



2025年5月13日

各 位

会 社 名 三 井 不 動 産 株 式 会 社
代 表 者 名 代 表 取 締 役 社 長 植 田 俊
(コード番号 8801 東証プライム市場)
問 合 せ 先 広 報 部 長 平 原 秀 人
(TEL. 03-3246-3155)

(訂正)「2025年3月期 決算短信 補足説明資料」の一部訂正について

2025年5月9日13時30分に発表した表記開示資料について訂正がありましたのでお知らせします。

記

訂正の内容

12・13 ページ

連結決算推移表

財務指標 ROA (%) 並びに注釈

(訂正前)

2024年度：4.01%

*7 ROA= (営業利益+営業外収益) /総資産期首期末平均残高

(訂正後)

2024年度：4.12%

*7 2023年度以前：ROA= (営業利益+営業外収益) /総資産期首期末平均残高 2024年度以降：ROA=事業利益/総資産期首期末平均残高

以 上

2025年3月期 決算短信 補足説明資料

Fiscal Year 2024

Supplementary Explanation Materials for Consolidated Financial Results

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| ・連結PL概要 | Summary of Consolidated Statements of Income | P. 2 |
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2025年5月9日
May 9th, 2025



日本語 : <https://www.mitsuifudosan.co.jp/corporate/ir/>

English : <https://www.mitsuifudosan.co.jp/english/corporate/ir/>

■ 当期決算ハイライト /FY2024 Financial Highlights

| | |
|---|--|
| <div><div>■ 連結業績概要</div><div>・事業利益^{*1}3,986億円、前期比15.2%の増益。純利益^{*2}2,487億円、前期比10.8%の増益。</div><div>・売上高、営業利益、事業利益^{*1}、経常利益、純利益^{*2}は、いずれも業績予想を上回り過去最高を更新^{*3}。</div></div> <div><div>■ 連結業績予想</div><div>・売上高2兆7,000億円、事業利益^{*1}4,250億円、純利益^{*2}2,600億円。</div><div>・売上高、営業利益、事業利益^{*1}、純利益^{*2}は、いずれも過去最高の更新を見込む^{*4}。</div></div> <div><div>■ 株主還元</div><div>・当期：年間配当金31円/株（予定。年間配当金予想（2024.5.10公表）の30円/株から1円の増配。） 総還元性向^{*5}52.7%（予定）</div><div>・次期：年間配当金33円/株（予定。当期比2円の増配。増配は5期連続。）</div></div> | <div><div>■ Summary Consolidated Financial Performance</div><div>・ Business income^{*1}: ¥398.6 billion or 15.2% increase from prior period. Net income^{*2}: ¥248.7 billion or 10.8% increase from prior period.</div><div>・Revenue from operations, Operating income, Business income^{*1}, Ordinary income and Net income^{*2} have exceeded the earnings forecasts and renewed the record highs.</div></div> <div><div>■ Consolidated Earnings Forecasts</div><div>・ Revenue from Operations: ¥2,700 billion, Business income^{*1}: ¥425 billion, Net income^{*2}: ¥260 billion.</div><div>・ Revenue from Operations, Operating income, Business income^{*1} and Net income^{*2} are expected to renew the record highs^{*4}.</div></div> <div><div>■ Shareholder Returns</div><div>・ Current fiscal year: annual dividend ¥31 per share (plan, ¥1 increase from annual dividend forecast (May 10th, 2024 announced) ¥30 per share). Total shareholder return ratio^{*5}: 52.7% (plan)</div><div>・ Next fiscal year: annual dividend ¥33 per share (plan, ¥2 increase from current fiscal year dividend, dividend increase for 5 consecutive years).</div></div> |
| <div><div>*1 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。当期から新設。</div><div>*2 親会社株主に帰属する当期純利益</div><div>*3 売上高13期連続、営業利益・経常利益・純利益は3期連続で過去最高を更新。</div><div>*4 売上高14期連続、事業利益は2期連続、営業利益・純利益は4期連続で過去最高の更新を見込む。</div><div>*5 （当期年間配当総額＋決定済み自己株式取得総額^{*6}）÷親会社株主に帰属する当期純利益</div><div>*6 決定済み自己株式取得総額：450億円（2025.2.7決定。取得期間：2025.2.10-2026.1.31）</div></div> | <div><div>*1 Operating income + Equity in earnings/losses of affiliates (including Gain/loss on sales of shares of affiliates for the purpose of real estate sales) + Gain/loss on sales of fixed assets, newly established in current fiscal year.</div><div>*2 Net income attributable to shareholders of the Company</div><div>*3 Revenue from Operations renewed record high for 13 consecutive years and Operating Income, Ordinary Income and Net Income renewed record highs for 3 consecutive years.</div><div>*4 Forecasting 14 consecutive years of record renewal for revenue from Operations, 2 consecutive years of record renewal for business income, and 4 consecutive years of record renewal for operating income and net income.</div><div>*5 (Total current fiscal year dividend + Total amount of confirmed purchase of treasury stocks^{*6}) / Net income attributable to shareholders of the Company</div><div>*6 Total amount of confirmed purchase of treasury stocks: ¥45 billion (Resolved on February 7th, 2025. Acquisition period: February 10th, 2025 - January 31st, 2026)</div></div> |

| | 当期 実績 (A) FY2024 Results (A) 2024.4.1-2025.3.31 | 前期 実績 (B) FY2023 Results (B) 2023.4.1-2024.3.31 | 増減 (率) Change (Rate) (A-B) (A/B-1) | | 2024年度 通期予想 (C) FY2024 Forecast (C) 2024.4.1-2025.3.31 | 進捗率 Progress Rate (A/C) |
|---|---|---|--|--------|--|-------------------------------|
| 営業収益 Revenue from Operations | 2,625,363 | 2,383,289 | +242,074 | +10.2% | 2,600,000 | 101.0% |
| 営業利益 Operating Income | 372,732 | 339,690 | +33,041 | +9.7% | 360,000 | 103.5% |
| 事業利益 Business Income | 398,688 | 346,166 | +52,522 | +15.2% | 390,000 | 102.2% |
| 経常利益 Ordinary Income | 290,262 | 267,890 | +22,371 | +8.4% | 280,000 | 103.7% |
| 親会社株主に帰属する当期純利益 Net Income Attributable to Shareholders of the Company | 248,799 | 224,647 | +24,152 | +10.8% | 240,000 | 103.7% |

* 収益は外部顧客からの売上高

* Revenue is sales to external customers.

2025年3月期 決算概要：連結PL概要

Summary of FY2024 Financial Results : Summary of Consolidated Statements of Income

連結損益計算書

Consolidated Statements of Income

単位：百万円/Unit : Millions of yen

| | FY2024 | FY2023 | 増減/Change | 増減率/Change Rate |
|--|-----------|-----------|-----------|-----------------|
| 営業収益 Revenue from Operations | 2,625,363 | 2,383,289 | +242,074 | 10.2% |
| 賃貸 Leasing | 872,331 | 815,002 | +57,329 | |
| 分譲 Property Sales | 758,069 | 627,611 | +130,458 | |
| マネジメント Management | 486,291 | 462,857 | +23,434 | |
| 施設営業 Facility Operations | 224,054 | 194,512 | +29,542 | |
| その他 Others | 284,616 | 283,306 | +1,310 | |
| 事業利益 ^{*1} Business Income ^{*1} | 398,688 | 346,166 | +52,522 | 15.2% |
| 営業利益 Operating Income | 372,732 | 339,690 | +33,041 | 9.7% |
| 持分法投資損益 ^{*2} Equity in Net Income (Loss) of Affiliated Companies ^{*2} | -2,813 | 2,228 | -5,041 | |
| 固定資産売却損益 Gain (loss) on sales of fixed assets | 28,769 | 4,246 | +24,522 | |
| (セグメント別 事業利益) Business Income by Segment | | | | |
| 賃貸 Leasing | 176,429 | 169,097 | +7,332 | |
| 分譲 Property Sales | 167,078 | 135,187 | +31,891 | |
| マネジメント Management | 71,642 | 66,289 | +5,352 | |
| 施設営業 Facility Operations | 38,610 | 26,333 | +12,277 | |
| その他 Others | 6,569 | 4,151 | +2,417 | |
| 全社費用・消去 Corporate Expenses and Eliminations | -61,641 | -54,892 | -6,749 | |
| 営業外損益 Non-operating Income (Expense) | -82,470 | -71,800 | -10,670 | |
| 持分法投資損益 Equity in Net Income (Loss) of Affiliated Companies | -2,472 | 3,973 | -6,445 | |
| 純金利負担 Interest Income (Expense), in Net | -79,321 | -72,312 | -7,009 | |
| その他 Other, in Net | -676 | -3,461 | +2,785 | |
| 経常利益 Ordinary Income | 290,262 | 267,890 | +22,371 | 8.4% |
| 特別損益 Extraordinary Income (Loss) | 72,798 | 66,174 | +6,624 | |
| 特別利益 Extraordinary Income | 83,692 | 66,174 | +17,518 | |
| 特別損失 Extraordinary Losses | -10,894 | - | -10,894 | |
| 税金等調整前当期純利益 Income before Income Taxes and Non-controlling Interests | 363,060 | 334,065 | +28,995 | |
| 法人税等 Income Taxes | -116,994 | -106,377 | -10,617 | |
| 当期純利益 Net Income | 246,066 | 227,687 | +18,378 | |
| 非支配株主に帰属する当期純損益 Net Income Attributable to Non-controlling Shareholders | 2,733 | -3,040 | +5,773 | |
| 親会社株主に帰属する当期純利益 Net Income Attributable to Shareholders of the Company | 248,799 | 224,647 | +24,152 | 10.8% |

* 収益は外部顧客からの売上高

* Revenue is sales to external customers.

