

2024年3月期 第3四半期決算概要：連結業績概要

Summary of 3Q, FY2023 Financial Results : Consolidated Financial Summary

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

(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	%
3Q, FY2023	1,699,015	4.5	245,294	15.0	199,759	7.3	166,457	13.1
3Q, FY2022	1,626,393	10.9	213,316	38.0	186,207	35.1	147,171	19.2

*包括利益/Comprehensive Income 3Q, FY2023 : 286,461百万円/¥286,461 million (80.4%) ; 3Q, FY2022 : 158,812百万円/¥158,812 million (-1.2%)

	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
3Q, FY2023	178.26	178.15
3Q, FY2022	155.02	154.91

(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
3Q, FY2023	9,664,708	3,196,018	31.7	3,281.31
FY2022	8,841,396	3,031,220	32.8	3,107.37

(参考/Reference) 自己資本/Shareholders' Equity 3Q, FY2023 : 3,064,831百万円/¥ 3,064,831 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	—	35.00	—	—	—
FY2023 (予想/Plan)	—	—	—	37.00	72.00

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	335,000	9.7	265,000	-0.1	220,000	11.7	235.60

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)	3Q, FY2023	936,877,907	FY2022	948,451,327
期末自己株式数 Number of treasury stock at term-end	3Q, FY2023	2,851,157	FY2022	14,951,532
期中平均株式数 Average number of shares during the period	3Q, FY2023	933,773,353	3Q, FY2022	949,350,854

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Summary of 3Q, FY2023 Financial Results : Summary of Consolidated Income

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連結損益計算書

Consolidated Income Statement

単位：百万円/Unit : Millions of yen

	3Q, FY2023	3Q, FY2022	増減/Change	増減率/Change Rate
営業収益 Revenue from Operations	1,699,015	1,626,393	+72,621	+4.5%
賃貸 Leasing	606,195	559,067	+47,128	
分譲 Property Sales	403,953	427,980	-24,027	
マネジメント Management	336,952	328,814	+8,137	
施設営業 Facility Operations	144,430	106,800	+37,630	
その他 Other	207,483	203,730	+3,752	
賃貸 Leasing	130,731	115,436	+15,295	
分譲 Property Sales	86,096	90,889	-4,793	
マネジメント Management	45,874	47,915	-2,041	
施設営業 Facility Operations	21,163	-3,316	+24,480	
その他 Other	1,865	-1,543	+3,408	
全社費用・消去 Elimination or Corporate	-40,437	-36,064	-4,372	
営業利益 Operating Income	245,294	213,316	+31,977	+15.0%
営業外損益 Non-operating Income/Expenses	-45,534	-27,109	-18,424	
持分法損益 Equity in Net Income or Loss of Affiliated Companies	6,006	6,689	-682	
純金利負担 Interest Income/Expense, in Net	-53,521	-35,875	-17,646	
その他 Other, in Net	1,980	2,076	-95	
経常利益 Ordinary Income	199,759	186,207	+13,552	+7.3%
特別損益 Extraordinary Income/Loss	58,502	41,923	+16,579	
特別利益 Extraordinary Income	58,502	44,077	+14,425	
特別損失 Extraordinary Loss	-	-2,154	2,154	
税金等調整前四半期純利益 Income before Income Taxes	258,262	228,130	+30,131	
法人税等 Income Taxes	-87,564	-75,169	-12,394	
四半期純利益 Profit	170,698	152,961	+17,737	
非支配株主に帰属する四半期純利益 Profit Attributable to Non-Controlling Interests	-4,240	-5,790	+1,549	
親会社株主に帰属する四半期純利益 Profit Attributable to Owners of Parent	166,457	147,171	+19,286	+13.1%

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	54,139
固定資産売却益 Gain on Sales of Fixed Assets	4,363
合計 Total	58,502

公表（進捗率）

Progress Rate

：百万円/Unit : Millions of yen

	3Q, FY2023	通期予想 Full-Year Forecast	進捗率 Progress Rate
営業収益 Revenue from Operations	1,699,015	2,300,000	73.9%
営業利益 Operating Income	245,294	335,000	73.2%
経常利益 Ordinary Income	199,759	265,000	75.4%
親会社株主に帰属する 四半期純利益 Profit attributable to owners of parent	166,457	220,000	75.7%

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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	
		3Q, FY2023	3Q, FY2022
当期純利益 Profit		170,698	152,961
その他包括利益 Other Comprehensive Income		115,762	5,851
その他有価証券評価差額金 Valuation Difference on Available-For-Sale Securities		48,144	-99,263
繰延ヘッジ損益 Deferred Gains or Losses on Hedges		-369	8,767
為替換算調整勘定 Foreign Currency Translation Adjustment		29,980	64,588
退職給付に係る調整額 Remeasurements of Defined Benefit Plans, Net of Tax		-2,603	-2,903
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		40,610	34,662
包括利益 Comprehensive Income		286,461	158,812
(うち親会社株主に係る包括利益) (Comprehensive Income Attributable to Owners of the Parent)		281,002	148,900
(うち非支配株主に係る包括利益) (Comprehensive Income Attributable to Non-Controlling Interests)		5,458	9,912

(参考) 単体・営業損益

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

			単位：百万円/Unit : Millions of yen		
			3Q, FY2023	3Q, FY2022	増減/Change
営業収益 Revenue from Operations	賃貸事業 Leasing		525,313	483,427	+41,886
	分譲事業（業務施設等） Property Sales		24,191	40,384	-16,192
	その他 Other		27,092	26,032	+1,060
	合計 Total		576,597	549,844	+26,753
粗利益率 Gross Profit Margin	賃貸事業 Leasing		18.1%	15.3%	+2.8pt
	分譲事業（業務施設等） Property Sales		35.2%	31.2%	+4.0pt
	その他 Other		30.9%	34.9%	-4.0pt
営業利益 Operating Income			73,878	62,511	+11,366

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賃貸
Leasing

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単位：百万円/Unit:Millions of yen

賃貸/Leasing	
<p>前期に竣工した「50 Hudson Yards (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471億円の増収、152億円の増益。なお、当第3四半期末における当社の首都圏オフィス空室率(単体)は3.1%。</p> <p>In the third quarter cumulative period of the fiscal year ending March 31, 2024, overall revenue from operations and operating income grew ¥47.1 billion and ¥15.2 billion, respectively. 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 "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 3.1% as of December 31, 2023.</p>	

		3Q, FY2023	Y on Y			3Q, FY2023	Y on Y
営業収益 Revenue from Operations		606,195	+47,128	営業利益 Operating Income		130,731	+15,295
収益 Revenue	オフィス Office Buildings	331,601		3Q, FY2023	3Q, FY2022	増減/Change	
	商業施設 Retail Facilities	213,446		316,190	194,289	+15,411	
	その他 Other	61,147		213,446	194,289	+19,157	
	合計/Total Revenue	606,195		61,147	48,588	+12,559	
				合計/Total Revenue	559,067	+47,128	
貸付面積 (千㎡) Leased Floor Space (1,000㎡)	オフィス Office Buildings	2,096		所有 Owned	1,969	+127	
	商業施設 Retail Facilities	2,010		転貸 Sublease	1,493	+6	
	合計/Total Leased Floor Space	6,275		所有 Owned	1,920	+90	
				転貸 Sublease	638	+32	
				合計/Total Leased Floor Space	6,020	+255	
空室率推移/Vacancy Rate		12/2023	9/2023	6/2023	3/2023	3/2022	3/2021
連結オフィス・商業 Consolidated Office Buildings & Retail Facilities		3.9%	4.4%	3.9%	4.3%	3.0%	2.9%
単体オフィス首都圏 Non-Consolidated Office Buildings Tokyo Metropolitan Area		3.1%	3.6%	3.2%	3.8%	3.2%	3.1%

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 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
- ・ららテラスTOKYO-BAY/LaLa Terrace TOKYO-BAY
- ・ららぽーと台中/Lalaport TAICHUNG

【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"キャピタル"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

(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	
		3Q, FY2023	3Q, FY2022	3Q, FY2023	3Q, FY2022	3Q, FY2023	3Q, FY2022
棟数	Number of Buildings	118	121	95	98	23	23
貸付面積 (千㎡)	Leased Floor Space (1,000㎡)	2,831	2,851	2,549	2,568	282	282
賃貸収益	Leasing Revenue (¥ millions)	253,375	253,696	235,365	235,632	18,009	18,063
空室率	Vacancy Rate	3.2%	6.1%	3.1%	6.4%	3.7%	3.5%
商業施設/Retail Facilities		総計/Total		首都圏/Tokyo Metropolitan Area		地方/Regions	
		3Q, FY2023	3Q, FY2022	3Q, FY2023	3Q, FY2022	3Q, FY2023	3Q, FY2022
棟数	Number of Buildings	96	99	69	71	27	28
貸付面積 (千㎡)	Leased Floor Space (1,000㎡)	2,347	2,314	1,449	1,447	898	867
賃貸収益	Leasing Revenue (¥ millions)	195,195	181,348	125,112	119,679	70,082	61,668
空室率	Vacancy Rate	1.3%	2.0%	1.0%	2.0%	1.7%	2.0%

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分譲
Property Sales

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分譲/Property Sales

単位：百万円/Unit:Millions of yen

国内住宅分譲は、「パークコート神宮北参道 ザタワー」等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、前年同期の物件売却等の反動により、減収減益。セグメント全体では240億円の減収、47億円の減益。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95%。

Revenue and earnings in the “Property Sales to Individuals (Domestic)” category increased. This was due to a variety of factors, including progress in the handover of PARK COURT JINGU KITASANDO THE TOWER. In contrast, revenue and earnings in the “Property Sales to Investors and Individuals (Overseas), etc.” category decreased. This was largely a correction and reflected such factors as the absence of property sales during the corresponding period of the previous fiscal year. As a result, revenue from operations and operating income in the “Property Sales” segment as a whole declined ¥8.1 billion and ¥2.0 billion, respectively, in the period under review. Meanwhile, of the 3,350 new condominium units in Japan that will be recorded in the fiscal year ending March 31, 2024, the Company had contracts in place for 95% as of December 31, 2023.

