

2023年3月期決算概要：連結業績概要
Summary of FY2022 Financial Results : Consolidated Financial Summary

2023年3月期の連結業績/Consolidated Financial Results for FY2022

(1) 連結経営成績(累計)/Consolidated Result of Operations (year-to-date)

(%表示は対前期増減率/% figures denote year-on-year change)

	営業収益		営業利益		経常利益		親会社株主に帰属する当期純利益	
	Revenue from Operations		Operating Income		Ordinary Income		Profit Attributable to Owners of Parent	
	百万円/Millions of Yen	%	百万円/Millions of Yen	%	百万円/Millions of Yen	%	百万円/Millions of Yen	%
FY2022	2,269,103	8.0	305,405	24.7	265,358	18.0	196,998	11.3
FY2021	2,100,870	4.6	244,978	20.2	224,940	33.2	176,986	36.6

*包括利益/Comprehensive Income FY2022：223,512百万円/¥223,512 million (-28.1%)；FY2021：310,664百万円/¥310,664 million (50.8%)

	1株当たり当期純利益	潜在株式調整後1株当たり当期純利益
	Earnings per Share	Diluted net income per share
	円/Yen	円/Yen
FY2022	207.91	207.75
FY2021	184.44	184.30

(2) 連結財政状態/Consolidated Financial Position

	総資産	純資産	自己資本比率	1株当たり純資産
	Total Assets	Net Assets	Equity Ratio	Net Assets Per Share
	百万円/Millions of Yen	百万円/Millions of Yen	%	円/Yen
FY2022	8,841,396	3,031,220	32.8	3,107.37
FY2021	8,208,012	2,913,752	34.1	2,942.11

(参考/Reference) 自己資本/Shareholders' Equity FY2022：2,900,726百万円/¥2,900,726 million；FY2021：2,796,474百万円/¥2,796,474 million

配当の状況/Cash Dividends

年間配当金/Cash Dividends per Share				
	1st Quarter	2nd Quarter	3rd Quarter	期末/Year-End
	円/Yen	円/Yen	円/Yen	円/Yen
FY2021	—	22.00	—	33.00
FY2022	—	30.00	—	32.00
FY2023 (予想/Plan)	—	34.00	—	34.00

2024年3月期の連結業績予想/Forecast for the Year Ending March 31, 2024

(%表示は、対前期増減率 / % figures denote the previous fiscal year change)

	営業収益		営業利益		経常利益		親会社株主に帰属する当期純利益		1株当たり当期純利益
	Revenue from Operations		Operating Income		Ordinary Income		Profit Attributable to Owners of Parent		Earnings per Share
	百万円/Millions of Yen	%	百万円/Millions of Yen	%	百万円/Millions of Yen	%	百万円/Millions of Yen	%	円/Yen
通期/Full year	2,300,000	1.4	330,000	8.1	245,000	-7.7	210,000	6.6	224.96

発行済株式数（普通株式）/Number of outstanding shares (common stocks)

株/Shares

期末発行済株式数（自己株式を含む） Number of shares outstanding at term-end (including treasury stocks)	FY2022	948,451,327	FY2021	959,474,447
期末自己株式数 Number of treasury stock at term-end	FY2022	14,951,532	FY2021	8,973,356
期中平均株式数 Average number of shares during the period	FY2022	947,526,106	FY2021	959,573,697

2023年3月期決算概要：連結PL概要 全体

Summary of FY2022 Financial Results : Summary of Consolidated Income

連結損益計算書

Consolidated Income Statement

単位：百万円/Unit : Millions of yen

	FY2022	FY2021	増減/Change	増減率/Change
営業収益 Revenue from Operations	2,269,103	2,100,870	+168,232	+8.0%
賃貸 Leasing	754,306	668,167	+86,138	
分譲 Property Sales	640,662	643,851	-3,189	
マネジメント Management	445,924	429,350	+16,573	
その他 Other	428,209	359,499	+68,709	
賃貸 Leasing	149,153	129,983	+19,169	
分譲 Property Sales	145,711	138,343	+7,367	
マネジメント Management	63,383	57,205	+6,178	
その他 Other	-4,239	-29,641	+25,402	
消去他 Elimination or Corporate	-48,603	-50,912	+2,308	
営業利益 Operating Income	305,405	244,978	+60,426	+24.7%
営業外損益 Non-operating Income/Expenses	-40,046	-20,037	-20,008	
持分法損益 Equity in Net Income or Loss of Affiliated Companies	7,325	2,161	+5,164	
純金利負担 Interest Income/Expense, in Net	-53,970	-30,421	-23,549	
その他 Other, in Net	6,598	8,221	-1,623	
経常利益 Ordinary Income	265,358	224,940	+40,417	+18.0%
特別損益 Extraordinary Income/Loss	30,572	37,463	-6,890	
特別利益 Extraordinary Income	44,077	58,612	-14,535	
特別損失 Extraordinary Loss	-13,504	-21,149	+7,644	
税金等調整前当期純利益 Income before Income Taxes	295,930	262,403	+33,526	
法人税等 Income Taxes	-92,556	-86,649	-5,907	
当期純利益 Profit	203,374	175,754	+27,619	
非支配株主に帰属する当期純損益 Profit (Loss) Attributable to Non-Controlling Interests	-6,375	1,231	-7,606	
親会社株主に帰属する当期純利益 Profit Attributable to Owners of Parent	196,998	176,986	+20,012	+11.3%

特別損益

Extraordinary Income/Loss

[特別利益/Extraordinary Income] 単位：百万円/Unit : Millions of yen

投資有価証券売却益 Gain on Sales of Investment Securities	44,077
合計 Total	44,077

[特別損失/Extraordinary Loss]

固定資産除却損 Loss on Retirement of Non-current Assets	-8,194
投資有価証券評価損 Loss on Valuation of Investment Securities	-3,137
段階取得に係る差損 Loss on Step Acquisitions	-2,171
合計 Total	-13,504

公表との差異

Comparison with Full-year Forecast

単位：百万円/Unit : Millions of yen

	FY2022	通期予想 Full-Year Forecast	達成率 Achievement Rate
営業収益 Revenue from Operations	2,269,103	2,200,000	103.1%
営業利益 Operating Income	305,405	300,000	101.8%
経常利益 Ordinary Income	265,358	260,000	102.1%
親会社株主に帰属する 当期純利益 Profit attributable to owners of parent	196,998	190,000	103.7%

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Summary of FY2022 Financial Results : Summary of Consolidated Income

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連結包括利益計算書

Consolidated Statements of Comprehensive Income

単位：百万円/Unit : Millions of yen

		FY2022	FY2021
当期純利益 Profit		203,374	175,754
その他包括利益 Other Comprehensive Income		20,138	134,909
その他有価証券評価差額金	Valuation Difference on Available-For-Sale Securities	-44,829	77,188
繰延ヘッジ損益	Deferred Gains or Losses on Hedges	6,816	5,197
土地再評価差額金	Revaluation reserve for land	684	-
為替換算調整勘定	Foreign Currency Translation Adjustment	41,415	33,868
退職給付に係る調整額	Remeasurements of Defined Benefit Plans, Net of Tax	-1,639	6,419
持分法適用会社に対する持分相当額	Share of Other Comprehensive Income of Associates Accounted for Using Equity Method	17,690	12,234
包括利益 Comprehensive Income		223,512	310,664
(うち親会社株主に係る包括利益) (Comprehensive Income Attributable to Owners of the Parent)		214,382	310,525
(うち非支配株主に係る包括利益) (Comprehensive Income Attributable to Non-Controlling Interests)		9,129	139

(参考) 単体・営業損益

(Reference) Nonconsolidated Operating Income/Expenses (Non-consolidated)

単位：百万円/Unit : Millions of yen

			FY2022	FY2021	増減/Change
営業収益 Revenue from Operations	賃貸事業	Leasing	650,667	579,326	+71,341
	分譲事業（業務施設等）	Property Sales	136,388	260,629	-124,241
	その他	Other	44,448	43,838	+610
	合計	Total	831,505	883,794	-52,289
粗利益率 Gross Profit Margin	賃貸事業	Leasing	14.6%	13.2%	+1.4pt
	分譲事業（業務施設等）	Property Sales	40.2%	34.3%	+5.9pt
	その他	Other	47.9%	31.4%	+16.5pt
営業利益 Operating Income			125,640	131,496	-5,855

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賃貸
Leasing

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単位：百万円/Unit:Millions of yen

賃貸/Leasing
「50ハドソンヤード（米国・オフィス）」の収益・利益の拡大に加え、既存商業施設の前期比での回復、「ららぽーと福岡（商業）」「ららぽーと堺（商業）」の新規開業効果等により、セグメント全体では861億円の増収、191億円の増益となり、営業収益・営業利益ともに過去最高を更新。なお、当期末における当社の首都圏オフィス空室率(単体)は3.8%（当第3四半期末の6.4%から2.6pt改善）。
In the fiscal year ended March 31, 2023, both revenue from operations and operating income hit record highs in the “Leasing” segment. In specific terms, overall revenue from operations and operating income grew ¥86.1 billion and ¥19.1 billion, respectively. In addition to an increase in leasing revenue and income from “50 Hudson Yards,” an office building in the U.S., this was mainly due to the year-on-year recovery in sales at existing retail facilities and contributions from the newly opened retail facilities “LaLaport FUKUOKA” and “LaLaport SAKAI.” Meanwhile, the Company’s office vacancy rate (non-consolidated basis) in the Tokyo metropolitan area was 3.8% as of March 31, 2023 (an improvement of 2.6 % points from the 6.4% as of December 31, 2022).
当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）】 Newly operating (properties operating from FY2022) ・東京ミッドタウン八重洲/TOKYO MIDTOWN YAESU ・50ハドソンヤード/50 Hudson Yards ・ららぽーと福岡/Lalaport FUKUOKA ・ららぽーと堺/Lalaport SAKAI ・ららぽーとブキ・ビンタン シティ センター/LaLaport BUKIT BINTANG CITY CENTER ・三井アウトレットパーク 台南/MITSUI OUTLET PARK TAINAN
【通期稼働（前期稼働物件）】 Properties operating throughout the year (properties operating from FY2021) ・大宮門街 SQUARE/OMIYAKADOMACHI SQUARE ・イノベーション スクエア Phase II /Innovation Square Phase II ・ららぽーと上海金橋/LaLaport SHANGHAI JINQIAO ・ららステーション上海蓮花路/LaLa Station SHANGHAI LIANHUA ROAD

		FY2022		Y on Y				FY2022		Y on Y			
営業収益 Revenue from Operations		754,306		+86,138		営業利益 Operating Income		149,153		+19,169			
						FY2022		FY2021		増減/Change			
収益 Revenue		オフィス Office Buildings				426,928		389,811		+37,116			
		商業施設 Retail Facilities				261,394		226,218		+35,176			
		その他 Other				65,984		52,137		+13,846			
		合計/Total Revenue				754,306		668,167		+86,138			
貸付面積（千㎡） Leased Floor Space (1,000㎡)		オフィス Office Buildings		所有 Owned		1,960		1,894		+66			
				転貸 Sublease		1,491		1,502		-11			
		商業施設 Retail Facilities		所有 Owned		1,873		1,758		+115			
				転貸 Sublease		651		634		+17			
		合計/Total Leased Floor Space				5,975		5,788		+187			
空室率推移/Vacancy Rate		3/2023		12/2022		9/2022		6/2022		3/2022		3/2021	
連結オフィス・商業 Consolidated Office Buildings & Retail Facilities		4.3%		5.8%		6.0%		4.0%		3.0%		2.9%	
単体オフィス首都圏 Non-Consolidated Office Buildings Tokyo Metropolitan Area		3.8%		6.4%		6.7%		4.1%		3.2%		3.1%	

(参考) 単体・賃貸総括表/Breakdown of Leasing Operations (Non-consolidated)

オフィス/Office Buildings		総計/Total		首都圏/Tokyo Metropolitan Area		地方/Regions	
		FY2022	FY2021	FY2022	FY2021	FY2022	FY2021
棟数 Number of Buildings		119	130	96	105	23	25
貸付面積（千㎡） Leased Floor Space (1,000㎡)		2,835	2,928	2,550	2,633	284	295
賃貸収益 Leasing Revenue (¥ millions)		338,811	330,120	314,687	306,640	24,123	23,479
空室率 Vacancy Rate		3.7%	3.3%	3.8%	3.2%	2.8%	3.7%

商業施設/Retail Facilities		総計/Total		首都圏/Tokyo Metropolitan Area		地方/Regions	
		FY2022	FY2021	FY2022	FY2021	FY2022	FY2021
棟数 Number of Buildings		97	98	71	72	26	26
貸付面積（千㎡） Leased Floor Space (1,000㎡)		2,255	2,210	1,423	1,469	832	741
賃貸収益 Leasing Revenue (¥ millions)		243,363	216,851	160,403	150,325	82,959	66,525
空室率 Vacancy Rate		2.2%	2.3%	2.0%	2.1%	2.5%	2.8%

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分譲
Property Sales

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分譲/Property Sales
国内住宅分譲は、「パークコート千代田四番町」等の引渡し...
Revenue and operating income in the “Property Sales to Individuals (Domestic)” category increased.

Table with 6 columns: Category, FY2022, Y on Y, FY2021, Y on Y, Change. Rows include Revenue from Operations, Operating Income, Domestic Property Sales, Overseas Property Sales, and Total.

Table with 7 columns: Category, 3/2023, 12/2022, 9/2022, 6/2022, 3/2022, 3/2021. Rows include Condominiums, Detached Housing, and Total.

Table with 7 columns: Category, Contracts at Beginning of Term, Contracts during Term, Total, Reported No. of Units, Contracts at End of Term, Newly Launched during Term. Rows include Condominiums, Detached Housing, and Total.

2023年3月期決算概要：連結PL概要

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マネジメント

Management

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決算・企業情報等

Financial Results and Corporate Information, etc.

マネジメント/Management

プロパティマネジメントは、リパーク（貸し駐車場）における前期比での稼働向上や費用削減効果等により増収増益。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フィーが増加した一方で、リハウス事業（個人向け仲介事業）における経費の増加等により増収微減益。セグメント全体では165億円の増収、61億円の増益となり、営業収益・営業利益ともに過去最高を更新。

In the “Property Management” category, revenue and income increased owing mainly to the year-on-year improvement in occupancy rates in the “Repark” (car park leasing) business and the effects of efforts to reduce costs. While project management fee income increased, operating expenses also increased in the “Rehouse” (brokerage for individuals) business. As a result, earnings decreased slightly on an increase in revenue from operations in the “Brokerage and Asset Management, etc.” category. Accounting for each of these factors, overall revenue from operations in the “Management” segment increased ¥16.5 billion and earnings grew ¥6.1 billion with both revenue from operations and operating income hitting record highs.

			単位：百万円/Unit:Millions of yen		
	FY2022	Y on Y		FY2022	Y on Y
営業収益 Revenue from Operations	445,924	+16,573	営業利益 Operating Income	63,383	+6,178

		FY2022	FY2021	増減/Change
プロパティマネジメント Property Management	収益 Revenue	334,973	321,572	+13,400
	営業利益 Operating Income	37,547	31,296	+6,251
仲介・アセットマネジメント等 Brokerage, Asset Management, etc.	収益 Revenue	110,950	107,777	+3,172
	営業利益 Operating Income	25,836	25,909	-72
合計 Total	収益 Revenue	445,924	429,350	+16,573
	営業利益 Operating Income	63,383	57,205	+6,178

	FY2022	FY2021	増減/Change
リパーク（貸し駐車場）台数 Repark (Car Park Leasing) - Total Managed Units (Units)	250,515	251,506	-991
仲介件数* Number of Brokerages*(Units)	38,971	41,057	-2,086
販売受託件数 Consignment Sales (Units)	1,339	1,264	+75

*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：39,106件（前期比△2,077件）

*Brokerages refers to brokerages from outside customers

Reference: Brokerages for Mitsui Fudosan Realty Group before elimination of unrealized gains and losses: 39,106 (-2,077 Y on Y)

2023年3月期決算概要：連結PL概要

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その他
Other

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その他/Other

ホテル・リゾートのRevPARが大幅に改善したことや、東京ドームにおいて稼働日数・来場者数が増加したこと等により、セグメント全体では、687億円の増収、254億円の営業損失の改善となり、営業収益は過去最高を更新。

Overall revenue from operations in the “Other” segment increased ¥68.7 billion, with net sales hitting a record high, on the back of a substantial improvement in RevPAR at hotels and resorts as well as upswings in the number of operating days and visitors at TOKYO DOME. On the earnings front, the operating loss in this segment improved ¥25.4 billion.

単位：百万円/Unit:Millions of yen

	FY2022	Y on Y		FY2022	Y on Y
営業収益 Revenue from Operations	428,209	+68,709	営業利益 Operating Income	-4,239	+25,402

			FY2022	FY2021	増減/Change
収益 Revenue	新築請負	New Construction under Consignment	150,741	158,307	-7,565
	施設営業	Facility Operations	93,930	46,803	+47,127
	東京ドーム	Tokyo Dome	73,142	59,388	+13,754
	その他	Other	110,394	95,000	+15,393
	合計 Total		428,209	359,499	+68,709

	FY2022	FY2021	増減/Change
新築請負受注工事高 Revenue from New Construction under Consignment Orders Received	137,806	139,797	-1,991

2023年3月期決算概要：連結PL概要

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参考：海外事業

Reference : OVERSEAS BUSINESS

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Financial Results and Corporate Information, etc.

