

2027年3月期第1四半期 決算短信 補足説明資料

1Q FY2026

Supplementary Materials for Consolidated Financial Results

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2026年8月7日
August 7 , 2026



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

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決算ハイライト：2027年3月期 第1四半期決算サマリー

Financial Highlights : Summary of 1Q FY2026 Financial Results

■ 第1四半期決算ハイライト / 1Q FY2026 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1,853億円（△23.1%）の減収、営業利益は同比566億円（△35.4%）の減益、事業利益は同比831億円（△44.3%）の減益、経常利益は同比545億円（△37.9%）の減益、純利益*は同比484億円（△39.0%）の減益となったが、営業利益および経常利益は過去最高であった前年同期に次ぐ水準となった。

当第1四半期の賃貸・マネジメント・施設営業の各セグメント別事業利益は、第1四半期の過去最高を更新。

* 親会社株主に帰属する四半期純利益

■ Summary of Consolidated Financial Performance

For the first quarter, revenue from operations decreased by ¥185.3 billion (23.1%) year on year, operating income decreased by ¥56.6 billion (35.4%), business income decreased by ¥83.1 billion (44.3%), ordinary income decreased by ¥54.5 billion (37.9%), and net income* decreased by ¥48.4 billion (39.0%). Despite these declines, operating income and ordinary income were at their second-highest levels on record, surpassed only by the record highs posted in the same period of the previous fiscal year.

Each of the Leasing, Management, and Facility Operations segments reached record-high business income for the first quarter.

* Net income attributable to shareholders of the Company

単位：百万円/Yen in millions	当第1四半期 実績 (A)	前年同期 実績 (B)	増減 (率)		2026年度 通期予想 (C)	進捗率
	1Q FY2026 Results (A) 2026.4.1-2026.6.30	1Q FY2025 Results (B) 2025.4.1-2025.6.30	Change (Rate) (A-B)	(A/B-1)	FY2026 Forecast (C) 2026.4.1-2027.3.31	Progress (A/C)
営業収益 Revenue from Operations	616,930	802,316	-185,386	-23.1%	2,800,000	22.0%
営業利益 Operating Income	103,507	160,112	-56,604	-35.4%	410,000	25.2%
事業利益 Business Income	104,583	187,709	-83,125	-44.3%	450,000	23.2%
経常利益 Ordinary Income	89,493	144,005	-54,512	-37.9%	315,000	28.4%
親会社株主に帰属する四半期純利益 Net Income Attributable to Shareholders of the Company	75,818	124,232	-48,413	-39.0%	285,000	26.6%

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

2027年3月期 第1四半期決算概要：連結PL概要

Summary of 1Q FY2026 Financial Results : Summary of Consolidated Statements of Income

連結損益計算書 Consolidated Statements of Income

		単位：百万円/Yen in millions			
営業収益 Revenue from Operations		1Q FY2026	1Q FY2025	増減/Change	増減率/Change Rate
賃貸	Leasing	241,385	226,043	+15,342	
分譲	Property Sales	123,179	331,772	-208,592	
マネジメント	Management	127,787	120,158	+7,629	
施設営業	Facility Operations	65,969	62,796	+3,172	
その他	Other	58,607	61,544	-2,937	
事業利益*1 Business Income*1		104,583	187,709	-83,125	-44.3%
営業利益	Operating Income	103,507	160,112	-56,604	-35.4%
持分法投資損益*2	Equity in Net Income (Loss) of Affiliated Companies*2	931	1,103	-171	
固定資産売却損益	Gain (Loss) on Sale of Non-current Assets	144	26,493	-26,349	
(セグメント別 事業利益) Business Income by Segment					
賃貸	Leasing	51,771	45,764	+6,006	
分譲	Property Sales	34,519	124,710	-90,191	
マネジメント	Management	19,859	17,453	+2,405	
施設営業	Facility Operations	15,047	14,405	+641	
その他	Other	-194	53	-248	
全社費用・消去	Corporate Expenses and Eliminations	-16,419	-14,679	-1,739	
営業外損益 Non-operating Income (Expenses)		-14,014	-16,106	+2,091	
持分法投資損益	Equity in Net Income (Loss) of Affiliated Companies	983	1,103	-119	
純金利負担	Interest Income (Expense), Net	-18,109	-18,674	+564	
その他	Other, Net	3,111	1,465	+1,646	
経常利益 Ordinary Income		89,493	144,005	-54,512	-37.9%
特別損益	Extraordinary Income (Losses)	24,232	34,309	-10,077	
特別利益	Extraordinary Income	24,232	34,309	-10,077	
特別損失	Extraordinary Losses	-	-	-	
税金等調整前四半期純利益 Income before Income Taxes		113,725	178,315	-64,589	
法人税等	Income Taxes	-37,369	-53,797	+16,427	
四半期純利益 Net Income		76,355	124,517	-48,161	
非支配株主に帰属する四半期純利益	Net Income Attributable Non-controlling Shareholders	-537	-285	-251	
親会社株主に帰属する四半期純利益 Net Income Attributable to Shareholders of the Company		75,818	124,232	-48,413	-39.0%

