

2023年3月期決算概要：連結業績概要
Summary of FY2022 Financial Results : Consolidated Financial Summary

2023年3月期の連結業績/Consolidated Financial Results for FY2022

(1) 連結経営成績(累計)/Consolidated Result of Operations (year-to-date)

(%表示は対前期増減率/% figures denote year-on-year change)

	営業収益		営業利益		経常利益		親会社株主に帰属する当期純利益	
	Revenue from Operations		Operating Income		Ordinary Income		Profit Attributable to Owners of Parent	
	百万円/Millions of Yen	%	百万円/Millions of Yen	%	百万円/Millions of Yen	%	百万円/Millions of Yen	%
FY2022	2,269,103	8.0	305,405	24.7	265,358	18.0	196,998	11.3
FY2021	2,100,870	4.6	244,978	20.2	224,940	33.2	176,986	36.6

*包括利益/Comprehensive Income FY2022：223,512百万円/¥223,512 million (-28.1%)；FY2021：310,664百万円/¥310,664 million (50.8%)

	1株当たり当期純利益	潜在株式調整後1株当たり当期純利益
	Earnings per Share	Diluted net income per share
	円/Yen	円/Yen
FY2022	207.91	207.75
FY2021	184.44	184.30

(2) 連結財政状態/Consolidated Financial Position

	総資産	純資産	自己資本比率	1株当たり純資産
	Total Assets	Net Assets	Equity Ratio	Net Assets Per Share
	百万円/Millions of Yen	百万円/Millions of Yen	%	円/Yen
FY2022	8,841,396	3,031,220	32.8	3,107.37
FY2021	8,208,012	2,913,752	34.1	2,942.11

(参考/Reference) 自己資本/Shareholders' Equity FY2022：2,900,726百万円/¥2,900,726 million；FY2021：2,796,474百万円/¥2,796,474 million

配当の状況/Cash Dividends

年間配当金/Cash Dividends per Share				
	1st Quarter	2nd Quarter	3rd Quarter	期末/Year-End
	円/Yen	円/Yen	円/Yen	円/Yen
FY2021	—	22.00	—	33.00
FY2022	—	30.00	—	32.00
FY2023 (予想/Plan)	—	34.00	—	34.00

2024年3月期の連結業績予想/Forecast for the Year Ending March 31, 2024

(%表示は、対前期増減率 / % figures denote the previous fiscal year change)

	営業収益		営業利益		経常利益		親会社株主に帰属する当期純利益		1株当たり当期純利益
	Revenue from Operations		Operating Income		Ordinary Income		Profit Attributable to Owners of Parent		Earnings per Share
	百万円/Millions of Yen	%	百万円/Millions of Yen	%	百万円/Millions of Yen	%	百万円/Millions of Yen	%	円/Yen
通期/Full year	2,300,000	1.4	330,000	8.1	245,000	-7.7	210,000	6.6	224.96

発行済株式数（普通株式）/Number of outstanding shares (common stocks)

株/Shares

期末発行済株式数（自己株式を含む） Number of shares outstanding at term-end (including treasury stocks)	FY2022	948,451,327	FY2021	959,474,447
期末自己株式数 Number of treasury stock at term-end	FY2022	14,951,532	FY2021	8,973,356
期中平均株式数 Average number of shares during the period	FY2022	947,526,106	FY2021	959,573,697