特別損益

Extraordinary Income/Loss

[特別利益/Extraordinary Income] 単位：百万円/Unit : Millions of yen

| | |
|--|--------|
| 投資有価証券売却益 Gain on Sale of Investment Securities | 54,505 |
| 固定資産売却益 Gain on Sale of Fixed Assets | 29,186 |
| 合計 Total | 83,692 |

[特別損失/Extraordinary Loss]

| | |
|---|---------|
| 減損損失 Impairment Loss on Fixed Assets | -10,894 |
| 合計 Total | -10,894 |

公表との差異

Differences between Forecast

単位：百万円/Unit : Millions of yen

| | FY2024 | 通期予想 2025年2月7日公表 Full-Year Forecast Announced on February 7, 2025 | 公表との差異 Differences between Forecast | 進捗率 Progress Rate |
|--|-----------|---|---|----------------------|
| 営業収益 Revenue from Operations | 2,625,363 | 2,600,000 | 25,363 | 101.0% |
| 営業利益 Operating Income | 372,732 | 360,000 | 12,732 | 103.5% |
| 事業利益 Business Income | 398,688 | 390,000 | 8,688 | 102.2% |
| 経常利益 Ordinary Income | 290,262 | 280,000 | 10,262 | 103.7% |
| 親会社株主に帰属する 当期純利益 Net Income Attributable to Shareholders of the Company | 248,799 | 240,000 | 8,799 | 103.7% |

*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 earnings/losses of affiliates (including Gain/loss on sales of shares of affiliates for the purpose of real estate sales)+Gain/loss on sales of fixed assets

*2 Including Gain/loss on sales of shares of affiliates for the purpose of real estate sales

グループ長期経営方針「& INNOVATION 2030」において、当期より「事業利益」を新たな利益指標として設定。参考資料として、末尾に事業利益組替概念図を添付。

Mitsui Fudosan has set business income as a new profit indicator under the Group's long-term vision, & INNOVATION 2030. A business income reclassification diagram is attached at the end of this report as a reference.

2025年3月期 決算概要：連結PL概要

Summary of FY2024 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/Unit : Millions of yen | |
|---|--|-------------------------------|-----------|
| | | FY2024 | FY2023 |
| 当期純利益 Net Income | | 246,066 | 227,687 |
| その他の包括利益 Other Comprehensive Income | | -85,309 | 102,046 |
| | その他有価証券評価差額金 Net Unrealized Holding Gains (Losses) on Securities | -169,409 | 52,934 |
| | 繰延ヘッジ損益 Deferred Gains (Losses) on Hedging Instruments | -5,706 | 732 |
| | 土地再評価差額金 Reserve on Land Revaluation | -2,321 | - |
| | 為替換算調整勘定 Foreign Currency Translation Adjustments | 52,884 | 13,340 |
| | 退職給付に係る調整額 Adjustments for Retirement Benefit Obligations, Net of Tax | -4,932 | 9,545 |
| | 持分法適用会社に対する持分相当額 Equity in Other Comprehensive Income of Affiliated Companies | 44,176 | 25,493 |
| 包括利益 Comprehensive Income | | 160,756 | 329,733 |
| (うち親会社株主に係る包括利益) (Comprehensive Income Attributable to Shareholders of the Company) | | (163,244) | (326,222) |
| (うち非支配株主に係る包括利益) (Comprehensive Income Attributable to Non-controlling Shareholders) | | (-2,487) | (3,511) |

(参考) 単体・営業損益

(Reference) Non-consolidated Operating Income and Losses

| | | | 単位：百万円/Unit : Millions of yen | | |
|---------------------------------|-------------------------------|--|-------------------------------|---------|-----------|
| | | | FY2024 | FY2023 | 増減/Change |
| 営業収益 Revenue from Operations | 賃貸事業 Leasing | | 732,733 | 702,491 | +30,241 |
| | 分譲事業（業務施設等） Property Sales | | 162,213 | 124,769 | +37,443 |
| | その他 Others | | 60,769 | 41,650 | +19,119 |
| | 合計 Total | | 955,715 | 868,911 | +86,804 |
| 粗利益率 Gross Profit Margin | 賃貸事業 Leasing | | 18.0% | 17.4% | +0.6pt |
| | 分譲事業（業務施設等） Property Sales | | 18.9% | 50.0% | -31.1pt |
| | その他 Others | | 52.4% | 38.9% | +13.5pt |
| 営業利益 Operating Income | | | 139,290 | 148,276 | -8,986 |

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

2025年3月期 決算概要：連結PL概要

Summary of FY2024 Financial Results : Summary of Consolidated Statements of Income

賃貸
Leasing

賃貸/Leasing

国内外オフィスの賃貸収益や既存商業施設の売上の伸長等により、セグメント全体では573億円の増収、73億円の増益。なお、当期末における当社の首都圏オフィス空室率は1.3%。
Overall revenue from operations increased by ¥57.3 billion and business income increased by ¥7.3 billion, mainly due to the growth in leasing revenue from domestic and oversea offices and sales growth of existing retail facilities. As of March 31, 2025, office vacancy rate (on a non-consolidated basis) in the Tokyo metropolitan area was 1.3%.

当期における主要な新規・通期稼働物件
Major Projects during the Year

- 【新規稼働（当期稼働物件）】
- ・パークウェルステイト幕張ベイパーク
 - ・パークウェルステイト西麻布
 - ・パークウェルステイト湘南藤沢SST
 - ・三井アウトレットパーク マリンピア神戸
 - ・三井アウトレットパーク 台湾林口 II 館（台湾新北市）
- 【通期稼働（前期稼働物件）】
- ・ららぽーと門真・三井アウトレットパーク 大阪門真
 - ・ららテラスTOKYO-BAY
 - ・ららテラスHARUMI FLAG
 - ・ららぽーと台中（台湾台中市）
- 【Newly operating (properties operating from FY2024)】
- ・PARK WELLSTATE MAKUHARI BAY PARK
 - ・PARK WELLSTATE NISHIAZABU
 - ・PARK WELLSTATE SHONAN FUJISAWA SST
 - ・MITSUI OUTLET PARK MARINPIA KOBE
 - ・MITSUI OUTLET PARK LINKOU Building II (New Taipei City, Taiwan)
- 【Properties operating throughout the year (properties operating from FY2023)】
- ・LaLaport KADOMA・MITSUI OUTLET PARK OSAKA KADOMA
 - ・LaLa Terrace TOKYO-BAY
 - ・LaLa Terrace HARUMI FLAG
 - ・LaLaport TAICHUNG (Taichung City, Taiwan)

単位：百万円/Unit : Millions of yen

| | | FY2024 | FY2023 | 増減/Change |
|---------------------------------|---------------------------|---------|---------|-----------|
| 営業収益 Revenue from Operations | オフィス Offices | 466,601 | 446,087 | +20,513 |
| | 商業施設 Retail Facilities | 299,100 | 286,553 | +12,547 |
| | その他 Others | 106,628 | 82,360 | +24,268 |
| | 合計/Total | 872,331 | 815,002 | +57,329 |
| 事業利益 Business Income | | 176,429 | 169,097 | +7,332 |

| 空室率推移/Vacancy Rate | 3/2025 | 12/2024 | 9/2024 | 6/2024 | 3/2024 | 3/2023 |
|--|--------|---------|--------|--------|--------|--------|
| 連結オフィス・商業 Consolidated Offices & Retail Facilities | 3.5% | 3.8% | 3.9% | 4.0% | 3.8% | 4.3% |
| 単体オフィス首都圏 Non-Consolidated Offices at Tokyo Metropolitan Area | 1.3% | 2.5% | 2.4% | 2.5% | 2.2% | 3.8% |

| | | | FY2024 | FY2023 | 増減/Change |
|---|---------------------------|----------------|--------|--------|-----------|
| 貸付面積（千㎡） Leased Floor Space (1,000㎡) | オフィス Offices | 所有 Owned | 2,059 | 2,060 | -1 |
| | | 転貸 Sublease | 1,573 | 1,545 | +28 |
| | 商業施設 Retail Facilities | 所有 Owned | 2,005 | 2,010 | -5 |
| | | 転貸 Sublease | 708 | 667 | +41 |
| | 合計 Total | | 6,345 | 6,282 | +63 |

【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 | |
|--------------|------------------------------|----------|---------|-----------------------------|---------|---------------|--------|
| | | FY2024 | FY2023 | FY2024 | FY2023 | FY2024 | FY2023 |
| 棟数 | Number of Buildings | 115 | 117 | 93 | 94 | 22 | 23 |
| 貸付面積（千㎡） | Leased Floor Space (1,000㎡) | 2,860 | 2,830 | 2,581 | 2,547 | 279 | 283 |
| 賃貸収益 | Leasing Revenue (¥ millions) | 344,948 | 338,066 | 320,873 | 314,067 | 24,075 | 23,999 |
| 空室率 | Vacancy Rate | 1.5% | 2.3% | 1.3% | 2.2% | 3.4% | 3.2% |

| 商業施設/Retail Facilities | | 総計/Total | | 首都圏/Tokyo Metropolitan Area | | 地方/Local Area | |
|------------------------|------------------------------|----------|---------|-----------------------------|---------|---------------|--------|
| | | FY2024 | FY2023 | FY2024 | FY2023 | FY2024 | FY2023 |
| 棟数 | Number of Buildings | 98 | 98 | 70 | 70 | 28 | 28 |
| 貸付面積（千㎡） | Leased Floor Space (1,000㎡) | 2,356 | 2,339 | 1,440 | 1,450 | 915 | 889 |
| 賃貸収益 | Leasing Revenue (¥ millions) | 270,620 | 261,498 | 174,165 | 168,102 | 96,454 | 93,395 |
| 空室率 | Vacancy Rate | 2.3% | 2.1% | 1.8% | 1.6% | 3.0% | 2.9% |