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

特別損益 Extraordinary Income (Losses)

[特別利益/Extraordinary Income]		単位：百万円/Yen in millions	
投資有価証券売却益	Gain on Sale of Investment Securities	24,232	
合計	Total	24,232	

公表（進捗率） Progress toward Full-Year Forecast

		単位：百万円/Yen in millions		
		1Q FY2026	通期予想 2026年5月13日公表 Full-year Forecast Announced on May. 13, 2026	進捗率 Progress
営業収益	Revenue from Operations	616,930	2,800,000	22.0%
営業利益	Operating Income	103,507	410,000	25.2%
事業利益	Business Income	104,583	450,000	23.2%
経常利益	Ordinary Income	89,493	315,000	28.4%
親会社株主に帰属する 四半期純利益	Net Income Attributable to Shareholders of the Company	75,818	285,000	26.6%

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

*2 不動産分譲を目的とした関係会社株式売却損益含む

*1 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 Non-current Assets

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

2027年3月期 第1四半期決算概要：連結PL概要

Summary of 1Q FY2026 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/Yen in millions	
		1Q FY2026	1Q FY2025
四半期純利益 Net Income		76,355	124,517
その他の包括利益 Other Comprehensive Income		-20,247	-13,721
	その他有価証券評価差額金 Net Unrealized Holding Gains (Losses) on Available-for-sale Securities	-38,068	36,039
	繰延ヘッジ損益 Deferred Gains (Losses) on Hedging Instruments	-427	-1,713
	為替換算調整勘定 Foreign Currency Translation Adjustments	7,974	-19,022
	退職給付に係る調整額 Remeasurements of Defined Benefit Plans	-1,668	-1,086
	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	11,943	-27,937
四半期包括利益 Comprehensive Income		56,108	110,796
(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)		(55,595)	(111,052)
(うち非支配株主に係る四半期包括利益) (Comprehensive Income Attributable to Non-controlling Shareholders)		(512)	(-256)

(参考) 単体・営業損益

(Reference) Non-consolidated Operating Income

		単位：百万円/Yen in millions		
		1Q FY2026	1Q FY2025	増減/Change
営業収益 Revenue from Operations	賃貸事業 Leasing	200,343	191,063	+9,280
	分譲事業（業務施設等） Property Sales	9,345	39,134	-29,789
	その他 Other	9,276	8,614	+662
	合計 Total	218,964	238,811	-19,846
粗利益率 Gross Profit Margin	賃貸事業 Leasing	20.7%	19.3%	+1.4pt
	分譲事業（業務施設等） Property Sales	22.1%	26.6%	-4.5pt
	その他 Other	18.9%	16.8%	+2.1pt
営業利益 Operating Income		30,650	35,591	-4,941

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2027年3月期 第1四半期決算概要：連結PL概要

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賃貸
Leasing

賃貸/Leasing

国内外オフィスの収益・利益の拡大、国内外商業施設の売上増加に伴う賃貸利益の伸長等により、セグメント全体では153億円の増収、60億円の増益。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0.9%。
Overall, revenue from operations increased by ¥15.3 billion and business income increased by ¥6.0 billion, mainly due to higher revenue and income from domestic and overseas office properties and growth in leasing income driven by increased sales at domestic and overseas retail facilities. As of the end of the first quarter, the Company's office vacancy rate (standalone basis) in the Tokyo metropolitan area was 0.9%.

