

2025年3月期 決算短信 補足説明資料

Fiscal 2024

Supplementary Explanation Materials for Consolidated Financial Results

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2025年5月9日
May 9th, 2025



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

■ 当期決算ハイライト /FY2024 Financial Highlights

■ 連結業績概要

・事業利益^{*1}3,986億円、前期比15.2%の増益。純利益^{*2}2,487億円、前期比10.8%の増益。

・売上高、営業利益、事業利益^{*1}、経常利益、純利益^{*2}は、いずれも業績予想を上回り過去最高を更新^{*3}。

■ 連結業績予想

・売上高2兆7,000億円、事業利益^{*1}4,250億円、純利益^{*2}2,600億円。

・売上高、営業利益、事業利益^{*1}、純利益^{*2}は、いずれも過去最高の更新を見込む^{*4}。

■ 株主還元

・当期：年間配当金31円/株（予定。年間配当金予想（2024.5.10公表）の30円/株から1円の増配。）
総還元性向^{*5}52.7%（予定）

・次期：年間配当金33円/株（予定。当期比2円の増配。増配は5期連続。）

■ Summary Consolidated Financial Performance

・ Business income^{*1}: ¥398.6 billion or 15.2% increase from prior period. Net income^{*2}: ¥248.7 billion or 10.8% increase from prior period.

・Revenue from operations, Operating income, Business income^{*1}, Ordinary income and Net income^{*2} have exceeded the earnings forecasts and renewed the record highs.

■ Consolidated Earnings Forecasts

・ Revenue from Operations: ¥2,700 billion, Business income^{*1}: ¥425 billion, Net income^{*2}: ¥260 billion.

・ Revenue from Operations, Operating income, Business income^{*1} and Net income^{*2} are expected to renew the record highs^{*4}.

■ Shareholder Returns

・ Current fiscal year: annual dividend ¥31 per share (plan, ¥1 increase from annual dividend forecast (May 10th, 2024 announced) ¥30 per share).

Total shareholder return ratio^{*5}: 52.7% (plan)

・ Next fiscal year: annual dividend ¥33 per share (plan, ¥2 increase from current fiscal year dividend, dividend increase for 5 consecutive years).

*1 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。当期から新設。

*2 親会社株主に帰属する当期純利益

*3 売上高13期連続、営業利益・経常利益・純利益は3期連続で過去最高を更新。

*4 売上高14期連続、事業利益は2期連続、営業利益・純利益は4期連続で過去最高の更新を見込む。

*5 （当期年間配当総額＋決定済み自己株式取得総額^{*6}）÷親会社株主に帰属する当期純利益

*6 決定済み自己株式取得総額：450億円（2025.2.7決定。取得期間：2025.2.10-2026.1.31）

*1 Operating income + Equity in earnings/losses of affiliates (including Gain/loss on sales of shares of affiliates for the purpose of real estate sales) + Gain/loss on sales of fixed assets, newly established in current fiscal year.

*2 Net income attributable to shareholders of the Company

*3 Revenue from Operations renewed record high for 13 consecutive years and Operating Income, Ordinary Income and Net Income renewed record highs for 3 consecutive years.

*4 Forecasting 14 consecutive years of record renewal for revenue from Operations, 2 consecutive years of record renewal for business income, and 4 consecutive years of record renewal for operating income and net income.

*5 (Total current fiscal year dividend + Total amount of confirmed purchase of treasury stocks^{*6}) / Net income attributable to shareholders of the Company

*6 Total amount of confirmed purchase of treasury stocks: ¥45 billion (Resolved on February 7th, 2025. Acquisition period: February 10th, 2025 - January 31st, 2026)

	当期 実績 (A) FY2024 Results (A) 2024.4.1-2025.3.31	前期 実績 (B) FY2023 Results (B) 2023.4.1-2024.3.31	増減 (率) Change (Rate) (A-B) (A/B-1)		2024年度 通期予想 (C) FY2024 Forecast (C) 2024.4.1-2025.3.31	進捗率 Progress Rate (A/C)
営業収益 Revenue from Operations	2,625,363	2,383,289	+242,074	+10.2%	2,600,000	101.0%
営業利益 Operating Income	372,732	339,690	+33,041	+9.7%	360,000	103.5%
事業利益 Business Income	398,688	346,166	+52,522	+15.2%	390,000	102.2%
経常利益 Ordinary Income	290,262	267,890	+22,371	+8.4%	280,000	103.7%
親会社株主に帰属する当期純利益 Net Income Attributable to Shareholders of the Company	248,799	224,647	+24,152	+10.8%	240,000	103.7%

* 収益は外部顧客からの売上高

* Revenue is sales to external customers.

2025年3月期 決算概要：連結PL概要

Summary of FY2024 Financial Results : Summary of Consolidated Statements of Income

連結損益計算書				
Consolidated Statements of Income				
単位：百万円/Unit : Millions of yen				
	FY2024	FY2023	増減/Change	増減率/Change Rate
営業収益 Revenue from Operations	2,625,363	2,383,289	+242,074	10.2%
賃貸 Leasing	872,331	815,002	+57,329	
分譲 Property Sales	758,069	627,611	+130,458	
マネジメント Management	486,291	462,857	+23,434	
施設営業 Facility Operations	224,054	194,512	+29,542	
その他 Others	284,616	283,306	+1,310	
事業利益*1 Business Income*1	398,688	346,166	+52,522	15.2%
営業利益 Operating Income	372,732	339,690	+33,041	9.7%
持分法投資損益*2 Equity in Net Income (Loss) of Affiliated Companies*2	-2,813	2,228	-5,041	
固定資産売却損益 Gain (loss) on sales of fixed assets	28,769	4,246	+24,522	
(セグメント別 事業利益) Business Income by Segment				
賃貸 Leasing	176,429	169,097	+7,332	
分譲 Property Sales	167,078	135,187	+31,891	
マネジメント Management	71,642	66,289	+5,352	
施設営業 Facility Operations	38,610	26,333	+12,277	
その他 Others	6,569	4,151	+2,417	
全社費用・消去 Corporate Expenses and Eliminations	-61,641	-54,892	-6,749	
営業外損益 Non-operating Income (Expense)	-82,470	-71,800	-10,670	
持分法投資損益 Equity in Net Income (Loss) of Affiliated Companies	-2,472	3,973	-6,445	
純金利負担 Interest Income (Expense), in Net	-79,321	-72,312	-7,009	
その他 Other, in Net	-676	-3,461	+2,785	
経常利益 Ordinary Income	290,262	267,890	+22,371	8.4%
特別損益 Extraordinary Income (Loss)	72,798	66,174	+6,624	
特別利益 Extraordinary Income	83,692	66,174	+17,518	
特別損失 Extraordinary Losses	-10,894	-	-10,894	
税金等調整前当期純利益 Income before Income Taxes and Non-controlling Interests	363,060	334,065	+28,995	
法人税等 Income Taxes	-116,994	-106,377	-10,617	
当期純利益 Net Income	246,066	227,687	+18,378	
非支配株主に帰属する当期純損益 Net Income Attributable to Non-controlling Shareholders	2,733	-3,040	+5,773	
親会社株主に帰属する当期純利益 Net Income Attributable to Shareholders of the Company	248,799	224,647	+24,152	10.8%

* 収益は外部顧客からの売上高 * Revenue is sales to external customers.