当期における主要な計上物件

Major Projects Undertaken during the Period (full-year 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

・パークホームズ三軒茶屋一丁目

/ PARK HOMES BUNKYO SANGENJAYA 1-CHOME

・パークホームズLaLa門真

/ PARK HOMES LALAKADOMA

・ファインコート新百合ヶ丘グランレガシー

/ FINE COURT SHINYURIGAOKA GRAND LEGACY

【投資家向け分譲】Property Sales to Investors

・Innovation Square Phase II ・Alta Revolution

・MFLP東名綾瀬/ MFLP Tomei Ayase

・新川崎スクエア/ Shin-Kawasaki Square

・パークアクシス赤坂山王 / PARK AXIS AKASAKASANNO

・パークアクシス大塚サウスレジデンス

/ PARK AXIS OTSUKA SOUTH RESIDENCE

	3Q, FY2023	Y on Y		3Q, FY2023	Y on Y
営業収益 Revenue from Operations	403,953	-24,027	営業利益 Operating Income	86,096	-4,793

		3Q, FY2023	3Q, FY2022	増減/Change
国内住宅分譲 Property Sales to Individuals (Domestic)	収益 Revenue	207,478	195,643	+11,834
	営業利益 Operating Income	36,899	29,555	+7,344
投資家向け・海外住宅分譲等 Property Sales to Investors and Individuals (Overseas), etc.	収益 Revenue	196,475	232,336	-35,861
	営業利益 Operating Income	49,196	61,334	-12,137
合計 Total	収益 Revenue	403,953	427,980	-24,027
	営業利益 Operating Income	86,096	90,889	-4,793

		戸数 (戸) Number of Units (Units)		
		3Q, FY2023	3Q, FY2022	増減/Change
中高層分譲 Condominium Sales	戸数 (戸)	1,925	2,093	-168
	戸当たり単価 (万円) Unit Price (¥ 10 thousand)	9,629	7,935	+1,694
	収益 Revenue	185,367	166,120	+19,246
戸建分譲 Detached Housing Sales	戸数 (戸)	273	351	-78
	戸当たり単価 (万円) Unit Price (¥ 10 thousand)	8,099	8,411	-312
	収益 Revenue	22,110	29,522	-7,412
国内住宅分譲合計 Total Property Sales to Individuals (Domestic)	戸数 (戸)	2,198	2,444	-246
	戸当たり単価 (万円) Unit Price (¥ 10 thousand)	9,439	8,004	+1,435
	収益 Revenue	207,478	195,643	+11,834

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

(戸/Units)

	12/2023	9/2023	6/2023	3/2023	3/2022	3/2021
中高層分譲 Condominiums	40	30	36	55	82	150
戸建分譲 Detached Housing	16	5	0	0	7	17
合計 Total	56	35	36	55	89	167

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	2,567	6,823	1,925	4,898	2,618
戸建分譲 Detached Housing	118	252	370	273	97	278
合計 Total	4,374	2,819	7,193	2,198	4,995	2,896

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マネジメント
Management

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マネジメント/Management

単位：百万円/Unit:Millions of yen

	3Q, FY2023	Y on Y		3Q, FY2022	Y on Y
営業収益 Revenue from Operations	336,952	+8,137	営業利益 Operating Income	45,874	-2,041

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等により、増収増益。仲介・アセットマネジメント等は、前年同期に計上したプロジェクトマネジメントフィーの反動減等により、減収減益。セグメント全体では81億円の増収、20億円の減益。

In the "Property Management" category, revenue and earnings increased owing mainly to the year-on-year improvement in occupancy rates in the "Repark" (car park leasing) business. Revenue and earnings in the "Brokerage and Asset Management, etc." category decreased due to a variety of factors, including the absence of project management fees recorded in the corresponding period of the previous fiscal year. As a result, overall revenue from operations and grew ¥37.6 billion while operating income declined ¥2.0 billion in the "Management" segment.

			3Q, FY2023	3Q, FY2022	増減/Change
プロパティマネジメント Property Management	収益 Revenue		257,127	248,668	+8,459
	営業利益 Operating Income		28,982	28,048	+934
仲介・アセットマネジメント等 Brokerage, Asset Management, etc.	収益 Revenue		79,824	80,146	-322
	営業利益 Operating Income		16,891	19,867	-2,975
合計 Total	収益 Revenue		336,952	328,814	+8,137
	営業利益 Operating Income		45,874	47,915	-2,041

	3Q, FY2023	3Q, FY2022	増減/Change
リパーク（貸し駐車場）台数 Repark (Car Park Leasing) - Total Managed Units (Units)	248,179	251,689	-3,510
仲介件数* Number of Brokerages*(Units)	28,395	29,193	-798
販売受託件数 Consignment Sales (Units)	383	584	-201

*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：28,460件（前期比△840件）

*Brokerages refers to brokerages from outside customers

Reference: Brokerages for Mitsui Fudosan Realty Group before elimination of unrealized gains and losses: 28,460 (-840 Y on Y)

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施設営業
Facility

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決算・企業情報等
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施設営業/Facility Operations

単位：百万円/Unit:Millions of yen

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来場者数の増加等により、セグメント全体では376億円の増収、244億円の増益。

Overall revenue from operations and operating income increased ¥37.6 billion and ¥24.4 billion, respectively, in the "Facility Operations" segment. This was mainly due to the substantial improvement in ADR at hotels and resorts as well as upswings in the number of visitors at TOKYO DOME.

	3Q, FY2023	Y on Y		3Q, FY2023	Y on Y
営業収益 Revenue from Operations	144,430	+37,630	営業利益 Operating Income	21,163	+24,480

		3Q, FY2023	3Q, FY2022	増減/Change
収益 Revenue	ホテル・リゾート Hotels and Resorts	104,744	68,122	+36,621
	スポーツ・エンターテインメント Sports and Entertainments	39,686	38,677	+1,008
	合計 Total	144,430	106,800	+37,630

	3Q, FY2023	3Q, FY2022	増減/Change
宿泊主体型ホテル 稼働率 Lodging-focused hotels Occupancy Rates	83%	82%	+1pt

2024年3月期 第3四半期決算概要：連結PL概要

Summary of 3Q, 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

	3Q, FY2023	Y on Y		3Q, FY2023	Y on Y
営業収益 Revenue from Operations	207,483	+3,752	営業利益 Operating Income	1,865	+3,408

			3Q, FY2023	3Q, FY2022	増減/Change
収益 Revenue	新築請負・リフォーム New construction under Consignment and Reform		179,158	176,700	+2,457
	その他 Other		28,324	27,029	+1,294
	合計 Total		207,483	203,730	+3,752

			3Q, FY2023	3Q, FY2022	増減/Change
新築請負受注工事高 Revenue from New Construction under Orders Received			97,828	104,813	-6,985

2024年3月期 第3四半期決算概要：連結PL概要

Summary of 3Q, 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

		3Q, FY2023	3Q, FY2022	増減/Change
賃貸 Leasing	収益 Revenue	109,484	85,371	+24,112
	営業利益① Operating Income (1)	28,176	22,116	+6,060
分譲 Property Sales	収益 Revenue	135,903	121,663	+14,240
	営業利益② Operating Income (2)	38,734	21,785	+16,948
マネジメント・その他等 Management, Other, etc.	収益 Revenue	15,803	11,465	+4,337
	営業利益③ Operating Income (3)	557	-590	+1,148
海外持分法換算営業利益④*1 Pro forma Operating Income of Overseas Affiliates (4)*1		5,047	8,734	-3,686
海外事業利益合計①+②+③+④ Total Overseas Income ((1) + (2) + (3) + (4))		72,515	52,045	+20,470
海外事業利益比率*2 Overseas Income Ratio*2		29.0%	23.4%	+5.6pt

*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 138.24円/ドル（2023年1月1日～2023年9月30日） 前期 128.30円/ドル（2022年1月1日～2022年9月30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 for3Q, FY2023 ¥138.24:US\$1 (Jan. 1, 2023 - Sep. 30, 2023); 3Q,FY2022 ¥128.30:US\$1 (Jan. 1, 2022 - Sep. 30, 2022)