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）】

・中野M-SQUARE

【通期稼働（前期稼働物件）】

・表参道Grid Tower

・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

・BASE GATE 横浜関内

・ららぽーと台北南港（台湾台北市）

【Newly Operational Properties (Commenced Operations in the Current Fiscal Year)】

・Nakano M-SQUARE

【Properties Operational for the Full Year (Commenced Operations in the Previous Fiscal Year)】

・Omotesando Grid Tower

・LaLaport ANJO

・LaLa Terrace KAWAGUCHI

・MITSUI OUTLET PARK KISARAZU (4th phase expansion)

・LaLa Terrace KITAAAYASE

・LaLaport TOKYO-BAY North Building Phase I (Rebuilt)

・MITSUI OUTLET PARK OKAZAKI

・BASEGATE YOKOHAMA KANNAI

・LaLaport TAIPEI NANGANG (Taipei, Taiwan)

単位：百万円/Yen in millions

		1Q FY2026	1Q FY2025	増減/Change
営業収益 Revenue from Operations	オフィス Offices	124,547	119,777	+4,770
	商業施設 Retail Facilities	86,265	77,812	+8,452
	その他 Other	30,572	28,453	+2,118
	合計/Total	241,385	226,043	+15,342
	営業利益 Operating Income	54,704	46,005	+8,698
	持分法投資損益 Equity in Net Income (Loss) of Affiliated Companies	-2,932	-240	-2,692
事業利益 Business Income		51,771	45,764	+6,006

空室率推移/Vacancy Rate	6/2026	3/2026	3/2025	3/2024	3/2023	3/2022
連結オフィス・商業 Offices & Retail Facilities (Consolidated)	2.7%	3.0%	3.5%	3.8%	4.3%	3.0%
単体オフィス首都圏 Offices in Tokyo Metropolitan Area (Non-consolidated)	0.9%	1.6%	1.3%	2.2%	3.8%	3.2%

		1Q FY2026	1Q FY2025	増減/Change
貸付面積（千㎡） Leased Floor Space (1,000㎡)	オフィス Offices	2,093	2,069	+24
	所有 Owned	1,533	1,537	-4
	転賃 Sublease	2,168	2,103	+65
	商業施設 Retail Facilities	808	741	+67
合計/Total		6,601	6,450	+151

【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	
		1Q FY2026	1Q FY2025	1Q FY2026	1Q FY2025	1Q FY2026	1Q FY2025
棟数	Number of Buildings	115	113	94	92	21	21
貸付面積（千㎡）	Leased Floor Space (1,000㎡)	2,858	2,826	2,581	2,551	277	275
賃貸収益	Leasing Revenue (¥ millions)	89,588	88,373	83,819	82,405	5,768	5,967
空室率	Vacancy Rate	1.1%	1.3%	0.9%	1.1%	3.0%	3.6%

商業施設/Retail Facilities		総計/Total		首都圏/Tokyo Metropolitan Area		地方/Local Area	
		1Q FY2026	1Q FY2025	1Q FY2026	1Q FY2025	1Q FY2026	1Q FY2025
棟数	Number of Buildings	108	102	77	73	31	29
貸付面積（千㎡）	Leased Floor Space (1,000㎡)	2,636	2,461	1,569	1,485	1,067	975
賃貸収益	Leasing Revenue (¥ millions)	75,657	70,017	47,793	44,127	27,863	25,890
空室率	Vacancy Rate	1.9%	2.0%	2.1%	1.8%	1.6%	2.3%

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2027年3月期 第1四半期決算概要：連結PL概要

Summary of 1Q FY2026 Financial Results : Summary of Consolidated Statements of Income