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 Sale of Investment Securities	54,505
固定資産売却益 Gain on Sale of Fixed Assets	29,186
合計 Total	83,692
[特別損失/Extraordinary Loss]	
減損損失 Impairment Loss on Fixed Assets	-10,894
合計 Total	-10,894

公表との差異

Differences between Forecast

単位：百万円/Unit : Millions of yen				
	FY2024	通期予想 2025年2月7日公表 Full-Year Forecast Announced on February 7, 2025	公表との差異 Differences between Forecast	進捗率 Progress Rate
営業収益 Revenue from Operations	2,625,363	2,600,000	25,363	101.0%
営業利益 Operating Income	372,732	360,000	12,732	103.5%
事業利益 Business Income	398,688	390,000	8,688	102.2%
経常利益 Ordinary Income	290,262	280,000	10,262	103.7%
親会社株主に帰属する 当期純利益 Net Income Attributable to Shareholders of the Company	248,799	240,000	8,799	103.7%

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

*2 Including Gain/loss on sales of shares of 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.

2025年3月期 決算概要：連結PL概要

Summary of FY2024 Financial Results : Summary of Consolidated Statements of Income

連結包括利益計算書

Consolidated Statements of Comprehensive Income

		単位：百万円/Unit : Millions of yen	
		FY2024	FY2023
当期純利益 Net Income		246,066	227,687
その他の包括利益 Other Comprehensive Income		-85,309	102,046
	その他有価証券評価差額金 Net Unrealized Holding Gains (Losses) on Securities	-169,409	52,934
	繰延ヘッジ損益 Deferred Gains (Losses) on Hedging Instruments	-5,706	732
	土地再評価差額金 Reserve on Land Revaluation	-2,321	-
	為替換算調整勘定 Foreign Currency Translation Adjustments	52,884	13,340
	退職給付に係る調整額 Adjustments for Retirement Benefit Obligations, Net of Tax	-4,932	9,545
	持分法適用会社に対する持分相当額 Equity in Other Comprehensive Income of Affiliated Companies	44,176	25,493
包括利益 Comprehensive Income		160,756	329,733
(うち親会社株主に係る包括利益) (Comprehensive Income Attributable to Shareholders of the Company)		(163,244)	(326,222)
(うち非支配株主に係る包括利益) (Comprehensive Income Attributable to Non-controlling Shareholders)		(-2,487)	(3,511)

(参考) 単体・営業損益

(Reference) Non-consolidated Operating Income and Losses

			単位：百万円/Unit : Millions of yen		
			FY2024	FY2023	増減/Change
営業収益 Revenue from Operations	賃貸事業 Leasing		732,733	702,491	+30,241
	分譲事業（業務施設等） Property Sales		162,213	124,769	+37,443
	その他 Others		60,769	41,650	+19,119
	合計 Total		955,715	868,911	+86,804
粗利益率 Gross Profit Margin	賃貸事業 Leasing		18.0%	17.4%	+0.6pt
	分譲事業（業務施設等） Property Sales		18.9%	50.0%	-31.1pt
	その他 Others		52.4%	38.9%	+13.5pt
営業利益 Operating Income			139,290	148,276	-8,986

* 収益は外部顧客からの売上高 * Revenue is sales to external customers.

2025年3月期 決算概要：連結PL概要

Summary of FY2024 Financial Results : Summary of Consolidated Statements of Income

賃貸
Leasing

賃貸/Leasing

国内外オフィスの賃貸収益や既存商業施設の売上の伸長等により、セグメント全体では573億円の増収、73億円の増益。なお、当期末における当社の首都圏オフィス空室率は1.3%。

Overall revenue from operations increased by ¥57.3 billion and business income increased by ¥7.3 billion, mainly due to the growth in leasing revenue from domestic and oversea offices and sales growth of existing retail facilities. As of March 31, 2025, office vacancy rate (on a non-consolidated basis) in the Tokyo metropolitan area was 1.3%.

当期における主要な新規・通期稼働物件
Major Projects during the Year

【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
- ・パークウェルステイト西麻布
- ・パークウェルステイト湘南藤沢SST
- ・三井アウトレットパーク マリンピア神戸
- ・三井アウトレットパーク 台湾林口 II 館（台湾新北市）

【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
- ・PARK WELLSTATE NISHIAZABU
- ・PARK WELLSTATE SHONAN FUJISAWA SST
- ・MITSUI OUTLET PARK MARINPIA KOBE
- ・MITSUI OUTLET PARK LINKOU Building II (New Taipei City, Taiwan)

【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 (Taichung City, Taiwan)

単位：百万円/Unit：Millions of yen

		FY2024	FY2023	増減/Change
営業収益 Revenue from Operations	オフィス Offices	466,601	446,087	+20,513
	商業施設 Retail Facilities	299,100	286,553	+12,547
	その他 Others	106,628	82,360	+24,268
	合計/Total	872,331	815,002	+57,329
事業利益 Business Income		176,429	169,097	+7,332

空室率推移/Vacancy Rate	3/2025	12/2024	9/2024	6/2024	3/2024	3/2023
連結オフィス・商業 Consolidated Offices & Retail Facilities	3.5%	3.8%	3.9%	4.0%	3.8%	4.3%
単体オフィス首都圏 Non-Consolidated Offices at Tokyo Metropolitan Area	1.3%	2.5%	2.4%	2.5%	2.2%	3.8%

			FY2024	FY2023	増減/Change
貸付面積（千㎡） Leased Floor Space (1,000㎡)	オフィス Offices	所有 Owned	2,059	2,060	-1
		転貸 Sublease	1,573	1,545	+28
	商業施設 Retail Facilities	所有 Owned	2,005	2,010	-5
		転貸 Sublease	708	667	+41
	合計 Total		6,345	6,282	+63

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

オフィス/Offices		総計/Total		首都圏/Tokyo Metropolitan Area		地方/Local Area	
		FY2024	FY2023	FY2024	FY2023	FY2024	FY2023
棟数	Number of Buildings	115	117	93	94	22	23
貸付面積（千㎡）	Leased Floor Space (1,000㎡)	2,860	2,830	2,581	2,547	279	283
賃貸収益	Leasing Revenue (¥ millions)	344,948	338,066	320,873	314,067	24,075	23,999
空室率	Vacancy Rate	1.5%	2.3%	1.3%	2.2%	3.4%	3.2%

商業施設/Retail Facilities		総計/Total		首都圏/Tokyo Metropolitan Area		地方/Local Area	
		FY2024	FY2023	FY2024	FY2023	FY2024	FY2023
棟数	Number of Buildings	98	98	70	70	28	28
貸付面積（千㎡）	Leased Floor Space (1,000㎡)	2,356	2,339	1,440	1,450	915	889
賃貸収益	Leasing Revenue (¥ millions)	270,620	261,498	174,165	168,102	96,454	93,395
空室率	Vacancy Rate	2.3%	2.1%	1.8%	1.6%	3.0%	2.9%

* 収益は外部顧客からの売上高 * Revenue is sales to external customers.

2025年3月期 決算概要：連結PL概要

Summary of FY2024 Financial Results : Summary of Consolidated Statements of Income

分譲
Property Sales

分譲/Property Sales

国内住宅分譲は、「パークタワー勝どきサウス」「三田ガーデンヒルズ」等の引渡しの進捗等により増収増益。一方、投資家向け・海外住宅分譲等においては、販売用不動産・固定資産をトータルで捉えた資産回転の加速により物件売却が進捗するも、前期に高利益率物件を売却した反動等により、増収減益。セグメント全体では1,304億円の増収、318億円の増益。なお、国内の新築マンション分譲の次期計上予定戸数2,800戸に対する当期末時点の契約進捗率は88.4%。

Revenue and business income from “Residential Property Sales to Individuals (Domestic)” category increased mainly due to the deliveries of Park Tower Kachidoki South and Mita Garden Hills. Revenue from “Property Sales to Investors and Residential Property Sales to Individuals (Overseas), etc.” increased and business income decreased mainly due to the sales of high-profit margin properties in the previous fiscal year, despite the progress in property sales by accelerating the asset turnover by capturing both real property for sale - completed and fixed assets. Overall, the segment revenue from operations and business income increased by ¥130.4 billion and ¥31.8 billion, respectively. Additionally, as of the fiscal year end, the contract progress rate for 2,800 units scheduled to be recorded in the next fiscal year for new condominium developments in Japan was 88.4%.

