

2026年3月期第1四半期 決算短信 補足説明資料

1Q of Fiscal Year 2025
Supplementary Explanation Materials for Consolidated Financial Results

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決算ハイライト：2026年3月期 第1四半期決算サマリー

Financial Highlights : Summary of 1Q, FY2025 Financial Results

■ 第1四半期決算ハイライト /1Q, FY2025 Financial Highlights

■ 連結業績概要

当第1四半期の業績は、営業収益は前年同期比1,719億円（+27.3%）の増収、営業利益は同比588億円（+58.1%）の増益、事業利益は同比829億円（+79.2%）の増益、経常利益は同比538億円（+59.7%）の増益、純利益*は同比592億（+91.1%）の増益となった。

売上高、営業利益、事業利益、経常利益、純利益*は、いずれも第1四半期の過去最高を更新。

なお、主な4セグメント（賃貸・分譲・マネジメント・施設営業）の各事業利益も、それぞれ第1四半期の過去最高を更新。

各セグメントの事業利益の通期予想に対する進捗は、分譲セグメントにおいて66%となったほか、賃貸・施設営業セグメントにおいても25%を超える水準と順調に推移しており、過去最高を見込む通期予想に対し、事業利益は44%、純利益*は48%まで進捗。

* 親会社株主に帰属する四半期純利益

■ Summary Consolidated Financial Performance

For the first quarter, revenue from operations, operating income, business income, ordinary income and net income attributable to shareholders of the Company increased by ¥171.9 billion (+27.3%), ¥58.8 billion (+58.1%), ¥82.9 billion (+79.2%), ¥53.8 billion (+59.7%) and ¥59.2 billion (+91.1%) respectively, compared to the corresponding period of the previous fiscal year.

Revenue from operations, operating income, business income, ordinary income, and net income* for the first quarter renewed the record highs.

Each of the four main segments (Leasing, Property Sales, Management and Facility Operations) posted record-high business income for the first quarter.

Property Sales segment achieved 66% progress toward the full-year forecast for business income. Leasing and Facility Operations segments also achieved over 25% progress. Overall, the Company has achieved 44% progress toward its full-year business income forecast and 48% progress toward its full-year forecast for net income, both of which are expected to reach record-high levels.

* Net Income Attributable to Shareholders of the Company

	当第1四半期 実績 (A)	前年同期 実績 (B)	増減 (率)		2025年度 通期予想 (C)	進捗率
	1Q, FY2025 Results (A)	1Q, FY2024 Results (B)	Change (Rate)		FY2025 Forecast (C)	Progress Rate
単位：百万円/Unit: Yen in millions	2025.4.1-2025.6.30	2024.4.1-2024.6.30	(A-B)	(A/B-1)	2025.4.1-2026.3.31	(A/C)
営業収益 Revenue from Operations	802,316	630,376	+171,940	+27.3%	2,700,000	29.7%
営業利益 Operating Income	160,112	101,299	+58,812	+58.1%	380,000	42.1%
事業利益 Business Income	187,709	104,777	+82,931	+79.2%	425,000	44.2%
経常利益 Ordinary Income	144,005	90,152	+53,852	+59.7%	285,000	50.5%
親会社株主に帰属する四半期純利益 Net Income Attributable to Shareholders of the Company	124,232	65,018	+59,214	+91.1%	260,000	47.8%

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

2026年3月期 第1四半期決算概要：連結PL概要

Summary of 1Q, FY2025 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: Yen in millions

