

Summary of Consolidated Financial Results For the Three Months Ended June 30, 2011 (Based on Japanese GAAP)

July 28, 2011

Company name: Mitsui Fudosan Co., Ltd
 Stock exchange listing: Tokyo Stock Exchange, First Section
 Osaka Securities Exchange, First Section
 Stock code: 8801
 URL: <http://www.mitsuifudosan.co.jp/english/>
 Representative
 Title: President and Chief Executive Officer
 Name: Masanobu Komoda
 Date of release of quarterly securities report: August 11, 2011
 Starting date of dividend payments: -
 Preparation of explanatory materials for quarterly financial results: Yes
 Information meetings arranged related to quarterly financial results: Yes (for institutional investors and analysts, in Japanese)

(Yen in millions, rounded down)

1. Consolidated Financial Results for the Three Months Ended June 2011 (April 1, 2011 – June 30, 2011) (1) Consolidated Result of Operations (year-to-date)

(% figures denote year-on-year change)

	Revenue from Operations		Operating Income		Ordinary Income		Net Income	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
Three Months Ended June 30, 2011	279,153	(1.3)	21,969	19.7	16,188	24.4	6,471	44.2
Three Months Ended June 30, 2010	282,856	(9.2)	18,358	(48.5)	13,010	(55.0)	4,486	(72.1)

Note: Comprehensive Income ¥1,622 million ((54.9)%) (Three Months Ended June 30, 2011);
 ¥3,598 million (- %) (Three Months Ended June 30, 2010)

	Net Income per Share	Diluted Net Income per Share
	Yen	Yen
Three Months Ended June 30, 2011	7.37	7.37
Three Months Ended June 30, 2010	5.11	5.11

(2) Consolidated Financial Position

	Total Assets	Net Assets	Equity Ratio	Net Assets Per Share
	Millions of yen	Millions of yen	%	Yen
At June 30, 2011	3,787,709	1,033,380	26.8	1,154.22
At March 31, 2011	3,780,699	1,042,385	27.0	1,161.22

Reference: Shareholders' Equity ¥ 1,013,782 million (At June 30, 2011) ¥1,019,941 million (At March 31, 2011)

2. Cash Dividends

	Cash Dividends per Share				
	1st Quarter	2nd Quarter	3rd Quarter	Full Year	Total
	Yen	Yen	Yen	Yen	Yen
Year Ended March 31, 2011	—	11.00	—	11.00	22.00
Year Ending March 31, 2012	—	—	—	—	—
Year Ending March 31, 2012 (Plan)	—	11.00	—	11.00	22.00

(Note) Changes from the latest released dividend forecasts: No

3. Forecast for the Year Ending March 31, 2012 (April 1, 2011 – March 31, 2012)

(% figures denote year-on-year change)

	Revenue from Operations		Operating Income		Ordinary Income		Net Income		Net Income per Share
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	Yen
First 2 quarters (cumulative)	—	—	—	—	—	—	—	—	—
Full year	1,400,000	(0.4)	115,000	(4.2)	92,000	(4.4)	47,000	(5.8)	53.51

(Note) Changes from the latest released performance forecasts: No

(Note) The Company forecasts revenue and earnings on an annual basis for the year ending March 31, 2012. It does not issue forecasts for the six month ending September 30, 2011.

4. Others

(1) Major changes among subsidiaries in the consolidated cumulative period of the period under review (Transfer of specific subsidiaries accompanying the change of scope of consolidation) : No

New: - (Company name: -)

Excluded: - (Company name: -)

(2) Application of specified accounting treatment used in preparation of quarterly consolidated financial statements: Yes

(3) Changes to accounting policies; changes to accounting estimates; restatements

(i) Changes to accounting policies due to revisions to accounting standards, etc.: No

(ii) Other changes to accounting policies: No

(iii) Changes to accounting estimates: No

(iv) Restatements: No

(4) Number of outstanding shares (common stocks)

(i) Number of shares outstanding at term-end (including treasury stocks)

Three months ended June 30, 2011: 881,424,727 shares

Year ended March 31, 2011: 881,424,727 shares

(ii) Number of treasury stock at term-end

Three months ended June 30, 2011: 3,095,776 shares

Year ended March 31, 2011: 3,087,750 shares

(iii) Average number of shares during the period (cumulative figure for consolidated quarterly accounting period)

Three months ended June 30, 2011: 878,333,465 shares

Three months ended June 30, 2010: 878,470,309 shares

* Implementation status of quarterly review processes

This Fact Sheet is not subject to quarterly review processes under the Financial Products and Exchange Law. At the time of this document's release, review of the quarterly financial statements under the Financial Products and Exchange Law had not been completed.

* Appropriate use of business forecasts; other special items

Business forecasts contained in this report and supplementary materials are based on information available to the Company on the date of this report's announcement and on assumptions pertaining to uncertain factors that may affect the Company's future results. Due to unforeseen circumstances, however, actual results may differ significantly from such forecasts. For more information about the Company's business forecasts, please refer to Fact Book.