参考：海外事業

Reference : OVERSEAS BUSINESS

		単位：百万円/Unit:Millions of yen		
		FY2022	FY2021	増減/Change
賃貸 Leasing	収益 Revenue	119,117	77,977	+41,140
	営業利益① Operating Income (1)	31,826	16,931	+14,894
分譲 Property Sales	収益 Revenue	141,259	46,278	+94,980
	営業利益② Operating Income (2)	18,921	12,122	+6,799
マネジメント・その他等 Management, Other, etc.	収益 Revenue	16,503	2,616	+13,887
	営業利益③ Operating Income (3)	-555	-5,434	+4,879
海外持分法換算営業利益④ ^{*1} Pro forma Operating Income of Overseas Affiliates (4) ^{*1}		9,100	7,715	+1,385
海外事業利益合計①+②+③+④ Total Overseas Income ((1) + (2) + (3) + (4))		59,294	31,335	+27,958
海外事業利益比率 ^{*2} Overseas Income Ratio ^{*2}		18.9%	12.4%	+6.5pt

*1 以下の金額の合計額
・海外所在持分法適用会社について、各社の営業利益または営業利益相当額（注）に当社持分割合を乗じて算出。
(注)営業利益相当額は当期純利益から税負担分を考慮して簡便的に算出した利益。
・海外所在持分法適用会社に係る関係会社株式売却損益
(不動産分譲を目的とした事業に係るものに限る)

*2 海外事業利益合計÷（連結営業利益＋海外持分法換算営業利益）×100

*3 為替：期中平均レート 当期 131.62円/ドル（2022年1月1日～2022年12月31日） 前期 109.90円/ドル（2021年1月1日～2021年12月31日）

*1 Total of the following amounts
・Calculated by multiplying the operating income or the amount equivalent to operating income of each overseas equity-method affiliated company by the Company’s equity interest
(Note) The amount equivalent to operating income is the amount of profit calculated on a simplified basis after taking into consideration the tax burden
・Gain on sale of shares of overseas equity-method affiliated companies(Limited to overseas equity-method affiliated companies whose principal business is the sale of real estate)

*2 Total overseas income/(Operating income + Pro forma operating income of overseas affiliates)×100

*3 Foreign exchange:
Average rate for FY2022 ¥131.62:US\$1 (Jan. 1, 2022 - Dec. 31, 2022); FY2021 ¥109.90:US\$1 (Jan. 1, 2021 - Dec. 31, 2021)

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単位：百万円/Unit : Millions of yen

■ 連結貸借対照表/Consolidated Balance Sheet

		FY2022	FY2021	増減/Change			FY2022	FY2021	増減/Change
流動資産	Current Assets	2,747,508	2,567,870	+179,637	流動負債	Current Liabilities	1,501,842	1,277,080	+224,762
現金・預金	Cash & Time Deposits	134,355	146,329	-11,973	支払手形及び買掛金	Accounts Payable-Trade	147,985	135,097	+12,888
受取手形、売掛金及び契約資産	Accounts Receivable —Trade and Contract Assets	71,220	61,465	+9,755	短期借入金	Short-Term Debt	624,616	497,191	+127,425
有価証券	Marketable Securities	131	99	+31	コマーシャルペーパー	Commercial Paper	78,000	36,000	+42,000
販売用不動産・前渡金	Real Property for Sale (including Advances Paid for Purchases)	2,163,634	2,051,704	+111,929	短期償還社債	Bond Redeemable Within One Year	100,300	108,407	-8,107
未成工事支出金	Expenditure on Contracts in Progress	9,158	8,157	+1,000	未払法人税等	Income Taxes Payable	41,629	59,591	-17,961
その他の棚卸資産	Other Inventories	10,737	10,419	+317	契約負債	Contract Liabilities	178,190	141,891	+36,298
短期貸付金	Short-Term Loans	16,890	16,949	-59	完成工事補償引当金	Allowance for Completed Project Indemnities	907	744	+163
営業出資金	Equity Investments in Properties for Sale	9,774	9,803	-28	債務保証損失引当金	Allowance for Possible Guarantee Losses	0	0	-0
その他の流動資産	Other	332,336	263,752	+68,583	その他流動負債	Other	330,212	298,155	+32,056
貸倒引当金	Allowance for Doubtful Accounts	-731	-810	+79					
					固定負債	Long-Term Liabilities	4,308,333	4,017,179	+291,154
有形固定資産	Tangible Fixed Assets	4,206,453	3,841,825	+364,628	社債	Corporate Bonds	730,011	702,309	+27,702
建物及び構築物	Buildings and Structures	1,688,214	1,404,643	+283,570	長期借入金	Long-Term Debt	2,515,602	2,323,325	+192,277
機械装置・運搬具	Machinery, Equipment and Vehhicles	68,621	53,579	+15,042	預り敷金・保証金	Deposits from Tenants	456,582	443,919	+12,663
土地	Land	2,170,728	2,047,375	+123,352	役員退職慰労引当金	Allowance for Directors' and Corporate Auditors' Retirement Benefits	799	775	+24
建設仮勘定	Construction in Progress	102,781	252,515	-149,734	退職給付に係る負債	Net Defined Benefit Liability	45,672	49,865	-4,193
その他	Other	176,108	83,711	+92,397	繰延税金負債	Deferred Tax Liabilities	286,734	299,398	-12,664
					再評価に係る繰延税金負債	Deferred Tax Liabilities on Land Revaluation	91,088	91,088	-
無形固定資産	Intangible Fixed Assets	86,676	72,310	+14,366	その他固定負債	Other	181,841	106,497	+75,343
					有利子負債	Interest-Bearing Debt	4,048,531	3,667,234	+381,297
有形・無形固定資産	Tangible and Intangible Fixed Assets	4,293,130	3,914,135	+378,994	うちノンリコース債務	Non-recourse debt	676,851	549,749	+127,102
					余剰敷金・保証金	Surplus lease deposits/guarantee deposits	284,291	273,060	+11,231
					負債計	Total Liabilities	5,810,176	5,294,259	+515,916
投資その他資産	Investments and Other Assets	1,800,757	1,726,006	+74,751	資本金	Common Stock	340,552	340,162	+389
投資有価証券	Investment Securities	1,258,125	1,217,008	+41,116	資本剰余金	Capital Surplus	366,604	372,471	-5,867
長期貸付金	Long-Term Loans	8,938	8,302	+636	利益剰余金	Retained Earnings	1,499,572	1,390,511	+109,060
差入敷金・保証金	Lease Deposits	172,291	170,859	+1,432	自己株式	Treasury Stock	-38,354	-21,582	-16,772
退職給付に係る資産	Net Defined Benefit Asset	64,756	65,082	-325	土地再評価差額金	Reserve on Land Revaluation	194,900	194,159	+741
繰延税金資産	Deferred Income Taxes	25,761	25,574	+187	その他有価証券評価差額金	Net Unrealized Holding Gains on Securities	426,950	471,794	-44,844
その他投資その他資産	Other	272,027	240,243	+31,783	繰延ヘッジ損益	Deferred Gains or Losses on Hedges	16,072	10,303	+5,769
貸倒引当金	Allowance for Doubtful Accounts	-1,143	-1,064	-79	為替換算調整勘定	Foreign Currency Translation Adjustment	67,710	10,430	+57,279
					退職給付に係る調整累計額	Remeasurements of Defined Benefit Plans	26,717	28,222	-1,505
					新株予約権	New Share Subscription Rights	1,291	1,340	-48
					非支配株主持分	Non-Controlling Interests	129,202	115,938	+13,264
					純資産計	Total Net Assets	3,031,220	2,913,752	+117,467
					〔D／Eレシオ〕	[D/E Ratio]	1.40	1.31	+0.09
					〔自己資本比率〕	[Equity Ratio]	32.8%	34.1%	- 1.3pt
資産計	Total Assets	8,841,396	8,208,012	+633,384	負債・純資産計	Total Liabilities and Net Assets	8,841,396	8,208,012	+633,384

為替変動による増減を含む。当期の為替影響は+2,555億円/Includes changes due to exchange rate fluctuations. Foreign exchange impact for the period: +255.5 billion yen

2023年3月期決算概要：連結BS概要

Summary of FY2022 Financial Results : Consolidated Balance Sheet Summary

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 : Millions of yen

		FY2022	FY2021	増減/Change
三井不動産レジデンシャル	Mitsui Fudosan Residential	739,095	699,528	+39,567
三井不動産	Mitsui Fudosan	609,575	627,886	-18,311
三井不動産アメリカグループ	Mitsui Fudosan America Group	602,381	541,255	+61,125
SPC合計	SPCs Total	109,963	119,421	-9,457
英国三井不動産グループ	Mitsui Fudosan UK Group	91,647	48,088	+43,558
その他・消去等	Other and Elimination	10,971	15,524	-4,552
合計	Total	2,163,634	2,051,704	+111,929

	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 Other	期末残高 Balance at End of Period
FY2022	2,051,704	469,724	- 440,581	82,787	2,163,634
FY2021	1,930,528	524,784	- 465,971	62,363	2,051,704

(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〔当期1,184億円〕/Reference: Costs Associated with Land Acquisition by Mitsui Fudosan Residential (¥118.4 billion for the year under review)

有形・無形固定資産

Tangible and Intangible Fixed Assets 単位：百万円/Unit : Millions of yen

		FY2022	FY2021	増減/Change
三井不動産	Mitsui Fudosan	2,688,891	2,556,290	+132,600
三井不動産アメリカグループ	Mitsui Fudosan America Group	686,229	559,961	+126,268
東京ドームグループ	Tokyo Dome Group	279,542	280,752	-1,209
SPC合計	SPCs Total	154,307	127,234	+27,073
台湾三井不動産グループ	Mitsui Fudosan Taiwan Group	126,985	47,217	+79,767
三井不動産レジデンシャル	Mitsui Fudosan Residential	88,179	94,019	-5,839
英国三井不動産グループ	Mitsui Fudosan UK Group	51,671	51,198	+472
その他・消去等	Other and Elimination	217,322	197,461	+19,861
合計	Total	4,293,130	3,914,135	+378,994

(再評価差額を含む/Incl. Differences from Re-Appraisals)

	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 Other	期末残高 Balance at End of Period
FY2022	3,914,135	386,592	-125,298	117,700	4,293,130
FY2021	3,796,800	272,389	-111,500	-43,553	3,914,135

有利子負債

Interest-Bearing Debt

		単位：百万円/Unit : Millions of yen		
		FY2022	FY2021	増減/Change
三井不動産	Mitsui Fudosan	3,008,292	2,802,748	+205,544
三井不動産アメリカグループ	Mitsui Fudosan America Group	1,149,328	921,051	+228,276
三井不動産レジデンシャル	Mitsui Fudosan Residential	620,000	638,400	-18,400
SPC合計	SPCs Total	161,610	186,970	-25,360
東京ドームグループ	Tokyo Dome Group	123,500	129,500	-6,000
台湾三井不動産グループ	Mitsui Fudosan Taiwan Group	73,633	52,958	+20,674
英国三井不動産グループ	Mitsui Fudosan UK Group	70,770	25,459	+45,311
三井不動産アジアグループ	Mitsui Fudosan Asia Group	65,379	103,848	-38,468
子会社貸付金	Loans to Subsidiaries	- 1,395,039	- 1,297,902	-97,136
その他・消去等	Other and Elimination	171,056	104,200	+66,855
合計	Total	4,048,531	3,667,234	+381,297
(うちノンリコース債務)	(Non-recourse Debt of Total)	676,851	549,749	+127,102

為替変動による増減を含む。当期の為替影響は+1,329億円
Includes changes due to exchange rate fluctuations. Foreign exchange impact for the period: +132.9 billion yen

- *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
*1 New Investments includes increases in real property for sale gained through investments in subsidiaries
*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
*2 New Investments includes capital expenditure and increases in tangible and intangible fixed assets gained through investments in subsidiaries

為替/Exchange rate

当期 132.70円/ドル (2022年12月31日時点) 前期 115.02円/ドル (2021年12月31日時点)
当期 160.00円/ポンド (2022年12月31日時点) 前期 155.24円/ポンド (2021年12月31日時点)
¥132.70:US\$1 as of December 31, 2022, ¥115.02:US\$1 as of December 31, 2021;
¥160.00:£1 as of December 31, 2022, ¥155.24:£1 as of December 31, 2021

有形・無形固定資産 主な内訳/Tangible and Intangible Fixed Assets Main breakdown

三井不動産における「東京ミッドタウン八重洲」、SPCにおける「ららぽーと福岡」、
三井不動産アメリカグループにおける「50ハドソンヤード」への新規投資、および在外子会社における為替影響等。
New investments in “TOKYO MIDDTOWN YAESU” by Mitsui Fudosan, “LaLaport FUKUOKA” by SPC, and “50 Hudson Yards ” by Mitsui Fudosan America Group, as well as foreign exchange effects in overseas subsidiaries.

2023年3月期決算概要：連結BS概要

Summary of FY2022 Financial Results : Consolidated Balance Sheet Summary

賃貸等不動産

Rental Properties

単位：百万円/Unit：Millions of yen

		FY2022	FY2021	増減/Change
連結貸借対照表計上額	Amount on Consolidated Balance Sheet	3,433,199	3,106,548	+326,650
時価	Market Value	6,695,820	6,136,879	+558,941
差額	Change	3,262,621	3,030,331	+232,290

連結株主資本等変動計算書

Consolidated Statements of Changes in Net Assets

単位：百万円/Unit：Millions of yen

		資本金 Common Stock	資本剰余金 Capital Surplus	利益剰余金 Retained Earnings	自己株式 Treasury Stock	株主資本計 Total Shareholders' Equity	その他計 Other Total	純資産計 Total Net Assets
当期首残高	Current First Residual High	340,162	372,471	1,390,511	- 21,582	2,081,563	832,189	2,913,752
会計方針の変更による累積的影響額	Cumulative effect of a change in accounting policy			174		174		174
会計方針の変更を反映した当期首残高	Balance at beginning of current period reflecting change in accounting policy	340,162	372,471	1,390,685	- 21,582	2,081,737	832,189	2,913,926
譲渡制限付株式報酬	Restricted Stock Awards	389	389			779		779
配当金	Dividends			- 59,867		- 59,867		- 59,867
親会社株主に帰属する当期純利益	Profit (Loss) Attributable to Owners of Parent			196,998		196,998		196,998
土地再評価差額金取崩額	Reversal of revaluation reserve for land			- 57		- 57		- 57
自己株式の取得	Share Repurchase				- 45,010	- 45,010		- 45,010
自己株式の処分	Disposal of Treasury Stock		- 20		71	50		50
自己株式の消却	Cancellation of Treasury Stock		- 28,166		28,166	-		-
非支配株主との取引に係る親会社の持分変動	Changes in Parent Company's Interests in Transactions with Noncontrolling Shareholders		8			8		8
非支配株主との資本取引等	Capital Transactions with Noncontrolling Shareholders, etc.		- 6,265			- 6,265		- 6,265
利益剰余金から資本剰余金への振替	Transfer from Retained Earnings to Capital Surplus		28,187	- 28,187		-		-
株主資本項目以外の増減（純額）	Net Increase (Decrease) Other than Stockholders' Equity Items						30,656	30,656
当期増減	Increase (Decrease) for the Current Period	389	- 5,867	108,886	- 16,772	86,636	30,656	117,293
当期末残高	At the End of the Period Residual High	340,552	366,604	1,499,572	- 38,354	2,168,374	862,846	3,031,220

2023年3月期決算概要：セグメント情報

Summary of FY2022 Financial Results : SEGMENT INFORMATION

5 決算・企業情報等
Financial Results and
Corporate Information, etc.