当期における主要な計上物件
Major Projects during the Year

当期における主要な計上物件

【国内住宅分譲】

- ・パークタワー勝どきサウス
- ・三田ガーデンヒルズ
- ・パークタワー西新宿
- ・パークタワー勝どきミッド

【海外住宅分譲】

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

【投資家向け分譲】

- ・横浜三井ビルディング
- ・Otemachi One タワー
- ・MFIP多摩

【Residential Property Sales to Individuals (Domestic)】

- ・PARK TOWER KACHIDOKI SOUTH
- ・Mita Garden Hills
- ・PARK TOWER NISHISHINJUKU
- ・PARK TOWER KACHIDOKI MID

【Residential Property Sales to Individuals (Overseas)】

- ・Cortland (New York City U.S.A)
- ・200 Amsterdam (New York City U.S.A)

【Property Sales to Investors】

- ・Yokohama Mitsui Building
- ・Otemachi One Tower
- ・MFIP TAMA

単位：百万円/Unit：Millions of yen

		FY2024	FY2023	増減/Change
営業収益 Revenue from Operations	国内住宅分譲 Residential Property Sales to Individuals (Domestic)	413,574	314,400	+99,174
	投資家向け・海外住宅分譲等 Property Sales to Investors and Residential Property Sales to Individuals (Overseas), etc.	344,495	313,210	+31,284
	合計/Total	758,069	627,611	+130,458
営業利益 Operating Income	国内住宅分譲 Residential Property Sales to Individuals (Domestic)	96,431	49,788	+46,643
	投資家向け・海外住宅分譲等 Property Sales to Investors and Residential Property Sales to Individuals (Overseas), etc.	46,455	82,181	-35,726
	合計/Total	142,886	131,969	+10,916
	持分法投資損益* Equity in net income (loss) of affiliated companies *	-4,577	-1,029	-3,547
	固定資産売却損益 Gain (loss) on sales of fixed assets	28,769	4,246	+24,522
事業利益 Business Income		167,078	135,187	+31,891

* 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 affiliates for the purpose of real estate sales

中高層分譲 Condominium Sales	営業収益 Revenue from Operations	377,592	280,561	+97,031
	戸数（戸） Number of Units (Units)	3,693	3,280	+413
	戸当たり単価（万円） Unit Price(¥ 10 thousand)	10,225	8,554	+1,671
戸建分譲 Single-family Home Sales	営業収益 Revenue from Operations	35,981	33,839	+2,142
	戸数（戸） Number of Units (Units)	417	420	-3
	戸当たり単価（万円） Unit Price(¥ 10 thousand)	8,629	8,057	+572
国内住宅分譲合計 Total Residential Property Sales to Individuals (Domestic)	営業収益 Revenue from Operations	413,574	314,400	+99,174
	戸数（戸） Number of Units (Units)	4,110	3,700	+410
	戸当たり単価（万円） Unit Price(¥ 10 thousand)	10,063	8,497	+1,566

国内住宅分譲完成在庫推移/Completed Inventory of Residential Property Sales to Individuals (Domestic) (戸/Units)

		3/2025	12/2024	9/2024	6/2024	3/2024	3/2023
	中高層分譲 Condominiums Sales	32	9	11	53	24	55
	戸建分譲 Single-family Home Sales	22	25	16	19	22	0
合計 Total		54	34	27	72	46	55

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

		前期末契約済み Contracts at Beginning of Year	期中契約 Contracts during the Year	契約累計 Total Contracted	売上計上 Reported No. of Units	当期末契約済み Contracts at End of Year	期中新規発売 Newly Launched during the Year
	中高層分譲 Condominiums Sales	4,425	3,112	7,537	3,693	3,844	3,072
	戸建分譲 Single-family Home Sales	59	401	460	417	43	402
合計 Total		4,484	3,513	7,997	4,110	3,887	3,474

* 収益は外部顧客からの売上高

* Revenue is sales to external customers.

2025年3月期 決算概要：連結PL概要

Summary of FY2024 Financial Results : Summary of Consolidated Statements of 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）における取引単価向上・AUMの拡大等により増収増益。セグメント全体では234億円の増収、53億円の増益。

Property Management experienced an increase in revenue from operations due to improved operations in “Repark” (car park leasing) business compared to previous fiscal year. In contrast, business income slightly decreased mainly due to the increase in system-related expenses. “Brokerage and Asset Management, etc.” experienced an increase in revenue and business income mainly due to the increase in unit prices in “Rehouse” (brokerage for individuals) business and expansion of Assets Under Management (AUM). Overall, the segment revenue from operations and the business income increased by ¥23.4 billion and ¥5.3 billion, respectively.

単位：百万円/Unit:Millions of yen

		FY2024	FY2023	増減/Change
営業収益 Revenue from Operations	プロパティマネジメント Property Management	361,400	347,025	+14,375
	仲介・アセットマネジメント等 Brokerage & Asset Management, etc.	124,891	115,831	+9,059
	合計/Total	486,291	462,857	+23,434
営業利益 Operating Income	プロパティマネジメント Property Management	38,464	38,554	-89
	仲介・アセットマネジメント等 Brokerage & Asset Management, etc.	33,177	27,735	+5,442
	合計/Total	71,642	66,289	+5,352
事業利益 Business Income		71,642	66,289	+5,352

	FY2024	FY2023	増減/Change
リパーク（貸し駐車場）台数 Repark (Car Park Leasing) - Total Managed Units (Units)	247,740	247,046	+694
仲介件数* Number of Brokerages*(Units)	38,017	38,601	-584
販売受託件数 Consignment Sales (Units)	1,425	1,256	+169

*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：38,103件（前期比-577件）

*Number of Brokerages refers to brokerages to external customers

(Reference) Number of Brokerages for Mitsui Fudosan Realty Group before elimination: 38,103 (-577 in comparison to previous fiscal year)

* 収益は外部顧客からの売上高

* Revenue is sales to external customers.

2025年3月期 決算概要：連結PL概要

Summary of FY2024 Financial Results : Summary of Consolidated Statements of Income

施設営業
Facility Operations

その他
Other

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295億円の増収、122億円の増益。
“Facility Operations” segment recorded an increase in revenue of ¥29.5 billion and an increase in business income of ¥12.2 billion, due to a significant rise in the ADR (average daily rate) of hotels and resorts, 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		
営業収益 Revenue from Operations		FY2024	FY2023	増減/Change
	ホテル・リゾート Hotels & Resorts	162,105	140,577	+21,528
	スポーツ・エンターテインメント Sports & Entertainment	61,948	53,934	+8,013
	合計/Total	224,054	194,512	+29,542
事業利益 Business Income		38,610	26,333	+12,277

	FY2024	FY2023	増減/Change
国内宿泊主体型ホテル 稼働率 Lodging-focused domestic hotels Occupancy Rates	82%	83%	-1pt

その他/Others

		単位：百万円/Unit:Millions of yen		
営業収益 Revenue from Operations		FY2024	FY2023	増減/Change
	新築請負・リフォーム等 New construction under Consignment & Reform	244,370	245,948	-1,577
	その他 Others	40,245	37,357	+2,887
	合計/Total	284,616	283,306	+1,310
事業利益 Business Income		6,569	4,151	+2,417

	FY2024	FY2023	増減/Change
新築請負受注工事高 Amount of New Construction under Consignment Orders Received	138,680	131,792	+6,888

* 収益は外部顧客からの売上高 * Revenue is sales to external customers.

