決算ハイライト：2027年3月期 第1四半期決算サマリー
Financial Highlights : Summary of 1Q, FY2026 Financial Results

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

営業収益、事業利益、経常利益、純利益[*1]は、前年同期の物件売却の反動等により減収減益となったが、賃貸･マネジメント･施設営業の各セグメント別事業利益は、第１四半期の過去最高を更新。

「賃貸」は国内外オフィスの収益･利益の伸長、国内外商業施設の売上伸長等により
前年同期比で60億円増益の517億円（通期予想1,800億円に対する進捗率：28.8%）

「マネジメント」は運営管理受託件数増加、リハウス（個人向け仲介）の取引件数･単価向上等により
前年同期比で24億円増益の198億円（通期予想750億円に対する進捗率：26.5%）

「施設営業」は国内ホテルのADR上昇、東京ドームの収益･利益の伸長等により
前年同期比で６億円増益の150億円（通期予想450億円に対する進捗率：33.4%）

営業収益、事業利益、経常利益、純利益[*2]は過去最高を見込む通期予想の達成に向けて順調に進捗中。

*1：親会社株主に帰属する四半期純利益　＊2：親会社株主に帰属する当期純利益

Revenue from operations, business income, ordinary income, and profit attributable to owners of parent[*1] decreased YoY, mainly a reflection of a high base for comparison due to the impact of property sales recorded in the same period of the previous fiscal year. However, business income in each of the Leasing, Management, and Facility Operations segments reached new record highs for the first quarter.

"Leasing" : Business income increased by ¥6.0 billion YoY to ¥51.7 billion, mainly due to growth in revenue and income from offices in Japan and overseas, as well as higher sales at retail facilities in Japan and overseas.
(Progress rate against the full-year forecast of ¥180.0 billion: 28.8%)

"Management" : Business income increased by ¥2.4 billion YoY to ¥19.8 billion, mainly due to an increase in the number of properties under management and increases in the number of transactions and unit prices in the “Mitsui Rehouse” (brokerage for individuals) business.
(Progress rate against the full-year forecast of ¥75.0 billion: 26.5%)

"Facility Operations" : Business income increased by ¥0.6 billion YoY to ¥15.0 billion, mainly due to a rise in the ADR (average daily rate) of domestic hotels as well as growth in revenue and profit from Tokyo Dome.
(Progress rate against the full-year forecast of ¥45.0 billion: 33.4%)

Making steady progress toward the record highs as projected in the full-year forecasts for revenue from operations, business income, ordinary income, and profit attributable to owners of parent[*2].

*1 : Quarterly net profit attributable to owners of the parent　*2 : Net profit attributable to owners of the parent

(十億円/Billions of Yen)	当第1四半期 実績（A） 1Q, FY2026 Results（A） 2026.4.1-2026.6.30	前年同期 実績（B） 1Q, FY2025 Results（B） 2025.4.1-2025.6.30	増減（率） Change(Rate) (A)-(B)	 (A)/(B)-1	2027年3月期 通期予想（C） FY2026 Forecast（C） 2026.4.1-2027.3.31	進捗率 Progress(Rate) (A)/(C)
営業収益 Revenue from operations	616.9	802.3	-185.3	-23.1%	2,800.0	22.0%
営業利益 Operating Income	103.5	160.1	-56.6	-35.4%	410.0	25.2%
事業利益 Business Income	104.5	187.7	-83.1	-44.3%	450.0	23.2%
賃貸 Leasing	51.7	45.7	+6.0	+13.1%	180.0	28.8%
分譲 Property Sales	34.5	124.7	-90.1	-72.3%	210.0	16.4%
国内 /to individuals	25.6	85.6	-59.9	-70.0%	65.0	39.5%
投資家* /to investors*	8.8	39.0	-30.2	-77.3%	145.0	6.1%
マネジメント Management	19.8	17.4	+2.4	+13.8%	75.0	26.5%
施設営業 Facility Operations	15.0	14.4	+0.6	+4.5%	45.0	33.4%
その他 Other	-0.1	0.0	-0.2	–	10.0	–
消去他 Elimination or Corporate	-16.4	-14.6	-1.7	–	-70.0	–
経常利益 Ordinary Income	89.4	144.0	-54.5	-37.9%	315.0	28.4%
親会社株主に帰属する四半期純利益 Profit attributable to owners of parent	75.8	124.2	-48.4	-39.0%	285.0	26.6%

■Business progress by segment

Office	Retail facilities
Our vacancy rate in the Tokyo metropolitan area **0.9%** As of Mar. 31, 2025 ： 1.6%	YoY in Domestic FacilityRevenue **+4.6%** Comparison based on existing domestic properties
Property Sales to indivisuals (Domestic)	**Lodging-focused hotels**
Contract Progress Rate **83%** 2,350 units planned in FY2026	RevPAR **over 105%** YoY Comparison

■Progress in reducing strategic shareholdings

FY2025 Results	FY2026 Forecast	FY2026 1Q Results
Cumulative reduction of around 40%	Cumulative reduction of 50% or higher	Cumulative reduction of slightly less than 50%

決算ハイライト：2027年3月期 第1四半期決算実績
Financial Highlights : Summary of 1Q, FY2026 Financial Results