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

2025年3月期 決算概要：連結PL概要

Summary of FY2024 Financial Results : Summary of Consolidated Statements of Income

分譲
Property Sales

分譲/Property Sales

国内住宅分譲は、「パークタワー勝どきサウス」「三田ガーデンヒルズ」等の引渡しの進捗等により増収増益。一方、投資家向け・海外住宅分譲等においては、販売用不動産・固定資産をトータルで捉えた資産回転の加速により物件売却が進捗するも、前期に高利益率物件を売却した反動等により、増収減益。セグメント全体では1,304億円の増収、318億円の増益。なお、国内の新築マンション分譲の次期計上予定戸数2,800戸に対する当期末時点の契約進捗率は88.4%。

Revenue and business income from “Residential Property Sales to Individuals (Domestic)” category increased mainly due to the deliveries of Park Tower Kachidoki South and Mita Garden Hills. Revenue from “Property Sales to Investors and Residential Property Sales to Individuals (Overseas), etc.” increased and business income decreased mainly due to the sales of high-profit margin properties in the previous fiscal year, despite the progress in property sales by accelerating the asset turnover by capturing both real property for sale - completed and fixed assets. Overall, the segment revenue from operations and business income increased by ¥130.4 billion and ¥31.8 billion, respectively. Additionally, as of the fiscal year end, the contract progress rate for 2,800 units scheduled to be recorded in the next fiscal year for new condominium developments in Japan was 88.4%.

当期における主要な計上物件
Major Projects during the Year

当期における主要な計上物件

【国内住宅分譲】

- ・パークタワー勝どきサウス
- ・三田ガーデンヒルズ
- ・パークタワー西新宿
- ・パークタワー勝どきミッド

【海外住宅分譲】

- ・Cortland（米国ニューヨーク市）
- ・200 Amsterdam（米国ニューヨーク市）

【投資家向け分譲】

- ・横浜三井ビルディング
- ・Otemachi One タワー
- ・MFIP多摩

【Residential Property Sales to Individuals (Domestic)】

- ・PARK TOWER KACHIDOKI SOUTH
- ・Mita Garden Hills
- ・PARK TOWER NISHISHINJUKU
- ・PARK TOWER KACHIDOKI MID

【Residential Property Sales to Individuals (Overseas)】

- ・Cortland (New York City U.S.A)
- ・200 Amsterdam (New York City U.S.A)

【Property Sales to Investors】

- ・Yokohama Mitsui Building
- ・Otemachi One Tower
- ・MFIP TAMA

単位：百万円/Unit：Millions of yen

| | | FY2024 | FY2023 | 増減/Change |
|---------------------------------|---|---------|---------|-----------|
| 営業収益 Revenue from Operations | 国内住宅分譲 Residential Property Sales to Individuals (Domestic) | 413,574 | 314,400 | +99,174 |
| | 投資家向け・海外住宅分譲等 Property Sales to Investors and Residential Property Sales to Individuals (Overseas), etc. | 344,495 | 313,210 | +31,284 |
| | 合計/Total | 758,069 | 627,611 | +130,458 |
| 営業利益 Operating Income | 国内住宅分譲 Residential Property Sales to Individuals (Domestic) | 96,431 | 49,788 | +46,643 |
| | 投資家向け・海外住宅分譲等 Property Sales to Investors and Residential Property Sales to Individuals (Overseas), etc. | 46,455 | 82,181 | -35,726 |
| | 合計/Total | 142,886 | 131,969 | +10,916 |
| | 持分法投資損益* Equity in net income (loss) of affiliated companies * | -4,577 | -1,029 | -3,547 |
| | 固定資産売却損益 Gain (loss) on sales of fixed assets | 28,769 | 4,246 | +24,522 |
| 事業利益 Business Income | | 167,078 | 135,187 | +31,891 |

* 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 sales of shares of affiliates for the purpose of real estate sales

| | | | | |
|--|--|---------|---------|---------|
| 中高層分譲 Condominium Sales | 営業収益 Revenue from Operations | 377,592 | 280,561 | +97,031 |
| | 戸数（戸） Number of Units (Units) | 3,693 | 3,280 | +413 |
| | 戸当たり単価（万円） Unit Price(¥ 10 thousand) | 10,225 | 8,554 | +1,671 |
| 戸建分譲 Single-family Home Sales | 営業収益 Revenue from Operations | 35,981 | 33,839 | +2,142 |
| | 戸数（戸） Number of Units (Units) | 417 | 420 | -3 |
| | 戸当たり単価（万円） Unit Price(¥ 10 thousand) | 8,629 | 8,057 | +572 |
| 国内住宅分譲合計 Total Residential Property Sales to Individuals (Domestic) | 営業収益 Revenue from Operations | 413,574 | 314,400 | +99,174 |
| | 戸数（戸） Number of Units (Units) | 4,110 | 3,700 | +410 |
| | 戸当たり単価（万円） Unit Price(¥ 10 thousand) | 10,063 | 8,497 | +1,566 |

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

| | | 3/2025 | 12/2024 | 9/2024 | 6/2024 | 3/2024 | 3/2023 |
|----------|----------------------------------|--------|---------|--------|--------|--------|--------|
| | 中高層分譲 Condominiums Sales | 32 | 9 | 11 | 53 | 24 | 55 |
| | 戸建分譲 Single-family Home Sales | 22 | 25 | 16 | 19 | 22 | 0 |
| 合計 Total | | 54 | 34 | 27 | 72 | 46 | 55 |

国内住宅分譲契約戸数/Contracted for Sale from the Residential Property Sales to Individuals (Domestic) (戸/Units)

| | | 前期末契約済み Contracts at Beginning of Year | 期中契約 Contracts during the Year | 契約累計 Total Contracted | 売上計上 Reported No. of Units | 当期末契約済み Contracts at End of Year | 期中新規発売 Newly Launched during the Year |
|----------|----------------------------------|--|--------------------------------------|--------------------------|----------------------------------|--|---|
| | 中高層分譲 Condominiums Sales | 4,425 | 3,112 | 7,537 | 3,693 | 3,844 | 3,072 |
| | 戸建分譲 Single-family Home Sales | 59 | 401 | 460 | 417 | 43 | 402 |
| 合計 Total | | 4,484 | 3,513 | 7,997 | 4,110 | 3,887 | 3,474 |

* 収益は外部顧客からの売上高

* Revenue is sales to external customers.

2025年3月期 決算概要：連結PL概要

Summary of FY2024 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、リパーク（貸し駐車場）における前期比での稼働向上の一方で、システム関係費用の増加等により増収微減益。仲介・アセットマネジメント等は、リハウス（個人向け仲介）における取引単価向上・AUMの拡大等により増収増益。セグメント全体では234億円の増収、53億円の増益。

Property Management experienced an increase in revenue from operations due to improved operations in “Repark” (car park leasing) business compared to previous fiscal year. In contrast, business income slightly decreased mainly due to the increase in system-related expenses. “Brokerage and Asset Management, etc.” experienced an increase in revenue and business income mainly due to the increase in unit prices in “Rehouse” (brokerage for individuals) business and expansion of Assets Under Management (AUM). Overall, the segment revenue from operations and the business income increased by ¥23.4 billion and ¥5.3 billion, respectively.

単位：百万円/Unit:Millions of yen

| | | FY2024 | FY2023 | 増減/Change |
|---------------------------------|--|---------|---------|-----------|
| 営業収益 Revenue from Operations | プロパティマネジメント Property Management | 361,400 | 347,025 | +14,375 |
| | 仲介・アセットマネジメント等 Brokerage & Asset Management, etc. | 124,891 | 115,831 | +9,059 |
| | 合計/Total | 486,291 | 462,857 | +23,434 |
| 営業利益 Operating Income | プロパティマネジメント Property Management | 38,464 | 38,554 | -89 |
| | 仲介・アセットマネジメント等 Brokerage & Asset Management, etc. | 33,177 | 27,735 | +5,442 |
| | 合計/Total | 71,642 | 66,289 | +5,352 |
| 事業利益 Business Income | | 71,642 | 66,289 | +5,352 |

| | FY2024 | FY2023 | 増減/Change |
|--|---------|---------|-----------|
| リパーク（貸し駐車場）台数 Repark (Car Park Leasing) - Total Managed Units (Units) | 247,740 | 247,046 | +694 |
| 仲介件数* Number of Brokerages*(Units) | 38,017 | 38,601 | -584 |
| 販売受託件数 Consignment Sales (Units) | 1,425 | 1,256 | +169 |

*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：38,103件（前期比-577件）

*Number of Brokerages refers to brokerages to external customers

(Reference) Number of Brokerages for Mitsui Fudosan Realty Group before elimination: 38,103 (-577 in comparison to previous fiscal year)

* 収益は外部顧客からの売上高

* Revenue is sales to external customers.

