

2025年3月期第1四半期決算の連結業績/Consolidated Financial Results for 1Q, FY2024

(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 Revenue from Operations		営業利益 Operating Income		事業利益 Business Income		経常利益 Ordinary Income		親会社株主に帰属する四半期純利益 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	%	百万円/Millions of Yen	%
1Q, FY2024	630,376	12.3	101,299	26.0	104,777	23.9	90,152	23.7	65,018	-24.3
1Q, FY2023	561,364	-2.7	80,410	4.3	84,574	-	72,859	-0.8	85,851	62.2

*包括利益/Comprehensive Income 1Q, FY2024 : 89,186百万円/¥89,186 million (-46.7%) ; 1Q, FY2023 : 167,483百万円/¥167,483 million (-%)

*事業利益 = 営業利益 + 持分法投資損益 (不動産分譲を目的とした関係会社株式売却損益を含む) + 固定資産売却損益

Operating income + Equity in earnings/losses of affiliates (including Gain/loss on sales of shares of subsidiaries and affiliates for the purpose of real estate sales) + Gain/loss on sales of fixed assets

	1株当たり四半期純利益 Earnings per Share	潜在株式調整後1株当たり四半期純利益 Diluted net income per share
	円/Yen	円/Yen
1Q, FY2024	23.20	23.19
1Q, FY2023	30.66	30.63

(注) 当社は、2024年4月1日付で普通株式1株につき3株の株式分割を行っております。前連結会計年度の期首に当該株式分割が行われたと仮定して、「1株当たり四半期純利益」及び「潜在株式調整後1株当たり四半期純利益」を算定しております。

*The Company conducted a 3-for-1 stock split of common stock on April 1, 2024. "Earnings per Share" and "Diluted net income per share" are calculated on the assumption that the stock split was conducted at the beginning of the previous fiscal year.

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

	総資産 Total Assets	純資産 Net Assets	自己資本比率 Equity Ratio	1株当たり純資産 Net Assets Per Share
	百万円/Millions of Yen	百万円/Millions of Yen	%	円/Yen
1Q, FY2024	9,737,442	3,281,120	32.4	1,125.31
FY2023	9,489,527	3,234,656	32.8	1,109.89

(参考/Reference) 自己資本/Shareholders' Equity 1Q, FY2024 : 3,153,277百万円/¥ 3,153,277 million ; FY2023 : 3,110,088百万円/¥3,110,088 million

(注) 当社は、2024年4月1日付で普通株式1株につき3株の株式分割を行っております。前連結会計年度の期首に当該株式分割が行われたと仮定して、「1株当たり純資産」を算定しております。

*The Company conducted a 3-for-1 stock split of common stock on April 1, 2024. "Net Assets Per share" is calculated on the assumption that the stock split was conducted at the beginning of the previous fiscal year.

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
FY2023	—	35.00	—	49.00	84.00
FY2024	—				
FY2024 (予想/Plan)		15.00	—	15.00	30.00

(注) 当社は、2024年4月1日付で普通株式1株につき3株の株式分割を行っております。2024年3月期については、当該株式分割前の実際の配当金の額を記載しております。2025年3月期（予想）については、当該株式分割後の数値を記載しております。なお、株式分割を考慮しない場合の2025年3月期（予想）の年間配当金は90円となります。

*The Company conducted a 3-for-1 stock split for its common stock on April 1, 2024, and the actual dividend amount before the stock split is shown for the fiscal years ended March 31, 2024. The annual dividend for the fiscal year ending March 31, 2025 (forecast) without the stock split is 90 yen per share.

2025年3月期の連結業績予想/Forecast for the Year Ending March 31, 2025

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

	営業収益		事業利益		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		Business Income		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	%	百万円/Millions of Yen	%	円/Yen
通期/Full year	2,600,000	9.1	370,000	6.9	340,000	0.1	260,000	-2.9	235,000	4.6	83.86

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）	1Q, FY2024	2,810,633,721	FY2023	2,810,633,721
Number of shares outstanding at term-end (including treasury stocks)				
期末自己株式数	1Q, FY2024	8,483,680	FY2023	8,481,600
Number of treasury stock at term-end				
期中平均株式数	1Q, FY2024	2,802,150,599	1Q, FY2023	2,800,497,549
Average number of shares during the period				

(注) 当社は、2024年4月1日付で普通株式1株につき3株の株式分割を行っております。前連結会計年度の期首に当該株式分割が行われたと仮定して、発行済株式数（普通株式）を算定しております。

*The Company conducted a 3-for-1 stock split of common shares on April 1, 2024. The number of outstanding shares (common stock) was calculated on the assumption that the stock split was conducted at the beginning of the previous fiscal year.

2025年3月期 第1四半期決算概要：連結PL概要 全体

Summary of 1Q, FY2024 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, FY2024	1Q, FY2023	増減/Change	増減率/Change Rate
営業収益 Revenue from Operations	630,376	561,364	+69,012	12.3%
賃貸 Leasing	207,107	197,818	+9,288	
分譲 Property Sales	191,768	146,157	+45,611	
マネジメント Management	115,081	109,952	+5,128	
施設営業 Facility Operations	55,788	45,892	+9,895	
その他 Other	60,629	61,543	-913	
営業利益 Operating Income	101,299	80,410	+20,889	26.0%
持分法投資損益 ^{*1} Equity in earnings/losses of affiliates ^{*1}	3,346	4,102	-755	
固定資産売却損益 Gain / Loss on Retirement of Non-current Assets	130	61	+69	
事業利益^{*2} Business Income^{*2}	104,777	84,574	+20,202	23.9%
賃貸 Leasing	44,538	44,631	-92	
分譲 Property Sales	48,663	33,210	+15,453	
マネジメント Management	15,098	15,321	-223	
施設営業 Facility Operations	11,224	5,595	+5,629	
その他 Other	-549	-1,258	+708	
全社費用・消去 Elimination or Corporate	-14,198	-12,926	-1,272	
営業外損益 Non-operating Income/Expenses	-11,146	-7,551	-3,595	
持分法投資損益 Equity in Net Income or Loss of Affiliated Companies	3,346	4,110	-764	
純金利負担 Interest Income/Expense, in Net	-19,272	-16,015	-3,257	
その他 Other, in Net	4,778	4,352	+425	
経常利益 Ordinary Income	90,152	72,859	+17,293	23.7%
特別損益 Extraordinary Income/Loss	6,945	48,955	-42,009	
特別利益 Extraordinary Income	6,945	48,955	-42,009	
特別損失 Extraordinary Loss	-	-	-	
税金等調整前四半期純利益 Income before Income Taxes	97,098	121,814	-24,715	
法人税等 Income Taxes	-32,265	-35,105	+2,840	
四半期純利益 Profit	64,833	86,708	-21,875	
非支配株主に帰属する 四半期純利益 Profit Attributable to Non-Controlling Interests	185	-857	+1,042	
親会社株主に帰属する四半期純利益 Profit Attributable to Owners of Parent	65,018	85,851	-20,833	-24.3%

特別損益

Extraordinary Income/Loss

[特別利益/Extraordinary Income]

投資有価証券売却益 Gain on Sales of Investment Securities	6,945
合計 Total	6,945

公表（進捗率）

Progress Rate

	1Q, FY2024	通期予想 2024年5月10日公表 Full-Year Forecast May 10, 2024	進捗率 Progress Rate
営業収益 Revenue from Operations	630,376	2,600,000	24.2%
営業利益 Operating Income	101,299	340,000	29.8%
事業利益 Business Income	104,777	370,000	28.3%
経常利益 Ordinary Income	90,152	260,000	34.7%
親会社株主に帰属する 四半期純利益 Profit attributable to owners of parent	65,018	235,000	27.7%

*1 不動産分譲を目的とした関係会社株式売却益も含む

*1 including Gain/loss on sales of shares of subsidiaries and affiliates for the purpose of real estate sales

*2 事業利益＝営業利益＋持分法投資損益（不動産分譲を目的とした関係会社株式売却損益含む）＋固定資産売却損益

*2 Operating income + Equity in earnings/losses of affiliates (including Gain/loss on sales of shares of subsidiaries and affiliates for the purpose of real estate sales)+Gain/loss on sales of fixed assets

2025年3月期 第1四半期決算概要：連結PL概要 全体

Summary of 1Q, FY2024 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, FY2024	1Q, FY2023
四半期純利益 Profit		64,833	86,708
その他包括利益 Other Comprehensive Income		24,353	80,775
その他有価証券評価差額金 Valuation Difference on Available-For-Sale Securities		-27,059	72,022
繰延ヘッジ損益 Deferred Gains or Losses on Hedges		560	2,337
為替換算調整勘定 Foreign Currency Translation Adjustment		26,871	599
退職給付に係る調整額 Remeasurements of Defined Benefit Plans, Net of Tax		-953	-877
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		24,934	6,693
四半期包括利益 Comprehensive Income		89,186	167,483
(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)		88,961	166,493
(うち非支配株主に係る四半期包括利益) (Comprehensive Income Attributable to Non-Controlling Interests)		225	990

(参考) 単体・営業損益

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

			1Q, FY2024	1Q, FY2023	増減/Change
営業収益 Revenue from Operations	賃貸事業 Leasing		178,128	172,204	+5,923
	分譲事業（業務施設等） Property Sales		10,084	-	+10,084
	その他 Other		8,041	8,752	-710
	合計 Total		196,254	180,956	+15,297
粗利益率 Gross Profit Margin	賃貸事業 Leasing		20.5%	17.5%	+3.0pt
	分譲事業（業務施設等） Property Sales		37.0%	-	+37.0pt
	その他 Other		22.0%	31.3%	- 9.3pt
営業利益 Operating Income			28,438	19,456	+8,982

2025年3月期 第1四半期決算概要：連結PL概要

Summary of 1Q, FY2024 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
既存オフィスの賃貸収益や既存商業施設の売上が伸長した一方で、海外物件における公租公課の増加等より、セグメント全体では92億円の増収、微減益。 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2.5%。 In the first quarter of the fiscal year ending March 31, 2025, overall revenue from operations increased ¥9.2 billion while operating income slightly decreased. This was mainly due to an increase in taxes and other public charges related to overseas properties, while rental revenues from existing office buildings and existing commercial facilities increased. Meanwhile, the Company's office vacancy rate (on a non-consolidated basis) in the Tokyo metropolitan area was 2.5% as of June 30, 2024.
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)
【新規稼働（当期稼働物件）】 Newly operating (properties operating from FY2024) - 【通期稼働（前期稼働物件）】 Properties operating throughout the year (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 ・ららテラスHARUMI FLAG/LaLa Terrace HARUMI FLAG ・ららぽーと台中/LaLaport TAICHUNG

		1Q, FY2024	Y on Y			1Q, FY2024	Y on Y
営業収益 Revenue from Operations		207,107	+9,288	事業利益 Business Income		44,538	-92
				1Q, FY2024	1Q, FY2023	増減/Change	
収益 Revenue	オフィス Office Buildings			113,098	108,649	+4,448	
	商業施設 Retail Facilities			71,884	69,489	+2,395	
	その他 Other			22,124	19,679	+2,445	
	合計/Total Revenue			207,107	197,818	+9,288	
貸付面積（千㎡） Leased Floor Space (1,000㎡)	オフィス Office Buildings	所有 Owned	2,070		2,092	-22	
		転貸 Sublease	1,514		1,498	+16	
	商業施設 Retail Facilities	所有 Owned	2,017		1,957	+60	
		転貸 Sublease	665		656	+9	
	合計/Total Leased Floor Space			6,266	6,203	+63	
空室率推移/Vacancy Rate		6/2024	3/2024	3/2023	3/2022	3/2021	3/2020
連結オフィス・商業 Consolidated Office Buildings & Retail Facilities		4.0%	3.8%	4.3%	3.0%	2.9%	2.3%
単体オフィス首都圏 Non-Consolidated Office Buildings Tokyo Metropolitan Area		2.5%	2.2%	3.8%	3.2%	3.1%	1.9%

(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, FY2024	1Q, FY2023	1Q, FY2024	1Q, FY2023	1Q, FY2024	1Q, FY2023
棟数 Number of Buildings		115	120	92	97	23	23
貸付面積（千㎡） Leased Floor Space (1,000㎡)		2,815	2,837	2,530	2,556	285	281
賃貸収益 Leasing Revenue (¥ millions)		84,296	83,923	78,343	77,968	5,953	5,955
空室率 Vacancy Rate		2.6%	3.3%	2.5%	3.2%	3.1%	3.9%
商業施設/Retail Facilities		総計/Total		首都圏/Tokyo Metropolitan Area		地方/Regions	
		1Q, FY2024	1Q, FY2023	1Q, FY2024	1Q, FY2023	1Q, FY2024	1Q, FY2023
棟数 Number of Buildings		98	96	70	69	28	27
貸付面積（千㎡） Leased Floor Space (1,000㎡)		2,347	2,338	1,449	1,436	899	903
賃貸収益 Leasing Revenue (¥ millions)		65,120	64,041	42,365	40,319	22,754	23,722
空室率 Vacancy Rate		1.8%	1.4%	1.5%	1.2%	2.2%	1.6%

2025年3月期 第1四半期決算概要：連結PL概要

Summary of 1Q, FY2024 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、「パークタワー勝どきサウス」等の引渡しが進捗し、投資家向け・海外住宅分譲等は、国内外物件の投資家等への売却が進捗したこと等により、セグメント全体では456億円の増収、154億円の増益。 なお、国内の新築マンション分譲の当期計上予定戸数3,650戸に対する契約進捗率は92%。 In the “Property Sales to Individuals (Domestic) category, the handover of such properties as PARK TOWER KACHIDOKI SOUTH progressed. Sales of domestic and overseas properties to investors and others also progressed in the “Property Sales to Investors and Individuals (Overseas), etc.” category. Owing to these and other factors, revenue from operations and operating income in the “Property Sales” segment as a whole climbed ¥45.6 billion and ¥15.4 billion, respectively. Meanwhile, of the 3,650 new condominium units in Japan that will be recorded in the fiscal year ending March 31, 2025, the Company had contracts in place for 92% as of June 30, 2024.
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 ・パークタワー勝どきサウス/ PARK TOWER KACHIDOKI SOUTH ・パークタワー勝どきミッド / PARK TOWER KACHIDOKI MID ・パークホームズ文京本駒込/PARK HOMES BUNKYOHONKOMAGOME ・パークコート神宮北参道 ザタワー /PARK COURT JINGUKITASANDO THE TOWER ・パークホームズ杉並久我山 /PARK HOMES SUGINAMIKUGAYAMA 【海外住宅分譲】Property Sales to Overseas ・200 Amsterdam (米国ニューヨーク市) ・Cortland (米国ニューヨーク市) 【投資家向け分譲】Property Sales to Investors ・パークアックス成増二丁目/ PARK AXIS NARIMASU 2-CHOME

単位：百万円/Unit:Millions of yen					
		1Q, FY2024	Y on Y		
営業収益 Revenue from Operations		191,768	+45,611	事業利益 Business Income	
		1Q, FY2024	1Q, FY2023	増減/Change	
国内住宅分譲 Property Sales to Individuals (Domestic)	収益 Revenue	165,410	115,518	+49,891	
	営業利益 Operating Income	41,487	28,661	+12,826	
投資家向け・海外住宅分譲等 Property Sales to Investors and Individuals (Overseas), etc.	収益 Revenue	26,358	30,638	-4,280	
	営業利益 Operating Income	5,203	1,456	+3,746	
合計 Total	収益 Revenue	191,768	146,157	+45,611	
	営業利益 Operating Income	46,690	30,118	+16,572	
	持分法投資損益* ¹ Equity in earnings/losses of affiliates * ¹	1,842	3,030	-1,188	
	固定資産売却損益 Gain / Loss on Retirement of Non-current Assets	130	61	+69	
	事業利益 Business Income	48,663	33,210	+15,453	

※不動産分譲を目的とした関係会社株主売却損益含む
Includes gains on the sale of shares in affiliated companies for the purpose of selling property.