	1Q, FY2025	1Q, FY2024	増減/Change	増減率/Change Rate
営業収益 Revenue from Operations	802,316	630,376	+171,940	27.3%
賃貸 Leasing	226,043	207,107	+18,936	
分譲 Property Sales	331,772	191,768	+140,003	
マネジメント Management	120,158	115,081	+5,077	
施設営業 Facility Operations	62,796	55,788	+7,008	
その他 Others	61,544	60,629	+914	
事業利益 ^{*1} Business Income ^{*1}	187,709	104,777	+82,931	79.2%
営業利益 Operating Income	160,112	101,299	+58,812	58.1%
持分法投資損益 ^{*2} Equity in Net Income of Affiliated Companies ^{*2}	1,103	3,346	-2,243	
固定資産売却損益 Gain on Sale of Fixed Assets	26,493	130	+26,362	
(セグメント別 事業利益) Business Income by Segment				
賃貸 Leasing	45,764	44,538	+1,226	
分譲 Property Sales	124,710	48,663	+76,047	
マネジメント Management	17,453	15,098	+2,355	
施設営業 Facility Operations	14,405	11,224	+3,181	
その他 Others	53	-549	+603	
全社費用・消去 Corporate Expenses and Eliminations	-14,679	-14,198	-481	
営業外損益 Non-operating Income (Expense)	-16,106	-11,146	-4,959	
持分法投資損益 Equity in Net Income of Affiliated Companies	1,103	3,346	-2,243	
純金利負担 Interest Expense, in Net	-18,674	-19,272	+597	
その他 Other, in Net	1,465	4,778	-3,313	
経常利益 Ordinary Income	144,005	90,152	+53,852	59.7%
特別損益 Extraordinary Income (Loss)	34,309	6,945	+27,363	
特別利益 Extraordinary Income	34,309	6,945	+27,363	
特別損失 Extraordinary Losses	-	-	-	
税金等調整前四半期純利益 Income before Income Taxes	178,315	97,098	+81,216	
法人税等 Income Taxes	-53,797	-32,265	-21,532	
四半期純利益 Net Income	124,517	64,833	+59,684	
非支配株主に帰属する四半期純損益 Net Income (Loss) Attributable to Non-controlling Shareholders	-285	185	-470	
親会社株主に帰属する四半期純利益 Net Income Attributable to Shareholders of the Company	124,232	65,018	+59,214	91.1%

* 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

[特別利益/Extraordinary Income] 単位：百万円/Unit: Yen in millions

固定資産売却益 Gain on Sale of Fixed Assets	26,493
投資有価証券売却益 Gain on Sale of Investment Securities	7,815
合計 Total	34,309

公表（進捗率）

Progress Rate

単位：百万円/Unit: Yen in millions

	1Q, FY2025	通期予想 2025年5月9日公表 Full-Year Forecast Announced on May 9, 2025	進捗率 Progress Rate
営業収益 Revenue from Operations	802,316	2,700,000	29.7%
営業利益 Operating Income	160,112	380,000	42.1%
事業利益 Business Income	187,709	425,000	44.2%
経常利益 Ordinary Income	144,005	285,000	50.5%
親会社株主に帰属する 四半期純利益 Net Income Attributable to Shareholders of the Company	124,232	260,000	47.8%

*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 Net Income (Loss) of Affiliated Companies (Including Gain (Loss) on Sale of Investments in Equity Securities of Affiliated Companies for the Purpose of Real Property Sales) + Gain (Loss) on Sale of Fixed Assets

*2 Including Gain (Loss) on Sale of Investments in Equity Securities of Affiliated Companies for the Purpose of Real Property Sales

グループ長期経営方針「& INNOVATION 2030」において、「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 long-term vision, & INNOVATION 2030. A business income reclassification diagram is attached at the end of this report as a reference.

Summary of 1Q, FY2025 Financial Results : Summary of Consolidated Statements of Income

Consolidated Statements of Comprehensive Income

		1Q, FY2025	1Q, FY2024
四半期純利益 Net Income		124,517	64,833
その他の包括利益 Other Comprehensive Income		-13,721	24,353
	その他有価証券評価差額金 Net Unrealized Holding Gains (Losses) on Available-for-Sale Securities	36,039	-27,059
	繰延ヘッジ損益 Deferred Gains (Losses) on Hedging Instruments	-1,713	560
	為替換算調整勘定 Foreign Currency Translation Adjustments	-19,022	26,871
	退職給付に係る調整額 Adjustments for Net Defined Retirement Benefit Liabilities	-1,086	-953
	持分法適用会社に対する持分相当額 Equity in Other Comprehensive Income of Affiliated Companies	-27,937	24,934
	四半期包括利益 Comprehensive Income	110,796	89,186
(うち親会社株主に係る四半期包括利益) (Comprehensive Income Attributable to Shareholders of the Company)		(111,052)	(88,961)
(うち非支配株主に係る四半期包括利益) (Comprehensive Income Attributable to Non-controlling Shareholders)		(-256)	(225)