2025年3月期 決算概要：連結PL概要

Summary of FY2024 Financial Results : Summary of Consolidated Statements of Income

| | |
|-----------------------------|--------------|
| 施設営業 Facility Operations | その他 Other |
|-----------------------------|--------------|

施設営業/Facility Operations

ホテル・リゾートのADRが大幅に上昇したことや、東京ドームにおける稼働日数・来場者数の増加等により、セグメント全体では295億円の増収、122億円の増益。

“Facility Operations” segment recorded an increase in revenue of ¥29.5 billion and an increase in business income of ¥12.2 billion, due to a significant rise in the ADR (average daily rate) of hotels and resorts, as well as an increase in the number of operating days and visitors at Tokyo Dome.

| | | 単位：百万円/Unit:Millions of yen | | |
|---------------------------------|---|-----------------------------|---------|-----------|
| | | FY2024 | FY2023 | 増減/Change |
| 営業収益 Revenue from Operations | ホテル・リゾート Hotels & Resorts | 162,105 | 140,577 | +21,528 |
| | スポーツ・エンターテインメント Sports & Entertainment | 61,948 | 53,934 | +8,013 |
| | 合計/Total | 224,054 | 194,512 | +29,542 |
| 事業利益 Business Income | | 38,610 | 26,333 | +12,277 |

| | | FY2024 | FY2023 | 増減/Change |
|---|--|--------|--------|-----------|
| 国内宿泊主体型ホテル 稼働率 Lodging-focused domestic hotels Occupancy Rates | | 82% | 83% | -1pt |

その他/Others

| | | 単位：百万円/Unit:Millions of yen | | |
|---------------------------------|--|-----------------------------|---------|-----------|
| | | FY2024 | FY2023 | 増減/Change |
| 営業収益 Revenue from Operations | 新築請負・リフォーム等 New construction under Consignment & Reform | 244,370 | 245,948 | -1,577 |
| | その他 Others | 40,245 | 37,357 | +2,887 |
| | 合計/Total | 284,616 | 283,306 | +1,310 |
| 事業利益 Business Income | | 6,569 | 4,151 | +2,417 |

| | | FY2024 | FY2023 | 増減/Change |
|---|--|---------|---------|-----------|
| 新築請負受注工事高 Amount of New Construction under Consignment Orders Received | | 138,680 | 131,792 | +6,888 |

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

2025年3月期 決算概要：連結PL概要

Summary of FY2024 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/Unit:Millions of yen | | |
|---|---|-------|-------------------------|-----------------------------|---------|-----------|
| | | | | FY2024 | FY2023 | 増減/Change |
| | 賃貸 Leasing | 営業収益 | Revenue from Operations | 175,903 | 150,010 | +25,892 |
| | | 事業利益① | Business Income (1) | 39,486 | 37,379 | +2,106 |
| | 分譲 Property Sales | 営業収益 | Revenue from Operations | 106,389 | 144,090 | -37,700 |
| | | 事業利益② | Business Income (2) | -13,405 | 16,398 | -29,803 |
| | マネジメント・施設営業等 Management, Facility Operations, etc. | 営業収益 | Revenue from Operations | 25,683 | 22,421 | +3,261 |
| | | 事業利益③ | Business Income (3) | 1,199 | 1,365 | -165 |
| 海外事業利益合計①+②+③ ^{*1} Total Overseas Business Income ((1) + (2) + (3)) ^{*1} | | | | 27,280 | 55,142 | -27,862 |
| 海外事業利益比率 ^{*2} Overseas Business Income Ratio ^{*2} | | | | 6.8% | 15.9% | -9.1pt |

*1 当期より新たな指標として設定した事業利益の定義と合わせて海外事業利益算出方法を変更。前期数字は変更後の定義に基づき算出。
*2 海外事業利益合計÷連結事業利益×100
*3 為替：期中平均レート 当期151.69円/ドル 前期140.67円/ドル
*1 The method of calculating overseas business income has been changed in line with the definition of business income, which has been set as a new indicator from the current fiscal year. Figures for the previous fiscal year are calculated according to the changed definition.
*2 Total overseas business income/Consolidated business income×100
*3 Foreign exchange: Average rate for FY2024 ¥151.69:US\$1 ;FY2023 ¥140.67:US\$1

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

2025年3月期 決算概要：連結BS概要

Summary of FY2024 Financial Results : Summary of Consolidated Balance Sheets

■ 連結貸借対照表/Consolidated Balance Sheets

単位：百万円/Unit : Millions of yen

| | | FY2024 | FY2023 | 増減 /Change | | | FY2024 | FY2023 | 増減 /Change |
|----------------|---|-----------|-----------|---------------|--------------|---|-----------|-----------|---------------|
| 流動資産 | Current Assets | 3,168,436 | 3,039,235 | +129,201 | 流動負債 | Current Liabilities | 1,849,551 | 1,440,014 | +409,537 |
| 現金・預金 | Cash and Deposits | 164,106 | 184,192 | -20,085 | 支払手形及び買掛金 | Notes and Accounts Payable - Trade | 197,043 | 131,202 | +65,840 |
| 受取手形、売掛金及び契約資産 | Notes and Accounts Receivable - Trade and Contract Assets | 78,990 | 77,592 | +1,397 | 短期借入金 | Short-Term Debt | 640,067 | 587,362 | +52,704 |
| 有価証券 | Marketable Securities | 60 | 91 | -30 | コマーシャルペーパー | Commercial Paper | 108,000 | 27,000 | +81,000 |
| 販売用不動産・前渡金 | Real Property for Sale (including Advances Paid for Purchases) | 2,500,757 | 2,375,281 | +125,476 | 短期償還社債 | Bonds Payable Due within One Year | 83,100 | 79,802 | +3,297 |
| 未成工事支出金 | Expenditure on Contracts in Progress | 11,894 | 8,937 | +2,957 | 未払法人税等 | Accrued Income Taxes | 75,694 | 63,542 | +12,151 |
| その他の棚卸資産 | Other Inventories | 7,723 | 8,184 | -461 | 契約負債 | Contract Liabilities | 210,864 | 196,675 | +14,188 |
| 短期貸付金 | Short-Term Loans Receivable | 9,396 | 13,760 | -4,363 | 完成工事補償引当金 | Allowance for Warranty Repair on Completed Construction | 884 | 846 | +38 |
| 営業出資金 | Equity Investments in Properties for Sale | 5,516 | 5,524 | -7 | その他流動負債 | Others | 533,897 | 353,581 | +180,315 |
| その他の流動資産 | Others | 391,421 | 367,658 | +23,763 | | | | | |
| 貸倒引当金 | Allowance for Doubtful Accounts | -1,432 | -1,986 | +554 | | | | | |
| | | | | | 固定負債 | Non-current Liabilities | 4,739,581 | 4,814,856 | -75,274 |
| 有形固定資産 | Tangible Fixed Assets | 4,584,366 | 4,300,499 | +283,866 | 社債 | Bonds Payable | 867,788 | 908,692 | -40,904 |
| 建物及び構築物 | Buildings and Structures | 1,900,679 | 1,749,147 | +151,531 | 長期借入金 | Long-Term Debt | 2,717,131 | 2,827,564 | -110,433 |
| 機械装置・運搬具 | Machinery, Equipment and Vehicles | 80,400 | 77,766 | +2,633 | 預り敷金・保証金 | Deposits and Security Deposits Received | 490,351 | 463,953 | +26,397 |
| 土地 | Land | 2,209,205 | 2,155,656 | +53,548 | 役員退職慰勞引当金 | Allowance for Directors' Retirement Benefits | 672 | 559 | +112 |
| 建設仮勘定 | Construction in Progress | 148,932 | 138,603 | +10,329 | 退職給付に係る負債 | Defined Retirement Benefit Obligations | 34,996 | 39,106 | -4,109 |
| その他 | Others | 245,148 | 179,325 | +65,823 | 繰延税金負債 | Deferred Tax Liabilities | 248,571 | 308,501 | -59,930 |
| | | | | | 再評価に係る繰延税金負債 | Deferred Tax Liabilities for Land Revaluation | 81,082 | 78,715 | +2,366 |
| | | | | | その他固定負債 | Others | 298,988 | 187,761 | +111,226 |
| 無形固定資産 | Intangible Fixed Assets | 123,052 | 105,026 | +18,026 | | | | | |
| | | | | | 有利子負債 | Interest-Bearing Debt | 4,416,086 | 4,430,422 | -14,336 |
| 有形・無形固定資産 | Tangible and Intangible Fixed Assets | 4,707,418 | 4,405,526 | +301,892 | うちノンリコース債務 | Non-recourse debt | 462,741 | 463,067 | -325 |
| | | | | | 余剰敷金・保証金 | Surplus Deposits and Security Deposits Received | 313,733 | 291,075 | +22,658 |
| | | | | | 負債計 | Total Liabilities | 6,589,133 | 6,254,870 | +334,263 |
| 投資その他資産 | Investments and Other Assets | 1,984,001 | 2,044,765 | -60,764 | 資本金 | Common Stock | 341,800 | 341,000 | +800 |
| 投資有価証券 | Investment Securities | 1,334,510 | 1,469,467 | -134,956 | 資本剰余金 | Capital Surplus | 313,835 | 311,428 | +2,406 |
| 長期貸付金 | Long-Term Loans Receivable | 37,073 | 13,903 | +23,170 | 利益剰余金 | Retained Earnings | 1,782,181 | 1,658,821 | +123,359 |
| 差入敷金・保証金 | Deposits and Security Deposits Paid | 176,617 | 172,878 | +3,739 | 自己株式 | Treasury Stock | -12,210 | -7,256 | -4,954 |
| 退職給付に係る資産 | Net Defined Retirement Benefit Assets | 81,361 | 85,445 | -4,083 | 土地再評価差額金 | Reserve on Land Revaluation | 165,439 | 167,068 | -1,628 |
| 繰延税金資産 | Deferred Tax Assets | 32,176 | 25,211 | +6,964 | その他有価証券評価差額金 | Net Unrealized Holding Gains (Losses) on Securities | 311,043 | 480,100 | -169,056 |
| その他投資その他資産 | Others | 323,452 | 279,078 | +44,373 | 繰延ヘッジ損益 | Deferred Gains (Losses) on Hedging Instruments | 12,007 | 17,200 | -5,192 |
| 貸倒引当金 | Allowance for Doubtful Accounts | -1,190 | -1,219 | +29 | 為替換算調整勘定 | Foreign Currency Translation Adjustments | 201,744 | 105,580 | +96,164 |
| | | | | | 退職給付に係る調整累計額 | Cumulative Adjustments for Retirement Benefit Obligations | 30,994 | 36,144 | -5,149 |
| | | | | | 新株予約権 | Subscription Rights to Shares | 652 | 880 | -228 |
| | | | | | 非支配株主持分 | Non-Controlling Interests | 123,234 | 123,688 | -453 |
| | | | | | 純資産計 | Total Net Assets | 3,270,723 | 3,234,656 | +36,066 |
| | | | | | 〔D／Eレシオ〕 | [D/E Ratio] | 1.40 | 1.42 | -0.02 |
| | | | | | 〔自己資本比率〕 | [Equity Ratio] | 31.9% | 32.8% | -0.9pt |
| 資産計 | Total Assets | 9,859,856 | 9,489,527 | +370,329 | 負債・純資産計 | Total Liabilities and Net Assets | 9,859,856 | 9,489,527 | +370,329 |

