2027年3月期第2四半期（中間期）
決算短信 補足説明資料

2Q FY2026 (Interim Period)
Supplementary Materials for Consolidated Financial Results

・決算ハイライト Financial Highlights P. 1
・連結PL概要 Summary of Consolidated Statements of Income P. 2
・連結BS概要 Summary of Consolidated Balance Sheets P. 9

2026年11月6日
November 6, 2026

三井不動産
MITSUI FUDOSAN

日本語：https://www.mitsuifudosan.co.jp/corporate/ir/
English：https://www.mitsuifudosan.co.jp/english/corporate/ir/

決算ハイライト：2027年3月期 第2四半期（中間期）決算サマリー

Financial Highlights : Summary of 2Q FY2026 Financial Results

■第2四半期決算ハイライト /2Q FY2026 Financial Highlights

■連結業績概要
当第2四半期（累計）の業績は、営業収益は前年同期比1,379億円（△10.2%）の減収、
営業利益は同比426億円（△19.5%）の減益、事業利益は同比216億円（△8.8%）の減益、
経常利益は同比465億円（△25.3%）の減益、純利益*1は同比129億円（△8.5%）の減益となったが、
営業収益、事業利益、純利益*1は過去最高であった前年同期に次ぐ水準となった。
当第2四半期（累計）の賃貸・施設営業の各セグメント別事業利益は、
第2四半期（累計）の過去最高を更新。

■株主還元
期初公表予想から変更なく、中間配当金は18.5円/株、期末配当予想は18.5円/株、
年間配当金は37円/株を予定。
グループ長期経営方針「& INNOVATION 2030」にて掲げた株主還元方針に基づき、
機動的・継続的な資本政策の実施により、株主還元の拡充を図るため、
自己株式200億円の追加取得を決定（実施済み分400億円と合せて総額600億円）。
これらをもって、当期の総還元性向*2は56.0%（予定）を見込む。

*1 親会社株主に帰属する中間純利益

*2 （当期年間配当総額＋決定済み自己株式取得総額）÷親会社株主に帰属する当期純利益

■ Summary of Consolidated Financial Performance
For the second quarter (cumulative), revenue from operations decreased by ¥137.9 billion (10.2%) year on year, operating income decreased by ¥42.6 billion (19.5%), business income decreased by ¥21.6 billion (8.8%), ordinary income decreased by ¥46.5 billion (25.3%), and net income*1 decreased by ¥12.9 billion (8.5%). Despite these declines, revenue from operations, business income, and net income*1 were at their second-highest levels on record, surpassed only by the record highs posted in the same period of the previous fiscal year.

Each of the Leasing and Facility Operations segments reached record-high business income for the second quarter (cumulative).

■ Shareholder Returns
The interim dividend is ¥18.5 per share, and the year-end dividend is forecast at ¥18.5 per share, bringing the planned annual dividend to ¥37 per share. These amounts remain unchanged from the initial forecast.

In line with the shareholder return policy set out in the Group's long-term vision, "& INNOVATION 2030," the Company has decided to acquire an additional ¥20.0 billion of treasury stock as part of flexible and ongoing capital policy measures to enhance shareholder returns. This brings total acquisitions to ¥60.0 billion, including the ¥40.0 billion already acquired.

As a result, the total shareholder return ratio*2 for the current fiscal year is expected to be 56.0%.

*1 Net income attributable to shareholders of the Company

*2 (Total annual dividends for the current fiscal year + Total amount of treasury stock the Company has decided to acquire) ÷ Net income attributable to shareholders of the Company

単位：百万円/Yen in millions	当第2四半期 実績（A） 2Q FY2026 Results（A） 2026.4.1-2026.9.30	前年同期 実績（B） 2Q FY2025 Results（B） 2025.4.1-2025.9.30	増減（率） Change (Rate) (A-B)	 (A/B-1)	2026年度 通期予想（C） FY2026 Forecast（C） 2026.4.1-2027.3.31	進捗率 Progress (A/C)
営業収益 Revenue from Operations	1,215,494	1,353,420	-137,925	-10.2%	2,800,000	43.4%
営業利益 Operating Income	176,129	218,780	-42,651	-19.5%	410,000	43.0%
事業利益 Business Income	224,785	246,463	-21,678	-8.8%	450,000	50.0%
経常利益 Ordinary Income	137,079	183,587	-46,507	-25.3%	315,000	43.5%
親会社株主に帰属する中間純利益 Net Income Attributable to Shareholders of the Company	139,155	152,153	-12,997	-8.5%	285,000	48.8%

＊ 収益は外部顧客からの売上高　＊ Revenue represents sales to external customers
＊ 期間は全て累計で表示　＊ All figures are presented in cumulative basis

2027年3月期 第2四半期（中間期）決算概要：連結PL概要

Summary of 2Q FY2026 Financial Results : Summary of Consolidated Statements of Income