■ FY2022

単位：百万円/Unit:Millions of Yen

		売上高/Revenue from Operations			セグメント利益 又は損失 (-) Segment Income (loss)	セグメント資産 Segment Assets	減価償却費 Depreciation	減損損失 Impairment Loss	有形無固定資産及び 無形固定資産の増加額 Increase in Tangible and Intangible Fixed Assets
		外部顧客への売上高 Outside Customers	セグメント間の 内部売上高又は振替高 Intersegment	計 Total					
賃貸	Leasing	754,306	22,981	777,288	149,153	4,388,360	80,620	-	346,264
分譲	Property Sales	640,662	138	640,800	145,711	2,452,649	571	-	462
マネジメント	Management	445,924	81,017	526,941	63,383	651,206	10,150	-	13,216
その他	Other	428,209	14,270	442,479	-4,239	716,085	28,995	-	21,740
連結消去及び全社費用	Elimination or Corporate	-	-118,407	-118,407	-48,603	633,094	4,961	-	4,908
連結財務諸表計上額	Consolidated	2,269,103	-	2,269,103	305,405	8,841,396	125,298	-	386,592

■ FY2021

単位：百万円/Unit:Millions of Yen

		売上高/Revenue from Operations			セグメント利益 又は損失 (-) Segment Income (loss)	セグメント資産 Segment Assets	減価償却費 Depreciation	減損損失 Impairment Loss	有形無固定資産及び 無形固定資産の増加額 Increase in Tangible and Intangible Fixed Assets
		外部顧客への売上高 Outside Customers	セグメント間の 内部売上高又は振替高 Intersegment	計 Total					
賃貸	Leasing	668,167	21,850	690,018	129,983	4,022,565	71,106	8,027	222,498
分譲	Property Sales	643,851	85	643,937	138,343	2,278,466	544	-	1,930
マネジメント	Management	429,350	77,531	506,882	57,205	644,599	10,821	541	9,697
その他	Other	359,499	13,930	373,430	-29,641	680,448	23,989	908	33,546
連結消去及び全社費用	Elimination or Corporate	-	-113,398	-113,398	-50,912	581,932	5,039	-	4,715
連結財務諸表計上額	Consolidated	2,100,870	-	2,100,870	244,978	8,208,012	111,500	9,477	272,389

2023年3月期決算概要：連結キャッシュ・フロー計算書

Summary of FY2022 Financial Results : Consolidated Statements of Cash Flows

単位：百万円/Unit : Millions of Yen

		FY2022	FY2021			FY2022	FY2021
税金等調整前当期純利益	Profit before income taxes	295,930	262,403	短期借入れによる収入	Proceeds from Short-Term Debt	1,845,997	1,598,897
減価償却費	Depreciation	125,298	111,500	短期借入金の返済による支出	Repayment of Short-Term Debt	-1,791,248	-1,583,384
減損損失	Impairment loss	-	9,477	長期借入れによる収入	Proceeds from Long-Term Debt	518,036	288,752
受取利息及び受取配当金	Interest and Dividend Income	-8,483	-7,408	長期借入金の返済による支出	Repayment of Long-Term Debt	-340,902	-318,271
支払利息	Interest Expenses	55,457	31,606	社債の発行による収入	Proceeds from Issuance of Bonds	118,840	42,602
持分法による投資損益（-は益）	(Gain) Loss on Equity-Method Investments	-7,325	-2,161	社債の償還による支出	Redemption of Bonds	-114,394	-101,035
段階取得に係る差損益（-は益）	(Gain) Loss on Step Acquisitions	2,171	-	配当金の支払額	Cash Dividends Paid	-59,853	-42,331
投資有価証券売却損益（-は益）	(Gain) Loss on Sales of Investment Securities	-44,077	-51,726	非支配株主からの払込みによる収入	Proceeds from Share Issuance to Non-Controlling Shareholders	8,359	7,871
投資有価証券評価損益（-は益）	Loss (gain) on valuation of investment securities	3,137	-	非支配株主への配当金の支払額	Dividends Paid to Non-Controlling Shareholders	-10,907	-3,509
固定資産売却益	Gain on sale of non-current assets	-	-6,885	非支配株主への払戻による支出	Repayment to Non-Controlling Shareholders	-1,741	-2
固定資産除却損	Loss on retirement of non-current assets	8,194	7,447	非支配株主との資本取引による支出	Payments for Capital Transactions with Non-controlling Shareholders	-6,265	-
新型コロナウイルス感染症による損失	Loss Related to COVID-19	-	4,223	ファイナンス・リース債務の返済による支出	Repayment of Finance Lease Obligations	-10,125	-4,994
売上債権及び契約資産の増減額（-は増加）	(Increase) Decrease in Trade Receivables and Contract Assets	-9,246	-13,692	自己株式の増減額（-は増加）	(Increase) Decrease in Treasury Stocks	-45,008	-30,012
仕入債務の増減額（-は減少）	Increase (Decrease) in Accounts Payable	8,474	8,367	連結の範囲の変更を伴わない子会社株式の取得による支出	Payments from Changes in Ownership Interests in Subsidiaries Not Resulting in Change in Scope of Consolidation	-	-18,288
販売用不動産の増減額（-は増加）	(Increase) Decrease in Real Property for Sale	-169	-26,383	連結の範囲の変更を伴わない子会社株式の売却による収入	Proceeds from Sales of Ownership Interests in Subsidiaries Not Resulting in Change in Scope of Consolidation	663	24,105
その他	Other, net	17,970	58,632	財務活動によるキャッシュ・フロー	Net Cash Provided by (used in) Financing Activities	111,448	-139,600
小計	Subtotal	447,335	385,401	現金及び現金同等物に係る換算差額	Effect of Exchange Rate Changes on Cash and Cash Equivalents	4,997	33,147
利息及び配当金の受取額	Cash Receipts of Interest and Dividend Income	14,234	10,468	現金及び現金同等物の増減額（-は減少）	Net Increase (Decrease) in Cash and Cash Equivalents	-7,880	-45,041
利息の支払額	Cash Payments of Interest Expense	-54,060	-31,441	現金及び現金同等物の期首残高	Cash and Cash Equivalents at Beginning of the Period	142,682	187,723
新型コロナウイルス感染症による損失の支払額	Loss Payments Related to COVID-19	-	-2,871	連結除外に伴う現金及び現金同等物の減少額	Decrease in Cash and Cash Equivalents Due to Exclusion from Consolidation	-2,490	-
法人税等の支払額又は還付額（-は支払）	Income Taxes Paid or Refunded (payment)	-109,800	-90,086	現金及び現金同等物の期末残高	Cash and Cash Equivalents at End of the Period	132,310	142,682
営業活動によるキャッシュ・フロー	Net Cash Provided by (Used in) Operating Activities	297,708	271,469				
有形及び無形固定資産の取得による支出	Purchase of Tangible and Intangible Fixed Assets	-362,744	-241,567				
有形及び無形固定資産の売却による収入	Proceeds from Sale of Tangible and Intangible Fixed Assets	12,242	57,158				
投資有価証券の取得による支出	Purchase of Investment Securities	-94,803	-64,112				
投資有価証券の売却による収入	Proceeds from Sale of Investment Securities	50,599	72,680				
敷金及び保証金の差入による支出	Payments for Lease and Guarantee Deposits	-17,763	-18,202				
敷金及び保証金の回収による収入	Proceeds from Collection of Lease and Guarantee Deposits	16,582	9,554				
預り敷金保証金の返還による支出	Repayment of Deposits from Tenants	-39,826	-38,365				
預り敷金保証金の受入による収入	Proceeds from Deposits from Tenants	51,781	46,002				
貸付けによる支出	Payment of Loan Receivable	-15,949	-18,474				
貸付金の回収による収入	Collection of Loan Receivable	17,954	17,969				
定期預金の預入による支出	Payments into Time Deposits	-1,354	-2,858				
定期預金の払戻による収入	Proceeds from Withdrawal of Time Deposits	3,140	1,277				
連結の範囲の変更を伴う子会社株式の取得による支出	Purchase of shares of subsidiaries resulting in change in scope of consolidation	-6,767	-				
その他	Other, net	-35,126	-31,118				
投資活動によるキャッシュ・フロー	Net Cash Provided by (Used in) Investing Activities	-422,034	-210,057				

2024年3月期決算概要：連結業績予想（2023年5月10日公表）
FY2023 : Consolidated Earnings Forecasts (Announced May 10, 2023)

単位：百万円/Unit : Millions of yen

		FY2023 予想/Forecast	FY2022 実績/Results	増減 Change
営業収益 Revenues from Operations		2,300,000	2,269,103	+30,896
賃貸	Leasing	780,000	755,238	+24,761
分譲	Property Sales	600,000	641,672	-41,672
マネジメント	Management	450,000	445,924	+4,075
施設営業	Facility Operations	180,000	144,577	+35,422
その他	Other	290,000	281,690	+8,309
賃貸	Leasing	162,000	149,795	+12,204
分譲	Property Sales	146,000	145,868	+131
マネジメント	Management	60,000	63,383	-3,383
施設営業	Facility Operations	14,000	- 3,690	+17,690
その他	Other	2,000	- 904	+2,904
全社費用・消去	Elimination or Corporate	- 54,000	- 49,047	-4,952
営業利益 Operating Income		330,000	305,405	+24,594
営業外損益	Non-operating Income/Expenses	- 85,000	- 40,046	-44,953
純金利負担	Interest Income/Expense, in Net	- 80,000	- 53,970	-26,029
その他	Other, in Net	- 5,000	13,923	-18,923
経常利益 Ordinary Income		245,000	265,358	-20,358
特別損益	Extraordinary Gains/Losses	65,000	30,572	+34,427
税前当期純利益		310,000	295,930	+14,069
法人税等	Income Taxes	- 96,000	- 92,556	-3,443
当期純利益		214,000	203,374	+10,625
非支配株主に帰属する 当期純利益	Profit Attributable to Non-Controlling Interests	- 4,000	- 6,375	+2,375
親会社株主に帰属する当期純利益 Profit Attributable to Owners of the Parent		210,000	196,998	+13,001

セグメント変更

2023年4月より下記の通りセグメント変更を行っています。
・従来の「賃貸」「分譲」「マネジメント」「その他」の4区分から「賃貸」「分譲」「マネジメント」「施設営業」「その他」の5区分へと変更。
・「その他」セグメントに含まれていた施設営業事業、東京ドーム事業を「施設営業」セグメントに集約。

業績予想

- 賃貸
当期竣工の「東京ミッドタウン八重洲」「50ハドソンヤード」「ららぽーと堺」の収益寄与や、商業施設の施設売上回復等による増収・増益を見込む。
- 分譲
国内住宅分譲における営業利益率向上および分譲戸数増、投資家向け分譲における継続的な資産入替によりセグメント全体では減収・増益を見込む。
- マネジメント
当期に引き続き個人向け仲介事業やリパーク（貸し駐車場事業）が堅調に推移する一方、グループ各社のDX関連費、人件費増等を織込み、増収・減益を見込む。
- 施設営業
ホテル・リゾートにおける国内外の旅行需要の取込みや、東京ドーム事業の集客および飲食・物販需要の回復等を織込み、セグメント全体では増収・増益および黒字回復を見込む。
- その他
新築請負事業の国内外の受注回復を織込み、セグメント全体として増収・増益および黒字回復を見込む。

株主還元

次期1株当たり配当金は当期から6円増加の年68円（中間34円、期末34円）を予定。

Change in Segments

Mitsui Fudosan has undertaken a change in its business segments effective from April 2023. Brief details are as follows.
The previous four “Leasing,” “Property Sales,” “Management,” and “Other” segments have been reclassified into the five “Leasing,” “Property Sales,” “Management,” “Facility Operations,” and “Other” segments.
The “Facility Operations” and “Tokyo Dome” categories included in the “Other” segment have been consolidated into the “Facility Operations” segment.

Earnings Forecast

- Leasing
Both revenue and earnings are projected to increase owing to a variety of factors including contributions from “TOKYO MIDDTOWN YAESU,” “50 Hudson Yards,” and “LaLaport SAKAI,” completed during the fiscal year under review, and the recovery in facility sales at retail facilities.
- Property Sales
Overall earnings are forecast to rise against a decline in revenue owing to an improvement in operating margins and increase in the number of units sold in the “Property Sales to Individuals (Domestic)” category and the ongoing replacement of assets in the “Property Sales to Investors” category.
- Management
Revenue is expected to increase and earnings decrease. In similar fashion to the fiscal year under review, this largely reflects continued firm trends in the brokerage for individuals and “Repark” (car park leasing) businesses and in contrast increases in DX-related and personnel expenses at each Group company.
- Facility Operations
Overall revenue and earnings are projected to increase and the segment to return to the black. This takes into account successful efforts to capture domestic and overseas travel demand in the hotel and resorts category and factors in the Group’s ability to attract customers in its TOKYO DOME business as well as a recovery in food, beverage, and merchandise demand.
- Other
Overall revenue and earnings are projected to increase and the segment to return to the black. This reflects a recovery in domestic and overseas orders in the New Construction under Consignment business.

Shareholder Returns

The annual dividend per share for the fiscal year ending March 31, 2024 is forecast to increase ¥68 compared with the fiscal year under review, to ¥6 (interim dividend per share of ¥34 and fiscal year end dividend per share of ¥34).

2024年3月期決算概要：連結業績予想（2023年5月10日公表）
FY2023 : Consolidated Earnings Forecasts (Announced May 10, 2023)

■分譲セグメント内訳

Breakdown of Property Sales Segment

単位：百万円/Unit：Millions of yen

国内住宅分譲 Property Sales to Individuals (Domestic)		FY2023 予想/Forecast	FY2022 実績/Results	増減/Change
営業収益 Revenues from Operations	中高層分譲 Condominium Sales	310,000	270,530	+39,469
	戸建分譲 Detached Housing Sales	275,000	235,638	+39,361
	戸建分譲 Detached Housing Sales	35,000	34,892	+107
営業利益 Operating Income		50,000	39,368	+10,631
営業利益率 OP Margin		16.1%	14.6%	+1.5pt
投資家向け・海外住宅分譲等 Property Sales to Investors and Individuals (Overseas), etc.				
営業収益 Revenues from Operations		290,000	371,142	- 81,142
	営業利益 Operating Income	96,000	106,499	-10,499
合計 Total				
営業収益 Revenues from Operations		600,000	641,672	- 41,672
	営業利益 Operating Income	146,000	145,868	+131

■国内住宅分譲戸数

Property Sales to Individuals (Domestic Units)

(戸/Units)

		FY2023 予想/Forecast	FY2022 実績/Results	増減/Change
中高層 Condominiums		3,350	3,196	+154
戸建 Detached Housing		450	420	+30
合計 Total		3,800	3,616	+184

■有形・無形固定資産

Tangible and Intangible Fixed Assets

単位：百万円/Unit：Millions of yen

		FY2023 予想/Forecast	FY2022 実績/Results	増減/Change
新規投資 New Investments		260,000	386,592	-126,592
減価償却費 Depreciation		130,000	125,298	+4,701

■販売用不動産・前渡金

Real Property for Sale・Advances Paid for Purchases

		FY2023 予想/Forecast	FY2022 実績/Results	増減/Change
新規投資 New Investments		620,000	469,724	150,275
原価回収 Recovery of Costs		400,000	440,581	-40,581

■有利子負債

Interest-Bearing Debt

		FY2023 予想 期末残高 Forecast Balance at end of period	FY2022 実績 期末残高 Actual Balance at end of period	増減/Change
有利子負債 Interest-Bearing Debt		4,450,000	4,048,531	+401,468

Contingent Liabilities

In response to concerns regarding the faulty installation of foundation piles at a condominium complex located in Yokohama and sold by Mitsui Fudosan Residential Co., Ltd., a consolidated subsidiary of Mitsui Fudosan, the company received a report confirming that a portion of the piling used in construction failed to reach the necessary depth and required bearing layer from Sumitomo Mitsui Construction Co., Ltd., the building contractor, on April 11, 2016. Furthermore, Mitsui Fudosan Residential received a notice from the City of Yokohama that the subject condominium complex violated the Building Standards Law and a request that the company take all responsible measures to address and correct the situation in line with discussions with condominium owners on August 26, 2016.

In outlining its stance toward corrective measures including the reconstruction of the condominium complex impacted by faulty installation as well as compensation, Mitsui Fudosan Residential executed an agreement with the condominium association on May 8, 2016, confirming that the company would shoulder all expenses. Later, on September 19, 2016, the condominium association resolved that it would seek the complete reconstruction of the entire condominium complex in accordance with the Act on Building Unit Ownership, etc. This reconstruction was completed on February 25, 2021.

According to the report issued by Sumitomo Mitsui Construction, which noted that construction records had been diverted and modified in connection with the installation of foundation piles and that certain foundation piles failed to reach the necessary depth and required bearing layer, the condominium complex was deemed to be in violation of the Building Standards Law. As a result, and in accordance with the aforementioned agreement, Mitsui Fudosan Residential has decided to seek damages including reconstruction costs as well as expenses relating to the temporary housing of residents during the period of construction under such remedies as tort liability and warranties against defects from Sumitomo Mitsui Construction, as well as Hitachi High-Technologies Corporation and Asahi Kasei Construction Materials Corporation, who installed the foundation piles. On November 28, 2017, Mitsui Fudosan Residential filed a lawsuit against the above three companies for damages in accordance with this reimbursement policy. The amount claimed is approximately ¥50.5 billion as of the end of the fiscal year under review.

Meanwhile, the amount of expenses incurred provisionally paid by Mitsui Fudosan Residential up to the end of the fiscal year under review has been posted under current assets on the Company's consolidated balance sheet.

Depending on the flow of future events, any incidence of expenditure may impact the consolidated results of the Mitsui Fudosan Group. At this stage, however, the Company is unable to provide a reasonable estimate of any such impact.

Change in Accounting Policies

Application of the Accounting Standard for Fair Value Measurement

The Company has applied the Implementation Guidance on Accounting Standard for Fair Value Measurement (ASBJ Guidance No. 31 issued on June 17, 2021) effective from the start of the fiscal year under review and has decided to apply the new accounting policy set forth by the Implementation Guidance on Accounting Standard for Fair Value Measurement into the future in accordance with the transitional procedures stipulated in paragraph 27-2 of the Implementation Guidance on Accounting Standard for Fair Value Measurement. Meanwhile, the impact of this change on the consolidated finance statements under review is immaterial.

Application of Accounting Standards Codification (ASC) No. 842, "Leases," issued by the US Financial Accounting Standards Board (FASB)

Certain overseas subsidiaries that adopt generally accepted accounting principles in the U.S. (US GAAP) have applied ASC No. 842, "Leases," effective from the consolidated fiscal year under review. In accordance with the application of the standard, the Company has in principle decided to record leasing transactions of the lessee of these subsidiaries, for all leases in assets and liabilities in the consolidated balance sheet. In applying the standard, these subsidiaries have adopted a method that recognizes the cumulative effect on the date of initial application, which is permitted as a transitional treatment. The effect of this change on consolidated financial statements is immaterial.

当社企業データ：財務データ（過去11年）
Company Data : FinancialData (Last 11 Years)

5 決算・企業情報等
Financial Results and
Corporate Information, etc.

