

# 2024年3月期 第1四半期決算概要：連結業績概要

## Summary of 1Q, FY2023 Financial Results : Consolidated Financial Summary

### 2024年3月期第1四半期決算の連結業績/Consolidated Financial Results for 1Q, FY2023

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

(%表示は対前年同四半期増減率/% 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四半期純利益	
	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	%
1Q, FY2023	561,364	-2.7	80,410	4.3	72,859	-0.8	85,851	62.2
1Q, FY2022	576,716	28.5	77,114	119.6	73,462	135.9	52,919	53.9

\*包括利益/Comprehensive Income 1Q, FY2023 : 167,483百万円/¥167,483 million (-%) ; 1Q, FY2022 : 9,772百万円/¥9,772 million (-65.0%)

	1株当たり四半期純利益	潜在株式調整後1株当たり四半期純利益
	Earnings per Share	Diluted net income per share
	円/Yen	円/Yen
1Q, FY2023	91.97	91.90
1Q, FY2022	55.68	55.63

#### (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
1Q, FY2023	9,137,438	3,170,716	33.2	3,253.72
FY2022	8,841,396	3,031,220	32.8	3,107.37

参考/Reference : 自己資本/Shareholders' Equity 1Q, FY2023 : 3,037,344百万円/¥3,037,344 million ; FY2022 : 2,900,726百万円/¥2,900,726 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	合計/Total
	円/Yen	円/Yen	円/Yen	円/Yen	円/Yen
FY2022	-	30.00	-	32.00	62.00
FY2023	-	-	-	-	-
FY2023 (予想/Plan)	-	34.00	-	34.00	68.00

\*直近に公表されている配当予想からの修正の有無 : 無 /Changes from the latest released dividend forecasts: No

#### 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	

\*直近に公表されている業績予想からの修正の有無 : 無 /Changes from the latest released performance forecasts: No

#### 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)	1Q, FY2023	936,566,427	FY2022	948,451,327
期末自己株式数 Number of treasury stock at term-end	1Q, FY2023	3,067,823	FY2022	14,951,532
期中平均株式数(四半期累計) Average number of shares during the period (cumulative figure for consolidated quarterly accounting period)	1Q, FY2023	933,499,183	1Q, FY2022	950,500,619

# 2024年3月期 第1四半期決算概要：連結PL概要 全体

## Summary of 1Q, FY2023 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

	1Q, FY2023	1Q, FY2022	増減/Change	増減率/Change Rate
<b>営業収益</b> Revenue from Operations	<b>561,364</b>	<b>576,716</b>	<b>-15,351</b>	<b>-2.7%</b>
賃貸 Leasing	197,818	179,741	+18,077	
分譲 Property Sales	146,157	202,432	-56,275	
マネジメント Management	109,952	106,717	+3,235	
施設営業 Facility Operations	45,892	26,401	+19,491	
その他 Other	61,543	61,423	+119	
賃貸 Leasing	44,140	39,410	+4,730	
分譲 Property Sales	30,118	42,907	-12,788	
マネジメント Management	15,321	13,988	+1,333	
施設営業 Facility Operations	5,595	-5,426	+11,021	
その他 Other	-1,838	-2,020	+182	
全社費用・消去 Elimination or Corporate	-12,926	-11,744	-1,182	
<b>営業利益</b> Operating Income	<b>80,410</b>	<b>77,114</b>	<b>+3,296</b>	<b>+4.3%</b>
営業外損益 Non-operating Income/Expenses	-7,551	-3,651	-3,899	
持分法損益 Equity in Net Income or Loss of Affiliated Companies	4,110	1,229	+2,881	
純金利負担 Interest Income/Expense, in Net	-16,015	-9,825	-6,189	
その他 Other, in Net	4,352	4,943	-591	
<b>経常利益</b> Ordinary Income	<b>72,859</b>	<b>73,462</b>	<b>-603</b>	<b>-0.8%</b>
特別損益 Extraordinary Income/Loss	48,955	10,885	+38,069	
特別利益 Extraordinary Income	48,955	10,885	38,069	
特別損失 Extraordinary Loss	-	-	-	
税金等調整前四半期純利益 Income before Income Taxes	121,814	84,348	+37,465	
法人税等 Income Taxes	-35,105	-26,926	-8,179	
四半期純利益 Profit	86,708	57,422	+29,286	
非支配株主に帰属する 四半期純損益 Profit (Loss) Attributable to Non-Controlling Interests	-857	-4,502	+3,645	
<b>親会社株主に帰属する四半期純利益</b> Profit Attributable to Owners of Parent	<b>85,851</b>	<b>52,919</b>	<b>+32,931</b>	<b>+62.2%</b>

### 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	48,955
<b>合計</b> Total	<b>48,955</b>

### 公表（進捗率）

#### Progress Rate

単位：百万円/Unit : Millions of yen

	1Q, FY2023	通期予想 Full-Year Forecast	進捗率 Progress Rate
営業収益 Revenue from Operations	561,364	2,300,000	24.4%
営業利益 Operating Income	80,410	330,000	24.4%
経常利益 Ordinary Income	72,859	245,000	29.7%
親会社株主に帰属する 四半期純利益 Profit attributable to owners of parent	85,851	210,000	40.9%

# 2024年3月期 第1四半期決算概要：連結PL概要 全体

## Summary of 1Q, FY2023 Financial Results : Summary of Consolidated Income

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

### 連結包括利益計算書

#### Consolidated Statements of Comprehensive Income

単位：百万円/Unit : Millions of yen

		1Q, FY2023	1Q, FY2022
<b>四半期純利益</b>			
<b>Profit</b>		<b>86,708</b>	<b>57,422</b>
<b>その他包括利益</b>		<b>80,775</b>	<b>-47,649</b>
<b>Other Comprehensive Income</b>			
<b>その他有価証券評価差額金</b>	<b>Valuation Difference on Available-For-Sale Securities</b>	<b>72,022</b>	<b>-81,178</b>
<b>繰延ヘッジ損益</b>	<b>Deferred Gains or Losses on Hedges</b>	<b>2,337</b>	<b>5,371</b>
<b>為替換算調整勘定</b>	<b>Foreign Currency Translation Adjustment</b>	<b>599</b>	<b>16,877</b>
<b>退職給付に係る調整額</b>	<b>Remeasurements of Defined Benefit Plans, Net of Tax</b>	<b>-877</b>	<b>-951</b>
<b>持分法適用会社に対する持分相当額</b>	<b>Share of Other Comprehensive Income of Associates Accounted for Using Equity Method</b>	<b>6,693</b>	<b>12,231</b>
<b>四半期包括利益</b>		<b>167,483</b>	<b>9,772</b>
<b>Comprehensive Income</b>			
(うち親会社株主に係る四半期包括利益)	(Comprehensive Income Attributable to Owners of the Parent)	166,493	3,985
(うち非支配株主に係る四半期包括利益)	(Comprehensive Income Attributable to Non-Controlling Interests)	990	5,786

### 参考：単体・営業損益

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

単位：百万円/Unit : Millions of yen

		1Q, FY2023	1Q, FY2022	増減/Change
<b>営業収益</b>	<b>賃貸事業</b>	<b>172,204</b>	<b>156,085</b>	<b>+16,118</b>
	<b>分譲事業（業務施設等）</b>	<b>-</b>	<b>3,084</b>	<b>-3,084</b>
	<b>その他</b>	<b>8,752</b>	<b>7,971</b>	<b>+780</b>
	<b>合計</b>	<b>180,956</b>	<b>167,141</b>	<b>+13,815</b>
<b>粗利益率</b>	<b>賃貸事業</b>	<b>17.5%</b>	<b>16.0%</b>	<b>+1.5pt</b>
	<b>分譲事業（業務施設等）</b>	<b>-</b>	<b>-5.1%</b>	<b>-</b>
	<b>その他</b>	<b>31.3%</b>	<b>33.3%</b>	<b>-2.0pt</b>
<b>営業利益</b>		<b>19,456</b>	<b>17,057</b>	<b>+2,398</b>
<b>Operating Income</b>				

# 2024年3月期 第1四半期決算概要：連結PL概要

Summary of 1Q, FY2023 Financial Results : Summary of Consolidated Income

賃貸  
Leasing

5

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

単位：百万円/Unit:Millions of yen

賃貸/Leasing
<p>前期に竣工した「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、既存商業施設の売上伸長や、「ららぽーと門真・三井アウトレットパーク 大阪門真」の新規開業効果等により、セグメント全体では180億円の増収、47億円の増益。</p> <p>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3.2%。</p> <p>In the first quarter of the fiscal year ending March 31, 2024, overall revenue from operations and operating income grew ¥18.0 billion and ¥4.7 billion, respectively, in the “Leasing” segment. In addition to an increase in leasing revenue and income from “50 Hudson Yards,” an office building in the U.S. completed during the previous fiscal year, this was mainly due to the growth in sales at existing retail facilities and contributions from the newly opened retail facilities “LaLaport KADOMA” and “MITSUI OUTLET PARK OSAKA KADOMA.” Meanwhile, the Company’s office vacancy rate (on a non-consolidated basis) in the Tokyo metropolitan area was 3.2% as of June 30, 2023.</p>
<p><b>当第1四半期における主要な新規・通期稼働物件</b> Major Projects during the Period (3-month total)</p> <p>【新規稼働（当期稼働物件）】 Newly operating (Properties operating from FY2023) ・ららぽーと門真・三井アウトレットパーク大阪門真 ・LaLaport KADOMA, MITSUI OUTLET PARK OSAKA KADOMA</p> <p>【通期稼働（前期稼働物件）】 Properties operating throughout the year (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 ・ららぽーとフクキョウ・ビントラン 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</p>

	1Q, FY2023	Y on Y		1Q, FY2023	Y on Y	
営業収益 Revenue from Operations	197,818	+18,077	営業利益 Operating Income	44,140	+4,730	
収益 Revenue	オフィス Office Buildings		1Q, FY2023	1Q, FY2022	増減/Change	
	商業施設 Retail Facilities		108,649	101,247	+7,401	
	その他 Other		69,489	62,757	+6,732	
	合計/Total Revenue		197,818	179,741	+18,077	
貸付面積（千㎡） Leased Floor Space (1,000㎡)	オフィス Office Buildings	所有 Owned	2,092	1,815	+277	
		転貸 Sublease	1,498	1,484	+14	
	商業施設 Retail Facilities	所有 Owned	1,957	1,897	+60	
		転貸 Sublease	656	638	+18	
合計/Total Leased Floor Space		6,203	5,835	+368		
空室率推移/Vacancy Rate	6/2023	3/2023	3/2022	3/2021	3/2020	3/2019
連結オフィス・商業 Consolidated Office Buildings & Retail Facilities	3.9%	4.3%	3.0%	2.9%	2.3%	1.8%
単体オフィス首都圏 Non-Consolidated Office Buildings Tokyo Metropolitan Area	3.2%	3.8%	3.2%	3.1%	1.9%	1.7%

## （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	
	1Q, FY2023	1Q, FY2022	1Q, FY2023	1Q, FY2022	1Q, FY2023	1Q, FY2022
棟数 Number of Buildings	120	125	97	101	23	24
貸付面積（千㎡） Leased Floor Space (1,000㎡)	2,837	2,827	2,556	2,542	281	285
賃貸収益 Leasing Revenue (¥ millions)	83,923	83,571	77,968	77,633	5,955	5,937
空室率 Vacancy Rate	3.3%	4.1%	3.2%	4.1%	3.9%	3.9%

商業施設/Retail Facilities	総計/Total		首都圏/Tokyo Metropolitan Area		地方/Regions	
	1Q, FY2023	1Q, FY2022	1Q, FY2023	1Q, FY2022	1Q, FY2023	1Q, FY2022
棟数 Number of Buildings	96	99	69	72	27	27
貸付面積（千㎡） Leased Floor Space (1,000㎡)	2,338	2,297	1,436	1,477	903	820
賃貸収益 Leasing Revenue (¥ millions)	64,041	58,446	40,319	38,645	23,722	19,801
空室率 Vacancy Rate	1.4%	1.7%	1.2%	1.5%	1.6%	1.9%

# 2024年3月期 第1四半期決算概要：連結PL概要

Summary of 1Q, FY2023 Financial Results : Summary of Consolidated Income

分譲  
Property Sales

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

## 分譲/Property Sales

国内住宅分譲は、「パークコート神宮北参道 ザタワー」の引渡し  
の進捗等により、増収増益。投資家向け・海外住宅分譲等は契  
約済み物件の引渡しが主に第2四半期以降であるため減収減益  
となったが、通期業績予想の達成に向けて順調に進捗。  
セグメント全体では562億円の減収、127億円の減益。  
なお、国内の新築マンション分譲の当期計上予定戸数3,350戸  
に対する契約進捗率は87%。

Revenue and operating income in the “Property Sales to  
Individuals (Domestic)” category increased. This was  
due to such factors as progress in the handover of PARK  
COURT JINGU KITASANDO THE TOWER. Despite the  
downturn in revenue and operating income in the  
“Property Sales to Investors and Individuals (Overseas),  
etc.” category owing to the concentrated handover of  
contracted properties from the second quarter, steady  
progress is being made toward achieving full fiscal year  
forecasts. Accounting for each of the aforementioned,  
overall revenue from operations and operating income  
decreased ¥56.2 billion and ¥12.7 billion, respectively, in  
the “Property Sales” segment.

