

Summary of Financial Statements for the Third Quarter cumulative of FY2014
(the Fiscal Year Ending March 31, 2014)
 <under Japanese GAAP>

Company Name: Mitsubishi Estate Co., Ltd. Listed Stock Exchanges: Tokyo, Nagoya
Securities Code: 8802 URI: http://www.mec.co.jp/index_e.html
Representative: Hirotaka Sugiyama, President & CEO
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Filing of Quarterly Report (Planned): February 13, 2014 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 FY2014 (April 1, 2013 – December 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	%
3Q FY2014	720,273	10.0	107,821	23.0	93,314	34.8	58,528	72.6
3Q FY2013	654,976	(2.5)	87,635	(15.5)	69,219	(16.5)	33,902	(34.6)

Note: Comprehensive Income:

3Q FY2014 ¥ 109,133 million (151.3%) 3Q FY2013 ¥ 43,435 million ((43.6) %)

	EPS	Diluted EPS
	Yen	Yen
3Q FY2014	42.18	42.17
3Q FY2013	24.43	24.42

(2) Consolidated Financial Position

	Total Assets	Net Assets	Total Equity to Total Assets
	Millions of yen	Millions of yen	%
Dec. 31, 2013	4,738,681	1,448,959	27.9
Mar. 31, 2013	4,711,521	1,366,011	26.3

(Reference) Total Equity Dec. 31, 2013 ¥1,323,926 million Mar. 31, 2013 ¥1,239,547 million

2. Dividends

	Dividends per Share				
(Date of Record)	1Q	2Q	3Q	4Q	Annual
	Yen	Yen	Yen	Yen	Yen
FY 2013	—	6.00	—	6.00	12.00
FY 2014	—	6.00	—		
FY 2014 (Planned)				6.00	12.00

Note: Revisions to dividend forecast of the fiscal year ending March 31, 2014: No

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

Note: Revisions to forecast of consolidated financial results for FY2014 during this quarter: 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: MM Development Tokutei Mokuteki Kaisya

(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 end of the period (including treasury stock) | | | | |
| | Dec. 31, 2013 | 1,390,397,097 shares | Mar. 31, 2013 | 1,390,397,097 shares |
| 2) Number of shares of treasury stock at the end of the period | | | | |
| | Dec. 31, 2013 | 2,755,097 shares | Mar. 31, 2013 | 2,744,114 shares |
| 3) Average number of shares for the period (quarterly consolidated cumulative basis) | | | | |
| | Dec. 31, 2013 | 1,387,650,560 shares | Dec. 31, 2012 | 1,387,722,038 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.