連結損益計算書
Consolidated Statements of Income

単位：百万円/Yen in millions

		2Q FY2026	2Q FY2025	増減/Change	増減率/Change Rate
営業収益 Revenue from Operations		**1,215,494**	**1,353,420**	**-137,925**	**-10.2%**
賃貸	Leasing	487,919	456,266	+31,652	
分譲	Property Sales	216,132	398,772	-182,639	
マネジメント	Management	256,459	246,721	+9,738	
施設営業	Facility Operations	126,260	120,257	+6,003	
その他	Other	128,721	131,403	-2,681	
事業利益*1 Business Income*1		**224,785**	**246,463**	**-21,678**	**-8.8%**
営業利益	**Operating Income**	**176,129**	**218,780**	**-42,651**	**-19.5%**
持分法投資損益*2	Equity in Net Income (Loss) of Affiliated Companies*2	201	1,182	-981	
固定資産売却損益	Gain (Loss) on Sale of Non-current Assets	48,454	26,500	+21,953	
（セグメント別 事業利益）	**Business Income by Segment**				
賃貸	Leasing	99,526	88,578	+10,947	
分譲	Property Sales	96,746	124,251	-27,504	
マネジメント	Management	38,348	38,557	-209	
施設営業	Facility Operations	24,093	23,367	+725	
その他	Other	1,562	2,010	-448	
全社費用・消去	Corporate Expenses and Eliminations	-35,491	-30,301	-5,189	
営業外損益	**Non-operating Income (Expenses)**	**-39,049**	**-35,192**	**-3,856**	
持分法投資損益	Equity in Net Income (Loss) of Affiliated Companies	475	1,182	-707	
純金利負担	Interest Income (Expense), Net	-38,587	-37,047	-1,540	
その他	Other, Net	-937	671	-1,608	
経常利益 Ordinary Income		**137,079**	**183,587**	**-46,507**	**-25.3%**
特別損益	**Extraordinary Income (Losses)**	**85,927**	**50,398**	**+35,528**	
特別利益	Extraordinary Income	85,927	67,072	+18,854	
特別損失	Extraordinary Losses	-	-16,673	+16,673	
税金等調整前中間純利益	**Income before Income Taxes**	**223,007**	**233,986**	**-10,979**	
法人税等	**Income Taxes**	**-83,094**	**-90,060**	**+6,965**	
中間純利益	**Net Income**	**139,912**	**143,926**	**-4,014**	
非支配株主に帰属する中間純損益	**Net Income (Loss) Attributable Non-controlling Shareholders**	**-756**	**8,227**	**-8,983**	
親会社株主に帰属する中間純利益 Net Income Attributable to Shareholders of the Company		**139,155**	**152,153**	**-12,997**	**-8.5%**

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特別損益
Extraordinary Income (Losses)

[特別利益/Extraordinary Income]　単位：百万円/Yen in millions

固定資産売却益 Gain on Sale of Non-current Assets	48,454
投資有価証券売却益 Gain on Sale of Investment Securities	37,472
合計 Total	**85,927**

公表（進捗率）
Progress toward Full-Year Forecast

単位：百万円/Yen in millions

	2Q FY2026	通期予想 2026年5月13日公表 Full-year Forecast Announced on May. 13, 2026	進捗率 Progress
営業収益 Revenue from Operations	1,215,494	2,800,000	43.4%
営業利益 Operating Income	176,129	410,000	43.0%
事業利益 Business Income	224,785	450,000	50.0%
経常利益 Ordinary Income	137,079	315,000	43.5%
親会社株主に帰属する中間純利益 Net Income Attributable to Shareholders of the Company	139,155	285,000	48.8%

*1 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 不動産分譲を目的とした関係会社株式売却損益含む

*1 Business Income = Operating Income + Equity in Net Income (Loss) of Affiliated Companies (Including Gain (Loss) on Sale of Investments in Equity Securities of Affiliated Companies for the Purpose of Real Property Sales) + Gain (Loss) on Sale of Non-current Assets

*2 Including Gain (Loss) on Sale of Investments in Equity Securities of Affiliated Companies for the Purpose of Real Property Sales

2027年3月期 第2四半期（中間期）決算概要：連結PL概要

Summary of 2Q FY2026 Financial Results : Summary of Consolidated Statements of Income

連結包括利益計算書
Consolidated Statements of Comprehensive Income

単位：百万円/Yen in millions

		2Q FY2026	2Q FY2025
中間純利益 Net Income		**139,912**	**143,926**
その他の包括利益	**Other Comprehensive Income**	**17,909**	**-19,481**
その他有価証券評価差額金	Net Unrealized Holding Gains (Losses) on Available-for-sale Securities	-19,554	51,187
繰延ヘッジ損益	Deferred Gains (Losses) on Hedging Instruments	-57	-2,685
為替換算調整勘定	Foreign Currency Translation Adjustments	17,975	-29,256
退職給付に係る調整額	Remeasurements of Defined Benefit Plans	-3,260	-2,334
持分法適用会社に対する持分相当額	Equity in Other Comprehensive Income (Loss) of Affiliated Companies	22,807	-36,391
中間包括利益 Comprehensive Income		**157,821**	**124,445**
(うち親会社株主に係る中間包括利益)	(Comprehensive Income Attributable to Shareholders of the Company)	(156,909)	(133,362)
(うち非支配株主に係る中間包括利益)	(Comprehensive Income Attributable to Non-controlling Shareholders)	(912)	(-8,916)