中高層分譲 Condominium Sales	戸数（戸） Number of Units (Units)	1,688	982	+706
	戸当たり単価（万円） Unit Price(¥ 10 thousand)	9,385	10,703	-1,318
	収益 Revenue	158,417	105,152	+53,264
	戸数（戸） Number of Units (Units)	80	112	-32
	戸当たり単価（万円） Unit Price(¥ 10 thousand)	8,741	9,255	-514
	収益 Revenue	6,992	10,365	-3,372
国内住宅分譲合計 Total Property Sales to Individuals (Domestic)	戸数（戸） Number of Units (Units)	1,768	1,094	+674
	戸当たり単価（万円） Unit Price(¥ 10 thousand)	9,356	10,555	-1,199
	収益 Revenue	165,410	115,518	+49,891

国内住宅分譲完成在庫推移/Inventories of Property Sales to Individuals (Domestic)						
(戸/Units)						
	6/2024	3/2024	3/2023	3/2022	3/2021	3/2020
中高層分譲 Condominiums	53	24	55	82	150	128
戸建分譲 Detached Housing	19	22	0	7	17	58
合計 Total	72	46	55	89	167	186

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	4,425	690	5,115	1,688	3,427	723
戸建分譲 Detached Housing	59	122	181	80	101	133
合計 Total	4,484	812	5,296	1,768	3,528	856

2025年3月期 第1四半期決算概要：連結PL概要

Summary of 1Q, FY2024 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

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の一方で、システム関係費用等の増加等により増収減益。仲介・アセットマネジメント等は、リハウス（個人向け仲介）における取引件数・単価の向上等により、増収増益。セグメント全体では51億円の増収、2億円の減益。

In the “Property Management” category, revenue from operations increased owing to such factors as the year-on-year improvement in occupancy rates in the “Repark” (car park leasing) business. In contrast, earnings decreased owing to a variety of factors, including the increase in system-related expenses. Revenue and earnings in the “Brokerage and Asset Management, etc.” category increased due to such factors as growth in the number of transactions and unit prices in the “Rehouse” (brokerage for individuals) business. As a result, overall revenue from operations climbed ¥5.1 billion while operating income declined ¥0.2 billion in the “Management” segment.

単位：百万円/Unit:Millions of yen

	1Q, FY2024	Y on Y		1Q, FY2024	Y on Y
営業収益 Revenue from Operations	115,081	+5,128	事業利益 Business Income	15,098	-223

			1Q, FY2024	1Q, FY2023	増減/Change
プロパティマネジメント Property Management	収益 Revenue		87,504	83,535	+3,968
	営業利益 Operating Income		8,697	9,108	-411
仲介・アセットマネジメント等 Brokerage, Asset Management, etc.	収益 Revenue		27,577	26,416	+1,160
	営業利益 Operating Income		6,401	6,212	+188
合計 Total	収益 Revenue		115,081	109,952	+5,128
	営業利益 Operating Income		15,098	15,321	-223
	事業利益 Business Income		15,098	15,321	-223

	1Q, FY2024	1Q, FY2023	増減/Change
リパーク（貸し駐車場）台数 Repark (Car Park Leasing) - Total Managed Units (Units)	248,686	250,377	-1,691
仲介件数* Number of Brokerages*(Units)	9,383	9,089	+294
販売受託件数 Consignment Sales (Units)	331	245	+86

*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：9,396件（前年同期比+268件）

*Brokerages refers to brokerages from outside customers

Reference: Brokerages for Mitsui Fudosan Realty Group before elimination of unrealized gains and losses: 9,396 (+268 Y on Y)

2025年3月期 第1四半期決算概要：連結PL概要

Summary of 1Q, FY2024 Financial Results : Summary of Consolidated Income

施設営業
Facility

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が大幅に上昇したことや、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98億円の増収、56億円の増益。</p> <p>Overall revenue from operations and operating income increased ¥9.8 billion and ¥5.6 billion, respectively, in the “Facility Operations” segment. This was mainly due to the substantial improvement in ADR at hotels and resorts as well as an increase in the number of visitors at TOKYO DOME.</p>

		1Q, FY2024	Y on Y			1Q, FY2024	Y on Y
営業収益 Revenue from Operations		55,788	+9,895	事業利益 Business Income		11,224	+5,629
						1Q, FY2024	1Q, FY2023
収益 Revenue	ホテル・リゾート Hotels and Resorts					39,916	32,393
	スポーツ・エンターテインメント Sports and Entertainment					15,871	13,498
	合計 Total					55,788	45,892
						増減/Change	
						1Q, FY2024	1Q, FY2023
国内宿泊主体型ホテル 稼働率 Lodging-focused domestic hotels Occupancy Rates						84%	82%
							2pt

2025年3月期 第1四半期決算概要：連結PL概要

Summary of 1Q, FY2024 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, FY2024	Y on Y		1Q, FY2024	Y on Y
営業収益 Revenue from Operations	60,629	-913	事業利益 Business Income	-549	+708

		1Q, FY2024	1Q, FY2023	増減/Change
Revenue	新築請負・リフォーム等 New construction under Consignment and Reform	51,433	53,009	-1,576
	その他 Other	9,196	8,533	+663
	合計 Total	60,629	61,543	-913

	1Q, FY2024	1Q, FY2023	増減/Change
新築請負受注工事高 Revenue from New Construction under Consignment Orders Received	29,654	31,242	-1,588

2025年3月期 第1四半期決算概要：連結PL概要

Summary of 1Q, FY2024 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, FY2024	1Q, FY2023	増減/Change
賃貸 Leasing	収益 Revenue	41,407	34,106	+7,301
	事業利益① Business Income (1)	9,603	10,466	-862
分譲 Property Sales	収益 Revenue	11,619	10,297	+1,322
	事業利益② Business Income (2)	3,324	2,983	+340
マネジメント・その他等 Management, Other, etc.	収益 Revenue	6,025	4,595	+1,429
	事業利益③ Business Income (3)	- 29	- 195	+166
海外事業利益合計①+②+③ ^{*1} Total Overseas Income ((1) + (2) + (3)) ^{*1}		12,899	13,254	-355
海外事業利益比率 ^{*2} Overseas Income Ratio ^{*2}		12.3%	15.7%	- 3.4pt

*1 当期より新たな指標として設定した事業利益の定義と合わせて海外事業利益算出方法を変更。前年同期数字は変更後の定義に基づき算出。

*2 海外事業利益合計÷連結事業利益×100

*3 為替：期中平均レート 当第1四半期148.63円/ドル 前年同期 132.42円/ドル

*1 The method of calculating overseas income has been changed in line with the definition of business income, which has been set as a new indicator from the current year. Figures for the same period of the previous year are calculated according to the changed definition.

*2 Total overseas income/Business income×100

*3 Foreign exchange:

Average rate for 1Q, FY2024 ¥148.63:US\$1 ; 1Q, FY2023 ¥132.42:US\$1

2025年3月期 第1四半期決算概要：連結BS概要 全体

Summary of 1Q, FY2024 Financial Results : Consolidated Balance Sheet Summary

5

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

単位：百万円/Unit：Millions of yen

■ 連結貸借対照表/Consolidated Balance Sheet

		1Q, FY2024	FY2023	増減/Change			1Q, FY2024	FY2023	増減/Change
流動資産	Current Assets	3,137,417	3,039,235	+98,181	流動負債	Current Liabilities	1,550,491	1,440,014	+110,477
現金・預金	Cash & Time Deposits	222,969	184,192	+38,777	支払手形及び買掛金	Accounts Payable-Trade	102,269	131,202	-28,932
受取手形、売掛金及び契約資産	Accounts Receivable —Trade and Contract Assets	69,539	77,592	-8,053	短期借入金	Short-Term Debt	631,243	587,362	+43,880
有価証券	Marketable Securities	108	91	+16	コマーシャルペーパー	Commercial Paper	132,000	27,000	+105,000
販売用不動産・前渡金	Real Property for Sale (including Advances Paid for Purchases)	2,424,801	2,375,281	+49,520	短期償還社債	Bond Redeemable Within One Year	106,000	79,802	+26,197
未成工事支出金	Expenditure on Contracts in Progress	12,492	8,937	+3,555	未払法人税等	Income Taxes Payable	37,928	63,542	-25,613
その他の棚卸資産	Other Inventories	7,946	8,184	-237	契約負債	Contract Liabilities	180,545	196,675	-16,129
短期貸付金	Short-Term Loans	14,895	13,760	+1,134	完成工事補償引当金	Allowance for Completed Project Indemnities	916	846	+70
営業出資金	Equity Investments in Properties for Sale	5,521	5,524	-2	債務保証損失引当金	Allowance for Possible Guarantee Losses	-	-	-
その他の流動資産	Other	380,578	367,658	+12,919	その他流動負債	Other	359,586	353,581	+6,004
貸倒引当金	Allowance for Doubtful Accounts	-1,435	-1,986	+550					
					固定負債	Long-Term Liabilities	4,905,830	4,814,856	+90,973
有形固定資産	Tangible Fixed Assets	4,417,038	4,300,499	+116,538	社債	Corporate Bonds	923,738	908,692	+15,045
建物及び構築物	Buildings and Structures	1,822,963	1,749,147	+73,816	長期借入金	Long-Term Debt	2,905,077	2,827,564	+77,513
機械装置・運搬具	Machinery, Equipment and Vehhicles	77,654	77,766	-112	預り敷金・保証金	Deposits from Tenants	468,396	463,953	+4,442
土地	Land	2,195,554	2,155,656	+39,897	役員退職慰労引当金	Allowance for Directors' and Corporate Auditors' Retirement Benefits	571	559	+11
建設仮勘定	Construction in Progress	137,474	138,603	-1,128	退職給付に係る負債	Net Defined Benefit Liability	39,123	39,106	+17
その他	Other	183,390	179,325	+4,065	繰延税金負債	Deferred Tax Liabilities	298,345	308,501	-10,155
					再評価に係る繰延税金負債	Deferred Tax Liabilities on Land Revaluation	78,715	78,715	-
無形固定資産	Intangible Fixed Assets	108,867	105,026	+3,841	その他固定負債	Other	191,861	187,761	+4,099
					有利子負債	Interest-Bearing Debt	4,698,060	4,430,422	+267,637
有形・無形固定資産	Tangible and Intangible Fixed Assets	4,525,906	4,405,526	+120,380	うちノンリコース債務	Non-recourse debt	467,201	463,067	+4,134
					余剰敷金・保証金	Surplus lease deposits/guarantee deposits	295,245	291,075	+4,170
					負債計	Total Liabilities	6,456,321	6,254,870	+201,451
投資その他資産	Investments and Other Assets	2,074,118	2,044,765	+29,353	資本金	Common Stock	341,000	341,000	-
投資有価証券	Investment Securities	1,481,982	1,469,467	+12,515	資本剰余金	Capital Surplus	311,428	311,428	-
長期貸付金	Long-Term Loans	14,473	13,903	+569	利益剰余金	Retained Earnings	1,678,071	1,658,821	+19,249
差入敷金・保証金	Lease Deposits	173,150	172,878	+272	自己株式	Treasury Stock	-7,259	-7,256	-3
退職給付に係る資産	Net Defined Benefit Asset	85,208	85,445	-236	土地再評価差額金	Reserve on Land Revaluation	167,068	167,068	-
繰延税金資産	Deferred Income Taxes	25,911	25,211	+699	その他有価証券評価差額金	Net Unrealized Holding Gains on Securities	453,232	480,100	-26,868
その他投資その他資産	Other	294,629	279,078	+15,550	繰延ヘッジ損益	Deferred Gains or Losses on Hedges	17,709	17,200	+508
貸倒引当金	Allowance for Doubtful Accounts	-1,237	-1,219	-17	為替換算調整勘定	Foreign Currency Translation Adjustment	156,900	105,580	+51,320
					退職給付に係る調整累計額	Remeasurements of Defined Benefit Plans	35,126	36,144	-1,017
					新株予約権	New Share Subscription Rights	880	880	-
					非支配株主持分	Non-Controlling Interests	126,962	123,688	+3,274
					純資産計	Total Net Assets	3,281,120	3,234,656	+46,463
					〔D／Eレシオ〕	[D/E Ratio]	1.49	1.42	+0.07
					〔自己資本比率〕	[Equity Ratio]	32.4%	32.8%	-0.4pt
資産計	Total Assets	9,737,442	9,489,527	+247,915	負債・純資産計	Total Liabilities and Net Assets	9,737,442	9,489,527	+247,915

