

2026年3月期 第1四半期決算 1Q, FY2025 Financial Results

- 事業利益は1,877億円、前年同期比829億円（+79.2%）の増益。
純利益^{*1}は1,242億円、同比592億円（+91.1%）の増益。いずれも1Q時点として過去最高を更新。
Business Income was ¥187.7 billion, an increase of ¥82.9 billion (+79.2%) YoY.
Quarterly net profit^{*1} was ¥124.2 billion, an increase of ¥59.2 billion (+91.1%) YoY. Both figures marked record highs for 1Q.
- 各セグメント利益も順調に進捗。特に、資産回転の着実な実行により分譲セグメント利益が大きく進捗し、通期業績予想に対する進捗率も事業利益で44%（通期予想4,250億円）、純利益^{*2}で48%（通期予想2,600億円）まで進捗。
All business segment income progressed steadily. In particular, due to steady execution of asset turnover, income in Property sales segment progressed significantly, with the progress rate against the full-year forecast reaching 44% (full-year forecast: ¥425.0 billion) for Business Income and 48% (full-year forecast: ¥260.0 billion) for net profit^{*2}.
- 首都圏オフィス空室率^{*3}は1.1%と前期末から0.2pt低下。前期比で賃料増額改定の合意割合及び増額幅が増加。新築マンション分譲の当期計上予定戸数2,800戸に対する契約進捗率は93.3%となり、1Q時点として過去最高を更新。投資家向け分譲等^{*4}も、当第1四半期に引渡済の物件を含め、通期の利益計画に対し約8割の物件が契約済。そのほか各事業の状況も好調を維持。
The office vacancy rate in the Tokyo metropolitan area^{*3} fell by 0.2 pt from the end of the previous fiscal year to 1.1%. Both the proportion of rent increase agreements and the amount of rent increase rose compared to the previous fiscal year. The contract progress rate for newly built condominium units scheduled to be recorded this fiscal year was 93.3% (out of 2,800 units), marking a record high for 1Q. In property sales for investors, over 80% of properties planned for full-year profits (including those already delivered in 1Q) have been contracted (including provisional contracts). Other business segments also continued to perform well.

*1：親会社株主に帰属する四半期純利益 Profit attributable to owners of parent

*2：親会社株主に帰属する当期純利益 Profit attributable to owners of parent

*3：三井不動産単体 non-consolidated

*4：投資家向け分譲・海外住宅分譲等の営業利益、持分法投資損益及び固定資産売却益

Operating income, equity in earnings of affiliates, and gains on sales of fixed assets from property sales to investors and individuals(Overseas), etc.

コーポレート・ガバナンス Corporate Governance

- 第113回定時株主総会（2025年6月27日開催）において、当社初の女性の社内取締役が選任。女性取締役比率は23%となり、従前から8%向上。⇒P.54
At the 113th Ordinary General Shareholders' Meeting held on June 27, 2025, the first female internal director was appointed at Mitsui Fudosan. As a result, the ratio of female directors has increased to 23%, up 8% from before. ⇒P.54
- グループ長期経営方針における各KPI（ROE、EPS、各利益等）と連動した役員報酬制度に改定。⇒P.55
The officer compensation system has been revised to link it with each KPI (such as ROE, EPS, various types of profit, etc.) set out in the Group's Long-Term Vision. ⇒P.55

■ 第1四半期決算ハイライト / First Quarter Financial Highlight

Revenue from operations, operating income, business income, ordinary income, and profit attributable to owners of parent increased by ¥171.9 billion (+27.3%), ¥58.8 billion (+58.1%), ¥82.9 billion (+79.2%), ¥53.8 billion (+59.7%), and ¥59.2 billion (+91.1%), respectively, compared to the same period of the previous fiscal year.

In the first quarter, all of these figures reached new record highs.
Business income in each of the four main segments (Leasing, Property Sales, Management, and Facility Operations) also reached new record highs.

With respect to the progress toward the full-year forecast, business income in the Property Sales segment reached 66%, and exceeded 25% in the Leasing and Facility Operations segments, indicating steady progress. Overall, business income has reached 44% and net profit* has reached 48% of the full-year forecast for record-high profits.

No changes have been made to the consolidated earnings forecast and dividend forecast announced at the beginning of the fiscal year (May 9, 2025).

