

2025年3月期第2四半期（中間期） 決算短信 補足説明資料

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2024年11月8日



<https://www.mitsuifudosan.co.jp/corporate/ir/>

決算ハイライト：2025年3月期 第2四半期（中間期）決算サマリー

Financial Highlights : Summary of 2Q, FY2024 Financial Results

■ 第2四半期決算ハイライト /2Q, FY2024 Financial Highlight

■ 連結業績概要

当第2四半期（累計）の業績は、
 営業収益は前年同期比28億円（△0.2%）の減収、
 営業利益は同比102億円（△5.7%）の減益、
 経常利益は同比170億円（△11.1%）の減益となったが、
 いずれも第2四半期（累計）としては、過去最高であった前年同期に次ぐ水準。

グループ長期経営方針「& INNOVATION 2030」における新たな利益指標である「事業利益」は前年同期の物件売却の反動等により同比117億円（△6.4%）の減益となったが、当第2四半期（累計）の主なセグメント別事業利益は賃貸・マネジメント・施設営業ともに通期業績予想に対して50%を超える水準で推移しており、過去最高を見込む通期予想（売上高：26,000億円、事業利益：3,700億円、純利益*：2,350億円）の達成に向けて順調に進捗中。

親会社株主に帰属する中間純利益は、昨年度、特別利益（投資有価証券売却益）の大半が前年同期に計上されていたことの影響により同比409億円（△31.7%）の減益。

■ 株主還元

中間配当は、期初（2024年5月10日）公表どおり1株当たり15円。

■ Consolidated Financial Summary

On a year-on-year basis, revenue from operations decreased ¥2.8 billion, or 0.2%, operating income fell ¥10.2 billion, or 5.7%, and ordinary income dropped ¥17.0 billion, or 11.1%. Despite this downturn, both revenue and earnings came close to an interim period high, surpassed only by the record set during the corresponding period of the previous fiscal year.

Business income, a new profit indicator set under the Group's long-term vision, & INNOVATION 2030, fell ¥11.7 billion, or 6.4%, compared with the corresponding period of the previous fiscal year. This largely reflected the absence of property sales that took place during the interim period of the fiscal year ended March 31, 2024. Despite this downturn, business income for the interim period in each of the major Leasing, Management, and Facility Operations segments exceeded 50% of full fiscal year forecasts. On this basis, results are progressing steadily toward forecast record highs for the fiscal year ending March 31, 2025 (Revenue from operations: ¥2,600.0 billion; Business income: ¥370.0 billion; Net income*: ¥235.0 billion).

Profit attributable to owners of parent for the interim period of the fiscal year under review decreased ¥40.9 billion, or 31.7%, compared with the corresponding period of the previous fiscal year. This largely reflects the absence of the gain on sales of investment securities posted as extraordinary income in the previous fiscal year.

■ Shareholder Returns

Interim dividend of ¥15 per share in line with announcements at the start of the period (May 10, 2024).

*親会社株主に帰属する当期純利益

*Profit Attributable to Owners of Parent

単位：十億円/Unit : Billions of yen	当第2四半期 実績 (A)	前年同期 実績 (B)	増減 (率)		2024年度 通期予想 (C)	進捗率
	2Q, FY2024 Results (A) 2024.4.1-2024.9.30	2Q, FY2023 Results (B) 2023.4.1-2023.9.30	Change (Rate) (A-B) (A/B-1)		FY2024 Forecast (C) 2024.4.1-2025.3.31	Progress Rate (A/C)
営業収益 Revenue from Operations	1,162.4	1,165.2	-2.8	-0.2%	2,600.0	44.7%
営業利益 Operating Income	169.4	179.7	-10.2	-5.7%	340.0	49.8%
事業利益 Business Income	173.1	184.8	-11.7	-6.4%	370.0	46.8%
経常利益 Ordinary Income	137.3	154.4	-17.0	-11.1%	260.0	52.8%
親会社株主に帰属する中間純利益 Profit Attributable to Owners of Parent	88.3	129.2	-40.9	-31.7%	235.0	37.6%

* 収益は外部顧客からの売上高

* Revenue is revenue from outside customers.

* 期間は全て累計で表示

* Periods are presented on a cumulative basis.

