

**Summary of Consolidated Financial Statements for FY2019-3Q**  
**(the Fiscal Year Ending March 31, 2019)**  
 < under Japanese GAAP >

**Company Name:** Mitsubishi Estate Co., Ltd. Listed Stock Exchanges: Tokyo, Nagoya  
**Securities Code:** 8802 URL: [http://www.mec.co.jp/index\\_e.html](http://www.mec.co.jp/index_e.html)  
**Representative:** Junichi Yoshida, President & CEO  
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**Filing of Quarterly Report (Planned):** February 14, 2019  
 Supplementary documents on quarterly financial results: Yes (FACT BOOK)  
 Quarterly investors meeting: Yes (for institutional investors and analysts, in Japanese)

\*Figures are rounded down to the nearest million.

**1. Consolidated Results for FY2019-3Q (April 1, 2018 – December 31, 2018)**

\* Percent figures for revenue from operations, operating income, income before taxes and special items, and profit attributable to owners of parent 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		Profit Attributable to Owners of Parent	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
<b>3Q FY2019</b>	<b>874,357</b>	<b>10.6</b>	<b>162,939</b>	<b>13.7</b>	<b>148,648</b>	<b>15.6</b>	<b>96,726</b>	<b>13.9</b>
3Q FY2018	790,456	(4.1)	143,354	(4.7)	128,572	(5.9)	84,953	(5.0)

Note: Comprehensive Income:

3Q FY2019 ¥89,690 million ((30.5)%) 3Q FY2018 ¥129,099 million (99.6%)

	EPS		Diluted EPS	
	Yen		Yen	
<b>3Q FY2019</b>	<b>69.68</b>		<b>69.67</b>	
3Q FY2018	61.21		61.20	

**(2) Consolidated Financial Position**

	Total Assets		Net Assets		Total Equity to Total Assets	
	Millions of yen		Millions of yen		%	
<b>Dec. 31, 2018</b>	<b>5,863,370</b>		<b>1,923,502</b>		<b>29.6</b>	
Mar. 31, 2018	5,801,450		1,879,088		29.3	

(Reference) Total Equity Dec. 31, 2018 ¥1,735,775 million Mar. 31, 2018 ¥1,698,348 million

**2. Dividends**

(Date of Record)	1Q	2Q	3Q	4Q	Annual
	Yen		Yen		Yen
FY2018	—	12.00	—	14.00	26.00
FY2019	—	13.00	—		
FY2019 (Planned)				13.00	26.00

Note: Revisions to dividend forecast of the fiscal year ending March 31, 2019: No

**3. Forecast of Consolidated Financial Results for FY2019 (April 1, 2018 – March 31, 2019)**

\* Percent figures for revenue from operations, operating income, income before taxes and special items, and profit attributable to owners of parent express the percentage changes from the previous fiscal year.

	Revenue from Operations		Operating Income		Income before Taxes and Special Items		Profit Attributable to Owners of Parent		EPS
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	Yen
<b>Full Fiscal Year</b>	<b>1,290,000</b>	<b>8.0</b>	<b>215,000</b>	<b>0.9</b>	<b>191,000</b>	<b>0.3</b>	<b>123,000</b>	<b>2.1</b>	<b>88.61</b>

Note: Revisions to forecast of consolidated financial results for FY2019 during this quarter: No

The EPS is calculated using the number of shares after the Company issued the restricted shares (130,065 shares) on 25th May, 2018.

#### 4. Others

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

Dec. 31, 2018	1,391,038,170 shares	Mar. 31, 2018	1,390,908,105 shares
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- 2) Number of shares of treasury stock at the fiscal period-end

Dec. 31, 2018	2,903,741 shares	Mar. 31, 2018	2,897,424 shares
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- 3) Average number of shares for the period (quarterly consolidated cumulative basis)

Dec. 31, 2018	1,388,111,754 shares	Dec. 31, 2017	1,387,898,438 shares
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#### *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.

Details can be found on our website. (<http://www.mec.co.jp/e/investor/irlibrary/materials/index.html>)

Please refer to FACT BOOK for the details of revisions to the forecast of consolidated financial results announced today.