*Profit attributable to owners of parent

(十億円/Billions of Yen)	当第1四半期 実績 (A) 1Q, FY2025 Results (A) 2025.4.1-2025.6.30		前年同期 実績 (B) 1Q, FY2024 Results (B) 2024.4.1-2024.6.30		増減 (率) Change(Rate) (A-B) (A/B-1)		2025年度 通期予想 (C) FY2025 Forecast (C) 2025.4.1-2026.3.31	進捗率 Progress(Rate) (A/C)
営業収益 Revenue from operations	Record High	802.3		630.3	+171.9	+27.3%	2,700.0	29.7%
営業利益 Operating Income	Record High	160.1		101.2	+58.8	+58.1%	380.0	42.1%
事業利益 Business Income	Record High	187.7		104.7	+82.9	+79.2%	425.0	44.2%
賃貸 Leasing	Record High	45.7		44.5	+1.2	+2.8%	175.0	26.2%
分譲 Property Sales	Record High	124.7		48.6	+76.0	+156.3%	190.0	65.6%
マネジメント Management	Record High	17.4		15.0	+2.3	+15.6%	75.0	23.3%
施設営業 Facility Operations	Record High	14.4		11.2	+3.1	+28.3%	45.0	32.0%
その他 Other		0.0		-0.5	+0.6	-	5.0	1.1%
消去他 Elimination or Corporate		-14.6		-14.1	-0.4	-	-65.0	-
経常利益 Ordinary Income	Record High	144.0		90.1	+53.8	+59.7%	285.0	50.5%
親会社株主に帰属する四半期純利益 Profit attributable to owners of parent	Record High	124.2		65.0	+59.2	+91.1%	260.0	47.8%

決算ハイライト：2026年3月期 第1四半期決算実績

Financial Highlights : Summary of 1Q, FY2025 Financial Results

1 ハイライト Highlights

単位：十億円 Billions of Yen		2026年3月期 1Q実績 1Q, FY2025 Results (A)	2025年3月期 1Q実績 1Q, FY2024 Results (B)	前年同期比 / Y on Y		2026年3月期 通期予想 FY2025 Forecast (2025/5/9) (May 9, 2025) (C)	進捗率 Progress Rate (A)/(C)
				増減 / Change (A)-(B)	増減率 / Rate (A)/(B)-1		
営業収益	Revenue from Operations	802.3	630.3	+171.9	+27.3%	2,700.0	29.7%
営業利益	Operating Income	160.1	101.2	+58.8	+58.1%	380.0	42.1%
営業外損益	Non-operating Income/Expenses	-16.1	-11.1	-4.9		-95.0	17.0%
純金利負担	Interest Income / Expençe, in Net	-18.6	-19.2	+0.5		-80.0	23.3%
その他	Other, in Net	2.5	8.1	-5.5		-15.0	
経常利益	Ordinary Income	144.0	90.1	+53.8	+59.7%	285.0	50.5%
特別利益	Extraordinary Income	34.3	6.9	+27.3		90.0	38.1%
特別損失	Extraordinary Loss	-	-	-			
法人税等ほか	Income Taxes and the others	-54.0	-32.0	-22.0		-115.0	
親会社株主に帰属する四半期純利益 Profit attributable to owners of parent		124.2	65.0	+59.2	+91.1%	260.0	47.8%
事業利益	Business Income	187.7	104.7	+82.9	+79.2%	425.0	44.2%
営業利益	Operating Income	160.1	101.2	+58.8	+58.1%		
持分法投資損益	Equity in Net Income/Loss of Affiliated Companies	1.1	3.3	-2.2	-67.0%		
固定資産売却損益	Gain / Loss on Sales of Fixed Assets	26.4	0.1	26.3	+20279.2%		

決算ハイライト：2026年3月期 第1四半期決算実績

Financial Highlights : Summary of 1Q, FY2025 Financial Results

1 ハイライト Highlights

Leasing	Business income increased mainly due to the growth in leasing revenue and income from domestic and overseas offices.
Property Sales	Business income from "Residential Property Sales to Individuals (Domestic) category" increased mainly due to the handovers of Mita Garden Hills and PARK CITY TAKADANOBABA. Business income from "Property Sales to Investors" and "Residential Property Sales to Individuals (Overseas), etc." category increased mainly due to the progress in property sales supported by accelerated asset turnover involving both capturing both real property for sale completed and fixed asset. Overall, the Segment business income increased.
Management	Property Management experienced an increase in business income mainly due to increased users in the car-sharing business and revisions of parking fee in "Repark" (car park leasing) business. Brokerage and Asset Management, etc. experienced an increase in business income mainly due to the increase in the number of large-scale corporate brokerage and increase in unit prices in "Rehouse" (brokerage for individuals) business. Overall, the Segment business income increased.
Facility Operations	Business income increased mainly due to a rise in the ADR (average daily rate) of hotels and resorts, as well as the increment of facility usage fees at Tokyo Dome.

Offices	Retail facilities
Vacancy Rate of Tokyo metropolitan area	YoY in Domestic Facility Revenue
1.1%	+3.5%
As of Mar. 31, 2025 : 1.3%	Comparison based on existing properties
Property Sales to individuals (Domestic)	Lodging-focused hotels
Contract Progress Rate for FY2025	Average Occupancy Rate (1Q, FY2025)
Condominium 93.3%	85%
2,800 units planned in FY2025	1Q, FY2024 : 84%