(Reference) Standalone Operating Income and Loss

		1Q, FY2025	1Q, FY2024	増減/Change
営業収益 Revenue from Operations	賃貸事業 Leasing	191,063	178,128	+12,934
	分譲事業（業務施設等） Property Sales	39,134	10,084	+29,050
	その他 Others	8,614	8,041	+572
	合計 Total	238,811	196,254	+42,557
粗利益率 Gross Profit Margin	賃貸事業 Leasing	19.3%	20.5%	-1.2pt
	分譲事業（業務施設等） Property Sales	26.6%	37.0%	-10.4pt
	その他 Others	16.8%	22.0%	-5.2pt
営業利益 Operating Income		35,591	28,438	+7,152

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2026年3月期 第1四半期決算概要：連結PL概要

Summary of 1Q, FY2025 Financial Results : Summary of Consolidated Statements of Income

賃貸
Leasing

賃貸/Leasing

国内外オフィスの収益・利益の拡大等により、セグメント全体では189億円の増収、12億円の増益。なお、当第1四半期末における当社の首都圏オフィス空室率は1.1%。
Overall revenue from operations increased by ¥18.9 billion and business income increased by ¥1.2 billion, mainly due to the growth in leasing revenue and income from domestic and overseas offices. As of June 30, 2025, office vacancy rate (on a non-consolidated basis) in the Tokyo metropolitan area was 1.1%.

当第1四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）】

- ・ららぽーと安城 ・ららテラス川口
- ・三井アウトレットパーク 木更津（4期）
- ・ららテラス北綾瀬
- ・ららぽーと台北南港（台湾台北市）

【通期稼働（前期稼働物件）】

- ・三井アウトレットパーク マリンピア神戸
- ・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台湾林口 II 館（台湾新北市）

【Newly operating (properties operating from FY2025)】

- ・LaLaport ANJO ・LaLa Terrace KAWAGUCHI
- ・MITSUI OUTLET PARK KISARAZU (Phase 4 expansion plan)
- ・LaLa Terrace KITAAYASE
- ・LaLaport TAIPEI NANGANG (Taipei City, Taiwan)

【Properties operating throughout the year (properties operating from FY2024)】

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

単位：百万円/Unit: Yen in millions

		1Q, FY2025	1Q, FY2024	増減/Change
営業収益 Revenue from Operations	オフィス Offices	119,777	113,098	+6,679
	商業施設 Retail Facilities	77,812	71,884	+5,928
	その他 Others	28,453	22,124	+6,329
	合計/Total	226,043	207,107	+18,936
事業利益 Business Income		45,764	44,538	+1,226

空室率推移/Vacancy Rate	6/2025	3/2025	3/2024	3/2023	3/2022	3/2021
連結オフィス・商業 Consolidated Offices & Retail Facilities	3.7%	3.5%	3.8%	4.3%	3.0%	2.9%
単体オフィス首都圏 Standalone Offices at Tokyo Metropolitan Area	1.1%	1.3%	2.2%	3.8%	3.2%	3.1%

			1Q, FY2025	1Q, FY2024	増減/Change
貸付面積（千㎡） Leased Floor Space (1,000㎡)	オフィス Offices	所有 Owned	2,069	2,070	-1
		転貸 Sublease	1,537	1,514	+23
	商業施設 Retail Facilities	所有 Owned	2,103	2,017	+86
		転貸 Sublease	741	665	+76
	合計/Total		6,450	6,266	+184

【参考】単体・賃貸総括表 /Breakdown of Leasing (Standalone)

オフィス/Offices		総計/Total		首都圏/Tokyo Metropolitan Area		地方/Local Area	
		1Q, FY2025	1Q, FY2024	1Q, FY2025	1Q, FY2024	1Q, FY2025	1Q, FY2024
棟数	Number of Buildings	113	115	92	92	21	23
貸付面積（千㎡）	Leased Floor Space (1,000㎡)	2,826	2,815	2,551	2,530	275	285
賃貸収益	Leasing Revenue (¥ millions)	88,373	84,296	82,405	78,343	5,967	5,953
空室率	Vacancy Rate	1.3%	2.6%	1.1%	2.5%	3.6%	3.1%