2024年3月期 第3四半期決算概要：連結BS概要 全体

Summary of 3Q, 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

		3Q, FY2023	FY2022	増減/Change			3Q, FY2023	FY2022	増減/Change
流動資産	Current Assets	3,230,060	2,747,508	+482,551	流動負債	Current Liabilities	1,738,381	1,501,842	+236,538
現金・預金	Cash & Time Deposits	281,806	134,355	+147,450	支払手形及び買掛金	Accounts Payable-Trade	102,253	147,985	-45,732
受取手形、売掛金及び契約資産	Accounts Receivable —Trade and Contract Assets	73,077	71,220	+1,856	短期借入金	Short-Term Debt	888,055	624,616	+263,438
有価証券	Marketable Securities	91	131	-39	コマースャルペーパー	Commercial Paper	118,000	78,000	+40,000
販売用不動産・前渡金	Real Property for Sale (including Advances Paid for Purchases)	2,444,964	2,163,634	+281,329	短期償還社債	Bond Redeemable Within One Year	99,802	100,300	-497
未成工事支出金	Expenditure on Contracts in Progress	13,679	9,158	+4,520	未払法人税等	Income Taxes Payable	27,315	41,629	-14,313
その他の棚卸資産	Other Inventories	9,119	10,737	-1,617	契約負債	Contract Liabilities	192,071	178,190	+13,881
短期貸付金	Short-Term Loans	21,565	16,890	+4,674	完成工事補償引当金	Allowance for Completed Project Indemnities	839	907	-68
営業出資金	Equity Investments in Properties for Sale	7,072	9,774	-2,702	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	379,501	332,336	+47,165	その他流動負債	Other	310,042	330,212	-20,170
貸倒引当金	Allowance for Doubtful Accounts	-818	-731	-87					
					固定負債	Long-Term Liabilities	4,730,309	4,308,333	+421,975
有形固定資産	Tangible Fixed Assets	4,351,134	4,206,453	+144,681	社債	Corporate Bonds	912,705	730,011	+182,693
建物及び構築物	Buildings and Structures	1,764,247	1,688,214	+76,033	長期借入金	Long-Term Debt	2,721,960	2,515,602	+206,358
機械装置・運搬具	Machinery, Equipment and Vehicles	79,570	68,621	+10,949	預り敷金・保証金	Deposits from Tenants	464,884	456,582	+8,301
土地	Land	2,206,273	2,170,728	+35,545	役員退職慰労引当金	Allowance for Directors' and Corporate Auditors' Retirement Benefits	597	799	-202
建設仮勘定	Construction in Progress	122,606	102,781	+19,825	退職給付に係る負債	Net Defined Benefit Liability	45,964	45,672	+291
その他	Other	178,436	176,108	+2,327	繰延税金負債	Deferred Tax Liabilities	306,577	286,734	+19,843
					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	92,315	86,676	+5,638	その他固定負債	Other	186,531	181,841	+4,690
有形・無形固定資産	Tangible and Intangible Fixed Assets	4,443,450	4,293,130	+150,320	有利子負債	Interest-Bearing Debt	4,740,524	4,048,531	+691,992
					うちノンリコース債務	Non-recourse debt	710,054	676,851	+33,202
					余剰敷金・保証金	Surplus lease deposits/guarantee deposits	292,955	284,291	+8,663
					負債計	Total Liabilities	6,468,690	5,810,176	+658,514
投資その他資産	Investments and Other Assets	1,991,198	1,800,757	+190,440	資本金	Common Stock	341,000	340,552	+447
投資有価証券	Investment Securities	1,432,998	1,258,125	+174,873	資本剰余金	Capital Surplus	280,759	366,604	-85,844
長期貸付金	Long-Term Loans	8,585	8,938	-353	利益剰余金	Retained Earnings	1,631,351	1,499,572	+131,779
差入敷金・保証金	Lease Deposits	171,929	172,291	-362	自己株式	Treasury Stock	-7,319	-38,354	+31,035
退職給付に係る資産	Net Defined Benefit Asset	63,887	64,756	-869	土地再評価差額金	Reserve on Land Revaluation	167,042	194,900	-27,858
繰延税金資産	Deferred Income Taxes	26,920	25,761	+1,158	その他有価証券評価差額金	Net Unrealized Holding Gains on Securities	475,203	426,950	+48,253
その他投資その他資産	Other	288,046	272,027	+16,018	繰延ヘッジ損益	Deferred Gains or Losses on Hedges	15,664	16,072	-408
貸倒引当金	Allowance for Doubtful Accounts	-1,169	-1,143	-25	為替換算調整勘定	Foreign Currency Translation Adjustment	137,059	67,710	+69,349
					退職給付に係る調整累計額	Remeasurements of Defined Benefit Plans	24,068	26,717	-2,649
					新株予約権	New Share Subscription Rights	909	1,291	-382
					非支配株主持分	Non-Controlling Interests	130,277	129,202	+1,074
					純資産計	Total Net Assets	3,196,018	3,031,220	+164,797
					〔D/Eレシオ〕	〔D/E Ratio〕	1.55	1.40	+0.15
					〔自己資本比率〕	〔Equity Ratio〕	31.7%	32.8%	- 1.1pt
資産計	Total Assets	9,664,708	8,841,396	+823,311	負債・純資産計	Total Liabilities and Net Assets	9,664,708	8,841,396	+823,311

為替変動による増減を含む。当第3四半期の為替影響は+2,800億円/Includes changes due to exchange rate fluctuations. Foreign exchange impact for the period: +280.0 billion yen

2024年3月期 第3四半期決算概要：連結BS概要

Summary of 3Q, 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)

百万円/Unit : Millions of yen

		3Q, FY2023	FY2022	増減/Change
三井不動産レジデンシャル	Mitsui Fudosan Residential	838,144	739,095	+99,048
三井不動産	Mitsui Fudosan	688,765	609,575	+79,189
三井不動産アメリカグループ	Mitsui Fudosan America Group	605,935	602,381	+3,554
英国三井不動産グループ	Mitsui Fudosan UK Group	167,624	91,647	+75,977
SPC合計	SPCs Total	131,674	109,963	+21,710
その他・消去等	Other and Elimination	12,821	10,971	+1,849
合計	Total	2,444,964	2,163,634	+281,329

	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
3Q, FY2023	2,163,634	496,140	- 275,014	60,203	2,444,964
3Q, FY2022	2,051,704	290,171	- 297,676	124,634	2,168,833

(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3四半期 1,081億円〕/Reference: Costs Associated with Land Acquisition by Mitsui Fudosan Residential (¥108.1 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

		3Q, FY2023	FY2022	増減/Change
三井不動産	Mitsui Fudosan	2,656,847	2,688,891	-32,043
三井不動産アメリカグループ	Mitsui Fudosan America Group	774,899	686,229	+88,670
東京ドームグループ	Tokyo Dome Group	278,437	279,542	-1,105
台湾三井不動産グループ	Mitsui Fudosan Taiwan Group	156,621	126,985	+29,635
SPC合計	SPCs Total	152,391	154,307	-1,916
三井不動産レジデンシャル	Mitsui Fudosan Residential	88,282	88,179	+102
三井不動産マレーシアグループ	Mitsui Fudosan Malaysia Group	69,607	63,498	+6,109
その他・消去等	Other and Elimination	266,362	205,495	+60,866
合計	Total	4,443,450	4,293,130	+150,320

(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
3Q, FY2023	4,293,130	185,380	-99,094	64,033	4,443,450
3Q, FY2022	3,914,135	313,534	-93,350	197,131	4,331,450

有利子負債

Interest-Bearing Debt

単位：百万円/Unit : Millions of yen

		3Q, FY2023	FY2022	増減/Change
三井不動産	Mitsui Fudosan	3,500,741	3,008,292	+492,448
三井不動産アメリカグループ	Mitsui Fudosan America Group	1,237,716	1,149,328	+88,388
三井不動産レジデンシャル	Mitsui Fudosan Residential	762,400	620,000	+142,400
SPC合計	SPCs Total	174,670	161,610	+13,060
英国三井不動産グループ	Mitsui Fudosan UK Group	145,115	70,770	+74,344
東京ドームグループ	Tokyo Dome Group	121,000	123,500	-2,500
台湾三井不動産グループ	Mitsui Fudosan Taiwan Group	112,320	73,633	+38,686
三井不動産マレーシアグループ	Mitsui Fudosan Malaysia Group	56,729	46,570	+10,158
子会社貸付金	Loans to Subsidiaries	- 1,539,723	- 1,395,039	-144,684
その他・消去等	Other and Elimination	169,556	189,865	-20,308
合計	Total	4,740,524	4,048,531	+691,992
(うちノンリコース債務)	(Non-recourse Debt of Total)	710,054	676,851	+33,202

為替変動による増減を含む。当第3四半期の為替影響は+1,372億円
Includes changes due to exchange rate fluctuations. Foreign exchange impact for the period: +137.2 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

当第3四半期 149.58円/ドル (2023年9月30日時点) 前期 132.70円/ドル (2022年12月31日時点)
当第3四半期 182.53円/ポンド (2023年9月30日時点) 前期 160.00円/ポンド (2022年12月31日時点)
¥149.58:US\$1 as of September 30, 2023, ¥132.70:US\$1 as of December 31, 2022;
¥182.53:£1 as of September 30, 2023, ¥160.00:£1 as of December 31, 2022

有形・無形固定資産 主な内訳/Main Factors for the Change in Tangible and Intangible Fixed

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、三井不動産アメリカグループなどの在外子会社における為替影響等。

Such factors as new investments in the “Yaesu 2-Chome Central District Project” by Mitsui Fudosan and “LaLaport TAICHUNG by Mitsui Fudosan Taiwan Group as well as the impact of fluctuations in foreign currency exchange rates on overseas subsidiaries, including Mitsui Fudosan America Group.

2024年3月期決算概要：連結業績予想（2024年2月9日公表）

FY2023 : Consolidated Earnings Forecasts (Announced Feb. 9, 2024)

単位：百万円/Unit : Millions of yen

	2024年3月期 通期予想 / FY2023 Forecast			参考 / Reference
	今回 / Latest 2024年2月9日公表 Feb. 9, 2024	前回 / Previous 2023年11月8日公表 Nov 8, 2023	増減 Change	
営業収益 Revenues from Operations	2,300,000	2,300,000	-	2,269,103
賃貸 Leasing	780,000	780,000	-	755,238
分譲 Property Sales	600,000	600,000	-	641,672
マネジメント Management	450,000	450,000	-	445,924
施設営業 Facility Operations	180,000	180,000	-	144,577
その他 Other	290,000	290,000	-	281,690
賃貸 Leasing	167,000	162,000	+5,000	149,795
分譲 Property Sales	131,000	146,000	-15,000	145,868
マネジメント Management	65,000	60,000	+5,000	63,383
施設営業 Facility Operations	24,000	19,000	+5,000	- 3,690
その他 Other	2,000	2,000	-	- 904
全社費用・消去 Elimination or Corporate	- 54,000	- 54,000	-	- 49,047
営業利益 Operating Income	335,000	335,000	-	305,405
営業外損益 Non-operating Income/Expenses	- 70,000	- 80,000	+10,000	- 40,046
純金利息負担 Interest Income/Expense, in Net	- 70,000	- 75,000	+5,000	- 53,970
その他 Other, in Net	0	- 5,000	+5,000	13,923
経常利益 Ordinary Income	265,000	255,000	+10,000	265,358
特別損益 Extraordinary Gains/Losses	65,000	65,000	-	30,572
税前当期純利益 Income before Income Taxes	330,000	320,000	+10,000	295,930
法人税等 Income Taxes	- 106,000	- 101,000	-5,000	- 92,556
当期純利益 Profit	224,000	219,000	+5,000	203,374
非支配株主に帰属する 当期純利益 Profit Attributable to Non-Controlling Interests	- 4,000	- 4,000	-	- 6,375
親会社株主に帰属する当期純利益 Profit Attributable to Owners of the Parent	220,000	215,000	+5,000	196,998

<業績予想修正内容（前回予想との差異）>

2023年11月8日に公表した業績予想について、以下のとおり修正します。

・各セグメントの営業利益を以下の通り修正します。なお、修正後の「賃貸」および「マネジメント」セグメントの営業利益は、過去最高を更新する見込みです。

「賃貸」セグメント

ビル賃貸における空室率の改善や、商業施設の好調な営業状況を踏まえ、営業利益は前回予想を50億円上回る見込み。

「分譲」セグメント

国内外における物件の売却益は期初の想定を上回る一方、主に米国物件において、利上げに伴うキャップレートの上昇等による評価損を織り込み、営業利益は前回予想を150億円下回る見込み。

「マネジメント」セグメント

主にリハウス（個人向け仲介事業）が好調であることや、リパーク（貸し駐車場事業）の堅調な稼働が寄与し、営業利益は前回予想を50億円上回る見込み。

「施設営業」セグメント

主にホテル・リゾート事業において、想定以上に好調な足元の営業状況を踏まえ、営業利益は前回予想を50億円上回る見込み。

経常利益は純金利息負担の改善等により前回予想を100億円上回る2,650億円、親会社株主に帰属する当期純利益は前回予想を50億円上回る2,200億円を見込みます。

<Details of Revisions to Earnings Forecast (Change from Previous Forecast)>

Revisions to earnings forecasts announced on November 8, 2023 are presented as follows.

