

Summary of Consolidated Financial Results

For the Year Ended March 31, 2021

(Based on Japanese GAAP)

May 14, 2021

Company name: Mitsui Fudosan Co., Ltd
 Stock exchange listing: Tokyo Stock Exchange, First Section
 Stock code: 8801
 URL: <https://www.mitsuifudosan.co.jp/english/>
 Representative:
 Title: President and Chief Executive Officer
 Name: Masanobu Komoda
 Date of Ordinary General Shareholders' Meeting (Scheduled): June 29, 2021
 Submission Date of Securities Report (Scheduled): June 29, 2021
 Date for Commencement of Dividend Payments (Scheduled): June 30, 2021
 Preparation of Explanatory Materials for Financial Results: Yes
 Information Meetings Arranged Related to Financial Results: Yes (for institutional investors and analysts, in Japanese)

(Yen in millions, rounded down)

1. Consolidated Financial Results for the Year Ended March 31, 2021 (April 1, 2020 – March 31, 2021)

(1) Consolidated Result of Operations

(% figures denote year-on-year change)

	Revenue from Operations		Operating Income		Ordinary Income		Profit Attributable to Owners of Parent	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
Year Ended March 31, 2021	2,007,554	5.3	203,770	(27.4)	168,865	(34.7)	129,576	(29.6)
Year Ended March 31, 2020	1,905,642	2.4	280,617	7.0	258,510	1.7	183,972	9.1

Note: Comprehensive Income: ¥206,009 million (23.4%) (Year ended March 31, 2021);
 ¥167,004 million (-17.1%) (Year ended March 31, 2020)

	Earnings per Share	Diluted Earnings per Share	Return on Equity (ROE)	Ordinary Income/Total Assets	Operating Margin
	Yen	Yen	%	%	%
Year Ended March 31, 2021	134.44	134.33	5.2	2.2	10.2
Year Ended March 31, 2020	188.35	188.19	7.7	3.6	14.7

(Reference) Equity in Net Income of Affiliated Companies: ¥(6,157) million (at March 31, 2021); ¥5,715 million (at March 31, 2020)

(2) Consolidated Financial Position

	Total Assets	Net Assets	Equity Ratio	Net Assets Per Share
	Millions of yen	Millions of yen	%	Yen
At March 31, 2021	7,741,972	2,655,991	33.0	2,656.42
At March 31, 2020	7,395,359	2,486,525	32.6	2,480.36

(Reference) Shareholders' Equity: ¥2,555,885 million (at March 31, 2021); ¥2,408,679 million (at March 31, 2020)

(3) Consolidated Cash Flows

	Cash Flows from Operating Activities	Cash Flows from Investing Activities	Cash Flows from Financing Activities	Cash and Cash Equivalents at Year End
	Millions of yen	Millions of yen	Millions of yen	Millions of yen
Year Ended March 31, 2021	187,862	(131,035)	(66,565)	187,723
Year Ended March 31, 2020	87,094	(532,806)	467,751	179,472

2. Cash Dividends

	Cash Dividends per Share					Total Dividends	Payout Ratio	Dividend on Equity
	1st Quarter	2nd Quarter	3rd Quarter	Year-End	Total			
	Yen	Yen	Yen	Yen	Yen	Millions of yen	%	%
Year Ended March 31, 2020	—	22.00	—	22.00	44.00	42,837	23.4	1.8
Year Ended March 31, 2021	—	22.00	—	22.00	44.00	42,334	32.7	1.7
Year Ending March 31, 2022 (Plan)	—	22.00	—	22.00	44.00		26.5	

3. Forecast for the Year Ending March 31, 2022 (April 1, 2021 – March 31, 2022)

(% figures denote year-on-year change)

	Revenue from Operations		Operating Income		Ordinary Income		Profit Attributable to Owners of Parent		Earnings per Share
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%	Yen
Full year	2,150,000	7.1	230,000	12.9	205,000	21.4	160,000	23.5	166.29

Note: We have calculated the impact of the COVID-19 pandemic on the basis of certain assumptions. Please see our FACT BOOK for details about these assumptions. <https://www.mitsui-fudosan.co.jp/english/corporate/ir/library/er/>

4. Notes

(1) Significant changes among subsidiaries during the period under review (Transfer of specific subsidiaries accompanying the change of scope of consolidation): No

New: - (Company name: -)
Excluded: - (Company name: -)

(2) Changes in accounting policies; changes in accounting estimates; restatements:

- (i) Changes in accounting policies due to revisions to accounting standards, etc.: No
- (ii) Changes in accounting policies other than (i): No
- (iii) Changes in accounting estimates: No
- (iv) Restatements: No

(3) Number of outstanding shares (common stocks)

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

Year ended March 31, 2021: 965,281,777 shares

Year ended March 31, 2020: 979,250,227 shares

(ii) Number of treasury stock at term-end

Year ended March 31, 2021: 3,128,170 shares

Year ended March 31, 2020: 8,148,291 shares

(iii) Average number of shares during the period

Year ended March 31, 2021: 963,831,489 shares

Year ended March 31, 2020: 976,776,724 shares

For Reference: Unconsolidated Financial Results for the Year Ended March 31, 2021

(April 1, 2020 – March 31, 2021)

(1) Unconsolidated Results of Operations

(% figures denote year-on-year change)

	Revenue from Operations		Operating Income		Ordinary Income		Profit	
	Millions of yen	%	Millions of yen	%	Millions of yen	%	Millions of yen	%
Year Ended March 31, 2021	858,686	10.6	110,937	(29.1)	141,474	(25.2)	122,785	(18.4)
Year Ended March 31, 2020	776,355	5.8	156,551	11.3	189,080	10.2	150,424	22.6

	Earnings per Share	Diluted Earnings per Share
	Yen	Yen
Year Ended March 31, 2021	127.39	127.29
Year Ended March 31, 2020	154.00	153.88

(2) Unconsolidated Financial Condition

	Total Assets	Net Assets	Equity Ratio	Net Assets Per Share
	Millions of yen	Millions of yen	%	Yen
At March 31, 2021	5,957,912	2,178,077	36.5	2,262.26
At March 31, 2020	5,837,386	2,035,114	34.8	2,094.17

(Reference) Shareholders' Equity: ¥2,176,655 million (at March 31, 2021); ¥2,033,659 million (at March 31, 2020)

*** Implementation status of auditing procedure**

This Summary of Consolidated Financial Results is not subject to audit procedures.

*** 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. The Company makes no guarantee with respect to the achievement of future results. 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.

<https://www.mitsui-fudosan.co.jp/english/corporate/ir/library/er/>