（参考）単体･営業損益
(Reference) Non-consolidated Operating Income

単位：百万円/Yen in millions

			2Q FY2026	2Q FY2025	増減/Change
営業収益 Revenue from Operations	賃貸事業	Leasing	400,589	381,497	+19,091
	分譲事業（業務施設等）	Property Sales	9,347	56,422	-47,075
	その他	Other	20,316	19,621	+695
	合計	**Total**	**430,253**	**457,541**	**-27,288**
粗利益率 Gross Profit Margin	賃貸事業	Leasing	18.5%	17.4%	+1.1pt
	分譲事業（業務施設等）	Property Sales	-11.0%	22.8%	-33.8pt
	その他	Other	20.0%	21.4%	-1.4pt
営業利益 Operating Income			**45,895**	**56,338**	**-10,442**

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2027年3月期 第2四半期（中間期）決算概要：連結PL概要

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賃貸 Leasing

賃貸/Leasing

国内外オフィスの収益・利益の拡大、国内外商業施設の売上増加に伴う賃貸利益の伸長等により、セグメント全体では316億円の増収、109億円の増益。なお、当第2四半期末における当社の首都圏オフィス空室率は0.8%。

The Leasing segment reported an increase in revenue of ¥31.6 billion and an increase in business income of ¥10.9 billion, mainly due to higher revenue and income from domestic and overseas office properties and growth in leasing income driven by increased sales at domestic and overseas retail facilities. At the end of the second quarter of the current fiscal year, the vacancy rate for the Company's office buildings in the metropolitan area was 0.8%.

当第2四半期における主要な新規・通期稼働物件 Major Projects during the Period

【新規稼働（当期稼働物件）】

・中野M-SQUARE
・MFIP海老名 &forest

【通期稼働（前期稼働物件）】

・表参道Grid Tower
・ららぽーと安城
・ららテラス川口
・三井アウトレットパーク木更津（4期）
・ららテラス北綾瀬
・ららぽーとTOKYO-BAY 北館（建替え）1期
・三井アウトレットパーク岡崎
・BASEGATE横浜関内
・ららぽーと台北南港（台湾台北市）

[Newly Operational Properties (Commenced Operations in the Current Fiscal Year)]

・Nakano M-SQUARE
・MFIP Ebina &forest

[Properties Operational for the Full Year (Commenced Operations in the Previous Fiscal Year)]

・Omotesando Grid Tower
・LaLaport ANJO
・LaLa Terrace KAWAGUCHI
・MITSUI OUTLET PARK KISARAZU (4th phase expansion)
・LaLa Terrace KITAAYASE
・LaLaport TOKYO-BAY North Building Phase I (Rebuilt)
・MITSUI OUTLET PARK OKAZAKI
・BASEGATE YOKOHAMA KANNAI
・LaLaport TAIPEI NANGANG (Taipei, Taiwan)

単位：百万円/Yen in millions

			2Q FY2026	2Q FY2025	増減/Change
営業収益 Revenue from Operations	オフィス	Offices	253,245	241,046	+12,199
	商業施設	Retail Facilities	173,654	158,785	+14,868
	その他	Other	61,019	56,434	+4,584
	合計/Total		**487,919**	**456,266**	**+31,652**
営業利益	Operating Income		105,654	89,330	+16,324
持分法投資損益	Equity in Net Income (Loss) of Affiliated Companies		-6,128	-752	-5,376
事業利益 Business Income			**99,526**	**88,578**	**+10,947**

空室率推移/Vacancy Rate	9/2026	6/2026	3/2026	3/2025	3/2024	3/2023
連結オフィス・商業 Offices & Retail Facilities (Consolidated)	2.8%	2.7%	3.0%	3.5%	3.8%	4.3%
単体オフィス首都圏 Offices in Tokyo Metropolitan Area (Non-consolidated)	0.8%	0.9%	1.6%	1.3%	2.2%	3.8%

			2Q FY2026	2Q FY2025	増減/Change
貸付面積（千㎡） Leased Floor Space (1,000㎡)	オフィス Offices	所有 Owned	2,074	2,065	+9
		転貸 Sublease	1,537	1,539	-2
	商業施設 Retail Facilities	所有 Owned	2,260	2,167	+93
		転貸 Sublease	811	800	+11
	合計/Total		6,683	6,571	+112

【参考】単体・賃貸総括表/Breakdown of Leasing (Non-consolidated)