Meanwhile, of the 3,350 new condominium units in  
Japan that will be in the fiscal year ending March 31,  
2024, the Company had contracts in place for 87% as of  
June 30, 2023.

### 当第1四半期における主要な計上物件

Major Projects Undertaken during the Period (3-month total)

#### 【国内住宅分譲】Property Sales to Individuals

- ・パークコート神宮北参道 ザタワー
- ・PARK COURT JINGU KITASANDO THE TOWER
- ・パークマンション鳥居坂
- ・PARK MANSION TORIIZAKA
- ・パークホームズ文京小石川ヒルテラス
- ・PARK HOMES BUNKYO KOISHIKAWA HILL TERRACE
- ・パークホームズ仙台卸町
- ・PARK HOMES SENDAIOROSHIMACHI
- ・ファインコート新百合ヶ丘グランレジャー
- ・FINE COURT SHINYURIGAOKA GRAND LEGACY

#### 【投資家向け分譲】Property Sales to Investors

- ・パークアクセス赤坂山王
- ・PARK AXIS AKASAKASANNO
- ・パークアクセス大塚サウスレジデンス
- ・PARK AXIS OTSUKA SOUTH RESIDENCE

単位：百万円/Unit:Millions of yen

		1Q, FY2023	Y on Y			1Q, FY2023	Y on Y
営業収益 Revenue from Operations		146,157	-56,275	営業利益 Operating Income		30,118	-12,788
				1Q, FY2023	1Q, FY2022	増減/Change	
国内住宅分譲 Property Sales to Individuals (Domestic)	収益 Revenue	115,518		76,102		+39,415	
	営業利益 Operating Income	28,661		10,310		+18,350	
投資家向け・海外住宅分譲等 Property Sales to Investors and Individuals (Overseas), etc.	収益 Revenue	30,638		126,330		-95,691	
	営業利益 Operating Income	1,456		32,596		-31,139	
合計 Total	収益 Revenue	146,157		202,432		-56,275	
	営業利益 Operating Income	30,118		42,907		-12,788	
中高層分譲 Condominium Sales	戸数(戸) Number of Units (Units)	982		1,011		-29	
	戸当たり単価(万円) Unit Price(¥ 10 thousand)	10,703		6,192		+4,511	
	収益 Revenue	105,152		62,605		+42,547	
戸建分譲 Detached Housing Sales	戸数(戸) Number of Units (Units)	112		159		-47	
	戸当たり単価(万円) Unit Price(¥ 10 thousand)	9,255		8,489		+766	
	収益 Revenue	10,365		13,497		-3,131	
国内住宅分譲合計 Total Property Sales to Individuals (Domestic)	戸数(戸) Number of Units (Units)	1,094		1,170		-76	
	戸当たり単価(万円) Unit Price(¥ 10 thousand)	10,555		6,504		+4,051	
	収益 Revenue	115,518		76,102		+39,415	

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

(戸/Units)

		6/2023	3/2023	3/2022	3/2021	3/2020	3/2019
中高層分譲 Condominiums		36	55	82	150	128	141
戸建分譲 Detached Housing		0	0	7	17	58	30
合計 Total		36	55	89	167	186	171

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

(戸/Units)

		前期末契約済み Contracts at Beginning of Term	期中契約 Contracts during Term	契約累計 Total	売上計上 Reported No. of Units	当期末契約済み Contracts at End of Term	期中新規発売 Newly Launched during Term
中高層分譲 Condominiums		4,256	660	4,916	982	3,934	780
戸建分譲 Detached Housing		118	52	170	112	58	65
合計 Total		4,374	712	5,086	1,094	3,992	845

# 2024年3月期 第1四半期決算概要：連結PL概要

Summary of 1Q, FY2023 Financial Results : Summary of Consolidated Income

マネジメント  
Management

5

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

マネジメント/Management
<p>プロパティマネジメントは、リパーク（貸し駐車場）における前年同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、リハウス（個人向け仲介）における取引単価の向上等により、増収増益。セグメント全体では32億円の増収、13億円の増益。</p> <p>In the "Property Management" category, revenue and operating income increased owing mainly to the year-on-year improvement in occupancy rates and the effects of efforts to reduce costs in the "Repark" (car park leasing) business. Revenue from operations and operating income in the "Brokerage and Asset Management, etc." category largely due to improvements in unit prices per transaction handled in the "Rehouse" (brokerage for individuals) business. As a result, overall revenue from operations and operating income grew ¥3.2 billion and ¥1.3 billion, respectively, in the "Management" segment.</p>

	1Q, FY2023		Y on Y		
	1Q, FY2023	Y on Y	1Q, FY2023	Y on Y	
営業収益 Revenue from Operations	109,952	+3,235	営業利益 Operating Income	15,321	+1,333

		1Q, FY2023		1Q, FY2022		増減/Change
		1Q, FY2023	1Q, FY2022	1Q, FY2023	1Q, FY2022	
プロパティマネジメント Property Management	収益 Revenue	83,535	80,951			+2,584
	営業利益 Operating Income	9,108	8,210			+898
仲介・アセットマネジメント等 Brokerage, Asset Management, etc.	収益 Revenue	26,416	25,765			+651
	営業利益 Operating Income	6,212	5,778			+434
合計 Total	収益 Revenue	109,952	106,717			+3,235
	営業利益 Operating Income	15,321	13,988			+1,333

	1Q, FY2023	1Q, FY2022	増減/Change
リパーク（貸し駐車場）台数 Repark (Car Park Leasing) - Total Managed Units (Units)	250,377	251,299	-922
仲介件数* Number of Brokerages*(Units)	9,089	9,452	-363
販売受託件数 Consignment Sales (Units)	245	148	+97

\*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：9,128件（前年同期比-361件）

\*Brokerages refers to brokerages from outside customers

Reference : Brokerages for Mitsui Fudosan Realty Group before elimination of unrealized gains and losses: 9,128 (-361 Y on Y)

# 2024年3月期 第1四半期決算概要：連結PL概要

Summary of 1Q, FY2023 Financial Results : Summary of Consolidated Income

施設営業  
Facility Operations

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

単位：百万円/Unit:Millions of yen

施設営業/Facility Operations	
<p>ホテル・リゾートのADRが大幅に改善したことや、東京ドームにおける稼働日数・来場者数の増加等により、セグメント全体では194億円の増収、110億円の増益。 Overall revenue from operations and operating income increased ¥19.4 billion and ¥11.0 billion, respectively, in the "Facility Operations" segment. This was due to a variety of factors, including the substantial improvement in ADR at hotels and resorts as well as upswings in the number of operating days and visitors at TOKYO DOME.</p>	
<p>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 (3-month total)</p>	
<p>【新規稼働（当期稼働物件）】 Newly operating (Properties operating from FY2023)</p> <ul style="list-style-type: none"> <li>・ブルガリホテル東京</li> <li>・BVLGARI HOTEL TOKYO</li> <li>・三井ガーデンホテル横浜みなとみらいプレミア</li> <li>・Mitsui Garden Hotel Yokohama Minatomirai PREMIER</li> </ul>	
<p>【通期稼働（前期稼働物件）】 Properties operating throughout the year (Properties operating from FY2022)</p> <ul style="list-style-type: none"> <li>・三井ガーデンホテル柏の葉パークサイド</li> <li>・Mitsui Garden Hotel Kashiwa-no-ha Park Side</li> </ul>	

	1Q, FY2023	Y on Y		1Q, FY2023	Y on Y
営業収益 Revenue from Operations	45,892	+19,491	営業利益 Operating Income	5,595	+11,021

		1Q, FY2023	1Q, FY2022	増減/Change
収益 Revenue	ホテル・リゾート Hotels and Resorts	32,393	17,488	+14,904
	スポーツ・エンターテインメント Sports and Entertainments	13,498	8,912	+4,586
	合計 Total	45,892	26,401	+19,491

	1Q, FY2023	1Q, FY2022	増減/Change
宿泊主体型ホテル 稼働率 Lodging-focused hotels Occupancy Rate	82%	80%	+2pt

# 2024年3月期 第1四半期決算概要：連結PL概要

Summary of 1Q, FY2023 Financial Results : Summary of Consolidated Income

その他  
Other

5

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

その他/Other

単位：百万円/Unit:Millions of yen

	1Q, FY2023	Y on Y		1Q, FY2023	Y on Y
営業収益 Revenue from Operations	61,543	+119	営業利益 Operating Income	-1,838	+182

			1Q, FY2023	1Q, FY2022	増減/Change
収益 Revenue	新築請負・リフォーム等 New construction under Consignment and Reform, etc.		53,009	54,020	-1,010
	その他 Other		8,533	7,403	+1,130
	合計 Total		61,543	61,423	+119

		1Q, FY2023	1Q, FY2022	増減/Change
新築請負受注工事高 Revenue from New Construction under Received	Consignment Orders	31,242	32,861	-1,619

# 2024年3月期 第1四半期決算概要：連結PL概要

Summary of 1Q, FY2023 Financial Results : Summary of Consolidated Income

参考：海外事業  
Reference : OVERSEAS BUSINESS

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

参考：海外事業  
Reference : OVERSEAS BUSINESS

単位：百万円/Unit:Millions of yen

		1Q, FY2023	1Q, FY2022	増減/Change
賃貸 Leasing	収益 Revenue	34,106	25,528	+8,577
	営業利益① Operating Income (1)	9,975	6,636	+3,339
分譲 Property Sales	収益 Revenue	10,297	78,338	-68,041
	営業利益② Operating Income (2)	-46	16,244	-16,291
マネジメント・施設営業等 Management, Facility Operations, etc.	収益 Revenue	4,595	2,498	+2,097
	営業利益③ Operating Income (3)	-195	-748	+552
海外持分法換算営業利益④*1 Pro forma Operating Income of Overseas Affiliates (4)*1		4,302	1,564	+2,738
海外事業利益合計①+②+③+④ Total Overseas Income ((1) + (2) + (3) + (4))		14,035	23,696	-9,661
海外事業利益比率*2 Overseas Income Ratio*2		16.6%	30.1%	-13.5pt

\*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 当第1四半期 132.42円/ドル（2023年1月1日～2023年3月31日） 前年同期 116.34円/ドル（2022年1月1日～2022年3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 1Q, FY2023 ¥132.42:US\$1 (Jan. 1, 2023 - Mar. 31, 2023); 1Q, FY2022 ¥116.34:US\$1 (Jan. 1, 2022 - Mar. 31, 2022)