2025年3月期 第2四半期（中間期）決算概要：連結PL概要

Summary of 2Q, FY2024 Financial Results : Summary of Consolidated Income

連結損益計算書

Consolidated Income Statement

単位：百万円/Unit : Millions of yen

	2Q, FY2024	2Q, FY2023	増減/Change	増減率/Change Rate
営業収益 Revenue from Operations	1,162,438	1,165,245	-2,806	-0.2%
賃貸 Leasing	419,706	398,984	+20,721	
分譲 Property Sales	267,571	319,538	-51,967	
マネジメント Management	235,149	221,272	+13,877	
施設営業 Facility Operations	110,035	94,151	+15,883	
その他 Other	129,975	131,298	-1,322	
事業利益*1 Business Income*1	173,144	184,889	-11,744	-6.4%
営業利益 Operating Income	169,470	179,734	-10,264	-5.7%
持分法投資損益*2 Equity in earnings/losses of affiliates*2	3,670	5,133	-1,463	
固定資産売却損益 Gain/loss on sales of fixed assets	4	21	-16	
(セグメント別 事業利益) Business Income by Segment				
賃貸 Leasing	85,673	88,913	-3,240	
分譲 Property Sales	63,065	80,111	-17,045	
マネジメント Management	34,269	29,948	+4,321	
施設営業 Facility Operations	19,460	12,590	+6,870	
その他 Other	1,334	-53	+1,387	
全社費用・消去 Elimination or Corporate	-30,659	-26,622	-4,037	
営業外損益 Non-operating Income/Expenses	-32,147	-25,324	-6,822	
持分法投資損益 Equity in earnings/losses of affiliates	3,739	5,250	-1,511	
純金利負担 Interest Income/Expense, in Net	-38,887	-33,871	-5,016	
その他 Other, in Net	3,000	3,295	-295	
経常利益 Ordinary Income	137,322	154,409	-17,087	-11.1%
特別損益 Extraordinary Income/Loss	10,665	53,990	-43,324	
特別利益 Extraordinary Income	13,488	53,990	-40,501	
特別損失 Extraordinary Loss	-2,823	-	-2,823	
税金等調整前中間純利益 Income before Income Taxes	147,988	208,399	-60,411	
法人税等 Income Taxes	-60,837	-69,487	+8,650	
中間純利益 Profit	87,151	138,911	-51,760	
非支配株主に帰属する 中間純利益 Profit Attributable to Non-Controlling Interests	1,171	-9,618	+10,789	
親会社株主に帰属する中間純利益 Profit Attributable to Owners of Parent	88,322	129,293	-40,971	-31.7%

特別損益

Extraordinary Income/Loss

[特別利益/Extraordinary Income] 単位：百万円/Unit : Millions of yen

投資有価証券売却益 Gain on Sales of Investment Securities	13,488
合計 Total	13,488

[特別損失/Extraordinary Loss]

減損損失 Impairment Loss	-2,823
合計 Total	-2,823

公表（進捗率）

Progress Rate

単位：百万円/Unit : Millions of yen

	2Q, FY2024	通期予想 2024年5月10日公表 Full-Year Forecast May 10, 2024	進捗率 Progress Rate
営業収益 Revenue from Operations	1,162,438	2,600,000	44.7%
営業利益 Operating Income	169,470	340,000	49.8%
事業利益 Business Income	173,144	370,000	46.8%
経常利益 Ordinary Income	137,322	260,000	52.8%
親会社株主に帰属する 中間純利益 Profit attributable to owners of parent	88,322	235,000	37.6%

*1 事業利益=営業利益+持分法投資損益（不動産分譲を目的とした関係会社株式売却損益含む）+固定資産売却損益

*2 不動産分譲を目的とした関係会社株式売却損益含む

*1 Operating income + Equity in earnings/losses of affiliates (including Gain/loss on sales of shares of subsidiaries and affiliates for the purpose of real estate sales)+Gain/loss on sales of fixed assets

*2 including Gain/loss on sales of shares of subsidiaries and affiliates for the purpose of real estate sales

グループ長期経営方針「& INNOVATION 2030」において、当期より「事業利益」を新たな利益指標として設定。参考資料として、末尾に事業利益組替概念図を添付。

Mitsui Fudosan has set business income as a new profit indicator under the Group's long-term vision, & INNOVATION 2030. A business income reclassification diagram is attached at the end of this report as a reference.

* 収益は外部顧客からの売上高 * Revenue is revenue from outside customers.
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2025年3月期 第2四半期（中間期）決算概要：連結PL概要

Summary of 2Q, FY2024 Financial Results : Summary of Consolidated Income

連結包括利益計算書

Consolidated Statements of Comprehensive Income

単位：百万円/Unit : Millions of yen

		2Q, FY2024	2Q, FY2023
中間純利益 Profit		87,151	138,911
その他の包括利益 Other Comprehensive Income		9,377	94,347
その他有価証券評価差額金	Valuation Difference on Available-For-Sale Securities	-91,167	27,004
繰延ヘッジ損益	Deferred Gains or Losses on Hedges	-5,169	4,956
為替換算調整勘定	Foreign Currency Translation Adjustment	56,655	32,693
退職給付に係る調整額	Remeasurements of Defined Benefit Plans, Net of Tax	-4,536	-1,740
持分法適用会社に対する持分相当額	Share of Other Comprehensive Income of Associates Accounted for Using Equity Method	53,595	31,434
中間包括利益 Comprehensive Income		96,528	233,259
(うち親会社株主に係る中間包括利益) (Comprehensive Income Attributable to Owners of the Parent)		(96,905)	(222,404)
(うち非支配株主に係る中間包括利益) (Comprehensive Income Attributable to Non-Controlling Interests)		(-377)	(10,855)