分譲
Property Sales

分譲/Property Sales

国内住宅分譲は、前年同期の都心・高額・大規模な物件の計上による反動等により減収減益。固定資産売却益等を含む投資家向け・海外住宅分譲等は、前年同期の固定資産売却益の反動等により減収減益。セグメント全体では2,085億円の減収、901億円の減益。なお、国内の新築マンション分譲の当期計上予定戸数2,350戸に対する契約進捗率は83%。

Revenue and business income from residential property sales (domestic) decreased, due in part to the absence of contributions from high-priced, large-scale properties in central Tokyo recorded in the same period of the previous fiscal year. Property sales to investors and residential property sales (overseas), etc., which include gains on sale of non-current assets, also recorded lower revenue and business income, due in part to the absence of gains on sale of non-current assets recorded in the same period of the previous fiscal year. Overall, the Property Sales segment reported decreases of ¥208.5 billion in revenue from operations and ¥90.1 billion in business income. Additionally, as of the end of the first quarter, 83% of the 2,350 new condominium units in Japan scheduled to be recorded as sales during the current fiscal year had been contracted.

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
・パークホームズ浅草橋
・パークコート恵比寿

【海外住宅分譲】

・Cortland（米国ニューヨーク市）

【投資家向け分譲】

・パークアクシス 6物件

【Residential Property Sales (Domestic)】

・Mita Garden Hills
・PARK HOMES ASAKUSABASHI
・PARK COURT EBISU

【Residential Property Sales (Overseas)】

・Cortland (New York, U.S.A.)

【Property Sales to Investors】

・Six PARK AXIS properties

単位：百万円/Yen in millions

		1Q FY2026	1Q FY2025	増減/Change
営業収益 Revenue from Operations	国内住宅分譲 Residential Property Sales (Domestic)	94,808	241,076	-146,267
	投資家向け・海外住宅分譲等 Property Sales to Investors and Residential Property Sales (Overseas), etc.	28,371	90,696	-62,325
	合計/Total	123,179	331,772	-208,592
営業利益 Operating Income	国内住宅分譲 Residential Property Sales (Domestic)	25,666	85,633	-59,966
	投資家向け・海外住宅分譲等 Property Sales to Investors and Residential Property Sales (Overseas), etc.	5,888	12,126	-6,237
	合計/Total	31,554	97,759	-66,204
	持分法投資損益* Equity in Net Income (Loss) of Affiliated Companies*	2,820	457	+2,362
	固定資産売却損益 Gain (Loss) on Sale of Non-current Assets	144	26,493	-26,349
事業利益 Business Income		34,519	124,710	-90,191

* 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	86,602	234,201	-147,599
	戸数（戸） Number of Units (Units)	715	1,080	-365
	戸当たり単価（万円） Unit Price (¥10 thousand)	12,112	21,685	-9,573
戸建分譲 Single-family Home Sales	営業収益 Revenue from Operations	8,206	6,874	+1,332
	戸数（戸） Number of Units (Units)	82	70	+12
	戸当たり単価（万円） Unit Price (¥10 thousand)	10,007	9,820	+187
国内住宅分譲合計 Total Residential Property (Domestic)	営業収益 Revenue from Operations	94,808	241,076	-146,267
	戸数（戸） Number of Units (Units)	797	1,150	-353
	戸当たり単価（万円） Unit Price (¥10 thousand)	11,896	20,963	-9,067

国内住宅分譲完成在庫推移/Completed Inventory in Residential Property Sales (Domestic)		(戸/Units)					
		6/2026	3/2026	3/2025	3/2024	3/2023	3/2022
中高層分譲 Condominium Sales	戸建分譲 Single-family Home Sales	40	36	32	24	55	82
	戸建分譲 Single-family Home Sales	6	10	22	22	0	7
合計/Total		46	46	54	46	55	89

国内住宅分譲契約戸数/Number of Units Contracted in Residential Property Sales (Domestic)		(戸/Units)					
		前期末契約済み Contracts at the Beginning of the 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 the End of the Period	期中新規発売 Newly Launched during the Period
中高層分譲 Condominium Sales	戸建分譲 Single-family Home Sales	3,701	509	4,210	715	3,495	768
	戸建分譲 Single-family Home Sales	102	104	206	82	124	108
合計/Total		3,803	613	4,416	797	3,619	876