2023年3月期決算概要：連結PL概要 全体

Summary of FY2022 Financial Results : Summary of Consolidated Income

連結損益計算書

Consolidated Income Statement

単位：百万円/Unit : Millions of yen

	FY2022	FY2021	増減/Change	増減率/Change
営業収益 Revenue from Operations	2,269,103	2,100,870	+168,232	+8.0%
賃貸 Leasing	754,306	668,167	+86,138	
分譲 Property Sales	640,662	643,851	-3,189	
マネジメント Management	445,924	429,350	+16,573	
その他 Other	428,209	359,499	+68,709	
賃貸 Leasing	149,153	129,983	+19,169	
分譲 Property Sales	145,711	138,343	+7,367	
マネジメント Management	63,383	57,205	+6,178	
その他 Other	-4,239	-29,641	+25,402	
消去他 Elimination or Corporate	-48,603	-50,912	+2,308	
営業利益 Operating Income	305,405	244,978	+60,426	+24.7%
営業外損益 Non-operating Income/Expenses	-40,046	-20,037	-20,008	
持分法損益 Equity in Net Income or Loss of Affiliated Companies	7,325	2,161	+5,164	
純金利負担 Interest Income/Expense, in Net	-53,970	-30,421	-23,549	
その他 Other, in Net	6,598	8,221	-1,623	
経常利益 Ordinary Income	265,358	224,940	+40,417	+18.0%
特別損益 Extraordinary Income/Loss	30,572	37,463	-6,890	
特別利益 Extraordinary Income	44,077	58,612	-14,535	
特別損失 Extraordinary Loss	-13,504	-21,149	+7,644	
税金等調整前当期純利益 Income before Income Taxes	295,930	262,403	+33,526	
法人税等 Income Taxes	-92,556	-86,649	-5,907	
当期純利益 Profit	203,374	175,754	+27,619	
非支配株主に帰属する当期純損益 Profit (Loss) Attributable to Non-Controlling Interests	-6,375	1,231	-7,606	
親会社株主に帰属する当期純利益 Profit Attributable to Owners of Parent	196,998	176,986	+20,012	+11.3%

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 Sales of Investment Securities	44,077
合計 Total	44,077

[特別損失/Extraordinary Loss]

固定資産除却損 Loss on Retirement of Non-current Assets	-8,194
投資有価証券評価損 Loss on Valuation of Investment Securities	-3,137
段階取得に係る差損 Loss on Step Acquisitions	-2,171
合計 Total	-13,504

公表との差異

Comparison with Full-year Forecast

単位：百万円/Unit : Millions of yen

	FY2022	通期予想 Full-Year Forecast	達成率 Achievement Rate
営業収益 Revenue from Operations	2,269,103	2,200,000	103.1%
営業利益 Operating Income	305,405	300,000	101.8%
経常利益 Ordinary Income	265,358	260,000	102.1%
親会社株主に帰属する 当期純利益 Profit attributable to owners of parent	196,998	190,000	103.7%

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連結包括利益計算書

Consolidated Statements of Comprehensive Income

単位：百万円/Unit : Millions of yen

		FY2022	FY2021
当期純利益 Profit		203,374	175,754
その他包括利益 Other Comprehensive Income		20,138	134,909
その他有価証券評価差額金	Valuation Difference on Available-For-Sale Securities	-44,829	77,188
繰延ヘッジ損益	Deferred Gains or Losses on Hedges	6,816	5,197
土地再評価差額金	Revaluation reserve for land	684	-
為替換算調整勘定	Foreign Currency Translation Adjustment	41,415	33,868
退職給付に係る調整額	Remeasurements of Defined Benefit Plans, Net of Tax	-1,639	6,419
持分法適用会社に対する持分相当額	Share of Other Comprehensive Income of Associates Accounted for Using Equity Method	17,690	12,234
包括利益 Comprehensive Income		223,512	310,664
(うち親会社株主に係る包括利益) (Comprehensive Income Attributable to Owners of the Parent)		214,382	310,525
(うち非支配株主に係る包括利益) (Comprehensive Income Attributable to Non-Controlling Interests)		9,129	139

(参考) 単体・営業損益

(Reference) Nonconsolidated Operating Income/Expenses (Non-consolidated)

単位：百万円/Unit : Millions of yen

			FY2022	FY2021	増減/Change
営業収益 Revenue from Operations	賃貸事業	Leasing	650,667	579,326	+71,341
	分譲事業（業務施設等）	Property Sales	136,388	260,629	-124,241
	その他	Other	44,448	43,838	+610
	合計	Total	831,505	883,794	-52,289
粗利益率 Gross Profit Margin	賃貸事業	Leasing	14.6%	13.2%	+1.4pt
	分譲事業（業務施設等）	Property Sales	40.2%	34.3%	+5.9pt
	その他	Other	47.9%	31.4%	+16.5pt
営業利益 Operating Income			125,640	131,496	-5,855

