

2026年3月期第3四半期 決算短信 補足説明資料

3Q of Fiscal Year 2025
Supplementary Explanation Materials for Consolidated Financial Results

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日本語：<https://www.mitsufudosan.co.jp/corporate/ir/>
English：<https://www.mitsufudosan.co.jp/english/corporate/ir/>

決算ハイライト：2026年3月期 第3四半期決算サマリー

Financial Highlights : Summary of 3Q, FY2025 Financial Results

■第3四半期決算ハイライト /3Q, FY2025 Financial Highlights

■連結業績概要

当第3四半期（累計）の業績は、営業収益は前年同期比3,050億円（+18.2%）の増収、
営業利益は同比820億円（+37.2%）の増益、事業利益は同比1,302億円（+57.8%）の増益、
経常利益は同比745億円（+43.1%）の増益、
純利益^{*1}は同比758億円（+52.7%）の増益となった。

営業収益、営業利益、事業利益、経常利益、純利益^{*1}は、
いずれも第3四半期（累計）の過去最高を更新した。

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3四半期（累計）の過去最高を更新。

■連結業績予想

営業利益を3,950億円（+100億円）、事業利益を4,400億円（+100億円）、
経常利益を3,050億円（+100億円）、純利益^{*2}を2,700億円（+50億円）に上方修正。

■Summary of Consolidated Financial Performance

For the third quarter (cumulative), revenue from operations, operating income, business income, ordinary income and net income^{*1} increased by ¥305.0 billion (+18.2%), ¥82.0 billion (+37.2%), ¥130.2 billion (+57.8%), ¥74.5 billion (+43.1%) and ¥75.8 billion (+52.7%) respectively, compared to the corresponding period of the previous fiscal year.

Revenue from operations, operating income, business income, ordinary income, and net income^{*1} for the third quarter (cumulative) reached record highs.

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

■Consolidated Earnings Forecasts

Operating income, business income, ordinary income and net income^{*2} were revised upward to ¥395.0 billion (+¥10.0 billion), ¥440.0 billion (+¥10.0 billion), ¥305.0 billion (+¥10.0 billion), and ¥270.0 billion (+¥5.0 billion) respectively.

*1 親会社株主に帰属する四半期純利益

*2 親会社株主に帰属する当期純利益

*1 Quarterly net income attributable to shareholders of the Company

*2 Net income attributable to shareholders of the Company

単位：百万円/Unit: Yen in millions	当第3四半期 実績 (A) 3Q, FY2025 Results (A) 2025.4.1-2025.12.31	前年同期 実績 (B) 3Q, FY2024 Results (B) 2024.4.1-2024.12.31	増減 (率) Change (Rate)		2025年度 通期予想 (C) FY2025 Forecast (C) 2025.4.1-2026.3.31	進捗率 Progress Rate (A/C)
			(A-B)	(A/B-1)		
営業収益 Revenue from Operations	1,981,849	1,676,799	+305,050	+18.2%	2,700,000	73.4%
営業利益 Operating Income	302,623	220,600	+82,022	+37.2%	395,000	76.6%
事業利益 Business Income	355,487	225,286	+130,200	+57.8%	440,000	80.8%
経常利益 Ordinary Income	247,511	172,946	+74,564	+43.1%	305,000	81.2%
親会社株主に帰属する四半期純利益 Net Income Attributable to Shareholders of the Company	219,868	144,022	+75,845	+52.7%	270,000	81.4%