2025年3月期 決算概要：連結PL概要

Summary of FY2024 Financial Results : Summary of Consolidated Statements of 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

				FY2024	FY2023	増減/Change
	賃貸 Leasing	営業収益	Revenue from Operations	175,903	150,010	+25,892
		事業利益①	Business Income (1)	39,486	37,379	+2,106
	分譲 Property Sales	営業収益	Revenue from Operations	106,389	144,090	-37,700
		事業利益②	Business Income (2)	-13,405	16,398	-29,803
	マネジメント・施設営業等 Management, Facility Operations, etc.	営業収益	Revenue from Operations	25,683	22,421	+3,261
		事業利益③	Business Income (3)	1,199	1,365	-165
海外事業利益合計①+②+③ ^{*1} Total Overseas Business Income ((1) + (2) + (3)) ^{*1}				27,280	55,142	-27,862
海外事業利益比率 ^{*2} Overseas Business Income Ratio ^{*2}				6.8%	15.9%	-9.1pt

*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 当期151.69円/ドル 前期140.67円/ドル
*1 The method of calculating overseas business income has been changed in line with the definition of business income, which has been set as a new indicator from the current fiscal year. Figures for the previous fiscal year are calculated according to the changed definition.
*2 Total overseas business income/Consolidated business income×100
*3 Foreign exchange: Average rate for FY2024 ¥151.69:US\$1 ;FY2023 ¥140.67:US\$1

* 収益は外部顧客からの売上高 * Revenue is sales to external customers.

2025年3月期 決算概要：連結BS概要

Summary of FY2024 Financial Results : Summary of Consolidated Balance Sheets

■ 連結貸借対照表/Consolidated Balance Sheets

単位：百万円/Unit : Millions of yen

		FY2024	FY2023	増減 /Change			FY2024	FY2023	増減 /Change
流動資産	Current Assets	3,168,436	3,039,235	+129,201	流動負債	Current Liabilities	1,849,551	1,440,014	+409,537
現金・預金	Cash and Deposits	164,106	184,192	-20,085	支払手形及び買掛金	Notes and Accounts Payable - Trade	197,043	131,202	+65,840
受取手形、売掛金及び契約資産	Notes and Accounts Receivable - Trade and Contract Assets	78,990	77,592	+1,397	短期借入金	Short-Term Debt	640,067	587,362	+52,704
有価証券	Marketable Securities	60	91	-30	コマーシャルペーパー	Commercial Paper	108,000	27,000	+81,000
販売用不動産・前渡金	Real Property for Sale (including Advances Paid for Purchases)	2,500,757	2,375,281	+125,476	短期償還社債	Bonds Payable Due within One Year	83,100	79,802	+3,297
未成工事支出金	Expenditure on Contracts in Progress	11,894	8,937	+2,957	未払法人税等	Accrued Income Taxes	75,694	63,542	+12,151
その他の棚卸資産	Other Inventories	7,723	8,184	-461	契約負債	Contract Liabilities	210,864	196,675	+14,188
短期貸付金	Short-Term Loans Receivable	9,396	13,760	-4,363	完成工事補償引当金	Allowance for Warranty Repair on Completed Construction	884	846	+38
営業出資金	Equity Investments in Properties for Sale	5,516	5,524	-7	その他流動負債	Others	533,897	353,581	+180,315
その他の流動資産	Others	391,421	367,658	+23,763					
貸倒引当金	Allowance for Doubtful Accounts	-1,432	-1,986	+554					
					固定負債	Non-current Liabilities	4,739,581	4,814,856	-75,274
有形固定資産	Tangible Fixed Assets	4,584,366	4,300,499	+283,866	社債	Bonds Payable	867,788	908,692	-40,904
建物及び構築物	Buildings and Structures	1,900,679	1,749,147	+151,531	長期借入金	Long-Term Debt	2,717,131	2,827,564	-110,433
機械装置・運搬具	Machinery, Equipment and Vehicles	80,400	77,766	+2,633	預り敷金・保証金	Deposits and Security Deposits Received	490,351	463,953	+26,397
土地	Land	2,209,205	2,155,656	+53,548	役員退職慰労引当金	Allowance for Directors' Retirement Benefits	672	559	+112
建設仮勘定	Construction in Progress	148,932	138,603	+10,329	退職給付に係る負債	Defined Retirement Benefit Obligations	34,996	39,106	-4,109
その他	Others	245,148	179,325	+65,823	繰延税金負債	Deferred Tax Liabilities	248,571	308,501	-59,930
					再評価に係る繰延税金負債	Deferred Tax Liabilities for Land Revaluation	81,082	78,715	+2,366
					その他固定負債	Others	298,988	187,761	+111,226
無形固定資産	Intangible Fixed Assets	123,052	105,026	+18,026					
					有利子負債	Interest-Bearing Debt	4,416,086	4,430,422	-14,336
有形・無形固定資産	Tangible and Intangible Fixed Assets	4,707,418	4,405,526	+301,892	うちノンリコース債務	Non-recourse debt	462,741	463,067	-325
					余剰敷金・保証金	Surplus Deposits and Security Deposits Received	313,733	291,075	+22,658
					負債計	Total Liabilities	6,589,133	6,254,870	+334,263
投資その他資産	Investments and Other Assets	1,984,001	2,044,765	-60,764	資本金	Common Stock	341,800	341,000	+800
投資有価証券	Investment Securities	1,334,510	1,469,467	-134,956	資本剰余金	Capital Surplus	313,835	311,428	+2,406
長期貸付金	Long-Term Loans Receivable	37,073	13,903	+23,170	利益剰余金	Retained Earnings	1,782,181	1,658,821	+123,359
差入敷金・保証金	Deposits and Security Deposits Paid	176,617	172,878	+3,739	自己株式	Treasury Stock	-12,210	-7,256	-4,954
退職給付に係る資産	Net Defined Retirement Benefit Assets	81,361	85,445	-4,083	土地再評価差額金	Reserve on Land Revaluation	165,439	167,068	-1,628
繰延税金資産	Deferred Tax Assets	32,176	25,211	+6,964	その他有価証券評価差額金	Net Unrealized Holding Gains (Losses) on Securities	311,043	480,100	-169,056
その他投資その他資産	Others	323,452	279,078	+44,373	繰延ヘッジ損益	Deferred Gains (Losses) on Hedging Instruments	12,007	17,200	-5,192
貸倒引当金	Allowance for Doubtful Accounts	-1,190	-1,219	+29	為替換算調整勘定	Foreign Currency Translation Adjustments	201,744	105,580	+96,164
					退職給付に係る調整累計額	Cumulative Adjustments for Retirement Benefit Obligations	30,994	36,144	-5,149
					新株予約権	Subscription Rights to Shares	652	880	-228
					非支配株主持分	Non-Controlling Interests	123,234	123,688	-453
					純資産計	Total Net Assets	3,270,723	3,234,656	+36,066
					〔D／Eレシオ〕	[D/E Ratio]	1.40	1.42	-0.02
					〔自己資本比率〕	[Equity Ratio]	31.9%	32.8%	-0.9pt
資産計	Total Assets	9,859,856	9,489,527	+370,329	負債・純資産計	Total Liabilities and Net Assets	9,859,856	9,489,527	+370,329

