1,387,514,978 shares
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#### *Implementation status of review processes*

This Summary of Consolidated Financial Results is not subject to the review processes under the Financial Products and Exchange Law.

At the time of this document's release, review of the financial statements under the Financial Products and Exchange Law has not been completed.

#### *Cautionary Statement with respect to Forecast of Consolidated Financial Results*

The forecast of consolidated results released on May 10 2017 has the amendments on this report.

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.

Details can be found on our website. (<http://www.mec.co.jp/e/investor/irlibrary/materials/index.html>)

Please refer to FACT BOOK for the details of revisions to the forecast of consolidated financial results announced today.