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賃貸
Leasing

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単位：百万円/Unit:Millions of yen

賃貸/Leasing
「50ハドソンヤード（米国・オフィス）」の収益・利益の拡大に加え、既存商業施設の前期比での回復、「ららぽーと福岡（商業）」「ららぽーと堺（商業）」の新規開業効果等により、セグメント全体では861億円の増収、191億円の増益となり、営業収益・営業利益ともに過去最高を更新。なお、当期末における当社の首都圏オフィス空室率(単体)は3.8%（当第3四半期末の6.4%から2.6pt改善）。
In the fiscal year ended March 31, 2023, both revenue from operations and operating income hit record highs in the “Leasing” segment. In specific terms, overall revenue from operations and operating income grew ¥86.1 billion and ¥19.1 billion, respectively. In addition to an increase in leasing revenue and income from “50 Hudson Yards,” an office building in the U.S., this was mainly due to the year-on-year recovery in sales at existing retail facilities and contributions from the newly opened retail facilities “LaLaport FUKUOKA” and “LaLaport SAKAI.” Meanwhile, the Company’s office vacancy rate (non-consolidated basis) in the Tokyo metropolitan area was 3.8% as of March 31, 2023 (an improvement of 2.6 % points from the 6.4% as of December 31, 2022).
当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）】 Newly operating (properties operating from FY2022) ・東京ミッドタウン八重洲/TOKYO MIDTOWN YAESU ・50ハドソンヤード/50 Hudson Yards ・ららぽーと福岡/Lalaport FUKUOKA ・ららぽーと堺/Lalaport SAKAI ・ららぽーとブキ・ビンタン シティ センター/LaLaport BUKIT BINTANG CITY CENTER ・三井アウトレットパーク 台南/MITSUI OUTLET PARK TAINAN
【通期稼働（前期稼働物件）】 Properties operating throughout the year (properties operating from FY2021) ・大宮門街 SQUARE/OMIYAKADOMACHI SQUARE ・イノベーション スクエア Phase II /Innovation Square Phase II ・ららぽーと上海金橋/LaLaport SHANGHAI JINQIAO ・ららステーション上海蓮花路/LaLa Station SHANGHAI LIANHUA ROAD

		FY2022		Y on Y				FY2022		Y on Y			
営業収益 Revenue from Operations		754,306		+86,138		営業利益 Operating Income		149,153		+19,169			
								FY2022		FY2021		増減/Change	
収益 Revenue		オフィス Office Buildings						426,928		389,811		+37,116	
		商業施設 Retail Facilities						261,394		226,218		+35,176	
		その他 Other						65,984		52,137		+13,846	
		合計/Total Revenue						754,306		668,167		+86,138	
貸付面積（千㎡） Leased Floor Space (1,000㎡)		オフィス Office Buildings		所有 Owned				1,960		1,894		+66	
				転貸 Sublease				1,491		1,502		-11	
		商業施設 Retail Facilities		所有 Owned				1,873		1,758		+115	
				転貸 Sublease				651		634		+17	
		合計/Total Leased Floor Space								5,975		5,788	
空室率推移/Vacancy Rate		3/2023		12/2022		9/2022		6/2022		3/2022		3/2021	
連結オフィス・商業 Consolidated Office Buildings & Retail Facilities		4.3%		5.8%		6.0%		4.0%		3.0%		2.9%	
単体オフィス首都圏 Non-Consolidated Office Buildings Tokyo Metropolitan Area		3.8%		6.4%		6.7%		4.1%		3.2%		3.1%	