# 2024年3月期 第1四半期決算概要：連結BS概要 全体

## Summary of 1Q, FY2023 Financial Results : Consolidated Balance Sheet Summary

単位：百万円/Unit : Millions of yen

■ 連結貸借対照表/Consolidated Balance Sheet		1Q, FY2023	FY2022	増減/Change			1Q, FY2023	FY2022	増減/Change
<b>流動資産</b>	<b>Current Assets</b>	2,833,690	2,747,508	+86,181	<b>流動負債</b>	<b>Current Liabilities</b>	1,445,918	1,501,842	-55,923
現金・預金	Cash & Time Deposits	243,701	134,355	+109,345	支払手形及び買掛金	Accounts Payable-Trade	110,789	147,985	-37,196
受取手形、売掛金及び契約資産	Accounts Receivable —Trade and Contract Assets	66,173	71,220	-5,047	短期借入金	Short-Term Debt	742,149	624,616	+117,532
有価証券	Marketable Securities	140	131	+9	コマーシャルペーパー	Commercial Paper	50,000	78,000	-28,000
販売用不動産・前渡金	Real Property for Sale (including Advances Paid for Purchases)	2,166,775	2,163,634	+3,141	短期償還社債	Bond Redeemable Within One Year	42,102	100,300	-58,197
未成工事支出金	Expenditure on Contracts in Progress	11,704	9,158	+2,546	未払法人税等	Income Taxes Payable	34,705	41,629	-6,923
その他の棚卸資産	Other Inventories	9,753	10,737	-983	契約負債	Contract Liabilities	165,891	178,190	-12,298
短期貸付金	Short-Term Loans	17,982	16,890	+1,091	完成工事補償引当金	Allowance for Completed Project Indemnities	857	907	-50
営業出資金	Equity Investments in Properties for Sale	9,772	9,774	-2	債務保証損失引当金	Allowance for Possible Guarantee Losses	-	0	-0
その他の流動資産	Other	308,413	332,336	-23,922	その他流動負債	Other	299,423	330,212	-30,788
貸倒引当金	Allowance for Doubtful Accounts	-727	-731	+4					
					<b>固定負債</b>	<b>Long-Term Liabilities</b>	4,520,803	4,308,333	+212,469
<b>有形固定資産</b>	<b>Tangible Fixed Assets</b>	4,279,422	4,206,453	+72,968	社債	Corporate Bonds	871,663	730,011	+141,651
建物及び構築物	Buildings and Structures	1,703,792	1,688,214	+15,578	長期借入金	Long-Term Debt	2,533,211	2,515,602	+17,608
機械装置・運搬具	Machinery, Equipment and Vehicles	71,147	68,621	+2,525	預り敷金・保証金	Deposits from Tenants	461,742	456,582	+5,159
土地	Land	2,206,254	2,170,728	+35,526	役員退職慰労引当金	Allowance for Directors' and Corporate Auditors' Retirement Benefits	726	799	-73
建設仮勘定	Construction in Progress	119,198	102,781	+16,417	退職給付に係る負債	Net Defined Benefit Liability	45,403	45,672	-268
その他	Other	179,029	176,108	+2,920	繰延税金負債	Deferred Tax Liabilities	332,434	286,734	+45,699
					再評価に係る繰延税金負債	Deferred Tax Liabilities on Land Revaluation	91,088	91,088	-
<b>無形固定資産</b>	<b>Intangible Fixed Assets</b>	87,492	86,676	+816	その他固定負債	Other	184,533	181,841	+2,692
					有利子負債	Interest-Bearing Debt	4,239,126	4,048,531	+190,594
<b>有形・無形固定資産</b>	<b>Tangible and Intangible Fixed Assets</b>	4,366,914	4,293,130	+73,784	うちノンリコース債務	Non-recourse debt	698,225	676,851	+21,373
					余剰敷金・保証金	Surplus lease deposits/guarantee deposits	290,548	284,291	+6,256
					<b>負債計</b>	<b>Total Liabilities</b>	5,966,721	5,810,176	+156,545
<b>投資その他資産</b>	<b>Investments and Other Assets</b>	1,936,833	1,800,757	+136,075	資本金	Common Stock	340,552	340,552	-
投資有価証券	Investment Securities	1,386,782	1,258,125	+128,657	資本剰余金	Capital Surplus	336,119	366,604	-30,484
長期貸付金	Long-Term Loans	9,146	8,938	+207	利益剰余金	Retained Earnings	1,565,851	1,499,572	+66,279
差入敷金・保証金	Lease Deposits	171,193	172,291	-1,097	自己株式	Treasury Stock	-7,872	-38,354	+30,481
退職給付に係る資産	Net Defined Benefit Asset	64,349	64,756	-407	土地再評価差額金	Reserve on Land Revaluation	184,600	194,900	-10,300
繰延税金資産	Deferred Income Taxes	25,758	25,761	-3	その他有価証券評価差額金	Net Unrealized Holding Gains on Securities	498,812	426,950	+71,862
その他投資その他資産	Other	280,728	272,027	+8,700	繰延ヘッジ損益	Deferred Gains or Losses on Hedges	18,558	16,072	+2,485
貸倒引当金	Allowance for Doubtful Accounts	-1,126	-1,143	+17	為替換算調整勘定	Foreign Currency Translation Adjustment	74,936	67,710	+7,226
					退職給付に係る調整累計額	Remeasurements of Defined Benefit Plans	25,786	26,717	-931
					新株予約権	New Share Subscription Rights	1,291	1,291	-
					非支配株主持分	Non-Controlling Interests	132,080	129,202	+2,877
					<b>純資産計</b>	<b>Total Net Assets</b>	3,170,716	3,031,220	+139,495
					[D/Eレシオ]	[D/E Ratio]	1.40	1.40	0.00
					[自己資本比率]	[Equity Ratio]	33.2%	32.8%	+0.4pt
<b>資産計</b>	<b>Total Assets</b>	9,137,438	8,841,396	+296,041	<b>負債・純資産計</b>	<b>Total Liabilities and Net Assets</b>	9,137,438	8,841,396	+296,041

為替変動による増減を含む。当第1四半期の為替影響は+226億円/Includes changes due to exchange rate fluctuations. Foreign exchange impact for the first quarter of the year : +22.6 billion yen

# 2024年3月期 第1四半期決算概要：連結BS概要

## Summary of 1Q, FY2023 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

		1Q, FY2023	FY2022	増減/Change
三井不動産レジデンシャル	Mitsui Fudosan Residential	713,631	739,095	-25,463
三井不動産	Mitsui Fudosan	623,701	609,575	+14,125
三井不動産アメリカグループ	Mitsui Fudosan America Group	607,156	602,381	+4,774
SPC合計	SPCs Total	113,704	109,963	+3,740
英国三井不動産グループ	Mitsui Fudosan UK Group	96,233	91,647	+4,586
その他・消去等	Other and Elimination	12,348	10,971	+1,377
合計	Total	2,166,775	2,163,634	+3,141

	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
1Q, FY2023	2,163,634	104,588	- 101,933	485	2,166,775
1Q, FY2022	2,051,704	112,809	- 147,712	29,570	2,046,371

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200億円) /Reference: Costs Associated with Land

Acquisition by Mitsui Fudosan Residential (First quarter of the year ¥20.0 billion)

### 有形・無形固定資産

#### Tangible and Intangible Fixed Assets

単位：百万円/Unit : Millions of yen

		1Q, FY2023	FY2022	増減/Change
三井不動産	Mitsui Fudosan	2,694,467	2,688,891	+5,576
三井不動産アメリカグループ	Mitsui Fudosan America Group	689,707	686,229	+3,478
東京ドームグループ	Tokyo Dome Group	279,164	279,542	-377
SPC合計	SPCs Total	153,632	154,307	-675
台湾三井不動産グループ	Mitsui Fudosan Taiwan Group	135,436	126,985	+8,451
三井不動産レジデンシャル	Mitsui Fudosan Residential	89,145	88,179	+965
三井不動産マレーシアグループ	Mitsui Fudosan Malaysia Group	64,178	63,498	+680
その他・消去等	Other and Elimination	261,180	205,495	+55,685
合計	Total	4,366,914	4,293,130	+73,784

(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
1Q, FY2023	4,293,130	98,799	-31,670	6,655	4,366,914
1Q, FY2022	3,914,135	83,475	-29,141	87,848	4,056,317

### 有利子負債

#### Interest-Bearing Debt

単位：百万円/Unit : Millions of yen

		1Q, FY2023	FY2022	増減/Change
三井不動産	Mitsui Fudosan	3,094,500	3,008,292	+86,207
三井不動産アメリカグループ	Mitsui Fudosan America Group	1,188,879	1,149,328	+39,551
三井不動産レジデンシャル	Mitsui Fudosan Residential	597,000	620,000	-23,000
SPC合計	SPCs Total	162,460	161,610	+850
東京ドームグループ	Tokyo Dome Group	129,000	123,500	+5,500
英国三井不動産グループ	Mitsui Fudosan UK Group	125,719	70,770	+54,948
台湾三井不動産グループ	Mitsui Fudosan Taiwan Group	87,580	73,633	+13,946
三井不動産マレーシアグループ	Mitsui Fudosan Malaysia Group	49,353	46,570	+2,783
子会社貸付金	Loans to Subsidiaries	- 1,429,121	- 1,395,039	-34,082
その他・消去等	Other and Elimination	233,754	189,865	+43,889
合計	Total	4,239,126	4,048,531	+190,594
(うちノンリコース債務)	(Non-recourse Debt of Total)	698,225	676,851	+21,373

為替変動による増減を含む。当第1四半期の為替影響は+589億円

Includes changes due to exchange rate fluctuations.

Foreign exchange impact for the first quarter of the year : +58.9 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

2023年3月末 133.53円/ドル 2022年12月末 132.70円/ドル

2023年3月末 165.56円/ポンド 2022年12月末 160.00円/ポンド

¥133.53 : US\$1 as of March 31, 2023, ¥132.70 : US\$1 as of December 31, 2022

¥165.56 : £1 as of March 31, 2023, ¥160.00 : £1 as of December 31, 2022

#### 有形・無形固定資産 主な増減要因/Main Factors of Change in Tangible and Intangible Fixed Assets

三井不動産における「八重洲二丁目中地区第一種市街地再開発事業」、

台湾三井不動産グループにおける「ららぽーと台中」への新規投資等

New investments in "Yaesu 2-Chome Central District Project" in Mitsui Fudosan, "LaLaport TAICHUNG"

in Mitsui Fudosan Taiwan Group, etc.

# 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
<b>営業収益</b>		<b>2,300,000</b>	<b>2,269,103</b>	<b>+30,896</b>
<b>Revenues from Operations</b>				
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
<b>営業利益</b>		<b>330,000</b>	<b>305,405</b>	<b>+24,594</b>
<b>Operating Income</b>				
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
<b>経常利益</b>		<b>245,000</b>	<b>265,358</b>	<b>-20,358</b>
<b>Ordinary Income</b>				
特別損益	Extraordinary Gains/Losses	65,000	30,572	+34,427
<b>税前当期純利益</b>		<b>310,000</b>	<b>295,930</b>	<b>+14,069</b>
<b>Income before Income Taxes</b>				
法人税等	Income Taxes	- 96,000	- 92,556	-3,443
<b>当期純利益</b>		<b>214,000</b>	<b>203,374</b>	<b>+10,625</b>
<b>Profit</b>				
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
<b>親会社株主に帰属する当期純利益</b>		<b>210,000</b>	<b>196,998</b>	<b>+13,001</b>
<b>Profit Attributable to Owners of the Parent</b>				

### 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増収・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 MIDTOWN 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 "Repair" (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

		FY2023 予想/Forecast	FY2022 実績/Results	増減/Change
<b>国内住宅分譲</b> Property Sales to Individuals (Domestic)				
営業収益	Revenues from Operations	310,000	270,530	+39,469
中高層分譲	Condominium 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
<b>投資家向け・海外住宅分譲等</b> 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
<b>合計</b> 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 first quarter of the fiscal year under review. Meanwhile, the amount of expenses incurred provisionally paid by Mitsui Fudosan Residential up to the end of the first quarter 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.