(参考) 単体・営業損益

(Reference) Nonconsolidated Operating Income/Expenses (Non-consolidated)

単位：百万円/Unit : Millions of yen

		2Q, FY2024	2Q, FY2023	増減/Change
営業収益 Revenue from Operations	賃貸事業 Leasing	357,572	345,108	+12,463
	分譲事業（業務施設等） Property Sales	10,084	13,700	-3,616
	その他 Other	31,837	18,431	+13,405
	合計 Total	399,493	377,239	+22,253
粗利益率 Gross Profit Margin	賃貸事業 Leasing	18.3%	17.3%	+1.0pt
	分譲事業（業務施設等） Property Sales	26.2%	13.2%	+13.0pt
	その他 Other	57.1%	33.4%	+23.7pt
営業利益 Operating Income		58,222	42,469	+15,752

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2025年3月期 第2四半期（中間期）決算概要：連結PL概要

Summary of 2Q, FY2024 Financial Results : Summary of Consolidated Income

賃貸
Leasing

賃貸/Leasing

既存オフィスの賃貸収益や既存商業施設の売上が伸長した一方で、海外物件における公租公課の増加や国内外における前年同期の物件売却影響等により、セグメント全体では207億円の増収、32億円の減益。なお、当第2四半期末における当社の首都圏オフィス空室率は2.4%。

Overall revenue from operations increased ¥20.7 billion while operating income decreased ¥3.2 billion. This was largely due to the increase in leasing revenue from existing office buildings and growth in sales at existing retail facilities, as well as the impact of higher public taxes and dues on overseas properties and the effects of property sales in Japan and abroad during the corresponding period of the previous fiscal year. Meanwhile, the Company's office vacancy rate (on a non-consolidated basis) in the Tokyo metropolitan area was 2.4% as of September 30, 2024.

当第2四半期における主要な新規・通期稼働物件 Major Projects during the Period

【新規稼働（当期稼働物件）】

・パークウェルステイト幕張ベイパーク

【通期稼働（前期稼働物件）】

・ららぽーと門真・三井アウトレットパーク 大阪門真

・ららテラスTOKYO-BAY

・ららテラスHARUMI FLAG

・ららぽーと台中（台湾台中市）

【Newly operating (properties operating from FY2024)】

・PARK WELLSTATE MAKUHARI BAY PARK

【Properties operating throughout the year (properties operating from FY2023)】

・LaLaport KADOMA, MITSUI OUTLET PARK OSAKA KADOMA

・LaLa Terrace TOKYO-BAY

・LaLa Terrace HARUMI FLAG

・LaLaport TAICHUNG

単位：百万円/Unit : Millions of yen

		2Q, FY2024	2Q, FY2023	増減/Change
営業収益 Revenue from Operations	オフィス Office Buildings	230,304	218,803	+11,501
	商業施設 Retail Facilities	144,869	139,953	+4,916
	その他 Other	44,532	40,227	+4,304
	合計/Total	419,706	398,984	+20,721
事業利益 Business Income		85,673	88,913	-3,240

空室率推移/Vacancy Rate	9/2024	6/2024	3/2024	3/2023	3/2022	3/2021
連結オフィス・商業 Consolidated Office Buildings & Retail Facilities	3.9%	4.0%	3.8%	4.3%	3.0%	2.9%
単体オフィス首都圏 Non-Consolidated Office Buildings Tokyo Metropolitan Area	2.4%	2.5%	2.2%	3.8%	3.2%	3.1%

		2Q, FY2024	2Q, FY2023	増減/Change	
貸付面積（千㎡） Leased Floor Space (1,000㎡)	オフィス Office Buildings	所有 Owned	2,077	2,068	+9
		転貸 Sublease	1,507	1,488	+19
	商業施設 Retail Facilities	所有 Owned	2,013	2,009	+4
		転貸 Sublease	669	646	+23
	合計 Total	6,267	6,212	+55	

【参考】単体・賃貸総括表 /Breakdown of Leasing Operations (Non-consolidated)

オフィス/Office Buildings		総計/Total		首都圏/Tokyo Metropolitan Area		地方/Regions	
		2Q, FY2024	2Q, FY2023	2Q, FY2024	2Q, FY2023	2Q, FY2024	2Q, FY2023
棟数	Number of Buildings	114	118	92	95	22	23
貸付面積（千㎡）	Leased Floor Space (1,000㎡)	2,814	2,832	2,537	2,552	277	280
賃貸収益	Leasing Revenue (¥ millions)	170,002	167,910	157,861	155,870	12,140	12,039
空室率	Vacancy Rate	2.6%	3.6%	2.4%	3.6%	3.9%	4.3%