オフィス/Offices		総計/Total		首都圏/Tokyo Metropolitan Area		地方/Local Area	
		2Q FY2026	2Q FY2025	2Q FY2026	2Q FY2025	2Q FY2026	2Q FY2025
棟数	Number of Buildings	115	113	94	92	21	21
貸付面積（千㎡）	Leased Floor Space (1,000㎡)	2,866	2,830	2,589	2,554	276	276
賃貸収益	Leasing Revenue (¥ millions)	180,814	178,044	169,055	165,893	11,759	12,150
空室率	Vacancy Rate	1.0%	1.1%	0.8%	0.9%	3.1%	3.2%

商業施設/Retail Facilities		総計/Total		首都圏/Tokyo Metropolitan Area		地方/Local Area	
		2Q FY2026	2Q FY2025	2Q FY2026	2Q FY2025	2Q FY2026	2Q FY2025
棟数	Number of Buildings	108	104	77	74	31	30
貸付面積（千㎡）	Leased Floor Space (1,000㎡)	2,636	2,565	1,569	1,536	1,067	1,029
賃貸収益	Leasing Revenue (¥ millions)	152,645	141,598	96,168	89,628	56,476	51,970
空室率	Vacancy Rate	2.0%	2.3%	2.2%	2.4%	1.6%	2.0%

＊ 収益は外部顧客からの売上高　＊ Revenue represents sales to external customers

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2027年3月期 第2四半期（中間期）決算概要：連結PL概要

Summary of 2Q FY2026 Financial Results : Summary of Consolidated Statements of Income

分譲 Property Sales

分譲/Property Sales

国内住宅分譲は、前年同期の都心・高額・大規模な物件の計上による反動等により減収減益。固定資産売却益等を含む投資家向け・海外住宅分譲等は、固定資産であるYAESU COREの持分の一部売却等により減収増益。セグメント全体では1,826億円の減収、275億円の減益。なお、国内の新築マンション分譲の当期計上予定戸数2,350戸に対する契約進捗率は93%、投資家向け分譲の契約進捗率は約90%。

Residential Property Sales (Domestic) reported a decrease in revenue and business income, mainly due to the year-on-year impact of high-priced, large-scale properties in central Tokyo recorded in the corresponding period of the previous fiscal year. Property Sales to Investors and Residential Property Sales (Overseas), etc., including gain on sale of non-current assets, reported a decrease in revenue but an increase in business income, mainly due to the sale of a portion of the interest in YAESU CORE, a non-current asset. Overall, the Property Sales segment reported decreases of ¥182.6 billion in revenue and ¥27.5 billion in business income. Additionally, as of the end of the second quarter, the contract progress rate for 2,350 units scheduled to be recorded in the current fiscal year for new condominium developments in Japan was 93%, and the contract progress rate for Property Sales to Investors was approximately 90%.

当第2四半期における主要な計上物件 Major Projects during the Period

【国内住宅分譲】
- 三田ガーデンヒルズ
- パークシティ中野 ザ タワー エアーズ
- パークシティ中野 ザ タワー ブリーズ
- パークコート恵比寿
- パークホームズ浅草橋

【海外住宅分譲】
- Cortland（米国ニューヨーク市）

【投資家向け分譲】
- YAESU CORE
- パークアクシス 7物件

[Residential Property Sales (Domestic)]
- Mita Garden Hills
- PARK CITY NAKANO THE TOWER AIRZ
- PARK CITY NAKANO THE TOWER BREEZE
- PARK COURT EBISU
- PARK HOMES ASAKUSABASHI

[Residential Property Sales (Overseas)]
- Cortland (New York, U.S.A.)

[Property Sales to Investors]
- YAESU CORE
- Seven Park Axis properties

単位：百万円/Yen in millions

		2Q FY2026	2Q FY2025	増減/Change
営業収益 Revenue from Operations	国内住宅分譲 Residential Property Sales (Domestic)	177,999	290,612	-112,613
	投資家向け・海外住宅分譲等 Property Sales to Investors and Residential Property Sales (Overseas), etc.	38,133	108,159	-70,026
	合計/Total	**216,132**	**398,772**	**-182,639**
営業利益 Operating Income	国内住宅分譲 Residential Property Sales (Domestic)	42,535	87,534	-44,999
	投資家向け・海外住宅分譲等 Property Sales to Investors and Residential Property Sales (Overseas), etc.	585	9,156	-8,571
	合計/Total	43,121	96,691	-53,570
持分法投資損益* Equity in Net Income (Loss) of Affiliated Companies*		5,170	1,058	+4,112
固定資産売却損益 Gain (Loss) on Sale of Non-current Assets		48,454	26,500	+21,953
事業利益 Business Income		**96,746**	**124,251**	**-27,504**

* 不動産分譲を目的とした関係会社株式売却損益含む
* Including gain (loss) on sale of investments in equity securities of affiliated companies for the purpose of real property sales