### Adoption of Specific Accounting Policies for the Quarterly Consolidated Financial Statements

(Calculation of tax expenses)

Tax expenses are calculated by multiplying income before income taxes by a reasonably estimated effective tax rate, after applying tax effect accounting to income before income taxes for the consolidated fiscal year that includes the first quarter under review.

### Change in Accounting Policies

(Application of the Accounting for and Disclosure of the Issuance and Holding of Electronically Recorded Transferrable Rights That Must Be Indicated on Securities, etc.)

Effective from the start of the first quarter of the fiscal year ending March 31, 2024, Mitsui Fudosan has applied the Accounting for and Disclosure of the Issuance and Holding of Electronically Recorded Transferrable Rights That Must Be Indicated on Securities, etc. (Practical Solution No. 43 issued by the Accounting Standards Board of Japan on August 26, 2022). Application has no impact on the consolidated financial statements for the first quarter of the fiscal year under review.

# 決算セグメントの変更について（2023年度より適用）

## Change in Financial Segment (Effective from FY2023)

- The former 4 segments of "Leasing", "Property sales", "Management" and "Other" have been changed to 5 segments of "Leasing", "Property sales", "Management", "Facility Operations" and "Other".
- The Facility Operations business and the Tokyo Dome business, which were previously included in the "Other" segment, have been consolidated into the "Facility Operations" segment.

Old segments (FY2022 Results)			New segments (FY2022 Results)		
<b>Leasing</b>	Revenue ¥754.3bil.	Income ¥149.1bil.	<b>Leasing<sup>*1</sup></b>	Revenue ¥755.2bil.	Income ¥149.7bil.
<b>Property Sales</b>	Revenue ¥640.6bil.	Income ¥145.7bil.	<b>Property Sales<sup>*2</sup></b>	Revenue ¥641.6bil.	Income ¥145.8bil.
<b>Management</b>	Revenue ¥445.9bil.	Income ¥63.3bil.	<b>Management</b>	Revenue ¥445.9bil.	Income ¥63.3bil.
<b>Other</b>	Revenue ¥428.2bil.	Income -¥4.2bil.	<b>Facility Operations</b>	Revenue ¥144.5bil.	Income -¥3.6bil.
	New construction under Consignment			Hotels and Resorts <sup>*3</sup>	
	Facility Operations		Sports and Entertainments		
	Tokyo Dome				
	Other		<b>Other</b>	Revenue ¥281.6bil.	Income -¥0.9bil.
				New construction under Consignment and Reform, ect.	
				Other <sup>*4</sup>	
Elimination or Corporate		Income -¥48.6bil.	Elimination or Corporate <sup>*5</sup>		Income -¥49.0bil.
<b>Total</b>	Revenue ¥2,269.1bil.	Income ¥305.4bil.	<b>Total</b>	Revenue ¥2,269.1bil.	Income ¥305.4bil.

\*1 : Includes leasing business of TOKYO DOME Corp.

\*2 : Includes property sales business of TOKYO DOME Corp.

\*3 : Includes resort business in TOKYO DOME Corp.

\*4 : Includes golf course business, and other businesses of TOKYO DOME Corp., etc.

\*5 : Increase in inter-segment eliminations due to the establishment of a new financial segment

Only for "reform and renewal business"

# 当社企業データ：財務データ（過去11年）

## Company Data : Financial Data (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	<b>2,269,103</b>
	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	<b>305,405</b>
	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	<b>265,358</b>
	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	<b>196,998</b>
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	<b>8,841,396</b>
	販売用不動産 <sup>*1</sup>	Real Property for Sale <sup>*1</sup>	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	<b>2,163,634</b>
	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	<b>4,293,130</b>
	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	<b>386,592</b>
	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	<b>125,298</b>
	有利子負債 <sup>*2</sup>	Interest-Bearing Debt <sup>*2</sup>	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	<b>4,048,531</b>
	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	<b>2,900,726</b>
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	<b>297,708</b>
	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	<b>-422,034</b>
	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	<b>111,448</b>
	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	<b>132,310</b>
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	<b>207.9</b>
	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	<b>3,107.4</b>
	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	<b>62.0</b>
	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	<b>948,451</b>
財務指標 Financial Indexes	ROA(%)* <sup>3</sup>	ROA(%)* <sup>3</sup>	3.66	4.07	4.10	4.14	4.59	4.58	4.44	4.18	2.84	3.31	<b>3.86</b>
	ROE(%)* <sup>4</sup>	ROE(%)* <sup>4</sup>	5.27	6.26	6.37	6.20	6.75	7.44	7.42	7.74	5.22	6.61	<b>6.92</b>
	D/ELシオ(倍)* <sup>5</sup>	D/E Ratio (Times)* <sup>5</sup>	1.80	1.60	1.06	1.16	1.15	1.18	1.24	1.45	1.42	1.31	<b>1.40</b>
	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	<b>32.8</b>
	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	<b>44.9</b>

\*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/](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/](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 <sub>2</sub>	5,076	4,383	4,690	4,199	<b>5,492</b>
	うちScope1	Of these, Scope 1	1,000t-CO <sub>2</sub>	90	104	115	140	- *3
	うちScope2	Of these, Scope 2	1,000t-CO <sub>2</sub>	395	413	363	438	- *3
	うちScope3	Of these, Scope 3	1,000t-CO <sub>2</sub>	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 <sup>3</sup> /年 1,000 m <sup>3</sup> /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 <sup>3</sup> /年 1,000 m <sup>3</sup> /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	<b>24,706</b>
	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	<b>1,973</b>
	女性管理職比率(単体)*4	Women in management positions ratio (Non-consolidated)*4	%	3.3	4.5	5.7	6.8	<b>7.7</b>
	女性総合職比率(単体)*4	Women in general positions ratio (Non-consolidated)*4	%	11.0	12.5	14.3	16.5	<b>18.0</b>
	有給休暇取得日数	Number of paid leave days taken	日/days	14.1	14.9	13.8	15.0	<b>16.2</b>
	育児休業取得者数(比率) 男性(単体)*5	Number (percentage) of persons taking childcare leave, men (Non-consolidated)*5	人/persons	27(84.4%)	25(61.0%)	28(70.0%)	38(79.2%)	<b>59(122.9%)</b>
	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%)	<b>22(100%)</b>
	育児休業取得者の復帰率(単体)	Return rate from childcare leave (Non-consolidated)	%	100	100	100	100	<b>100</b>
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	<b>100</b>	
	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	<b>0.66</b>

\*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。

\*3 Values will be updated when finalized.

\*4 各年度とも翌年度期初4月1日の数値となります。

\*4 Figures for each fiscal year are those for the beginning of the fiscal year starting April 1 of the following year.

\*5 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

\*5 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

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	
	営業利益/Operating Income	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		
				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	

\* 上記は2022年度以前のセグメント数値になります。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しています。

\* The above figures are for segments prior to FY2022. 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.

