November 10, 2025

Summary of Consolidated Financial Statements for FY2025-2Q (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		
Inquiries:	Keiko Nakano, General Manager of the Corporate Communications Department	TEL: +81-3-3287-5200	
Date for Payment of Dividends (Planned):	December 5, 2025		

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 FY2025-2Q (April 1, 2025 – September 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	%
2Q FY2025	743,204	15.9	107,590	7.7	82,645	4.0	58,071	16.1
2Q FY2024	641,065	9.0	99,878	10.6	79,442	5.6	50,021	20.4

Note: Comprehensive Income:
2Q FY2025 ¥32,123 million ((79.5%)) 2Q FY2024 ¥156,568 million ((9.5%))

	EPS	Diluted EPS
	Yen	Yen
2Q FY2025	47.03	47.03
2Q FY2024	39.70	39.70

(2) Consolidated Financial Position

	Total Assets	Net Assets	Total Equity to Total Assets
	Millions of yen	Millions of yen	%
Sep. 30, 2025	8,014,725	2,669,274	31.1
Mar. 31, 2025	7,996,591	2,740,873	32.1

(Reference) Total Equity Sep. 30, 2025 ¥2,490,682 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	—	23.00			
FY2025 (Planned)			—	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)

Sep. 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

Sep. 30, 2025	30,952,674 shares	Mar. 31, 2025	4,854,638 shares

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

Sep. 30, 2025	1,234,658,764 shares	Sep. 30, 2024	1,260,085,344 shares

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.

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.