為替変動による増減を含む。当第1四半期の為替影響は+1,616億円/Includes changes due to exchange rate fluctuations. Foreign exchange impact for the first quarter of the year：+161.6 billion yen

2025年3月期 第1四半期決算概要：連結BS概要

Summary of 1Q, FY2024 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

		1Q, FY2024	FY2023	増減/Change
三井不動産レジデンシャル	Mitsui Fudosan Residential	827,405	835,058	-7,652
三井不動産	Mitsui Fudosan	712,237	708,991	+3,246
三井不動産アメリカグループ	Mitsui Fudosan America Group	546,708	517,947	+28,761
英国三井不動産グループ	Mitsui Fudosan UK Group	178,911	167,026	+11,885
SPC合計	SPCs Total	139,551	131,696	+7,855
その他・消去等	Other and Elimination	19,986	14,561	+5,425
合計	Total	2,424,801	2,375,281	+49,520

	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, FY2024	2,375,281	144,110	-130,914	36,324	2,424,801
1Q, FY2023	2,163,634	104,588	-101,933	485	2,166,775

(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 877億円〕/Reference: Costs Associated with Land Acquisition by Mitsui Fudosan Residential (First quarter of the year ¥87.7 billion)

有形・無形固定資産

Tangible and Intangible Fixed Assets

単位：百万円/Unit : Millions of yen

		1Q, FY2024	FY2023	増減/Change
三井不動産	Mitsui Fudosan	2,624,367	2,626,814	-2,447
三井不動産アメリカグループ	Mitsui Fudosan America Group	817,592	776,053	+41,538
東京ドームグループ	Tokyo Dome Group	278,045	277,946	+98
台湾三井不動産グループ	Mitsui Fudosan Taiwan Group	169,021	160,674	+8,346
SPC合計	SPCs Total	152,331	151,776	+554
三井不動産レジデンシャル	Mitsui Fudosan Residential	134,258	88,311	+45,947
三井不動産マレーシアグループ	Mitsui Fudosan Malaysia Group	70,007	67,617	+2,389
その他・消去等	Other and Elimination	280,283	256,331	+23,952
合計	Total	4,525,906	4,405,526	+120,380

(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, FY2024	4,405,526	92,218	-33,737	61,899	4,525,906
1Q, FY2023	4,293,130	98,799	-31,670	6,655	4,366,914

有利子負債

Interest-Bearing Debt

単位：百万円/Unit : Millions of yen

		1Q, FY2024	FY2023	増減/Change
三井不動産	Mitsui Fudosan	3,565,149	3,388,895	+176,253
三井不動産アメリカグループ	Mitsui Fudosan America Group	1,181,825	1,085,579	+96,245
三井不動産レジデンシャル	Mitsui Fudosan Residential	722,800	682,000	+40,800
SPC合計	SPCs Total	173,739	173,122	+617
英国三井不動産グループ	Mitsui Fudosan UK Group	160,220	150,431	+9,789
東京ドームグループ	Tokyo Dome Group	129,100	117,500	+11,600
台湾三井不動産グループ	Mitsui Fudosan Taiwan Group	124,142	108,249	+15,893
三井不動産マレーシアグループ	Mitsui Fudosan Malaysia Group	62,051	57,551	+4,500
子会社貸付金	Loans to Subsidiaries	-1,659,853	-1,554,052	-105,801
その他・消去等	Other and Elimination	238,883	221,144	+17,738
合計	Total	4,698,060	4,430,422	+267,637
(うちノンリコース債務)	(Non-recourse Debt of Total)	467,201	463,067	+4,134

為替変動による増減を含む。当第1四半期の為替影響は+919億円
Includes changes due to exchange rate fluctuations.
Foreign exchange impact for the first quarter of the year : +91.9 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

2024年3月末 151.41円/ドル 2023年12月末 141.83円/ドル

2024年3月末 191.22円/ポンド 2023年12月末 180.68円/ポンド

¥151.41:US\$1 as of March 31, 2024, ¥141.83:US\$1 as of December 31, 2023

¥191.22:£1 as of March 31, 2024, ¥180.68:£1 as of December 31, 2023

有形・無形固定資産 主な増減要因/Main reasons for increase/decrease in Tangible and Intangible Fixed

三井不動産レジデンシャルにおける「パークウェルステイト幕張ベイパーク」、「パークウェルステイト湘南藤沢SST」、TOKYO-BAYアリーナ（ららアリーナ）における新規投資、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 "Park Wellstate makuhari baypark, Park wellstate shonanfujisawa SST, by Mitsui Fudosan Residential and "TOKYO-BAY Arena"LaLa Arena"" by Mitsui Fudosan as well as the impact of fluctuations in foreign currency exchange rates on overseas subsidiaries, including Mitsui Fudosan America Group.

2025年3月期決算概要：連結業績予想（2024年5月10日公表）

FY2024 : Consolidated Earnings Forecasts (Announced May 10, 2024)

5

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

単位：百万円/Unit : Millions of yen

		FY2024 予想 / Forecast	FY2023 実績 / Results	増減 Change
営業収益 Revenues from Operations		2,600,000	2,383,289	+216,710
	賃貸 Leasing	830,000	812,821	+17,178
	分譲 Property Sales	800,000	629,791	+170,208
	マネジメント Management	470,000	462,857	+7,142
	施設営業 Facility Operations	210,000	194,512	+15,487
	その他 Other	290,000	283,306	+6,693
営業利益 Operating Income		340,000	339,690	+309
事業利益 Business Income		370,000	346,165	+23,835
	賃貸 Leasing	170,000	169,097	+902
	分譲 Property Sales	170,000	135,187	+34,812
	マネジメント Management	60,000	66,289	- 6,289
	施設営業 Facility Operations	30,000	26,333	+3,666
	その他 Other	0	4,151	- 4,151
	全社費用・消去 Elimination or Corporate	- 60,000	- 54,892	- 5,107
営業外損益 Non-operating Income/Expenses		- 80,000	- 71,800	- 8,199
	純金利負担 Interest Income/Expense, in Net	- 79,000	- 72,312	- 6,687
	その他 Other, in Net	- 1,000	511	- 1,511
経常利益 Ordinary Income		260,000	267,890	- 7,890
特別損益 Extraordinary Gains/Losses		85,000	66,174	+18,825
税前当期純利益 Income before Income Taxes		345,000	334,065	+10,934
法人税等 Income Taxes		- 113,000	- 106,377	- 6,622
当期純利益 Profit		232,000	227,687	+4,312
非支配株主に帰属する 当期純利益 Profit Attributable to Non-controlling Interests		3,000	- 3,040	+6,040
親会社株主に帰属する当期純利益 Profit Attributable to Owners of the Parent		235,000	224,647	+10,352

<Consolidated Earnings Forecasts for FY2024>

In the fiscal year ending March 31, 2025, net sales and profit attributable to owners of parent are both expected to reach record highs. In addition to profit growth based on a total view of fixed assets, properties for sale, and investment securities, and the accelerated replacement of assets, this forecast factors in further upswings in revenue and earnings from robust hotel and resort operations.

In its recently formulated long-term vision, & INNOVATION 2030, the Group identified business income as a new quantitative indicator. Business income is defined as the sum of operating income, equity in earnings/losses of affiliates*, and gain/loss on sales of fixed assets. While coming in at ¥346.1 billion in the fiscal year under review, business income is projected to total ¥370.0 billion in FY2024, up ¥23.8 billion year on year.

Details of business income forecasts by segment are presented as follows:

・Leasing

Despite some impact on profit from the turnover of assets, earnings are projected to increase owing largely to such factors as sales growth at domestic retail facilities and contributions to profit from properties operating throughout the full fiscal year.

・Property Sales

Earnings expected to increase substantially based on a total view of properties for sale and fixed assets, and the accelerated replacement of assets. Meanwhile, operating margin anticipated to hit a record high at 22.9% on the back of contributions from high-value, large-scale, high-profit margin properties in central Tokyo in the “Property Sales to Individuals (Domestic)” category.

・Management

Earnings anticipated to decline after factoring in such factors as the absence of large-scale property project management fees posted in the fiscal year under review.

・Facility Operations

Earnings expected to increase after factoring in a variety of factors, including further revenue and earnings growth on the back of robust hotel and resort demand and an improvement earnings attributable to value enhancement initiatives at TOKYO DOME.

<Shareholder Returns>

・In & INNOVATION 2030, Mitsui Fudosan has set the total payout return ratio at 50% or higher of profit attributable to owners of parent each period over the three years from FY2024 to FY2026, and the dividend payout ratio at around 35% of this amount each period.

・The annual dividend per share for the fiscal year ending March 31, 2025 is forecast to increase ¥2, to ¥30 per share (interim dividend per share of ¥15 and fiscal year-end dividend per share of ¥15) compared with the fiscal year under review (¥28 per share on a post-split basis).

* Equity in earnings/losses of affiliates includes gain/loss on sales of shares of subsidiaries and affiliates for the purpose of real estate sales.

■分譲セグメント内訳

Breakdown of Property Sales Segment

単位：百万円/Unit : Millions of yen

国内住宅分譲 Property Sales to Individuals (Domestic)	FY2024 予想 / Forecast	FY2023 実績 / Results	増減/Change
営業収益 Revenues from Operations	420,000	314,400	+105,599
中高層分譲 Condominium Sales	380,000	280,561	+99,438
戸建分譲 Detached Housing Sales	40,000	33,839	+6,160
営業利益 Operating Income	96,000	49,788	+46,211
営業利益率 OP Margin	22.9%	15.8%	+7.1pt

■国内住宅分譲戸数

Property Sales to Individuals (Domestic Units)

(戸/Units)

	FY2024 予想 / Forecast	FY2023 実績 / Results	増減/Change
中高層 Condominiums	3,650	3,280	+370
戸建 Detached Housing	450	420	+30
合計 Total	4,100	3,700	+400

■有形・無形固定資産

Tangible and Intangible Fixed Assets

単位：百万円/Unit : Millions of yen

	FY2024 予想 / Forecast	FY2023 実績 / Results	増減/Change
新規投資 New Investments	230,000	246,609	-16,609
減価償却費 Depreciation	130,000	133,726	-3,726

■販売用不動産・前渡金

Real Property for Sale・Advances Paid for Purchases

	FY2024 予想 / Forecast	FY2023 実績 / Results	増減/Change
新規投資 New Investments	530,000	614,698	- 84,698
原価回収 Recovery of Costs	570,000	417,492	+152,507

■有利子負債

Interest-Bearing Debt

	FY2024 予想 期末残高 Forecast Balance at end of priod	FY2023 実績 期末残高 Actual Balance at end of priod	増減/Change
有利子負債 Interest-Bearing Debt	4,400,000	4,430,422	-30,422

Contingent Liabilities

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

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

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

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

Change in Accounting Policies

(Application of Accounting Standard for Current Income Taxes)

Mitsui Fudosan has applied the "Accounting Standard for Current Income Taxes" (Accounting Standards Board of Japan ("ASBJ") Standard No. 27, October 28, 2022; the "Revised Accounting Standard of 2022") effective from the beginning of the first quarter of the fiscal year ending March 31, 2025.

Revisions to categories for recording current income taxes (taxation on other comprehensive income) conform to the transitional treatment prescribed in the proviso of Paragraph 20-3 of the Revised Accounting Standard of 2022 and the transitional treatment prescribed in proviso (2) of Paragraph 65-2 of the Implementation Guidance on Tax Effect Accounting (ASBJ) Guidance No. 28, October 28, 2022; the "Revised Implementation Guidance 2022." This change in accounting policy has no impact on the Company's quarterly consolidated financial statements.

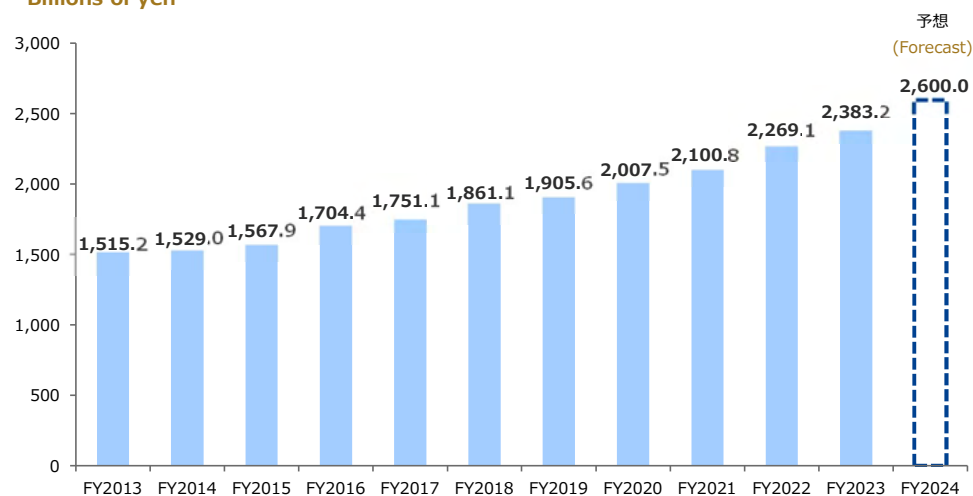
With respect to the revisions to the revised accounting treatment for consolidated financial statements in the event gains or losses on the sale of shares of subsidiaries, etc. resulting from transactions between consolidated companies are deferred for taxation purposes, Mitsui Fudosan has applied the Revised Implementation Guidance 2022 from the beginning of the first quarter of the fiscal year ending March 31, 2025. This change in accounting policy was applied retrospectively. As a result, the quarterly consolidated financial statements for the corresponding quarter of the previous fiscal year as well as the consolidated financial statements for the previous fiscal year have been adjusted retrospectively. This change in accounting policy has no impact on the quarterly consolidated financial statements for the corresponding quarter of the previous fiscal year as well as the consolidated financial statements for the previous fiscal year.

