

Financial Highlights for FY2025

(The Fiscal Year Ending March 31, 2026)

Mitsubishi Estate Co., Ltd.

FY2025 Results

- **Operating Profit: ¥329.7 billion** (+¥20.4 billion YoY).
- **Profit Attributable to Owners of Parent: ¥222.5 billion** (+¥33.1 billion YoY). Both set a record.
- **ROE improved to 8.5%.**
- Business Performance
 - **Leasing** of new offices, **rent increases** on existing properties, and revenues from **the retail and hotel businesses** demonstrated **strong performance**.
 - **The Marunouchi area vacancy rate was 0.55%** (As of Mar. 2026).
 - **Capital gains** progressed **steadily** both in Japan and overseas. Gains from the sale of U.S. data centers were recognized in the fourth quarter.

FY2026 Full-year Forecast

- **Operating Profit is expected to reach a record high of ¥ 370 billion** (+ ¥ 40.2 billion, or 12.2% YoY), driven by strong performance in the Marunouchi Property Business segment and capital gains from overseas assets (70% already secured).
- Extraordinary income of about ¥ 75.0 billion is planned, mainly from selling strategic shareholdings.
- **Profit Attributable to Owners of Parent is expected to reach about ¥ 235.0 billion**, a record high.
- **ROE is expected to be around 9%.**

Shareholder Returns Policy

- **¥ 50.0 billion share buyback has been firmly decided for FY2026**, with additional repurchases to be considered going forward.

Earnings for FY2025 (Consolidated)

Millions of yen (rounded down)

	FY2025 Results	FY2024 Results	Change
Commercial Property Business	135,677	124,660	11,016
Marunouchi Property Business	97,534	96,173	1,360
Residential Business	57,287	48,026	9,260
International Business	57,111	45,823	11,288
Investment Management Business	1,435	11,950	(10,515)
Architectural Design & Engineering Business and Real Estate Services Business	12,614	10,700	1,914
Operating Profit	329,730	309,232	20,497
Ordinary Profit	273,086	262,960	10,126
Profit Attributable to Owners of Parent	222,507	189,356	33,150

【Commercial Property Business】

The office, hotel, and retail businesses each performed well. Profits increased year on year, driven by a significant increase in capital gains.

【Marunouchi Property Business】

Profits increased year-on-year despite profit pressure from redevelopment-related closures, primarily driven by rent revisions in existing buildings.

New leasing activity and rent revisions for existing properties remained solid.

The vacancy rate stood at 0.55% as of March 31, 2026.

【Residential Business】

Profits increased, driven by higher earnings from domestic condominium sales.

【International Business】

Profits increased, driven by higher capital gains from the sale of properties, including U.S. data centers.

【Investment Management Business】

Profits declined, mainly due to one-off expenses including M&A-related costs and non-cash incentive fee adjustments.

Earnings Estimates for FY2026 (Consolidated)

Millions of yen (rounded down)

	FY2026 Forecasts	FY2025 Results	Change
Commercial Property Business	110,000	135,677	(25,677)
Marunouchi Property Business	120,000	97,534	22,466
Residential Business	65,000	57,287	7,713
International Business	80,000	57,111	22,889
Investment Management Business	15,000	1,435	13,565
Architectural Design & Engineering Business and Real Estate Services Business	10,000	12,614	(2,614)
Operating Profit	370,000	329,730	40,270
Ordinary Profit	295,000	273,086	21,914
Profit Attributable to Owners of Parent	235,000	222,507	12,493

【Commercial Property Business】

The office, hotel, and retail businesses are expected to perform well. Profits are expected to decline year-on-year, mainly due to the exceptionally large capital gains recorded in the previous fiscal year.

【Marunouchi Property Business】

Profits are expected to increase significantly year on year, driven by rent revisions in existing buildings, strong performance in flexible office operations, and the recording of capital gains.

【Residential Business】

Profits are expected to increase year on year, driven by strong condominium sales.

【International Business】

Profits are expected to increase year on year, driven by an expansion in capital gains. Of the capital gains scheduled to be recorded, approximately 70% have already been secured.

【Investment Management Business】

Profits are expected to increase year on year, driven by the absence of the non-cash incentive fee adjustment recorded in the previous year and the recognition of various fees.

(End)

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

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

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.