			158,268	273,869	-115,601
中高層分譲 Condominium Sales	営業収益	Revenue from Operations			
	戸数（戸）	Number of Units (Units)	1,254	1,526	-272
	戸当たり単価（万円）	Unit Price (¥10 thousand)	12,621	17,947	-5,326
戸建分譲 Single-family Home Sales	営業収益	Revenue from Operations	19,731	16,742	+2,988
	戸数（戸）	Number of Units (Units)	197	179	+18
	戸当たり単価（万円）	Unit Price (¥10 thousand)	10,016	9,354	+662
国内住宅分譲合計 Total Residential Property (Domestic)	営業収益	Revenue from Operations	177,999	290,612	-112,613
	戸数（戸）	Number of Units (Units)	1,451	1,705	-254
	戸当たり単価（万円）	Unit Price (¥10 thousand)	12,267	17,045	-4,778

国内住宅分譲完成在庫推移/Completed Inventory in Residential Property Sales (Domestic)　（戸/Units）

	9/2026	6/2026	3/2026	3/2025	3/2024	3/2023
中高層分譲 Condominium Sales	45	40	36	32	24	55
戸建分譲 Single-family Home Sales	13	6	10	22	22	0
合計/Total	58	46	46	54	46	55

国内住宅分譲契約戸数/Number of Units Contracted in Residential Property Sales (Domestic)　（戸/Units）

	前期末契約済み Contracts at the Beginning of the Period	期中契約 Contracts during the Period	契約累計 Total Contracted	売上計上 Reported No. of Units	当期末契約済み Contracts at the End of the Period	期中新規発売 Newly Launched during the Period
中高層分譲 Condominium Sales	3,701	1,307	5,008	1,254	3,754	1,381
戸建分譲 Single-family Home Sales	102	177	279	197	82	177
合計/Total	3,803	1,484	5,287	1,451	3,836	1,558

* 収益は外部顧客からの売上高　* Revenue represents sales to external customers
* 期間は全て累計で表示　* All figures are presented in cumulative basis

2027年3月期 第2四半期（中間期）決算概要：連結PL概要

Summary of 2Q FY2026 Financial Results : Summary of Consolidated Statements of Income

マネジメント
Management

マネジメント/Management

プロパティマネジメントは、運営管理受託件数の増加等の影響により、増収増益。仲介・アセットマネジメント等は、リハウス（個人向け仲介）における取引件数と取引単価向上の一方で、前年同期に計上した一過性のマネジメントフィーの反動等により、増収減益。セグメント全体では97億円の増収、2億円の減益。

Property Management reported an increase in revenue and business income mainly due to an increase in the number of properties under management. Brokerage & Asset Management, etc. reported an increase in revenue but a decrease in business income, as increases in the number of transactions and the average transaction value at Rehouse (brokerage for individuals) were offset by the absence of one-time management fees recorded in the corresponding period of the previous fiscal year, among other factors. Overall, the Management segment reported an increase of ¥9.7 billion in revenue and a decrease of ¥0.2 billion in business income.

単位：百万円/Yen in millions

		2Q FY2026	2Q FY2025	増減/Change
営業収益 Revenue from Operations	プロパティマネジメント Property Management	191,735	182,282	+9,452
	仲介・アセットマネジメント等 Brokerage & Asset Management, etc.	64,724	64,438	+286
	合計/Total	**256,459**	**246,721**	**+9,738**
営業利益 Operating Income	プロパティマネジメント Property Management	22,487	20,356	+2,130
	仲介・アセットマネジメント等 Brokerage & Asset Management, etc.	15,861	18,200	-2,339
	合計/Total	38,348	38,557	-209
事業利益 Business Income		**38,348**	**38,557**	**-209**

	2Q FY2026	2Q FY2025	増減/Change
リパーク（貸し駐車場）台数 Repark (Car Park Leasing) - Total Managed Units (Units)	255,696	250,678	+5,018
仲介件数* Number of Brokerages* (Units)	17,677	17,419	+258
販売受託件数 Consignment Sales (Units)	470	438	+32

＊ 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：17,715件（前年同期比＋276件）

＊ Number of Brokerages refers to brokerages to external customers
(Reference) Number of Brokerages for Mitsui Fudosan Realty Group before eliminations: 17,715 (+276 in comparison to the corresponding period of the previous fiscal year)

＊ 収益は外部顧客からの売上高　＊ Revenue represents sales to external customers
＊ 期間は全て累計で表示　＊ All figures are presented in cumulative basis

2027年3月期 第2四半期（中間期）決算概要：連結PL概要

Summary of 2Q FY2026 Financial Results : Summary of Consolidated Statements of Income

施設営業 Facility Operations | その他 Other

施設営業/Facility Operations

国内外ホテルのADR上昇や、東京ドームにおける収益・利益の伸長等により、セグメント全体では60億円の増収、7億円の増益。

The Facility Operations segment reported an increase in revenue of ¥6.0 billion and an increase in business income of ¥0.7 billion, mainly due to higher ADR at domestic and overseas hotels and growth in revenue and income at Tokyo Dome.