商業施設/Retail Facilities		総計/Total		首都圏/Tokyo Metropolitan Area		地方/Local Area	
		1Q, FY2025	1Q, FY2024	1Q, FY2025	1Q, FY2024	1Q, FY2025	1Q, FY2024
棟数	Number of Buildings	102	98	73	70	29	28
貸付面積（千㎡）	Leased Floor Space (1,000㎡)	2,461	2,347	1,485	1,449	975	899
賃貸収益	Leasing Revenue (¥ millions)	70,017	65,120	44,127	42,365	25,890	22,754
空室率	Vacancy Rate	2.0%	1.8%	1.8%	1.5%	2.3%	2.2%

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

2026年3月期 第1四半期決算概要：連結PL概要

Summary of 1Q, FY2025 Financial Results : Summary of Consolidated Statements of Income

分譲
Property Sales

分譲/Property Sales

国内住宅分譲は、「三田ガーデンヒルズ」「パークシティ高田馬場」等の引渡しが進捗し、投資家向け・海外住宅分譲等は、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る物件売却が進捗したことにより、セグメント全体で1,400億円の増収、760億円の増益。なお、国内の新築マンション分譲の当期計上予定戸数2,800戸に対する契約進捗率は93.3%。

Revenue and business income from “Residential Property Sales to Individuals (Domestic)” category increased mainly due to the handovers of Mita Garden Hills and PARK CITY TAKADANOBABA. Revenue and business income from “Property Sales to Investors” and “Residential Property Sales to Individuals (Overseas), etc.” category increased due to the progress in property sales supported by accelerated asset turnover involving both real property for sale - completed and fixed assets. Overall, the segment revenue from operations and business income increased by ¥140 billion and ¥76 billion, respectively. As of the end of the first quarter, the contract progress rate for domestic new condominium units scheduled to be recorded during the current fiscal year (2,800 units) reached 93.3%.

当第1四半期における主要な計上物件
Major Projects during the Period

- 【国内住宅分譲】
- ・三田ガーデンヒルズ
 - ・パークシティ高田馬場
 - ・パークホームズ代々木西原
- 【海外住宅分譲】
- ・Cortland（米国ニューヨーク市）
- 【投資家向け分譲】
- ・大手町建物名古屋駅前ビル
 - ・MFLP 2物件
- 【Residential Property Sales to Individuals (Domestic)】
- ・Mita Garden Hills
 - ・PARK CITY TAKADANOBABA
 - ・PARK HOMES Yoyogi Nishihara
- 【Residential Property Sales to Individuals (Overseas)】
- ・Cortland (New York City U.S.A)
- 【Property Sales to Investors】
- ・Otemachi Building Nagoya Station Front
 - ・2 MFLP properties

単位：百万円/Unit: Yen in millions

		1Q, FY2025	1Q, FY2024	増減/Change
営業収益 Revenue from Operations	国内住宅分譲 Residential Property Sales to Individuals (Domestic)	241,076	165,410	+75,665
	投資家向け・海外住宅分譲等 Property Sales to Investors and Residential Property Sales to Individuals (Overseas), etc.	90,696	26,358	+64,337
	合計/Total	331,772	191,768	+140,003
営業利益 Operating Income	国内住宅分譲 Residential Property Sales to Individuals (Domestic)	85,633	41,487	+44,145
	投資家向け・海外住宅分譲等 Property Sales to Investors and Residential Property Sales to Individuals (Overseas), etc.	12,126	5,203	+6,923
	合計/Total	97,759	46,690	+51,068
	持分法投資損益* Equity in Net Income of Affiliated Companies *	457	1,842	-1,384
	固定資産売却損益 Gain on Sale of Fixed Assets	26,493	130	+26,362
事業利益 Business Income		124,710	48,663	+76,047

* 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 sale of investments in equity securities of affiliated companies for the purpose of real property sales

中高層分譲 Condominium Sales	営業収益 Revenue from Operations	234,201	158,417	+75,784
	戸数（戸） Number of Units (Units)	1,080	1,688	-608
	戸当たり単価（万円） Unit Price (¥10 thousand)	21,685	9,385	+12,300
戸建分譲 Single-family Home Sales	営業収益 Revenue from Operations	6,874	6,992	-118
	戸数（戸） Number of Units (Units)	70	80	-10
	戸当たり単価（万円） Unit Price (¥10 thousand)	9,820	8,741	+1,079
国内住宅分譲合計 Total Residential Property Sales to Individuals (Domestic)	営業収益 Revenue from Operations	241,076	165,410	+75,665
	戸数（戸） Number of Units (Units)	1,150	1,768	-618
	戸当たり単価（万円） Unit Price (¥10 thousand)	20,963	9,356	+11,607