Operating income for each segment is revised as follows.

Revised operating income forecasts for the "Leasing" and "Management" segments are expected to come in as record highs.

"Leasing" segment

Operating income is expected to exceed the previous forecast by ¥5.0 billion in light of improvements in building leasing vacancy rates and favorable retail facility operating conditions.

"Property Sales" segment

Operating income is expected to fall below the previous forecast by ¥15.0 billion. Despite gains of property sales in Japan and overseas exceeding expectations at the start of the period, this forecast factors in valuation losses associated with such factors as the increase in cap rates due to higher interest rates.

"Management" segment

Operating income is expected to exceed the previous forecast by ¥5.0 billion. This is mainly due to contributions from the robust "Rehouse" (brokerage for individuals) business and steady operations at the "Repark" (car park leasing) business.

"Facility Operations" segment

Operating income is expected to exceed the previous forecast by ¥5.0 billion largely on the back of stronger-than-expected current operating conditions in the hotels and resorts business.

Ordinary income is expected to total ¥265.0 billion, up ¥10.0 billion compared with the previous forecast owing to a variety of factors, including improvements in net interest expense. Profit attributable to owners of parent is anticipated to amount to ¥220.0 billion, up ¥5.0 billion compared with the previous forecast.

■ 分譲セグメント内訳

Breakdown of Property Sales Segment

単位：百万円/Unit：Millions of yen

		今回 / Latest 2024年2月9日公表 Feb. 9, 2024	前回 / Previous 2023年11月8日公表 Nov 8, 2023	増減/Change
国内住宅分譲 Property Sales to Individuals (Domestic)				
営業収益	Revenues from Operations	310,000	310,000	-
中高層分譲	Condominium Sales	275,000	275,000	-
戸建分譲	Detached Housing Sales	35,000	35,000	-
営業利益	Operating Income	50,000	50,000	-
営業利益率	OP Margin	16.1%	16.1%	-
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	290,000	-
営業利益	Operating Income	81,000	96,000	-15,000
合計 Total				
営業収益	Revenues from Operations	600,000	600,000	-
営業利益	Operating Income	131,000	146,000	-15,000

■ 国内住宅分譲戸数

Property Sales to Individuals (Domestic Units)

(戸/Units)

		今回 / Latest 2024年2月9日公表 Feb. 9, 2024	前回 / Previous 2023年11月8日公表 Nov 8, 2023	増減/Change
中高層	Condominiums	3,350	3,350	-
戸建	Detached Housing	450	450	-
合計	Total	3,800	3,800	-

■ 有形・無形固定資産

Tangible and Intangible Fixed Assets

単位：百万円/Unit：Millions of yen

		今回 / Latest 2024年2月9日公表 Feb. 9, 2024	前回 / Previous 2023年11月8日公表 Nov 8, 2023	増減/Change
新規投資	New Investments	260,000	260,000	-
減価償却費	Depreciation	130,000	130,000	-

■ 販売用不動産・前渡金

Real Property for Sale・Advances Paid for Purchases

		今回 / Latest 2024年2月9日公表 Feb. 9, 2024	前回 / Previous 2023年11月8日公表 Nov 8, 2023	増減/Change
新規投資	New Investments	620,000	620,000	-
原価回収	Recovery of Costs	400,000	400,000	-

■ 有利子負債

Interest-Bearing Debt

		今回 / Latest 2024年2月9日公表 Feb. 9, 2024	前回 / Previous 2023年11月8日公表 Nov 8, 2023	増減/Change
有利子負債	Interest-Bearing Debt	4,500,000	4,600,000	-100,000

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 third 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 third 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 third 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 third 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)

Leasing	Revenue	Income
	¥754.3bil.	¥149.1bil.

Property Sales	Revenue	Income
	¥640.6bil.	¥145.7bil.

Management	Revenue	Income
	¥445.9bil.	¥63.3bil.

Other	Revenue	Income
	¥428.2bil.	-¥4.2bil.
	New construction under Consignment	
	Facility Operations	
	Tokyo Dome	
	Other	

New segments (FY2022 Results)

Leasing ^{*1}	Revenue	Income
	¥755.2bil.	¥149.7bil.

Property Sales ^{*2}	Revenue	Income
	¥641.6bil.	¥145.8bil.

Management	Revenue	Income
	¥445.9bil.	¥63.3bil.

Facility Operations	Revenue	Income
	¥144.5bil.	-¥3.6bil.
	Hotels and Resorts ^{*3}	
	Sports and Entertainments	

*3 : Includes resort business in TOKYO DOME Corp.

Other	Revenue	Income
	¥281.6bil.	-¥0.9bil.
	New construction under Consignment and Reform	
	Other ^{*4}	

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

Elimination or Corporate	Income
	-¥48.6bil.

Elimination or Corporate ^{*5}	Income
	-¥49.0bil.

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

Total	Revenue	Income
	¥2,269.1bil.	¥305.4bil.

Total	Revenue	Income
	¥2,269.1bil.	¥305.4bil.

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	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	991,424	979,250	965,281	959,474
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/EL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

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

For details, please refer to the latest ESG Report
https://www.mitsui-fudosan.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	5,503
	うちScope1	Of these, Scope 1	1,000t-CO ₂	90	104	115	140	183
	うちScope2	Of these, Scope 2	1,000t-CO ₂	395	413	363	438	457
	うちScope3	Of these, Scope 3	1,000t-CO ₂	4,591	3,865	4,211	3,621	4,863
	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	3,935,352
	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	14,210
	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	12,546
	廃棄物排出量*2	Waste emissions volume*2	t/年 t/year	47,271	47,188	38,080	112,375	127,369
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)*4	Women in management positions ratio (Non-consolidated)*4	%	3.3	4.5	5.7	6.8	7.7
	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	18.0
	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)*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%)	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。

*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	
			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 Repair (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。

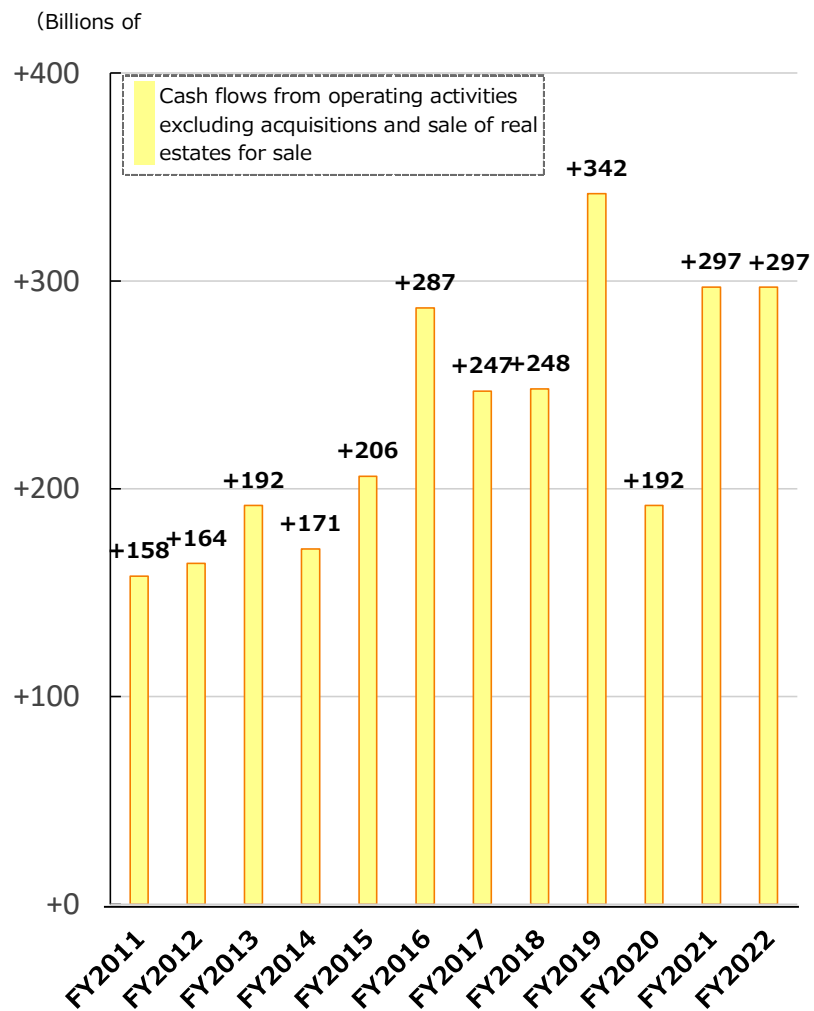
* The above figures are for segments prior to FY2022. Figures for the "Other" segment prior to FY2018 are calculated based on the simple sum of the figures for the "Other" segment and the "Mitsui Home" segment.