Adoption of Specific Accounting Policies for the Quarterly Consolidated Financial Statements

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

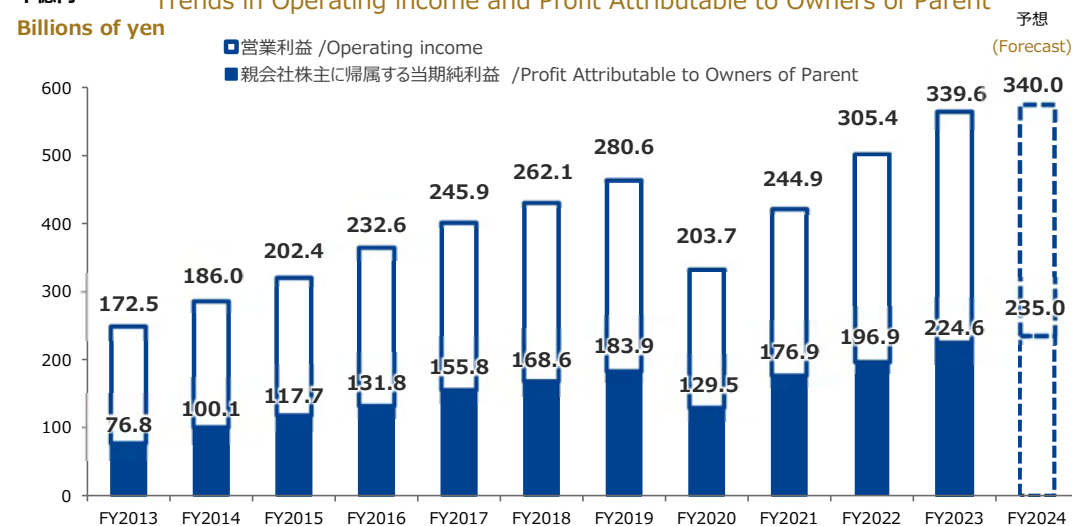
営業収益の推移

十億円
Billions of yen Trends in Revenues from Operations



営業利益・親会社株主に帰属する当期純利益の推移

十億円
Billions of yen Trends in Operating income and Profit Attributable to Owners of Parent



	FY2013	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024 (予想/Forecast)
営業収益/Revenues from Operations (十億円/Billion of yen)	1,515.2	1,529.0	1,567.9	1,704.4	1,751.1	1,861.1	1,905.6	2,007.5	2,100.8	2,269.1	2,383.2	2,600.0
営業利益/Operating income (十億円/Billion of yen)	172.5	186.0	202.4	232.6	245.9	262.1	280.6	203.7	244.9	305.4	339.6	340.0
親会社株主に帰属する当期純利益/Profit Attributable to Owners of Parent (十億円/Billion of yen)	76.8	100.1	117.7	131.8	155.8	168.6	183.9	129.5	176.9	196.9	224.6	235.0
EPS ^{*1} (円/yen)	29.2	34.6	39.7	44.5	52.6	57.1	62.8	44.8	61.5	69.3	80.2	83.9
年間配当/株 ^{*1} /Annual Dividend Per Share (円 /yen)	7	8	10	11	13	15	15	15	18	21	28	30
自己株式取得 /Share Repurchase (十億円/Billion of yen)	-	-	-	-	15.0	16.0	25.0	15.0	30.0	30.0	40.0	-
総還元性向 ^{*2} Total Shareholder Return ratio ^{*1} (%)	25.1	24.1	25.2	25.5	35.0	35.1	36.9	44.2	46.6	44.9	52.7	-
ROA ^{*3} (%)	4.1	4.1	4.1	4.6	4.6	4.4	4.2	2.8	3.3	3.9	3.9	-
ROE ^{*4} (%)	6.3	6.4	6.2	6.8	7.4	7.4	7.7	5.2	6.6	6.9	7.5	-

*1 普通株式1株につき3株の株式分割を行っております。2022年度以前は前連結会計年度の期首に当該株式分割が行われたと仮定して、数値を算定しております。

/The Company conducted a 3-for-1 stock split for common shares, and calculated the figures for fiscal years prior to fiscal year 2022 as if the stock split had been conducted at the beginning of the previous fiscal year.

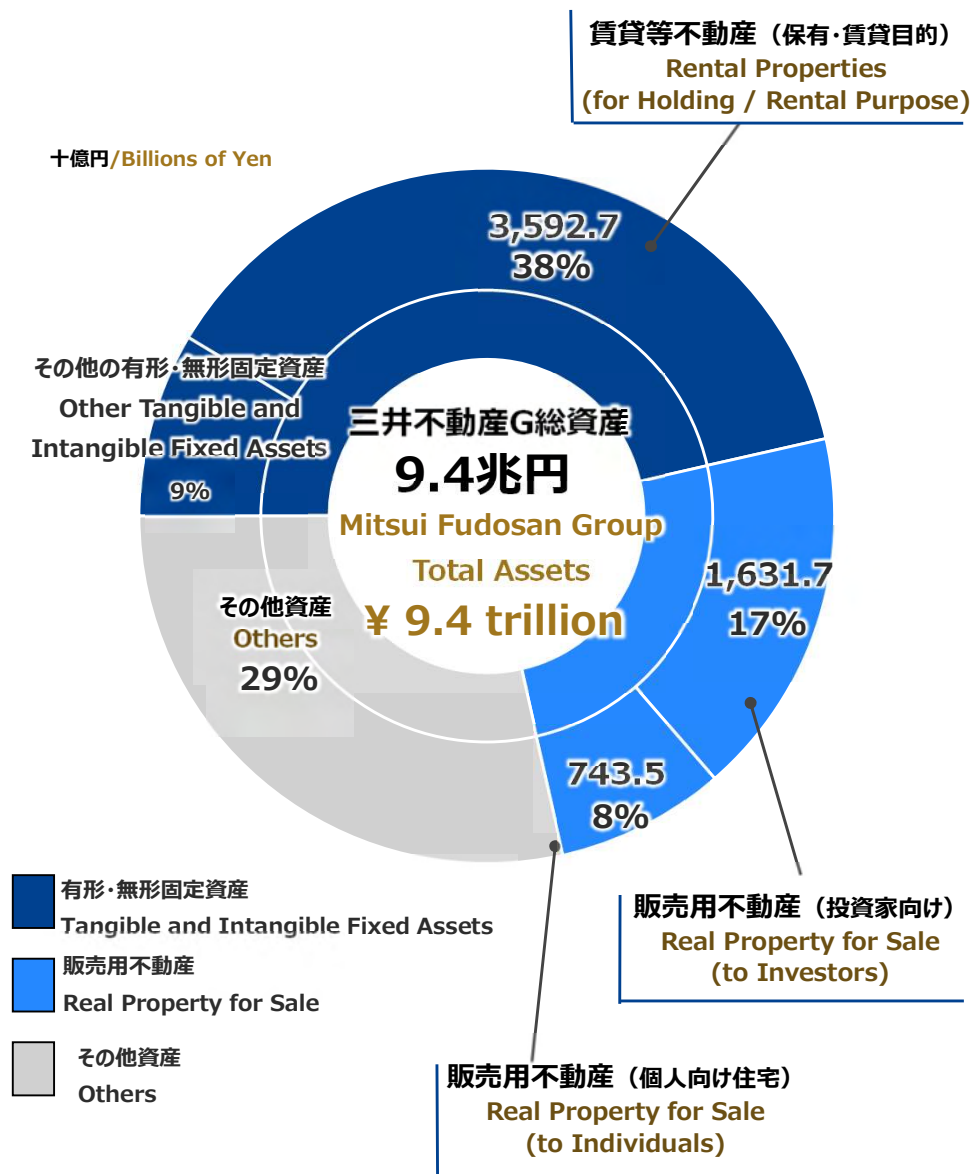
*2 総還元性向=(配当総額+自己株式取得総額)/親会社株主に帰属する当期純利益/Total shareholder return ratio=(Total dividends + Total amount of treasury stock acquired)/Profit Attributable to Owners of Parent

*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

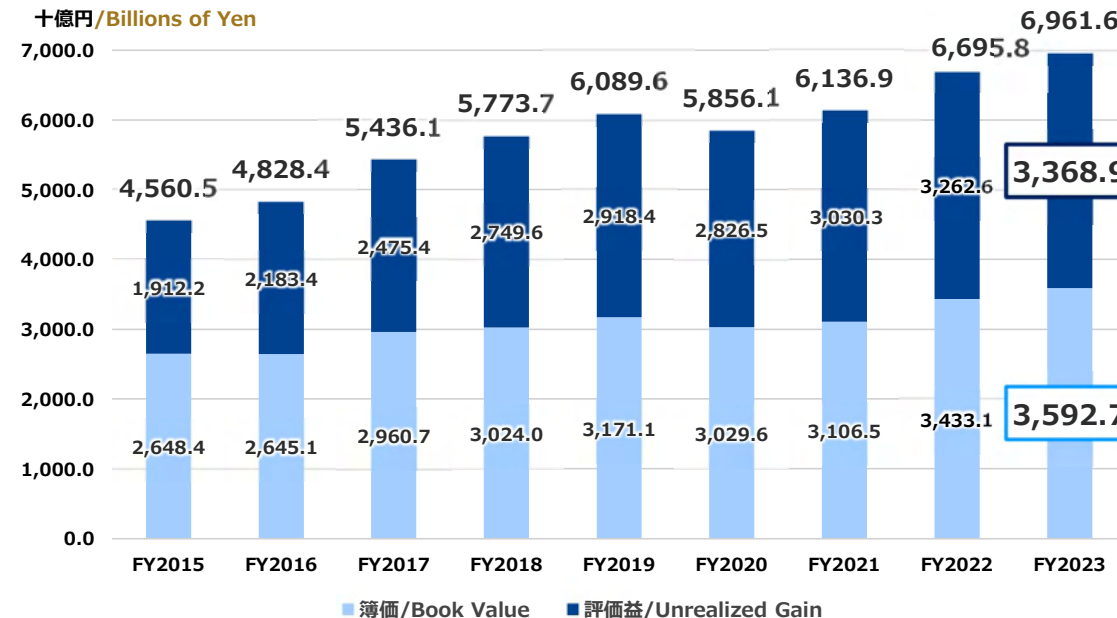
*4 ROE=親会社株主に帰属する当期純利益/自己資本期首期末平均残高/ROE=Profit Attributable to Owners of Parent/Average shareholders' equity over the period

賃貸不動産の規模と評価益の推移

Trends in Size and Unrealized Gain from Rental Properties



賃貸等不動産の評価益
Unrealized Gain from Rental Properties



十億円/Billions of Yen

				期末簿価 2024年3月期 Year-end Book Value FY2023/4Q	期末時価 2024年3月期 Year-end Market Price FY2023/4Q	差額(評価益) Difference (Unrealized Gain)
稼働資産 Operating Assets	国内 Domestic	オフィス Office		1,531.0	3,302.6	1,771.6
		商業施設 Retail		546.8	1,150.8	603.9
		その他 Other		182.0	230.6	48.5
	海外 Overseas	オフィス Office		750.6	1,572.7	822.1
		商業施設 Retail		173.0	239.6	66.6
開発中資産 Under Development	時価評価対象*1	Subject to Valuation*1		47.0	103.0	56.0
	時価評価対象外	Not Subject to Valuation		362.0	362.0	0.0
合計/Total				3,592.7	6,961.6	3,368.9
前期末からの差異/Difference from End of Last Year				+159.6	+265.8	+106.3

*1 2025年3月期に竣工予定の国内における賃貸用不動産/Domestic rental properties scheduled to be completed in FY2024

決算ハイライト：利益指標「事業利益」の新設

Financial Highlights : Establishment of new profit indicator "Business Income"