為替変動による増減を含む。当期の為替影響は+2,840億円。

Includes changes due to foreign exchange fluctuations. Foreign exchange impact for the year : +¥284.0billion

(参考) 為替/Foreign Exchange			
2024年12月末	158.18円/ドル	2023年12月末	141.83円/ドル
2024年12月末	199.02円/ポンド	2023年12月末	180.68円/ポンド
¥158.18 : US\$1	as of December 31, 2024,	¥141.83 : US\$1	as of December 31, 2023,
¥199.02 : £1	as of December 31, 2024,	¥180.68 : £1	as of December 31, 2023,

2025年3月期 決算概要：連結BS概要

Summary of FY2024 Financial Results : Summary of Consolidated Balance Sheets

賃貸等不動産

Leasing Properties

単位：百万円/Unit : Millions of yen

		FY2024	FY2023	増減 /Change
連結貸借対照表計上額	Amount Recorded on Consolidated Balance Sheets	3,807,255	3,592,735	+214,520
時価	Fair Value	7,492,787	6,961,694	+531,093
差額	Difference	3,685,532	3,368,959	+316,573

連結株主資本等変動計算書

Consolidated Statements of Changes in Equity

単位：百万円/Unit : Millions of yen

		資本金 Common Stock	資本剰余金 Capital Surplus	利益剰余金 Retained Earnings	自己株式 Treasury Stock	株主資本計 Total Shareholders' Equity	その他計 Total Others	純資産計 Total Net Assets
当期首残高	Balance at Beginning of Year	341,000	311,428	1,658,821	-7,256	2,303,994	930,662	3,234,656
会計方針の変更による累積的影響額	Cumulative Effect of Changes in Accounting Policies					-		-
会計方針の変更を反映した当期首残高	Balance at Beginning of Year Reflecting Changes in Accounting Policies	341,000	311,428	1,658,821	-7,256	2,303,994	930,662	3,234,656
譲渡制限付株式報酬	Restricted Stock Compensation	800	800			1,600		1,600
配当金	Cash Dividends			-87,563		-87,563		-87,563
親会社株主に帰属する当期純利益	Net Income Attributable to Shareholders of the Company			248,799		248,799		248,799
土地再評価差額金取崩額	Reversal of Reserve on Land Revaluation			-692		-692		-692
自己株式の取得	Acquisition of Treasury Stock				-42,094	-42,094		-42,094
自己株式の処分	Disposal of Treasury Stock		-192		420	228		228
自己株式の消却	Retirement of Treasury Stock		-36,719		36,719	-		-
利益剰余金から資本剰余金への振替	Transfer of Retained Earnings to Capital Surplus		36,911	-36,911		-		-
非支配株主との取引に係る親会社の持分変動	Changes in the Company's Equity due to Transactions with Non-controlling Shareholders		1,606			1,606		1,606
持分法適用会社の減少に伴う変動	Changes in Equity due to Decrease of Equity Method Affiliated Companies			-273		-273		-273
株主資本項目以外の増減（純額）	Net Increase (Decrease) Other than Stockholders' Equity Items						-85,545	-85,545
当期増減	Increase (Decrease) for the Year	800	2,406	123,359	-4,954	121,612	-85,545	36,066
当期末残高	Balance at End of Year	341,800	313,835	1,782,181	-12,210	2,425,606	845,116	3,270,723

2025年3月期 決算概要：連結BS概要

Summary of FY2024 Financial Results : Summary of Consolidated Balance Sheets

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		
			FY2024	FY2023	増減 /Change
	三井不動産レジデンシャル	Mitsui Fudosan Residential	895,757	835,058	+60,698
	三井不動産	Mitsui Fudosan	695,352	708,991	-13,638
	三井不動産アメリカグループ	Mitsui Fudosan America Group	491,105	517,947	-26,842
	英国三井不動産グループ	Mitsui Fudosan UK Group	204,854	167,026	+37,827
	SPC合計	SPCs Total	116,603	131,696	-15,093
	その他・消去等	Other and Eliminations	97,084	14,561	+82,523
合計			2,500,757	2,375,281	+125,476

	期首残高 Balance at Beginning of Year	新規投資*1 New Investments*1	原価回収 Cost Recovery	その他 Others	期末残高 Balance at End of Year
FY2024	2,375,281	607,481	-561,255	79,250	2,500,757
FY2023	2,163,634	614,698	-417,492	14,441	2,375,281

(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〔当期 1,640億円〕

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

(¥164.0 billion for the year)

有形・無形固定資産

Tangible and Intangible Fixed Assets

			単位：百万円/Unit : Millions of yen		
			FY2024	FY2023	増減 /Change
	三井不動産	Mitsui Fudosan	2,667,667	2,626,814	+40,852
	三井不動産アメリカグループ	Mitsui Fudosan America Group	854,438	776,053	+78,385
	東京ドームグループ	Tokyo Dome Group	278,182	277,946	+235
	台湾三井不動産グループ	Mitsui Fudosan Taiwan Group	260,802	160,674	+100,127
	三井不動産レジデンシャル	Mitsui Fudosan Residential	154,233	88,311	+65,922
	SPC合計	SPCs Total	150,275	151,776	-1,500
	三井不動産マレーシアグループ	Mitsui Fudosan Malaysia Group	79,601	67,617	+11,984
	その他・消去等	Other and Eliminations	262,216	256,331	+5,885
合計			4,707,418	4,405,526	+301,892

(再評価差額を含む/Incl. Differences from Reserve on Revaluation)

	期首残高 Balance at Beginning of Year	新規投資*2 New Investments*2	減価償却 Depreciation	その他 Others	期末残高 Balance at End of Year
FY2024	4,405,526	362,760	-140,516	79,649	4,707,418
FY2023	4,293,130	246,609	-133,726	-486	4,405,526

有利子負債

Interest-Bearing Debt

			単位：百万円/Unit : Millions of yen		
			FY2024	FY2023	増減 /Change
	三井不動産	Mitsui Fudosan	3,250,816	3,388,895	-138,079
	三井不動産アメリカグループ	Mitsui Fudosan America Group	1,219,135	1,085,579	+133,555
	三井不動産レジデンシャル	Mitsui Fudosan Residential	623,800	682,000	-58,200
	英国三井不動産グループ	Mitsui Fudosan UK Group	192,119	150,431	+41,687
	SPC合計	SPCs Total	162,402	173,122	-10,720
	台湾三井不動産グループ	Mitsui Fudosan Taiwan Group	132,783	108,249	+24,533
	東京ドームグループ	Tokyo Dome Group	116,500	117,500	-1,000
	三井不動産マレーシアグループ	Mitsui Fudosan Malaysia Group	72,358	57,551	+14,806
	子会社貸付金	Loans to Subsidiaries	-1,470,900	-1,554,052	+83,151
その他・消去等	Other and Eliminations	117,071	221,144	-104,072	
合計		Total	4,416,086	4,430,422	-14,336
(うちノンリコース債務)		(Non-recourse Debt of Total)	462,741	463,067	-325

為替変動による増減を含む。当期の為替影響は+827億円。

Includes increase or decrease due to foreign exchange fluctuations. Foreign exchange impact for the year : +¥82.7 billion

有形・無形固定資産 主な増減要因/Main reasons for changes in Tangible and Intangible Fixed Assets 三井不動産における「ららぽーと安城」、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」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。 New investments in "LaLaport ANJO" by Mitsui Fudosan and new investments in "PARK WELLSTATE Nishiazabu" by Mitsui Fudosan Residential, foreign exchange impact on overseas subsidiaries, such as Mitsui Fudosan America Group, etc.
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*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 include increases in real property for sale gained through investments in subsidiaries.

