November 9, 2026

Summary of Consolidated Financial Statements for FY2026-2Q (the Fiscal Year Ending March 31, 2027)

＜under Japanese GAAP＞

Company Name:	**Mitsubishi Estate Co., Ltd.**	Listed Stock Exchanges: Tokyo
Securities Code:	8802	URL: https://www.mec.co.jp/en/
Representative:	Atsushi Nakajima, President & CEO	
Inquiries:	Keiko Nakano, General Manager of the Corporate Communications Department	TEL: +81-3-3287-5200
Date for Payment of Dividends (Planned):	December 4, 2026	

Supplementary documents on financial results: Yes

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 FY2026-2Q (April 1, 2026 – September 30, 2026)

* Percent figures for operating revenue, operating profit, ordinary profit, and profit attributable to owners of parent express the percentage changes from the corresponding period of the previous fiscal year.

(1) Consolidated Results

	Operating Revenue		Operating Profit		Ordinary Profit		Profit Attributable to Owners of Parent	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
2Q FY2026	**880,614**	**18.5**	**187,126**	**73.9**	**156,140**	**88.9**	**129,133**	**122.4**
2Q FY2025	743,204	15.9	107,590	7.7	82,645	4.0	58,071	16.1

Note: Comprehensive Income:

2Q FY2026 ¥152,859 million (375.8%) 2Q FY2025 ¥32,123 million ((79.5%))

	EPS	Diluted EPS
	Yen	Yen
2Q FY2026	**107.40**	**107.39**
2Q FY2025	47.03	47.03

(2) Consolidated Financial Position

	Total Assets	Net Assets	Total Equity to Total Assets
	Millions of yen	Millions of yen	%
Sep. 30, 2026	**8,699,729**	**2,949,706**	**31.6**
Mar. 31, 2026	8,566,247	2,877,585	31.4

(Reference) Total Equity Sep. 30, 2026 ¥**2,753,195** million Mar. 31, 2026 ¥2,689,479 million

2. Dividends

(Date of Record)	1Q	2Q	3Q	4Q	Annual
	Yen	Yen	Yen	Yen	Yen
FY2025	—	23.00	—	23.00	46.00
FY2026	—	24.00			
FY2026 (Planned)			—	25.00	49.00

Note: Revisions to dividend forecast of the fiscal year ending March 31, 2027: None

3. Forecast of Consolidated Financial Results for FY2026 (April 1, 2026 – March 31, 2027)

* Percent figures for operating revenue, operating profit, ordinary profit, and profit attributable to owners of parent express the percentage changes from the previous fiscal year.

	Operating Revenue		Operating Profit		Ordinary Profit		Profit Attributable to Owners of Parent		EPS
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	Yen
Full Fiscal Year	2,000,000	14.5	380,000	15.2	305,000	11.7	245,000	10.1	204.62

Note: Revisions to forecast of consolidated financial results for FY2026 during this quarter: Yes

Note: The Company resolved to repurchase its own shares at the board of directors meeting held on May 13, 2026. The impact of repurchase of own shares is taken into account in regards to EPS in the forecast of consolidated financial results for FY2026.

4. Others

(1) Significant changes in the scope of consolidation during the period: None

(2) Adoption of the Simplified Accounting Method and Special Accounting Practices in the Preparation of Quarterly Consolidated Financial Statements: None

(3) 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: None
2) Changes of accompanying revisions other than 1) above: None
3) Changes in accounting estimates: None
4) Retrospective restatement: None

(4) Number of Outstanding Shares (Common Stock)

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

Sep. 30, 2026	1,211,104,906 shares	Mar. 31, 2026	1,217,233,706 shares

2) Number of shares of treasury stock at the fiscal period-end

Sep. 30, 2026	14,630,742 shares	Mar. 31, 2026	10,763,604 shares

3) Average number of shares for the period (quarterly consolidated cumulative basis)

Sep. 30, 2026	1,202,358,016 shares	Sep. 30, 2025	1,234,658,764 shares

Implementation status of review processes

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

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.

Further information regarding the forecast of consolidated financial results can be found in the IR Presentation Materials available on our website.

(https://www.mec.co.jp/en/ir/library/)

This English translation is solely for reference purposes only and not a legally definitive translation of the original Japanese text.

In the event a difference arises regarding the meaning herein, the original Japanese version will prevail as the official authoritative version.