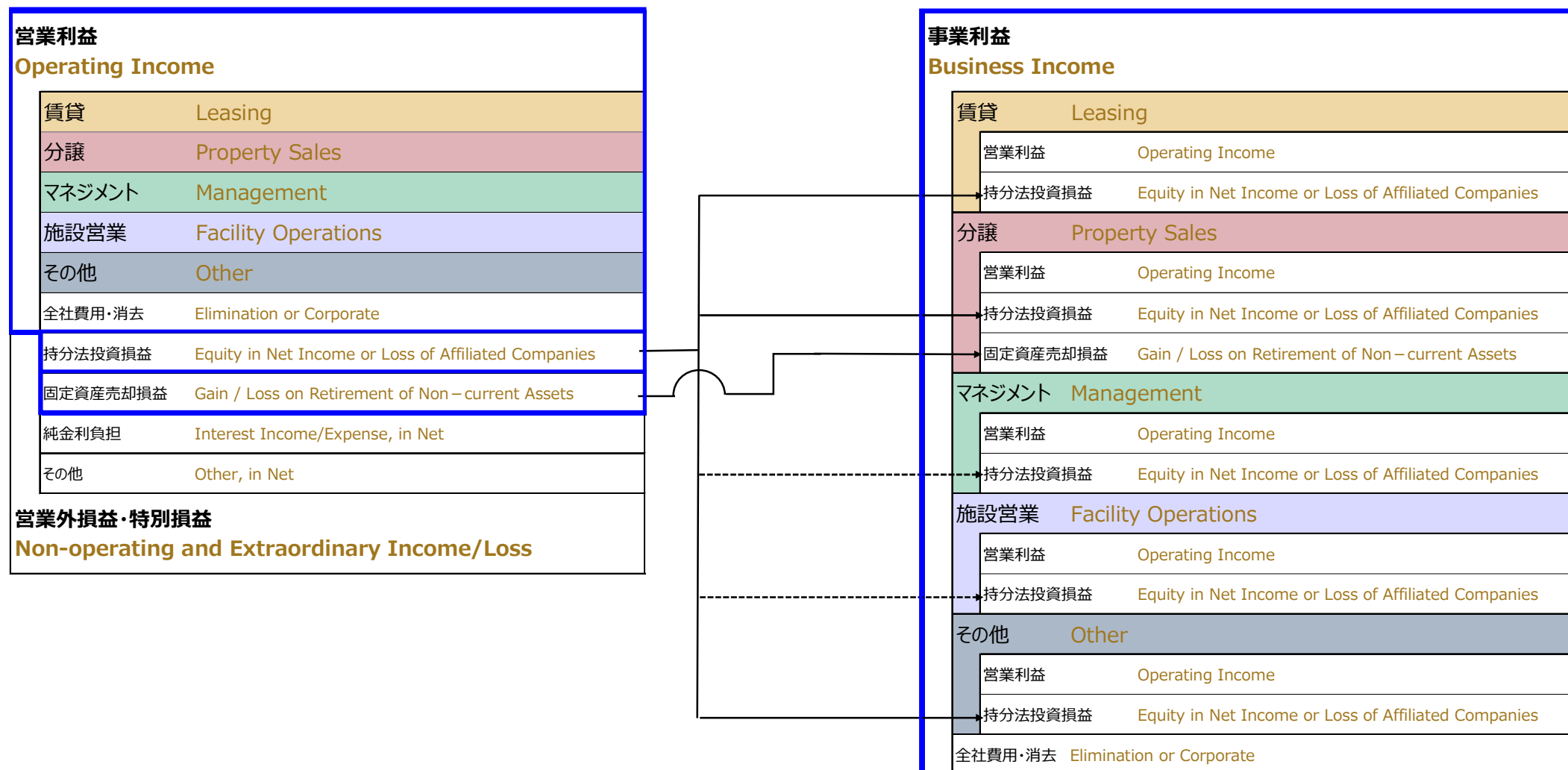
5

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

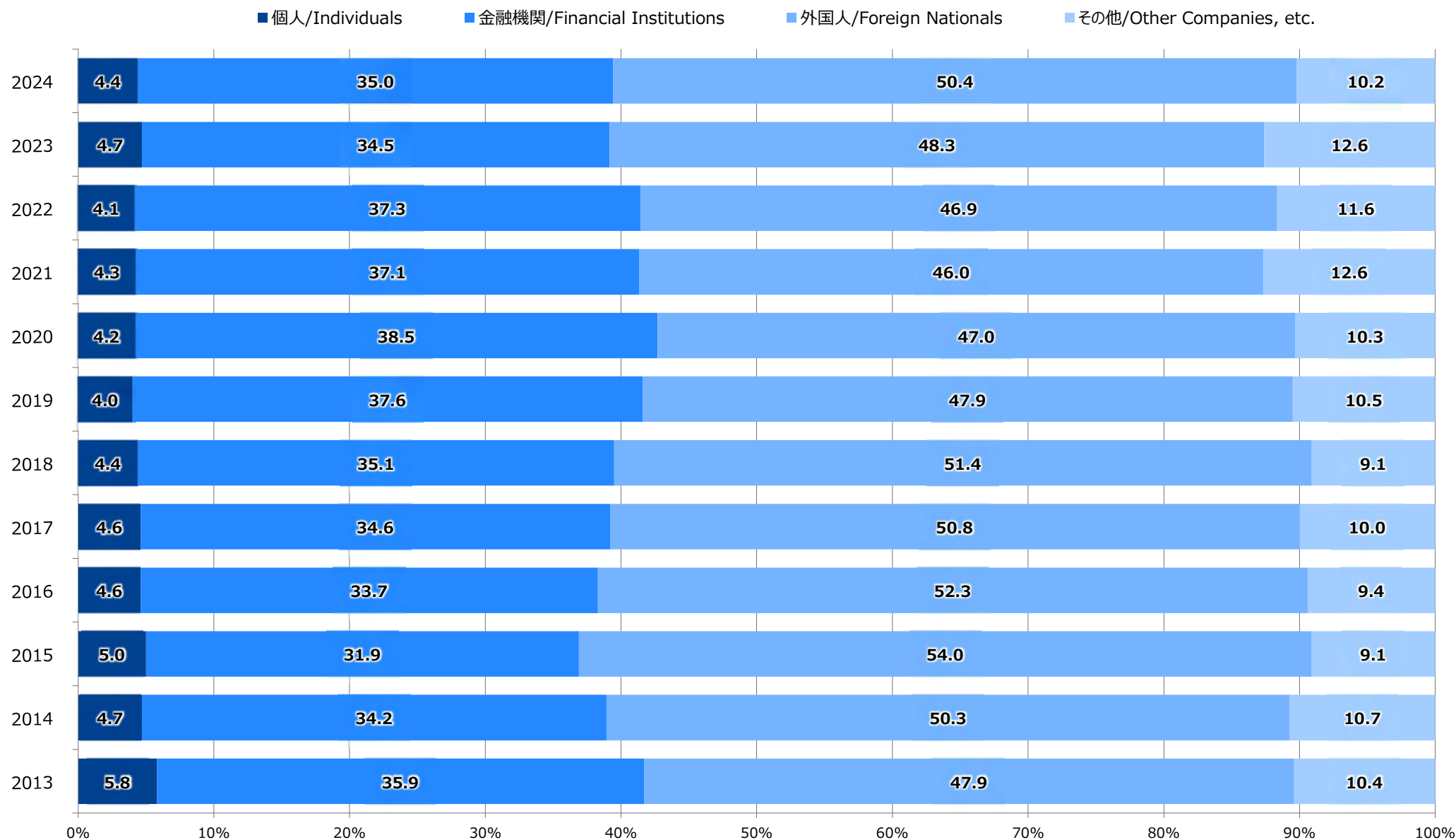
2024年4月11日に公表した次期を初年度とするグループ長計経営方針「& INNOVATION 2030」において、新たな利益指標として「事業利益」を設定。
In the Group's Long-Term Vision "& INNOVATION 2030," which was announced on April 11, 2024 and will begin in the next fiscal year, "Business Income" was set as a new profit indicator.

■ 事業利益 = 営業利益 + 持分法投資損益等(不動産分譲を目的とした関係会社株式売却損益含む) + 固定資産売却損益

Business Income = Operating Income + Equity in earnings (losses) of affiliates (including gains (losses) on sales of stocks of subsidiaries and affiliates for the purpose of property sales) + Gains (losses) on sales of fixed assets



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

5

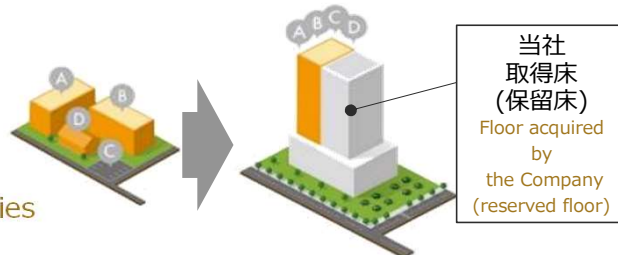
決算・企業情報等
Financial Results and
Corporate Information, etc.

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																事業期間 Project Periods
				2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019		
国内 Japan	複合型 Mixed use	東京ミッドタウン日比谷 TOKYO MIDTOWN HIBIYA	東京都・千代田区 Chiyoda-ku, Tokyo																	13.0
		日本橋高島屋三井ビル Nihonbashi Takashimaya Mitsui Building	東京都・中央区 Chuo-ku, Tokyo	★地権者勉強会開始 Initiate study groups with other landowners																13.0
		msb Tamachi 田町ステーションタワーS msb Tamachi Tamachi Station Tower S	東京都・港区 Minato-ku, Tokyo					★入札参加 Take part in bidding												10.0
		日本橋室町三井タワー Nihonbashi Muromachi Mitsui Tower	東京都・中央区 Chuo-ku, Tokyo									★準備組合設立 Establish preparation union								7.0
	商業 Retail	ららぽーと名古屋みなとアクルス 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																	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										★出資契約締結 Enter into investment agreement						4.0
	商業 Retail	MOP台湾台中港 MOP TAICHIUNG PORT	台湾・台中市 Taichung City, Taiwan	設計、計画推進/Promotion of design and planning														★入札参加 Take part in bidding		3.0
		建築工事期間(解体期間を含む)/Construction work period (including dismantling period)																		

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

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

当社企業データ：財務データ（過去11年）

Company Data : Financial Data (Last 11 Years)

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

百万円/Millions of yen													
年度/FY			2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
経営成績 Business Results	営業収益	Revenue from Operations	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	2,383,289
	営業利益	Operating Income	172,567	186,074	202,482	232,698	245,902	262,147	280,617	203,770	244,978	305,405	339,690
	経常利益	Ordinary Income	144,587	163,373	182,521	219,607	240,341	254,106	258,510	168,865	224,940	265,358	267,890
	親会社株主に帰属する当期純利益	Profit Attributable to Owners of Parent	76,843	100,185	117,722	131,815	155,874	168,661	183,972	129,576	176,986	196,998	224,647
財務状態 Financial Situation	総資産	Total Assets	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	9,489,527
	販売用不動産*1	Real Property for Sale*1	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	2,375,281
	有形・無形固定資産	Tangible and Intangible Fixed Assets	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	4,405,526
	資本的支出	Capital Expenditure	148,255	273,487	207,172	173,745	440,752	390,514	379,279	565,266	272,389	386,592	246,609
	減価償却費	Depreciation	56,030	61,242	67,460	71,357	70,167	79,034	91,434	98,196	111,500	125,298	133,726
	有利子負債*2	Interest-Bearing Debt*2	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	4,430,422
	自己資本	Shareholders' Equity	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	3,110,088
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	189,903	30,343	32,154	227,432	30,143	216,709	87,094	187,862	271,469	297,708	241,697
	投資活動によるキャッシュ・フロー	Cash Flows from Investing Activities	-44,056	-261,640	-239,719	-201,583	-365,464	-388,895	-532,806	-131,035	-210,057	-422,034	-286,987
	財務活動によるキャッシュ・フロー	Cash Flows from Financing Activities	-123,713	221,508	201,110	15,071	289,150	231,238	467,751	-66,565	-139,600	111,448	59,988
	現金及び現金同等物の期末残高	Balance for Cash and Cash Equivalents at End of Period	127,337	118,960	109,966	148,546	100,708	157,682	179,472	187,723	142,682	132,310	179,249
1株当たり指標 Index per Share	EPS(1株当たり純利益)(円) *3	EPS (Earnings Per Share) (Yen) *3	29.2	34.6	39.7	44.5	52.6	57.1	62.8	44.8	61.5	69.3	80.2
	BPS(1株当たり純資産)(円) *3	BPS (Book-value Per Share) (Yen) *3	483.7	631.4	648.5	669.5	743.7	794.9	826.8	885.5	980.7	1,035.8	1,109.9
	配当金(円) *3	Cash Dividends (Yen)	7	8	10	11	13	15	15	15	18	21	28
財務指標 Financial Indexes	ROA(%) *4	ROA(%) *4	4.07	4.10	4.14	4.59	4.58	4.44	4.18	2.84	3.31	3.86	3.94
	ROE(%) *5	ROE(%) *5	6.26	6.37	6.20	6.75	7.44	7.42	7.74	5.22	6.61	6.92	7.47
	D/Eレシオ(倍) *6	D/E Ratio (Times) *6	1.60	1.06	1.16	1.15	1.18	1.24	1.45	1.42	1.31	1.40	1.42
	自己資本比率(%)	Equity Ratio (%)	28.0	36.9	35.8	35.7	35.1	34.4	32.6	33.0	34.1	32.8	32.8
	総還元性向(%)	Total Shareholder Return Ratio (%)	25.1	24.1	25.2	25.5	35.0	35.1	36.9	44.2	46.6	44.9	52.7

*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＋短期償還仕債＋NR短期償還仕債＋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 普通株式1株につき3株の株式分割を行っております。2022年度以前は前連結会計年度の期首に当該株式分割が行われたと仮定して、数値を算定しております。
/The Company conducted a 3-for-1 stock split for common shares, and calculated the figures for fiscal years prior to fiscal year 2022 as if the stock split had been conducted at the beginning of the previous fiscal year.

*4 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

*5 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

*6 D/Eレシオ＝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

決算・企業情報等

5 Financial Results and Corporate Information, etc.

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	2023
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	3,984*5
	うちScope1	Of these, Scope 1	1,000t-CO ₂	90	104	115	140	183	- *6
	うちScope2	Of these, Scope 2	1,000t-CO ₂	395	413	363	438	457	- *6
	うちScope 3	Of these, Scope 3	1,000t-CO ₂	4,591	3,865	4,211	3,621	4,863	- *6
	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	- *6
	水使用量(取水量)*2	Water usage (intake volume)*2	1,000m ³ /年 1,000 mi/year	5,407	5,726	5,365	11,849	14,210	- *6
	水使用量(排水量)*2	Water usage (discharge volume)*2	1,000m ³ /年 1,000 mi/year	5,595	5,539	4,711	10,445	12,546	- *6
	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	- *6
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	25,593
	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	2,049
	女性管理職比率(単体)*3	Women in management positions ratio (Non-consolidated)*4	%	3.3	4.5	5.7	6.8	7.7	9.2
	女性総合職比率(単体)*3	Women in general positions ratio (Non-consolidated)*4	%	11.0	12.5	14.3	16.5	18.0	19.7
	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	16.2
	育児休業取得者数(比率) 男性 (単体)*4	Number (percentage) of persons taking childcare leave, men (Non-consolidated)*5	人/persons	27(84.4%)	25(61.0%)	28(70.0%)	38(79.2%)	59(122.9%)	63(116.6%)
	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%)	25(96%)
	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	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	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	0.93

*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 各年度とも翌年度期初4月1日の数値となります。

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

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

*4 Percentage of persons taking leave intended for childcare.