			百万円/Millions of yen										
年度/FY			2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
経営成績 Business Results	営業収益	Revenue from Operations	1,445,644	1,515,252	1,529,036	1,567,969	1,704,416	1,751,114	1,861,195	1,905,642	2,007,554	2,100,870	2,269,103
	営業利益	Operating Income	148,184	172,567	186,074	202,482	232,698	245,902	262,147	280,617	203,770	244,978	305,405
	経常利益	Ordinary Income	123,066	144,587	163,373	182,521	219,607	240,341	254,106	258,510	168,865	224,940	265,358
	親会社株主に帰属する当期純利益	Profit Attributable to Owners of Parent	59,451	76,843	100,185	117,722	131,815	155,874	168,661	183,972	129,576	176,986	196,998
財務状態 Financial Situation	総資産	Total Assets	4,390,074	4,548,822	5,067,187	5,363,477	5,551,751	6,284,723	6,802,731	7,395,359	7,741,972	8,208,012	8,841,396
	販売用不動産 ^{*1}	Real Property for Sale ^{*1}	915,222	961,449	1,031,080	1,167,745	1,334,167	1,524,863	1,630,558	1,907,839	1,930,528	2,051,704	2,163,634
	有形・無形固定資産	Tangible and Intangible Fixed Assets	2,503,977	2,526,139	2,788,633	2,968,975	2,967,788	3,318,928	3,500,482	3,753,141	3,796,800	3,914,135	4,293,130
	資本的支出	Capital Expenditure	72,355	148,255	273,487	207,172	173,745	440,752	390,514	379,279	565,266	272,389	386,592
	減価償却費	Depreciation	59,022	56,030	61,242	67,460	71,357	70,167	79,034	91,434	98,196	111,500	125,298
	有利子負債 ^{*2}	Interest-Bearing Debt ^{*2}	2,120,225	2,040,071	1,976,150	2,226,236	2,287,489	2,604,656	2,906,610	3,481,117	3,623,438	3,667,234	4,048,531
	自己資本	Shareholders' Equity	1,181,174	1,274,355	1,871,922	1,922,305	1,984,635	2,204,882	2,342,512	2,408,679	2,555,885	2,796,474	2,900,726
キャッシュ・フロー Cash Flow	営業活動によるキャッシュ・フロー	Cash Flows from Operating Activities	99,684	189,903	30,343	32,154	227,432	30,143	216,709	87,094	187,862	271,469	297,708
	投資活動によるキャッシュ・フロー	Cash Flows from Investing Activities	-71,132	-44,056	-261,640	-239,719	-201,583	-365,464	-388,895	-532,806	-131,035	-210,057	-422,034
	財務活動によるキャッシュ・フロー	Cash Flows from Financing Activities	-7,944	-123,713	221,508	201,110	15,071	289,150	231,238	467,751	-66,565	-139,600	111,448
	現金及び現金同等物の期末残高	Balance for Cash and Cash Equivalents	101,588	127,337	118,960	109,966	148,546	100,708	157,682	179,472	187,723	142,682	132,310
1株当たり指標 Index per Share	EPS(1株当たり純利益)(円)	EPS (Earnings Per Share) (Yen)	67.6	87.5	103.8	119.1	133.4	157.7	171.3	188.3	134.4	184.4	207.9
	BPS(1株当たり純資産)(円)	BPS (Book-value Per Share) (Yen)	1,344.9	1,451.1	1,894.3	1,945.4	2,008.4	2,231.1	2,384.8	2,480.3	2,656.4	2,942.1	3,107.4
	配当金(円)	Cash Dividends (Yen)	22.00	22.00	25.00	30.00	34.00	40.00	44.00	44.00	44.00	55.00	62.0
	発行済株式数(千株)	Number of Shares Issued (Thousands of Shares)	881,424	881,424	991,424	991,424	991,424	991,424	991,424	979,250	965,281	959,474	948,451
財務指標 Financial Indexes	ROA(%) ^{*3}	ROA(%) ^{*3}	3.66	4.07	4.10	4.14	4.59	4.58	4.44	4.18	2.84	3.31	3.86
	ROE(%) ^{*4}	ROE(%) ^{*4}	5.27	6.26	6.37	6.20	6.75	7.44	7.42	7.74	5.22	6.61	6.92
	D/Eレシオ(倍) ^{*5}	D/E Ratio (Times) ^{*5}	1.80	1.60	1.06	1.16	1.15	1.18	1.24	1.45	1.42	1.31	1.40
	自己資本比率(%)	Equity Ratio (%)	26.9	28.0	36.9	35.8	35.7	35.1	34.4	32.6	33.0	34.1	32.8
	総還元性向(%)	Total Shareholder Return Ratio (%)	32.5	25.1	24.1	25.2	25.5	35.0	35.1	36.9	44.2	46.6	44.9

*1 販売用不動産＝販売用不動産＋仕掛販売用不動産＋開発用土地＋前渡金/Real property for sale = Real property for sale + real property for sale in progress + land for development + advances paid for purchases

*2 有利子負債＝短期借入金＋NR短期借入金＋CP＋短期償還社債＋NR短期償還社債＋社債＋NR社債＋長期借入金＋NR長期借入金/Interest-bearing debt = Short-term debt + non-recourse short-term debt
+ commercial paper + bonds redeemable within one year + non-recourse bonds redeemable within one year + corporate bonds + non-recourse bonds + long-term debt + non-recourse long-term debt

*3 ROA＝(営業利益＋営業外収益)/総資産期首期末平均残高/ROA＝(Operating income + non-operating income)/average total assets over the period

*4 ROE＝親会社株主に帰属する当期純利益/自己資本期首期末平均残高/ROE＝Profit attributable to owners of parent /average shareholders’ equity over the period

*5 D/ELシオ＝有利子負債/自己資本/Debt Equity ratio＝Interest-bearing debt/shareholders’ equity

当社企業データ：非財務データ

Company Data : Non-Financial Data

5 決算・企業情報等

Financial Results and Corporate Information, etc.

詳細は、「ESG Report」を参照
https://www.mitsuifudosan.co.jp/esg_csr/report/

For details, please refer to the latest ESG Report
https://www.mitsuifudosan.co.jp/english/esg_csr/report/

年度/FY			単位/Unit	2018	2019	2020	2021	2022
環境指標 ^{*1} Environmental Indicators ^{*1}	温室効果ガス(GHG)排出量 (SBT基準に基づく)	Greenhouse gas (GHG) emissions (based on SBT standards)	1,000t-CO ₂	5,076	4,383	4,690	4,199	- ^{*3}
	うちScope1	Of these, Scope 1	1,000t-CO ₂	90	104	115	140	- ^{*3}
	うちScope2	Of these, Scope 2	1,000t-CO ₂	395	413	363	438	- ^{*3}
	うちScope 3	Of these, Scope 3	1,000t-CO ₂	4,591	3,865	4,211	3,621	- ^{*3}
	エネルギー消費量 ^{*2}	Energy usage ^{*2}	MWh	1,454,755	1,488,256	1,433,237	3,653,327	- ^{*3}
	水使用量(取水量) ^{*2}	Water usage (intake volume) ^{*2}	1,000m ³ /年 1,000 m ³ /year	5,407	5,726	5,365	11,849	- ^{*3}
	水使用量(排水量) ^{*2}	Water usage (discharge volume) ^{*2}	1,000m ³ /年 1,000 m ³ /year	5,595	5,539	4,711	10,445	- ^{*3}
	廃棄物排出量 ^{*2}	Waste emissions volume ^{*2}	t/年 t/year	47,271	47,188	38,080	112,375	- ^{*3}
人材指標 Human Resources Indicators	従業員数(連結)	No. of employees (Consolidated)	人/persons	19,081	20,864	23,992	24,408	24,706
	うち三井不動産(単体)	Of these, Mitsui Fudosan Co., Ltd. (Non-consolidated)	人/persons	1,577	1,678	1,776	1,898	1,973
	女性管理職比率(単体)	Women in management positions ratio (Non-consolidated)	%	2.5	3.3	4.5	5.7	6.8
	女性総合職比率(単体)	Women in general positions ratio (Non-consolidated)	%	9.3	11.0	12.5	14.3	16.5
	有給休暇取得日数	Number of paid leave days taken	日/days	14.1	14.9	13.8	15.0	16.2
	育児休業取得者数(比率) 男性(単体) ^{*4}	Number (percentage) of persons taking childcare leave, men (Non-consolidated) ^{*4}	人/persons	27(84.4%)	25(61.0%)	28(70.0%)	38(79.2%)	59(122.9%)
	育児休業取得者数(比率) 女性(単体)	Number (percentage) of persons taking childcare leave, women (Non-consolidated)	人/persons	15(100%)	10(100%)	13(100%)	20(95.2%)	22(100%)
	育児休業取得者の復帰率(単体)	Return rate from childcare leave (Non-consolidated)	%	100	100	100	100	100
	健康診断・人間ドック受診率(単体)	Health checkup and screening rate (Non-consolidated)	%	99.5	99.8	99.5	100	100
	フルタイム従業員の自己都合離職率(単体)	Full time staff voluntary turnover rate (Non-consolidated)	%	0.77	0.53	0.51	0.81	0.66

*1 三井不動産および連結子会社のうち、建物保有会社もしくは従業員100人以上の会社が保有する施設となります。
集計範囲・方法の見直し等により数値が変動する可能性があります。

*1 Facilities owned by Mitsui Fudosan and its consolidated subsidiaries that either own properties or have 100 or more employees.
Values are subject to change due to revisions to aggregation range and methods.

*2 FY2018～FY2020：対象範囲は原則として「エネルギーの使用の合理化等に関する法律」に基づいて報告義務のある施設となります。ただし、一部の施設を除きます。

*2 FY2018-FY2020：In principle, the scope of the project covers facilities that are required to report based on the Law Concerning the Rational Use of Energy. However, some facilities are excluded.

*3 数値確定次第、更新いたします。

Values will be updated when finalized.

*4 育児目的休暇の取得率。分母：該当年度に配偶者が出産した人数、分子：該当年度に育児目的休暇を取得した人数。

*4 Percentage of persons taking leave intended for childcare.

Denominator: Number of people whose own spouse gave birth in the relevant year, Numerator: number of persons who took leave for childcare purposes in the relevant year.

当社企業データ：セグメント別財務データ

Company Data : Financial Data by Segment

5 決算・企業情報等
Financial Results and
Corporate Information, etc.

主なセグメント項目/Main Segment Items				単位	FY2012	FY2013	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022
賃貸 Leasing	収益 Revenue	オフィス/Office	10億円 / ¥ bn.		286.9	284.5	283.4	291.6	298.6	307.8	337.7	360.2	369.2	389.8	426.9
		商業/Retail	10億円 / ¥ bn.		148.6	157.8	171.0	203.3	221.2	229.3	238.3	240.4	208.8	226.2	261.3
		その他（物流・賃貸住宅など） Other (Logistics, Rental Housing, etc.)	10億円 / ¥ bn.		6.1	7.2	10.3	14.1	16.5	20.9	27.2	35.3	44.9	52.1	65.9
			10億円 / ¥ bn.		441.7	449.6	464.8	509.1	536.5	558.1	603.2	636.0	623.0	668.1	754.3
	営業利益/Operating Income			10億円 / ¥ bn.	104.3	109.2	107.8	124.1	135.7	138.3	141.9	145.8	120.7	129.9	149.1
賃貸 (補足) Leasing (Supplementary)	空室率 Vacancy Rate	オフィス/Office	単体・首都圏/Non-consolidated, Tokyo metropolitan area	%	3.8	3.3	3.2	2.6	3.4	2.2	1.7	1.9	3.1	3.2	3.8
		商業/Retail	単体・全国 Non-consolidated, nationwide	%	1.3	1.6	0.8	0.8	2.0	1.4	1.2	2.2	2.4	2.3	2.2
	貸床面積 Leased Floor Space	連結オフィス /Office, Consolidated	所有 / Owned	1,000㎡	1,662	1,550	1,598	1,622	1,586	1,748	1,969	2,051	1,955	1,894	1,960
			転貸 / Managed	1,000㎡	1,199	1,188	1,142	1,177	1,182	1,162	1,179	1,207	1,438	1,502	1,491
		連結商業 /Retail, Consolidated	所有 / Owned	1,000㎡	1,228	1,201	1,239	1,500	1,509	1,536	1,593	1,675	1,825	1,758	1,873
			転貸 / Managed	1,000㎡	505	513	493	523	559	580	600	529	533	634	651
分譲 Property Sales	国内住宅分譲 Property Sales to Individuals (Domestic)	収益/Revenue	10億円 / ¥ bn.		282.5	345.1	298.1	295.2	315.6	275.9	285.4	268.6	325.3	245.1	270.5
		営業利益/Operating Income	10億円 / ¥ bn.		15.3	22.7	26.7	23.9	30.6	31.1	26.6	29.6	40.0	24.0	39.3
	投資家向け分譲等 Property Sales to Investors, etc.	収益/Revenue	10億円 / ¥ bn.		110.7	64.2	127.3	96.2	173.0	223.6	245.3	255.4	389.3	398.6	370.1
		営業利益/Operating Income	10億円 / ¥ bn.		7.7	4.3	18.7	20.5	34.6	51.8	71.4	94.1	78.2	114.3	106.3
分譲 (補足) Property Sales (Supplementary)	中高層 Condominiums	計上戸数/Units Booked (Units)	戸		4,956	6,557	4,858	4,391	5,200	3,707	3,283	3,194	3,775	3,208	3,196
		戸当たり単価/Price per Unit (Millions of yen)	百万円		47.6	45.0	51.3	57.7	53.3	66.6	76.8	73.9	76.8	64.4	73.7
		完成在庫/Inventories (Units)	戸		223	170	83	88	321	108	141	128	150	82	55
マネジメント Management	PM（建物管理等） PM (Building Management, etc.)	収益/Revenue	10億円 / ¥ bn.		218.9	225.4	235.2	247.1	259.7	263.4	275.3	316.2	309.0	321.5	334.9
		営業利益/Operating Income	10億円 / ¥ bn.		26.4	27.8	28.5	29.9	32.5	28.9	30.2	32.7	21.8	31.2	37.5
	仲介AM等 Mediation AM, etc.	収益/Revenue	10億円 / ¥ bn.		79.0	88.7	82.5	87.4	87.9	90.3	102.1	105.2	93.8	107.7	110.9
		営業利益/Operating Income	10億円 / ¥ bn.		15.1	22.1	20.8	22.4	21.2	19.8	23.2	22.8	18.0	25.9	25.8
マネジメント (補足) Management (Supplementary)	PM PM	リパーク台数/Number of Units for Repark (Units)	台		143,450	154,643	166,752	191,450	210,549	226,125	245,511	268,771	273,704	251,506	250,515
	仲介等 Mediation, etc.	仲介件数/Number of Brokerages (Properties)	件		38,769	42,418	37,147	37,811	38,594	40,638	41,361	42,770	38,363	41,057	38,971
		販売受託件数/Number of Brokerages for Contracted Sale(Properties)	件		1,859	2,917	2,586	2,833	2,054	1,682	2,217	2,087	2,128	1,264	1,339
その他 Other	収益/Revenue			10億円 / ¥ bn.	312.5	341.8	320.9	332.5	331.5	339.5	349.6	324.0	266.8	359.4	428.2
	営業利益/Operating Income			10億円 / ¥ bn.	0.4	7.2	9.2	11.8	10.9	12.3	10.8	2.2	-27.2	-29.6	-4.2

*2018年度以前の「その他」セグメント数値については「その他」セグメントと「三井ホーム」セグメントの数値の単純和により算出

*Figures for the "Other" segment prior to FY2018 are calculated based on the simple sum of the figures for the "Other" segment and the "Mitsui Home" segment.

当社企業データ：フリー・キャッシュ・フロー内訳の推移

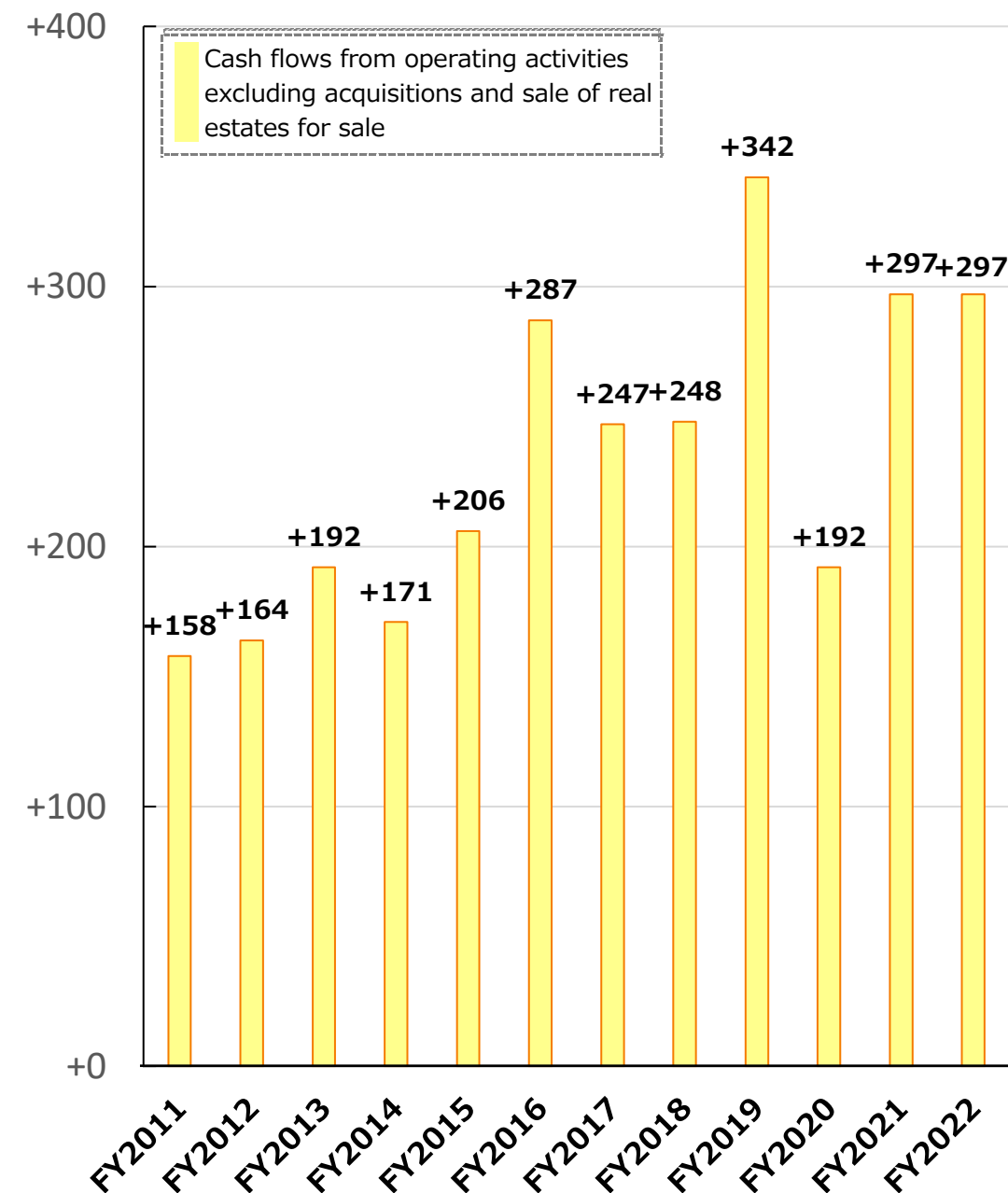
Company Data:Trends of Free Cash Flow Breakdown

