

**Summary of Consolidated Financial Statements for FY2013 (the Fiscal Year Ended on March 31, 2013)**  
**< under Japanese GAAP >**

**Company Name:** Mitsubishi Estate Co., Ltd. Listed Stock Exchanges: Tokyo, Osaka, Nagoya  
**Securities Code:** 8802 URL: <http://www.mec.co.jp>  
**Representative:** Hirotaka Sugiyama, President & CEO  
**Inquiries:** Keiji Takano, General Manager of Corporate Communications Department TEL: +81-3-3287-5200  
**Annual General Meeting of Shareholders (Planned):** June 27, 2013 Date for Payment of Dividends (Planned): June 28, 2013  
**Filing of Securities Report (Planned):** June 27, 2013  
**Supplementary document(s) for financial results :** Yes ( FACT BOOK )  
**Investors' meeting :** Yes ( in Japanese )

\*Figures are rounded down to the nearest million.

**1. Consolidated 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 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>FY2013</b>	<b>927,157</b>	<b>(8.5)</b>	<b>118,349</b>	<b>(19.1)</b>	<b>92,381</b>	<b>(23.4)</b>	<b>45,507</b>	<b>(19.5)</b>
FY2012	1,013,069	2.5	146,299	(7.6)	120,665	(7.8)	56,512	(12.0)

Note: Comprehensive Income:

FY2013                      ¥96,979 million (16.7%)                      FY2012                      ¥83,134 million (112.5%)

	EPS	Diluted EPS	ROE	Income before Taxes and Special Items to Total Assets	Operating Income to Revenue from Operations
	Yen	Yen	%	%	%
<b>FY2013</b>	<b>32.79</b>	<b>32.78</b>	<b>3.6</b>	<b>2.0</b>	<b>12.8</b>
FY2012	40.72	40.71	4.6	2.8	14.4

(Reference) Equity in Earnings of unconsolidated subsidiaries and affiliates:

FY2013                      ¥517 million                      FY2012                      ¥515 million

**(2) Consolidated Financial Position**

	Total Assets		Net Assets		Total Equity to Total Assets		Net Assets per Share	
	Millions of yen		Millions of yen		%		Yen	
<b>Mar. 31, 2013</b>	<b>4,711,521</b>		<b>1,366,011</b>		<b>28.3</b>		<b>893.27</b>	
Mar. 31, 2012	4,387,015		1,373,915		28.6		905.60	

(Reference) Total Equity                      Mar. 31, 2013                      ¥1,239,547 million                      Mar. 31, 2012                      ¥1,256,791 million

**(3) Consolidated Cash Flows**

	Cash Flows from Operating Activities		Cash Flows from Investing Activities		Cash Flows from Financing Activities		Cash and Cash Equivalents at the End of the Period	
	Millions of yen		Millions of yen		Millions of yen		Millions of yen	
<b>FY2013</b>	<b>122,286</b>		<b>(217,992)</b>		<b>27,150</b>		<b>191,837</b>	
FY2012	203,243		(272,009)		57,189		215,771	

**2. Dividends**

	Dividends per Share					Cash Dividends Paid (Annual)	Dividend Payout Ratio (Consolidated)	Cash Dividends to Net Assets (Consolidated)
	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	Millions of yen	%	%
FY2012	—	6.00	—	6.00	12.00	16,653	29.5	1.4
FY2013	—	6.00	—	6.00	12.00	16,651	36.6	1.3
FY2014 (Planned)	—	6.00	—	6.00	12.00		28.7	

### 3. Forecast of Consolidated Financial Results for FY2014 (April 1, 2013 – March 31, 2014)

\* 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
Full Fiscal Year	1,070,000	15.4	160,000	35.2	122,000	32.1	58,000	27.5	41.80

#### Notes

(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) 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

(3) Number of Outstanding Shares (Common Stock)

1) Number of Outstanding Shares at the Fiscal Period-End (Including Treasury Stock)

Mar. 31, 2013 1,390,397,097 shares Mar. 31, 2012 1,390,397,097 shares

2) Number of Shares of Treasury Stock at the Fiscal Period-End

Mar. 31, 2013 2,744,114 shares Mar. 31, 2012 2,593,632 shares

3) Average Number of Shares during the Period

Mar. 31, 2013 1,387,704,030 shares Mar. 31, 2012 1,387,801,783 shares

#### (Reference) Non-Consolidated Results

##### 1. Non-Consolidated 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.

##### (1) Non-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>FY2013</b>	<b>380,844</b>	<b>(10.8)</b>	<b>64,909</b>	<b>(34.5)</b>	<b>53,421</b>	<b>(38.3)</b>	<b>(29,889)</b>	<b>-</b>
FY2012	426,947	(9.4)	99,060	(14.5)	86,557	(14.1)	36,700	(29.8)

	EPS	Diluted EPS
	Yen	Yen
<b>FY2013</b>	<b>(21.54)</b>	<b>-</b>
FY2012	26.45	26.44

##### (2) Non-Consolidated Financial Position

	Total Assets		Net Assets		Total Equity to Total Assets		Net Assets per Share	
	Millions of yen		Millions of yen		%		Yen	
<b>Mar. 31, 2013</b>	<b>3,921,922</b>		<b>1,178,640</b>		<b>30.0</b>		<b>849.02</b>	
Mar. 31, 2012	3,567,727		1,203,423		33.7		866.82	

(Reference) Total Equity Mar. 31, 2013 ¥1,178,140 million Mar. 31, 2012 ¥1,202,972 million

#### 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.