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

オフィス/Office Buildings		総計/Total		首都圏/Tokyo Metropolitan Area		地方/Regions	
		FY2022	FY2021	FY2022	FY2021	FY2022	FY2021
棟数 Number of Buildings		119	130	96	105	23	25
貸付面積（千㎡） Leased Floor Space (1,000㎡)		2,835	2,928	2,550	2,633	284	295
賃貸収益 Leasing Revenue (¥ millions)		338,811	330,120	314,687	306,640	24,123	23,479
空室率 Vacancy Rate		3.7%	3.3%	3.8%	3.2%	2.8%	3.7%
商業施設/Retail Facilities		総計/Total		首都圏/Tokyo Metropolitan Area		地方/Regions	
		FY2022	FY2021	FY2022	FY2021	FY2022	FY2021
棟数 Number of Buildings		97	98	71	72	26	26
貸付面積（千㎡） Leased Floor Space (1,000㎡)		2,255	2,210	1,423	1,469	832	741
賃貸収益 Leasing Revenue (¥ millions)		243,363	216,851	160,403	150,325	82,959	66,525
空室率 Vacancy Rate		2.2%	2.3%	2.0%	2.1%	2.5%	2.8%

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分譲/Property Sales
国内住宅分譲は、「パークコート千代田四番町」等の引渡しの進捗等により増収増益。投資家向け・海外住宅分譲等は、資産回転の継続により、投資家等への国内・海外の物件売却を推進し、前期と同様、1,000億円を超える営業利益を計上。セグメント全体では31億円の減収、73億円の増益となり、営業利益は過去最高を更新。なお、国内の新築マンション分譲の次期計上予定戸数3,350戸に対する契約進捗率は77.5%。 Revenue and operating income in the “Property Sales to Individuals (Domestic)” category increased. This was due to such factors as progress in the handover of various properties including PARK COURT CHIYODA YONBANCHO. The Company posted operating income in excess of ¥100 billion in the “Property Sales to Investors and Individuals (Overseas), etc.” category. This largely reflected the continued turnover of assets and progress in the sale of properties to investors in Japan and overseas. While overall segment revenue from operations declined ¥3.1 billion, operating income increased ¥7.3 billion with operating income reaching a record high. Meanwhile, of the 3,350 new condominium units in Japan recorded in the fiscal year ending March 31, 2024, the Company had contracts in place for 77.5% as of March 31, 2023.
当期における主要な計上物件 Major Projects Undertaken during the Period (full-year total)
【国内住宅分譲】Property Sales to Individuals ・パークコート千代田四番町 PARK COURT CHIYODA YONBANCHO ・パークシティ柏の葉キャンパスサウスマークタワー PARK CITY KASHIWANOHA CAMPUS SOUTH MARK TOWER ・SHIROKANE The SKY ・ファインコート稲城南山 FINE COURT Inagiminamiyama 【海外住宅分譲】Property Sales to Individuals (Overseas) ・200アムステルダム/200 Amsterdam ・コートランド/The Cortland 【投資家向け分譲】Property Sales to Investors ・豊洲ベイサイドクロスタワー/TOYOSU BAYSIDE CROSS TOWER ・飯田橋グランブルーム/Iidabashih Grand Bloom ・ウェストエッジタワー/West Edge Tower ・ザ・ゲージ/The Gage

		FY2022	Y on Y			単位：百万円/Unit:Millions of yen
営業収益 Revenue from Operations		640,662	-3,189	営業利益 Operating Income		FY2022 Y on Y
国内住宅分譲 Property Sales to Individuals (Domestic)	収益 Revenue	270,530		245,155		増減/Change
	営業利益 Operating Income	39,368		24,028		
投資家向け・海外住宅分譲等 Property Sales to Investors and Individuals (Overseas), etc.	収益 Revenue	370,132		398,696		
	営業利益 Operating Income	106,342		114,315		
合計 Total	収益 Revenue	640,662		643,851		
	営業利益 Operating Income	145,711		138,343		
	中高層分譲 Condominium Sales	戸数（戸） Number of Units (Units)	3,196		3,208	
		戸当たり単価（万円） Unit Price(¥ 10 thousand)	7,373		6,442	
		収益 Revenue	235,638		206,669	
	戸建分譲 Detached Housing Sales	戸数（戸） Number of Units (Units)	420		507	
		戸当たり単価（万円） Unit Price(¥ 10 thousand)	8,308		7,591	
		収益 Revenue	34,892		38,485	
国内住宅分譲合計 Total Property Sales to Individuals (Domestic)	戸数（戸） Number of Units (Units)		3,616		3,715	
	戸当たり単価（万円） Unit Price(¥ 10 thousand)		7,481		6,599	
	収益 Revenue		270,530		245,155	