単位：百万円/Yen in millions

		2Q FY2026	2Q FY2025	増減/Change
営業収益 Revenue from Operations	ホテル・リゾート Hotels & Resorts	89,643	85,102	+4,540
	スポーツ・エンターテインメント Sports & Entertainment	36,617	35,154	+1,462
	合計/Total	**126,260**	**120,257**	**+6,003**
事業利益 Business Income		**24,093**	**23,367**	**+725**

	2Q FY2026	2Q FY2025	増減/Change
国内宿泊主体型ホテル 稼働率 Lodging-focused Domestic Hotels Occupancy Rate	84%	87%	-3pt

その他/Other

単位：百万円/Yen in millions

		2Q FY2026	2Q FY2025	増減/Change
営業収益 Revenue from Operations	新築請負・リフォーム等 New Construction under Consignment & Renovations, etc.	107,209	111,489	-4,280
	その他 Other	21,512	19,913	+1,599
	合計/Total	**128,721**	**131,403**	**-2,681**
事業利益 Business Income		**1,562**	**2,010**	**-448**

	2Q FY2026	2Q FY2025	増減/Change
新築請負受注工事高 Value of New Construction Orders Received	57,956	62,925	-4,969

＊ 収益は外部顧客からの売上高　＊ Revenue represents sales to external customers

＊ 期間は全て累計で表示　＊ All figures are presented in cumulative basis

2027年3月期 第2四半期（中間期）決算概要：連結PL概要

Summary of 2Q FY2026 Financial Results : Summary of Consolidated Statements of Income

参考：海外事業
Reference: Overseas Business

参考：海外事業
Reference: Overseas Business

単位：百万円/Yen in millions

				2Q FY2026	2Q FY2025	増減/Change
	賃貸 Leasing	営業収益	Revenue from Operations	105,660	92,525	+13,135
		事業利益①	Business Income (1)	23,524	20,231	+3,293
	分譲 Property Sales	営業収益	Revenue from Operations	7,513	59,290	-51,777
		事業利益②	Business Income (2)	3,412	-354	+3,767
	マネジメント・施設営業等 Management, Facility Operations, etc.	営業収益	Revenue from Operations	13,466	12,327	+1,139
		事業利益③	Business Income (3)	178	10	+168
海外事業利益合計①+②+③ Total Overseas Business Income ((1) + (2) + (3))				**27,115**	**19,886**	**+7,229**
海外事業利益比率*1 Overseas Business Income Ratio*1				12.1%	8.1%	+4.0pt

*1 海外事業利益合計÷連結事業利益×100
*2 為替：期中平均レート 当第2四半期158.29円/ﾄﾞﾙ 前年同期148.40円/ﾄﾞﾙ
*1 Total Overseas Business Income ÷ Consolidated Business Income × 100
*2 Foreign exchange: Average rate for 2Q FY2026 ¥158.29 to US$1 ; 2Q FY2025 ¥148.40 to US$1

* 収益は外部顧客からの売上高 * Revenue represents sales to external customers
* 期間は全て累計で表示 * All figures are presented in cumulative basis

2027年3月期 第2四半期（中間期）決算概要：連結BS概要

Summary of 2Q FY2026 Financial Results : Summary of Consolidated Balance Sheets

■連結貸借対照表/Consolidated Balance Sheets

単位：百万円/Yen in millions

		2Q FY2026	FY2025	増減 /Change
流動資産	**Current Assets**	**3,638,937**	**3,245,095**	**+393,842**
現金・預金	Cash and Deposits	160,475	82,354	+78,121
受取手形、売掛金及び契約資産	Notes and Accounts Receivable - Trade and Contract Assets	77,690	85,739	-8,049
販売用不動産・前渡金	Real Property for Sale (including Advances Paid for Purchases)	2,917,655	2,603,087	+314,568
未成工事支出金	Expenditure on Contracts in Progress	12,681	10,438	+2,242
その他の棚卸資産	Other Inventories	8,614	8,895	-281
短期貸付金	Short-term Loans Receivable	23,275	11,468	+11,806
営業出資金	Equity Investments in Properties for Sale	5,662	5,670	-7
その他の流動資産	Other Current Assets	434,843	439,368	-4,524
貸倒引当金	Allowance for Doubtful Accounts	-1,961	-1,927	-34
有形固定資産	**Property, Plant and Equipment**	**4,721,055**	**4,551,721**	**+169,334**
建物及び構築物	Buildings and Structures	2,020,665	1,895,210	+125,454
機械装置・運搬具	Machinery, Equipment and Vehicles	101,156	81,112	+20,044
土地	Land	2,197,778	2,139,048	+58,729
建設仮勘定	Construction in Progress	167,713	209,090	-41,377
その他	Other	233,741	227,258	+6,482
無形固定資産	**Intangible Assets**	**135,789**	**127,389**	**+8,400**
有形・無形固定資産	**Property, Plant and Equipment and Intangible Assets**	**4,856,845**	**4,679,110**	**+177,734**
投資その他資産	**Investments and Other Assets**	**2,178,702**	**2,179,269**	**-566**
投資有価証券	Investment Securities	1,442,787	1,480,844	-38,057
長期貸付金	Long-term Loans Receivable	61,542	47,072	+14,470
差入敷金・保証金	Deposits and Security Deposits Paid	179,631	178,767	+863
退職給付に係る資産	Retirement Benefit Asset	104,820	105,015	-195
繰延税金資産	Deferred Tax Assets	35,994	34,416	+1,578
その他投資その他資産	Other Investments and Other Assets	355,068	334,352	+20,716
貸倒引当金	Allowance for Doubtful Accounts	-1,141	-1,200	+58
資産計	**Total Assets**	**10,674,485**	**10,103,474**	**+571,011**