* 収益は外部顧客からの売上高

* Revenue is sales to external customers

* 期間は全て累計で表示

* All figures are presented in cumulative basis

2026年3月期 第3四半期決算概要：連結PL概要

Summary of 3Q, 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				
	3Q, FY2025	3Q, FY2024	増減/Change	増減率/Change Rate
営業収益 Revenue from Operations	1,981,849	1,676,799	+305,050	18.2%
賃貸 Leasing	695,904	642,654	+53,249	
分譲 Property Sales	520,243	305,054	+215,188	
マネジメント Management	374,046	355,549	+18,496	
施設営業 Facility Operations	184,674	169,116	+15,557	
その他 Others	206,980	204,423	+2,557	
事業利益*1 Business Income*1	355,487	225,286	+130,200	57.8%
営業利益 Operating Income	302,623	220,600	+82,022	37.2%
持分法投資損益*2 Equity in Net Income of Affiliated Companies*2	1,202	4,717	-3,514	
固定資産売却損益 Gain (Loss) on Sale of Fixed Assets	51,661	-32	+51,693	
(セグメント別 事業利益) Business Income by Segment				
賃貸 Leasing	136,326	131,551	+4,775	
分譲 Property Sales	162,163	51,501	+110,662	
マネジメント Management	58,936	51,031	+7,904	
施設営業 Facility Operations	38,261	31,821	+6,440	
その他 Others	6,225	4,636	+1,589	
全社費用・消去 Corporate Expenses and Eliminations	-46,425	-45,254	-1,171	
営業外損益 Non-operating Expenses	-55,112	-47,654	-7,457	
持分法投資損益 Equity in Net Income of Affiliated Companies	1,202	5,001	-3,798	
純金利負担 Interest Expense, in Net	-55,169	-59,894	+4,725	
その他 Others, in Net	-1,145	7,238	-8,383	
経常利益 Ordinary Income	247,511	172,946	+74,564	43.1%
特別損益 Extraordinary Income	80,163	47,172	+32,991	
特別利益 Extraordinary Income	97,004	49,995	+47,008	
特別損失 Extraordinary Losses	-16,840	-2,823	-14,017	
税金等調整前四半期純利益 Income before Income Taxes	327,674	220,118	+107,556	
法人税等 Income Taxes	-116,312	-78,100	-38,212	
四半期純利益 Net Income	211,361	142,018	+69,343	
非支配株主に帰属する四半期純損失 Net Loss Attributable to Non-controlling Shareholders	8,506	2,004	+6,502	
親会社株主に帰属する四半期純利益 Net Income Attributable to Shareholders of the Company	219,868	144,022	+75,845	52.7%

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

* 期間は全て累計で表示 * All figures are presented in cumulative basis

特別損益

Extraordinary Income (Losses)

[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	51,676
投資有価証券売却益 Gain on Sale of Investment Securities	45,327
合計 Total	97,004

特別損失/Extraordinary Losses]

減損損失 Impairment Loss on Fixed Assets	-16,840
合計 Total	-16,840

公表 (進捗率)

Progress Rate

	3Q, FY2025	通期予想 2026年2月6日公表 Full-year Forecast Announced on Feb. 6, 2026	進捗率 Progress Rate
営業収益 Revenue from Operations	1,981,849	2,700,000	73.4%
営業利益 Operating Income	302,623	395,000	76.6%
事業利益 Business Income	355,487	440,000	80.8%
経常利益 Ordinary Income	247,511	305,000	81.2%
親会社株主に帰属する四半期純利益 Net Income Attributable to Shareholders of the Company	219,868	270,000	81.4%

*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.

2026年3月期 第3四半期決算概要：連結PL概要

Summary of 3Q, FY2025 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: Yen in millions

		3Q, FY2025	3Q, FY2024
四半期純利益 Net Income		211,361	142,018
その他の包括利益	Other Comprehensive Loss	-20,973	-122,402
その他有価証券評価差額金	Net Unrealized Holding Gains (Losses) on Available-for-sale Securities	28,749	-126,432
繰延ヘッジ損益	Deferred Losses on Hedging Instruments	-3,715	-2,930
為替換算調整勘定	Foreign Currency Translation Adjustments	-21,125	10,480
退職給付に係る調整額	Adjustments for Net Defined Retirement Benefit Liabilities	-2,922	-5,608
持分法適用会社に対する持分相当額	Equity in Other Comprehensive Income (Loss) of Affiliated Companies	-21,960	2,088
四半期包括利益 Comprehensive Income		190,387	19,615
(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)	(199,721)	(22,249)
(うち非支配株主に係る四半期包括利益)	(Comprehensive Loss Attributable to Non-controlling Shareholders)	(-9,333)	(-2,633)

(参考) 単体・営業損益

(Reference) Standalone Operating Income

単位：百万円/Unit: Yen in millions

		3Q, FY2025	3Q, FY2024	増減/Change
営業収益 Revenue from Operations	賃貸事業 Leasing	586,453	548,442	+38,011
	分譲事業 (業務施設等) Property Sales	56,745	10,634	+46,111
	その他 Others	28,858	39,713	-10,854
	合計 Total	672,057	598,789	+73,268
粗利益率 Gross Profit Margin	賃貸事業 Leasing	18.5%	19.2%	-0.7pt
	分譲事業 (業務施設等) Property Sales	21.0%	17.3%	+3.7pt
	その他 Others	16.5%	47.4%	-30.9pt
営業利益 Operating Income		84,150	85,033	-882