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

*5 6月末時点暫定数値

*5 Provisional figures as of the end of June

*6 数値確定次第、更新いたします。

*6 Values will be updated when finalized.

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2,060,000㎡ （連結、当社グループ保有物件、2024年3月末時点）
 Office Buildings Leased floor space Aprrox. 2,060,000㎡ (Consolidated, Own Properties, as of March 31, 2024)

■延床面積^{*1} 上位15物件^{*2}（2024年3月末時点）
 Total floor space^{*1} Top 15 properties^{*2} (As of March 31, 2024)

*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 Jan. 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 South	東京都港区 Minato-ku, Tokyo	≒ 75,000㎡	2018年5月 May 2018	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
室町東三井ビルディング Muromachi Higashi Mitsui Building	東京都中央区 Chuo-ku, Tokyo	≒ 40,000㎡	2010年10月 Oct. 2010	商業 Retail

商業施設
Retail Facilities

貸付面積 約2,010,000㎡（連結、当社グループ保有物件、2024年3月末時点）
Leased floor space Approx. 2,010,000㎡（Consolidated, Own Properties, as of March 31, 2024）

■リージョナル型施設 店舗面積上位10物件（2024年3月末時点） / Top 10 regional facilities by shop area（As of March 31, 2024）

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、2023年度） Store sales, Billions of yen, FY2023
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	63
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	56
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	52
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	51
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	92
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	40
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	49
ららぽーと門真 / MOP大阪門真 ^{*1*2}	LaLaport Kadoma / MOP Osaka Kadoma ^{*1*2}	大阪府門真市	Kadoma-shi, Osaka	≒ 66,000㎡	≒ 250	2023年4月	Apr. 2024	— ^{*3}
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	32
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	28

■アウトレット型施設 店舗面積上位10物件（2024年3月末時点） / Top 10 Outlet-type Facilities by shop area（As of March 31, 2024）

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、2023年度） Store sales, Billions of yen, FY2023
M O P 木更津	MOP KISARAZU	千葉県木更津市	Kisarazu-shi, Chiba	≒ 46,000㎡	≒ 310	2012年4月	Apr. 2012	64
M O P ジャズドリーム長島	MOP JAZZ DREAM NAGASHIMA	三重県桑名市	Kuwana-shi, Mie	≒ 46,000㎡	≒ 300	2002年3月	Mar. 2002	57
M O P 滋賀竜王	MOP SHIGA RYUO	滋賀県蒲生郡	Gamo-gun, Shiga	≒ 37,000㎡	≒ 240	2010年7月	Jul. 2010	30
M O P 札幌北広島	MOP SAPPOROKITAHIROSHIMA	北海道北広島市	Kitahiroshima-shi,Hokkaido	≒ 30,000㎡	≒ 180	2010年4月	Apr. 2010	27
M O P 横浜ベイサイド	MOP YOKOHAMA BAYSIDE	神奈川県横浜市	Yokohama-shi, Kanagawa	≒ 27,000㎡	≒ 170	1998年9月	Sep. 1998	23
M O P 幕張	MOP MAKUHARI	千葉県千葉市	Chiba-shi, Chiba	≒ 23,000㎡	≒ 140	2000年10月	Oct. 2000	21
M O P マリンピア神戸	MOP MARINE PIA KOBE	兵庫県神戸市	Kobe-shi, Hyogo	≒ 23,000㎡	≒ 140	1999年10月	Oct. 1999	— ^{*4}
M O P 多摩南大沢	MOP TAMA MINAMI OSAWA	東京都八王子市	Hachioji-shi, Tokyo	≒ 21,000㎡	≒ 120	2000年9月	Sep. 2000	17
M O P 仙台港	MOP SENDAI PORT	宮城県仙台市	Sendai-shi, Miyagi	≒ 20,000㎡	≒ 120	2008年9月	Sep. 2008	14
M O P 倉敷	MOP KURASHIKI	岡山県倉敷市	Kurashiki-shi, Okayama	≒ 20,000㎡	≒ 120	2011年12月	Dec. 2011	12

^{*1}「ららぽーと」と「三井アウトレットパーク」の複合物件、数値は全て合算し算出。 / Complex property of “LaLaport” and “Mitsui Outlet Park”. All figures are combined. ^{*2} MOP = 三井アウトレットパーク/Mitsui Outlet Park
^{*3} 2023年度竣工物件のため非開示/Not disclosed as the property was completed in 2023. ^{*4} リニューアルにより2023年度内にクローズしたため非開示 / Not disclosed as closed within FY2023 due to renewal.

物流施設
Logistics Facilities

稼働施設 延床面積 約1,800,000㎡（連結、当社グループ保有物件、2024年3月末時点）
Operating Facilities Total Floor Space ≒ 1,800,000㎡ (Consolidated, Own Properties, as of March 31, 2024)

■延床面積上位10物件^{*1}（2024年3月末時点） / Total floor space Top 10 properties^{*1} (As of March 31, 2024)

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

名称/Name	所在/Location	延床面積(約) / Total Floor Space	竣工/Completion	テナント構成/Tenant Composition	
MFLP船橋Ⅰ	MFLP FUNABASHIⅠ	千葉県船橋市 Funabashi-shi,Chiba	≒ 198,000㎡	2016年10月 Oct. 2016	マルチテナント Multi-tenant
MFLP船橋Ⅱ	MFLP FUNABASHIⅡ	千葉県船橋市 Funabashi-shi,Chiba	≒ 229,000㎡	2019年10月 Oct. 2019	マルチテナント Multi-tenant
MFLP船橋Ⅲ	MFLP FUNABASHIⅢ	千葉県船橋市 Funabashi-shi,Chiba	≒ 271,000㎡	2021年6月 Jun. 2021	マルチテナント Multi-tenant
MFLP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 SHIOHAMAⅡ	千葉県市川市 Ichikawa-shi,Chiba	≒ 184,000㎡	2022年3月 Mar. 2022	マルチテナント Multi-tenant
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 Jul. 2022	マルチテナント Multi-tenant
MFLP座間	MFLP ZAMA	神奈川県座間市 Zama-shi, Kanagawa	≒ 134,000㎡	2023年9月 Sep. 2023	マルチテナント Multi-tenant
MFLP海老名Ⅰ	MFLP EBINAⅠ	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 YATOMIKISOSAKI	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 HANADA	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

ホテル・リゾート
Hotels and Resorts

稼働施設室数 約13,300室（連結、2024年3月末時点）
Number of rooms in operation ≒ 13,300 (Consolidated, as of March 31, 2024)

■宿泊主体型ホテル施設 室数上位10物件（2024年3月末時点） /Top 10 Lodging-focused Hotels by rooms (As of March 31, 2024)

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（2024年3月末時点） /Main Operating Resort and Luxury Facilities (As of March 31, 2024)

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	Kunigami-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 at Otemachi	東京都千代田区	Chiyoda-ku, Tokyo	≒ 190		2020年9月	Sep. 2020	土地・建物保有	Land and buildings owned
ブルガリ ホテル 東京	Bvlgari Hotel Tokyo	東京都中央区	Chuo-ku, Tokyo	≒ 100		2023年4月	Apr. 2023	土地・建物保有	Land and buildings owned

List of Main Properties in Operation (Overseas)

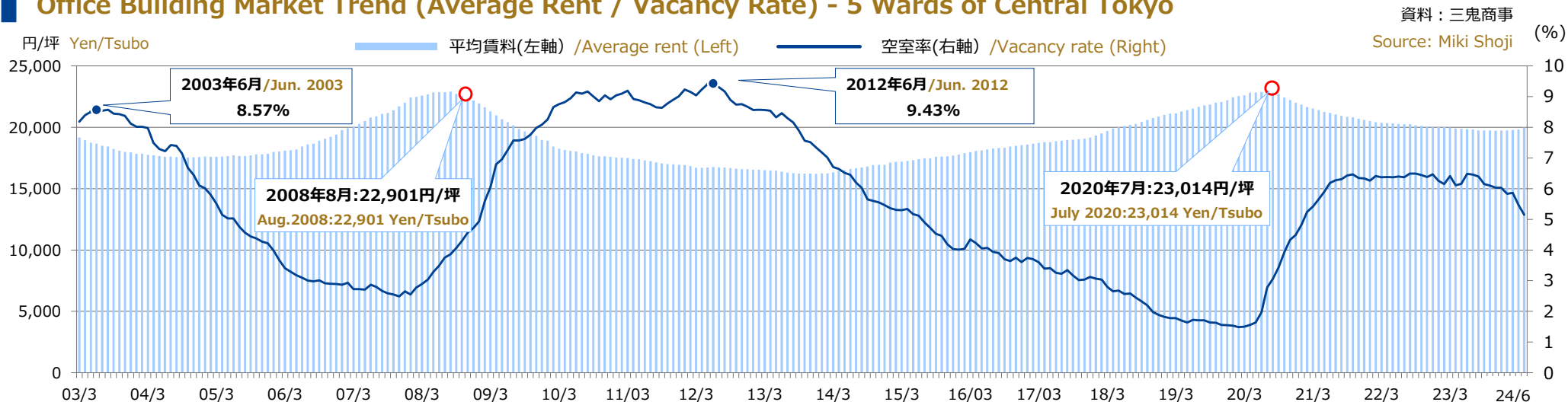
決算・企業情報等
Financial Results and
Corporate Information, etc.

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
	The Homer Building	Washington D.C., US	≒ 46,000㎡	1913年 /1913
	1200 17th Street,NW Seventeenth	Washington D.C., US	≒ 22,000㎡	2014年 /2014
	270 Brannan	San Francisco, US	≒ 20,000㎡	2016年 /2016
	5 Hanover Square, W1	London, UK	≒ 8,000㎡	2012年 /2012
	One Angel Court	London, UK	≒ 45,000㎡	2017年 /2017
	Television Centre	London, UK	≒ 55,000㎡	2017年 /2017
賃貸住宅 Rental Housing	525 West 52nd Street	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・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

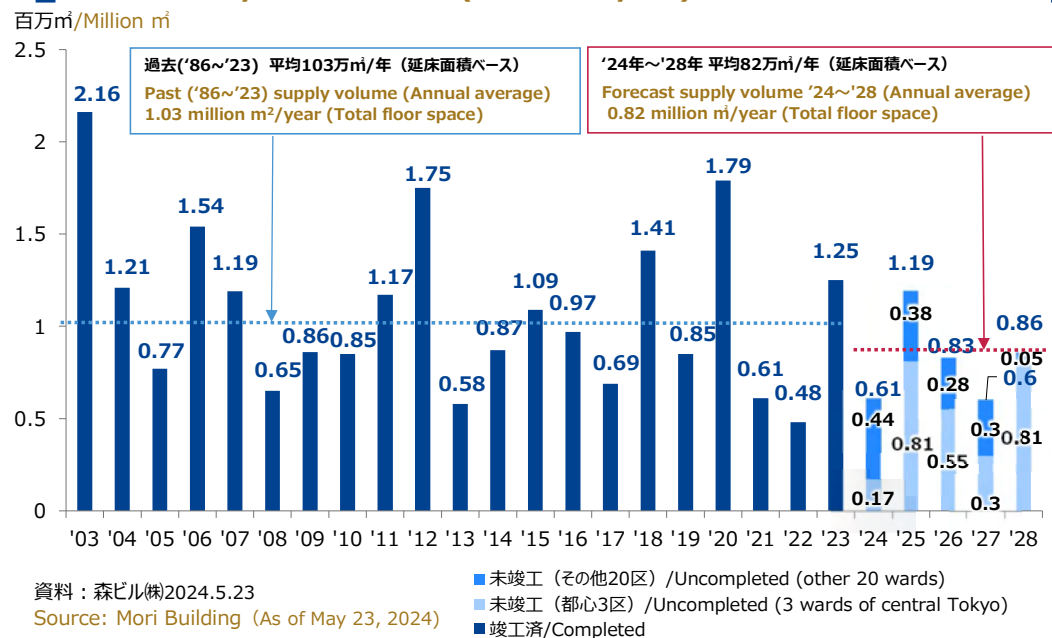
都心5区のオフィス市況（平均賃料・空室率）

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



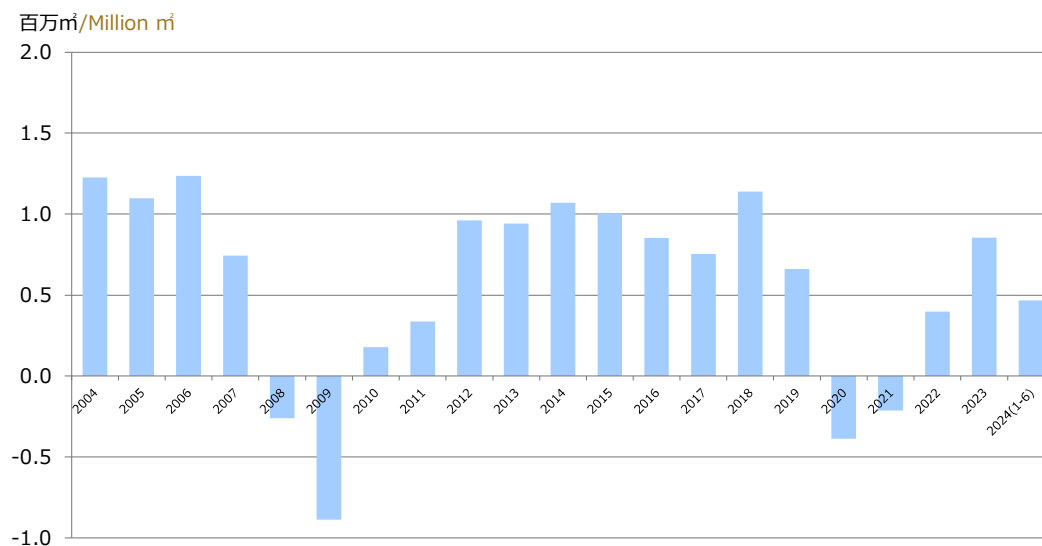
オフィスビル新規供給量（東京23区大規模、暦年）

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)