商業施設/Retail Facilities		総計/Total		首都圏/Tokyo Metropolitan Area		地方/Regions	
		2Q, FY2024	2Q, FY2023	2Q, FY2024	2Q, FY2023	2Q, FY2024	2Q, FY2023
棟数	Number of Buildings	98	95	70	68	28	27
貸付面積（千㎡）	Leased Floor Space (1,000㎡)	2,350	2,330	1,453	1,437	897	893
賃貸収益	Leasing Revenue (¥ millions)	131,459	128,041	85,460	81,616	45,999	46,424
空室率	Vacancy Rate	1.5%	1.6%	1.2%	1.2%	2.0%	2.3%

* 収益は外部顧客からの売上高 * Revenue is revenue from outside customers.
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2025年3月期 第2四半期（中間期）決算概要：連結PL概要

Summary of 2Q, FY2024 Financial Results : Summary of Consolidated Income

分譲
Property Sales

分譲/Property Sales

国内住宅分譲は、当第2四半期（累計）の計上戸数および利益率が前年同期を上回り、増収増益。一方、投資家向け・海外住宅分譲等においては前年同期の物件売却の反動等により減収減益。セグメント全体では519億円の減収、170億円の減益。なお、国内の新築マンション分譲の当期計上予定戸数3,650戸に対する契約進捗率は97%。

The number of units booked and profit margin in the interim period of the fiscal year under review exceeded the corresponding period of the previous fiscal year. As a result, revenue and earnings in the "Property Sales to Individuals (Domestic)" category increased. Meanwhile, revenue and earnings in the "Property Sales to Investors and Individuals (Overseas), etc." category decreased owing to a variety of factors, including the absence of property sales that took place during the interim period of the fiscal year ended March 31, 2024. Accounting for each of the aforementioned, revenue from operations and operating income in the "Property Sales" segment as a whole decreased ¥51.9 billion and ¥17.0 billion, respectively. Furthermore, of the 3,650 new condominium units in Japan that will be recorded in the fiscal year ending March 31, 2025, the Company had contracts in place for 97% as of September 30, 2024.

当第2四半期における主要な計上物件 Major Projects during the Period

【国内住宅分譲】

- パークタワー勝どきサウス
- パークタワー勝どきミッド
- パークホームズ文京本駒込
- 大宮SKY&SQUARE
- パークコート神宮北参道 ザタワー

【海外住宅分譲】

- 200 Amsterdam (米国ニューヨーク市)
- Cortland (米国ニューヨーク市)

【投資家向け分譲】

- MFIP多摩
- パークアクセス千川
- パークアクセス成増二丁目

【Property Sales to Individuals】

- PARK TOWER KACHIDOKI SOUTH
- PARK TOWER KACHIDOKI MID
- PARK HOMES BUNKYOHONKOMAGOME
- OMIYA SKY&SQUARE
- PARK COURT JINGUKITASANDO THE TOWER

【Property Sales to Overseas】

- 200 Amsterdam
- Cortland

【Property Sales to Investors】

- MFIP TAMA
- PARK AXIS SENKAWA
- PARK AXIS NARIMASU 2-CHOME

単位：百万円/Unit：Millions of yen

		2Q, FY2024	2Q, FY2023	増減/Change
営業収益 Revenue from Operations	国内住宅分譲 Property Sales to Individuals (Domestic)	203,968	166,360	+37,608
	投資家向け・海外住宅分譲等 Property Sales to Investors and Individuals (Overseas), etc.	63,602	153,178	-89,575
	合計/Total	267,571	319,538	-51,967
営業利益 Operating Income	国内住宅分譲 Property Sales to Individuals (Domestic)	44,872	36,324	+8,548
	投資家向け・海外住宅分譲等 Property Sales to Investors and Individuals (Overseas), etc.	16,243	40,118	-23,874
	合計/Total	61,115	76,442	-15,326
持分法投資損益*	Equity in earnings/losses of affiliates *	1,945	3,648	-1,702
固定資産売却損益	Gain/loss on sales of fixed assets	4	21	-16
事業利益 Business Income		63,065	80,111	-17,045

* 不動産分譲を目的とした関係会社株式売却損益含む

* including Gain/loss on sales of shares of subsidiaries and affiliates for the purpose of real estate sales.

		営業収益 Revenue from Operations	187,308	150,542	+36,766
中高層分譲 Condominium Sales	戸数 (戸) Number of Units (Units)		1,997	1,390	+607
	戸当たり単価 (万円) Unit Price (¥ 10 thousand)		9,380	10,831	-1,451
	営業収益 Revenue from Operations		16,659	15,817	+841
戸建分譲 Detached Housing Sales	戸数 (戸) Number of Units (Units)		200	186	+14
	戸当たり単価 (万円) Unit Price (¥ 10 thousand)		8,330	8,504	-174
	営業収益 Revenue from Operations		203,968	166,360	+37,608
国内住宅分譲合計 Total Property Sales to Individuals (Domestic)	戸数 (戸) Number of Units (Units)		2,197	1,576	+621
	戸当たり単価 (万円) Unit Price (¥ 10 thousand)		9,284	10,557	-1,273