Cash flows from operating activities

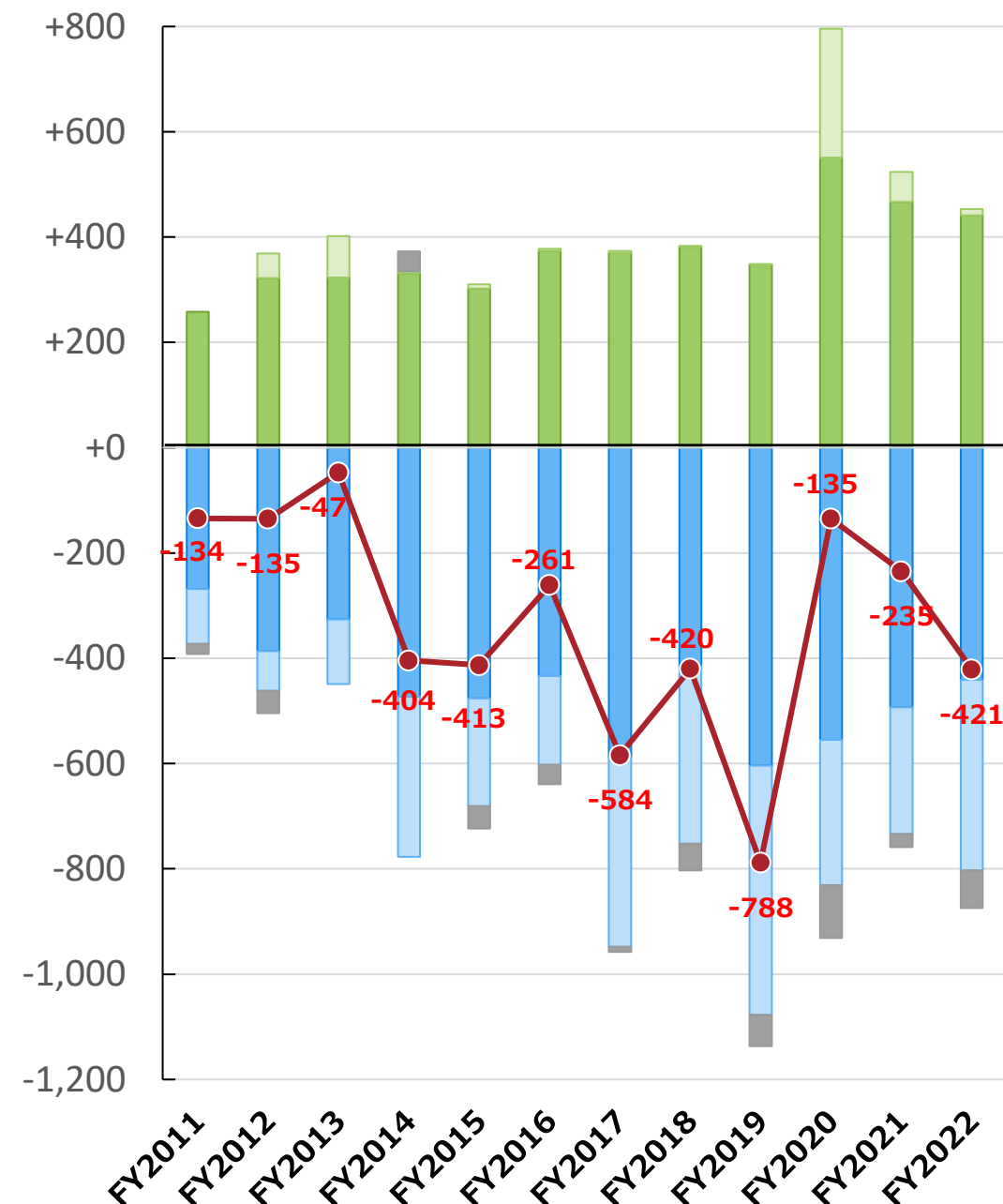
(Excluding cash flows from acquisition and sale of real estate for sale)

Cash flows from investing activities + Cash flows from acquisition and sale of real estate for sale

(Billions of Yen)



(Billions of Yen)



Cash flows from operating activities

(1) Cash inflows from sales of real estate for sale (book value paid out)

(2) Cash outflows from acquisition of real estate for sale

Cash flows from investing activities

(3) Cash inflows from sales of fixed assets

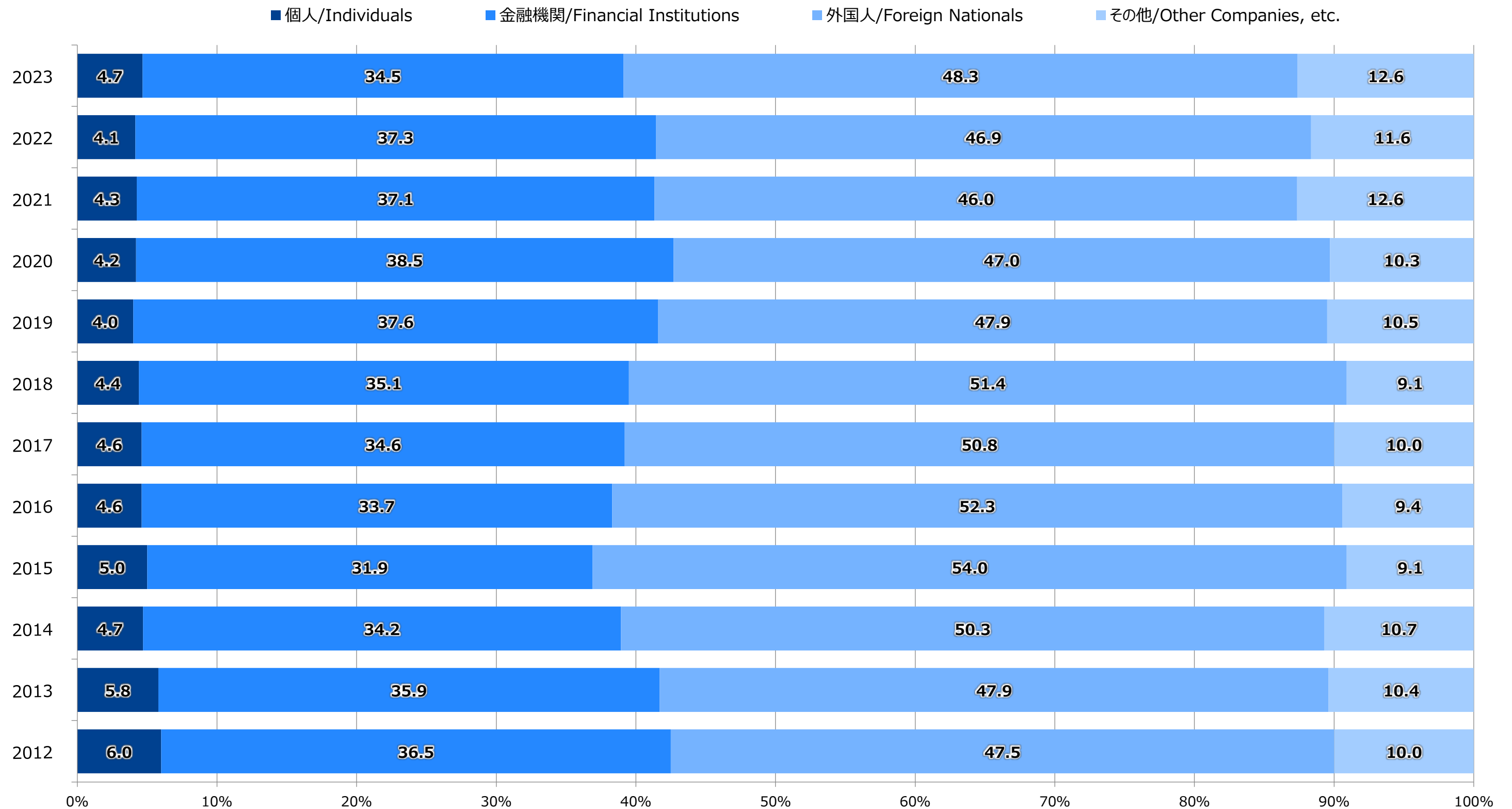
(4) Cash outflows for acquisition of fixed assets

(5) Cash flows from investing activities excluding (3) and (4) above

—●— Total of (1) to (5) above

	FY2011	FY2012	FY2013	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022
Free Cash Flow*	+23	+28	+145	-231	-207	+25	-335	-172	-445	+56	+61	-125
Cash flows from operating activities	+148	+99	+189	+30	+32	+227	+30	+216	+87	+187	+271	+297
Cash flows from investing activities	-124	-71	-44	-261	-239	-201	-365	-388	-532	-131	-210	-422

3月末時点の株主構成比/Shareholder Composition as of March 31



当社企業データ：賃貸事業の開発事例

Company Data : Examples of Developments in Leasing Business

市街地再開発事業 Urban Area Redevelopment Project	保有資産の建替 Reconstruction of Owned Assets	一般的な開発 Standard-Type Development
【市街地再開発の特徴 / Overview of Urban Area Redevelopment】 アセットオーナーとして街づくりに関与することで、新たな事業機会を獲得 Acquire new business opportunities by creating neighborhoods as an asset owner 当社取得床 (保留床) Floor acquired by the Company (reserved floor) (注) A,B,C,D = 地権者、建物所有者など Note: A, B, C, D = Land owners, building owners, etc.	グループ会社が保有する資産を一体的に建て替え Integrally reconstruct multiple assets held by the Group	相対取引、入札等により新たな事業機会を獲得 Acquire new business opportunities through arm's length transactions, bidding, etc.

主な開発プロジェクトの開発期間 (参考例) / Development periods of main development projects (Reference example)

エリア Area	種別 Type	プロジェクト名 Project Name	所在地 Location	事業スケジュール / Project Schedule														事業期間 Project Periods
				2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
国内 Japan	複合型 Mixed use	東京ミッドタウン日比谷 TOKYO MIDTOWN HIBIYA	東京都・千代田区 Chiyoda-ku, Tokyo															13.0
		日本橋高島屋三井ビル Nihonbashi Takashimaya Mitsui Building	東京都・中央区 Chuo-ku, Tokyo	★地権者勉強会開始 Initiate study groups with other landowners														13.0
		msb Tamachi 田町ステーションタワーS msb Tamachi Tamachi Station Tower S	東京都・港区 Minato-ku, Tokyo	★入札参加 Take part in bidding														10.0
		日本橋室町三井タワー Nihonbashi Muromachi Mitsui Tower	東京都・中央区 Chuo-ku, Tokyo	★準備組合設立 Establish preparation union														7.0
	商業 Retail	ららぽーとみなとアクルス LaLaport NAGOYA minato AQUUS	愛知県・名古屋市 Nagoya, Aichi	★入札参加 Take part in bidding														6.0
		ららぽーと沼津 LaLaport NUMAZU	静岡県・沼津市 Numazu, Shizuoka	★地権者協議開始 Initiate study groups with other landowners														3.5
海外 Overseas	物流 Logistics	MFLP船橋 I MFLP Funabashi I	千葉県・船橋市 Funabashi, Chiba															2.0
	オフィス Office	55ハドソンヤード 55 Hudson Yards	米国・NY New York	★出資契約締結 Enter into investment agreement														4.0
	商業 Retail	MOP台湾台中港 MOP TAICHIUNG PORT	台湾・台中市 Taichung City, Taiwan	★入札参加 Take part in bidding														3.0

*事業期間は、プロジェクトの事業化を決定した時点を開始としています。
また、再開発事業においては再開発の実現に向けた地権者との合意形成（勉強会等による協議）の期間を含みます。

*The project period starts from when commercialization as a company is decided to have been made.
In the case of redevelopment projects, the project period also includes the time needed to draw up an agreement (consultations by study groups, etc.) with landowners intending to bring the redevelopment to fruition.

主な稼働物件一覧（国内）

List of Main Properties in Operation (Domestic)

オフィス 貸付面積 約1,894,000㎡（連結、当社グループ保有物件、2022年3月末時点）
Office Buildings Leased floor space Aprrox. 1,894,000㎡（Consolidated, Own Properties, as of March 31, 2022）

■延床面積^{*1} 上位15物件^{*2}（2022年3月末時点）

Total floor space^{*1} Top 15 properties^{*2} (As of March 31, 2022)

*1：建物延床面積に当社持分を乗じて算出/Calculated by multiplying the total floor space of the building by our interest

*2：当社が持分を保有する施設を対象/Facilities in which we hold an interest

名称/Name	所在/Location	延床面積(約) /Total Floor Space*	竣工/Completion	オフィス以外の用途/Main applications
東京ミッドタウン Tokyo Midtown	東京都港区 Minato-ku, Tokyo	≒ 282,000㎡	2007年1月 Jan. 2007	商業、ホテル、住宅 Retail, Hotel, Housing
東京ミッドタウン日比谷 TokyoMidtown Hibiya	東京都千代田区 Chiyoda-ku, Tokyo	≒ 189,000㎡	2018年2月 Feb. 2018	商業 Retail
日本橋室町三井タワー Nihonbashi Muromachi Mitsui Tower	東京都中央区 Chuo-ku, Tokyo	≒ 152,000㎡	2019年3月 Mar. 2019	商業 Retail
霞が関ビルディング Kasumigaseki Building	東京都千代田区 Chiyoda-ku, Tokyo	≒ 145,000㎡	1968年4月 Apr. 1968	商業 Retail
日本橋三井タワー Nihonbashi Mitsui Tower	東京都中央区 Chuo-ku, Tokyo	≒ 134,000㎡	2005年7月 Jul. 2005	商業、ホテル Retail, Hotel
日本橋一丁目三井ビルディング Nihonbashi 1-Chome Mitsui Building	東京都中央区 Chuo-ku, Tokyo	≒ 93,000㎡	2004年1月 Jun. 2004	商業 Retail
横浜三井ビルディング Yokohama Mitsui Building	神奈川県横浜市 Yokohama-shi, Kanagawa	≒ 90,000㎡	2012年2月 Feb. 2012	商業 Retail
日本橋高島屋三井ビルディング Nihonbashi TakashimayaMitsuiBuilding	東京都中央区 Chuo-ku, Tokyo	≒ 84,000㎡	2018年6月 Jun. 2018	商業 Retail
グラントウキョウノースタワー GranTokyo North Tower	東京都千代田区 Chiyoda-ku, Tokyo	≒ 82,000㎡	2007年10月 Oct. 2007	商業 Retail
三井住友銀行本店ビルディング Sumitomo Mitsui Banking Corporation Head Office Building	東京都千代田区 Chiyoda-ku, Tokyo	≒ 80,000㎡	2010年7月 Jul. 2010	-
msb Tamachi 田町ステーションタワーS msb Tamachi Tamachi Station Towar S	東京都港区 Minato-ku, Tokyo	≒ 75,000㎡	2018年5月 May 2018	商業、ホテル Retail, Hotel
Otemachi Oneタワー Otemachi One Tower	東京都千代田区 Chiyoda-ku, Tokyo	≒ 57,000㎡	2020年2月 Feb. 2020	商業、ホテル Retail, Hotel
日比谷U-1ビル Hibiya U-1 Building	東京都千代田区 Chiyoda-ku, Tokyo	≒ 51,000㎡	1984年6月 Jun. 1984	-
ゲートスクエア GATE SQUARE	千葉県柏市 Kashiwa-shi, Chiba	≒ 48,000㎡	2014年4月 Apr. 2014	商業、住宅 Retail, Housing
札幌三井JPビルディング Sapporo Mitsui JP Building	北海道札幌市 Sapporo-shi, Hokkaido	≒ 48,000㎡	2014年8月 Aug. 2014	商業 Retail

主な稼働物件一覧（国内）

List of Main Properties in Operation (Domestic)

商業施設

Retail Facilities

貸付面積 約1,758,000㎡（連結、当社グループ保有物件、2022年3月末時点）

Leased floor space Approx. 1,758,000㎡ (Consolidated, Own Properties, as of March 31, 2022)

■リージョナル型施設 店舗面積上位10物件（2022年3月末時点）/Top 10 regional facilities by shop area (As of March 31, 2022)