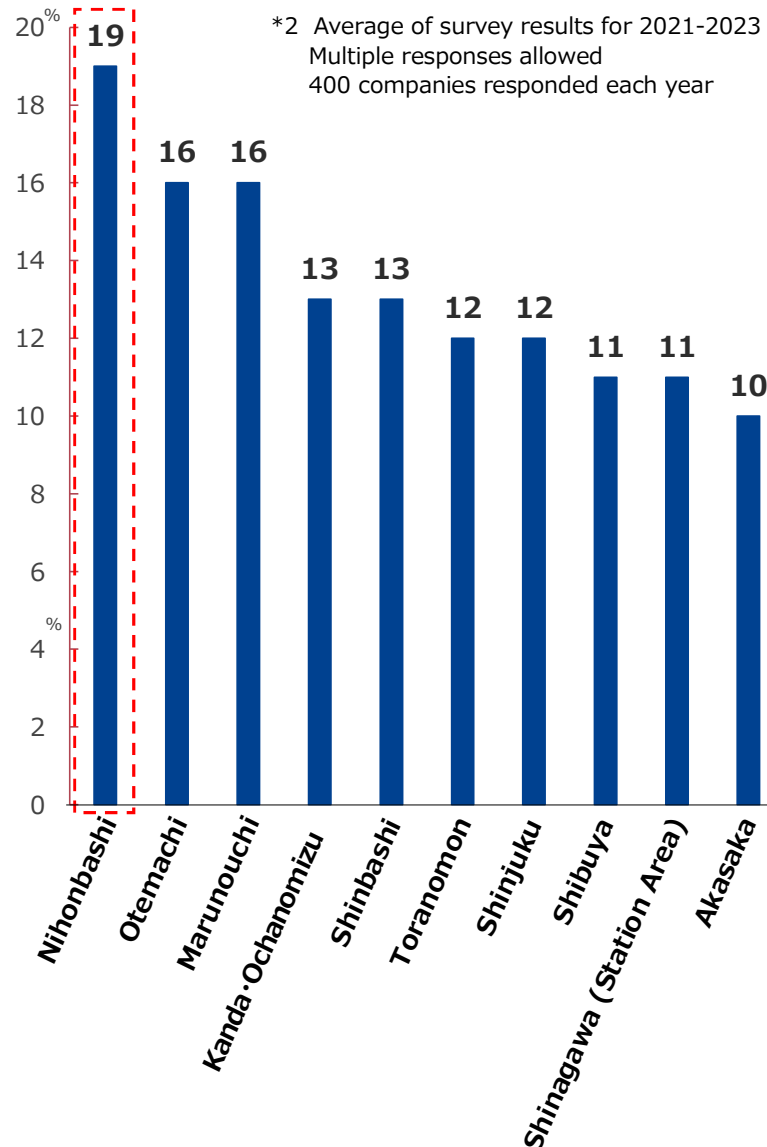


資料：三幸エステート
Source: Sanko Estate

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)



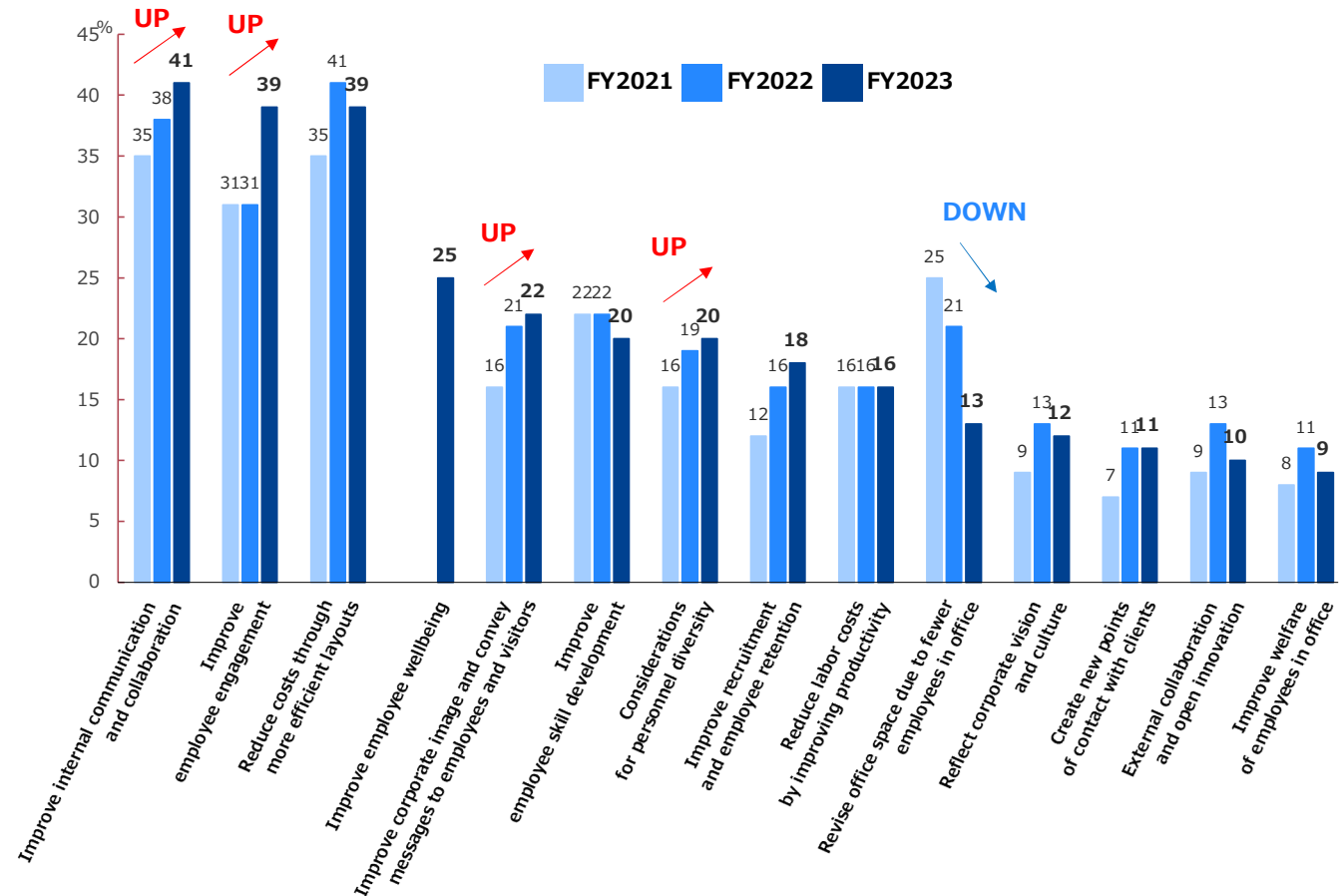
Challenges in creating an office environment^{*3}

^{*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)

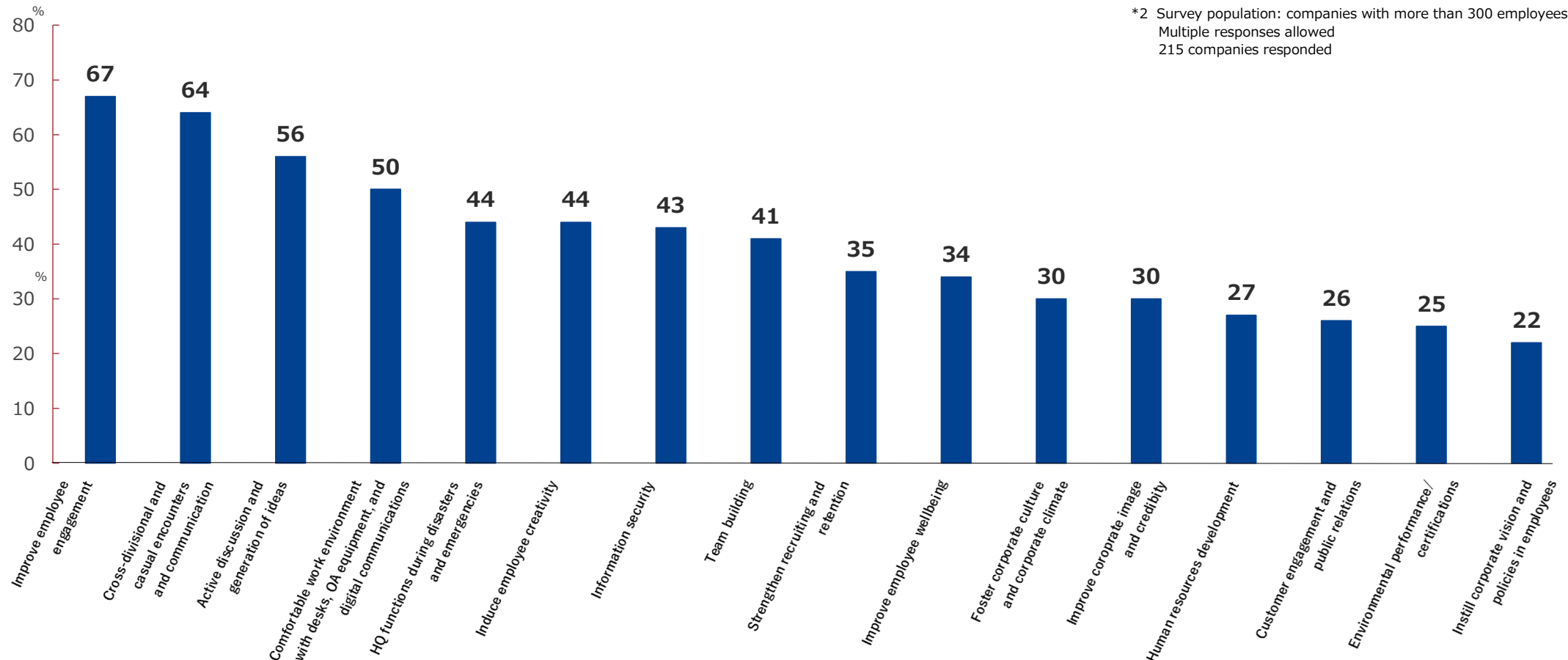
^{*1} Source : Mori Building Co., Ltd. "2023 Survey of Office Needs in Tokyo's Core 23 Cities"
Target : Approximately 10,000 companies with headquarters in the 23 wards of Tokyo
(approx. 1,800 valid responses)

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.**"

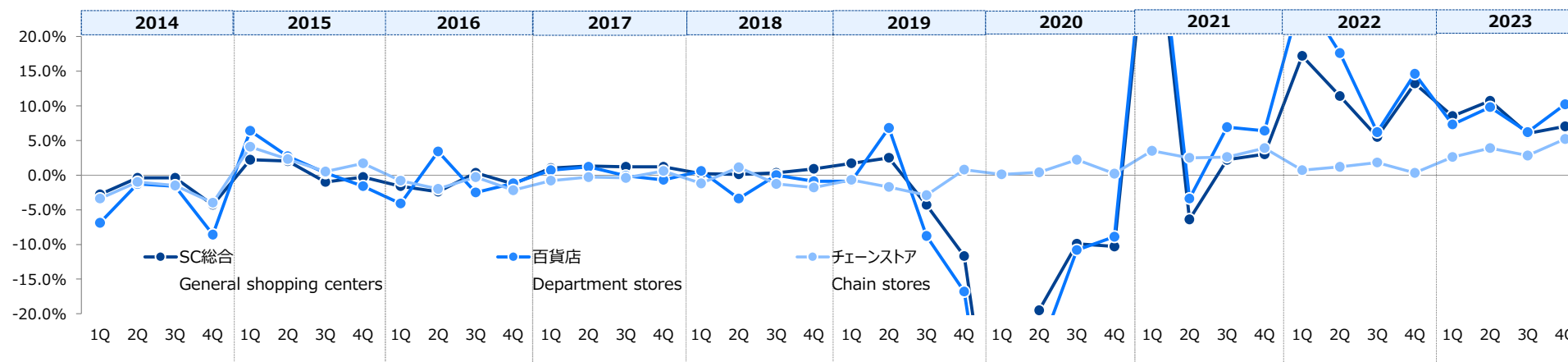
In addition to these, "**Induce employee creativity,**" "**Strengthen recruiting and retention,**" and "**Improve employee wellbeing**" received a much higher percentage of responses than the total number of responding companies, indicating a greater emphasis on the impact of the office on the employees.