* 収益は外部顧客からの売上高

* Revenue represents sales to external customers

2027年3月期 第1四半期決算概要：連結PL概要

Summary of 1Q FY2026 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、運営管理受託件数の増加等の影響により、増収増益。仲介・アセットマネジメント等は、リハウス（個人向け仲介）における取引件数と取引単価向上等により、増収増益。セグメント全体では76億円の増収、24億円の増益。
Property management recorded higher revenue and business income, mainly due to an increase in the number of properties under management. Brokerage and asset management, etc. also recorded higher revenue and business income, mainly reflecting increases in both the number and average value of transactions in Rehouse (brokerage for individuals). Overall, the Management segment reported increases of ¥7.6 billion in revenue from operations and ¥2.4 billion in business income.

		単位：百万円/Yen in millions		
		1Q FY2026	1Q FY2025	増減/Change
営業収益 Revenue from Operations	プロパティマネジメント Property Management	94,291	89,067	+5,223
	仲介・アセットマネジメント等 Brokerage & Asset Management, etc.	33,496	31,091	+2,405
	合計/Total	127,787	120,158	+7,629
営業利益 Operating Income	プロパティマネジメント Property Management	10,103	8,805	+1,297
	仲介・アセットマネジメント等 Brokerage & Asset Management, etc.	9,755	8,647	+1,107
	合計/Total	19,859	17,453	+2,405
事業利益 Business Income		19,859	17,453	+2,405

	1Q FY2026	1Q FY2025	増減/Change
リパーク（貸し駐車場）台数 Repark (Car Park Leasing) - Total Managed Units (Units)	254,839	250,942	+3,897
仲介件数* Number of Brokerages* (Units)	8,731	8,540	+191
販売受託件数 Consignment Sales (Units)	364	300	+64

- * 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：8,759件（前年同期比+201件）
- * Number of Brokerages refers to brokerages to external customers
(Reference) Number of Brokerages for Mitsui Fudosan Realty Group before eliminations: 8,759 (+201 in comparison to the corresponding period of the previous fiscal year)

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2027年3月期 第1四半期決算概要：連結PL概要

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施設営業 Facility Operations	その他 Other
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施設営業/Facility Operations
国内ホテルのADR上昇や、東京ドームにおける収益・利益の伸長等により、セグメント全体では31億円の増収、6億円の増益。 Overall, the Facility Operations segment reported increases of ¥3.1 billion in revenue from operations and ¥0.6 billion in business income, mainly due to higher ADR at domestic hotels and growth in revenue and income from Tokyo Dome operations.

		単位：百万円/Yen in millions		
		1Q FY2026	1Q FY2025	増減/Change
営業収益 Revenue from Operations	ホテル・リゾート Hotels & Resorts	48,036	45,090	+2,946
	スポーツ・エンターテインメント Sports & Entertainment	17,932	17,706	+225
	合計/Total	65,969	62,796	+3,172
事業利益 Business Income		15,047	14,405	+641

	1Q FY2026	1Q FY2025	増減/Change
国内宿泊主体型ホテル 稼働率 Lodging-focused Domestic Hotels Occupancy Rate	85%	85%	-0pt

その他/Other

		単位：百万円/Yen in millions		
		1Q FY2026	1Q FY2025	増減/Change
営業収益 Revenue from Operations	新築請負・リフォーム等 New Construction under Consignment & Reform	48,477	52,148	-3,670
	その他 Other	10,129	9,396	+733
	合計/Total	58,607	61,544	-2,937
事業利益 Business Income		-194	53	-248

	1Q FY2026	1Q FY2025	増減/Change
新築請負受注工事高 Value of New Construction Orders Received	27,046	29,113	-2,067

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

2027年3月期 第1四半期決算概要：連結PL概要

Summary of 1Q FY2026 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/Yen in millions