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

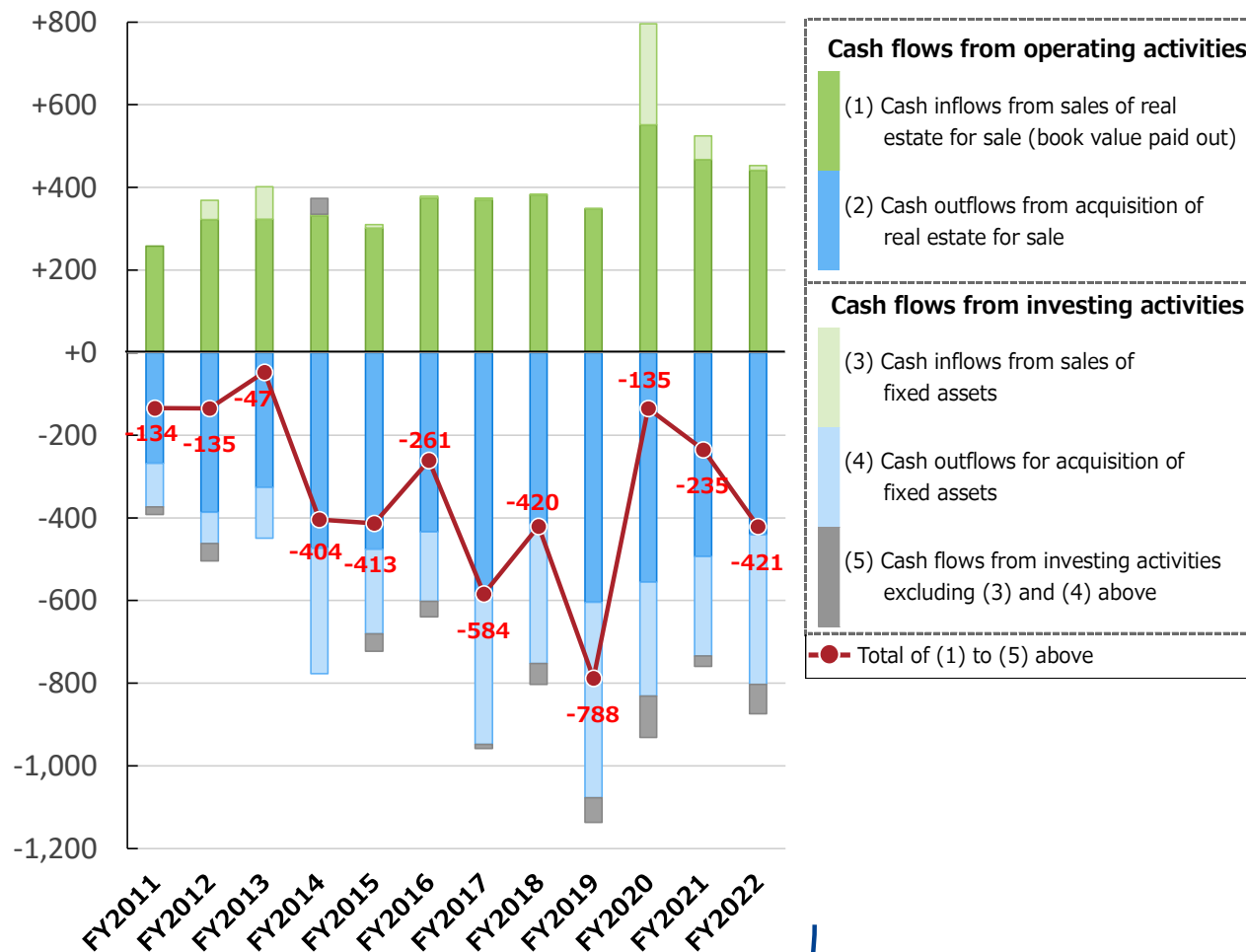
Cash flows from operating activities

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



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

(Billions of)



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

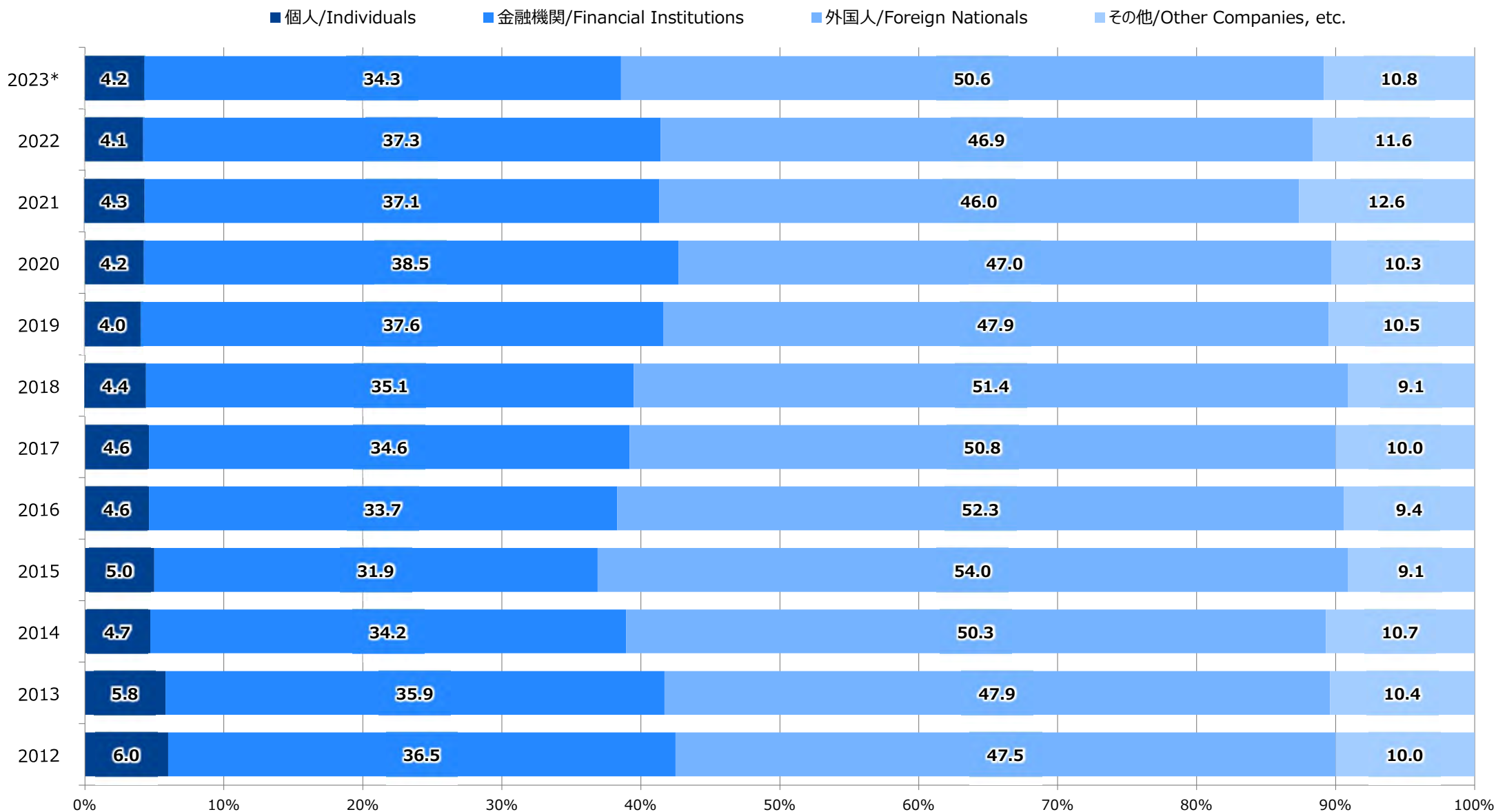
Cash flows from investing activities

- (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



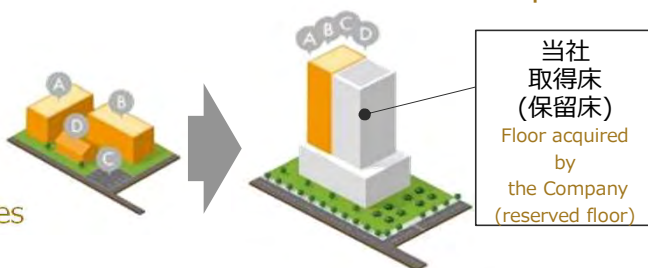
*2023年9月末時点の株主構成比となります。/This is the ratio of shareholders as of September 30, 2023.

市街地再開発事業 Urban Area Redevelopment Project

【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



(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.

保有資産の建替 Reconstruction of Owned Assets

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

一般的な開発 Standard-Type Development

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 Project Pe
				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	[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
		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
物流 Logistics	MFLP船橋 I MFLP Funabashi I	千葉県・船橋市 Funabashi, Chiba	[Timeline bar from 2013 to 2016]															2.0	
海外 Overseas	オフィス Office	55ハドソンヤード 55 Hudson Yards	米国・NY New York	入札/From bidding to operator determination															4.0
	商業 Retail	MOP台湾台中港 MOP TAICHIUNG PORT	台湾・台中市 Taichung City, Taiwan	★出資契約締結 Enter into investment agreement															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*1 上位15物件*2（2023年3月末時点）

Total floor space*1 Top 15 properties*2 (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 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
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 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
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	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	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	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 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）

Logistics Facilities 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 Yatomikisasaki 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 稼働施設室数 約13,000室（連結、2023年3月末時点）

Hotels and Resorts 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-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（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)

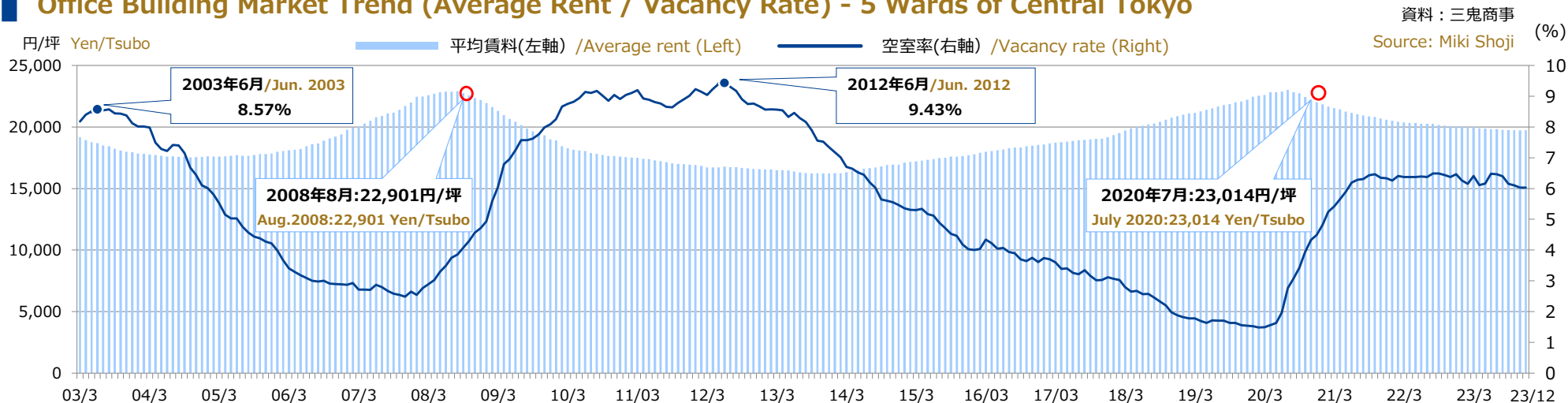
アセット Asset	名称 Name	所在 Location	貸付可能面積（約）または戸数 Total Floor Space for lease or Number of Units	竣工 Completion
オフィス Office Buildings	50 HUDSON YARDS	New York, US	≒ 270,000㎡	2022年 /2022
	55 HUDSON YARDS	New York, US	≒ 118,000㎡	2018年 /2018
	1251 AVENUE OF THE AMERICAS	New York, US	≒ 215,000㎡	1970年 /1970
	WATERFRONT 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 Lumpur 国際空港 セパン 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・ビンタン 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