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

連結決算推移表

Consolidated Financials

単位：百万円/Unit：Millions of yen													
年度/FY			2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
経営成績 Operating Results	営業収益	Revenue from Operations	1,529,036	1,567,969	1,704,416	1,751,114	1,861,195	1,905,642	2,007,554	2,100,870	2,269,103	2,383,289	2,625,363
	事業利益 ^{*1}	Business Income ^{*1}	186,074	202,482	232,698	245,902	262,147	280,617	203,770	244,978	305,405	339,690	398,688
	経常利益	Ordinary Income	163,373	182,521	219,607	240,341	254,106	258,510	168,865	224,940	265,358	267,890	290,262
	親会社株主に帰属する当期純利益	Net income attributable to shareholders of the Company	100,185	117,722	131,815	155,874	168,661	183,972	129,576	176,986	196,998	224,647	248,799
セグメント売上 ^{*2 *3} Segment Revenue from Operations	賃貸	Leasing	464,842	509,178	536,518	558,165	603,284	636,056	623,073	668,167	754,306	815,002	872,331
	分譲	Property Sales	425,442	391,577	488,710	499,607	530,766	524,094	714,739	643,851	640,662	627,611	758,069
	マネジメント	Management	317,818	334,652	347,672	353,813	377,490	421,490	402,929	429,350	445,924	462,857	486,291
	施設営業	Facility Operations	—	—	—	—	—	—	—	—	—	194,512	224,054
	その他	Others	320,932	332,559	331,515	339,526	349,652	324,001	266,812	359,499	428,209	283,306	284,616
セグメント利益 ^{*2 *3} Segment Business Income	賃貸	Leasing	107,863	124,112	135,774	138,338	141,945	145,893	120,777	129,983	149,153	167,805	176,429
	分譲	Property Sales	45,493	44,525	65,285	83,010	98,037	123,745	118,213	138,343	145,711	131,969	167,078
	マネジメント	Management	49,317	52,446	53,838	48,727	53,445	55,670	39,969	57,205	63,383	66,289	71,642
	施設営業	Facility Operations	—	—	—	—	—	—	—	—	—	26,333	38,610
	その他	Others	9,203	11,887	10,901	12,312	10,889	2,291	-27,215	-29,641	-4,239	2,185	6,569
財務状態 Financial Position	総資産	Total Assets	5,067,187	5,363,477	5,551,751	6,284,723	6,802,731	7,395,359	7,741,972	8,208,012	8,841,396	9,489,527	9,859,856
	販売用不動産 ^{*4}	Real Property for Sale ^{*4}	1,031,080	1,167,745	1,334,167	1,524,863	1,630,558	1,907,839	1,930,528	2,051,704	2,163,634	2,375,281	2,500,757
	有形・無形固定資産	Tangible and Intangible Fixed Assets	2,788,633	2,968,975	2,967,788	3,318,928	3,500,482	3,753,141	3,796,800	3,914,135	4,293,130	4,405,526	4,707,418
	資本的支出	Capital Expenditures	273,487	207,172	173,745	440,752	390,514	379,279	565,266	272,389	386,592	246,609	362,760
	減価償却費	Depreciation Expenses	61,242	67,460	71,357	70,167	79,034	91,434	98,196	111,500	125,298	133,726	140,516
	有利子負債 ^{*5}	Interest-Bearing Debt ^{*5}	1,976,150	2,226,236	2,287,489	2,604,656	2,906,610	3,481,117	3,623,438	3,667,234	4,048,531	4,430,422	4,416,086
	自己資本	Shareholders' Equity	1,871,922	1,922,305	1,984,635	2,204,882	2,342,512	2,408,679	2,555,885	2,796,474	2,900,726	3,110,088	3,146,837
キャッシュ・フロー Cash Flows	営業活動によるキャッシュ・フロー	Cash Flows from Operating Activities	30,343	32,154	227,432	30,143	216,709	87,094	187,862	271,469	297,708	241,697	599,252
	投資活動によるキャッシュ・フロー	Cash Flows from Investing Activities	-261,640	-239,719	-201,583	-365,464	-388,895	-532,806	-131,035	-210,057	-422,034	-286,987	-321,970
	財務活動によるキャッシュ・フロー	Cash Flows from Financing Activities	221,508	201,110	15,071	289,150	231,238	467,751	-66,565	-139,600	111,448	59,988	-269,367
	現金及び現金同等物の期末残高	Cash and Cash Equivalents at End of Year	118,960	109,966	148,546	100,708	157,682	179,472	187,723	142,682	132,310	179,249	163,272
1株当たり指標 Indicators per Share	EPS(1株当たり純利益)(円) ^{*6}	EPS (Earnings Per Share) (Yen) ^{*6}	34.6	39.7	44.5	52.6	57.1	62.8	44.8	61.5	69.3	80.2	89.3
	BPS(1株当たり純資産)(円) ^{*6}	BPS (Book-value Per Share) (Yen) ^{*6}	631.4	648.5	669.5	743.7	795.0	826.8	885.5	980.7	1,035.8	1,109.9	1,135.1
	配当金(円) ^{*6}	Cash Dividends (Yen) ^{*6}	8	10	11	13	15	15	15	18	21	28	31
財務指標 Financial Indicators	ROA(%) ^{*7}	ROA(%) ^{*7}	4.10	4.14	4.59	4.58	4.44	4.18	2.84	3.31	3.86	3.94	4.01
	ROE(%) ^{*8}	ROE(%) ^{*8}	6.37	6.20	6.75	7.44	7.42	7.74	5.22	6.61	6.92	7.47	7.95
	D/ELシオ(倍) ^{*9}	D/E Ratio (Times) ^{*9}	1.06	1.16	1.15	1.18	1.24	1.45	1.42	1.31	1.40	1.42	1.40
	自己資本比率(%)	Equity Ratio (%)	36.9	35.8	35.7	35.1	34.4	32.6	33.0	34.1	32.8	32.8	31.9
	総還元性向(%)	Total Payout Ratio (%)	24.1	25.2	25.5	35.0	35.1	36.9	44.2	46.6	44.9	52.7	52.7
範囲 Scope of consolidation	連結子会社数（社）	Number of Consolidated Subsidiaries (Units)	201	211	216	242	255	275	286	286	300	310	337
	持分法適用会社数（社）	Number of equity method affiliated companies (Units)	56	64	67	71	78	90	86	81	93	97	100

^{*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 なお、2023年度以前は営業利益の数字を記載しております。

^{*2} セグメント売上は外部売上を、セグメント利益は事業利益（2023年度以前は営業利益）を記載しております。

^{*3} 2019年度より「三井ホーム」セグメントを廃止し、従来の「三井ホーム」セグメント数値を「マネジメント」「その他」に計上しております。なお、上表においては2018年度以前の「三井ホーム」セグメント数値は「その他」に含めております。
また、2023年度より従来「その他」セグメントに含まれていた施設営業事業・東京ドーム事業の一部を新設の「施設営業」セグメントに計上しております。

^{*4} 販売用不動産＝販売用不動産＋仕掛販売用不動産＋開発用土地＋前渡金

^{*5} 有利子負債＝短期借入金＋NR短期借入金＋CP＋短期償還社債＋NR短期償還社債＋社債＋NR社債＋長期借入金＋NR長期借入金

^{*6} 2024年4月に普通株式1株につき3株の株式分割を行っております。2023年度以前は前連結会計年度の期首に当該株式分割が行われたと仮定して、数値を算定しております。配当金については小数点以下を四捨五入しております。