(単位：十億円) (Billions of Yen)		2026年3月期 1Q実績 1Q, FY2025 Results	2025年3月期 1Q実績 1Q, FY2024 Results	前年同期比 / Y on Y		2026年3月期 通期予想 FY2025 Forecast (May 9, 2025)	進捗率 Progress Rate
		(A)	(B)	増減 / Change (A)-(B)	増減率 / Rate (A)/(B)-1	(D)	(A)/(D)
事業利益	Business Income	Record High 187.7	104.7	+82.9	+79.2%	425.0	44.2%
賃貸	Leasing	Record High 45.7	44.5	+1.2	+2.8%	175.0	26.2%
分譲	Property Sales	Record High 124.7	48.6	+76.0	+156.3%	190.0	65.6%
国内	/to individuals	85.6	41.4	+44.1	+106.4%	110.0	77.8%
投資家*	/to investors*	39.0	7.1	+31.9	+444.6%	80.0	48.8%
マネジメント	Management	Record High 17.4	15.0	+2.3	+15.6%	75.0	23.3%
施設営業	Facility Operations	Record High 14.4	11.2	+3.1	+28.3%	45.0	32.0%
その他	Other	0.0	-0.5	+0.6	-	5.0	1.1%
消去他	Elimination or Corporate	-14.6	-14.1	-0.4	-	-65.0	-

*投資家向け・海外住宅分譲等（固定資産売却益・持分法投資損益を含む） to investors and individuals (Overseas), etc. (Including gains (losses) on sale of fixed assets and equity in earnings of affiliates)

決算ハイライト：連結業績予想（2025年5月9日公表）

Financial Highlights : Consolidated Statements of Earning Forecast (Announced : May 9, 2025)

1 ハイライト Highlights

Revenue from operations, operating income, business income and Profit attributable to owners of parent are expected to reach the record highs, considering the favorable growth in Residential Property Sales to Individuals (Domestic) and expected further growth of revenue and income in Management and Facility Operations segments. Business income is expected to reach ¥425.0 billion next fiscal year, ¥26.3 billion increase from current fiscal year ¥398.6 billion.

*1: Revenue has reached record highs for 14 consecutive terms, business income for 2 consecutive terms, and net income attributable to owners of the parent for 4 consecutive terms.

(単位：十億円) (Billions of Yen)		2026年3月期 通期予想 (2025/5/9公表) FY2025 Forecast (As of May 9, 2025) A	2025年3月期 通期実績 FY2024 Results B	増減 Change A - B	増減率 Rate of Change (A/B-1)×100
営業収益	Revenue from Operations	2,700.0	2,625.3	+74.6	+2.8%
営業利益	Operating Income	380.0	372.7	+7.2	+1.9%
営業外損益	Non-operating Income/Expenses	-95.0	-82.4	-12.5	
	純金利負担 Interest Income/Expense, in Net	-80.0	-79.3	-0.6	
	その他 Other, in Net	-15.0	-3.1	-11.8	
経常利益	Ordinary Income	285.0	290.2	-5.2	-1.8%
特別損益	Extraordinary Income/Loss	90.0	72.7	+17.2	
法人税等ほか	Income Taxes and the others	-115.0	-114.2	-0.7	
親会社株主に帰属する当期純利益	Profit attributable to owners of parent	260.0	248.7	+11.2	+4.5%

① "Leasing" segment

The segment anticipates the same income level due to the newly constructed properties and floor expansion of domestic retail facilities, such as LaLaport ANJO and MITSUI OUTLET PARK MARINEPIA KOBE, and increase in leasing revenue from TOKYO MIDTOWN YAESU, offset by additional expenses from completion of leasing properties in the U.S.A.

② "Property Sales" segment

The segment expects to achieve a significant increase in business income mainly due to the residential property sales to individuals (domestic) of properties that are centrally located, high-priced and large-scaled. Also, the significant increase in overall segment income is expected from property sales to investors as a result of accelerating the asset turnover by capturing both real property for sale and fixed assets.

The profit margin for domestic condominium sales is expected to reach 25.0%, marking a record high for the second consecutive term.

事業利益	Business Income	425.0	398.6	+26.3	+6.6%
賃貸	Leasing ①	175.0	176.4	-1.4	-0.8%
分譲	Property Sales ②	Record High 190.0	167.0	+22.9	+13.7%
	国内 /to individuals	110.0	96.4	+13.5	+14.1%
	投資家*2 /to investors*2	80.0	70.6	+9.3	+13.2%
マネジメント	Management ③	Record High 75.0	71.6	+3.3	+4.7%
施設営業	Facility Operations ④	Record High 45.0	38.6	+6.3	+16.6%
その他	Other	5.0	6.5	-1.5	-23.9%
消去他	Elimination or Corporate	-65.0	-61.6	-3.3	+5.4%

③ "Management" segment

The segment anticipates an increase in revenue and business income mainly due to the increase in management fee as results of increase in number of residence management and expansion in revenue from facility.

④ "Facility Operations" segment

The segment expects an increase in revenue and business income mainly due to the expansion of revenue and business income resulted from robust demand at hotels and resorts.

*2 投資家向け・海外住宅分譲等（固定資産売却益・持分法投資損益を含む） to investors and individuals (Overseas),etc.(Including gains (losses) on sale of fixed assets and equity in earnings of affiliates)