国内住宅分譲完成在庫推移/Inventories of Property Sales to Individuals (Domestic)

(戸/Units)

		9/2024	6/2024	3/2024	3/2023	3/2022	3/2021
中高層分譲 Condominiums	戸建分譲 Detached Housing	11	53	24	55	82	150
	合計 Total	27	72	46	55	89	167

国内住宅分譲契約戸数/Contracted for Sale from the Property Sales to Individuals (Domestic)

(戸/Units)

		前期末契約済み Contracts at Beginning of Term	期中契約 Contracts during Term	契約累計 Total	売上計上 Reported No. of Units	当期末契約済み Contracts at End of Term	期中新規発売 Newly Launched during Term
中高層分譲 Condominiums	戸建分譲 Detached Housing	4,425	1,633	6,058	1,997	4,061	1,610
	合計 Total	4,484	1,812	6,296	2,197	4,099	1,790

* 収益は外部顧客からの売上高

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2025年3月期 第2四半期（中間期）決算概要：連結PL概要

Summary of 2Q, FY2024 Financial Results : Summary of Consolidated Income

マネジメント
Management

マネジメント/Management

プロパティマネジメントは、リパーク（貸し駐車場）における前年同期比での稼働向上の一方で、システム関係費用の増加等により増収微減益。仲介・アセットマネジメント等は、リハウス（個人向け仲介）における取引件数・単価の向上等により増収増益。セグメント全体では138億円の増収、43億円の増益。

In the "Property Management" category, revenue from operations increased owing to such factors as the year-on-year improvement in occupancy rates in the "Repark" (car park leasing) business. In contrast, earnings decreased owing to a variety of factors, including the increase in system-related expenses. Revenue and earnings in the "Brokerage, Asset Management, etc." category increased due to such factors as growth in the number of transactions and unit prices in the "Rehouse" (brokerage for individuals) business. As a result, overall revenue from operations climbed ¥13.8 billion while operating income grew ¥4.3 billion in the "Management" segment.

単位：百万円/Unit:Millions of yen

		2Q, FY2024	2Q, FY2023	増減/Change
営業収益 Revenue from Operations	プロパティマネジメント Property Management	177,623	168,956	+8,666
	仲介・アセットマネジメント等 Brokerage, Asset Management, etc.	57,526	52,316	+5,210
	合計/Total	235,149	221,272	+13,877
営業利益 Operating Income	プロパティマネジメント Property Management	19,321	19,389	-67
	仲介・アセットマネジメント等 Brokerage, Asset Management, etc.	14,947	10,559	+4,388
	合計/Total	34,269	29,948	+4,321
事業利益 Business Income		34,269	29,948	+4,321

	2Q, FY2024	2Q, FY2023	増減/Change
リパーク（貸し駐車場）台数 Repark (Car Park Leasing) - Total Managed Units (Units)	247,949	248,959	-1,010
仲介件数* Number of Brokerages*(Units)	19,102	18,438	+664
販売受託件数 Consignment Sales (Units)	681	357	+324

*仲介件数は外部顧客からの件数

(参考) 三井不動産リアルティグループの消去前仲介件数：19,138件（前年同期比+654件）

*Brokerages refers to brokerages from outside customers

(Reference) Brokerages for Mitsui Fudosan Realty Group before elimination of unrealized gains and losses: 19,138 (+654 Y on Y)

* 収益は外部顧客からの売上高

* Revenue is revenue from outside customers.

* 期間は全て累計で表示

* Periods are presented on a cumulative basis.

2025年3月期 第2四半期（中間期）決算概要：連結PL概要

Summary of 2Q, FY2024 Financial Results : Summary of Consolidated Income

施設営業 Facility Operations	その他 Other
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施設営業/Facility Operations

ホテル・リゾートのADRが大幅に上昇したことや、東京ドームにおける稼働日数・来場者数の増加等により、セグメント全体では158億円の増収、68億円の増益。

Overall revenue from operations and operating income increased ¥15.8 billion and ¥6.8 billion, respectively, in the "Facility Operations" segment. This was mainly due to the substantial improvement in ADR in the "Hotels & Resorts" segment as well as an increase in the number of operating days and visitors at TOKYO DOME.

単位：百万円/Unit:Millions of yen

		2Q, FY2024	2Q, FY2023	増減/Change
営業収益 Revenue from Operations	ホテル・リゾート Hotels & Resorts	78,019	65,807	+12,212
	スポーツ・エンターテインメント Sports & Entertainment	32,015	28,343	+3,671
	合計/Total	110,035	94,151	+15,883
事業利益 Business Income		19,460	12,590	+6,870

		2Q, FY2024	2Q, FY2023	増減/Change
国内宿泊主体型ホテル 稼働率 Lodging-focused domestic hotels Occupancy Rates		82%	82%	+0pt

その他/Other

単位：百万円/Unit:Millions of yen

		2Q, FY2024	2Q, FY2023	増減/Change
営業収益 Revenue from Operations	新築請負・リフォーム等 New construction under Consignment & Reform	109,827	113,233	-3,406
	その他 Other	20,148	18,064	+2,083
	合計/Total	129,975	131,298	-1,322
事業利益 Business Income		1,334	-53	+1,387

		2Q, FY2024	2Q, FY2023	増減/Change
新築請負受注工事高 Revenue from New Construction under Consignment Orders Received		69,934	64,600	+5,334

* 収益は外部顧客からの売上高 * Revenue is revenue from outside customers.
* 期間は全て累計で表示 * Periods are presented on a cumulative basis.