名称 Name		所在 Location		店舗面積（約） Shop Area	店舗数（約） No. of shops	開業年月 Opening date		店舗売上 （10億円単位、2021年度） Store sales, Billions of yen, FY2021
ららぽーとTOKYO-BAY	Lalaport TOKYO-BAY	千葉県船橋市	Funabashi-shi, Chiba	≈ 102,000㎡	≈ 460	1981年4月	Apr. 1981	67
ららぽーと横浜	LaLaport YOKOHAMA	神奈川県横浜市	Yokohama-shi, Kanagawa	≈ 93,000㎡	≈ 280	2007年3月	Mar. 2007	39
ららぽーとEXPOCITY	LaLaport EXPOCITY	大阪府吹田市	Suita-shi, Osaka	≈ 88,000㎡	≈ 310	2015年11月	Nov. 2015	40
ららぽーと富士見	LaLaport FUJIMI	埼玉県富士見市	Fujimi-shi, Saitama	≈ 80,000㎡	≈ 290	2015年4月	Apr. 2015	45
ラゾーナ川崎プラザ	LAZONA Kawasaki Plaza	神奈川県川崎市	Kawasaki-shi, Kanagawa	≈ 79,000㎡	≈ 330	2006年9月	Sep. 2006	78
ららぽーと豊洲	LaLaport TOYOSU	東京都江東区	Koto-ku, Tokyo	≈ 67,000㎡	≈ 210	2006年10月	Oct. 2006	36
ららぽーと沼津	LaLaport Numazu	静岡県沼津市	Numazu-shi, Shizuoka	≈ 64,000㎡	≈ 210	2019年10月	Oct. 2019	27
ららぽーと愛知東郷	LaLaport AICHI TOGO	愛知県愛知郡	Aichi-gun, Aichi	≈ 63,000㎡	≈ 200	2020年9月	Sep. 2020	24
ららぽーと湘南平塚	LaLaport SHONANHIRATSUKA	神奈川県平塚市	Hiratsuka-shi, Kanagawa	≈ 60,000㎡	≈ 250	2016年10月	Oct. 2016	30
ららぽーと名古屋みなとアクルス	LaLaport NAGOYA minato AQUUS	愛知県名古屋市	Nagoya-shi, Aichi	≈ 60,000㎡	≈ 210	2018年9月	Sep. 2018	22

■アウトレット型施設 店舗面積上位10物件（2022年3月末時点）/Top 10 Outlet-type Facilities by shop area (As of March 31, 2022)

名称 Name		所在 Location		店舗面積（約） Shop Area	店舗数（約） No. of shops	開業年月 Opening date		店舗売上 （10億円単位、2021年度） Store sales, Billions of yen, FY2021
M O P 木更津	MOP KISARAZU	千葉県木更津市	Kisarazu-shi, Chiba	≒ 46,000㎡	≒ 310	2012年4月	Apr. 2012	54
M O P ジャズドリーム長島	MOP JAZZ DREAM NAGASHIMA	三重県桑名市	Kuwana-shi, Mie	≒ 46,000㎡	≒ 300	2002年3月	Mar. 2002	50
M O P 滋賀竜王	MOP SHIGA RYUO	滋賀県蒲生郡	Gamo-gun, Shiga	≒ 37,000㎡	≒ 240	2010年7月	Jul. 2010	27
M O P 札幌北広島	MOP SAPPOROKITAHIROSHIMA	北海道北広島市	Kitahiroshima-shi,Hokkaido	≒ 30,000㎡	≒ 180	2010年4月	Apr. 2010	18
M O P 横浜ベイサイド	MOP YOKOHAMA BAYSIDE	神奈川県横浜市	Yokohama-shi, Kanagawa	≒ 27,000㎡	≒ 170	1998年9月	Sep. 1998	21
M O P 幕張	MOP MAKUHARI	千葉県千葉市	Chiba-shi, Chiba	≒ 23,000㎡	≒ 140	2000年10月	Oct. 2000	16
M O P マリンピア神戸	MOP MARINEPIA KOBE	兵庫県神戸市	Kobe-shi, Hyogo	≒ 23,000㎡	≒ 140	1999年10月	Oct. 1999	11
M O P 多摩南大沢	MOP TAMA MINAMIOSAWA	東京都八王子市	Hachioji-shi, Tokyo	≒ 21,000㎡	≒ 120	2000年9月	Sep. 2000	15
M O P 仙台港	MOP SENDAI PORT	宮城県仙台市	Sendai-shi, Miyagi	≒ 20,000㎡	≒ 120	2008年9月	Sep. 2008	9
M O P 倉敷	MOP KURASHIKI	岡山県倉敷市	Kurashiki-shi, Okayama	≒ 20,000㎡	≒ 120	2011年12月	Dec. 2011	9

*MOP＝三井アウトレットパーク/MITSUI OUTLET PARK

主な稼働物件一覧（国内）

List of Main Properties in Operation (Domestic)

物流施設

稼働施設 延床面積 約1,400,000㎡（連結、当社グループ保有物件、2022年3月末時点）

Logistics Facilities

Operating Facilities Total Floor Space ≒ 1,400,000㎡ (Consolidated, Own Properties, as of March 31, 2022)

■延床面積上位10物件^{*1}（2022年3月末時点）/Total floor space Top 10 properties^{*1} (As of March 31, 2022)

^{*1}：当社が持分を保有する施設を対象/Facilities in which we hold an interest

名称/Name		所在/Location		延床面積(約) /Total Floor Space	竣工/Completion		テナント構成/Tenant Composition	
MFLP船橋Ⅰ	MFLP FunabashiⅠ	千葉県船橋市	Funabashi-shi,Chiba	≒ 198,000㎡	2016年10月	Oct. 2016	マルチテナント	Multi-tenant
MFLP船橋Ⅱ	MFLP FunabashiⅡ	千葉県船橋市	Funabashi-shi,Chiba	≒ 229,000㎡	2019年10月	Oct. 2019	マルチテナント	Multi-tenant
MFLP船橋Ⅲ	MFLP FunabashiⅢ	千葉県船橋市	Funabashi-shi,Chiba	≒ 271,000㎡	2021年6月	Jun. 2021	マルチテナント	Multi-tenant
MFLP市川塩浜Ⅱ	MFLP Ichikawa ShiohamaⅡ	千葉県市川市	Ichikawa-shi,Chiba	≒ 184,000㎡	2022年3月	Mar. 2022	マルチテナント	Multi-tenant
MFLP日野	MFLP Hino	東京都日野市	Hino-shi, Tokyo	≒ 213,000㎡	2015年10月	Oct. 2015	マルチテナント	Multi-tenant
MFIP羽田	MFIP Haneda	東京都大田区	Ota-ku, Tokyo	≒ 81,000㎡	2019年6月	Jun. 2019	マルチテナント	Multi-tenant
MFLP大阪交野	MFLP Osaka Katano	大阪府交野市	Katano-shi, Osaka	≒ 73,000㎡	2021年9月	Sep. 2021	マルチテナント	Multi-tenant
MFLP立川立飛	MFLP Tachikawa Tachihi	東京都立川市	Tachikawa-shi, Tokyo	≒ 70,000㎡	2020年6月	Jun. 2020	マルチテナント	Multi-tenant
MFLP横浜港北	MFLP Yokohama Kohoku	神奈川県横浜市	Yokohama-shi, Kanagawa	≒ 50,000㎡	2019年11月	Nov. 2019	マルチテナント	Multi-tenant
MFLP鳥栖	MFLP Tosu	佐賀県鳥栖市	Tosu-shi, Saga	≒ 33,000㎡	2021年3月	Mar. 2021	マルチテナント	Multi-tenant

ホテル・リゾート

稼働施設室数 約13,000室（連結、2022年3月末時点）

Hotels and Resorts

Number of rooms in operation ≒ 13,000 (Consolidated, as of March 31, 2022)

■宿泊主体型ホテル施設 室数上位10物件（2022年3月末時点）/Top 10 Lodging-focused Hotels by rooms (As of March 31, 2022)

名称/Name ^{*2}		所在/Location		室数（約）/Rooms	開業/Opening Date		スキーム/Scheme	
東京ドームホテル	Tokyo Dome Hotel	東京都文京区	Bunkyo-ku, Tokyo	≒ 1000	2000年6月	Jun. 2000	土地・建物保有	Land and buildings owned
MGHプラナ東京ベイ	MGH PRANA Tokyo Bay	千葉県浦安市	Urayasu-shi, Chiba	≒ 550	2007年6月	Jun. 2007	建物賃借	Rent Building
MGH汐留イタリア街	MGH Shiodome Italia-gai	東京都港区	Minato-ku, Tokyo	≒ 370	2007年4月	Apr. 2007	建物賃借	Rent Building
MGH五反田	MGH Gotanda	東京都品川区	Shinagawa-ku, Tokyo	≒ 370	2018年6月	Jun. 2018	借地・建物保有	Leased land and own building
MGH神宮外苑の杜プレミア	MGH Jingugaien Tokyo Premier	東京都新宿区	Shinjuku-ku, Tokyo	≒ 360	2019年11月	Nov. 2019	借地・建物保有	Leased land and own building
MGH銀座プレミア	MGH Ginza Premier	東京都中央区	Chuo-ku, Tokyo	≒ 360	2005年11月	Nov. 2005	土地・建物保有	Land and buildings owned
MGH岡山	MGH Okayama	岡山県岡山市	Okayama-shi, Okayama	≒ 350	2000年7月	Jul. 2000	土地・建物保有	Land and buildings owned
MGH京都四条	MGH Kyoto Shijo	京都府京都市	Kyoto-shi, Kyoto	≒ 340	1997年10月	Oct. 1997	建物賃借	Rent Building
MGH銀座五丁目	MGH Ginza-gochome	東京都中央区	Chuo-ku, Tokyo	≒ 330	2019年9月	Sep. 2019	土地・建物保有	Land and buildings owned
ミレニアムMGH東京	Millennium MGH Tokyo	東京都中央区	Chuo-ku, Tokyo	≒ 320	2014年12月	Dec. 2014	建物賃借	Rent Building

^{*2}：MGH＝三井ガーデンホテル/Mitsui Garden Hotel

■主なリゾート・ラグジュアリー施設（2022年3月末時点）/Main Operating Resort and Luxualy Facilities (As of March 31, 2022)

名称/Name		所在/Location		室数（約） /Rooms	開業/Opening Date		スキーム/Scheme	
ハレクラニ沖縄	Halekulani Okinawa	沖縄県国頭郡	Kunikami-gun, Okinawa	≒ 360	2019年7月	Jul. 2019	土地・建物保有	Land and buildings owned
HOTEL THE MITSUI KYOTO		京都府京都市	Kyoto-shi, Kyoto	≒ 160	2020年11月	Nov. 2020	土地・建物保有	Land and buildings owned
フォーシーズンズホテル東京大手町	FOUR SEASONS HOTEL TOKYO OTEMACHI	東京都千代田区	Chiyoda-ku, Tokyo	≒ 190	2020年7月	Jul. 2020	土地・建物保有	Land and buildings owned

主な稼働物件一覧（海外）

List of Main Properties in Operation (Overseas)

■ 欧米（2022年3月末時点）/Europe and North America (As of March 31, 2022)

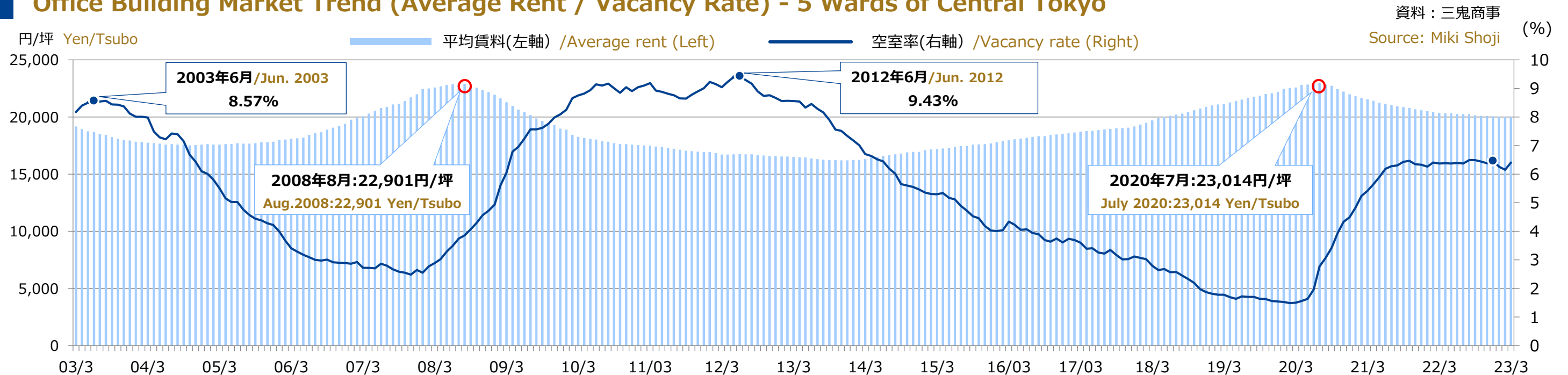
アセット Asset	名称 Name	所在 Location	貸付可能面積（約）または戸数 Total Floor Space for lease or Number of Units	竣工 Completion
オフィス Office Buildings	55 HUDSON YARDS	New York, US	≒ 118,000m ²	2018年 /2018
	1251 AVENUE OF THE AMERICAS	New York, US	≒ 215,000m ²	1970年 /1970
	WATERFRONT CORPORATE CENTER Ⅲ	Hoboken, US	≒ 54,000m ²	2015年 /2015
	HOMER BUILDING	Washington D.C., US	≒ 46,000m ²	1913年 /1913
	1200 17TH STREET	Washington D.C., US	≒ 22,000m ²	2014年 /2014
	270 BRANAN	San Francisco, US	≒ 20,000m ²	2016年 /2016
	5 HANOVER SQUARE	London, UK	≒ 8,000m ²	2012年 /2012
	1 ANGEL COURT	London, UK	≒ 45,000m ²	2017年 /2017
	TELEVISION CENTER	London, UK	≒ 55,000m ²	2017年 /2017
賃貸住宅 Rental Housing	525 West 52nd	New York, US	≒ 390 戸 /Units	2017年 /2017
	J-SOL (4000 North Fairfax Drive)	Arlington, US	≒ 330 戸 /Units	2020年 /2020
	The Landing (22 Texas)	San Francisco, US	≒ 260 戸 /Units	2019年 /2019
	Maizon Bethesda	Maryland, US	≒ 230 戸 /Units	2021年 /2021

■ アジア（2021年3月末時点）/Asia (As of March 31, 2022)

アセット Asset	名称 Name	所在 Location	店舗面積（約） Shop Area	店舗数（約） Shops	開業 Opening Year
商業施設 Retail Facilities	三井アウトレットパーク 台中港 MITSUI OUTLET PARK TAICHUNG PORT	台湾 Taiwan	≒ 43,000m ²	≒ 220	2018年 /2018
	三井アウトレットパーク 台湾林口 MITSUI OUTLET PARK LINKOU	台湾 Taiwan	≒ 45,000m ²	≒ 220	2016年 /2016
	三井アウトレットパーク クアラルンプール国際空港 セパン MITSUI OUTLET PARK KLIA SEPANG	マレーシア Malaysia	≒ 34,000m ²	≒ 200	2015年 /2015
	ららぽーと上海金橋 LaLaport SHANGHAI JINQIAO	中国 China	≒ 55,000m ²	≒ 180	2021年 /2021
	ららステーション上海蓮花路 LaLa Station SHANGHAI LIANHUA ROAD	中国 China	≒ 16,500m ²	≒ 90	2021年 /2021

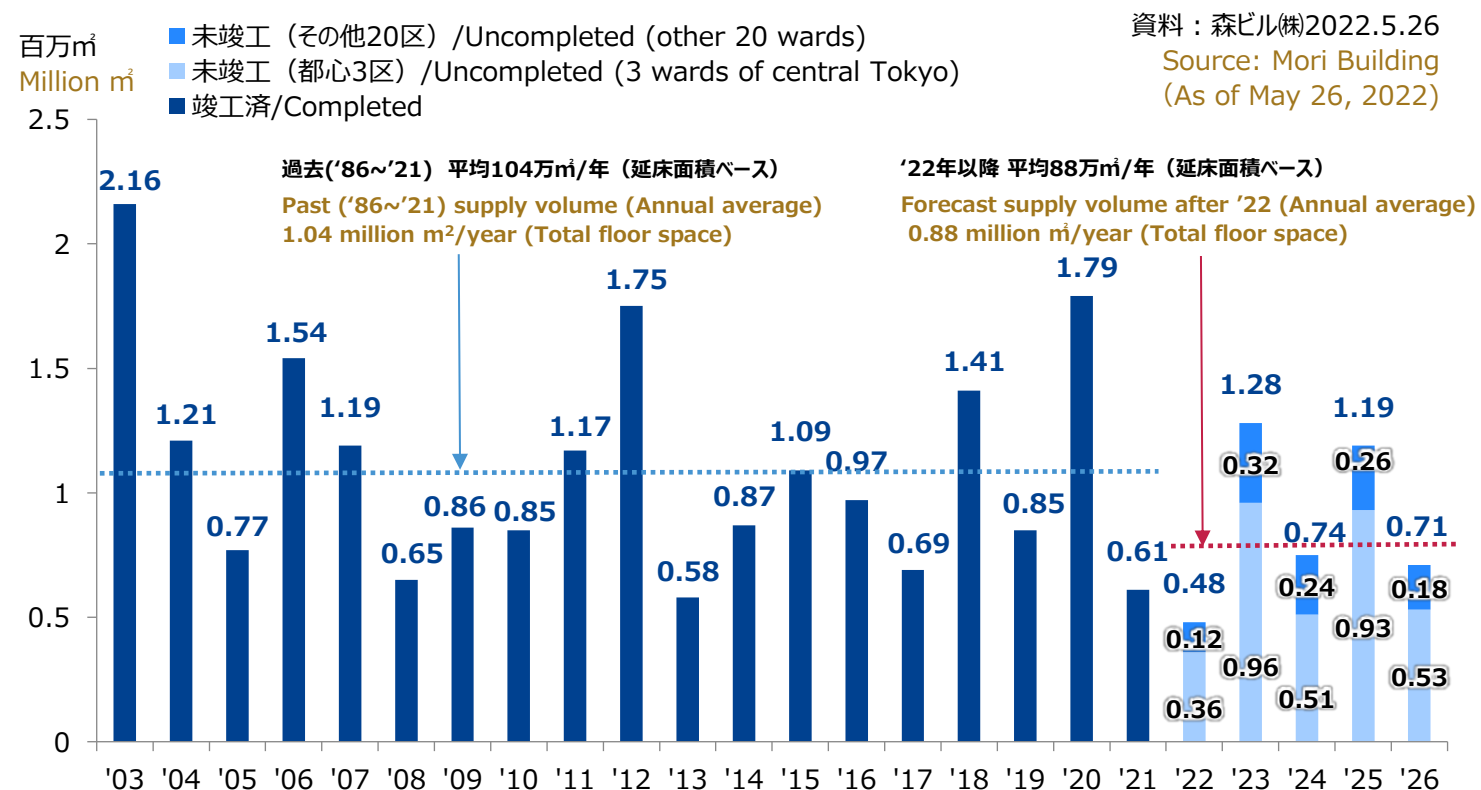
都心5区のオフィス市況（平均賃料・空室率）

Office Building Market Trend (Average Rent / Vacancy Rate) - 5 Wards of Central Tokyo