				1Q FY2026	1Q FY2025	増減/Change
	賃貸 Leasing	営業収益	Revenue from Operations	52,576	46,307	+6,268
		事業利益①	Business Income (1)	12,495	10,259	+2,235
	分譲 Property Sales	営業収益	Revenue from Operations	3,600	48,720	-45,119
		事業利益②	Business Income (2)	2,083	2,197	-114
	マネジメント・施設営業等 Management, Facility Operations, etc.	営業収益	Revenue from Operations	6,946	6,629	+317
		事業利益③	Business Income (3)	147	81	+66
海外事業利益合計①+②+③ Total Overseas Business Income ((1) + (2) + (3))				14,726	12,538	+2,187
海外事業利益比率 ^{*1} Overseas Business Income Ratio ^{*1}				14.1%	6.7%	+7.4pt

*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156.96円/ドル 前年同期152.55円/ドル
*1 Total Overseas Business Income ÷ Consolidated Business Income × 100
*2 Foreign exchange: Average rate for 1Q FY2026 ¥156.96 to US\$1 ; 1Q FY2025 ¥152.55 to US\$1

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

2027年3月期 第1四半期決算概要：連結BS概要

Summary of 1Q FY2026 Financial Results : Summary of Consolidated Balance Sheets

■ 連結貸借対照表/Consolidated Balance Sheets

単位：百万円/Yen in millions

		1Q FY2026	FY2025	増減 /Change			1Q FY2026	FY2025	増減 /Change
流動資産	Current Assets	3,529,665	3,245,095	+284,570	流動負債	Current Liabilities	1,975,604	1,847,702	+127,902
現金・預金	Cash and Deposits	237,949	82,354	+155,595	支払手形及び買掛金	Notes and Accounts Payable - Trade	102,983	185,403	-82,419
受取手形、売掛金及び契約資産	Notes and Accounts Receivable - Trade and Contract Assets	73,815	85,739	-11,923	短期借入金	Short-term Debt	1,074,774	810,263	+264,511
有価証券	Marketable Securities	-	-	-	コマーシャルペーパー	Commercial Paper	200,000	132,794	+67,205
販売用不動産・前渡金	Real Property for Sale (including Advances Paid for Purchases)	2,746,477	2,603,087	+143,390	短期償還社債	Bonds Payable Due within One Year	13,100	13,100	-
未成工事支出金	Expenditure on Contracts in Progress	13,620	10,438	+3,181	未払法人税等	Accrued Income Taxes	43,008	80,023	-37,015
その他の棚卸資産	Other Inventories	8,648	8,895	-247	契約負債	Contract Liabilities	180,691	186,109	-5,417
短期貸付金	Short-term Loans Receivable	20,085	11,468	+8,617	完成工事補償引当金	Allowance for Warranty Repair on Completed Construction	1,692	1,816	-124
営業出資金	Equity Investments in Properties for Sale	5,665	5,670	-4	その他流動負債	Other Current Liabilities	359,354	438,190	-78,836
その他の流動資産	Other Current Assets	425,373	439,368	-13,994					
貸倒引当金	Allowance for Doubtful Accounts	-1,971	-1,927	-44					
					固定負債	Non-current Liabilities	5,018,146	4,870,928	+147,217
有形固定資産	Property, Plant and Equipment	4,567,830	4,551,721	+16,109	社債	Bonds Payable	1,141,598	1,048,075	+93,522
建物及び構築物	Buildings and Structures	1,903,051	1,895,210	+7,840	長期借入金	Long-term Debt	2,662,411	2,628,313	+34,098
機械装置・運搬具	Machinery, Equipment and Vehicles	81,430	81,112	+318	預り敷金・保証金	Deposits and Security Deposits Received	522,559	513,526	+9,033
土地	Land	2,145,139	2,139,048	+6,090	役員退職慰労引当金	Allowance for Directors' Retirement Benefits	925	939	-14
建設仮勘定	Construction in Progress	210,443	209,090	+1,352	株式報酬引当金	Provision for Stock Compensation	2,075	1,699	+376
その他	Other	227,766	227,258	+507	退職給付に係る負債	Retirement benefit liability	37,075	36,721	+354
					繰延税金負債	Deferred Tax Liabilities	247,326	263,501	-16,175
無形固定資産	Intangible Assets	132,663	127,389	+5,273	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	323,090	297,068	+26,021
有形・無形固定資産	Property, Plant and Equipment and Intangible Assets	4,700,494	4,679,110	+21,383	有利子負債	Interest-bearing Debt	5,091,885	4,632,547	+459,338
					うちノンリコース債務	Non-recourse Debt	355,343	352,671	+2,672
					余剰敷金・保証金	Surplus Deposits and Security Deposits Received	341,642	334,758	+6,883
					負債計	Total Liabilities	6,993,751	6,718,630	+275,120
投資その他資産	Investments and Other Assets	2,111,253	2,179,269	-68,015	資本金	Common Stock	341,800	341,800	-
投資有価証券	Investment Securities	1,389,685	1,480,844	-91,159	資本剰余金	Capital Surplus	249,407	311,560	-62,152
長期貸付金	Long-term Loans Receivable	61,313	47,072	+14,241	利益剰余金	Retained Earnings	1,949,634	1,922,741	+26,892
差入敷金・保証金	Deposits and Security Deposits Paid	180,917	178,767	+2,149	自己株式	Treasury Stock	-45,311	-67,463	+22,152
退職給付に係る資産	Retirement benefit asset	104,818	105,015	-196	土地再評価差額金	Reserve on Land Revaluation	165,941	165,931	+10
繰延税金資産	Deferred Tax Assets	35,539	34,416	+1,123	その他有価証券評価差額金	Net Unrealized Holding Gains (Losses) on Available-for-sale Securities	297,411	335,470	-38,058
その他投資その他資産	Other Investments and Other Assets	340,169	334,352	+5,816	繰延ヘッジ損益	Deferred Gains (Losses) on Hedging Instruments	8,572	8,744	-171
貸倒引当金	Allowance for Doubtful Accounts	-1,190	-1,200	+10	為替換算調整勘定	Foreign Currency Translation Adjustments	236,025	216,411	+19,613
					退職給付に係る調整累計額	Remeasurements of defined benefit plans	40,705	42,311	-1,606
					新株予約権	Subscription Rights to Shares	585	585	-
					非支配株主持分	Non-controlling Interests	102,888	106,750	-3,861
					純資産計	Total Net Assets	3,347,662	3,384,844	-37,181
					〔D／Eレシオ〕	[D/E Ratio]	1.57	1.41	+0.16
					〔自己資本比率〕	[Equity Ratio]	31.4%	32.4%	-1.0pt
資産計	Total Assets	10,341,413	10,103,474	+237,938	負債・純資産計	Total Liabilities and Net Assets	10,341,413	10,103,474	+237,938