2025年3月期 第2四半期（中間期）決算概要：連結PL概要

Summary of 2Q, FY2024 Financial Results : Summary of Consolidated Income

参考：海外事業
Reference : Overseas Business

参考：海外事業
Reference : Overseas Business

単位：百万円/Unit:Millions of yen

		2Q, FY2024	2Q, FY2023	増減/Change
賃貸 Leasing	営業収益 Revenue from Operations	84,587	70,474	+14,112
	事業利益① Business Income (1)	19,632	20,956	-1,324
分譲 Property Sales	営業収益 Revenue from Operations	16,262	116,550	-100,288
	事業利益② Business Income (2)	985	39,808	-38,822
マネジメント・施設営業等 Management, Facility Operations, etc.	営業収益 Revenue from Operations	12,187	9,466	+2,720
	事業利益③ Business Income (3)	-4	-116	+111
海外事業利益合計①+②+③*¹ Total Overseas Income ((1) + (2) + (3)) *¹		20,613	60,648	-40,035
海外事業利益比率* ² Overseas Income Ratio* ²		11.9%	32.8%	-20.9pt

*1 当期より新たな指標として設定した事業利益の定義と合わせて海外事業利益算出方法を変更。前年同期数字は変更後の定義に基づき算出。

*2 海外事業利益合計÷連結事業利益×100

*3 為替：期中平均レート 当第2四半期152.36円/ドル 前年同期135.00円/ドル

*1 The method of calculating overseas income has been changed in line with the definition of business income, which has been set as a new indicator from the current year.

Figures for the corresponding period of the previous year are calculated according to the changed definition.

*2 Total overseas income/Business income×100

*3 Foreign exchange: Average rate for 2Q, FY2024 ¥152.36:US\$1 ;2Q, FY2023 ¥135.00:US\$1

* 収益は外部顧客からの売上高

* Revenue is revenue from outside customers.

* 期間は全て累計で表示

* Periods are presented on a cumulative basis.