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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532億円の増収、47億円の増益。なお、当第3四半期末における当社の首都圏オフィス空室率は1.5%。Overall revenue from operations increased by ¥53.2 billion and business income increased by ¥4.7 billion, mainly due to the growth in leasing revenue and income from domestic and overseas offices. As of the end of the third quarter, office vacancy rate (standalone basis) in the Tokyo metropolitan area was 1.5%.	
当第3四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）】 ・日本橋本町M-SQUARE ・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TOKYO-BAY 北館（建替え）1期 ・三井アウトレットパーク 岡崎 ・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ペイパーク ・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)】 ・Nihonbashi Honcho M-SQUARE ・LaLaport ANJO ・LaLa Terrace KAWAGUCHI ・MITSUI OUTLET PARK KISARAZU (Phase 4 expansion plan) ・LaLa Terrace KITAAYASE ・LaLaport TOKYO-BAY North Building Phase I (Rebuilt) ・MITSUI OUTLET PARK OKAZAKI ・LaLaport TAIPEI NANGANG (Taipei City, Taiwan) 【Properties operating throughout the year (properties operating from FY2024)】 ・MITSUI OUTLET PARK MARINE PIA 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		
		3Q, FY2025	3Q, FY2024	増減/Change
営業収益 Revenue from Operations	オフィス Offices	362,511	347,370	+15,141
	商業施設 Retail Facilities	247,404	222,361	+25,042
	その他 Others	85,988	72,922	+13,066
	合計/Total	695,904	642,654	+53,249
事業利益 Business Income		136,326	131,551	+4,775

空室率推移/Vacancy Rate	12/2025	9/2025	6/2025	3/2025	3/2024	3/2023
連結オフィス・商業 Consolidated Offices & Retail Facilities	3.2%	3.5%	3.7%	3.5%	3.8%	4.3%
単体オフィス首都圏 Standalone Offices in Tokyo Metropolitan Area	1.5%	0.9%	1.1%	1.3%	2.2%	3.8%

			3Q, FY2025	3Q, FY2024	増減/Change
貸付面積 (千m ²) Leased Floor Space (1,000m ²)	オフィス Offices	所有 Owned	2,069	2,081	-12
		転貸 Sublease	1,518	1,507	+11
	商業施設 Retail Facilities	所有 Owned	2,241	2,047	+194
		転貸 Sublease	805	666	+139
	合計/Total		6,632	6,301	+331

【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	
	3Q, FY2025	3Q, FY2024	3Q, FY2025	3Q, FY2024	3Q, FY2025	3Q, FY2024
棟数 Number of Buildings	114	114	93	92	21	22
貸付面積 (千m ²) Leased Floor Space (1,000m ²)	2,827	2,812	2,550	2,534	277	278
賃貸収益 Leasing Revenue (¥ millions)	267,963	257,550	249,620	239,415	18,343	18,134
空室率 Vacancy Rate	1.6%	2.6%	1.5%	2.5%	2.7%	3.6%

商業施設/Retail Facilities	総計/Total		首都圏/Tokyo Metropolitan Area		地方/Local Area	
	3Q, FY2025	3Q, FY2024	3Q, FY2025	3Q, FY2024	3Q, FY2025	3Q, FY2024
棟数 Number of Buildings	105	99	74	70	31	29
貸付面積 (千m ²) Leased Floor Space (1,000m ²)	2,615	2,378	1,548	1,452	1,067	927
賃貸収益 Leasing Revenue (¥ millions)	220,676	202,215	139,129	130,594	81,546	71,621
空室率 Vacancy Rate	1.7%	1.6%	1.7%	1.3%	1.6%	2.0%

* 収益は外部顧客からの売上高

* Revenue is sales to external customers

* 期間は全て累計で表示

* All figures are presented in cumulative basis

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2,151億円の増収、1,106億円の増益。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98%。	
Revenue and business income from residential property sales to individuals (domestic) 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. 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 ¥215.1 billion and ¥110.6 billion, respectively. As of the end of the period, the contract progress rate for domestic new condominium units scheduled to be recorded during the current fiscal year (2,800 units) reached 98%.	
当第3四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 •HARUMI FLAG SKY DUO (タワー棟) •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 •(旧)日比谷U-1ビル •MFLP 2物件 【Residential Property Sales to Individuals (Domestic)】 •Mita Garden Hills •PARK CITY TAKADANOBABA •HARUMI FLAG SKY DUO (Tower Building) •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 •(Former) Hibiya U-1 Building •2 MFLP properties	