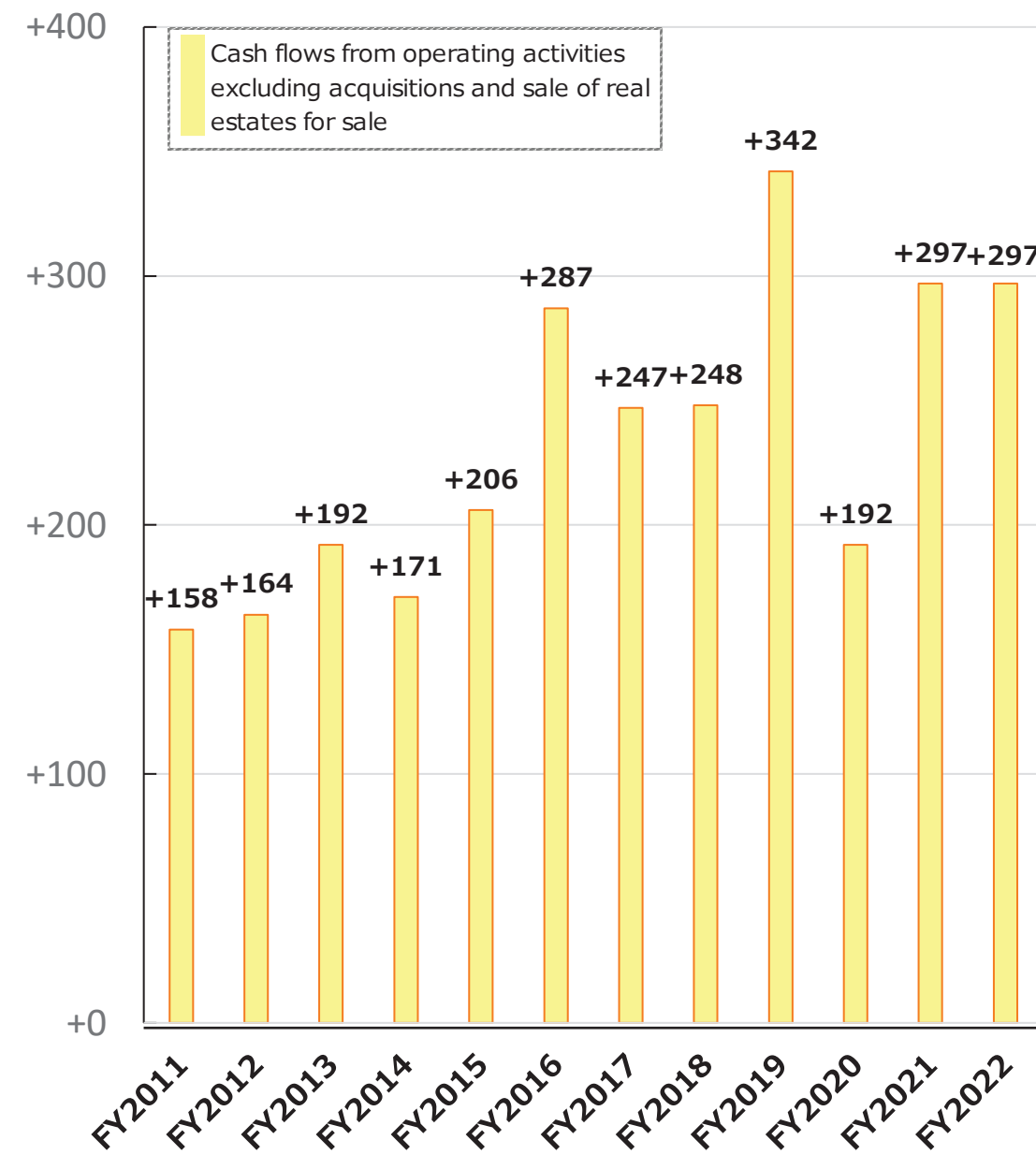
# 当社企業データ：フリー・キャッシュ・フロー内訳の推移

## Company Data:Trends of Free Cash Flow Breakdown

### Cash flows from operating activities

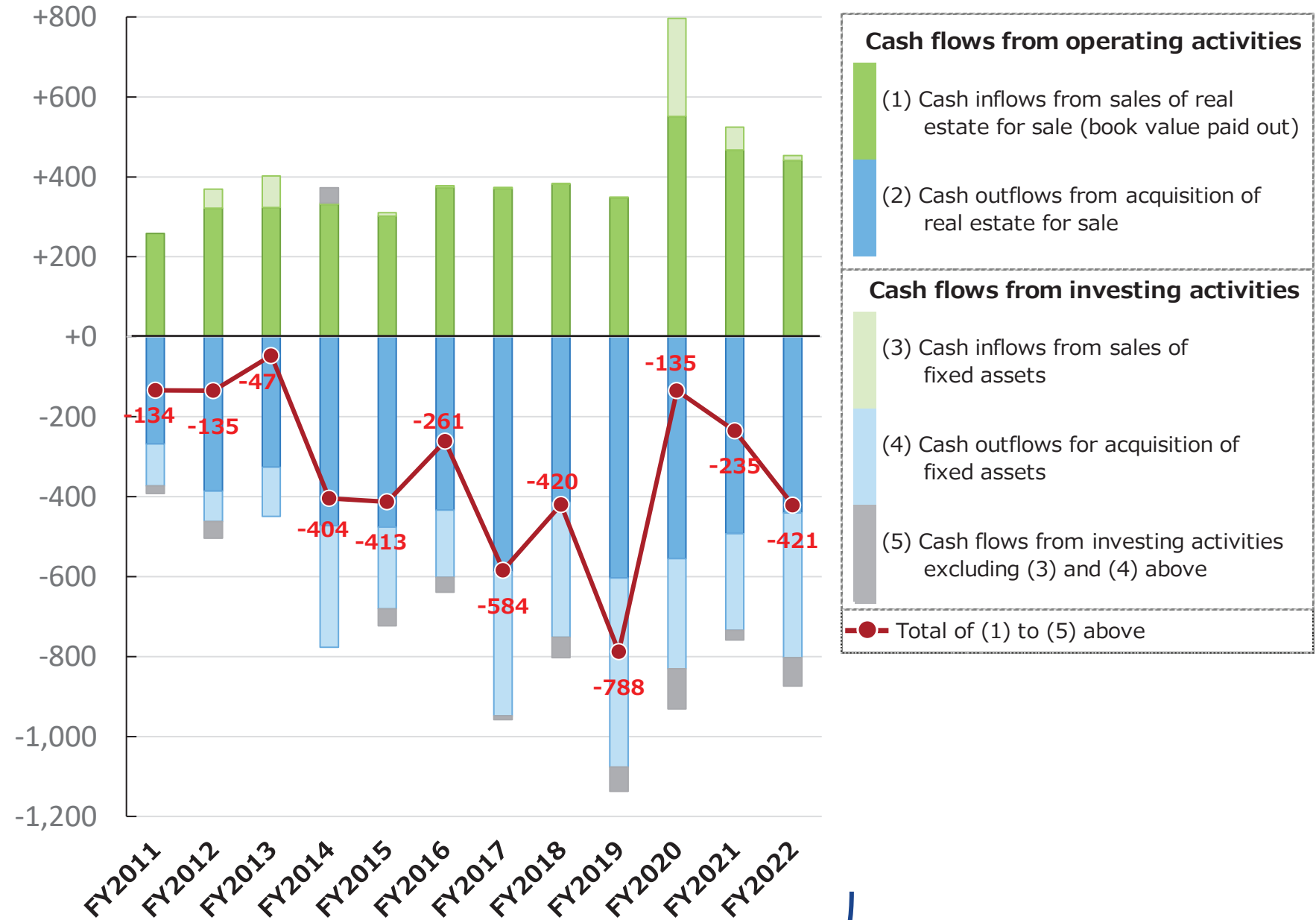
(Excluding cash flows from acquisition and sale of real estate for sale)

(Billions of Yen)



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

(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

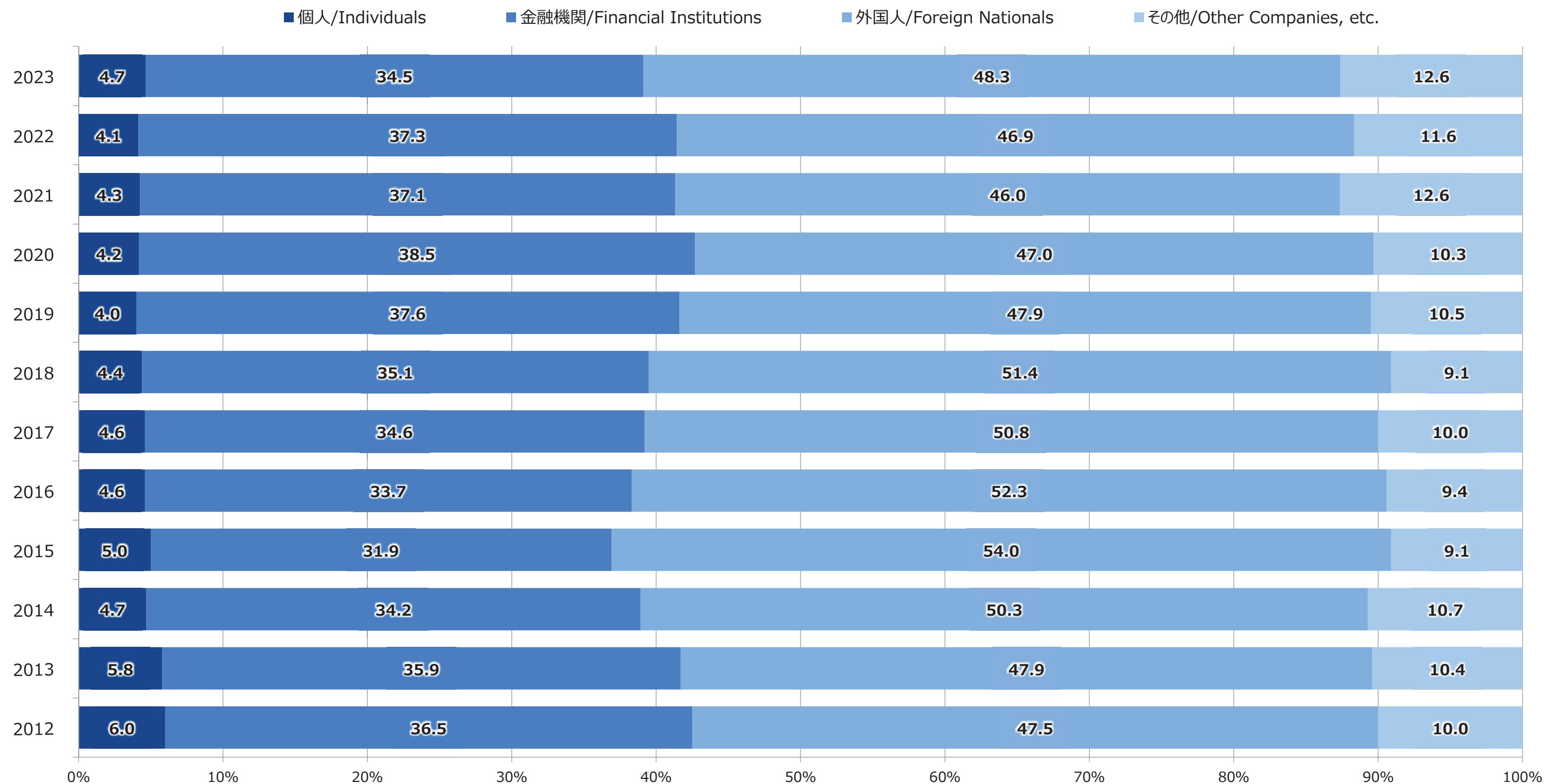
#### Cash flows from investing activities

- (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
<b>Free Cash Flow*</b>	<b>+23</b>	<b>+28</b>	<b>+145</b>	<b>-231</b>	<b>-207</b>	<b>+25</b>	<b>-335</b>	<b>-172</b>	<b>-445</b>	<b>+56</b>	<b>+61</b>	<b>-125</b>
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
<p>【市街地再開発の特徴 / Overview of Urban Area Redevelopment】</p> <p>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</p> <p>Acquire new business opportunities by creating neighborhoods as an asset owner</p> <p>(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.</p>	<p>グループ会社が保有する資産を一体的に建て替え</p> <p>Integrally reconstruct multiple assets held by the Group</p>	<p>相対取引、入札等により新たな事業機会を獲得</p> <p>Acquire new business opportunities through arm's length transactions, bidding, etc.</p>

### 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	
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	[Timeline bar from 2005 to 2019]														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
	物流 Logistics	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	オフィス Office	MFLP船橋 I MFLP Funabashi I	千葉県・船橋市 Funabashi, Chiba	[Timeline bar from 2013 to 2019]														2.0
	商業 Retail	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
		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から起算しています。  
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1,960,000㎡（連結、当社グループ保有物件、2023年3月末時点）

### Office Buildings

Leased floor space Approx. 1,960,000㎡（Consolidated, Own Properties, as of March 31, 2023）

#### ■延床面積<sup>\*1</sup> 上位15物件<sup>\*2</sup>（2023年3月末時点）

#### Total floor space<sup>\*1</sup> Top 15 properties<sup>\*2</sup>（As of March 31, 2023）

\*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 Tokyo Midtown 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
東京ミッドタウン八重洲 Tokyo Midtown Yaesu	東京都中央区 Chuo-ku, Tokyo	≈ 108,000㎡	2022年8月 Aug. 2022	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 Takashimaya Mitsui Building	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 Tower 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
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

貸付面積 約1,873,000㎡（連結、当社グループ保有物件、2023年3月末時点）

### Retail Facilities

Leased floor space Approx. 1,873,000㎡ (Consolidated, Own Properties, as of March 31, 2023)

#### ■リージョナル型施設 店舗面積上位10物件（2023年3月末時点）/Top 10 regional facilities by shop area (As of March 31, 2023)

名称 Name	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、2022年度） Store sales, Billions of yen, FY2022
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	68
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	54
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	50
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	49
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	86
ららぽーと福岡	LaLaport FUKUOKA	福岡県福岡市 Fukuoka-shi, Fukuoka	≈ 73,000㎡	≈ 220	2022年4月 Apr. 2022	-*1
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	44
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	30
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	27
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	31

\*1 2022年度竣工物件のため非開示/Not disclosed as the property was completed in 2022.

#### ■アウトレット型施設 店舗面積上位10物件（2023年3月末時点）/Top 10 Outlet-type Facilities by shop area (As of March 31, 2023)

名称 *2 Name	名称 *2 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、2022年度） Store sales, Billions of yen, FY2022
MOP木更津	MOP KISARAZU	千葉県木更津市 Kisarazu-shi, Chiba	≈ 46,000㎡	≈ 310	2012年4月 Apr. 2012	59
MOP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	54
MOP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	30
MOP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	23
MOP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	23
MOP幕張	MOP MAKUHARI	千葉県千葉市 Chiba-shi, Chiba	≈ 23,000㎡	≈ 140	2000年10月 Oct. 2000	19
MOPマリニピア神戸	MOP MARINEPIA KOBE	兵庫県神戸市 Kobe-shi, Hyogo	≈ 23,000㎡	≈ 140	1999年10月 Oct. 1999	14
MOP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	17
MOP仙台港	MOP SENDAI PORT	宮城県仙台市 Sendai-shi, Miyagi	≈ 20,000㎡	≈ 120	2008年9月 Sep. 2008	12
MOP倉敷	MOP KURASHIKI	岡山県倉敷市 Kurashiki-shi, Okayama	≈ 20,000㎡	≈ 120	2011年12月 Dec. 2011	11

\*2 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

#### Logistics Facilities

稼働施設 延床面積 約1,900,000㎡（連結、当社グループ保有物件、2023年3月末時点）

Operating Facilities Total Floor Space ≈ 1,900,000㎡ (Consolidated, Own Properties, as of March 31, 2023)