為替変動による増減を含む。当第1四半期の為替影響は+516億円。
Includes changes due to foreign exchange fluctuations. Foreign exchange impact for the Period: +¥51.6 billion.

(参考) 為替/Foreign Exchange			
2026年3月末	159.88円/ドル	2025年12月末	156.56円/ドル
2026年3月末	211.03円/ポンド	2025年12月末	211.43円/ポンド
¥159.88 to US\$1	as of March 31, 2026,	¥156.56 to US\$1	as of December 31, 2025
¥211.03 to £1	as of March 31, 2026,	¥211.43 to £1	as of December 31, 2025

2027年3月期 第1四半期決算概要：連結BS概要

Summary of 1Q FY2026 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/Yen in millions		
		1Q FY2026	FY2025	増減 /Change
	三井不動産レジデンシャル Mitsui Fudosan Residential	905,335	890,924	+14,411
	三井不動産 Mitsui Fudosan	893,427	805,102	+88,325
	三井不動産アメリカグループ Mitsui Fudosan America Group	409,181	398,634	+10,547
	英国三井不動産グループ Mitsui Fudosan UK Group	291,512	279,938	+11,574
	SPC合計 SPCs Total	107,583	99,843	+7,739
	その他・消去等 Other and Elimination	139,437	128,645	+10,792
合計 Total		2,746,477	2,603,087	+143,390