単位：百万円/Unit: Yen in millions				
		3Q, FY2025	3Q, FY2024	増減/Change
営業収益 Revenue from Operations		国内住宅分譲 Residential Property Sales to Individuals (Domestic)	367,203	221,787
投資家向け・海外住宅分譲等 Property Sales to Investors and Residential Property Sales to Individuals (Overseas), etc.		153,039	83,267	+69,772
		合計/Total	520,243	305,054
				+215,188
営業利益 Operating Income	国内住宅分譲 Residential Property Sales to Individuals (Domestic)	102,633	43,776	+58,856
	投資家向け・海外住宅分譲等 Property Sales to Investors and Residential Property Sales to Individuals (Overseas), etc.	6,509	5,586	+923
	合計/Total	109,142	49,363	+59,779
	持分法投資損益* Equity in Net Income of Affiliated Companies*	1,359	2,170	-810
事業利益 Business Income		51,661	-32	+51,693
		162,163	51,501	+110,662

* 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	339,731	200,808	+138,922
	戸数 (戸) Number of Units (Units)	2,081	2,150	-69
	戸当たり単価 (万円) Unit Price (¥10 thousand)	16,325	9,340	+6,985
戸建分譲 Single-family Home Sales	営業収益 Revenue from Operations	27,472	20,978	+6,493
	戸数 (戸) Number of Units (Units)	292	250	+42
	戸当たり単価 (万円) Unit Price (¥10 thousand)	9,408	8,391	+1,017
国内住宅分譲合計 Total Residential Property Sales to Individuals (Domestic)	営業収益 Revenue from Operations	367,203	221,787	+145,416
	戸数 (戸) Number of Units (Units)	2,373	2,400	-27
	戸当たり単価 (万円) Unit Price (¥10 thousand)	15,474	9,241	+6,233

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

	12/2025	9/2025	6/2025	3/2025	3/2024	3/2023
中高層分譲 Condominium Sales	37	43	30	32	24	55
戸建分譲 Single-family Home Sales	24	26	23	22	22	0
合計/Total	61	69	53	54	46	55

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

	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 Condominium Sales	3,844	2,037	5,881	2,081	3,800	2,066
戸建分譲 Single-family Home Sales	43	368	411	292	119	380
合計/Total	3,887	2,405	6,292	2,373	3,919	2,446

* 収益は外部顧客からの売上高

* Revenue is sales to external customers

* 期間は全て累計で表示

* All figures are presented in cumulative basis

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、增收増益。仲介・アセットマネジメント等は、プロジェクトマネジメントfeeの増加等により、增收増益。セグメント全体では184億円の增收、79億円の増益。

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). Brokerage and asset management, etc. experienced an increase in revenue from operations and business income mainly due to the increase in project management fees. Overall, the segment revenue from operations and the business income increased by ¥18.4 billion and ¥7.9 billion, respectively.

		単位：百万円/Unit: Yen in millions		
		3Q, FY2025	3Q, FY2024	増減/Change
営業収益 Revenue from Operations	プロパティマネジメント Property Management	276,906	268,337	+8,569
	仲介・アセットマネジメント等 Brokerage & Asset Management, etc.	97,139	87,212	+9,927
	合計/Total	374,046	355,549	+18,496
営業利益 Operating Income	プロパティマネジメント Property Management	31,548	28,776	+2,771
	仲介・アセットマネジメント等 Brokerage & Asset Management, etc.	27,387	22,254	+5,133
	合計/Total	58,936	51,031	+7,904
事業利益 Business Income		58,936	51,031	+7,904

	3Q, FY2025	3Q, FY2024	増減/Change
リパーク（貸し駐車場）台数 Repark (Car Park Leasing) - Total Managed Units (Units)	253,520	248,829	+4,691
仲介件数* Number of Brokerages* (Units)	26,650	28,353	-1,703
販売受託件数 Consignment Sales (Units)	700	701	-1

* 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：26,684件（前年同期比-1,728件）

* Number of Brokerages refers to brokerages to external customers

(Reference) Number of Brokerages for Mitsui Fudosan Realty Group before eliminations: 26,684 (-1,728 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

* 期間は全て累計で表示

* All figures are presented in cumulative basis.

2026年3月期 第3四半期決算概要：連結PL概要

Summary of 3Q, FY2025 Financial Results : Summary of Consolidated Statements of Income

施設営業

Facility Operations

その他

Others

施設営業/Facility Operations

ホテル・リゾートのADR・稼働率上昇や、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155億円の増収、64億円の増益。

“Facility Operations” segment recorded an increase in revenue of ¥15.5 billion and an increase in business income of ¥6.4 billion, mainly due to a rise in ADR (average daily rate) and occupancy rate in hotels and resorts, as well as the increment of facility usage fees at Tokyo Dome.