#### ■ 延床面積上位10物件\*1（2023年3月末時点） / Total floor space Top 10 properties\*1 (As of March 31, 2023)

\*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 Funabashi I 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 Funabashi II 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 Funabashi III 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
MFLP市川塩浜Ⅱ	MFLP Ichikawa Shiohama II 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
東京レールゲートEAST	TOKYO RAIL GATE EAST 東京都品川区 Shinagawa-ku, Tokyo	≈ 174,000㎡	2022年7月 Jun. 2022	マルチテナント Multi-tenant
MFLP海老名Ⅰ	MFLP Ebina I 神奈川県海老名市 Ebina-shi, Kanagawa	≈ 122,000㎡	2022年9月 Sep. 2022	マルチテナント Multi-tenant
MFLP弥富木曽岬	MFLP Yatomi-kisasaki 三重県桑名郡 Kuwana-gun, Mie	≈ 99,000㎡	2023年3月 Mar. 2023	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

### ホテル・リゾート

#### Hotels and Resorts

稼働施設室数 約13,000室（連結、2023年3月末時点）

Number of rooms in operation ≈ 13,000 (Consolidated, as of March 31, 2023)

#### ■ 宿泊主体型ホテル施設 室数上位10物件（2023年3月末時点） / Top 10 Lodging-focused Hotels by rooms (As of March 31, 2023)

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-gocho 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（2023年3月末時点） / Main Operating Resort and Luxualy Facilities (As of March 31, 2023)

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（2023年3月末時点） / Europe and North America (As of March 31, 2023)

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	50 HUDSON YARDS	New York, US	≒ 270,000㎡	2022年 /2022
	55 HUDSON YARDS	New York, US	≒ 118,000㎡	2018年 /2018
	1251 AVENUE OF THE AMERICAS	New York, US	≒ 215,000㎡	1970年 /1970
	WATERFRONT CORPORATE CENTER III	Hoboken, US	≒ 54,000㎡	2015年 /2015
	HOMER BUILDING	Washington D.C., US	≒ 46,000㎡	1913年 /1913
	1200 17TH STREET	Washington D.C., US	≒ 22,000㎡	2014年 /2014
	270 BRANAN	San Francisco, US	≒ 20,000㎡	2016年 /2016
	5 HANOVER SQUARE	London, UK	≒ 8,000㎡	2012年 /2012
	1 ANGEL COURT	London, UK	≒ 45,000㎡	2017年 /2017
	TELEVISION CENTER	London, UK	≒ 55,000㎡	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（2023年3月末時点） / Asia (As of March 31, 2023)

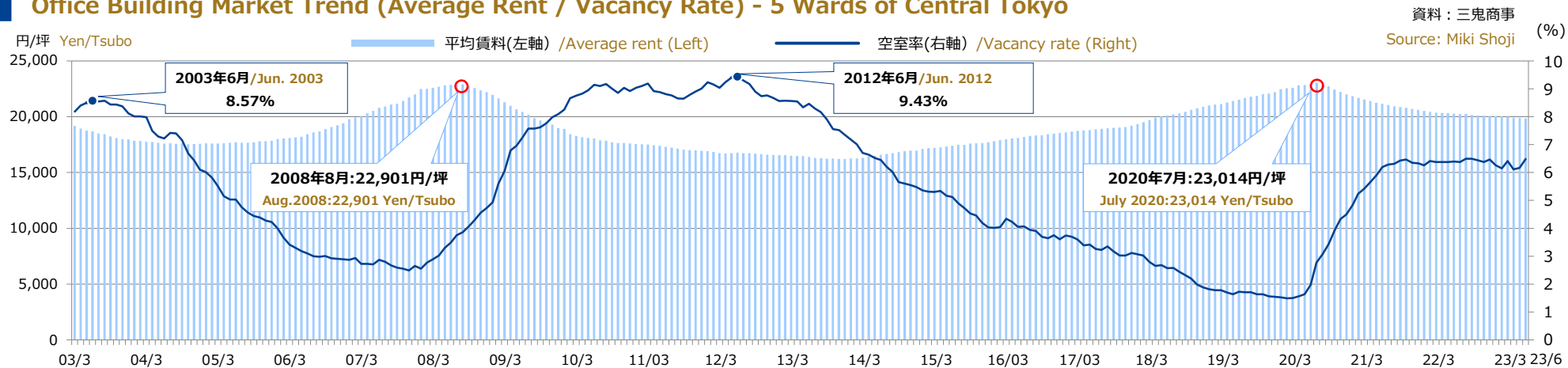
アセット Asset	名称 Name	所在 Location	店舗面積（約） Shop Area	店舗数（約） Shops	開業 Opening Year
商業施設 Retail Facilities	三井アウトレットパーク 台中港 MITSUI OUTLET PARK TAICHUNG PORT	台湾 Taiwan	≒ 43,000㎡	≒ 220	2018年 /2018
	三井アウトレットパーク 台湾林口 MITSUI OUTLET PARK LINKOU	台湾 Taiwan	≒ 45,000㎡	≒ 220	2016年 /2016
	三井アウトレットパーク 台南 MITSUI OUTLET PARK TAINAN	台湾 Taiwan	≒ 34,000㎡	≒ 190	2022年 /2022
	三井アウトレットパーク クアラルンプール国際空港 セバン MITSUI OUTLET PARK KLIA SEPANG	マレーシア Malaysia	≒ 34,000㎡	≒ 200	2015年 /2015
	ららぽーとブキッ・ピンタン シティセンター LaLaport BUKIT BINTANG CITY CENTRE	マレーシア Malaysia	≒ 82,600㎡	≒ 400	2022年 /2022
	ららぽーと上海金橋 LaLaport SHANGHAI JINQIAO	中国 China	≒ 55,000㎡	≒ 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	≒ 16,500㎡	≒ 90	2021年 /2021

# マーケット動向：オフィス

Market Trends : Office

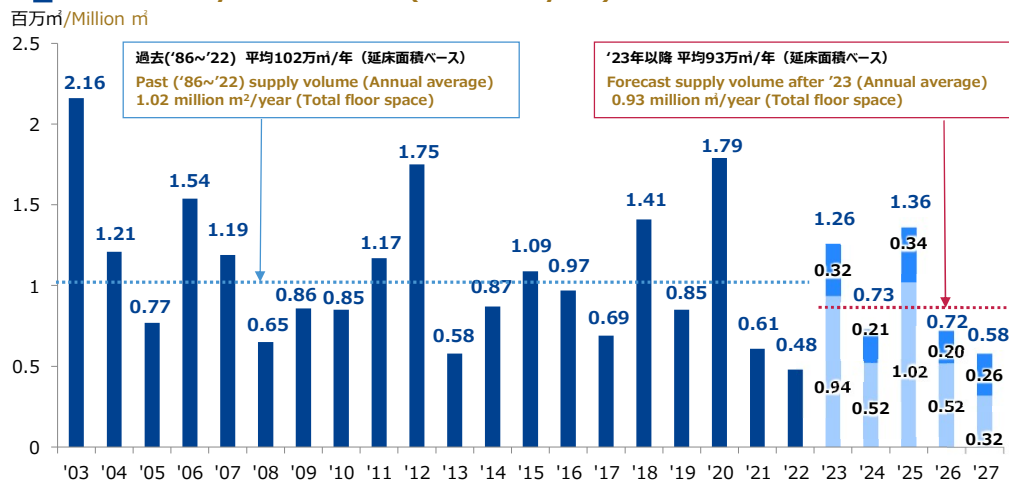
## 都心5区のオフィス市況（平均賃料・空室率）

### 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)



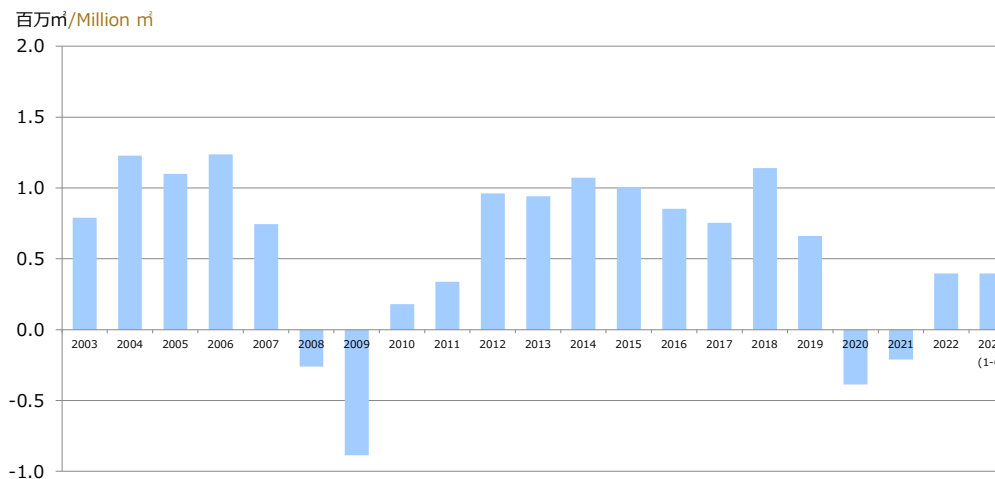
資料：森ビル(株)2023.5.25

Source: Mori Building (As of May 25, 2023)

■ 未竣工 (その他20区) /Uncompleted (other 20 wards)  
■ 未竣工 (都心3区) /Uncompleted (3 wards of central Tokyo)  
■ 竣工済/Completed