国内住宅分譲完成在庫推移/Inventories of Property Sales to Individuals (Domestic)					(戸/Units)	
		3/2023	12/2022	9/2022	6/2022	3/2022 3/2021
中高層分譲 Condominiums		55	51	57	73	82 150
戸建分譲 Detached Housing		0	11	2	0	7 17
合計 Total		55	62	59	73	89 167

国内住宅分譲契約戸数/Contracted for Sale from the Property Sales to Individuals (Domestic)					(戸/Units)	
		前期末契約済み Contracts at Beginning of Term	期中契約 Contracts during Term	契約累計 Total	売上計上 Reported No. of Units	当期末契約済み Contracts at End of Term 期中新規発売 Newly Launched during Term
中高層分譲 Condominiums		4,002	3,450	7,452	3,196	4,256 3,340
戸建分譲 Detached Housing		155	383	538	420	118 377
合計 Total		4,157	3,833	7,990	3,616	4,374 3,717

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マネジメント

Management

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決算・企業情報等
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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や費用削減効果等により増収増益。仲介・アセットマネジメント等は、プロジェクトマネジメントフィーが増加した一方で、リハウス事業（個人向け仲介事業）における経費の増加等により増収微減益。セグメント全体では165億円の増収、61億円の増益となり、営業収益・営業利益ともに過去最高を更新。

In the “Property Management” category, revenue and income increased owing mainly to the year-on-year improvement in occupancy rates in the “Repark” (car park leasing) business and the effects of efforts to reduce costs. While project management fee income increased, operating expenses also increased in the “Rehouse” (brokerage for individuals) business. As a result, earnings decreased slightly on an increase in revenue from operations in the “Brokerage and Asset Management, etc.” category. Accounting for each of these factors, overall revenue from operations in the “Management” segment increased ¥16.5 billion and earnings grew ¥6.1 billion with both revenue from operations and operating income hitting record highs.

			単位：百万円/Unit:Millions of yen		
	FY2022	Y on Y		FY2022	Y on Y
営業収益 Revenue from Operations	445,924	+16,573	営業利益 Operating Income	63,383	+6,178

		FY2022	FY2021	増減/Change
プロパティマネジメント Property Management	収益 Revenue	334,973	321,572	+13,400
	営業利益 Operating Income	37,547	31,296	+6,251
仲介・アセットマネジメント等 Brokerage, Asset Management, etc.	収益 Revenue	110,950	107,777	+3,172
	営業利益 Operating Income	25,836	25,909	-72
合計 Total	収益 Revenue	445,924	429,350	+16,573
	営業利益 Operating Income	63,383	57,205	+6,178

	FY2022	FY2021	増減/Change
リパーク（貸し駐車場）台数 Repark (Car Park Leasing) - Total Managed Units (Units)	250,515	251,506	-991
仲介件数* Number of Brokerages*(Units)	38,971	41,057	-2,086
販売受託件数 Consignment Sales (Units)	1,339	1,264	+75

*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：39,106件（前期比△2,077件）

*Brokerages refers to brokerages from outside customers

Reference: Brokerages for Mitsui Fudosan Realty Group before elimination of unrealized gains and losses: 39,106 (-2,077 Y on Y)

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その他
Other

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その他/Other

ホテル・リゾートのRevPARが大幅に改善したことや、東京ドームにおいて稼働日数・来場者数が増加したこと等により、セグメント全体では、687億円の増収、254億円の営業損失の改善となり、営業収益は過去最高を更新。

Overall revenue from operations in the “Other” segment increased ¥68.7 billion, with net sales hitting a record high, on the back of a substantial improvement in RevPAR at hotels and resorts as well as upswings in the number of operating days and visitors at TOKYO DOME. On the earnings front, the operating loss in this segment improved ¥25.4 billion.