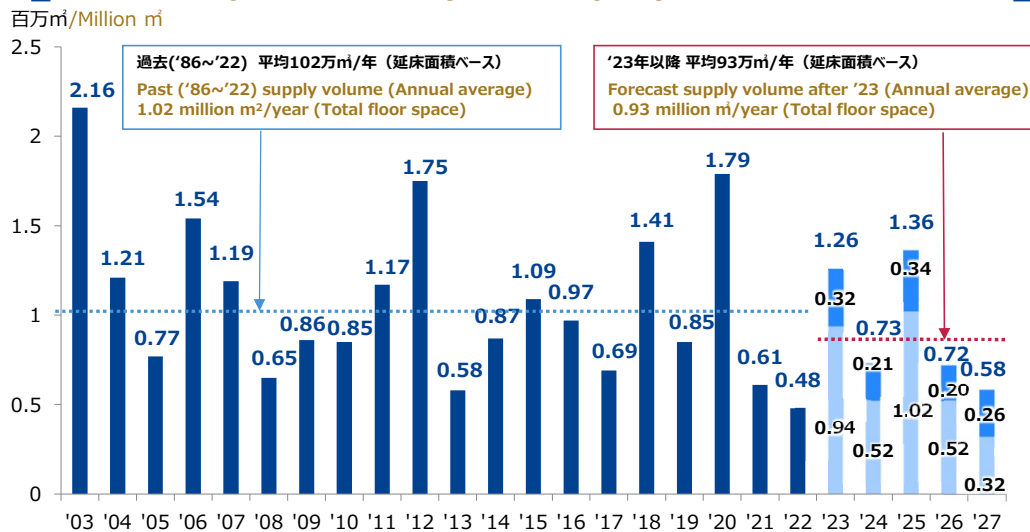
都心5区のオフィス市況（平均賃料・空室率）

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



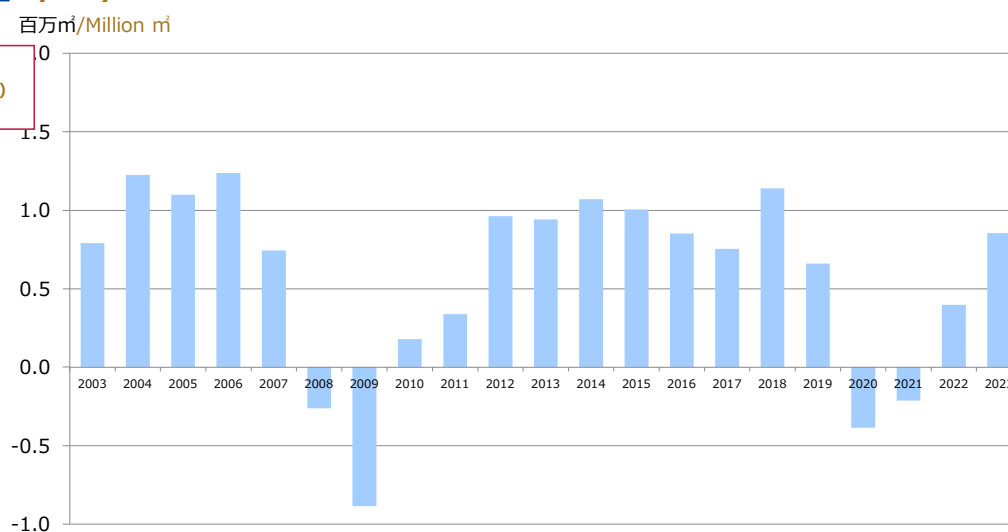
オフィスビル新規供給量（東京23区大規模、暦年）

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)



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

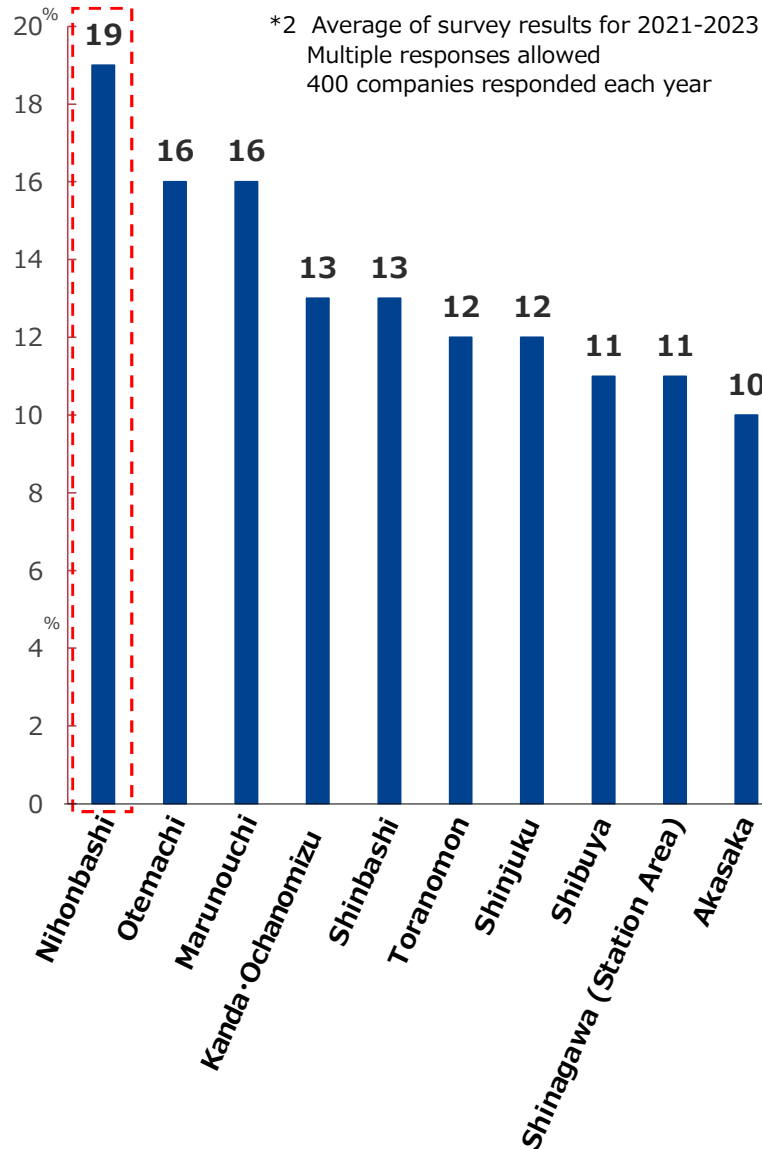
資料：三幸エステート

Source: Sanko Estate

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

*1 Source : Mori Building Co., Ltd. "2023 Survey of Office Needs in Tokyo's Core 23 Cities"
Target : Approximately 10,000 companies with headquarters in the 23 wards of Tokyo
(approx. 1,800 valid responses)

Desired areas for new renters*2 (Top 10 areas)



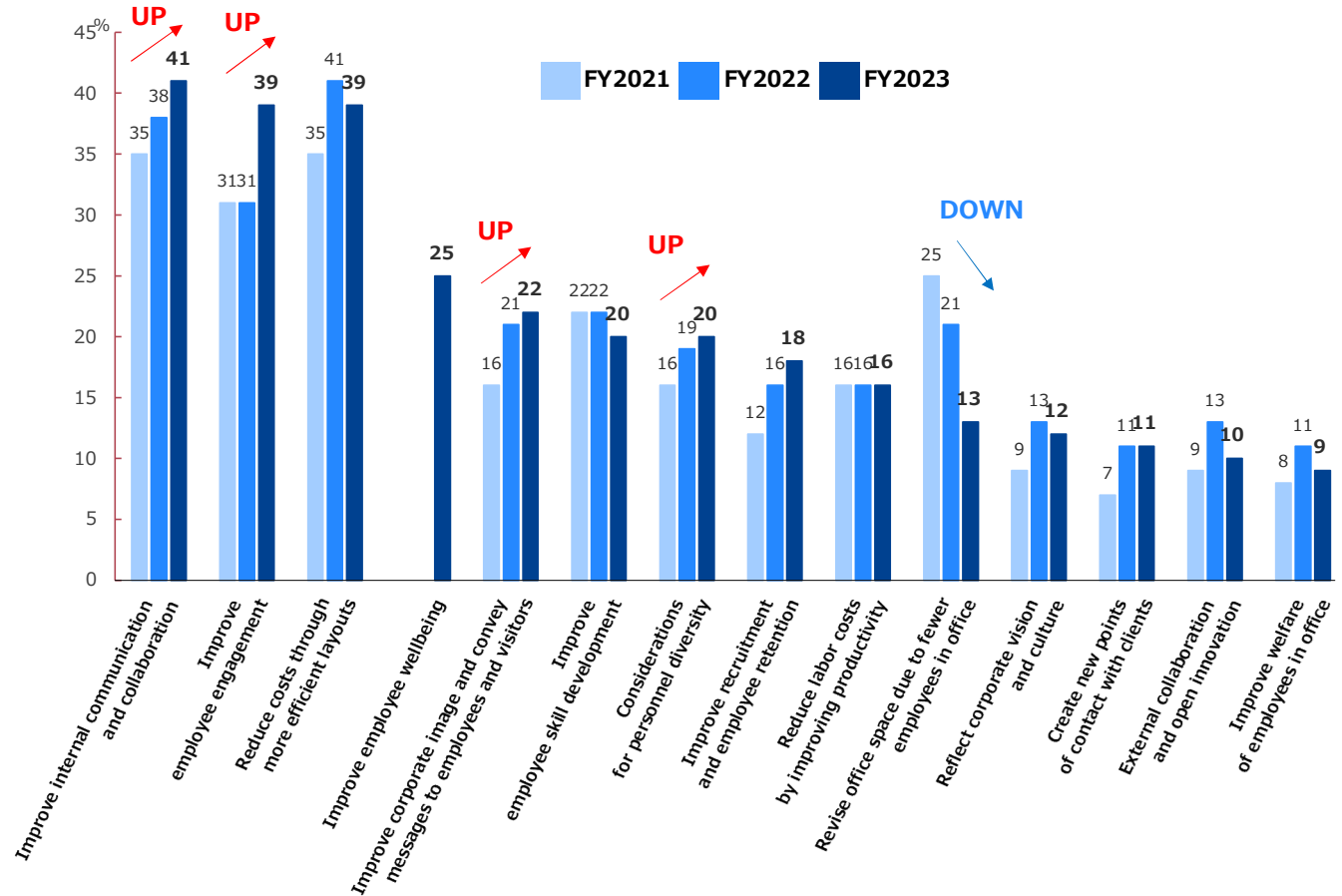
Challenges in creating an office environment*3

*3 Survey results for 2021-2023
Multiple responses allowed
approx. 1,800 companies responded each year

The percentage of responses for "Improve internal and external communication" and "Improve employee engagement" increased and ranked at the top as challenges in creating an office environment.