為替変動による増減を含む。当期の為替影響は+2,840億円。

Includes changes due to foreign exchange fluctuations. Foreign exchange impact for the year : +¥284.0billion

(参考) 為替/Foreign Exchange

| | | | |
|-----------------|--------------------------|-----------------|--------------------------|
| 2024年12月末 | 158.18円/ドル | 2023年12月末 | 141.83円/ドル |
| 2024年12月末 | 199.02円/ポンド | 2023年12月末 | 180.68円/ポンド |
| ¥158.18 : US\$1 | as of December 31, 2024, | ¥141.83 : US\$1 | as of December 31, 2023, |
| ¥199.02 : £1 | as of December 31, 2024, | ¥180.68 : £1 | as of December 31, 2023, |

2025年3月期 決算概要：連結BS概要

Summary of FY2024 Financial Results : Summary of Consolidated Balance Sheets

賃貸等不動産

Leasing Properties

単位：百万円/Unit : Millions of yen

| | | FY2024 | FY2023 | 増減 /Change |
|------------|--|-----------|-----------|---------------|
| 連結貸借対照表計上額 | Amount Recorded on Consolidated Balance Sheets | 3,807,255 | 3,592,735 | +214,520 |
| 時価 | Fair Value | 7,492,787 | 6,961,694 | +531,093 |
| 差額 | Difference | 3,685,532 | 3,368,959 | +316,573 |

連結株主資本等変動計算書

Consolidated Statements of Changes in Equity

単位：百万円/Unit : Millions of yen

| | | 資本金 Common Stock | 資本剰余金 Capital Surplus | 利益剰余金 Retained Earnings | 自己株式 Treasury Stock | 株主資本計 Total Shareholders' Equity | その他計 Total Others | 純資産計 Total Net Assets |
|----------------------|---|---------------------|--------------------------|----------------------------|------------------------|-------------------------------------|----------------------|--------------------------|
| 当期首残高 | Balance at Beginning of Year | 341,000 | 311,428 | 1,658,821 | -7,256 | 2,303,994 | 930,662 | 3,234,656 |
| 会計方針の変更による累積的影響額 | Cumulative Effect of Changes in Accounting Policies | | | | | - | | - |
| 会計方針の変更を反映した当期首残高 | Balance at Beginning of Year Reflecting Changes in Accounting Policies | 341,000 | 311,428 | 1,658,821 | -7,256 | 2,303,994 | 930,662 | 3,234,656 |
| 譲渡制限付株式報酬 | Restricted Stock Compensation | 800 | 800 | | | 1,600 | | 1,600 |
| 配当金 | Cash Dividends | | | -87,563 | | -87,563 | | -87,563 |
| 親会社株主に帰属する当期純利益 | Net Income Attributable to Shareholders of the Company | | | 248,799 | | 248,799 | | 248,799 |
| 土地再評価差額金取崩額 | Reversal of Reserve on Land Revaluation | | | -692 | | -692 | | -692 |
| 自己株式の取得 | Acquisition of Treasury Stock | | | | -42,094 | -42,094 | | -42,094 |
| 自己株式の処分 | Disposal of Treasury Stock | | -192 | | 420 | 228 | | 228 |
| 自己株式の消却 | Retirement of Treasury Stock | | -36,719 | | 36,719 | - | | - |
| 利益剰余金から資本剰余金への振替 | Transfer of Retained Earnings to Capital Surplus | | 36,911 | -36,911 | | - | | - |
| 非支配株主との取引に係る親会社の持分変動 | Changes in the Company's Equity due to Transactions with Non-controlling Shareholders | | 1,606 | | | 1,606 | | 1,606 |
| 持分法適用会社の減少に伴う変動 | Changes in Equity due to Decrease of Equity Method Affiliated Companies | | | -273 | | -273 | | -273 |
| 株主資本項目以外の増減（純額） | Net Increase (Decrease) Other than Stockholders' Equity Items | | | | | | -85,545 | -85,545 |
| 当期増減 | Increase (Decrease) for the Year | 800 | 2,406 | 123,359 | -4,954 | 121,612 | -85,545 | 36,066 |
| 当期末残高 | Balance at End of Year | 341,800 | 313,835 | 1,782,181 | -12,210 | 2,425,606 | 845,116 | 3,270,723 |

2025年3月期 決算概要：連結BS概要

Summary of FY2024 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/Unit : Millions of yen

| | | FY2024 | FY2023 | 増減 /Change |
|--|--|-----------|-----------|---------------|
| | 三井不動産レジデンシャル Mitsui Fudosan Residential | 895,757 | 835,058 | +60,698 |
| | 三井不動産 Mitsui Fudosan | 695,352 | 708,991 | -13,638 |
| | 三井不動産アメリカグループ Mitsui Fudosan America Group | 491,105 | 517,947 | -26,842 |
| | 英国三井不動産グループ Mitsui Fudosan UK Group | 204,854 | 167,026 | +37,827 |
| | SPC合計 SPCs Total | 116,603 | 131,696 | -15,093 |
| | その他・消去等 Other and Eliminations | 97,084 | 14,561 | +82,523 |
| | 合計 Total | 2,500,757 | 2,375,281 | +125,476 |

| | 期首残高 Balance at Beginning of Year | 新規投資*1 New Investments*1 | 原価回収 Cost Recovery | その他 Others | 期末残高 Balance at End of Year |
|--------|--|--------------------------------|-----------------------|---------------|-----------------------------------|
| FY2024 | 2,375,281 | 607,481 | -561,255 | 79,250 | 2,500,757 |
| FY2023 | 2,163,634 | 614,698 | -417,492 | 14,441 | 2,375,281 |

(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〔当期 1,640億円〕
(Reference) Costs Associated with Land Acquisition by Mitsui Fudosan Residential
(¥164.0 billion for the year)

有形・無形固定資産

Tangible and Intangible Fixed Assets

単位：百万円/Unit : Millions of yen

| | | FY2024 | FY2023 | 増減 /Change |
|----------|--|-----------|-----------|---------------|
| | 三井不動産 Mitsui Fudosan | 2,667,667 | 2,626,814 | +40,852 |
| | 三井不動産アメリカグループ Mitsui Fudosan America Group | 854,438 | 776,053 | +78,385 |
| | 東京ドームグループ Tokyo Dome Group | 278,182 | 277,946 | +235 |
| | 台湾三井不動産グループ Mitsui Fudosan Taiwan Group | 260,802 | 160,674 | +100,127 |
| | 三井不動産レジデンシャル Mitsui Fudosan Residential | 154,233 | 88,311 | +65,922 |
| | SPC合計 SPCs Total | 150,275 | 151,776 | -1,500 |
| | 三井不動産マレーシアグループ Mitsui Fudosan Malaysia Group | 79,601 | 67,617 | +11,984 |
| | その他・消去等 Other and Eliminations | 262,216 | 256,331 | +5,885 |
| 合計 Total | | 4,707,418 | 4,405,526 | +301,892 |

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

| | 期首残高 Balance at Beginning of Year | 新規投資*2 New Investments*2 | 減価償却 Depreciation | その他 Others | 期末残高 Balance at End of Year |
|--------|--|--------------------------------|----------------------|---------------|-----------------------------------|
| FY2024 | 4,405,526 | 362,760 | -140,516 | 79,649 | 4,707,418 |
| FY2023 | 4,293,130 | 246,609 | -133,726 | -486 | 4,405,526 |

有利子負債

Interest-Bearing Debt

単位：百万円/Unit : Millions of yen

| | | FY2024 | FY2023 | 増減 /Change |
|---|--|------------|------------|---------------|
| | 三井不動産 Mitsui Fudosan | 3,250,816 | 3,388,895 | -138,079 |
| | 三井不動産アメリカグループ Mitsui Fudosan America Group | 1,219,135 | 1,085,579 | +133,555 |
| | 三井不動産レジデンシャル Mitsui Fudosan Residential | 623,800 | 682,000 | -58,200 |
| | 英国三井不動産グループ Mitsui Fudosan UK Group | 192,119 | 150,431 | +41,687 |
| | SPC合計 SPCs Total | 162,402 | 173,122 | -10,720 |
| | 台湾三井不動産グループ Mitsui Fudosan Taiwan Group | 132,783 | 108,249 | +24,533 |
| | 東京ドームグループ Tokyo Dome Group | 116,500 | 117,500 | -1,000 |
| | 三井不動産マレーシアグループ Mitsui Fudosan Malaysia Group | 72,358 | 57,551 | +14,806 |
| | 子会社貸付金 Loans to Subsidiaries | -1,470,900 | -1,554,052 | +83,151 |
| | その他・消去等 Other and Eliminations | 117,071 | 221,144 | -104,072 |
| 合計 Total | | 4,416,086 | 4,430,422 | -14,336 |
| (うちノンリコース債務) (Non-recourse Debt of Total) | | 462,741 | 463,067 | -325 |

為替変動による増減を含む。当期の為替影響は+827億円。
Includes increase or decrease due to foreign exchange fluctuations. Foreign exchange impact for the year : +¥82.7 billion

有形・無形固定資産 主な増減要因/Main reasons for changes in Tangible and Intangible Fixed Assets

三井不動産における「ららぽーと安城」、三井不動産レジデンシャルにおける「パークウェルステイト西麻布」への新規投資、三井不動産アメリカグループなどの在外子会社における為替影響等。
New investments in "LaLaport ANJO" by Mitsui Fudosan and new investments in "PARK WELLSTATE Nishiazabu" by Mitsui Fudosan Residential, foreign exchange impact on overseas subsidiaries, such as Mitsui Fudosan America Group, etc.

