

# Summary of Consolidated Financial Results For the Nine Months Ended December 31, 2012 (Based on Japanese GAAP)

February 6, 2013

Company name: Mitsui Fudosan Co., Ltd  
 Stock exchange listing: Tokyo Stock Exchange, First Section  
 Osaka Securities Exchange, First Section  
 Stock code: 8801  
 URL: <http://www.mitsuifudosan.co.jp/english/>  
 Representative:  
 Title: President and Chief Executive Officer  
 Name: Masanobu Komoda  
 Date of release of quarterly securities report: February 13, 2013  
 Starting date of dividend payments: -  
 Preparation of explanatory materials for quarterly financial results: Yes  
 Information meetings arranged related to quarterly financial results: Yes (for institutional investors and analysts, in Japanese)

(Yen in millions, rounded down)

## 1. Consolidated Financial Results for the Nine Months Ended December 2012 (April 1 – December 31, 2012) (1) Consolidated Result of Operations (year-to-date)

(% figures denote year-on-year change)

	Revenue from Operations		Operating Income		Ordinary Income		Net Income	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
Nine Months Ended December 31, 2012	944,829	6.1	97,782	26.4	77,838	27.9	46,959	69.2
Nine Months Ended December 31, 2011	890,791	(9.8)	77,364	(11.2)	60,846	(14.0)	27,751	(17.9)

Note: Comprehensive Income: ¥52,276 million (25.6%) (Nine Months Ended December 31, 2012);  
 ¥41,620 million (36.3%) (Nine Months Ended December 31, 2011)

	Net Income per Share	Diluted Net Income per Share
	Yen	Yen
Nine Months Ended December 31, 2012	53.47	53.43
Nine Months Ended December 31, 2011	31.60	31.58

## (2) Consolidated Financial Position

	Total Assets	Net Assets	Equity Ratio	Net Assets Per Share
	Millions of yen	Millions of yen	%	Yen
At December 31, 2012	4,369,854	1,157,910	25.4	1,263.23
At March 31, 2012	3,868,411	1,100,407	27.9	1,227.54

Reference: Shareholders' Equity      ¥1,109,450 million (at December 31, 2012)      ¥1,078,182 million (at March 31, 2012)

## 2. Cash Dividends

	Cash Dividends per Share				
	1st Quarter	2nd Quarter	3rd Quarter	Full Year	Total
	Yen	Yen	Yen	Yen	Yen
Year Ended March 31, 2012	—	11.00	—	11.00	22.00
Year Ending March 31, 2013	—	11.00	—	—	—
Year Ending March 31, 2013 (Plan)	—	—	—	11.00	22.00

(Note) Changes from the latest released dividend forecasts: No

### 3. Forecast for the Year Ending March 31, 2013 (April 1, 2012 – March 31, 2013)

(% figures denote year-on-year change)

	Revenue from Operations		Operating Income		Ordinary Income		Net Income		Net Income per Share
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	Yen
Full year	1,460,000	9.1	135,000	7.1	109,000	6.3	55,000	9.7	62.62

(Note) Changes from the latest released performance forecasts: No

### 4. Notes

(1) Major changes among subsidiaries during the consolidated cumulative period under review (Transfer of specific subsidiaries accompanying the change of scope of consolidation): Yes

New: 2 (Company name: Aomi Q-lot Special Purpose Company, G-six Special Purpose Company)

Excluded: - (Company name: - )

(2) Application of simplified or specified accounting treatment: Yes

(3) Changes to accounting treatment principles, processes, or disclosure methods:

( i ) Changes due to revisions to accounting standards, etc.: Yes

( ii ) Changes other than ( i ): Yes

( iii ) Changes in accounting estimates: Yes

( iv ) Restatements: No

(4) Number of outstanding shares (common stocks)

( i ) Number of shares outstanding at term-end (including treasury stocks)

Nine months ended December 31, 2012: 881,424,727 shares

Year ended March 31, 2012: 881,424,727 shares

( ii ) Number of treasury stock at term-end

Nine months ended December 31, 2012: 3,157,217 shares

Year ended March 31, 2012: 3,098,596 shares

( iii ) Average number of shares during the period (cumulative figure for consolidated quarterly accounting period)

Nine months ended December 31, 2012: 878,305,081 shares

Nine months ended December 31, 2011: 878,319,010 shares

#### \* Implementation status of quarterly review processes

This Summary of Consolidated Financial Results is not subject to quarterly review processes under the Financial Products and Exchange Law. At the time of this document's release, review of the quarterly financial statements under the Financial Products and Exchange Law had not been completed.

#### \* Appropriate use of business forecasts; other special items

Business forecasts contained in this report and FACT BOOK are based on information available to the Company on the date of this report's announcement and on assumptions pertaining to uncertain factors that may affect the Company's future results. Therefore, the Company has no intention to promise the accomplishment of the forecasts. Due to unforeseen circumstances, however, actual results may differ significantly from such forecasts. For more information about the Company's business forecasts, please refer to FACT BOOK.

<http://www.mitsuibufudosan.co.jp/english/corporate/ir/library/factbook/index.html>