国内住宅分譲完成在庫推移/Completed Inventory of Residential Property Sales to Individuals (Domestic)		(戸/Units)					
		6/2025	3/2025	3/2024	3/2023	3/2022	3/2021
中高層分譲 Condominiums Sales	戸数（戸）	30	32	24	55	82	150
	戸建分譲 Single-family Home Sales	23	22	22	0	7	17
合計/Total		53	54	46	55	89	167

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 Period	期中契約 Contracts during the Period	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 Period	期中新規発売 Newly Launched during the Period
中高層分譲 Condominiums Sales	戸数（戸）	3,844	702	4,546	1,080	3,466	755
	戸建分譲 Single-family Home Sales	43	122	165	70	95	134
合計/Total		3,887	824	4,711	1,150	3,561	889

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

2026年3月期 第1四半期決算概要：連結PL概要

Summary of 1Q, FY2025 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、カーシェア事業における利用者数増加やリパーク（貸し駐車場）における駐車料金の改定等の影響により、増収増益。仲介・アセットマネジメント等は、大型の法人仲介の取引件数増加やリハウス（個人向け仲介）における取引単価向上等により、増収増益。セグメント全体では50億円の増収、23億円の増益。
Property Management experienced an increase in revenue from operations and business income mainly due to increased users in the car-sharing business and revisions to parking fees in “Repark” (car park leasing) business. Brokerage and Asset Management, etc. experienced an increase in revenue from operations and business income mainly due to the increase in the number of large-scale corporate brokerage and increase in unit prices in “Rehouse” (brokerage for individuals) business. Overall, the segment revenue from operations and the business income increased by ¥5 billion and ¥2.3 billion, respectively.

単位：百万円/Unit: Yen in millions

		1Q, FY2025	1Q, FY2024	増減/Change
営業収益 Revenue from Operations	プロパティマネジメント Property Management	89,067	87,504	+1,562
	仲介・アセットマネジメント等 Brokerage & Asset Management, etc.	31,091	27,577	+3,514
	合計/Total	120,158	115,081	+5,077
営業利益 Operating Income	プロパティマネジメント Property Management	8,805	8,697	+108
	仲介・アセットマネジメント等 Brokerage & Asset Management, etc.	8,647	6,401	+2,246
	合計/Total	17,453	15,098	+2,355
事業利益 Business Income		17,453	15,098	+2,355

	1Q, FY2025	1Q, FY2024	増減/Change
リパーク（貸し駐車場）台数 Repark (Car Park Leasing) - Total Managed Units (Units)	250,942	248,686	+2,256
仲介件数* Number of Brokerages*(Units)	8,540	9,383	-843
販売受託件数 Consignment Sales (Units)	300	331	-31

- * 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：8,558件（前年同期比-838件）
- * Number of Brokerages refers to brokerages to external customers
(Reference) Number of Brokerages for Mitsui Fudosan Realty Group before elimination: 8,558 (-838 in comparison to the corresponding period of the previous fiscal year)

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

2026年3月期 第1四半期決算概要：連結PL概要

Summary of 1Q, FY2025 Financial Results : Summary of Consolidated Statements of Income

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

ホテル・リゾートのADR上昇や、東京ドームにおける使用料の増額改定等により、セグメント全体では70億円の増収、31億円の増益。
“Facility Operations” segment recorded an increase in revenue of ¥7 billion and an increase in business income of ¥3.1 billion, mainly due to a rise in the ADR (average daily rate) of hotels and resorts, as well as the increment of facility usage fees at Tokyo Dome.