		単位：百万円/Unit: Yen in millions		
		3Q, FY2025	3Q, FY2024	増減/Change
営業収益 Revenue from Operations	ホテル・リゾート Hotels & Resorts	135,559	123,325	+12,233
	スポーツ・エンターテインメント Sports & Entertainment	49,115	45,791	+3,323
	合計/Total	184,674	169,116	+15,557
事業利益 Business Income		38,261	31,821	+6,440

	3Q, FY2025	3Q, FY2024	増減/Change
国内宿泊主体型ホテル 稼働率 Lodging-focused Domestic Hotels Occupancy Rate	86%	83%	+3pt

その他/Others

		単位：百万円/Unit: Yen in millions		
		3Q, FY2025	3Q, FY2024	増減/Change
営業収益 Revenue from Operations	新築請負・リформ等 New Construction under Consignment & Reform	176,247	173,742	+2,505
	その他 Others	30,733	30,681	+51
	合計/Total	206,980	204,423	+2,557
事業利益 Business Income		6,225	4,636	+1,589

	3Q, FY2025	3Q, FY2024	増減/Change
新築請負受注工事高 Amount of New Construction under Consignment Orders Received	91,993	101,349	-9,356

* 収益は外部顧客からの売上高

* Revenue is sales to external customers

* 期間は全て累計で表示

* All figures are presented in cumulative basis

2026年3月期 第3四半期決算概要：連結PL概要

Summary of 3Q, 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

			3Q, FY2025	3Q, FY2024	増減/Change
賃貸 Leasing	営業収益 Revenue from Operations	140,562	129,113	+11,449	
	事業利益① Business Income (1)	29,183	29,428	-244	
分譲 Property Sales	営業収益 Revenue from Operations	99,955	24,053	+75,901	
	事業利益② Business Income (2)	-1,666	-9,415	+7,748	
マネジメント・施設営業等 Management, Facility Operations, etc.	営業収益 Revenue from Operations	19,410	18,812	+597	
	事業利益③ Business Income (3)	388	539	-151	
海外事業利益合計①+②+③ Total Overseas Business Income ((1) + (2) + (3))			27,904	20,552	+7,352
海外事業利益比率 ¹ Overseas Business Income Ratio ¹			7.8%	9.1%	-1.3pt

*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3四半期148.08円/ドル 前年同期151.46円/ドル

*1 Total overseas business income/Consolidated business income×100

*2 Foreign exchange: Average rate for 3Q, FY2025 ¥148.08:US\$1 ; 3Q, FY2024 ¥151.46:US\$1