*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 tangible and intangible fixed assets gained through investments in subsidiaries.

連結決算推移表

Consolidated Financials

| 単位：百万円/Unit：Millions of yen | | | | | | | | | | | | | |
|--|--------------------------------|--|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| 年度/FY | | | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
| 経営成績 Operating Results | 営業収益 | Revenue from Operations | 1,529,036 | 1,567,969 | 1,704,416 | 1,751,114 | 1,861,195 | 1,905,642 | 2,007,554 | 2,100,870 | 2,269,103 | 2,383,289 | 2,625,363 |
| | 事業利益 ^{*1} | Business Income ^{*1} | 186,074 | 202,482 | 232,698 | 245,902 | 262,147 | 280,617 | 203,770 | 244,978 | 305,405 | 339,690 | 398,688 |
| | 経常利益 | Ordinary Income | 163,373 | 182,521 | 219,607 | 240,341 | 254,106 | 258,510 | 168,865 | 224,940 | 265,358 | 267,890 | 290,262 |
| | 親会社株主に帰属する当期純利益 | Net income attributable to shareholders of the Company | 100,185 | 117,722 | 131,815 | 155,874 | 168,661 | 183,972 | 129,576 | 176,986 | 196,998 | 224,647 | 248,799 |
| セグメント売上 ^{*2 *3} Segment Revenue from Operations | 賃貸 | Leasing | 464,842 | 509,178 | 536,518 | 558,165 | 603,284 | 636,056 | 623,073 | 668,167 | 754,306 | 815,002 | 872,331 |
| | 分譲 | Property Sales | 425,442 | 391,577 | 488,710 | 499,607 | 530,766 | 524,094 | 714,739 | 643,851 | 640,662 | 627,611 | 758,069 |
| | マネジメント | Management | 317,818 | 334,652 | 347,672 | 353,813 | 377,490 | 421,490 | 402,929 | 429,350 | 445,924 | 462,857 | 486,291 |
| | 施設営業 | Facility Operations | — | — | — | — | — | — | — | — | — | 194,512 | 224,054 |
| | その他 | Others | 320,932 | 332,559 | 331,515 | 339,526 | 349,652 | 324,001 | 266,812 | 359,499 | 428,209 | 283,306 | 284,616 |
| セグメント利益 ^{*2 *3} Segment Business Income | 賃貸 | Leasing | 107,863 | 124,112 | 135,774 | 138,338 | 141,945 | 145,893 | 120,777 | 129,983 | 149,153 | 167,805 | 176,429 |
| | 分譲 | Property Sales | 45,493 | 44,525 | 65,285 | 83,010 | 98,037 | 123,745 | 118,213 | 138,343 | 145,711 | 131,969 | 167,078 |
| | マネジメント | Management | 49,317 | 52,446 | 53,838 | 48,727 | 53,445 | 55,670 | 39,969 | 57,205 | 63,383 | 66,289 | 71,642 |
| | 施設営業 | Facility Operations | — | — | — | — | — | — | — | — | — | 26,333 | 38,610 |
| | その他 | Others | 9,203 | 11,887 | 10,901 | 12,312 | 10,889 | 2,291 | -27,215 | -29,641 | -4,239 | 2,185 | 6,569 |
| 財務状態 Financial Position | 総資産 | Total Assets | 5,067,187 | 5,363,477 | 5,551,751 | 6,284,723 | 6,802,731 | 7,395,359 | 7,741,972 | 8,208,012 | 8,841,396 | 9,489,527 | 9,859,856 |
| | 販売用不動産 ^{*4} | Real Property for Sale ^{*4} | 1,031,080 | 1,167,745 | 1,334,167 | 1,524,863 | 1,630,558 | 1,907,839 | 1,930,528 | 2,051,704 | 2,163,634 | 2,375,281 | 2,500,757 |
| | 有形・無形固定資産 | Tangible and Intangible Fixed Assets | 2,788,633 | 2,968,975 | 2,967,788 | 3,318,928 | 3,500,482 | 3,753,141 | 3,796,800 | 3,914,135 | 4,293,130 | 4,405,526 | 4,707,418 |
| | 資本的支出 | Capital Expenditures | 273,487 | 207,172 | 173,745 | 440,752 | 390,514 | 379,279 | 565,266 | 272,389 | 386,592 | 246,609 | 362,760 |
| | 減価償却費 | Depreciation Expenses | 61,242 | 67,460 | 71,357 | 70,167 | 79,034 | 91,434 | 98,196 | 111,500 | 125,298 | 133,726 | 140,516 |
| | 有利子負債 ^{*5} | Interest-Bearing Debt ^{*5} | 1,976,150 | 2,226,236 | 2,287,489 | 2,604,656 | 2,906,610 | 3,481,117 | 3,623,438 | 3,667,234 | 4,048,531 | 4,430,422 | 4,416,086 |
| キャッシュ・フロー Cash Flows | 自己資本 | Shareholders' Equity | 1,871,922 | 1,922,305 | 1,984,635 | 2,204,882 | 2,342,512 | 2,408,679 | 2,555,885 | 2,796,474 | 2,900,726 | 3,110,088 | 3,146,837 |
| | 営業活動によるキャッシュ・フロー | Cash Flows from Operating Activities | 30,343 | 32,154 | 227,432 | 30,143 | 216,709 | 87,094 | 187,862 | 271,469 | 297,708 | 241,697 | 599,252 |
| | 投資活動によるキャッシュ・フロー | Cash Flows from Investing Activities | -261,640 | -239,719 | -201,583 | -365,464 | -388,895 | -532,806 | -131,035 | -210,057 | -422,034 | -286,987 | -321,970 |
| | 財務活動によるキャッシュ・フロー | Cash Flows from Financing Activities | 221,508 | 201,110 | 15,071 | 289,150 | 231,238 | 467,751 | -66,565 | -139,600 | 111,448 | 59,988 | -269,367 |
| 1株当たり指標 Indicators per Share | 現金及び現金同等物の期末残高 | Cash and Cash Equivalents at End of Year | 118,960 | 109,966 | 148,546 | 100,708 | 157,682 | 179,472 | 187,723 | 142,682 | 132,310 | 179,249 | 163,272 |
| | EPS(1株当たり純利益)(円) ^{*6} | EPS (Earnings Per Share) (Yen) ^{*6} | 34.6 | 39.7 | 44.5 | 52.6 | 57.1 | 62.8 | 44.8 | 61.5 | 69.3 | 80.2 | 89.3 |
| | BPS(1株当たり純資産)(円) ^{*6} | BPS (Book-value Per Share) (Yen) ^{*6} | 631.4 | 648.5 | 669.5 | 743.7 | 795.0 | 826.8 | 885.5 | 980.7 | 1,035.8 | 1,109.9 | 1,135.1 |
| | 配当金(円) ^{*6} | Cash Dividends (Yen) ^{*6} | 8 | 10 | 11 | 13 | 15 | 15 | 15 | 18 | 21 | 28 | 31 |
| 財務指標 Financial Indicators | ROA(%) ^{*7} | ROA(%) ^{*7} | 4.10 | 4.14 | 4.59 | 4.58 | 4.44 | 4.18 | 2.84 | 3.31 | 3.86 | 3.94 | 4.12 |
| | ROE(%) ^{*8} | ROE(%) ^{*8} | 6.37 | 6.20 | 6.75 | 7.44 | 7.42 | 7.74 | 5.22 | 6.61 | 6.92 | 7.47 | 7.95 |
| | D/Eレシオ(倍) ^{*9} | D/E Ratio (Times) ^{*9} | 1.06 | 1.16 | 1.15 | 1.18 | 1.24 | 1.45 | 1.42 | 1.31 | 1.40 | 1.42 | 1.40 |
| | 自己資本比率(%) | Equity Ratio (%) | 36.9 | 35.8 | 35.7 | 35.1 | 34.4 | 32.6 | 33.0 | 34.1 | 32.8 | 32.8 | 31.9 |
| | 総還元性向(%) | Total Payout Ratio (%) | 24.1 | 25.2 | 25.5 | 35.0 | 35.1 | 36.9 | 44.2 | 46.6 | 44.9 | 52.7 | 52.7 |
| 範囲 Scope of consolidation | 連結子会社数（社） | Number of Consolidated Subsidiaries (Units) | 201 | 211 | 216 | 242 | 255 | 275 | 286 | 286 | 300 | 310 | 337 |
| | 持分法適用会社数（社） | Number of equity method affiliated companies (Units) | 56 | 64 | 67 | 71 | 78 | 90 | 86 | 81 | 93 | 97 | 100 |

*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 なお、2023年度以前は営業利益の数字を記載しております。