単位：百万円/Unit: Yen in millions				
営業収益 Revenue from Operations		1Q, FY2025	1Q, FY2024	増減/Change
	ホテル・リゾート Hotels & Resorts	45,090	39,916	+5,174
	スポーツ・エンターテインメント Sports & Entertainment	17,706	15,871	+1,834
合計/Total		62,796	55,788	+7,008
事業利益 Business Income		14,405	11,224	+3,181

	1Q, FY2025	1Q, FY2024	増減/Change
国内宿泊主体型ホテル 稼働率 Lodging-focused Domestic Hotels Occupancy Rates	85%	84%	+1pt

その他/Others

単位：百万円/Unit: Yen in millions				
営業収益 Revenue from Operations		1Q, FY2025	1Q, FY2024	増減/Change
	新築請負・リフォーム等 New Construction under Consignment & Reform	52,148	51,433	+714
	その他 Others	9,396	9,196	+200
合計/Total		61,544	60,629	+914
事業利益 Business Income		53	-549	+603

	1Q, FY2025	1Q, FY2024	増減/Change
新築請負受注工事高 Amount of New Construction under Consignment Orders Received	29,113	29,654	-541

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

2026年3月期 第1四半期決算概要：連結PL概要

Summary of 1Q, FY2025 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: Yen in millions

				1Q, FY2025	1Q, FY2024	増減/Change
	賃貸 Leasing	営業収益	Revenue from Operations	46,307	41,407	+4,899
		事業利益①	Business Income (1)	10,259	9,603	+655
	分譲 Property Sales	営業収益	Revenue from Operations	48,720	11,619	+37,100
		事業利益②	Business Income (2)	2,197	3,324	-1,126
	マネジメント・施設営業等 Management, Facility Operations, etc.	営業収益	Revenue from Operations	6,629	6,025	+604
		事業利益③	Business Income (3)	81	-29	+110
海外事業利益合計①+②+③ Total Overseas Business Income ((1) + (2) + (3))				12,538	12,899	-360
海外事業利益比率 ^{*1} Overseas Business Income Ratio ^{*1}				6.7%	12.3%	-5.6pt

*1 海外事業利益合計÷連結事業利益×100
*2 為替：期中平均レート 当第1四半期152.55円/ドル 前年同期148.63円/ドル
*1 Total overseas business income/Consolidated business income×100
*2 Foreign exchange: Average rate for 1Q, FY2025 ¥152.55:US\$1 ; 1Q, FY2024 ¥148.63:US\$1