^{*7} ROA＝(営業利益＋営業外収益)/総資産期首期末平均残高

^{*8} ROE＝親会社株主に帰属する当期純利益/自己資本期首期末平均残高

^{*9} D/ELシオ＝有利子負債/自己資本

連結決算推移表

Consolidated Financials

単位：百万円/Unit：Millions of yen													
年度/FY			2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
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	事業利益 ^{*1}	Business Income ^{*1}	186,074	202,482	232,698	245,902	262,147	280,617	203,770	244,978	305,405	339,690	398,688
	経常利益	Ordinary Income	163,373	182,521	219,607	240,341	254,106	258,510	168,865	224,940	265,358	267,890	290,262
	親会社株主に帰属する当期純利益	Net income attributable to shareholders of the Company	100,185	117,722	131,815	155,874	168,661	183,972	129,576	176,986	196,998	224,647	248,799
セグメント売上 ^{*2 *3} Segment Revenue from Operations	賃貸	Leasing	464,842	509,178	536,518	558,165	603,284	636,056	623,073	668,167	754,306	815,002	872,331
	分譲	Property Sales	425,442	391,577	488,710	499,607	530,766	524,094	714,739	643,851	640,662	627,611	758,069
	マネジメント	Management	317,818	334,652	347,672	353,813	377,490	421,490	402,929	429,350	445,924	462,857	486,291
	施設営業	Facility Operations	—	—	—	—	—	—	—	—	—	194,512	224,054
	その他	Others	320,932	332,559	331,515	339,526	349,652	324,001	266,812	359,499	428,209	283,306	284,616
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	分譲	Property Sales	45,493	44,525	65,285	83,010	98,037	123,745	118,213	138,343	145,711	131,969	167,078
	マネジメント	Management	49,317	52,446	53,838	48,727	53,445	55,670	39,969	57,205	63,383	66,289	71,642
	施設営業	Facility Operations	—	—	—	—	—	—	—	—	—	26,333	38,610
	その他	Others	9,203	11,887	10,901	12,312	10,889	2,291	-27,215	-29,641	-4,239	2,185	6,569
財務状態 Financial Position	総資産	Total Assets	5,067,187	5,363,477	5,551,751	6,284,723	6,802,731	7,395,359	7,741,972	8,208,012	8,841,396	9,489,527	9,859,856
	販売用不動産 ^{*4}	Real Property for Sale ^{*4}	1,031,080	1,167,745	1,334,167	1,524,863	1,630,558	1,907,839	1,930,528	2,051,704	2,163,634	2,375,281	2,500,757
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	資本的支出	Capital Expenditures	273,487	207,172	173,745	440,752	390,514	379,279	565,266	272,389	386,592	246,609	362,760
	減価償却費	Depreciation Expenses	61,242	67,460	71,357	70,167	79,034	91,434	98,196	111,500	125,298	133,726	140,516
	有利子負債 ^{*5}	Interest-Bearing Debt ^{*5}	1,976,150	2,226,236	2,287,489	2,604,656	2,906,610	3,481,117	3,623,438	3,667,234	4,048,531	4,430,422	4,416,086
	自己資本	Shareholders' Equity	1,871,922	1,922,305	1,984,635	2,204,882	2,342,512	2,408,679	2,555,885	2,796,474	2,900,726	3,110,088	3,146,837
キャッシュ・フロー Cash Flows	営業活動によるキャッシュ・フロー	Cash Flows from Operating Activities	30,343	32,154	227,432	30,143	216,709	87,094	187,862	271,469	297,708	241,697	599,252
	投資活動によるキャッシュ・フロー	Cash Flows from Investing Activities	-261,640	-239,719	-201,583	-365,464	-388,895	-532,806	-131,035	-210,057	-422,034	-286,987	-321,970
	財務活動によるキャッシュ・フロー	Cash Flows from Financing Activities	221,508	201,110	15,071	289,150	231,238	467,751	-66,565	-139,600	111,448	59,988	-269,367
	現金及び現金同等物の期末残高	Cash and Cash Equivalents at End of Year	118,960	109,966	148,546	100,708	157,682	179,472	187,723	142,682	132,310	179,249	163,272
1株当たり指標 Indicators per Share	EPS(1株当たり純利益)(円) ^{*6}	EPS (Earnings Per Share) (Yen) ^{*6}	34.6	39.7	44.5	52.6	57.1	62.8	44.8	61.5	69.3	80.2	89.3
	BPS(1株当たり純資産)(円) ^{*6}	BPS (Book-value Per Share) (Yen) ^{*6}	631.4	648.5	669.5	743.7	795.0	826.8	885.5	980.7	1,035.8	1,109.9	1,135.1
	配当金(円) ^{*6}	Cash Dividends (Yen) ^{*6}	8	10	11	13	15	15	15	18	21	28	31
財務指標 Financial Indicators	ROA(%) ^{*7}	ROA(%) ^{*7}	4.10	4.14	4.59	4.58	4.44	4.18	2.84	3.31	3.86	3.94	4.01
	ROE(%) ^{*8}	ROE(%) ^{*8}	6.37	6.20	6.75	7.44	7.42	7.74	5.22	6.61	6.92	7.47	7.95
	D/Eレシオ(倍) ^{*9}	D/E Ratio (Times) ^{*9}	1.06	1.16	1.15	1.18	1.24	1.45	1.42	1.31	1.40	1.42	1.40
	自己資本比率(%)	Equity Ratio (%)	36.9	35.8	35.7	35.1	34.4	32.6	33.0	34.1	32.8	32.8	31.9
	総還元性向(%)	Total Payout Ratio (%)	24.1	25.2	25.5	35.0	35.1	36.9	44.2	46.6	44.9	52.7	52.7
範囲 Scope of consolidation	連結子会社数（社）	Number of Consolidated Subsidiaries (Units)	201	211	216	242	255	275	286	286	300	310	337
	持分法適用会社数（社）	Number of equity method affiliated companies (Units)	56	64	67	71	78	90	86	81	93	97	100

^{*1} Business income = Operating income + Equity in earnings/losses of affiliates (including Gain/loss on sales of shares of affiliates for the purpose of real estate sales) + Gain/loss on sales of fixed assets. Operating income is disclosed instead for fiscal 2023 and prior years.

^{*2} Segment revenue from operations is external revenue. Segment business income is business income (operating income is disclosed for fiscal year 2023 and prior fiscal years).

^{*3} The "Mitsui Home" segment was abolished in fiscal 2019. The operating results of "Mitsui Home" segment are included in "Management" and "Others". In the table above, the operating results of "Mitsui Home" segment prior to fiscal 2018 are included in "Others". In addition, part of the facility operations business and Tokyo Dome business that were previously included in "Others" segment prior to 2023, is now included in the newly established "Facility Operations" segment.

^{*4} Real property for sale = (Real property for sale - completed) + (real property for sale in - progress) + (Real property for sale - land held for development) + (advances paid for purchases)

^{*5} Interest-bearing debt = Short-term debt + non-recourse short-term debt + commercial paper + bonds payable due within one year + non-recourse bonds payable due within one year + bonds payable + non-recourse bonds payable + long-term debt + non-recourse long-term debt

^{*6} The Company conducted a 3-for-1 stock split for common shares in April 2024 , and calculated the figures for fiscal years prior to fiscal year 2023 as if the stock split had been conducted at the beginning of the previous fiscal year.

Cash dividends are rounded to the nearest yen.