Among companies with 300 or more employees, Approximately 60% point to "Improve internal and external communication" and "Improve employee engagement" as challenges, while 40% point to "Improve employee wellbeing" as a challenge.

Extracted from Mori Building Co., Ltd. "2023 Survey of Office Needs in Tokyo's Core 23 Cities"



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

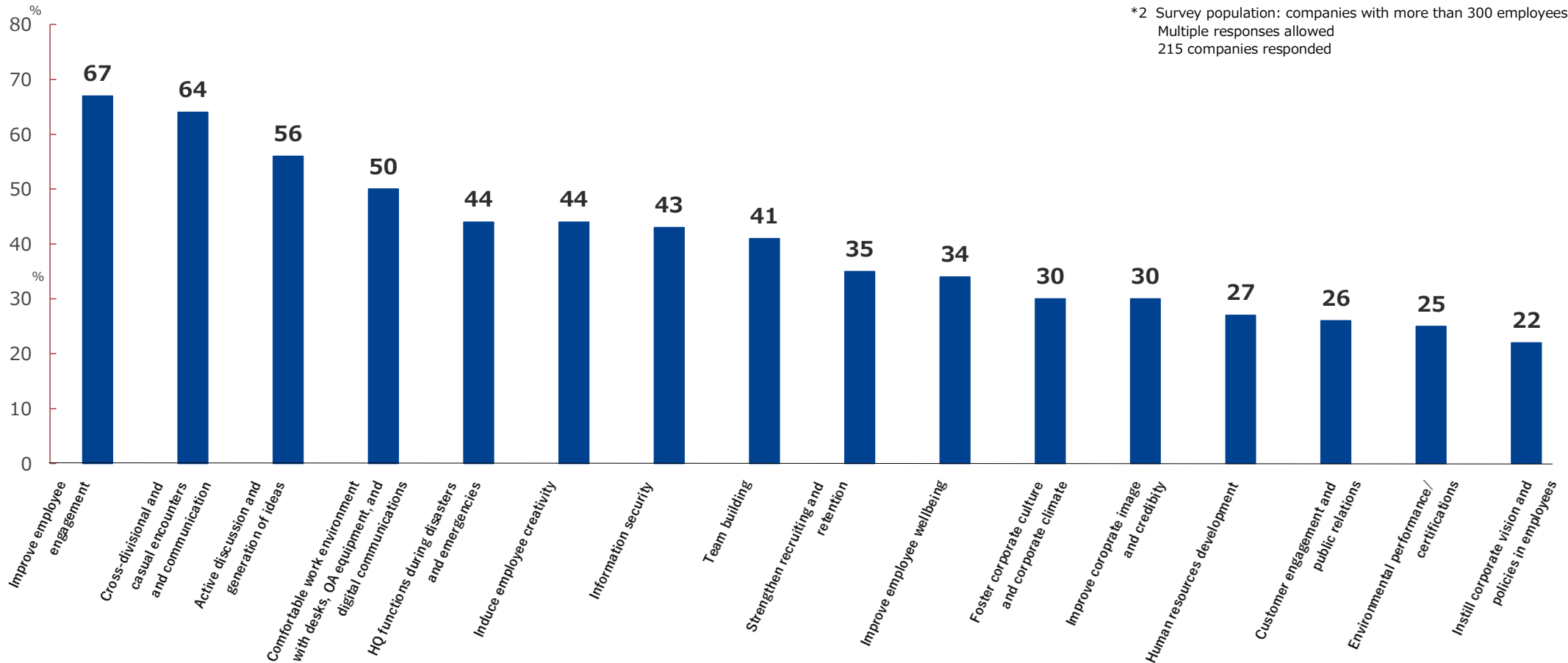
*1 Source : Mori Building Co., Ltd. "2023 Survey of Office Needs in Tokyo's Core 23 Cities"
Target : Approximately 10,000 companies with headquarters in the 23 wards of Tokyo
(approx. 1,800 valid responses)

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

Among companies with 300 or more employees, the top responses were " **Improve employee engagement,**" " **Cross-divisional and casual encounters and communication,**" and " **Active discussion and generation of ideas.**"

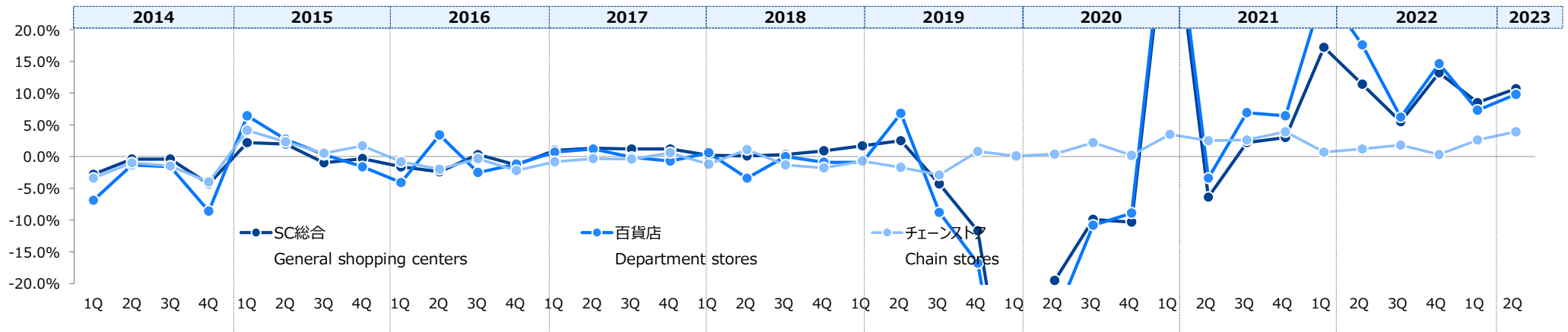
In addition to these, " **Induce employee creativity,**" " **Strengthen recruiting and retention,**" and " **Improve employee wellbeing**" received a much higher percentage of responses than the total number of responding companies, indicating a greater emphasis on the impact of the office on the employees.

Extracted from Mori Building Co., Ltd. "2023 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



* <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%

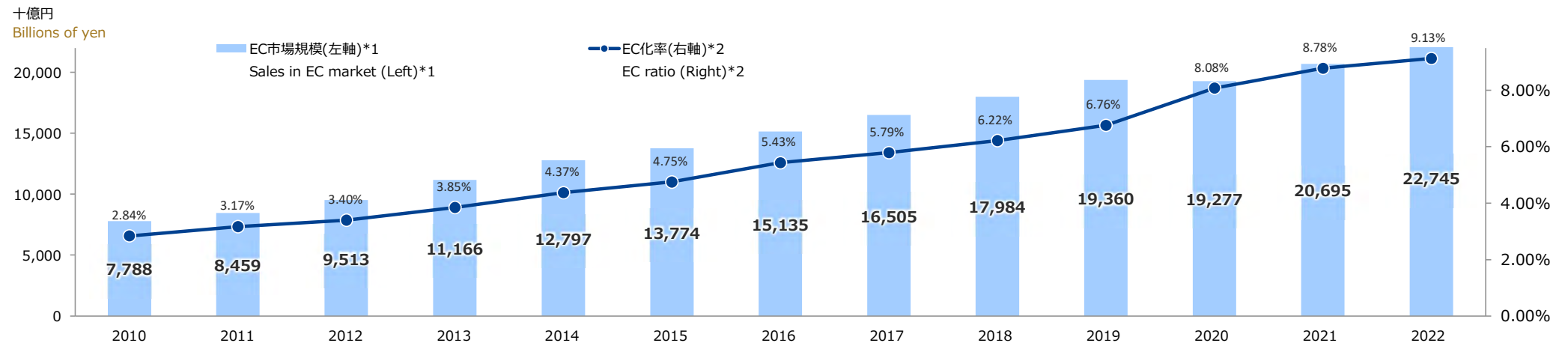
* <General shopping centers> 1Q,FY2020 : -48.8% / 1Q,FY2021 : 42.7% <Department stores> 1Q,FY2020 : -51.7% / 2Q,FY2020 : -25.6% / 1Q,FY2021 : 44.9%

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)



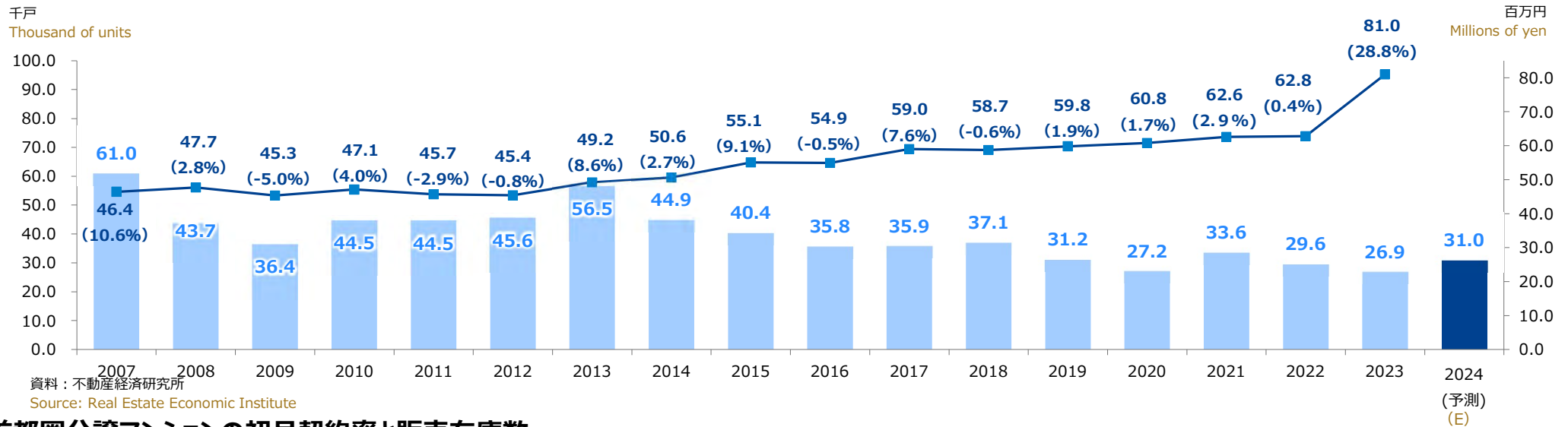
資料：経済産業省
Source: METI

*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比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