		2Q FY2026	FY2025	増減 /Change
流動負債	**Current Liabilities**	**2,223,648**	**1,847,702**	**+375,945**
支払手形及び買掛金	Notes and Accounts Payable - Trade	140,214	185,403	-45,189
短期借入金	Short-term Debt	855,118	810,263	+44,855
コマーシャルペーパー	Commercial Paper	281,184	132,794	+148,389
短期償還社債	Bonds Payable Due within One Year	141,770	13,100	+128,670
未払法人税等	Accrued Income Taxes	88,490	80,023	+8,467
契約負債	Contract Liabilities	189,637	186,109	+3,527
完成工事補償引当金	Provision for Warranty Repair on Completed Construction	1,666	1,816	-150
その他流動負債	Other Current Liabilities	525,566	438,190	+87,375
固定負債	**Non-current Liabilities**	**4,997,035**	**4,870,928**	**+126,107**
社債	Bonds Payable	1,007,388	1,048,075	-40,687
長期借入金	Long-term Debt	2,757,044	2,628,313	+128,731
預り敷金・保証金	Deposits and Security Deposits Received	529,737	513,526	+16,211
役員退職慰労引当金	Provision for Directors' Retirement Benefits	973	939	+34
株式報酬引当金	Provision for Stock Compensation	1,234	1,699	-464
退職給付に係る負債	Retirement Benefit Liability	37,545	36,721	+824
繰延税金負債	Deferred Tax Liabilities	255,619	263,501	-7,882
再評価に係る繰延税金負債	Deferred Tax Liabilities for Land Revaluation	81,082	81,082	-
その他固定負債	Other Non-current Liabilities	326,408	297,068	+29,339
有利子負債	Interest-bearing Debt	5,042,506	4,632,547	+409,959
うちノンリコース債務	Non-recourse Debt	359,254	352,671	+6,583
余剰敷金・保証金	Surplus Deposits and Security Deposits Received	350,106	334,758	+15,347
負債計	**Total Liabilities**	**7,220,683**	**6,718,630**	**+502,052**
資本金	Common Stock	342,463	341,800	+662
資本剰余金	Capital Surplus	207,946	311,560	-103,614
利益剰余金	Retained Earnings	2,012,837	1,922,741	+90,095
自己株式	Treasury Stock	-1,435	-67,463	+66,027
土地再評価差額金	Reserve on Land Revaluation	166,075	165,931	+144
その他有価証券評価差額金	Net Unrealized Holding Gains (Losses) on Available-for-sale Securities	315,910	335,470	-19,560
繰延ヘッジ損益	Deferred Gains (Losses) on Hedging Instruments	8,907	8,744	+163
為替換算調整勘定	Foreign Currency Translation Adjustments	256,755	216,411	+40,344
退職給付に係る調整累計額	Remeasurements of Defined Benefit Plans	39,117	42,311	-3,193
新株予約権	Share Acquisition Rights	490	585	-95
非支配株主持分	Non-controlling Interests	104,734	106,750	-2,016
純資産計	**Total Net Assets**	**3,453,802**	**3,384,844**	**+68,958**
〔D／Eレシオ〕	[D/E Ratio]	1.51	1.41	+0.10
〔自己資本比率〕	[Equity Ratio]	31.4%	32.4%	-1.0pt
負債・純資産計	**Total Liabilities and Net Assets**	**10,674,485**	**10,103,474**	**+571,011**

為替変動による増減を含む。当第2四半期の為替影響は+1,045億円。

Includes changes due to foreign exchange fluctuations. Foreign exchange impact for the Period: +¥104.5 billion.