*2 セグメント売上は外部売上を、セグメント利益は事業利益（2023年度以前は営業利益）を記載しております。

*3 2019年度より「三井ホーム」セグメントを廃止し、従来の「三井ホーム」セグメント数値を「マネジメント」「その他」に計上しております。なお、上表においては2018年度以前の「三井ホーム」セグメント数値は「その他」に含めております。
また、2023年度より従来「その他」セグメントに含まれていた施設営業事業・東京ドーム事業の一部を新設の「施設営業」セグメントに計上しております。

*4 販売用不動産＝販売用不動産＋仕掛販売用不動産＋開発用土地＋前渡金

*5 有利子負債＝短期借入金＋NR短期借入金＋CP＋短期償還社債＋NR短期償還社債＋社債＋NR社債＋長期借入金＋NR長期借入金

*6 2024年4月に普通株式1株につき3株の株式分割を行っております。2023年度以前は前連結会計年度の期首に当該株式分割が行われたと仮定して、数値を算定しております。配当金については小数点以下を四捨五入しております。

*7 2023年度以前：ROA＝(営業利益＋営業外収益)/総資産期首期末平均残高 2024年度以降：ROA＝事業利益/総資産期首期末平均残高

*8 ROE＝親会社株主に帰属する当期純利益/自己資本期首期末平均残高

*9 D/Eレシオ＝有利子負債/自己資本

| 連結決算推移表 Consolidated Financials | | | | | | | | | | | | | |
|---|--------------------------------|--|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| 単位：百万円/Unit：Millions of yen | | | | | | | | | | | | | |
| 年度/FY | | | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
| 経営成績 Operating Results | 営業収益 | Revenue from Operations | 1,529,036 | 1,567,969 | 1,704,416 | 1,751,114 | 1,861,195 | 1,905,642 | 2,007,554 | 2,100,870 | 2,269,103 | 2,383,289 | 2,625,363 |
| | 事業利益 ^{*1} | Business Income ^{*1} | 186,074 | 202,482 | 232,698 | 245,902 | 262,147 | 280,617 | 203,770 | 244,978 | 305,405 | 339,690 | 398,688 |
| | 経常利益 | Ordinary Income | 163,373 | 182,521 | 219,607 | 240,341 | 254,106 | 258,510 | 168,865 | 224,940 | 265,358 | 267,890 | 290,262 |
| | 親会社株主に帰属する当期純利益 | Net income attributable to shareholders of the Company | 100,185 | 117,722 | 131,815 | 155,874 | 168,661 | 183,972 | 129,576 | 176,986 | 196,998 | 224,647 | 248,799 |
| セグメント売上 *2 *3 Segment Revenue from Operations | 賃貸 | Leasing | 464,842 | 509,178 | 536,518 | 558,165 | 603,284 | 636,056 | 623,073 | 668,167 | 754,306 | 815,002 | 872,331 |
| | 分譲 | Property Sales | 425,442 | 391,577 | 488,710 | 499,607 | 530,766 | 524,094 | 714,739 | 643,851 | 640,662 | 627,611 | 758,069 |
| | マネジメント | Management | 317,818 | 334,652 | 347,672 | 353,813 | 377,490 | 421,490 | 402,929 | 429,350 | 445,924 | 462,857 | 486,291 |
| | 施設営業 | Facility Operations | — | — | — | — | — | — | — | — | — | 194,512 | 224,054 |
| | その他 | Others | 320,932 | 332,559 | 331,515 | 339,526 | 349,652 | 324,001 | 266,812 | 359,499 | 428,209 | 283,306 | 284,616 |
| セグメント利益 *2 *3 Segment Business Income | 賃貸 | Leasing | 107,863 | 124,112 | 135,774 | 138,338 | 141,945 | 145,893 | 120,777 | 129,983 | 149,153 | 167,805 | 176,429 |
| | 分譲 | Property Sales | 45,493 | 44,525 | 65,285 | 83,010 | 98,037 | 123,745 | 118,213 | 138,343 | 145,711 | 131,969 | 167,078 |
| | マネジメント | Management | 49,317 | 52,446 | 53,838 | 48,727 | 53,445 | 55,670 | 39,969 | 57,205 | 63,383 | 66,289 | 71,642 |
| | 施設営業 | Facility Operations | — | — | — | — | — | — | — | — | — | 26,333 | 38,610 |
| | その他 | Others | 9,203 | 11,887 | 10,901 | 12,312 | 10,889 | 2,291 | -27,215 | -29,641 | -4,239 | 2,185 | 6,569 |
| 財務状態 Financial Position | 総資産 | Total Assets | 5,067,187 | 5,363,477 | 5,551,751 | 6,284,723 | 6,802,731 | 7,395,359 | 7,741,972 | 8,208,012 | 8,841,396 | 9,489,527 | 9,859,856 |
| | 販売用不動産 ^{*4} | Real Property for Sale ^{*4} | 1,031,080 | 1,167,745 | 1,334,167 | 1,524,863 | 1,630,558 | 1,907,839 | 1,930,528 | 2,051,704 | 2,163,634 | 2,375,281 | 2,500,757 |
| | 有形・無形固定資産 | Tangible and Intangible Fixed Assets | 2,788,633 | 2,968,975 | 2,967,788 | 3,318,928 | 3,500,482 | 3,753,141 | 3,796,800 | 3,914,135 | 4,293,130 | 4,405,526 | 4,707,418 |
| | 資本的支出 | Capital Expenditures | 273,487 | 207,172 | 173,745 | 440,752 | 390,514 | 379,279 | 565,266 | 272,389 | 386,592 | 246,609 | 362,760 |
| | 減価償却費 | Depreciation Expenses | 61,242 | 67,460 | 71,357 | 70,167 | 79,034 | 91,434 | 98,196 | 111,500 | 125,298 | 133,726 | 140,516 |
| | 有利子負債 ^{*5} | Interest-Bearing Debt ^{*5} | 1,976,150 | 2,226,236 | 2,287,489 | 2,604,656 | 2,906,610 | 3,481,117 | 3,623,438 | 3,667,234 | 4,048,531 | 4,430,422 | 4,416,086 |
| | 自己資本 | Shareholders' Equity | 1,871,922 | 1,922,305 | 1,984,635 | 2,204,882 | 2,342,512 | 2,408,679 | 2,555,885 | 2,796,474 | 2,900,726 | 3,110,088 | 3,146,837 |
| キャッシュ・フロー Cash Flows | 営業活動によるキャッシュ・フロー | Cash Flows from Operating Activities | 30,343 | 32,154 | 227,432 | 30,143 | 216,709 | 87,094 | 187,862 | 271,469 | 297,708 | 241,697 | 599,252 |
| | 投資活動によるキャッシュ・フロー | Cash Flows from Investing Activities | -261,640 | -239,719 | -201,583 | -365,464 | -388,895 | -532,806 | -131,035 | -210,057 | -422,034 | -286,987 | -321,970 |
| | 財務活動によるキャッシュ・フロー | Cash Flows from Financing Activities | 221,508 | 201,110 | 15,071 | 289,150 | 231,238 | 467,751 | -66,565 | -139,600 | 111,448 | 59,988 | -269,367 |
| | 現金及び現金同等物の期末残高 | Cash and Cash Equivalents at End of Year | 118,960 | 109,966 | 148,546 | 100,708 | 157,682 | 179,472 | 187,723 | 142,682 | 132,310 | 179,249 | 163,272 |
| 1株当たり指標 Indicators per Share | EPS(1株当たり純利益)(円) ^{*6} | EPS (Earnings Per Share) (Yen) ^{*6} | 34.6 | 39.7 | 44.5 | 52.6 | 57.1 | 62.8 | 44.8 | 61.5 | 69.3 | 80.2 | 89.3 |
| | BPS(1株当たり純資産)(円) ^{*6} | BPS (Book-value Per Share) (Yen) ^{*6} | 631.4 | 648.5 | 669.5 | 743.7 | 795.0 | 826.8 | 885.5 | 980.7 | 1,035.8 | 1,109.9 | 1,135.1 |
| | 配当金(円) ^{*6} | Cash Dividends (Yen) ^{*6} | 8 | 10 | 11 | 13 | 15 | 15 | 15 | 18 | 21 | 28 | 31 |
| 財務指標 Financial Indicators | ROA(%) ^{*7} | ROA(%) ^{*7} | 4.10 | 4.14 | 4.59 | 4.58 | 4.44 | 4.18 | 2.84 | 3.31 | 3.86 | 3.94 | 4.12 |
| | ROE(%) ^{*8} | ROE(%) ^{*8} | 6.37 | 6.20 | 6.75 | 7.44 | 7.42 | 7.74 | 5.22 | 6.61 | 6.92 | 7.47 | 7.95 |
| | D/Eレシオ(倍) ^{*9} | D/E Ratio (Times) ^{*9} | 1.06 | 1.16 | 1.15 | 1.18 | 1.24 | 1.45 | 1.42 | 1.31 | 1.40 | 1.42 | 1.40 |
| | 自己資本比率(%) | Equity Ratio (%) | 36.9 | 35.8 | 35.7 | 35.1 | 34.4 | 32.6 | 33.0 | 34.1 | 32.8 | 32.8 | 31.9 |
| | 総還元性向(%) | Total Payout Ratio (%) | 24.1 | 25.2 | 25.5 | 35.0 | 35.1 | 36.9 | 44.2 | 46.6 | 44.9 | 52.7 | 52.7 |
| 範囲 Scope of consolidation | 連結子会社数（社） | Number of Consolidated Subsidiaries (Units) | 201 | 211 | 216 | 242 | 255 | 275 | 286 | 286 | 300 | 310 | 337 |
| | 持分法適用会社数（社） | Number of equity method affiliated companies (Units) | 56 | 64 | 67 | 71 | 78 | 90 | 86 | 81 | 93 | 97 | 100 |
| ^{*1} Business income = Operating income + Equity in earnings/losses of affiliates (including Gain/loss on sales of shares of affiliates for the purpose of real estate sales) + Gain/loss on sales of fixed assets. Operating income is disclosed instead for fiscal 2023 and prior years. ^{*2} Segment revenue from operations is external revenue. Segment business income is business income (operating income is disclosed for fiscal year 2023 and prior fiscal years). ^{*3} The "Mitsui Home" segment was abolished in fiscal 2019. The operating results of "Mitsui Home" segment are included in "Management" and "Others". In the table above, the operating results of "Mitsui Home" segment prior to fiscal 2018 are included in "Others". In addition, part of the facility operations business and Tokyo Dome business that were previously included in "Others" segment prior to 2023, is now included in the newly established "Facility Operations" segment. ^{*4} Real property for sale = (Real property for sale - completed) + (real property for sale in - progress) + (Real property for sale - land held for development) + (advances paid for purchases) ^{*5} Interest-bearing debt = Short-term debt + non-recourse short-term debt + commercial paper + bonds payable due within one year + non-recourse bonds payable due within one year + bonds payable + non-recourse bonds payable + long-term debt + non-recourse long-term debt ^{*6} The Company conducted a 3-for-1 stock split for common shares in April 2024 , and calculated the figures for fiscal years prior to fiscal year 2023 as if the stock split had been conducted at the beginning of the previous fiscal year. Cash dividends are rounded to the nearest yen. ^{*7} ~FY2023 : ROA=(Operating income + non-operating income)/average total assets over period FY2024~ : ROA=Business income/average total assets over period ^{*8} ROE=Net income attributable to shareholders of the Company /average shareholders' equity over period ^{*9} D/E ratio=Interest-bearing debt/shareholders' equity | | | | | | | | | | | | | |

