

Financial Highlights for FY2025 – 1Q  
(The Fiscal Year Ending March 31, 2026)

Mitsubishi Estate Co., Ltd.

### < FY2025 1Q Results >

- **Operating Profit was ¥62.4billion. (Year-on-year increase)**
- **Profit Attributable to Owners of Parent was ¥31.9 billion. (Year-on-year increase)**

Operating Profit and Profit Attributable to Owners of Parent exceeded the same period last year, marking a strong start. Capital gains are mainly scheduled for the second half, progressing as planned.

### < Progress toward the full-year forecast >

- Leasing of new offices, rent increases on existing properties, and revenues from the retail and hotel businesses all remained strong. Capital gains are also progressing steadily, with sale negotiations underway, leveraging a diverse portfolio of assets both in Japan and overseas.

### < Shareholder returns policy >

#### (Dividends)

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

Dividend forecast for FY2025: ¥46 per share.

¥60 or more/share is expected in FY2030.

#### (Share buyback)

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

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

**As of the end of July 2025, ¥43.2 billion has been acquired.**

### • Earnings for FY2025-1Q (Consolidated)

Millions of yen (rounded down)

|   | FY2025<br>1QResults | FY2024<br>1QResults | Change        | FY2025<br>Forecasts<br>(May2025Disclosed) |
|---|---------------------|---------------------|---------------|---|
| Commercial Property Business  | 16,285              | 21,647              | (5,362)       | 120,000                                   |
| Marunouchi Property Business  | 24,626              | 23,997              | 629           | 95,000                                    |
| Residential Business  | 19,844              | 2,922               | 16,922        | 50,000                                    |
| International Business  | 6,373               | 6,444               | (71)          | 70,000                                    |
| Investment Management Business  | 1,072               | 837                 | 234           | 15,000                                    |
| Architectural Design & Engineering Business and Real Estate Services Business | 1,867               | 2,518               | (650)         | 10,000                                    |
| <b>Operating Profit</b>   | <b>62,405</b>       | <b>51,798</b>       | <b>10,607</b> | <b>325,000</b>                            |
| <b>Ordinary Profit</b>  | <b>55,672</b>       | <b>43,794</b>       | <b>11,878</b> | <b>270,000</b>                            |
| <b>Profit Attributable to Owners of Parent</b>                                | <b>31,985</b>       | <b>25,941</b>       | <b>6,044</b>  | <b>195,000</b>                            |

### 【Commercial Property Business】

The office, hotel, and retail businesses each performed well. Although overall profit declined year-on-year due to lower capital gains, capital gains are progressing as planned and are expected to be realized primarily

in the second half.

**【Marunouchi Property Business】**

Although closures ahead of redevelopment had some impact, overall profit increased year-on-year due to higher rental income from existing buildings. The vacancy rate was 1.71% as of the end of June 2025."

**【Residential Business】**

Significant year-on-year profit increase driven by higher earnings from domestic condominium sales.

**【International Business】**

Although there were no profits from condominium sales in Australia which were recorded in the previous fiscal year, capital gains and other factors offset the impact, resulting in flat overall performance.

**● Earnings Estimates for FY2025 (Consolidated)**

There is no change in the earnings estimates announced on May 12, 2025.

**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 Sheet can be found on the homepage.

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