* 収益は外部顧客からの売上高

* Revenue is sales to external customers

* 期間は全て累計で表示

* All figures are presented in cumulative basis

2026年3月期 第3四半期決算概要：連結BS概要

Summary of 3Q, 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

		3Q, FY2025	FY2024	増減 /Change			3Q, FY2025	FY2024	増減 /Change
流動資産	Current Assets	3,296,416	3,168,436	+127,979	流動負債	Current Liabilities	1,689,685	1,849,551	-159,866
現金・預金	Cash and Deposits	212,170	164,106	+48,063	支払手形及び買掛金	Notes and Accounts Payable - Trade	122,315	197,043	-74,727
受取手形、売掛金及び契約資産	Notes and Accounts Receivable - Trade and Contract Assets	74,736	78,990	-4,253	短期借入金	Short-term Debt	726,874	640,067	+86,807
有価証券	Marketable Securities	-	60	-60	コマーシャルペーパー	Commercial Paper	188,419	108,000	+80,419
販売用不動産・前渡金	Real Property for Sale (including Advances Paid for Purchases)	2,511,164	2,500,757	+10,406	短期償還社債	Bonds Payable Due within One Year	27,600	83,100	-55,500
未成工事支出金	Expenditure on Contracts in Progress	16,356	11,894	+4,462	未払法人税等	Accrued Income Taxes	68,664	75,694	-7,030
その他の棚卸資産	Other Inventories	9,021	7,723	+1,297	契約負債	Contract Liabilities	174,963	210,864	-35,900
短期貸付金	Short-term Loans Receivable	13,139	9,396	+3,742	完成工事補償引当金	Allowance for Warranty Repair on Completed Construction	793	884	-91
営業出資金	Equity Investments in Properties for Sale	5,669	5,516	+152	その他流動負債	Other Current Liabilities	380,054	533,897	-153,843
その他の流動資産	Other Current Assets	455,517	391,421	+64,095					
貸倒引当金	Allowance for Doubtful Accounts	-1,359	-1,432	+72					
有形固定資産	Tangible Fixed Assets	4,467,123	4,584,366	-117,242	固定負債	Non-current Liabilities	4,982,385	4,739,581	+242,803
建物及び構築物	Buildings and Structures	1,860,391	1,900,679	-40,288	社債	Bonds Payable	1,026,540	867,788	+158,752
機械装置・運搬具	Machinery, Equipment and Vehicles	81,609	80,400	+1,208	長期借入金	Long-term Debt	2,758,094	2,717,131	+40,962
土地	Land	2,111,477	2,209,205	-97,727	預り敷金・保証金	Deposits and Security Deposits Received	510,120	490,351	+19,769
建設仮勘定	Construction in Progress	173,264	148,932	+24,331	役員退職慰労引当金	Allowance for Directors' Retirement Benefits	897	672	+225
その他	Others	240,381	245,148	-4,767	退職給付に係る負債	Net Defined Retirement Benefit Liabilities	36,000	34,996	+1,003
無形固定資産	Intangible Fixed Assets	127,359	123,052	+4,306	繰延税金負債	Deferred Tax Liabilities	257,838	248,571	+9,267
有形・無形固定資産	Tangible and Intangible Fixed Assets	4,594,482	4,707,418	-112,936	再評価に係る繰延税金負債	Deferred Tax Liabilities for Land Revaluation	81,082	81,082	-
					その他固定負債	Other Non-current Liabilities	311,811	298,988	+12,822
投資その他資産	Investments and Other Assets	2,084,760	1,984,001	+100,758	有利子負債	Interest-bearing Debt	4,727,529	4,416,086	+311,442
投資有価証券	Investment Securities	1,423,733	1,334,510	+89,223	うちノンリコース債務	Non-recourse Debt	388,802	462,741	-73,939
長期貸付金	Long-term Loans Receivable	41,280	37,073	+4,206	余剰敷金・保証金	Surplus Deposits and Security Deposits Received	332,809	313,733	+19,076
差入敷金・保証金	Deposits and Security Deposits Paid	177,310	176,617	+693	負債計	Total Liabilities	6,672,070	6,589,133	+82,937
退職給付に係る資産	Net Defined Retirement Benefit Assets	80,506	81,361	-854	資本金	Common Stock	341,800	341,800	-
繰延税金資産	Deferred Tax Assets	33,320	32,176	+1,143	資本剰余金	Capital Surplus	311,527	313,835	-2,307
その他投資その他資産	Other Investments and Other Assets	329,805	323,452	+6,353	利益剰余金	Retained Earnings	1,908,543	1,782,181	+126,362
貸倒引当金	Allowance for Doubtful Accounts	-1,196	-1,190	-6	自己株式	Treasury Stock	-66,457	-12,210	-54,246
					土地再評価差額金	Reserve on Land Revaluation	165,906	165,439	+466
					その他有価証券評価差額金	Net Unrealized Holding Gains on Available-for-sale Securities	339,856	311,043	+28,812
					繰延ヘッジ損益	Deferred Gains on Hedging Instruments	8,929	12,007	-3,078
					為替換算調整勘定	Foreign Currency Translation Adjustments	158,614	201,744	-43,130
					退職給付に係る調整累計額	Cumulative Adjustments for Net Defined Retirement Benefit Liabilities	28,244	30,994	-2,750
					新株予約権	Subscription Rights to Shares	603	652	-48
					非支配株主持分	Non-controlling Interests	106,019	123,234	-17,214
					純資産計	Total Net Assets	3,303,588	3,270,723	+32,864
					(D/Eレシオ)	[D/E Ratio]	1.48	1.40	+0.08
					(自己資本比率)	[Equity Ratio]	32.0%	31.9%	+0.1pt
資産計	Total Assets	9,975,659	9,859,856	+115,802	負債・純資産計	Total Liabilities and Net Assets	9,975,659	9,859,856	+115,802

(参考) 為替/Foreign Exchange

為替変動による増減を含む。当第3四半期の為替影響は-1,160億円。

Includes changes due to foreign exchange fluctuations. Foreign exchange impact for the period: -¥116.0 billion.

2025年9月末 148.88円/ドル 2024年12月末 158.18円/ドル

2025年9月末 199.86円/ポンド 2024年12月末 199.02円/ポンド

¥148.88 : US\$1 as of September 30, 2025, ¥158.18 : US\$1 as of December 31, 2024

¥199.86 : £1 as of September 30, 2025, ¥199.02 : £1 as of December 31, 2024

2026年3月期 第3四半期決算概要：連結BS概要

Summary of 3Q, 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				
	3Q, FY2025	FY2024	増減 /Change	
三井不動産レジデンシャル	Mitsui Fudosan Residential	844,060	895,757	-51,696
三井不動産	Mitsui Fudosan	804,488	695,352	+109,135
三井不動産アメリカグループ	Mitsui Fudosan America Group	385,851	491,105	-105,253
英国三井不動産グループ	Mitsui Fudosan UK Group	251,510	204,854	+46,656
SPC合計	SPCs Total	101,549	116,603	-15,054
その他・消去等	Others and Eliminations	123,703	97,084	+26,618
合計	Total	2,511,164	2,500,757	+10,406