単位：十億円 Billions of Yen		2027年3月期 1Q実績 1Q, FY2026 Results (A)	2026年3月期 1Q実績 1Q, FY2025 Results (B)	前年同期比 / Y on Y 増減 / Change (A)-(B)	前年同期比 / Y on Y 増減率 / Rate (A)/(B)-1	2027年3月期 通期予想 FY2026 Forecast (C)	進捗率 Progress Rate (A)/(C)
営業収益	Revenue from Operations	**616.9**	**802.3**	-185.3	-23.1%	**2,800.0**	22.0%
営業利益	Operating Income	**103.5**	**160.1**	-56.6	-35.4%	**410.0**	25.2%
営業外損益	Non-operating Income / Expenses	-14.0	-16.1	+2.0		-95.0	14.8%
純金利負担	Interest Income / Expenses, in Net	-18.1	-18.6	+0.5		-85.0	21.3%
その他	Other, in Net	4.0	2.5	+1.5		-10.0	
経常利益	Ordinary Income	**89.4**	**144.0**	-54.5	-37.9%	315.0	28.4%
特別利益	Extraordinary Income	24.2	34.3	-10.0		105.0	23.1%
特別損失	Extraordinary Loss	–	–	–			
法人税等ほか	Income Taxes and the others	-37.9	-54.0	+16.1		-135.0	
親会社株主に帰属する四半期純利益	Profit attributable to owners of parent	**75.8**	**124.2**	-48.4	-39.0%	**285.0**	26.6%
事業利益	Business Income	**104.5**	**187.7**	-83.1	-44.3%	**450.0**	23.2%
営業利益	Operating Income	**103.5**	**160.1**	-56.6	-35.4%		
持分法投資損益	Equity in Net Income/Loss of Affiliated Companies	**0.9**	**1.1**	-0.1	-15.6%		
固定資産売却損益	Gain / Loss on Sales of Fixed Assets	**0.1**	**26.4**	-26.3	-99.5%		

決算ハイライト：連結業績予想（2026年5月13日公表）
Financial Highlights : Consolidated Statements of Earnings Forecast (Announced : May 13, 2026)

Consolidated financial results are expected to reflect growth in leasing income driven by upward rent revisions for domestic and overseas offices and increased revenue at domestic and overseas retail facilities, as well as growth in income from property sales through accelerated asset turnover achieved by treating real property for sale and fixed assets on an integrated basis. As a result, revenue from operations, operating income, business income, ordinary income, and net income attributable to shareholders of the Company are all expected to reach record highs.

*1 : Projected new record highs: 15th consecutive year for revenue from operations; 3rd consecutive year for business income; and 5th consecutive year for operating income, ordinary income and net profit.

(単位：十億円) (Billions of Yen)	2027年3月期 通期予想 (2026/5/13公表) FY2026 Forecast (As of May 13, 2026) (A)	2026年3月期 通期実績 FY2025 Result (B)	増減 Change (A)-(B)	増減率 Rate of Change (A)/(B)-1
営業収益 Revenue from Operations	2,800.0	2,709.7	+90.2	+3.3%
営業利益 Operating Income	410.0	397.7	+12.2	+3.1%
営業外損益 Non-operating Income/Expenses	-95.0	-84.4	-10.5	
純金利負担 Interest Income/Expense, in Net	-85.0	-73.4	-11.5	
その他 Other, in Net	-10.0	-10.9	+0.9	
経常利益 Ordinary Income	315.0	313.3	+1.6	+0.5%
特別損益 Extraordinary Income/Loss	105.0	83.6	+21.3	
法人税等ほか Income Taxes and the others	-135.0	-118.3	-16.6	
親会社株主に帰属する当期純利益 Profit attributable to owners of parent	285.0	278.6	+6.3	+2.3%
事業利益 Business Income	450.0	445.1	+4.8	+1.1%
賃貸 Leasing	❶ 180.0	177.0	+2.9	+1.7%
分譲 Property Sales	❷ 210.0	193.1	+16.8	+8.7%
国内 /to individuals (Domestic)	65.0	112.0	-47.0	-42.0%
投資家*2 /to investors*2	145.0	81.1	+63.8	+78.6%
マネジメント Management	❸ 75.0	80.8	-5.8	-7.3%
施設営業 Facility Operations	❹ 45.0	46.3	-1.3	-2.9%
その他 Other	10.0	10.1	-0.1	-1.7%
消去他 Elimination or Corporate	-70.0	-62.4	-7.5	+12.0%

持分法投資損益 Equity in Net Income (Loss) of Affiliated Companies

固定資産売却損益 Gain (Loss) on Sale of Fixed Assets

❶ "Leasing" segment
Although the expenses associated with completion of domestic offices and leasing properties in the U.S.A. increased, the segment is expected to record an increase in revenue and business income due to upward rent revisions for domestic offices and increases in revenue at domestic and overseas retail facilities.

❷ "Property Sales" segment
Although there is an impact caused by sale of centrally located, high-priced and large-scale properties in residential property sales to individuals (domestic) recorded in the current fiscal year, the segment is expected to record an increase in revenue and business income due to the accelerated asset turnover achieved by treating real property for sale and fixed assets on an integrated basis in property sales to investors and residential property sales to individuals (overseas), etc.

❸ "Management" segment
The segment is expected to record a decrease in business income due to the impact caused by one-time management fees, etc. recorded in the current fiscal year.

❹ "Facility Operations" segment
Although further expansion of revenue and income is supported by robust demand at hotels and resorts, the segment is expected to remain revenue from operations and business income at roughly the same level as the current fiscal year, due to anticipated increases in costs associated with the completion of new large-scale properties.

*2：投資家向け・海外住宅分譲等 to investors and individuals (Overseas),etc.