

Earnings Highlights for FY2024
(The Fiscal Year Ended March 31, 2025)

Mitsubishi Estate Co., Ltd.

< FY2024 Results >

- Operating Profit was ¥309.2 billion and Profit Attributable to Owners of Parent was ¥189.3 billion. Both exceeded the latest published forecasts and reached record highs.
- **ROE was 7.6%, higher than the forecast of 7.2%.**

< FY2025 Outlook >

- **Operating Profit is expected to reach a new historical high, ¥325 billion.**
- **Profit Attributable to Owners of Parent is expected to reach a record high, ¥195 billion.**
- **ROE is expected to be around 8%, improving towards the target of 10%.**

< Shareholder returns policy >

(Dividends)

Dividend forecast for FY2025: ¥46 per share.

Continue to pay a progressive dividend with a +¥3 increase per year (to be paid until FY2030).

¥60 or more/share is expected in FY2030

(Share buyback)

100-billion-yen share buyback in FY2025 to improve ROE.

< Strategic-holding stocks >

New quantitative target has been set to reduce it by more than 50% by FY2027, in order to improve ROE.

< Sale of fixed assets >

Partial sale of fixed assets (Otemon Tower) in FY2024 to improve ROE, following the sale in FY2023.

< FY2024 Results >

Millions of yen (rounded down)

	FY2024 Results	FY2023 Results	Change	FY2024 Forecasts (Feb2025Disclosed)
Commercial Property Business	124,660	114,730	9,929	125,000
Marunouchi Property Business	96,173	97,082	(908)	95,000
Residential Business	48,026	38,888	9,137	47,000
International Business	45,823	51,448	(5,624)	40,000
Investment Management Business	11,950	(1,619)	13,570	13,000
Architectural Design & Engineering Business and Real Estate Services Business	10,700	9,021	1,679	10,000
Operating Profit	309,232	278,627	30,605	300,000
Ordinary Profit	262,960	241,158	21,802	252,000
Profit Attributable to Owners of Parent	189,356	168,432	20,923	173,000

【Commercial Property Business】

Profit growth compared to FY2023 driven by strong performance of offices, retail properties and hotels as well as increased capital gains.

【Marunouchi Property Business】

Operating profit remained flat compared to FY2023 supported by strong leasing of existing buildings, despite a decline in revenue due to closure of buildings for redevelopment.

【Residential Business】

Profit growth compared to FY2023 due to strong performance in the condominium business and increased gains on the sale of rental apartments and other properties.

【International Business】

Profit declined compared to FY2023 due to lower capital gains as a result of deferring the sale of some properties to the next financial year onwards.

【Investment Management Business】

Profit growth compared to FY2023 due to the reversal of the incentive fee adjustment in the previous year.

【Architectural Design & Engineering Business and Real Estate Services Business】

Profit growth compared to FY2023 is attributable to higher fee income.

< FY2025 Outlook >

A record Operating Profit of ¥ 325 billion and Profit Attributable to Owners of Parent of ¥ 195 billion are expected, respectively, driven by strong performance of domestic and international businesses as well as the sales of strategic-holding stocks under the new policy.

Millions of yen (rounded down)

	FY2025 Forecasts	FY2024 Results	Change
Commercial Property Business	120,000	124,660	(4,660)
Marunouchi Property Business	95,000	96,173	(1,173)
Residential Business	50,000	48,026	1,974
International Business	70,000	45,823	24,177
Investment Management Business	15,000	11,950	3,050
Architectural Design & Engineering Business and Real Estate Services Business	10,000	10,700	(700)
Operating Profit	325,000	309,232	15,768
Ordinary Profit	270,000	262,960	7,040
Profit Attributable to Owners of Parent	195,000	189,356	5,644

(Commercial Property Business)

Profit is expected to decline year-on-year in FY2025, reflecting a modest reduction in gains from property sales, despite solid performance from hotels and retail properties.

(Marunouchi Property Business)

Profit is forecast to remain broadly in line with FY2024, as the anticipated revenue decline from building closures due to redevelopment is expected to be offset by increased revenue from rent hikes on existing properties.

(Residential Business)

Profit is projected to increase compared to FY2024, driven by higher earnings from condominiums for sale in Japan, despite a decline in profit from the sale of rental apartments and other properties.

(International Business)

Profit is projected to rise year-on-year in FY2025, primarily driven by an increase in capital gains.

(Investment management business)

Profit is expected to increase compared to FY2024, primarily due to the completion of goodwill amortization and a rise in fee income associated with the expansion of AUM.

(Architectural Design & Engineering Business and Real Estate Services Business)

Both the brokerage and architectural design business continue to perform steadily and are expected to maintain similar levels to FY2024.

< Shareholder returns policy >

【Dividend】

Based on the stable rental cash flow from Marunouchi and the upward trend in earnings, **a progressive dividend increase of +¥3 will be consistently paid through FY2030**; the dividend for FY2025 is expected to be ¥ 46 (up ¥3 from FY2024). ¥60 or more /share is expected in FY2030.

【Share buyback】

Decided to implement a **share buyback of ¥100 billion in FY2025**

(¥50 billion of base share buyback + ¥50 billion of additional share buyback; to be canceled on completion).

Disclaimer

The forecasts contained in this report, the Summary of Consolidated Financial Statements, and FACT SHEETS are based on information available to the Company at the time of disclosure. Therefore, actual performance may differ from such forecasts due to various factors.

The summary of Financial Statements and Fact Book can be found on the homepage.

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