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
3Q, FY2025	2,500,757	433,903	-378,560	-44,936
3Q, FY2024	2,375,281	401,978	-205,727	12,532

(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3四半期 841億円〕

(Reference) Costs associated with land acquisition by Mitsui Fudosan Residential

(¥84.1 billion for the period)

有利子負債

Interest-bearing Debt

単位：百万円/Unit: Yen in millions				
	3Q, FY2025	FY2024	増減 /Change	
三井不動産	Mitsui Fudosan	3,554,610	3,250,816	+303,794
三井不動産アメリカグループ	Mitsui Fudosan America Group	999,524	1,219,135	-219,610
三井不動産レジデンシャル	Mitsui Fudosan Residential	733,400	623,800	+109,600
英国三井不動産グループ	Mitsui Fudosan UK Group	198,883	192,119	+6,763
台湾三井不動産グループ	Mitsui Fudosan Taiwan Group	167,948	132,783	+35,164
SPC合計	SPCs Total	145,102	162,402	-17,300
東京ドームグループ	Tokyo Dome Group	105,000	116,500	-11,500
オーストラリア三井不動産グループ	Mitsui Fudosan Australia Group	81,190	41,782	+39,408
子会社貸付金	Loans to Subsidiaries	-1,561,559	-1,470,900	-90,659
その他・消去等	Others and Eliminations	303,428	147,647	+155,781
合計	Total	4,727,529	4,416,086	+311,442
(うちノンリコース債務)	(Non-recourse Debt of Total)	388,802	462,741	-73,939

為替変動による増減を含む。当第3四半期の為替影響は+54億円。

Includes changes due to foreign exchange fluctuations. Foreign exchange impact for the period: +¥5.4 billion.

有形・無形固定資産

Tangible and Intangible Fixed Assets

単位：百万円/Unit: Yen in millions				
	3Q, FY2025	FY2024	増減 /Change	
三井不動産	Mitsui Fudosan	2,627,474	2,667,667	-40,193
三井不動産アメリカグループ	Mitsui Fudosan America Group	797,885	854,438	-56,552
東京ドームグループ	Tokyo Dome Group	277,009	278,182	-1,173
台湾三井不動産グループ	Mitsui Fudosan Taiwan Group	275,113	260,802	+14,310
三井不動産レジデンシャル	Mitsui Fudosan Residential	150,832	154,233	-3,400
SPC合計	SPCs Total	148,072	150,275	-2,203
三井不動産マレーシアグループ	Mitsui Fudosan Malaysia Group	79,212	79,601	-389
その他・消去等	Others and Eliminations	238,882	262,216	-23,333
合計	Total	4,594,482	4,707,418	-112,936

(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
3Q, FY2025	4,707,418	162,015	-111,922	-163,029
3Q, FY2024	4,405,526	227,510	-103,771	5,939

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「(旧) 日比谷U-1ビル」「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 "(Former) Hibiya U-1 Building" and "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.

2026年3月期決算概要：連結業績予想（2026年2月6日公表）

Summary of FY2025 Financial Results : Consolidated Earnings Forecasts (Announced on February 6, 2026)

単位：百万円/Unit: Yen in millions

		2026年3月期 通期予想/FY2025 Forecast		参考/Reference
		今回/Current 2026年2月6日公表 Feb. 6, 2026	前回/Previous 2025年11月7日公表 Nov. 7, 2025	増減 /Change
営業収益 Revenues from Operations		2,700,000	2,700,000	0
賃貸	Leasing	940,000	940,000	0
分譲	Property Sales	710,000	710,000	0
マネジメント	Management	500,000	500,000	0
施設営業	Facility Operations	240,000	240,000	0
その他	Others	310,000	310,000	0
営業利益 Operating Income		395,000	385,000	+10,000
事業利益 Business Income		440,000	430,000	+10,000
賃貸	Leasing	175,000	175,000	0
分譲	Property Sales	195,000	190,000	+5,000
マネジメント	Management	85,000	80,000	+5,000
施設営業	Facility Operations	45,000	45,000	0
その他	Others	5,000	5,000	0
全社費用・消去	Corporate Expenses and Eliminations	- 65,000	- 65,000	0
営業外損益 Non-operating Expenses		- 90,000	- 90,000	0
純金利負担	Interest Expense, in Net	- 75,000	- 75,000	0
その他	Others, in Net	- 15,000	- 15,000	0
経常利益 Ordinary Income		305,000	295,000	+10,000
特別損益 Extraordinary Income		90,000	90,000	0
税前当期純利益 Income before Income Taxes		395,000	385,000	+10,000
法人税等	Income Taxes	- 135,000	- 130,000	- 5,000
当期純利益 Net Income		260,000	255,000	+5,000
非支配株主に帰属する当期純損失	Net Loss Attributable to Non-controlling Shareholders	10,000	10,000	0
親会社株主に帰属する当期純利益 Net Income Attributable to Shareholders of the Company		270,000	265,000	+5,000
				246,066
				2,733
				248,799