## 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)



資料：三幸エステート

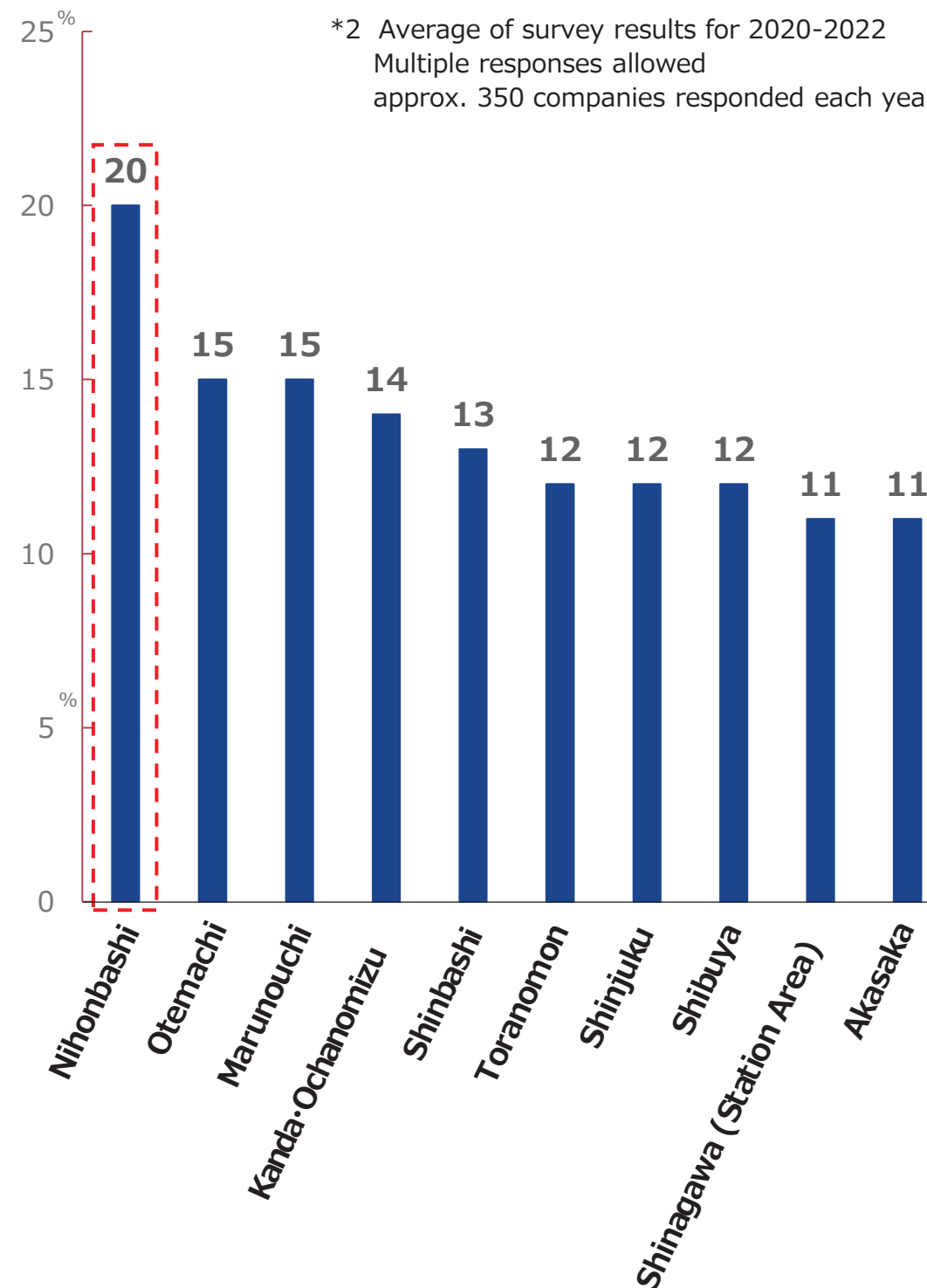
Source: Sanko Estate

### 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



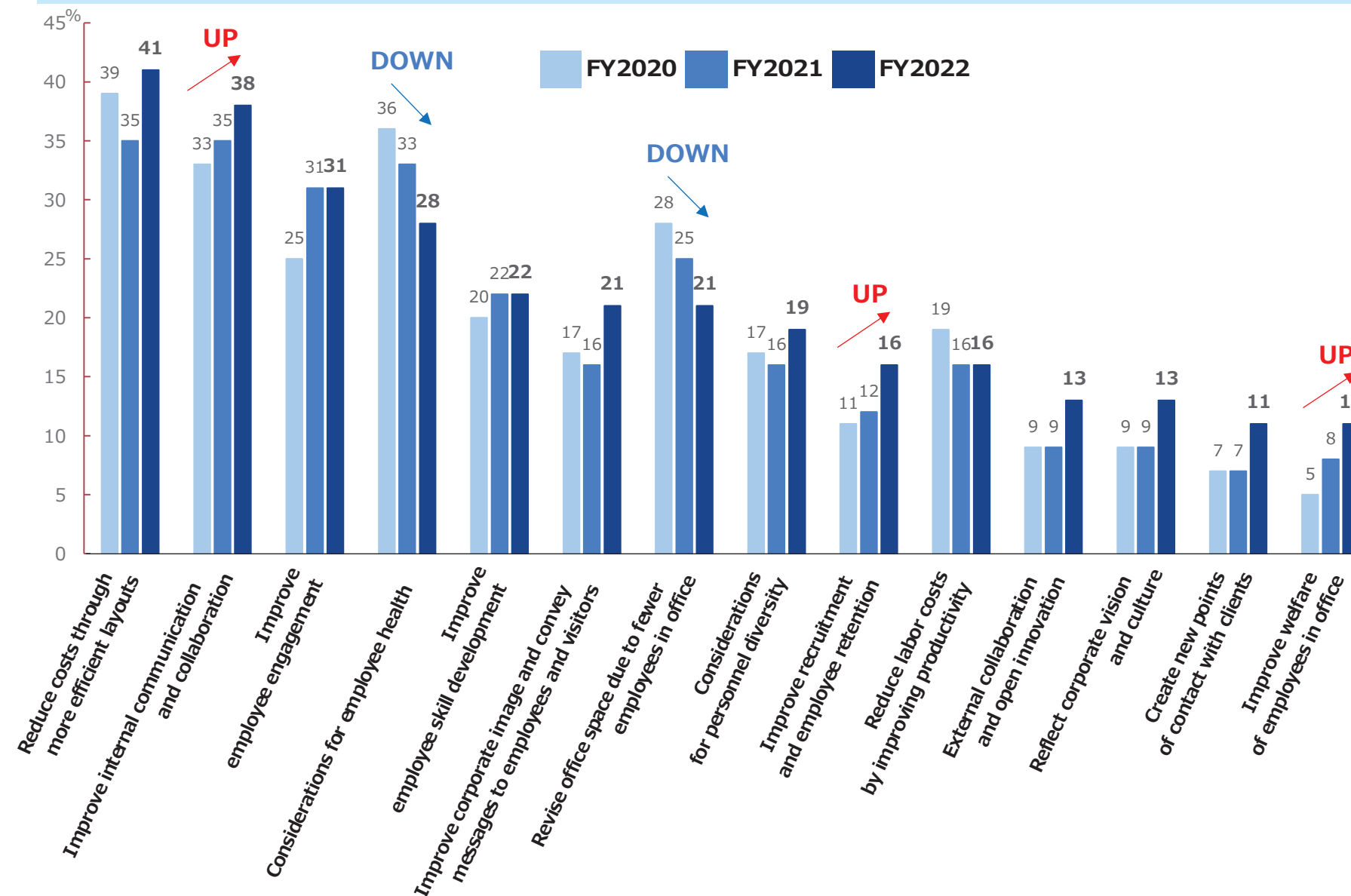
### Challenges in creating an office environment\*3

\*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"

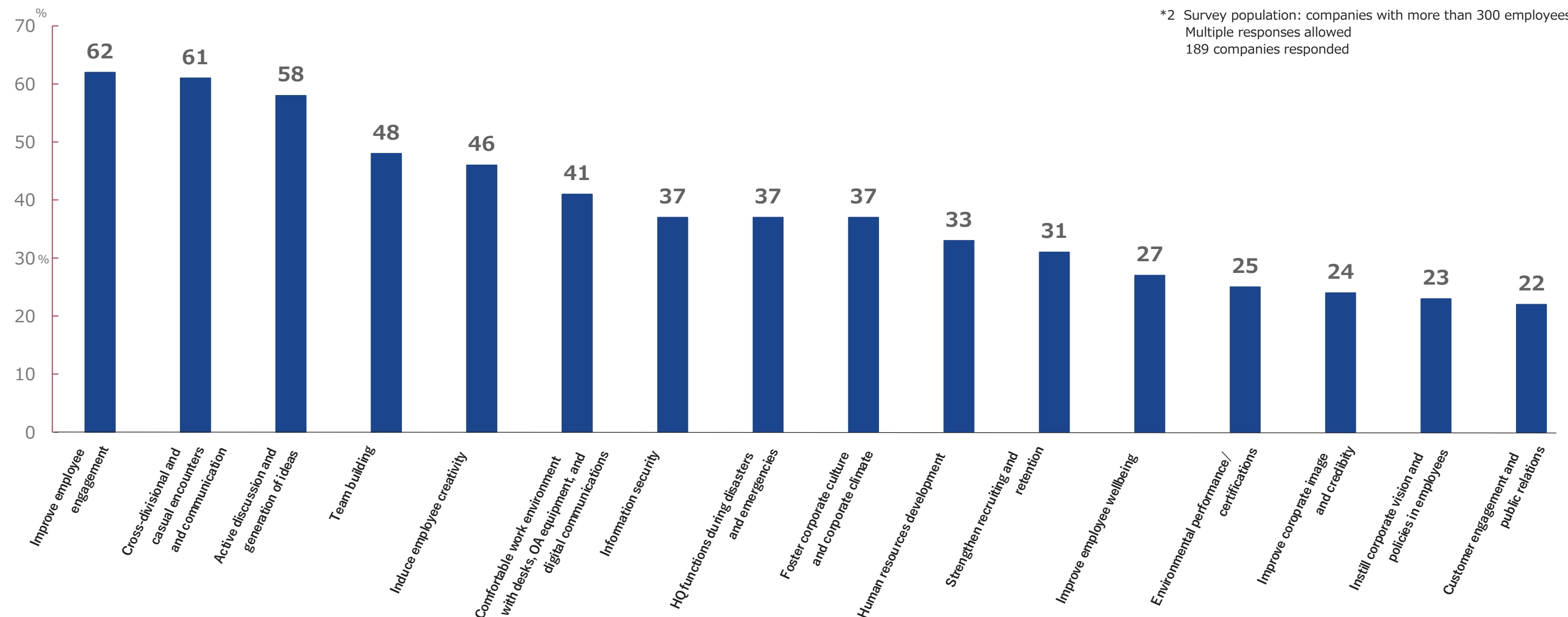


### Results of survey\*1 on corporate needs for office (23 wards of Tokyo)

\*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)

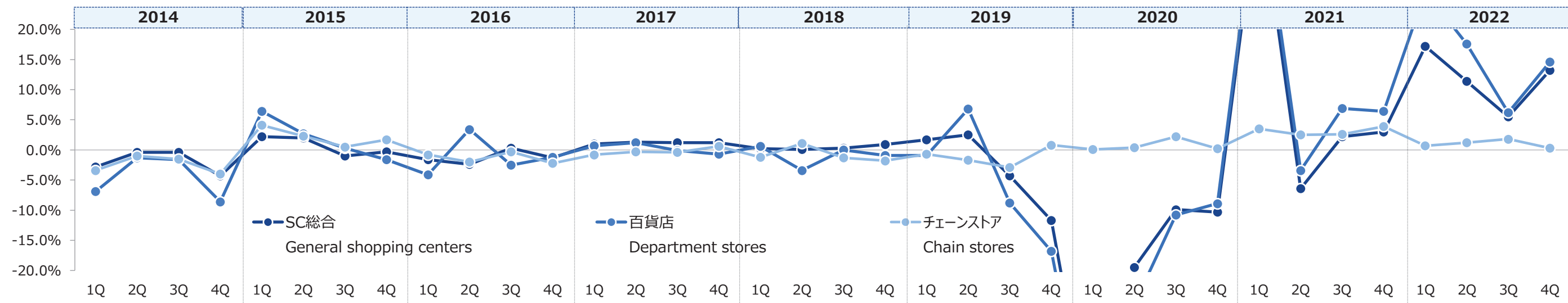
### Significance of the head office and the functions and roles required of the head office

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



### 業態別の売上高前年対比

### Year-on-Year Change in Sales by Category



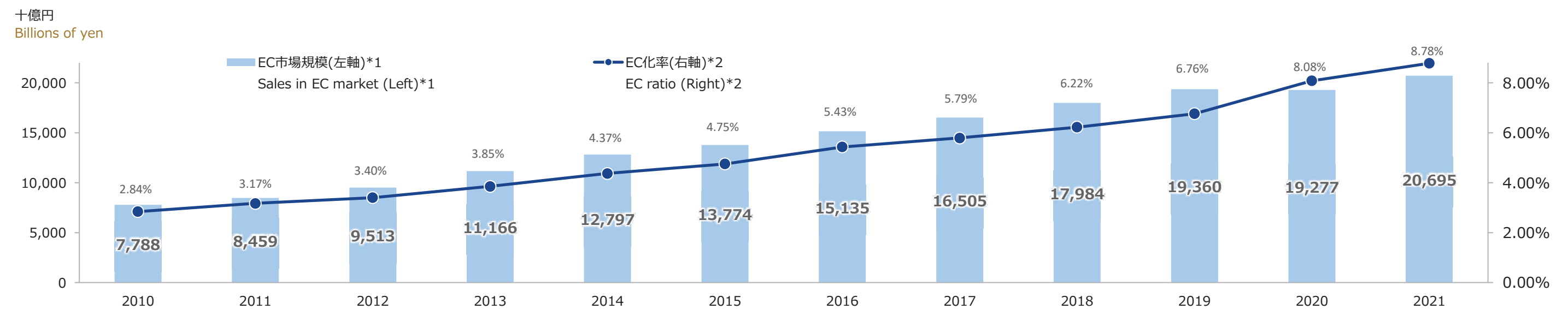
\* <SC総合> 1Q,FY2020 : -48.8% / 1Q,FY2021 : 42.7% <百貨店> 1Q,FY2020 : -51.7% / 2Q,FY2020 : -25.6% / 1Q,FY2021 : 44.9%  
 \* <General shopping centers> 1Q,FY2020 : -48.8% / 1Q,FY2021 : 42.7% <Department stores> 1Q,FY2020 : -51.7% / 2Q,FY2020 : -25.6% / 1Q,FY2021 : 44.9%

