Summary of Consolidated Financial Statements for FY2019 (the Fiscal Year Ended on March 31, 2019) <under Japanese GAAP>

Company Name: Mitsubishi Estate Co., Ltd. Listed Stock Exchanges: Tokyo, Nagoya 8802 URL: http://www.mec.co.jp/index_e.html Securities Code:

Representative: Junichi Yoshida, President & CEO

Motohiro Sato, General Manager of the Inquiries: Corporate Communications Department

Annual General Meeting of June 27, 2019

Shareholders (Planned): Filing of Securities Report

June 27, 2019 (Planned):

Supplementary documents on financial results: Yes (FACT BOOK)

Information meetings arranged related to financial results: Yes (for institutional investors and analysts, in Japanese)

*Figures are rounded down to the nearest million.

1. Consolidated Results for FY2019 (April 1, 2018- March 31, 2019)

* Percent figures for revenue from operations, operating income, income before taxes and special items, and profit attributable to owners of parent express the percentage changes from the previous fiscal year.

Consolidated Results

	Revenue from Opera	ations	Operating Inc	ome	Income before Taxes and Special Items		Profit Attributable to Owners of Parent	
	Millions of yen	%	Millions of yen	0/0	Millions of yen	%	Millions of yen	%
FY2019	1,263,283	5.8	229,178	7.6	206,587	8.4	134,608	11.8
FY2018	1,194,049	6.1	213,047	10.7	190,506	12.2	120,443	17.3

Note: Comprehensive Income:

FY2019

¥127,778 million ((16.7 %))

FY2018

Date for Payment of Dividends (Planned): June 28, 2019

TEL: +81-3-3287-5200

¥153,461 million (25.5 %)

	EPS	Diluted EPS	ROE	Income before Taxes and Special Items to Total Assets	Operating Income to Revenue from Operations
	Yen	Yen	%	%	%
FY2019	96.97	96.96	7.8	3.6	18.1
FY2018	86.78	86.76	7.3	3.4	17.8

(Reference) Equity in Earnings of unconsolidated subsidiaries and affiliates:

FY2019 ¥263 million FY2018

¥419 million

(2) Consolidated Financial Position

	Total Assets	Net Assets	Total Equity to Total Assets	Net Assets per Share
	Millions of yen	Millions of yen	%	Yen
Mar. 31, 2019	5,774,193	1,957,105	30.7	1,275.54
Mar. 31, 2018	5,801,450	1,879,088	29.3	1,223.58

¥1,770,643 million ¥1,698,348 million (Reference) Total Equity Mar. 31, 2019 Mar. 31, 2018

(3) Consolidated Cash Flows

	Cash Flows	Cash Flows	Cash Flows	Cash and Cash Equivalents
	from Operating Activities	from Investing Activities	from Financing Activities	at the End of the Period
	Millions of yen	Millions of yen	Millions of yen	Millions of yen
FY2019	345,954	(271,083)	(192,473)	179,308
FY2018	293,338	(286,841)	37,203	286,859

2. Dividends

	Dividends per Share 1Q 2Q 3Q 4Q Annual				Annual	Cash Dividends Paid (Annual)	Dividend Payout Ratio (Consolidated)	Cash Dividends to Net Assets (Consolidated)
	Yen	Yen	Yen	Yen	Yen	Millions of yen	%	%
FY2018	_	12.00	=	14.00	26.00	36,088	30.0	2.2
FY2019	_	13.00	_	17.00	30.00	41,644	30.9	2.4
FY2020 (Planned)	_	15.00	_	16.00	31.00		30.9	

3. Forecast of Consolidated Financial Results for FY2020 (April 1, 2019 - March 31, 2020)

* Percent figures for revenue from operations, operating income, income before taxes and special items, and profit attributable to owners of parent express the

percentage changes from the previous fiscal year.

	Revenue from O	perations	Operating Income			Income before Taxes and Special Items		Profit Attributable to Owners of Parent	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	Yen
Full Fiscal Year	1,360,000	7.7	230,000	0.4	207,000	0.2	137,000	1.8	100.20

Note: The Company resolved to repurchase its own shares at the board of directors meeting held on May 14, 2019. The impact of repurchase of own shares is taken into account in regards to "EPS" in the forecast of consolidated financial results for FY2020.

Note: The EPS is calculated using the number of shares after the Company issued the restricted shares (136,093 shares) on 24th May, 2019.

Notes

(1) Changes in Important Subsidiaries during the Period (Changes in Specified Subsidiaries in accordance with Changes in the Scope of Consolidation): Yes New Consolidation: MJR Investment Pte. Ltd. Exclusion: -

(2) Changes in Accounting Principles, Procedures, Presentation Methods, etc., Concerning the Preparation of Consolidated Financial Statements (Recorded under "Changes in Significant Matters in the Preparation of Consolidated Financial Statements")

- 1) Changes of accompanying revisions in accounting standards: No
- 2) Changes of accompanying revisions other than 1. above: No
- 3) Changes in accounting estimates: No
- 4) Retrospective restatement: No
- (3) Number of Outstanding Shares (Common Stock)

1) Number of outstanding shares at the fiscal period-end (including treasury stock)

		Mar. 31, 2019	1,391,038,170 shares	Mar. 31, 2018	1,390,908,105 shares	
2)	2) Number of shares of treasury stock at the fiscal period-end					
		Mar. 31, 2019	2,888,124 shares	Mar. 31, 2018	2,897,424 shares	

3) Average number of shares for the period

- 1	0	*		
	Mar. 31, 2019	1,388,118,041 shares	Mar. 31, 2018	1,387,922,674 shares

Implementation status of review processes

This Summary of Consolidated Financial Results is not subject to the review processes under the Financial Products and Exchange Law.

Cautionary Statement with respect to Forecast of Consolidated Financial Results

The forecasts and projected operating results contained in this report are based on information and data available to the Company at the time of disclosure as well as certain assumptions deemed rational. Therefore, actual performance may differ significantly from such forecasts due to various factors.

Details can be found on our website. (http://www.mec.co.jp/e/investor/irlibrary/materials/index.html)

Please refer to FACT BOOK for the details of revisions to the forecast of consolidated financial results announced today.