＜業績予想修正内容＞

2025年11月7日に公表した業績予想について、以下の通り修正します。

- セグメント別の事業利益を以下の通り修正します。

「分譲」セグメント

投資家向け分譲の好調な契約状況を踏まえ、事業利益は前回予想を50億円上回る見込み。

「マネジメント」セグメント

主にリハウス（個人向け仲介事業）が好調であることが寄与し、事業利益は前回予想を50億円上回る見込み。

- 上記の修正により、営業利益・事業利益・経常利益はそれぞれ前回予想を100億円上回る水準を見込み、親会社株主に帰属する当期純利益は前回予想から50億円の上方修正を織り込むことで、営業収益・営業利益・事業利益・経常利益・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。

<Revisions to Earnings Forecasts>

The Company has revised the earnings forecasts announced on November 7, 2025 as follows.

- Business income by segment is revised as follows:

"Property Sales" segment

Business income is expected to exceed the previous forecast by ¥5.0 billion, due to the favorable contract progress in property sales to investors.

"Management" segment

Business income is expected to exceed the previous forecast by ¥5.0 billion, mainly due to the favorable performance trend in Rehouse (brokerage for individuals).

- As a result of these revisions, operating income, business income, and ordinary income are expected to exceed the previous forecasts by ¥10.0 billion respectively. Net income attributable to shareholders of the Company is expected to be revised upward by ¥5.0 billion from the previous forecast. Accordingly, revenue from operations, operating income, business income, ordinary income, and net income attributable to shareholders of the Company are all expected to reach record highs.

2026年3月期決算概要：連結業績予想（2026年2月6日公表）

Summary of FY2025 Financial Results : Consolidated Earnings Forecasts (Announced on February 6, 2026)

■分譲セグメント内訳

Breakdown of Property Sales Segment

単位：百万円/Unit: Yen in millions				
国内住宅分譲 Residential Property Sales to Individuals (Domestic)		今回/Current 2026年2月6日公表 Feb. 6, 2026	前回/Previous 2025年11月7日公表 Nov. 7, 2025	増減/Change
営業収益 Revenue from Operations	440,000	440,000	0	
中高層分譲 Condominium Sales	400,000	400,000	0	
戸建分譲 Single-family Home Sales	40,000	40,000	0	
営業利益 Operating Income	110,000	110,000	0	
営業利益率 Operating Margin	25.0%	25.0%	0.0pt	

■国内住宅分譲戸数

Residential Property Sales to Individuals (Domestic Units)

単位：戸/Units				
		今回/Current 2026年2月6日公表 Feb. 6, 2026	前回/Previous 2025年11月7日公表 Nov. 7, 2025	増減/Change
中高層 Condominiums	2,800	2,800	0	
戸建 Single-family Homes	400	400	0	
合計 Total	3,200	3,200	0	

■有形・無形固定資産

Tangible and Intangible Fixed Assets

単位：百万円/Unit: Yen in millions				
		今回/Current 2026年2月6日公表 Feb. 6, 2026	前回/Previous 2025年11月7日公表 Nov. 7, 2025	増減/Change
新規投資 New Investments		200,000	200,000	0
減価償却費 Depreciation Expenses		140,000	140,000	0

■販売用不動産・前渡金

Real Property for Sale (including Advances Paid for Purchases)

単位：百万円/Unit: Yen in millions				
		今回/Current 2026年2月6日公表 Feb. 6, 2026	前回/Previous 2025年11月7日公表 Nov. 7, 2025	増減/Change
新規投資 New Investments		630,000	630,000	0
原価回収 Cost Recovery		490,000	490,000	0

■有利子負債

Interest-bearing Debt

単位：百万円/Unit: Yen in millions				
		今回/Current 2026年2月6日公表 Feb. 6, 2026	前回/Previous 2025年11月7日公表 Nov. 7, 2025	増減/Change
有利子負債 Interest-bearing Debt		4,700,000	4,600,000	+100,000

* 足元の為替の状況を勘案し、有利子負債の期末残高の予想を変更しております。

* In light of the current foreign exchange environment, the forecast for the period-end balance of interest-bearing debt has been revised.

【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