^{*8} ROE=Net income attributable to shareholders of the Company /average shareholders’ equity over the year

^{*7} ROA=(Operating income + non-operating income)/average total assets over the year

^{*9} D/E ratio=Interest-bearing debt/shareholders’ equity

2026年3月期決算概要：連結業績予想（2025年5月9日公表）

FY2025 : Consolidated Earnings Forecasts (Announced May 9, 2025)

単位：百万円/Unit : Millions of yen				
		2026年3月期 通期予想 / FY2025 Forecast		
		FY2025 予想 / Forecast	FY2024 実績 / Results	増減 Change
営業収益 Revenues from Operations		2,700,000	2,625,363	+74,636
	賃貸 Leasing	940,000	872,331	+67,668
	分譲 Property Sales	710,000	758,069	- 48,069
	マネジメント Management	500,000	486,291	+13,708
	施設営業 Facility Operations	240,000	224,054	+15,945
	その他 Others	310,000	284,616	+25,383
営業利益 Operating Income		380,000	372,732	+7,267
事業利益 Business Income		425,000	398,688	+26,311
	賃貸 Leasing	175,000	176,429	- 1,429
	分譲 Property Sales	190,000	167,078	+22,921
	マネジメント Management	75,000	71,642	+3,357
	施設営業 Facility Operations	45,000	38,610	+6,389
	その他 Other	5,000	6,569	- 1,569
	全社費用・消去 Corporate Expenses and Eliminations	- 65,000	- 61,641	- 3,358
営業外損益 Non-operating Income (Expenses)		- 95,000	- 82,470	- 12,529
	純金利負担 Interest Income (Expense), in Net	- 80,000	- 79,321	- 678
	その他 Other, in Net	- 15,000	- 3,149	- 11,850
経常利益 Ordinary Income		285,000	290,262	- 5,262
特別損益 Extraordinary Income (Loss)		90,000	72,798	+17,201
税前当期純利益 Income before Income Taxes		375,000	363,060	+11,939
法人税等 Income Taxes		- 120,000	- 116,994	- 3,005
当期純利益 Net Income		255,000	246,066	+8,933
非支配株主に帰属する 当期純利益	Net Income Attributable to Non-controlling Interests	5,000	2,733	+2,266
親会社株主に帰属する当期純利益 Net Income Attributable to Shareholders of the Company		260,000	248,799	+11,200

<次期連結業績予想>

次期の連結業績は、好調な国内住宅分譲や施設営業・マネジメントセグメントにおける更なる収益・利益の伸長を織り込み、売上高、営業利益、事業利益、親会社株主に帰属する当期純利益は、いずれも過去最高を更新する見込みです。また、「事業利益」について、次期は4,250億円と当期の3,986億円から263億円の増益を見込んでおります。

セグメント別の事業利益の業績予想の内容は以下の通りです。

「賃貸」セグメント

「ららぽーと安城」・「三井アウトレットパーク マリンピア神戸」をはじめとする国内商業施設の新規開業・増床や「東京ミッドタウン八重洲」等による賃貸収益の増加があるものの、米国賃貸物件における竣工に伴う費用増等を織り込み、セグメント全体では当期と同程度の水準を見込む。

「分譲」セグメント

国内住宅分譲における都心・高額・大規模な物件の計上による利益率の向上、投資家向け分譲においては販売用不動産・固定資産をトータルで捉えて資産回転を加速することにより、セグメント全体では大幅な増益を見込む。

「マネジメント」セグメント

住宅管理戸数の増加や、施設売上の拡大によるマネジメントフィーの増加等を織り込み、増収増益を見込む。

「施設営業」セグメント

ホテル・リゾートにおける旺盛な需要を背景とした更なる収益・利益の拡大等により、セグメント全体では増収増益を見込む。

<株主還元>

次期1株当たり配当金は当期31円から2円増配の年33円/株（中間16.5円/株、期末16.5円/株）を予定。

< Consolidated Earnings Forecasts of FY2025 >

For the consolidated financial results of next fiscal year, revenue from operations, operating income, business income and net income attributable to shareholders of the Company are expected to reach the record highs, considering the favorable growth in Residential Property Sales to Individuals (Domestic) and expected further growth of revenue and income in Management and Facility Operations segments. Business income is expected to reach ¥425 billion next fiscal year, a ¥26.3 billion increase from current fiscal year ¥398.6 billion. The business income forecasts from each segment are as below.

"Leasing" segment
The segment anticipates the same income level due to the newly constructed properties and floor expansion of domestic retail facilities, such as LaLaport ANJO and MITSUI OUTLET PARK MARINEPIA KOBE, and increase in leasing revenue from TOKYO MIDTOWN YAESU, offset by additional expenses from completion of leasing properties in the U.S.A.

"Property Sales" segment
The segment expects to achieve a significant increase in business income mainly due to the residential property sales to individuals (domestic) of properties that are centrally located, high-priced and large-scaled. Also, the significant increase in overall segment income is expected from property sales to investors as a result of accelerating the asset turnover by capturing both real property for sale - completed and fixed assets.

"Management" segment
The segment anticipates an increase in revenue and business income mainly due to the increase in management fee as results of increase in number of residence management and expansion in revenue from facility.

"Facility Operations" segment
The segment expects an increase in revenue and business income mainly due to the expansion of revenue and business income resulted from robust demand at hotels and resorts.

<Shareholder Return>

The annual dividend for the next fiscal year is expected to be ¥33 per share (¥16.5 per share for interim and year end, respectively), an increase of ¥2 from the annual dividend of current fiscal year.

2026年3月期決算概要：連結業績予想（2025年5月9日公表）

FY2025 : Consolidated Earnings Forecasts (Announced May 9, 2025)

■ 分譲セグメント内訳

Breakdown of Property Sales Segment

単位：百万円/Unit : Millions of yen

国内住宅分譲 Residential Property Sales to Individuals (Domestic)		FY2025 予想 / Forecast	FY2024 実績 / Results	増減 Change
営業収益 Revenues from Operations	中高層分譲 Condominium Sales	440,000	413,574	+26,426
	戸建分譲 Single-family Home Sales	40,000	35,981	+4,019
	営業利益 Operating Income	110,000	96,431	+13,569
営業利益率 Operating Margin		25.0%	23.3%	+1.7pt

■ 国内住宅分譲戸数

Residential Property Sales to Individuals (Domestic Units)

単位：戸/Units

		FY2025 予想 / Forecast	FY2024 実績 / Results	増減 Change
中高層 Condominiums	戸建 Single-family Homes	2,800	3,693	-893
	合計 Total	400	417	-17
		3,200	4,110	-910

■ 有形・無形固定資産

Tangible and Intangible Fixed Assets

単位：百万円/Unit : Millions of yen

		FY2025 予想 / Forecast	FY2024 実績 / Results	増減 Change
新規投資 New Investments		200,000	362,760	-162,760
減価償却費 Depreciation Expenses		140,000	140,516	-516

■ 販売用不動産・前渡金

Real Property for Sale, Advances Paid for Purchases

単位：百万円/Unit : Millions of yen

		FY2025 予想 / Forecast	FY2024 実績 / Results	増減 Change
新規投資 New Investments		630,000	607,481	+22,519
原価回収 Cost Recovery		490,000	561,255	-71,255

■ 有利子負債

Interest-Bearing Debt

単位：百万円/Unit : Millions of yen

		FY2025 予想 / Forecast	FY2024 実績 / Results	増減 Change
有利子負債 Interest-Bearing Debt		4,600,000	4,416,086	+183,914

【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期経営方針「& 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 Shares of Affiliates for the Purpose of Real Estate Sales) + Gain/Loss on Sales of Fixed Assets.