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%

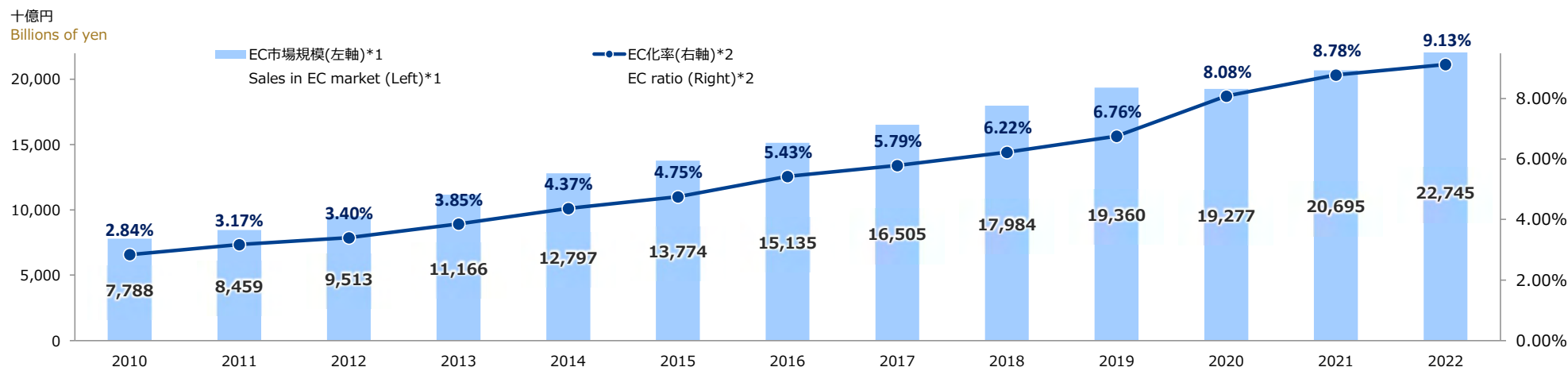
* <General shopping centers> 1Q,FY2020 : -48.8% / 1Q,FY2021 : 42.7% <Department stores> 1Q,FY2020 : -51.7% / 2Q,FY2020 : -25.6% / 1Q,FY2021 : 44.9%

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

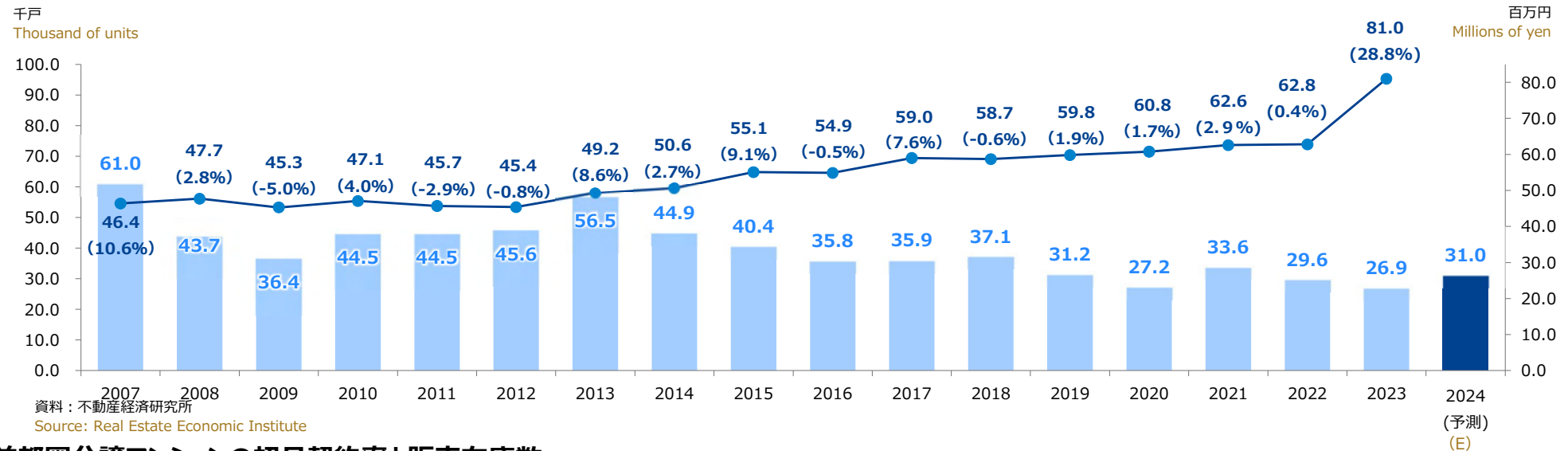
*2：EC化率データの対象は物販系分野のみ

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

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

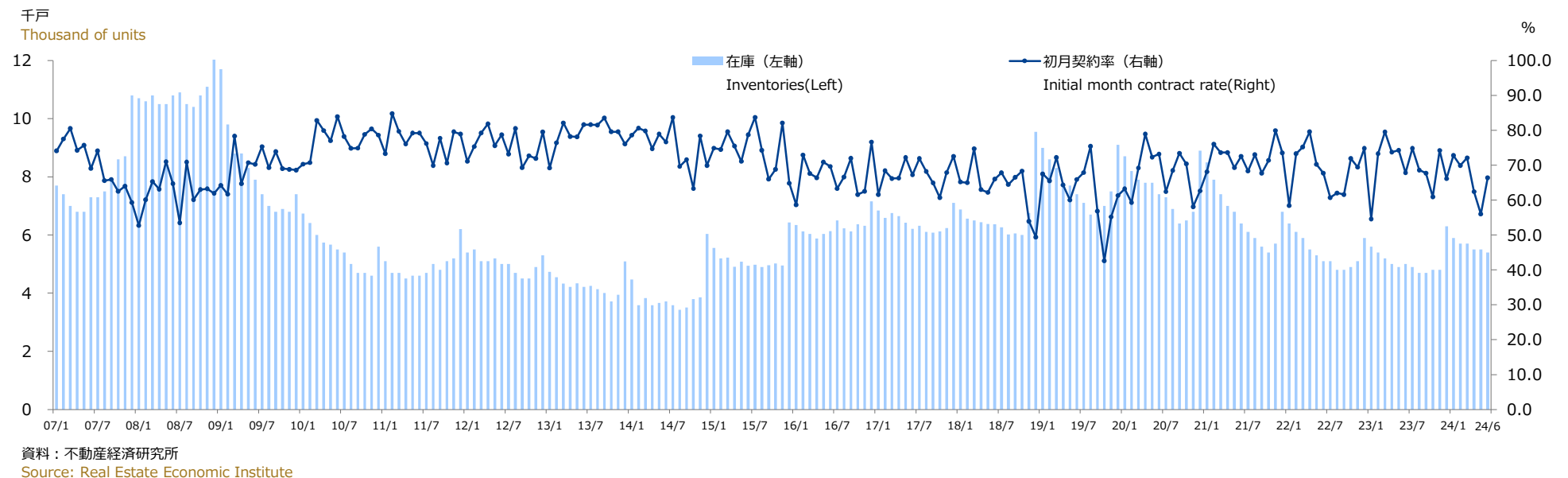
首都圏分譲マンションの新規発売戸数と戸当たり平均価格（暦年）

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



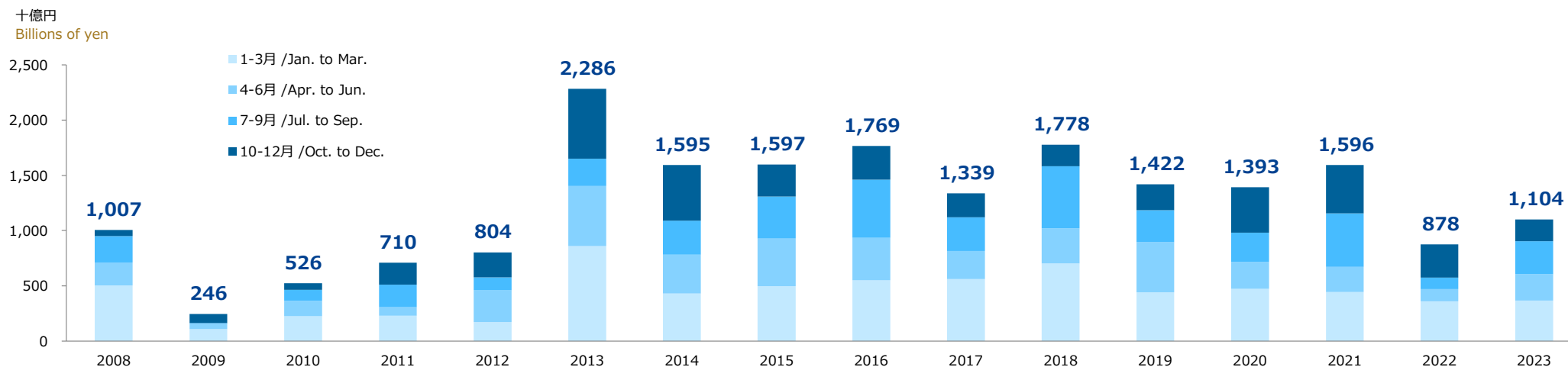
首都圏分譲マンションの初月契約率と販売在庫数

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



J-REITの資産取得価格（暦年）

Acquisition of Assets by J-REITs (Calendar year)

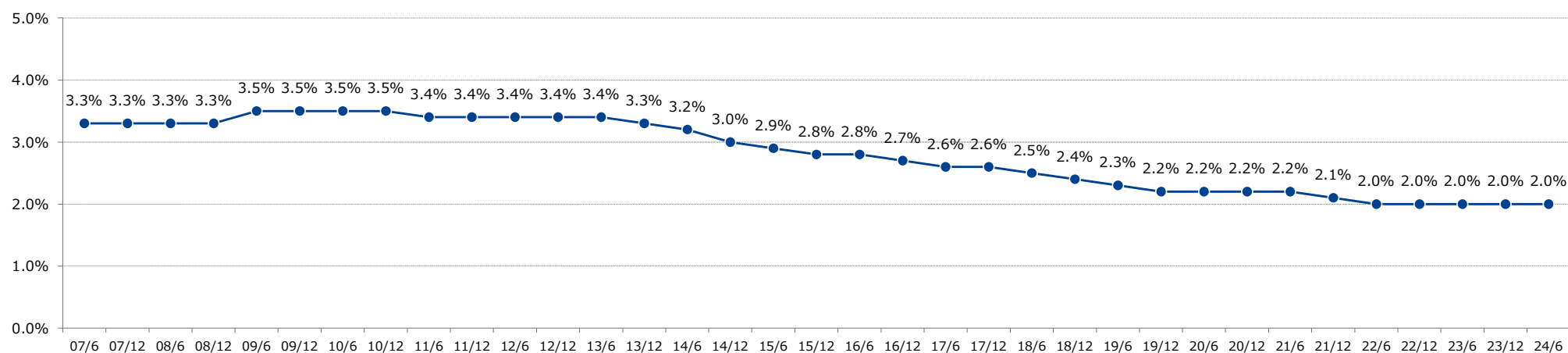


資料：不動産証券化協会

Source: The Association for Real Estate Securitization

プライムエリアオフィス利回りのベンチマーク

Yield Benchmark for Offices in Prime Locations



資料：日本不動産研究所

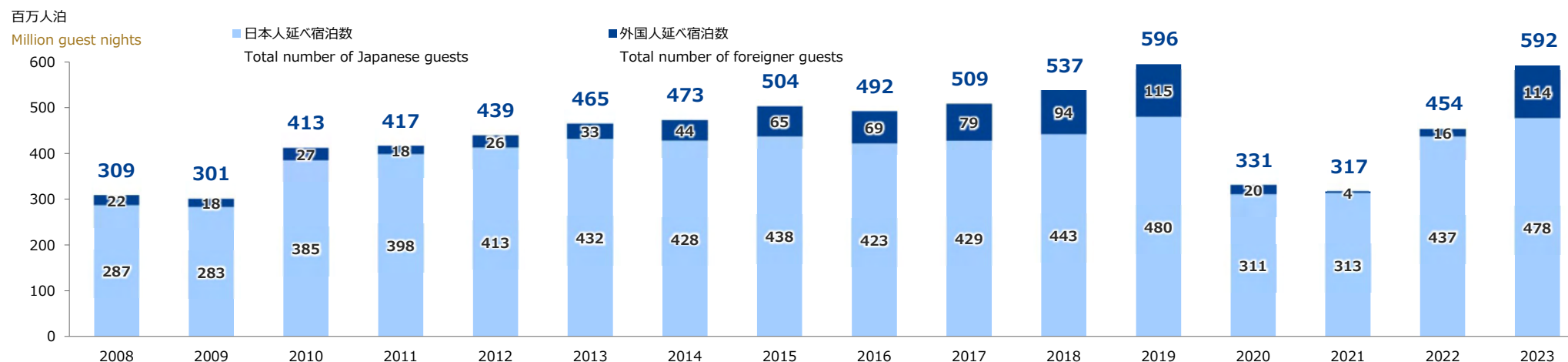
Source: Survey by Japan Real Estate Institute

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

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

外国人・日本人延べ宿泊数の推移（暦年）

Total number of foreign and Japanese guests (Calendar year)

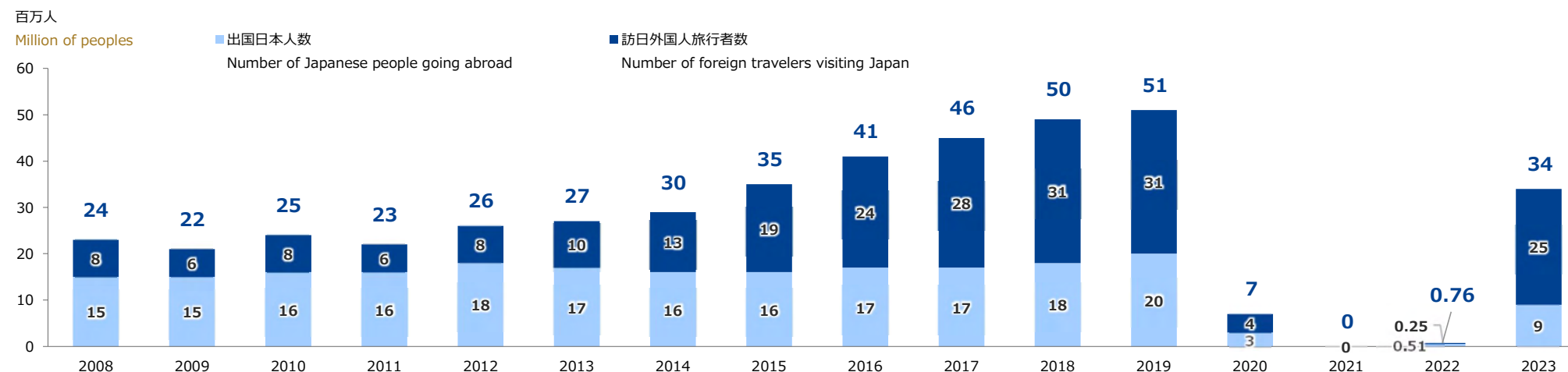


資料：観光庁

Source: Japan Tourism Agency

訪日外国人旅行者数・出国日本人数の推移（暦年）

Consumption Trends of International Visitors to Japan (Calendar year)



資料：日本政府観光局

Source: Japan National Tourism Organization