2026年3月期決算概要：連結業績予想（2025年5月9日公表）

FY2025 : Consolidated Earnings Forecasts (Announced May 9, 2025)

| 単位：百万円/Unit : Millions of yen | | | | |
|---|---|---------------------------------|------------------------|--------------|
| | | 2026年3月期 通期予想 / FY2025 Forecast | | |
| | | FY2025 予想 / Forecast | FY2024 実績 / Results | 増減 Change |
| 営業収益 Revenues from Operations | | 2,700,000 | 2,625,363 | +74,636 |
| | 賃貸 Leasing | 940,000 | 872,331 | +67,668 |
| | 分譲 Property Sales | 710,000 | 758,069 | - 48,069 |
| | マネジメント Management | 500,000 | 486,291 | +13,708 |
| | 施設営業 Facility Operations | 240,000 | 224,054 | +15,945 |
| | その他 Others | 310,000 | 284,616 | +25,383 |
| 営業利益 Operating Income | | 380,000 | 372,732 | +7,267 |
| | | | | |
| 事業利益 Business Income | | 425,000 | 398,688 | +26,311 |
| | 賃貸 Leasing | 175,000 | 176,429 | - 1,429 |
| | 分譲 Property Sales | 190,000 | 167,078 | +22,921 |
| | マネジメント Management | 75,000 | 71,642 | +3,357 |
| | 施設営業 Facility Operations | 45,000 | 38,610 | +6,389 |
| | その他 Other | 5,000 | 6,569 | - 1,569 |
| | 全社費用・消去 Corporate Expenses and Eliminations | - 65,000 | - 61,641 | - 3,358 |
| 営業外損益 Non-operating Income (Expenses) | | - 95,000 | - 82,470 | - 12,529 |
| | 純金利負担 Interest Income (Expense), in Net | - 80,000 | - 79,321 | - 678 |
| | その他 Other, in Net | - 15,000 | - 3,149 | - 11,850 |
| 経常利益 Ordinary Income | | 285,000 | 290,262 | - 5,262 |
| 特別損益 Extraordinary Income (Loss) | | 90,000 | 72,798 | +17,201 |
| 税前当期純利益 Income before Income Taxes | | 375,000 | 363,060 | +11,939 |
| 法人税等 Income Taxes | | - 120,000 | - 116,994 | - 3,005 |
| 当期純利益 Net Income | | 255,000 | 246,066 | +8,933 |
| 非支配株主に帰属する 当期純利益 | Net Income Attributable to Non-controlling Interests | 5,000 | 2,733 | +2,266 |
| | | | | |
| 親会社株主に帰属する当期純利益 Net Income Attributable to Shareholders of the Company | | 260,000 | 248,799 | +11,200 |

<次期連結業績予想>

次期の連結業績は、好調な国内住宅分譲や施設営業・マネジメントセグメントにおける更なる収益・利益の伸長を織り込み、売上高、営業利益、事業利益、親会社株主に帰属する当期純利益は、いずれも過去最高を更新する見込みです。また、「事業利益」について、次期は4,250億円と当期の3,986億円から263億円の増益を見込んでおります。

セグメント別の事業利益の業績予想の内容は以下の通りです。

「賃貸」セグメント

「ららぽーと安城」・「三井アウトレットパーク マリンピア神戸」をはじめとする国内商業施設の新規開業・増床や「東京ミッドタウン八重洲」等による賃貸収益の増加があるものの、米国賃貸物件における竣工に伴う費用増等を織り込み、セグメント全体では当期と同程度の水準を見込む。

「分譲」セグメント

国内住宅分譲における都心・高額・大規模な物件の計上による利益率の向上、投資家向け分譲においては販売用不動産・固定資産をトータルで捉えて資産回転を加速することにより、セグメント全体では大幅な増益を見込む。

「マネジメント」セグメント

住宅管理戸数の増加や、施設売上の拡大によるマネジメントフィーの増加等を織り込み、増収増益を見込む。

「施設営業」セグメント

ホテル・リゾートにおける旺盛な需要を背景とした更なる収益・利益の拡大等により、セグメント全体では増収増益を見込む。

<株主還元>

次期1株当たり配当金は当期31円から2円増配の年33円/株（中間16.5円/株、期末16.5円/株）を予定。

< Consolidated Earnings Forecasts of FY2025 >

For the consolidated financial results of next fiscal year, revenue from operations, operating income, business income and net income attributable to shareholders of the Company 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 billion next fiscal year, a ¥26.3 billion increase from current fiscal year ¥398.6 billion.
The business income forecasts from each segment are as below.

"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.

"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 - completed and fixed assets.

"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.

"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.

<Shareholder Return>

The annual dividend for the next fiscal year is expected to be ¥33 per share (¥16.5 per share for interim and year end, respectively), an increase of ¥2 from the annual dividend of current fiscal year.

2026年3月期決算概要：連結業績予想（2025年5月9日公表）

FY2025 : Consolidated Earnings Forecasts (Announced May 9, 2025)

■ 分譲セグメント内訳

Breakdown of Property Sales Segment

単位：百万円/Unit : Millions of yen

| 国内住宅分譲 Residential Property Sales to Individuals (Domestic) | | FY2025 予想 / Forecast | FY2024 実績 / Results | 増減 Change |
|---|----------------------------------|-------------------------|------------------------|--------------|
| 営業収益 Revenues from Operations | 中高層分譲 Condominium Sales | 440,000 | 413,574 | +26,426 |
| | 戸建分譲 Single-family Home Sales | 40,000 | 35,981 | +4,019 |
| | 営業利益 Operating Income | 110,000 | 96,431 | +13,569 |
| 営業利益率 Operating Margin | | 25.0% | 23.3% | +1.7pt |

■ 国内住宅分譲戸数

Residential Property Sales to Individuals (Domestic Units)

単位：戸/Units

| | | FY2025 予想 / Forecast | FY2024 実績 / Results | 増減 Change |
|-------------|---------------------------|-------------------------|------------------------|--------------|
| | 中高層 Condominiums | 2,800 | 3,693 | -893 |
| | 戸建 Single-family Homes | 400 | 417 | -17 |
| 合計 Total | | 3,200 | 4,110 | -910 |

■ 有形・無形固定資産

Tangible and Intangible Fixed Assets

単位：百万円/Unit : Millions of yen

| | | FY2025 予想 / Forecast | FY2024 実績 / Results | 増減 Change |
|--------------------------------|--|-------------------------|------------------------|--------------|
| 新規投資 New Investments | | 200,000 | 362,760 | -162,760 |
| 減価償却費 Depreciation Expenses | | 140,000 | 140,516 | -516 |

■ 販売用不動産・前渡金

Real Property for Sale, Advances Paid for Purchases

単位：百万円/Unit : Millions of yen

| | | FY2025 予想 / Forecast | FY2024 実績 / Results | 増減 Change |
|-------------------------|--|-------------------------|------------------------|--------------|
| 新規投資 New Investments | | 630,000 | 607,481 | +22,519 |
| 原価回収 Cost Recovery | | 490,000 | 561,255 | -71,255 |

■ 有利子負債

Interest-Bearing Debt

単位：百万円/Unit : Millions of yen

| | | FY2025 予想 / Forecast | FY2024 実績 / Results | 増減 Change |
|--------------------------------|--|-------------------------|------------------------|--------------|
| 有利子負債 Interest-Bearing Debt | | 4,600,000 | 4,416,086 | +183,914 |

【参考資料】事業利益組替概念図

[Reference] Business Income Reclassification Diagram

2024年4月11日に公表した当期を初年度とするグループ長期経営方針「& INNOVATION 2030」において、新たな利益指標として「事業利益」を設定。
Mitsui Fudosan has set business income as a new profit indicator under the Group's long-term vision, & INNOVATION 2030.

■ 事業利益 = 営業利益 + 持分法投資損益等(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

Business Income = Operating Income + Equity in Earnings/Losses of Affiliates (Including Gain/Loss on Sales of Shares of Affiliates for the Purpose of Real Estate Sales) + Gain/Loss on Sales of Fixed Assets.

