

**Summary of Financial Statements for the Third Quarter cumulative of FY2013**  
**(the Fiscal Year Ending March 31, 2013)**  
**< under Japanese GAAP >**

**Company Name:** Mitsubishi Estate Co., Ltd. Listed Stock Exchanges: Tokyo, Osaka, Nagoya  
**Securities Code:** 8802 URI: <http://www.mec.co.jp>  
**Representative:** Hirotaka Sugiyama, President & CEO  
**Inquiries:** Keiji Takano, General Manager of Corporate Communications Department TEL: +81-3-3287-5200  
**Filing of Quarterly Report (Planned):** February 14, 2013 Date for Payment of Dividends (Planned): —  
 Supplementary documents on quarterly financial results : Yes (FACT BOOK)  
 Quarterly investors' meeting : Yes (in Japanese)

\*Figures are rounded down to the nearest million.

**1. Consolidated Results for the Third Quarter cumulative of FY2013 (April 1, 2012 – December 31, 2012)**

\* Percent figures for revenue from operations, operating income, income before taxes and special items, and net income express the percentage changes from the corresponding period of the previous fiscal year.

**(1) Consolidated Results**

	Revenue from Operations		Operating Income		Income before Taxes and Special Items		Net Income	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
<b>3Q FY2013</b>	<b>654,976</b>	<b>(2.5)</b>	<b>87,635</b>	<b>(15.5)</b>	<b>69,219</b>	<b>(16.5)</b>	<b>33,902</b>	<b>(34.6)</b>
3Q FY2012	672,031	4.1	103,676	(7.9)	82,930	(11.4)	51,856	16.7

Note: Comprehensive Income:

3Q FY2013                      ¥43,435 million    ((43.6)%)                      3Q FY2012                      ¥76,961 million (183.3%)

	EPS	Diluted EPS
	Yen	Yen
<b>3Q FY2013</b>	<b>24.43</b>	<b>24.42</b>
3Q FY2012	37.37	37.36

**(2) Consolidated Financial Position**

	Total Assets	Net Assets	Total Equity to Total Assets
	Millions of yen	Millions of yen	%
<b>Dec. 31, 2012</b>	<b>4,598,588</b>	<b>1,319,619</b>	<b>25.9</b>
Mar. 31, 2012	4,387,015	1,373,915	28.6

(Reference) Total Equity                      Dec. 31, 2012                      ¥1,190,857 million                      Mar. 31, 2012                      ¥1,256,791 million

**2. Dividends**

	Dividends per Share				
(Date of Record)	1 <sup>st</sup> QTR	2 <sup>nd</sup> QTR	3 <sup>rd</sup> QTR	4 <sup>th</sup> QTR	Annual
	Yen	Yen	Yen	Yen	Yen
FY 2012	—	6.00	—	6.00	12.00
FY 2013	—	6.00	—		
FY 2013 (Planned)				6.00	12.00

Note: Revisions to dividend forecast of the fiscal year ending March 31, 2013: No

**3. Forecast of Consolidated Financial Results for FY2013 (April 1, 2012 – March 31, 2013)**

\* Percent figures for revenue from operations, operating income, income before taxes and special items, and net income express the percentage changes from the previous fiscal year.

	Revenue from Operations		Operating Income		Income before Taxes and Special Items		Net Income		EPS
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	Yen
<b>Full Fiscal Year</b>	<b>934,000</b>	<b>(7.8)</b>	<b>134,000</b>	<b>(8.4)</b>	<b>105,000</b>	<b>(13.0)</b>	<b>50,000</b>	<b>(11.5)</b>	<b>36.03</b>

Note: Revisions to forecast of consolidated financial results of the fiscal year ending March 31, 2013: No

#### 4. Others

(1) Changes in Important Subsidiaries during the Period (Changes in Specified Subsidiaries in accordance with Changes in the Scope of Consolidation): Yes

New Consolidation: 1) Shinjuku 6-chome Tokutei Mokuteki Kaisya  
2) Otemachi Development Tokutei Mokuteki Kaisya  
3) Toyosu 3-1 Tokutei Mokuteki Kaisya  
4) Shinjuku 6-chome S-Block Tokutei Mokuteki Kaisya  
New Exclusion: 1) Otemachi Development Tokutei Mokuteki Kaisya

(2) Adoption of 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: Yes
- 2) Changes of accompanying revisions other than 1. above: Yes
- 3) Changes in accounting estimates: Yes
- 4) Retrospective restatement: No

(4) Number of Outstanding Shares (Common Stock)

1) Number of outstanding shares at the end of the period (including treasury stock)				
Dec. 31, 2012	1,390,397,097 shares	Mar. 31, 2012		1,390,397,097 shares
2) Number of shares of treasury stock at the end of the period				
Dec. 31, 2012	2,763,703 shares	Mar. 31, 2012		2,593,632 shares
3) Average number of shares for the period (quarterly consolidated cumulative basis)				
Dec. 31, 2012	1,387,722,038 shares	Dec. 31, 2011		1,387,803,806 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.

At the time of this document's release, review of the financial statements under the Financial Products and Exchange Law has not been completed.

#### *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.