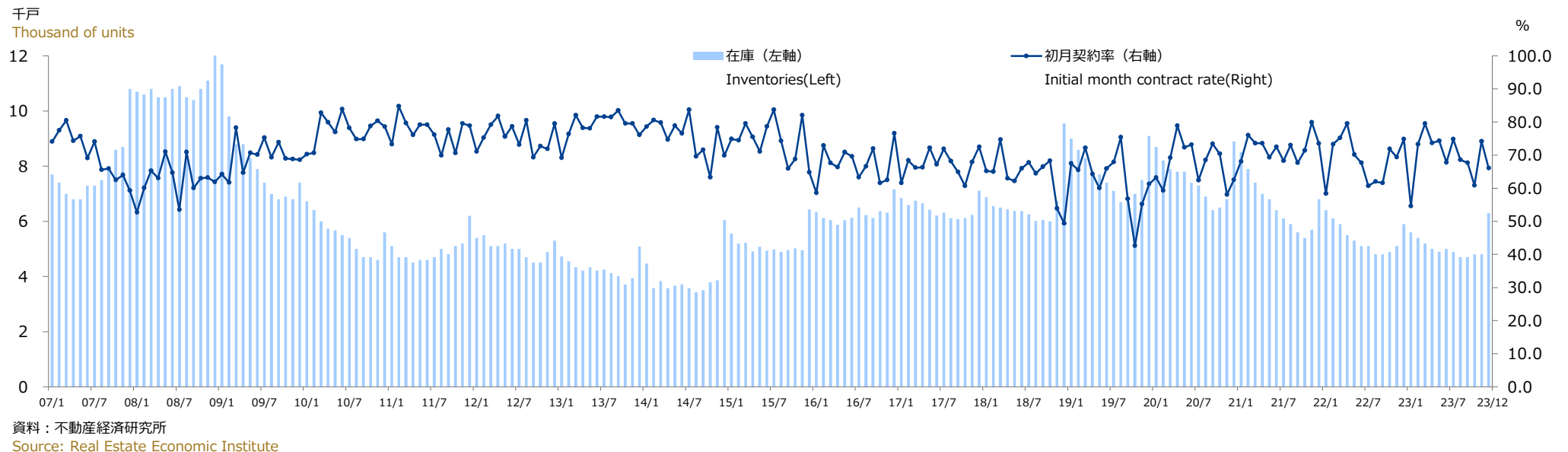
首都圏分譲マンションの新規発売戸数と戸当たり平均価格（暦年）

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



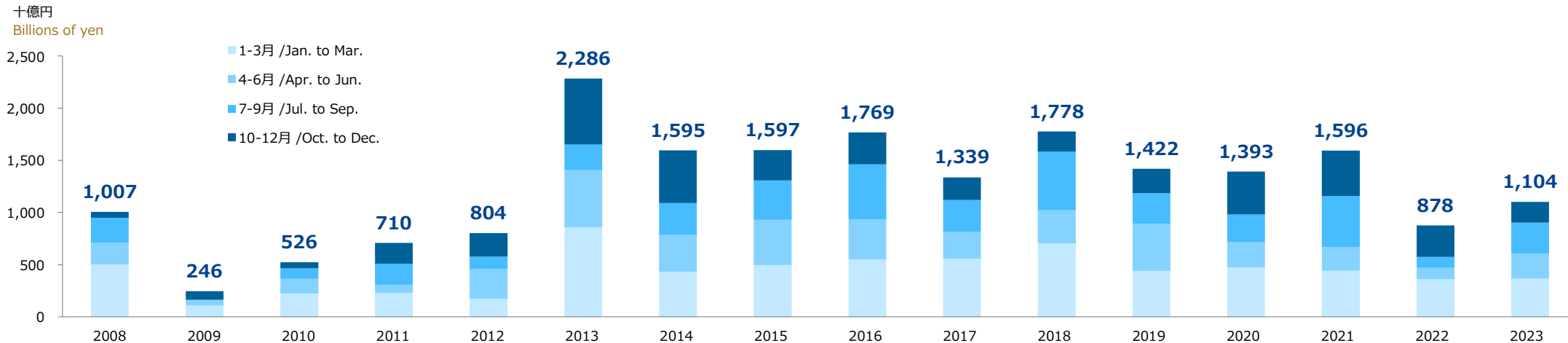
首都圏分譲マンションの初月契約率と販売在庫数

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)

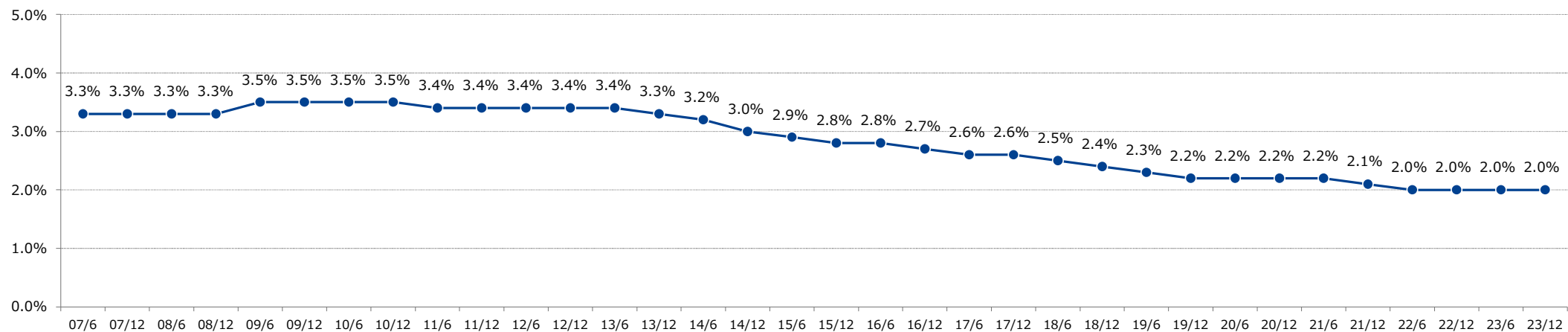


資料：不動産証券化協会

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

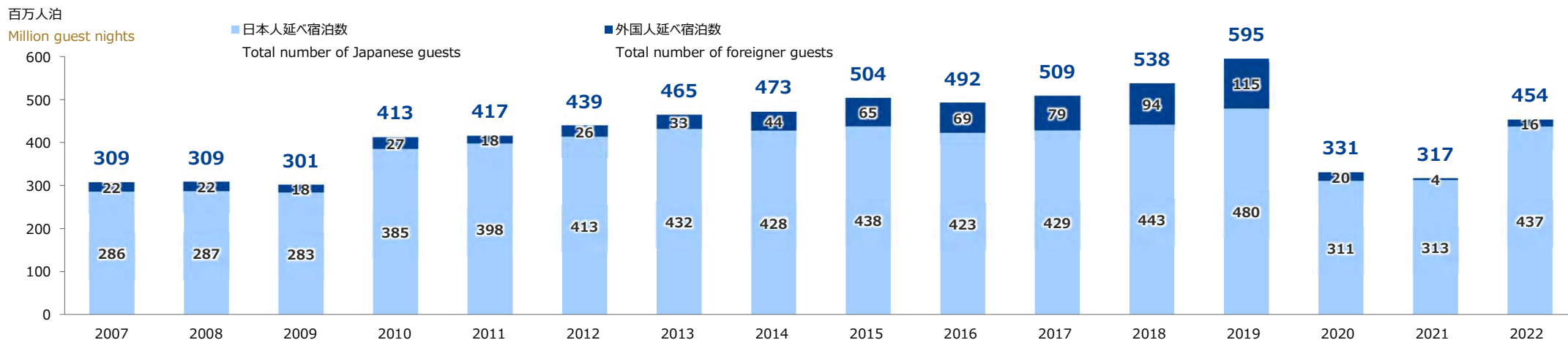
Source: Survey by Japan Real Estate Institute

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）

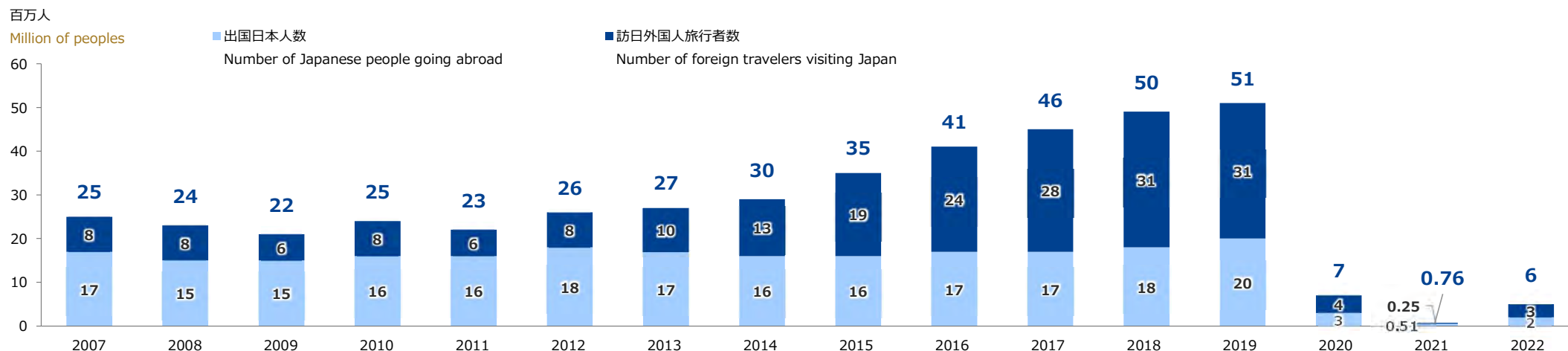
Total number of foreign and Japanese guests (Calendar year)



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