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

2026年3月期 第1四半期決算概要：連結BS概要

Summary of 1Q, FY2025 Financial Results : Summary of Consolidated Balance Sheets

■ 連結貸借対照表/Consolidated Balance Sheets

単位：百万円/Unit: Yen in millions

		1Q, FY2025	FY2024	増減 /Change			1Q, FY2025	FY2024	増減 /Change
流動資産	Current Assets	3,112,994	3,168,436	-55,442	流動負債	Current Liabilities	1,710,263	1,849,551	-139,288
現金・預金	Cash and Deposits	228,678	164,106	+64,571	支払手形及び買掛金	Notes and Accounts Payable - Trade	150,982	197,043	-46,060
受取手形、売掛金及び契約資産	Notes and Accounts Receivable - Trade and Contract Assets	65,682	78,990	-13,307	短期借入金	Short-term Debt	776,552	640,067	+136,485
有価証券	Marketable Securities	4	60	-55	コマーシャルペーパー	Commercial Paper	158,000	108,000	+50,000
販売用不動産・前渡金	Real Property for Sale (including Advances Paid for Purchases)	2,377,923	2,500,757	-122,833	短期償還社債	Bonds Payable Due within One Year	42,800	83,100	-40,300
未成工事支出金	Expenditure on Contracts in Progress	14,428	11,894	+2,534	未払法人税等	Accrued Income Taxes	58,532	75,694	-17,161
その他の棚卸資産	Other Inventories	8,041	7,723	+317	契約負債	Contract Liabilities	167,439	210,864	-43,425
短期貸付金	Short-term Loans Receivable	13,171	9,396	+3,775	完成工事補償引当金	Allowance for Warranty Repair on Completed Construction	792	884	-92
営業出資金	Equity Investments in Properties for Sale	5,598	5,516	+81	その他流動負債	Others	355,163	533,897	-178,733
その他の流動資産	Others	401,023	391,421	+9,601					
貸倒引当金	Allowance for Doubtful Accounts	-1,558	-1,432	-126					
					固定負債	Non-current Liabilities	4,714,984	4,739,581	-24,597
有形固定資産	Tangible Fixed Assets	4,494,844	4,584,366	-89,521	社債	Bonds Payable	1,002,411	867,788	+134,623
建物及び構築物	Buildings and Structures	1,858,654	1,900,679	-42,024	長期借入金	Long-term Debt	2,544,148	2,717,131	-172,983
機械装置・運搬具	Machinery, Equipment and Vehicles	81,080	80,400	+680	預り敷金・保証金	Deposits and Security Deposits Received	496,451	490,351	+6,100
土地	Land	2,178,479	2,209,205	-30,725	役員退職慰勞引当金	Allowance for Directors' Retirement Benefits	696	672	+24
建設仮勘定	Construction in Progress	142,488	148,932	-6,444	退職給付に係る負債	Net Defined Retirement Benefit Liabilities	35,414	34,996	+417
その他	Others	234,141	245,148	-11,007	繰延税金負債	Deferred Tax Liabilities	263,934	248,571	+15,363
					再評価に係る繰延税金負債	Deferred Tax Liabilities for Land Revaluation	81,082	81,082	-
無形固定資産	Intangible Fixed Assets	121,813	123,052	-1,239	その他固定負債	Others	290,845	298,988	-8,143
					有利子負債	Interest-bearing Debt	4,523,912	4,416,086	+107,825
有形・無形固定資産	Tangible and Intangible Fixed Assets	4,616,658	4,707,418	-90,760	うちノンリコース債務	Non-recourse Debt	401,224	462,741	-61,516
					余剰敷金・保証金	Surplus Deposits and Security Deposits Received	319,941	313,733	+6,207
					負債計	Total Liabilities	6,425,247	6,589,133	-163,885
投資その他資産	Investments and Other Assets	2,020,231	1,984,001	+36,229	資本金	Common Stock	341,800	341,800	-
投資有価証券	Investment Securities	1,376,205	1,334,510	+41,695	資本剰余金	Capital Surplus	310,945	313,835	-2,889
長期貸付金	Long-term Loans Receivable	39,511	37,073	+2,437	利益剰余金	Retained Earnings	1,861,588	1,782,181	+79,407
差入敷金・保証金	Deposits and Security Deposits Paid	176,510	176,617	-107	自己株式	Treasury Stock	-12,210	-12,210	-0
退職給付に係る資産	Net Defined Retirement Benefit Assets	81,009	81,361	-352	土地再評価差額金	Reserve on Land Revaluation	165,906	165,439	+466
繰延税金資産	Deferred Tax Assets	32,388	32,176	+212	その他有価証券評価差額金	Net Unrealized Holding Gains (Losses) on Available-for-Sale Securities	347,108	311,043	+36,064
					繰延ヘッジ損益	Deferred Gains (Losses) on Hedging Instruments	10,482	12,007	-1,525
その他投資その他資産	Others	315,808	323,452	-7,643	為替換算調整勘定	Foreign Currency Translation Adjustments	154,951	201,744	-46,792
貸倒引当金	Allowance for Doubtful Accounts	-1,202	-1,190	-11	退職給付に係る調整累計額	Cumulative Adjustments for Net Defined Retirement Benefit Liabilities	30,069	30,994	-925
					新株予約権	Subscription Rights to Shares	652	652	-
					非支配株主持分	Non-controlling Interests	113,342	123,234	-9,891
					純資産計	Total Net Assets	3,324,636	3,270,723	+53,913
					〔D／Eレシオ〕	[D/E Ratio]	1.41	1.40	+0.01
					〔自己資本比率〕	[Equity Ratio]	32.9%	31.9%	+1.0pt
資産計	Total Assets	9,749,884	9,859,856	-109,972	負債・純資産計	Total Liabilities and Net Assets	9,749,884	9,859,856	-109,972

為替変動による増減を含む。当第1四半期の為替影響は-1,645億円。
Includes changes due to foreign exchange fluctuations. Foreign exchange impact for the period: -¥164.5billion

(参考) 為替/Foreign Exchange
2025年3月末 149.52円/ドル 2024年12月末 158.18円/ドル
2025年3月末 193.82円/ポンド 2024年12月末 199.02円/ポンド
¥ 149.52 : US \$ 1 as of March 31, 2025, ¥ 158.18 : US \$ 1 as of December 31, 2024,
¥ 193.82 : £ 1 as of March 31, 2025, ¥ 199.02 : £ 1 as of December 31, 2024,