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)



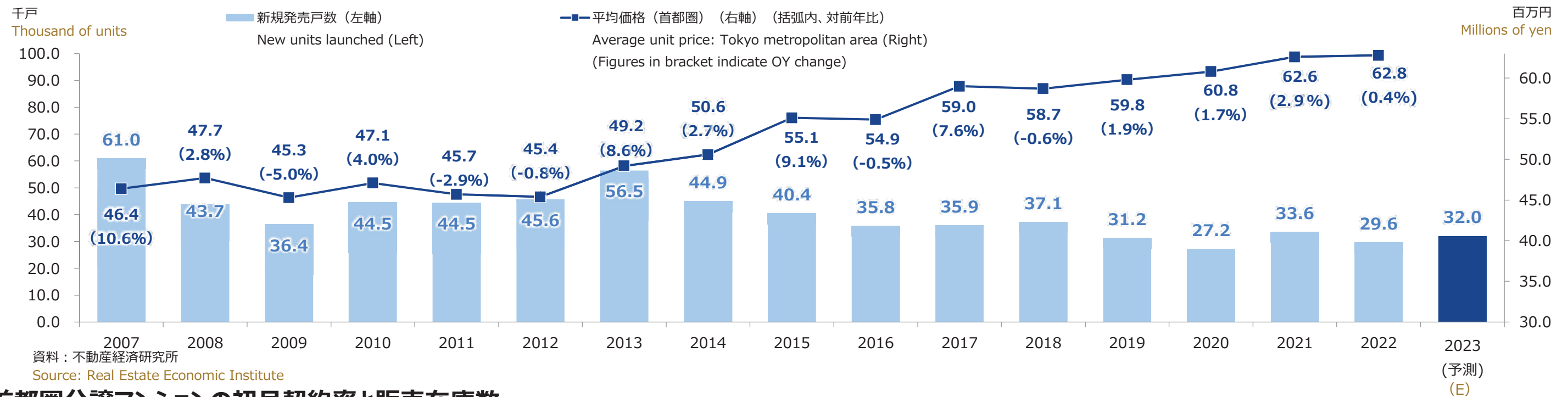
資料：経済産業省  
Source: METI

\*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

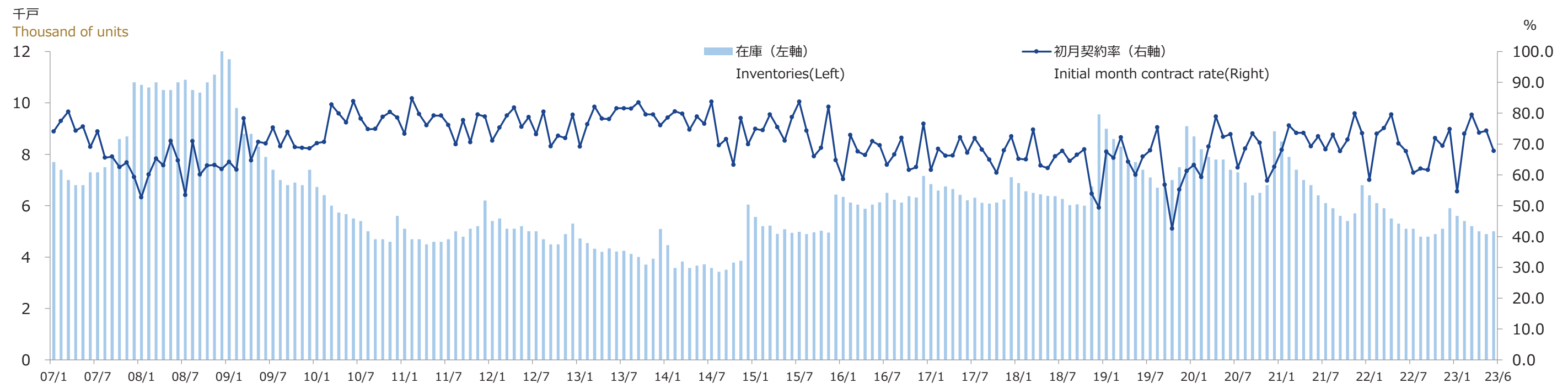
### 首都圏分譲マンションの新規発売戸数と戸当たり平均価格（暦年）

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



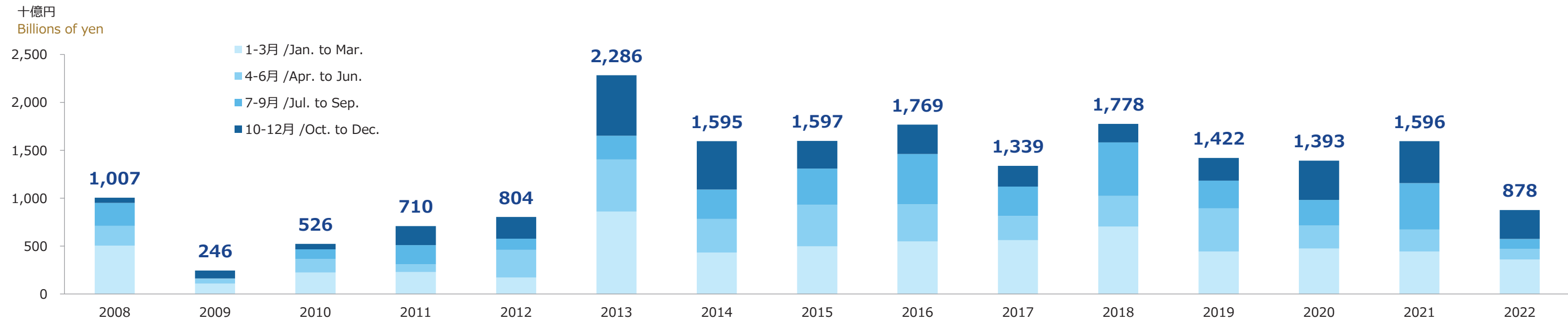
### 首都圏分譲マンションの初月契約率と販売在庫数

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



### J-REITの資産取得価格（暦年）

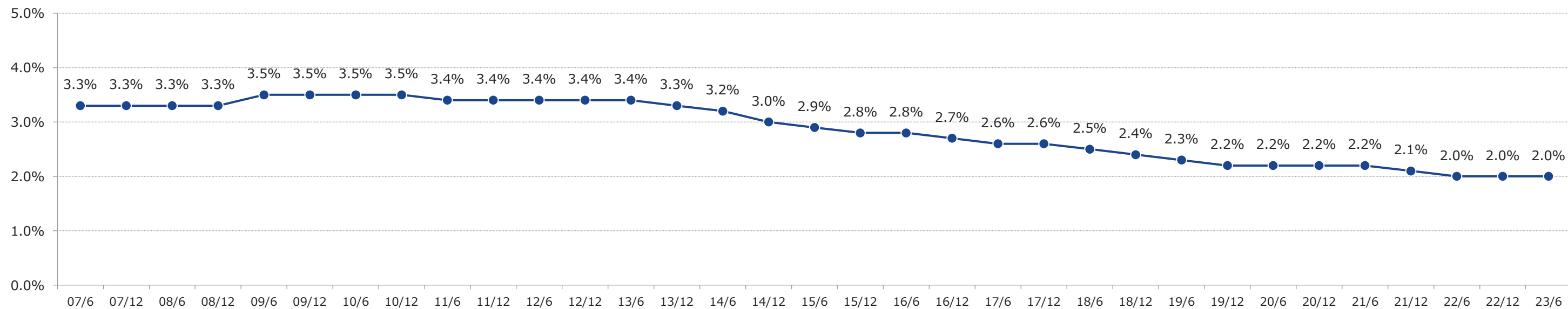
#### Acquisition of Assets by J-REITs (Calendar year)



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

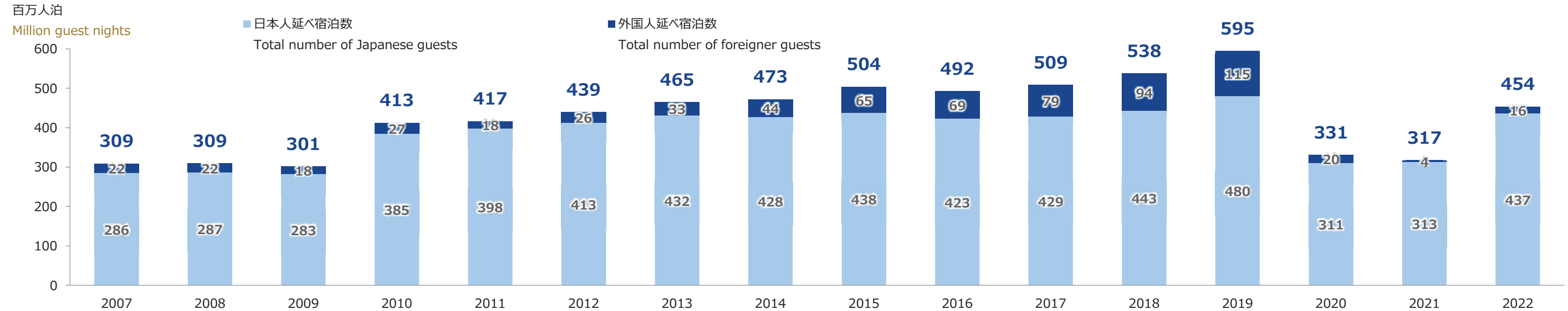


資料：日本不動産研究所  
Source: Survey by Japan Real Estate Institute

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

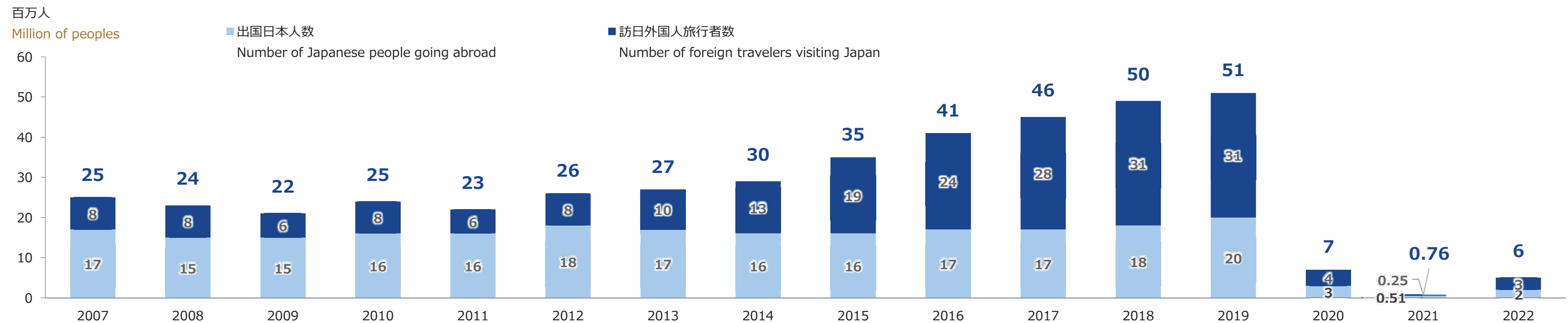
Offices in prime locations: Office buildings around five years old located in the Marunouchi, Otemachi, and Nihonbashi areas with total and standard floor areas of 66,000 m<sup>2</sup> or more and 1,600 m<sup>2</sup> or more, respectively.  
Yield benchmark (on an NCF basis): Yield by use and region 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