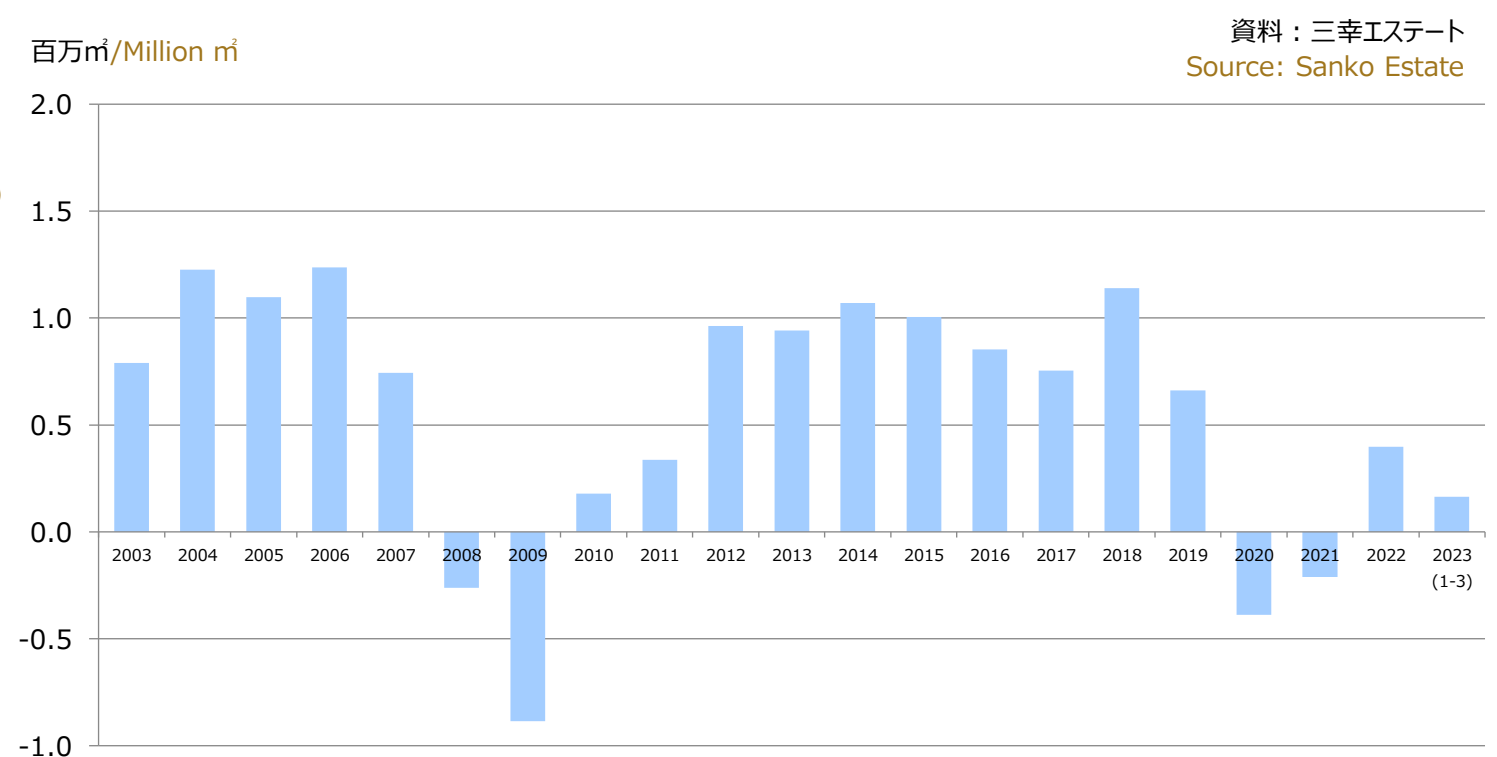
オフィスビル新規供給量（東京23区大規模、暦年）

Trend of Supply Volume of Large-Scale Office Buildings within Tokyo's 23 Wards (Calendar year)



都心5区のネットアブソープション（暦年）

Net Absorption Trend (5 wards of Central Tokyo, Calendar year)

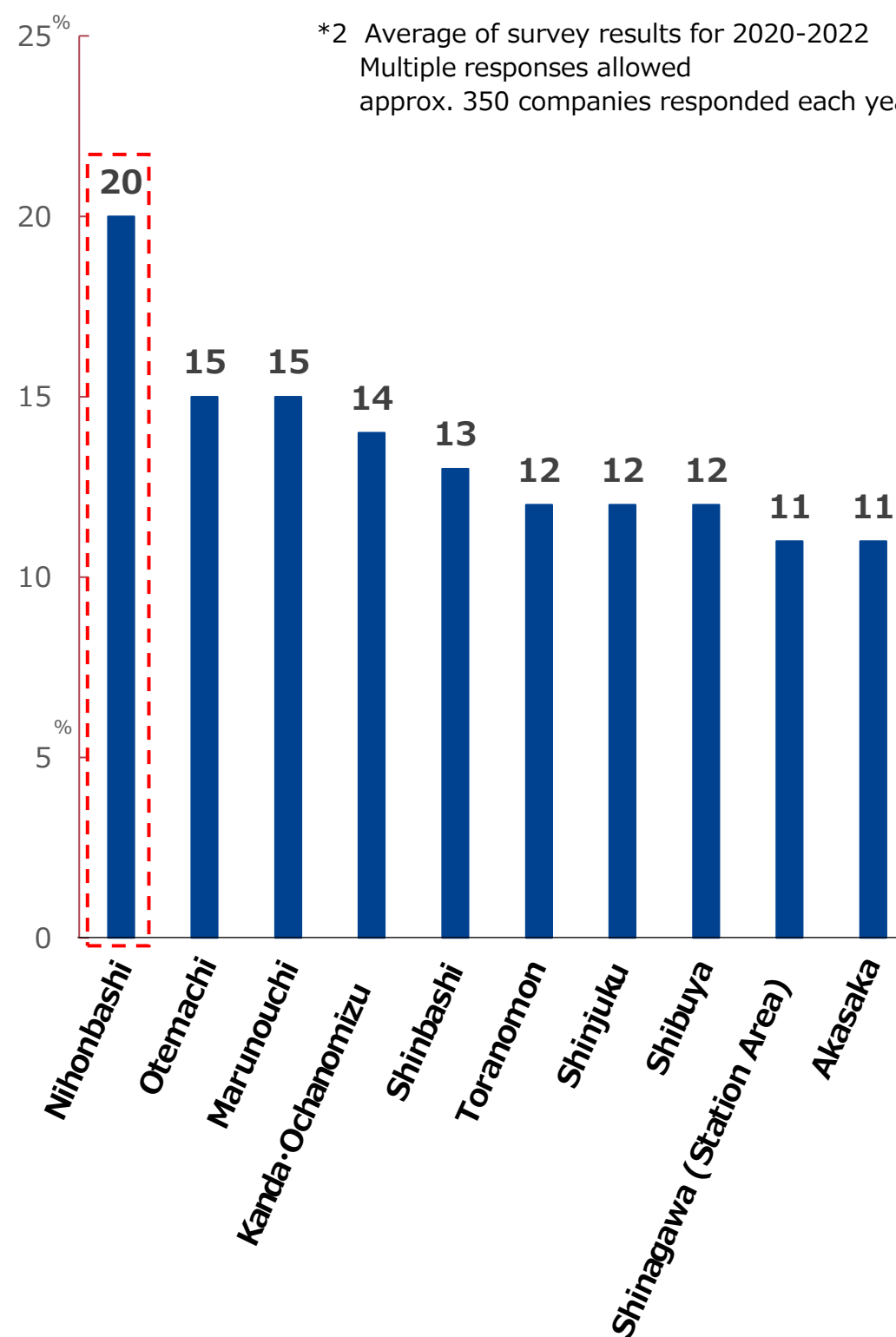


Results of survey^{*1} on corporate needs for office (23 wards of Tokyo)

^{*1} Source : Mori Building Co., Ltd. "2022 Survey of Office Needs in Tokyo's Core 23 Cities"
Target : Approximately 10,000 companies with headquarters in the 23 wards of Tokyo
(approx. 1,700 valid responses)

Desired areas for new renters^{*2} (Top 10 areas)

^{*2} Average of survey results for 2020-2022
Multiple responses allowed
approx. 350 companies responded each year



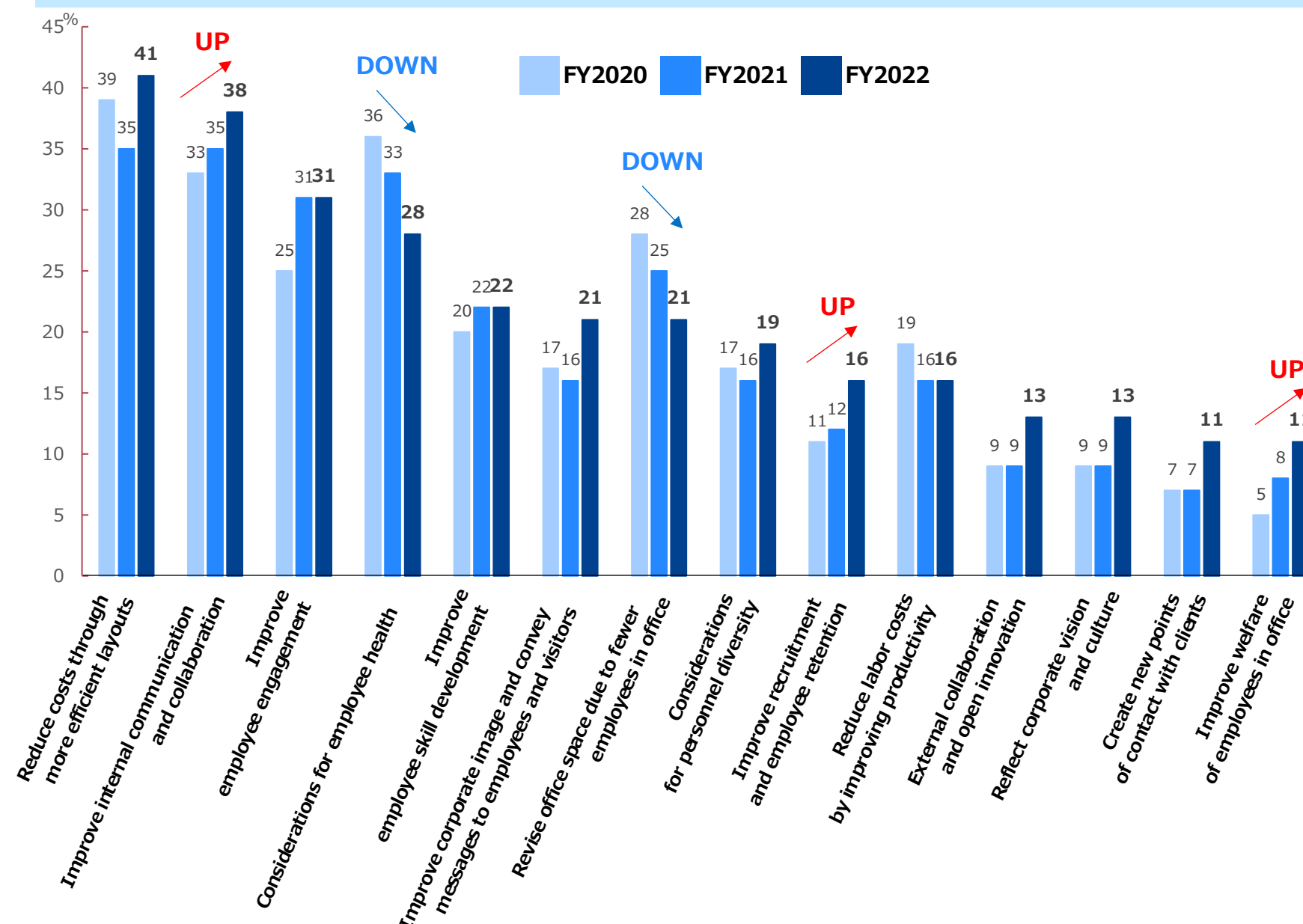
Challenges in creating an office environment^{*3}

^{*3} Survey results for 2020-2022
Multiple responses allowed
approx. 1,700 companies responded each year

When upgrading office environments, objectives that attracted more attention than last year included **"Improve internal and external communication," "Convey messages to employees and visitors," "Reflect the corporate vision and culture,"** and **"Improve recruitment and employee retention."**

Among companies with 300 or more employees, the leading response was **"Improve internal communication and collaboration"** followed by **"Improve employee engagement."**

Extracted from Mori Building Co., Ltd. "2022 Survey of Office Needs in Tokyo's Core 23 Cities"



Results of survey^{*1} on corporate needs for office (23 wards of Tokyo)

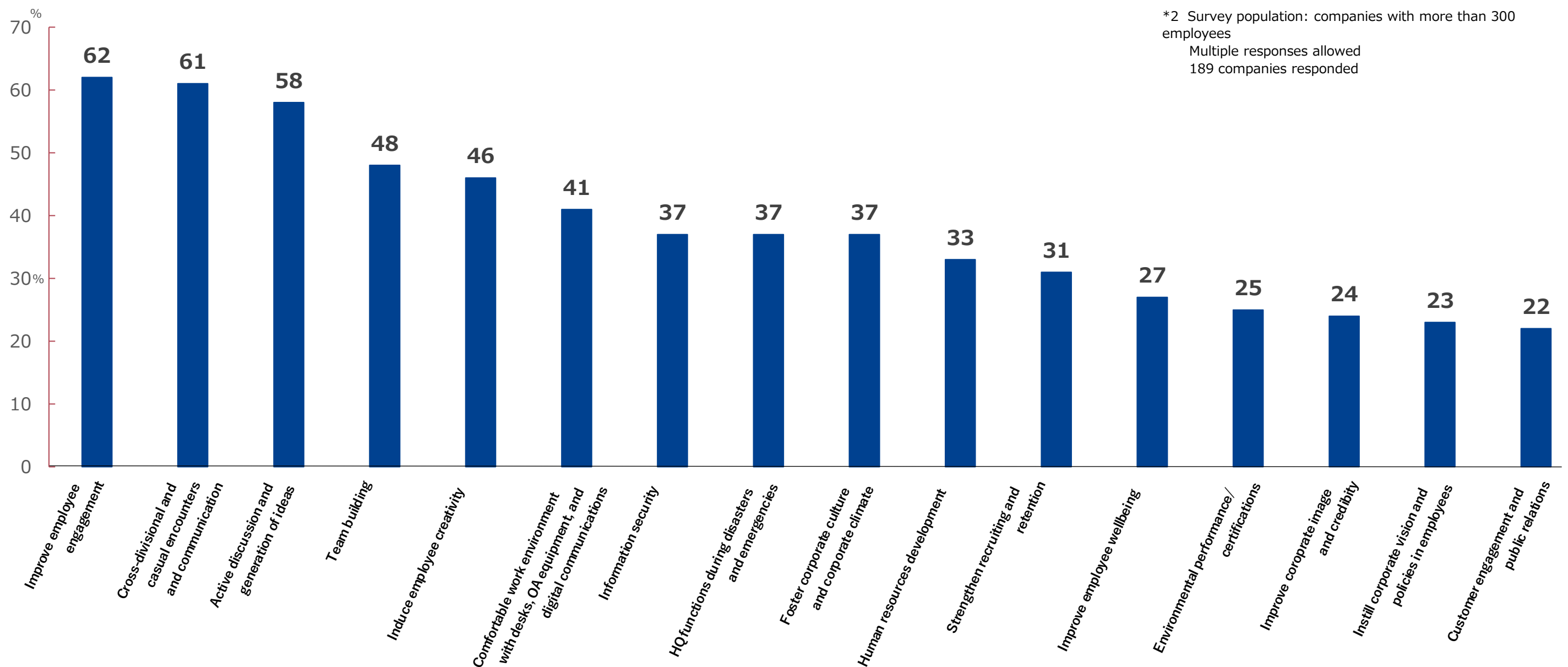
^{*1} Source : Mori Building Co., Ltd. "2022 Survey of Office Needs in Tokyo's Core 23 Cities"
Target : Approximately 10,000 companies with headquarters in the 23 wards of Tokyo
(approx. 1,700 valid responses)

