

Summary of Consolidated Financial Results For the Nine Months Ended December 31, 2010 (Based on Japanese GAAP)

February 4, 2011

Company name: Mitsui Fudosan Co., Ltd
 Stock exchange listing: Tokyo Stock Exchange, First Section
 Osaka Securities Exchange, First Section
 Stock code: 8801
 URL: <http://www.mitsuifudosan.co.jp/english/>
 Representative:
 Title: President and Chief Executive Officer
 Name: Hiromichi Iwasa
 Date of release of quarterly securities report: February 10, 2011
 Starting date of dividend payments: -
 Preparation of explanatory materials for quarterly financial results: Yes
 Information meetings arranged related to quarterly financial results: Yes (for institutional investors and analysts, in Japanese)

(Yen in millions, rounded down)

1. Consolidated Financial Results for the Nine Months Ended December 2010 (April 1 – December 31, 2010) (1) Result of Operations (Consolidated, year-to-date)

(% figures denote year-on-year change)

	Revenue from Operations		Operating Income		Ordinary Income		Net Income	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
Nine Months Ended December 31, 2010	987,388	(1.8)	87,076	(19.0)	70,748	(18.6)	33,792	(33.6)
Nine Months Ended December 31, 2009	1,005,136	6.5	107,442	(14.7)	86,966	(20.9)	50,878	(3.9)

	Net Income per Share	Diluted Net Income per Share
	Yen	Yen
Nine Months Ended December 31, 2010	38.47	38.45
Nine Months Ended December 31, 2009	57.91	57.90

(2) Consolidated Financial Position

	Total Assets	Net Assets	Equity Ratio	Net Assets Per Share
	Millions of yen	Millions of yen	%	Yen
At December 31, 2010	3,798,850	1,039,359	26.8	1,160.88
At March 31, 2010	3,710,423	1,029,226	27.2	1,147.22

Reference: Shareholders' Equity ¥1,019,672 million (at December 31, 2010) ¥1,007,811 million (at March 31, 2010)

2. Cash Dividends

	Cash Dividends per Share				
	1st Quarter	2nd Quarter	3rd Quarter	Full Year	Total
	Yen	Yen	Yen	Yen	Yen
Year Ended March 31, 2010	—	11.00	—	11.00	22.00
Year Ending March 31, 2011	—	11.00	—	—	—
Year Ending March 31, 2011 (Plan)	—	—	—	11.00	22.00

(Note) Changes in dividend forecasts during the quarter under review: None

3. Forecast for the Year Ending March 31, 2011 (April 1, 2010 – March 31, 2011)

(% figures denote year-on-year change)

	Revenue from Operations		Operating Income		Ordinary Income		Net Income		Net Income per Share
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	Yen
Full year	1,440,000	4.0	121,000	0.3	95,000	1.2	50,000	(16.8)	56.92

(Note) Performance forecasts revised during period under review: No

4. Others

(1) Major changes among subsidiaries during period under review: No

New: - (Company name: -)

Excluded: - (Company name: -)

(Note) This refers to the existence of changes in specific subsidiaries associated with changes in the scope of consolidation during the period under review.

(2) Application of simplified or specified accounting treatment: Yes

(Note) This refers to existence of simplified accounting treatment or specified accounting treatment used in preparation of quarterly consolidated financial statements.

(3) Changes to accounting treatment principles, processes, or disclosure methods:

(i) Changes due to revisions to accounting standards, etc.: Yes

(ii) Changes other than (i): No

(Note) This refers to existence of changes to accounting treatment principles, processes, or disclosure methods pertaining to preparation of quarterly consolidated financial statements disclosed in Japanese only.

(4) Number of outstanding shares (common stocks)

(i) Number of shares outstanding at term-end (including treasury stocks)

Nine months ended December 31, 2010: 881,424,727 shares

Year ended March 31, 2010: 881,424,727 shares

(ii) Number of treasury stock at term-end

Nine months ended December 31, 2010: 3,060,260 shares

Year ended March 31, 2010: 2,946,614 shares

(iii) Average number of shares during the period (cumulative figure for consolidated quarterly accounting period)

Nine months ended December 31, 2010: 878,452,243 shares

Nine months ended December 31, 2009: 878,564,039 shares

* Implementation status of quarterly review processes

This Fact Sheet is not subject to quarterly review processes under the Financial Products and Exchange Law. At the time of this document's release, review of the quarterly financial statements under the Financial Products and Exchange Law had not been completed.

* Appropriate use of business forecasts; other special items

Business forecasts contained in this report and supplementary materials are based on information available to the Company on the date of this report's announcement and on assumptions pertaining to uncertain factors that may affect the Company's future results. Due to unforeseen circumstances, however, actual results may differ significantly from such forecasts. For more information about the Company's business forecasts, please refer to page 14 of FACT BOOK.