2025年3月期 第2四半期（中間期）決算概要：連結BS概要

Summary of 2Q, FY2024 Financial Results : Consolidated Balance Sheet Summary

■ 連結貸借対照表/Consolidated Balance Sheet

単位：百万円/Unit:Millions of yen

		2Q, FY2024	FY2023	増減/Change			2Q, FY2024	FY2023	増減/Change
流動資産	Current Assets	3,285,390	3,039,235	+246,154	流動負債	Current Liabilities	1,717,207	1,440,014	+277,193
現金・預金	Cash & Time Deposits	126,286	184,192	-57,905	支払手形及び買掛金	Accounts Payable-Trade	111,289	131,202	-19,912
受取手形、売掛金及び契約資産	Accounts Receivable —Trade and Contract Assets	68,638	77,592	-8,953	短期借入金	Short-Term Debt	758,104	587,362	+170,742
有価証券	Marketable Securities	108	91	+16	コマーシャルペーパー	Commercial Paper	200,000	27,000	+173,000
販売用不動産・前渡金	Real Property for Sale (including Advances Paid for Purchases)	2,606,304	2,375,281	+231,023	短期償還社債	Bond Redeemable Within One Year	51,300	79,802	-28,502
未成工事支出金	Expenditure on Contracts in Progress	12,091	8,937	+3,154	未払法人税等	Income Taxes Payable	72,484	63,542	+8,941
その他の棚卸資産	Other Inventories	8,385	8,184	+201	契約負債	Contract Liabilities	192,074	196,675	-4,600
短期貸付金	Short-Term Loans	37,935	13,760	+24,174	完成工事補償引当金	Allowance for Completed Project Indemnities	909	846	+63
営業出資金	Equity Investments in Properties for Sale	5,520	5,524	-3	その他流動負債	Other	331,044	353,581	-22,537
その他の流動資産	Other	421,466	367,658	+53,808					
貸倒引当金	Allowance for Doubtful Accounts	-1,349	-1,986	+637					
					固定負債	Long-Term Liabilities	4,973,763	4,814,856	+158,906
有形固定資産	Tangible Fixed Assets	4,518,724	4,300,499	+218,224	社債	Corporate Bonds	901,974	908,692	-6,718
建物及び構築物	Buildings and Structures	1,873,182	1,749,147	+124,034	長期借入金	Long-Term Debt	2,990,061	2,827,564	+162,496
機械装置・運搬具	Machinery, Equipment and Vehicles	77,740	77,766	-26	預り敷金・保証金	Deposits from Tenants	476,775	463,953	+12,822
土地	Land	2,218,308	2,155,656	+62,651	役員退職慰労引当金	Allowance for Directors' and Corporate Auditors' Retirement Benefits	641	559	+81
建設仮勘定	Construction in Progress	161,330	138,603	+22,727	退職給付に係る負債	Net Defined Benefit Liability	39,555	39,106	+448
その他	Other	188,162	179,325	+8,837	繰延税金負債	Deferred Tax Liabilities	267,102	308,501	-41,398
					再評価に係る繰延税金負債	Deferred Tax Liabilities on Land Revaluation	78,715	78,715	-
無形固定資産	Intangible Fixed Assets	113,502	105,026	+8,476	その他固定負債	Other	218,936	187,761	+31,174
有形・無形固定資産	Tangible and Intangible Fixed Assets	4,632,226	4,405,526	+226,700	有利子負債	Interest-Bearing Debt	4,901,440	4,430,422	+471,017
					うちノンリコース債務	Non-recourse debt	492,917	463,067	+29,850
					余剰敷金・保証金	Surplus lease deposits/guarantee deposits	303,188	291,075	+12,113
投資その他資産	Investments and Other Assets	2,045,752	2,044,765	+987	負債計	Total Liabilities	6,690,970	6,254,870	+436,099
投資有価証券	Investment Securities	1,439,018	1,469,467	-30,448	資本金	Common Stock	341,800	341,000	+800
長期貸付金	Long-Term Loans	9,839	13,903	-4,064	資本剰余金	Capital Surplus	312,158	311,428	+729
差入敷金・保証金	Lease Deposits	173,586	172,878	+708	利益剰余金	Retained Earnings	1,701,375	1,658,821	+42,553
退職給付に係る資産	Net Defined Benefit Asset	81,628	85,445	-3,817	自己株式	Treasury Stock	-29,978	-7,256	-22,722
繰延税金資産	Deferred Income Taxes	28,513	25,211	+3,301	土地再評価差額金	Reserve on Land Revaluation	167,068	167,068	-
その他投資その他資産	Other	314,399	279,078	+35,321	その他有価証券評価差額金	Net Unrealized Holding Gains on Securities	389,179	480,100	-90,921
貸倒引当金	Allowance for Doubtful Accounts	-1,233	-1,219	-13	繰延ヘッジ損益	Deferred Gains or Losses on Hedges	11,959	17,200	-5,241
					為替換算調整勘定	Foreign Currency Translation Adjustment	214,925	105,580	+109,345
					退職給付に係る調整累計額	Remeasurements of Defined Benefit Plans	31,545	36,144	-4,599
					新株予約権	New Share Subscription Rights	811	880	-69
					非支配株主持分	Non-Controlling Interests	131,555	123,688	+7,867
					純資産計	Total Net Assets	3,272,399	3,234,656	+37,742
					{D/Eレシオ}	[D/E Ratio]	1.56	1.42	+0.14
					{自己資本比率}	[Equity Ratio]	31.5%	32.8%	-1.3pt
資産計	Total Assets	9,963,369	9,489,527	+473,842	負債・純資産計	Total Liabilities and Net Assets	9,963,369	9,489,527	+473,842

(参考) 為替/Exchange rate

2024年6月末 161.07円/ドル 2023年12月末 141.83円/ドル

2024年6月末 203.48円/ポンド 2023年12月末 180.68円/ポンド

¥ 161.07 : US \$ 1 as of June 30, 2024, ¥ 141.83 : US \$ 1 as of December 31, 2023

¥ 203.48 : £ 1 as of June 30, 2024, ¥ 180.68 : £ 1 as of December 31, 2023

為替変動による増減を含む。当第2四半期の為替影響は+3,364億円。

/Includes changes due to exchange rate fluctuations. Foreign exchange impact for the period : +336.4billion yen

2025年3月期 第2四半期（中間期）決算概要：連結BS概要

Summary of 2Q, FY2024 Financial Results : Consolidated Balance Sheet Summary

販売用不動産(前渡金含む)

Real Property for Sale (Including Advances Paid for Purchases)

単位：百万円/Unit : Millions of yen

		2Q, FY2024	FY2023	増減/Change
三井不動産レジデンシャル	Mitsui Fudosan Residential	845,011	835,058	+9,952
三井不動産	Mitsui Fudosan	750,123	708,991	+41,132
三井不動産アメリカグループ	Mitsui Fudosan America Group	592,134	517,947	+74,186
英国三井不動産グループ	Mitsui Fudosan UK Group	201,356	167,026	+34,329
SPC合計	SPCs Total	130,181	131,696	-1,514
その他・消去等	Other and Elimination	87,497	14,561	+72,936
合計	Total	2,606,304	2,375,281	+231,023