Significance of the head office and the functions and roles required of the head office

Among companies with 300 or more employees, the leading response was

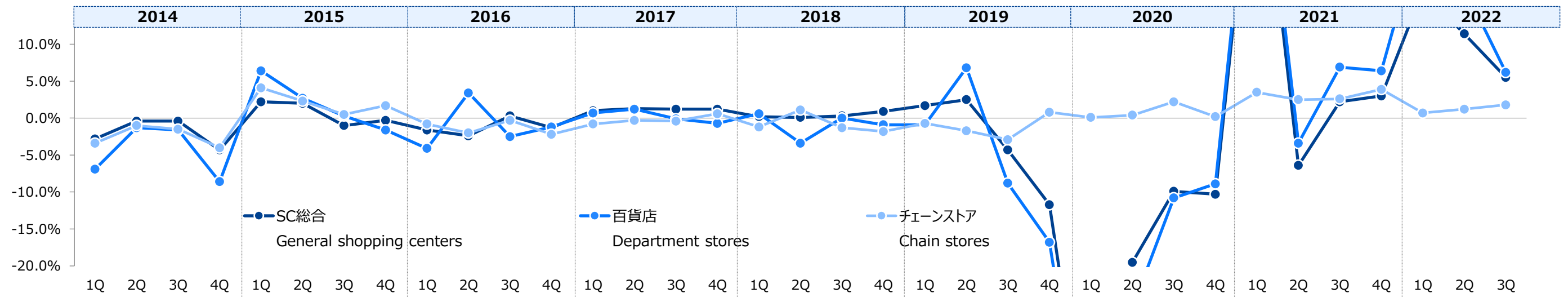
"Improve internal communication and collaboration" followed by **"Improve employee engagement."**

Extracted from Mori Building Co., Ltd. "2022 Survey of Office Needs in Tokyo's Core 23 Cities"



業態別の売上高前年対比

Year-on-Year Change in Sales by Category



(注) <SC総合> 1Q,FY2020 : -48.8% / 1Q,FY2021 : 42.7% <百貨店> 1Q,FY2020 : -51.7% / 2Q,FY2020 : -25.6% / 1Q,FY2021 : 44.9%

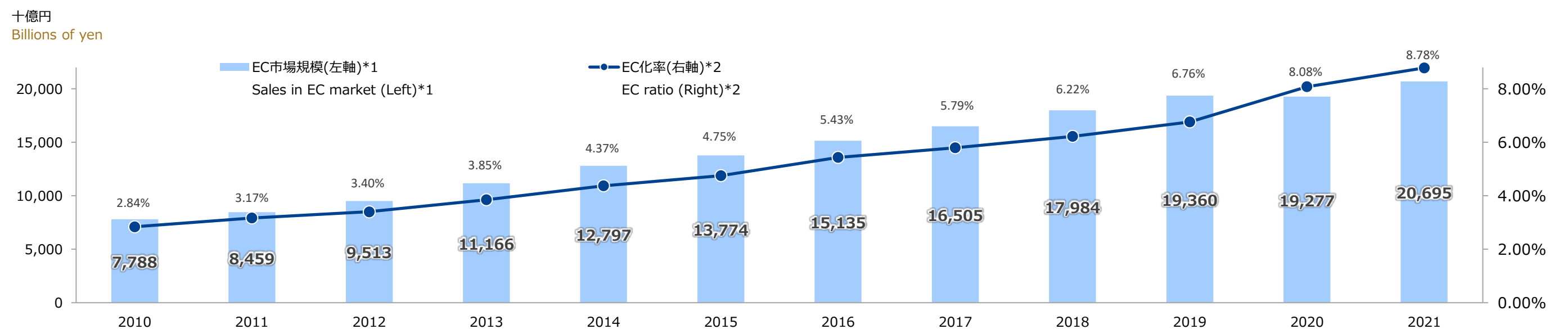
Note: <General shopping centers> 1Q,FY2020 : -48.8% / 1Q,FY2021 : 42.7% <Department stores> 1Q,FY2020 : -51.7% / 2Q,FY2020 : -25.6% / 1Q,FY2021 : 44.9%

資料：百貨店協会、日本ショッピングセンター協会、チェーンストア協会

Source: Japan Department Stores Association, Japan Council of Shopping Centers, Japan Chain Stores Association

日本のEC市場規模の推移（BtoC）（暦年）

EC Market in Japan (BtoC) (Calendar year)



資料：経済産業省

Source: METI

*1：EC市場規模には物販系分野、サービス系分野、デジタル系分野を含む

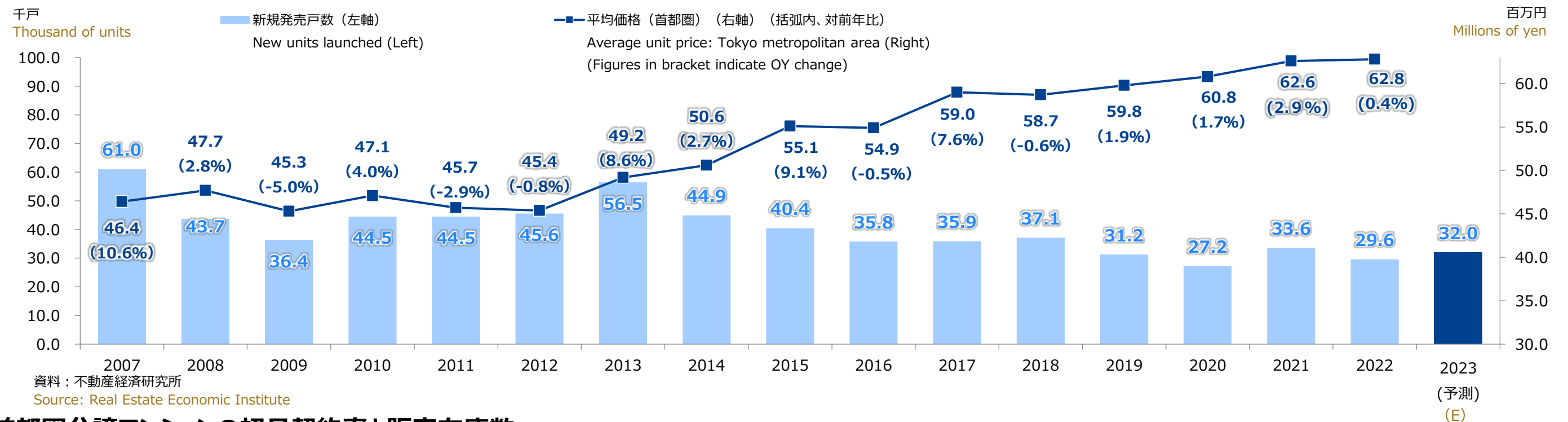
*2：EC化率データの対象は物販系分野のみ

*1 Scope of e-commerce market includes online ordering, services and digital

*2 Data on shift to e-commerce is for online ordering only

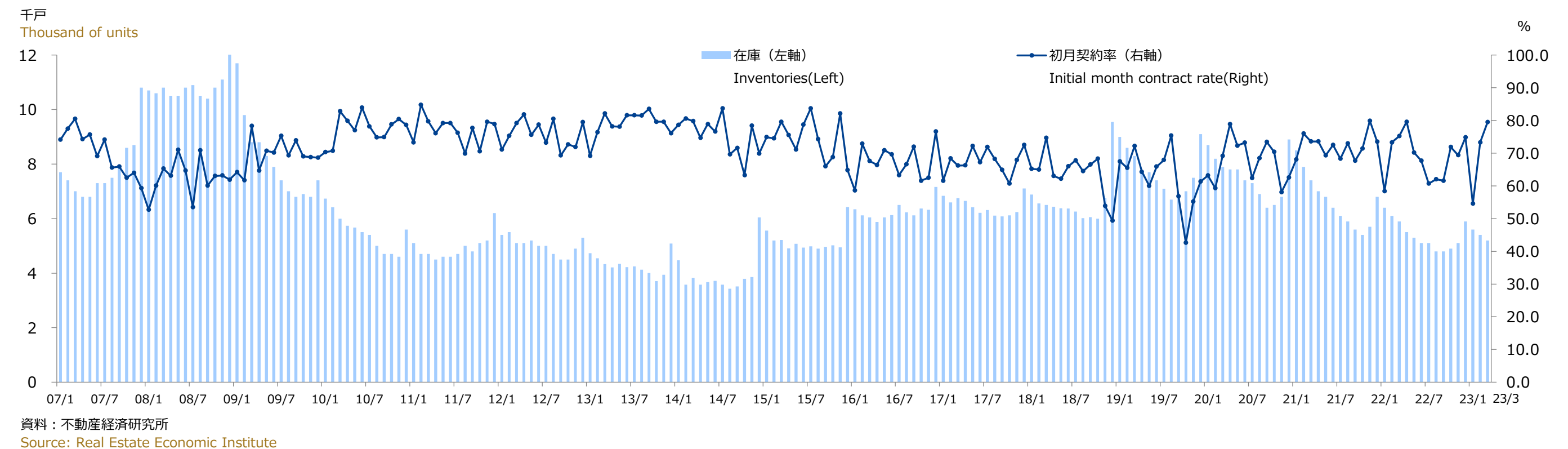
首都圏分譲マンションの新規発売戸数と戸当たり平均価格（暦年）

Tokyo Metropolitan Area Condominium Market: New Units Launched and Average Price per Unit (Calendar year)



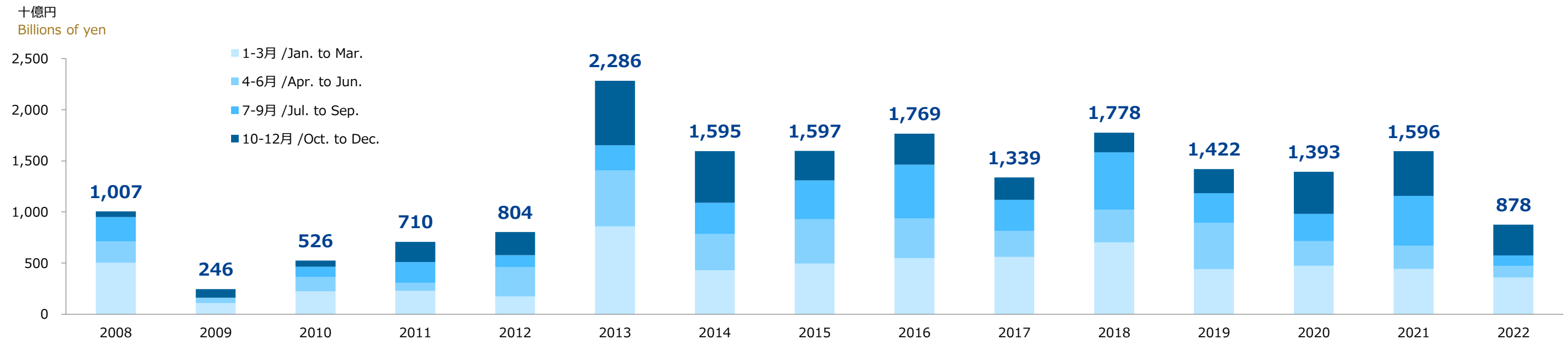
首都圏分譲マンションの初月契約率と販売在庫数

Condominium Market in the Tokyo Metropolitan Area : Initial Month Contract & Unsold Inventory



J-REITの資産取得価格（暦年）

Acquisition of Assets by J-REITs (Calendar year)

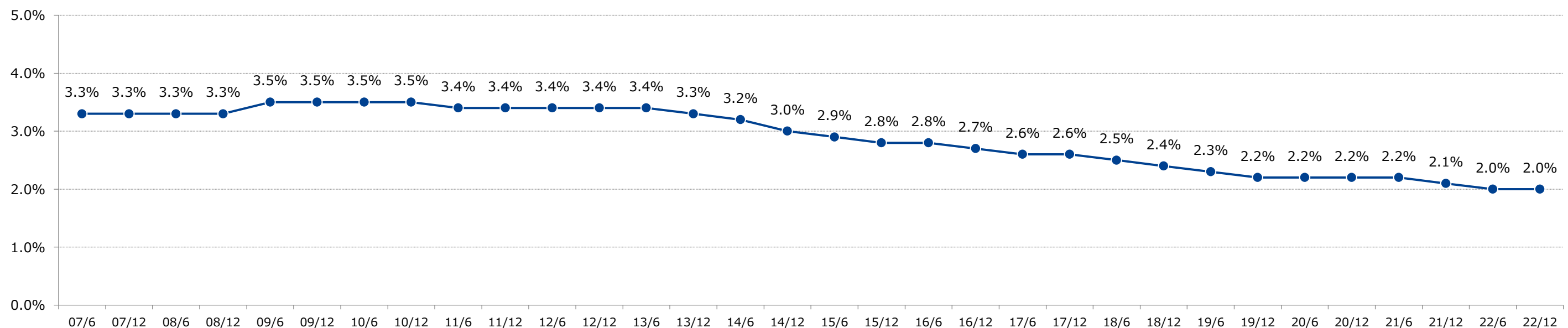


資料：不動産証券化協会

Source: The Association for Real Estate Securitization

プライムエリアオフィス利回りのベンチマーク

Yield Benchmark for Offices in Prime Locations



資料：日本不動産研究所

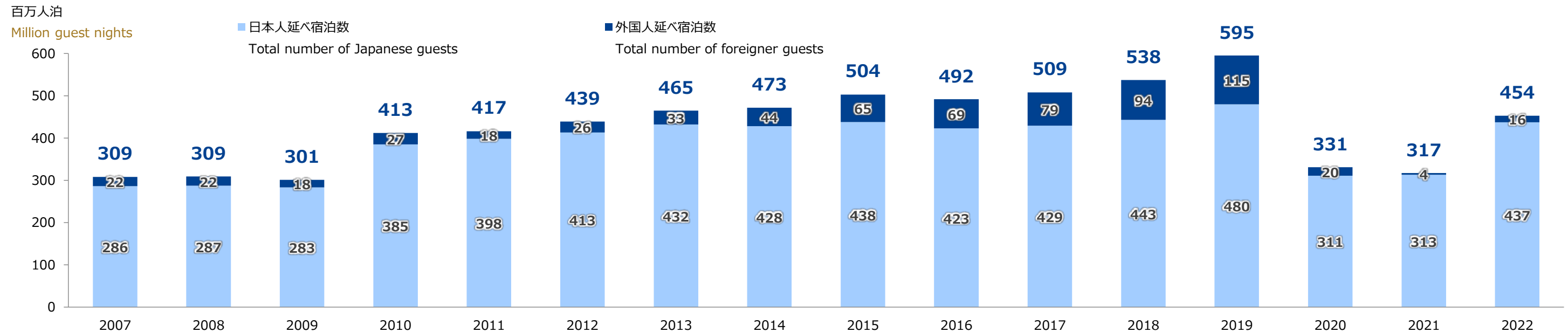
Source: Survey by Japan Real Estate Institute

プライムエリアオフィス：千代田区丸の内・大手町、中央区日本橋地区における築5年程度、延床面積20,000坪以上、基準階面積500坪以上
利回りベンチマーク（NCFベース）：日本不動産研究所が還元利回りの査定においてベースとする各用途・各地域ごとの利回りを指す

Offices in prime locations: Office buildings around five years old located in the Marunouchi, Otemachi, and Nihonbashi areas with total and standard floor areas of 66,000 m² or more and 1,600 m² or more, respectively.
Yield benchmark (on an NCF basis): Yield by use and region based on an assessment of capitalization rates by the Japan Real Estate Institute.

外国人・日本人延べ宿泊数の推移（暦年）

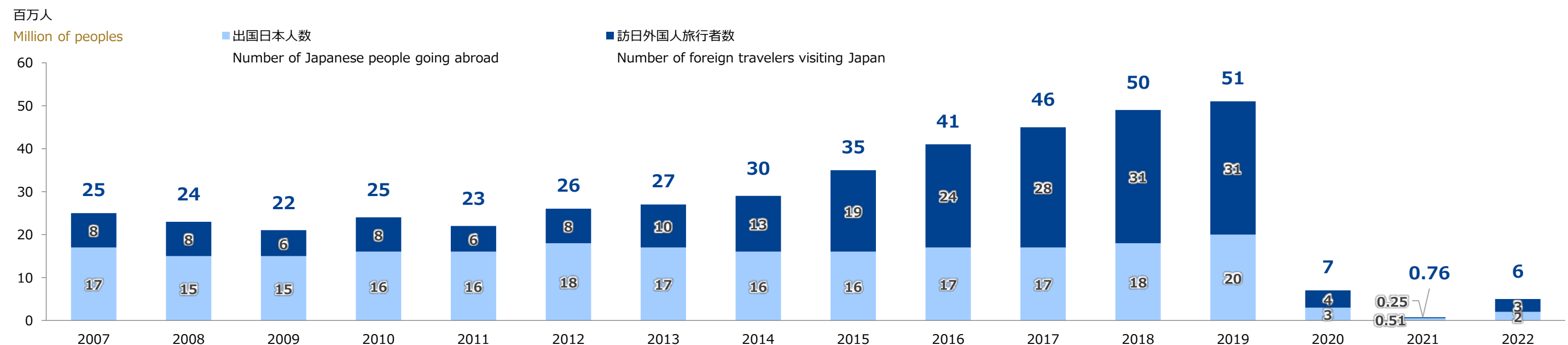
Total number of foreign and Japanese guests (Calendar year)



資料：観光庁
Source: Japan Tourism Agency

訪日外国人旅行者数・出国日本人数の推移（暦年）

Consumption Trends of International Visitors to Japan (Calendar year)



資料：日本政府観光局
Source: Japan National Tourism Organization