2026年3月期 第1四半期決算概要：連結BS概要

Summary of 1Q, FY2025 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: Yen in millions				
		1Q, FY2025	FY2024	増減 /Change
	三井不動産レジデンシャル Mitsui Fudosan Residential	810,270	895,757	-85,486
	三井不動産 Mitsui Fudosan	711,081	695,352	+15,728
	三井不動産アメリカグループ Mitsui Fudosan America Group	425,924	491,105	-65,181
	英国三井不動産グループ Mitsui Fudosan UK Group	214,945	204,854	+10,091
	SPC合計 SPCs Total	116,850	116,603	+247
	その他・消去等 Other and Eliminations	98,850	97,084	+1,765
	合計 Total	2,377,923	2,500,757	-122,833

	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 Others	期末残高 Balance at End of Period
1Q, FY2025	2,500,757	132,325	-220,474	-34,685	2,377,923
1Q, FY2024	2,375,281	144,110	-130,914	36,324	2,424,801

(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1四半期 168億円〕
(Reference) Costs associated with land acquisition by Mitsui Fudosan Residential
(¥16.8 billion for the period)

有形・無形固定資産 Tangible and Intangible Fixed Assets

単位：百万円/Unit: Yen in millions				
		1Q, FY2025	FY2024	増減 /Change
	三井不動産 Mitsui Fudosan	2,653,704	2,667,667	-13,963
	三井不動産アメリカグループ Mitsui Fudosan America Group	803,943	854,438	-50,495
	東京ドームグループ Tokyo Dome Group	277,547	278,182	-635
	台湾三井不動産グループ Mitsui Fudosan Taiwan Group	249,252	260,802	-11,549
	三井不動産レジデンシャル Mitsui Fudosan Residential	152,940	154,233	-1,293
	SPC合計 SPCs Total	149,503	150,275	-772
	三井不動産マレーシアグループ Mitsui Fudosan Malaysia Group	76,745	79,601	-2,856
	その他・消去等 Other and Eliminations	253,021	262,216	-9,195
	合計 Total	4,616,658	4,707,418	-90,760

(再評価差額を含む/Incl. Differences from Reserve on Revaluation)					
	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 Others	期末残高 Balance at End of Period
1Q, FY2025	4,707,418	40,914	-36,451	-95,223	4,616,658
1Q, FY2024	4,405,526	92,218	-33,737	61,899	4,525,906

有利子負債 Interest-bearing Debt

単位：百万円/Unit: Yen in millions				
		1Q, FY2025	FY2024	増減 /Change
	三井不動産 Mitsui Fudosan	3,354,116	3,250,816	+103,300
	三井不動産アメリカグループ Mitsui Fudosan America Group	1,062,483	1,219,135	-156,651
	三井不動産レジデンシャル Mitsui Fudosan Residential	684,300	623,800	+60,500
	英国三井不動産グループ Mitsui Fudosan UK Group	204,515	192,119	+12,396
	SPC合計 SPCs Total	157,902	162,402	-4,500
	台湾三井不動産グループ Mitsui Fudosan Taiwan Group	131,590	132,783	-1,193
	東京ドームグループ Tokyo Dome Group	125,500	116,500	+9,000
	三井不動産マレーシアグループ Mitsui Fudosan Malaysia Group	72,901	72,358	+543
	子会社貸付金 Loans to Subsidiaries	-1,499,281	-1,470,900	-28,381
	その他・消去等 Other and Eliminations	229,884	117,071	+112,812
	合計 Total	4,523,912	4,416,086	+107,825
	(うちノンリコース債務) (Non-recourse Debt of Total)	401,224	462,741	-61,516

為替変動による増減を含む。当第1四半期の為替影響は-640億円。
Includes changes due to foreign exchange fluctuations. Foreign exchange impact for the period: -¥64.0 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「大手町建物名古屋駅前ビル」の売却、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。 Sale of "Otemachi Building Nagoya Station Front" by Mitsui Fudosan and foreign exchange impact on overseas subsidiaries, such as Mitsui Fudosan America Group, etc.

*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.

【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 long-term vision, & INNOVATION 2030 announced on April 11, 2024.

■ 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 Net Income (Loss) of Affiliated Companies (Including Gain (Loss) on Sale of Investments in Equity Securities of Affiliated Companies for the Purpose of Real Property Sales) + Gain (Loss) on Sale of Fixed Assets