（参考） 為替/Foreign Exchange

2026年6月末	162.39円/ドル	2025年12月末	156.56円/ドル
2026年6月末	215.05円/ポンド	2025年12月末	211.43円/ポンド

¥162.39 to US$1 as of June 30, 2026, ¥156.56 to US$1 as of December 31, 2025

¥215.05 to £1 as of June 30, 2026, ¥211.43 to £1 as of December 31, 2025

2027年3月期 第2四半期（中間期）決算概要：連結BS概要

Summary of 2Q FY2026 Financial Results : Summary of Consolidated Balance Sheets

販売用不動産(前渡金含む)
Real Property for Sale (including Advances Paid for Purchases)

単位：百万円/Yen in millions

		2Q FY2026	FY2025	増減 /Change
三井不動産レジデンシャル	Mitsui Fudosan Residential	955,415	890,924	+64,491
三井不動産	Mitsui Fudosan	902,580	805,102	+97,478
三井不動産アメリカグループ	Mitsui Fudosan America Group	414,084	398,634	+15,450
英国三井不動産グループ	Mitsui Fudosan UK Group	315,038	279,938	+35,100
SPC合計	SPCs Total	181,123	99,843	+81,280
その他・消去等	Other and Elimination	149,413	128,645	+20,768
合計	**Total**	**2,917,655**	**2,603,087**	**+314,568**

	期首残高 Balance at the Beginning of the 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 the End of the Period
2Q FY2026	2,603,087	455,536	-140,400	-568	2,917,655
2Q FY2025	2,500,757	260,593	-271,142	-52,742	2,437,466

（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2四半期 1,220億円〕
(Reference) Costs associated with land acquisition by Mitsui Fudosan Residential (¥122.0 billion for the Period)

有利子負債
Interest-bearing Debt

単位：百万円/Yen in millions

		2Q FY2026	FY2025	増減 /Change
三井不動産	Mitsui Fudosan	3,724,275	3,461,627	+262,647
三井不動産アメリカグループ	Mitsui Fudosan America Group	1,058,118	1,053,564	+4,553
三井不動産レジデンシャル	Mitsui Fudosan Residential	895,000	752,500	+142,500
英国三井不動産グループ	Mitsui Fudosan UK Group	226,623	231,631	-5,007
台湾三井不動産グループ	Mitsui Fudosan Taiwan Group	171,188	147,433	+23,754
SPC合計	SPCs Total	121,882	124,182	-2,300
東京ドームグループ	Tokyo Dome Group	112,800	106,000	+6,800
三井不動産マレーシアグループ	Mitsui Fudosan Malaysia Group	93,835	88,302	+5,532
子会社貸付金	Loans to Subsidiaries	-1,650,460	-1,524,539	-125,921
その他・消去等	Other and Elimination	289,244	191,844	+97,399
合計	**Total**	**5,042,506**	**4,632,547**	**+409,959**
（うちノンリコース債務）	(Non-recourse Debt of Total)	359,254	352,671	+6,583

為替変動による増減を含む。当第2四半期の為替影響は+245億円。
Includes changes due to foreign exchange fluctuations. Foreign exchange impact for the Period: +¥24.5 billion.

有形・無形固定資産
Property, Plant and Equipment and Intangible Assets

単位：百万円/Yen in millions

		2Q FY2026	FY2025	増減 /Change
三井不動産	Mitsui Fudosan	2,778,701	2,654,670	+124,030
三井不動産アメリカグループ	Mitsui Fudosan America Group	863,617	837,461	+26,156
台湾三井不動産グループ	Mitsui Fudosan Taiwan Group	291,426	282,453	+8,972
東京ドームグループ	Tokyo Dome Group	274,468	277,694	-3,225
三井不動産レジデンシャル	Mitsui Fudosan Residential	164,573	149,884	+14,689
SPC合計	SPCs Total	146,229	147,599	-1,370
三井不動産マレーシアグループ	Mitsui Fudosan Malaysia Group	88,554	86,608	+1,946
その他・消去等	Other and Elimination	249,274	242,738	+6,535
合計	**Total**	**4,856,845**	**4,679,110**	**+177,734**

（再評価差額を含む/Incl. Differences from Reserve on Revaluation）

	期首残高 Balance at the Beginning of the Period	新規投資*2 New Investments*2	減価償却 Depreciation	その他 Other	期末残高 Balance at the End of the Period
2Q FY2026	4,679,110	246,854	-77,749	8,629	4,856,845
2Q FY2025	4,707,418	108,701	-73,815	-112,837	4,629,467

有形・無形固定資産 主な増減要因

三井不動産における「東京ミッドタウン日本橋」、「HOTEL THE MITSUI HAKONE」等への新規投資、三井不動産アメリカグループ等の在外子会社における為替影響等。

Main Reasons for Changes in Property, Plant and Equipment and Intangible Assets

New investments by Mitsui Fudosan in properties including Tokyo Midtown Nihonbashi and HOTEL THE MITSUI HAKONE, and the impact of foreign exchange rate movements on overseas subsidiaries, including the Mitsui Fudosan America Group.

*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。
*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。
*1 New investments include increases in real property for sale gained through investments in subsidiaries.
*2 New investments include capital expenditures and increases in property, plant and equipment and intangible assets gained through investments in subsidiaries.