	期首残高 Balance at the Beginning of the Period	新規投資*1 New Investments*1	原価回収 Cost Recovery	その他 Other	期末残高 Balance at the End of the Period
1Q FY2026	2,603,087	225,313	-78,864	-3,058	2,746,477
1Q FY2025	2,500,757	132,325	-220,474	-34,685	2,377,923

(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 442億円〕
(Reference) Costs associated with land acquisition by Mitsui Fudosan Residential
(¥44.2 billion for the Period)

有形・無形固定資産
Property, Plant and Equipment and Intangible Assets

		単位：百万円/Yen in millions		
		1Q FY2026	FY2025	増減 /Change
	三井不動産 Mitsui Fudosan	2,658,993	2,654,670	+4,322
	三井不動産アメリカグループ Mitsui Fudosan America Group	852,545	837,461	+15,083
	台湾三井不動産グループ Mitsui Fudosan Taiwan Group	286,230	282,453	+3,777
	東京ドームグループ Tokyo Dome Group	276,001	277,694	-1,692
	三井不動産レジデンシャル Mitsui Fudosan Residential	148,655	149,884	-1,228
	SPC合計 SPCs Total	146,932	147,599	-666
	三井不動産マレーシアグループ Mitsui Fudosan Malaysia Group	88,422	86,608	+1,814
	その他・消去等 Other and Elimination	242,711	242,738	-27
合計 Total		4,700,494	4,679,110	+21,383

(再評価差額を含む/Incl. Differences from Reserve on Revaluation)					
	期首残高 Balance at the Beginning of the Period	新規投資*2 New Investments*2	減価償却 Depreciation	その他 Other	期末残高 Balance at the End of the Period
1Q FY2026	4,679,110	42,760	-38,440	17,063	4,700,494
1Q FY2025	4,707,418	40,914	-36,451	-95,223	4,616,658

有利子負債
Interest-bearing Debt

		単位：百万円/Yen in millions		
		1Q FY2026	FY2025	増減 /Change
	三井不動産 Mitsui Fudosan	3,828,290	3,461,627	+366,663
	三井不動産アメリカグループ Mitsui Fudosan America Group	1,027,702	1,053,564	-25,861
	三井不動産レジデンシャル Mitsui Fudosan Residential	812,300	752,500	+59,800
	英国三井不動産グループ Mitsui Fudosan UK Group	243,907	231,631	+12,275
	台湾三井不動産グループ Mitsui Fudosan Taiwan Group	161,581	147,433	+14,147
	SPC合計 SPCs Total	121,882	124,182	-2,300
	東京ドームグループ Tokyo Dome Group	115,000	106,000	+9,000
	三井不動産マレーシアグループ Mitsui Fudosan Malaysia Group	91,854	88,302	+3,551
	子会社貸付金 Loans to Subsidiaries	-1,588,287	-1,524,539	-63,748
	その他・消去等 Other and Elimination	277,654	191,844	+85,810
合計 Total		5,091,885	4,632,547	+459,338
(うちノンリコース債務) (Non-recourse Debt of Total)		355,343	352,671	+2,672

為替変動による増減を含む。当第1四半期の為替影響は+246億円。
Includes changes due to foreign exchange fluctuations. Foreign exchange impact for the Period: +¥24.6 billion.

有形・無形固定資産 主な増減要因

三井不動産における「三井リンクラボ柏の葉2」等への新規投資、三井不動産アメリカグループ等の在外子会社における為替影響等。

Main Reasons for Changes in Property, Plant and Equipment and Intangible Assets

New investments by Mitsui Fudosan in properties including MITSUI LINK-Lab KASHIWANOHA 2, and the impact of foreign exchange rate movements on overseas subsidiaries, including the Mitsui Fudosan America Group.

*1 新規投資には、子会社への出資に伴う販売用不動産の増加を含む。
*2 新規投資には、資本的支出および子会社への出資に伴う有形・無形固定資産の増加を含む。
*1 New investments include increases in real property for sale gained through investments in subsidiaries.
*2 New investments include capital expenditures and increases in property, plant and equipment and intangible assets gained through investments in subsidiaries.