

Summary of Consolidated Financial Statements for FY2025-1Q
(the Fiscal Year Ending March 31, 2026)
 < under Japanese GAAP >

Company Name: Mitsubishi Estate Co., Ltd. Listed Stock Exchanges: Tokyo
Securities Code: 8802 URL: <https://www.mec.co.jp/en/>
Representative: Atsushi Nakajima, President & CEO
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Date for Payment of Dividends (Planned): —
Supplementary documents on financial results: Yes
Information meetings arranged related to financial results: Yes (for institutional investors and analysts, in Japanese)

*Figures are rounded down to the nearest million.

1. Consolidated Results for FY2025-1Q (April 1, 2025 – June 30, 2025)

* Percent figures for operating revenue, operating profit, ordinary profit, and profit attributable to owners of parent express the percentage changes from the corresponding period of the previous fiscal year.

(1) Consolidated Results

| | Operating Revenue | | Operating Profit | | Ordinary Profit | | Profit Attributable to Owners of Parent | |
|------------------|-------------------|------|------------------|------|-----------------|------|---|------|
| | Millions of yen | % | Millions of yen | % | Millions of yen | % | Millions of yen | % |
| 1Q FY2025 | 356,954 | 8.7 | 62,405 | 20.5 | 55,672 | 27.1 | 31,985 | 23.3 |
| 1Q FY2024 | 328,239 | 12.2 | 51,798 | 7.0 | 43,794 | 0.4 | 25,941 | 34.6 |

Note: Comprehensive Income:

1Q FY2025 ¥(1,249) million (- %) 1Q FY2024 ¥71,721 million (7.2%)

| | EPS | Diluted EPS |
|------------------|-------|-------------|
| | Yen | Yen |
| 1Q FY2025 | 25.75 | 25.75 |
| 1Q FY2024 | 20.52 | 20.52 |

(2) Consolidated Financial Position

| | Total Assets | Net Assets | Total Equity to Total Assets |
|----------------------|-----------------|-----------------|------------------------------|
| | Millions of yen | Millions of yen | % |
| Jun. 30, 2025 | 7,984,755 | 2,684,055 | 31.4 |
| Mar. 31, 2025 | 7,996,591 | 2,740,873 | 32.1 |

(Reference) Total Equity Jun. 30, 2025 ¥2,506,104 million Mar. 31, 2025 ¥2,563,580 million

2. Dividends

| (Date of Record) | 1Q | 2Q | 3Q | 4Q | Annual |
|------------------|-----|-------|-----|-------|--------|
| | Yen | Yen | Yen | Yen | Yen |
| FY2024 | — | 21.00 | — | 22.00 | 43.00 |
| FY2025 | — | | | | |
| FY2025 (Planned) | | 23.00 | — | 23.00 | 46.00 |

Note: Revisions to dividend forecast of the fiscal year ending March 31, 2026: No

3. Forecast of Consolidated Financial Results for FY2025 (April 1, 2025 – March 31, 2026)

* Percent figures for operating revenue, operating profit, ordinary profit, and profit attributable to owners of parent express the percentage changes from the previous fiscal year.

| | Operating Revenue | | Operating Profit | | Ordinary Profit | | Profit Attributable to Owners of Parent | | EPS |
|-------------------------|-------------------|------|------------------|-----|-----------------|-----|---|-----|--------|
| | Millions of yen | % | Millions of yen | % | Millions of yen | % | Millions of yen | % | Yen |
| Full Fiscal Year | 1,850,000 | 17.1 | 325,000 | 5.1 | 270,000 | 2.7 | 195,000 | 3.0 | 160.16 |

Note: Revisions to forecast of consolidated financial results for FY2025 during this quarter: No

Note: The Company resolved to repurchase its own shares at the board of directors meeting held on May 12, 2025. The impact of repurchase of own shares is taken into account in regards to EPS in the forecast of consolidated financial results for FY2025.

4. Others

(1) Significant changes in the scope of consolidation during the period: 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)

| | | | |
|---------------|----------------------|---------------|----------------------|
| Jun. 30, 2025 | 1,250,838,706 shares | Mar. 31, 2025 | 1,250,838,706 shares |
|---------------|----------------------|---------------|----------------------|

- 2) Number of shares of treasury stock at the fiscal period-end

| | | | |
|---------------|-------------------|---------------|------------------|
| Jun. 30, 2025 | 15,215,673 shares | Mar. 31, 2025 | 4,854,638 shares |
|---------------|-------------------|---------------|------------------|

- 3) Average number of shares for the period (quarterly consolidated cumulative basis)

| | | | |
|---------------|----------------------|---------------|----------------------|
| Jun. 30, 2025 | 1,242,167,864 shares | Jun. 30, 2024 | 1,264,336,602 shares |
|---------------|----------------------|---------------|----------------------|

The review process under the Financial Products and Exchange Law on this Summary of Consolidated Financial Results: No

Cautionary Statement with respect to Forecast of Consolidated Financial Results

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.

Further information regarding the forecast of consolidated financial results can be found in the IR Presentation Materials available on our website.

(<https://www.mec.co.jp/en/ir/library/>)

This English translation is solely for reference purposes only and not a legally definitive translation of the original Japanese text.

In the event a difference arises regarding the meaning herein, the original Japanese version will prevail as the official authoritative version.