

Summary of Consolidated Financial Results For the Six Months Ended September 30, 2012 (Based on Japanese GAAP)

November 1, 2012

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: Masanobu Komoda
 Date of release of quarterly securities report: November 13, 2012
 Starting date of dividend payments: December 4, 2012
 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 Six Months Ended September 2012 (April 1-September 30, 2012) (1) Consolidated Result of Operations (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	%
Six Months Ended September 30, 2012	615,709	7.4	61,181	30.1	47,091	31.1	26,878	61.8
Six Months Ended September 30, 2011	573,483	(13.4)	47,037	(21.6)	35,928	(25.0)	16,613	(31.6)

Note: Comprehensive Income ¥ 26,361 million (115.5%) (Six Months Ended September 30, 2012);
 ¥ 12,232 million ((38.2)%) (Six Months Ended September 30, 2011)

	Net Income per Share	Diluted Net Income per Share
	Yen	Yen
Six Months Ended September 30, 2012	30.60	30.58
Six Months Ended September 30, 2011	18.91	18.91

(2) Consolidated Financial Position

	Total Assets	Net Assets	Equity Ratio	Net Assets Per Share
	Millions of yen	Millions of yen	%	Yen
At September 30, 2012	4,314,200	1,141,725	25.3	1,244.62
At March 31, 2012	3,868,411	1,100,407	27.9	1,227.54

Reference: Shareholders' Equity ¥ 1,093,147 million (at September 30, 2012) ¥1,078,182 million (at March 31, 2012)

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, 2012	—	11.00	—	11.00	22.00
Year Ending March 31, 2013	—	11.00	—	—	—
Year Ending March 31, 2013 (Plan)	—	—	—	11.00	22.00

(Note) Changes from the latest released dividend forecasts: No

3. Forecast for the Year Ending March 31, 2013 (April 1, 2012-March 31, 2013)

(% 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	1,460,000	9.1	135,000	7.1	109,000	6.3	55,000	9.7	62.62

(Note) Changes from the latest released performance forecasts: No

4. Notes

(1) Major changes among subsidiaries during the consolidated cumulative period under review (Transfer of specific subsidiaries accompanying the change of scope of consolidation) : Yes

New: 2 (Company name: Aomi Q-lot Special Purpose Company, G-six Special Purpose Company)

Excluded: - (Company name: -)

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

(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): Yes

(iii) Changes in accounting estimates: Yes

(iv) Restatements: No

(4) Number of outstanding shares (common stocks)

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

Six months ended September 30, 2012: 881,424,727 shares

Year ended March 31, 2012: 881,424,727 shares

(ii) Number of treasury stock at term-end

Six months ended September 30, 2012: 3,126,632 shares

Year ended March 31, 2012: 3,098,596 shares

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

Six months ended September 30, 2012: 878,313,186 shares

Six months ended September 30, 2011: 878,323,979 shares

* Implementation status of quarterly review processes

This Summary of Consolidated Financial Results 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 FACT BOOK 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. Therefore, the Company has no intention to promise the accomplishment of the forecasts. 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 FACT BOOK.

<http://www.mitsuibufudosan.co.jp/english/corporate/ir/library/factbook/index.html>