	期首残高 Balance at Beginning of Period	新規投資*1 New Investments*1	原価回収 Cost Recovery	その他 Other	期末残高 Balance at End of Period
2Q, FY2024	2,375,281	298,211	-181,761	114,573	2,606,304
2Q, FY2023	2,163,634	399,813	-211,217	54,043	2,406,273

(参考)三井不動産レジデンシャルにおける用地取得関係費〔当第2四半期 1,158億円〕

/(Reference) Costs Associated with Land Acquisition by Mitsui Fudosan Residential

(115.8 billion yen for the year under review)

有形・無形固定資産

Tangible and Intangible Fixed Assets

単位：百万円/Unit : Millions of yen

		2Q, FY2024	FY2023	増減/Change
三井不動産	Mitsui Fudosan	2,638,829	2,626,814	+12,014
三井不動産アメリカグループ	Mitsui Fudosan America Group	868,241	776,053	+92,188
東京ドームグループ	Tokyo Dome Group	277,212	277,946	-734
台湾三井不動産グループ	Mitsui Fudosan Taiwan Group	180,281	160,674	+19,606
三井不動産レジデンシャル	Mitsui Fudosan Residential	156,098	88,311	+67,787
SPC合計	SPCs Total	151,571	151,776	-205
三井不動産マレーシアグループ	Mitsui Fudosan Malaysia Group	76,475	67,617	+8,858
その他・消去等	Other and Elimination	283,516	256,331	+27,185
合計	Total	4,632,226	4,405,526	+226,700

(再評価差額を含む/Incl. Differences from Re-Appraisals)

	期首残高 Balance at Beginning of Period	新規投資*2 New Investments*2	減価償却 Depreciation	その他 Other	期末残高 Balance at End of Period
2Q, FY2024	4,405,526	167,593	-67,975	127,082	4,632,226
2Q, FY2023	4,293,130	141,778	-64,661	77,385	4,447,632

有利子負債

Interest-Bearing Debt

単位：百万円/Unit : Millions of yen

		2Q, FY2024	FY2023	増減/Change
三井不動産	Mitsui Fudosan	3,585,806	3,388,895	+196,911
三井不動産アメリカグループ	Mitsui Fudosan America Group	1,305,877	1,085,579	+220,298
三井不動産レジデンシャル	Mitsui Fudosan Residential	824,000	682,000	+142,000
英国三井不動産グループ	Mitsui Fudosan UK Group	185,135	150,431	+34,704
SPC合計	SPCs Total	174,939	173,122	+1,817
台湾三井不動産グループ	Mitsui Fudosan Taiwan Group	134,382	108,249	+26,132
東京ドームグループ	Tokyo Dome Group	127,200	117,500	+9,700
三井不動産マレーシアグループ	Mitsui Fudosan Malaysia Group	68,324	57,551	+10,772
子会社貸付金	Loans to Subsidiaries	-1,680,458	-1,554,052	-126,405
その他・消去等	Other and Elimination	176,231	221,144	-44,912
合計	Total	4,901,440	4,430,422	+471,017
(うちノンリコース債務)	(Non-recourse Debt of Total)	492,917	463,067	+29,850

為替変動による増減を含む。当第2四半期の為替影響は+719億円。

Includes changes due to exchange rate fluctuations. Foreign exchange impact for the period : +71.9 billion yen

有形・無形固定資産 主な増減要因/Main reasons for increase/decrease in Tangible and Intangible Fixed Assets

三井不動産レジデンシャルにおける「パークウェルステイト西麻布」、三井不動産における「八重洲二丁目中地区第一種市街地再開発事業」への新規投資、三井不動産アメリカグループなどの在外子会社における為替影響等。

Such factors as new investments in "PARK WELLSTATE Nishiazabu" by Mitsui Fudosan Residential Co., Ltd. and the "Yaesu 2-Chome Central District Project" by Mitsui Fudosan as well as the impact of fluctuations in foreign currency exchange rates on overseas subsidiaries, including Mitsui Fudosan America Group.

*1 新規投資には、子会社への出資に伴う販売用不動産の増加を含む。

*2 新規投資には、資本的支出および子会社への出資に伴う有形・無形固定資産の増加を含む。

*1 New Investments includes increases in real property for sale gained through investments in subsidiaries.

*2 New Investments includes capital expenditure and increases in tangible and intangible fixed assets gained through investments in subsidiaries.

【参考資料】事業利益組替概念図

[Reference] Business Income Reclassification Diagram

2024年4月11日に公表した当期を初年度とするグループ長計経営方針「& INNOVATION 2030」において、新たな利益指標として「事業利益」を設定。
 Mitsui Fudosan has set business income as a new profit indicator under the Group's long-term vision, & INNOVATION 2030.

■ 事業利益 = 営業利益 + 持分法投資損益等(不動産分譲を目的とした関係会社株式売却損益含む) + 固定資産売却損益

Business Income = Operating Income + Equity in earnings/losses of affiliates (including gain/loss on sales of subsidiaries and affiliates for the purpose of real estate sales) + Gain/loss on sales of fixed assets