単位：百万円/Unit:Millions of yen

	FY2022	Y on Y		FY2022	Y on Y
営業収益 Revenue from Operations	428,209	+68,709	営業利益 Operating Income	-4,239	+25,402

			FY2022	FY2021	増減/Change
収益 Revenue	新築請負	New Construction under Consignment	150,741	158,307	-7,565
	施設営業	Facility Operations	93,930	46,803	+47,127
	東京ドーム	Tokyo Dome	73,142	59,388	+13,754
	その他	Other	110,394	95,000	+15,393
	合計 Total		428,209	359,499	+68,709

	FY2022	FY2021	増減/Change
新築請負受注工事高 Revenue from New Construction under Consignment Orders Received	137,806	139,797	-1,991

2023年3月期決算概要：連結PL概要
Summary of FY2022 Financial Results : Summary of Consolidated Income

参考：海外事業
Reference : OVERSEAS BUSINESS

5 決算・企業情報等
Financial Results and Corporate Information, etc.

参考：海外事業
Reference : OVERSEAS BUSINESS

単位：百万円/Unit:Millions of yen

		FY2022	FY2021	増減/Change
賃貸 Leasing	収益 Revenue	119,117	77,977	+41,140
	営業利益① Operating Income (1)	31,826	16,931	+14,894
分譲 Property Sales	収益 Revenue	141,259	46,278	+94,980
	営業利益② Operating Income (2)	18,921	12,122	+6,799
マネジメント・その他等 Management, Other, etc.	収益 Revenue	16,503	2,616	+13,887
	営業利益③ Operating Income (3)	-555	-5,434	+4,879
海外持分法換算営業利益④*1 Pro forma Operating Income of Overseas Affiliates (4)*1		9,100	7,715	+1,385
海外事業利益合計①+②+③+④ Total Overseas Income ((1) + (2) + (3) + (4))		59,294	31,335	+27,958
海外事業利益比率*2 Overseas Income Ratio *2		18.9%	12.4%	+6.5pt

*1 以下の金額の合計額
・海外所在持分法適用会社について、各社の営業利益または営業利益相当額（注）に当社持分割合を乗じて算出。
(注)営業利益相当額は当期純利益から税負担分を考慮して簡便的に算出した利益。
・海外所在持分法適用会社に係る関係会社株式売却損益
(不動産分譲を目的とした事業に係るものに限る)
*2 海外事業利益合計÷（連結営業利益＋海外持分法換算営業利益）×100
*3 為替：期中平均レート 当期 131.62円/ドル（2022年1月1日～2022年12月31日） 前期 109.90円/ドル（2021年1月1日～2021年12月31日）

*1 Total of the following amounts
・Calculated by multiplying the operating income or the amount equivalent to operating income of each overseas equity-method affiliated company by the Company’s equity interest
(Note) The amount equivalent to operating income is the amount of profit calculated on a simplified basis after taking into consideration the tax burden
・Gain on sale of shares of overseas equity-method affiliated companies(Limited to overseas equity-method affiliated companies whose principal business is the sale of real estate)
*2 Total overseas income/(Operating income + Pro forma operating income of overseas affiliates)×100
*3 Foreign exchange:
Average rate for FY2022 ¥131.62:US\$1 (Jan. 1, 2022 - Dec. 31, 2022); FY2021 ¥109.90:US\$1 (Jan. 1, 2021 - Dec. 31, 2021)

2023年3月期決算概要：連結BS概要 全体

Summary of FY2022 Financial Results : Consolidated Balance Sheet Summary

5 決算・企業情報等 Financial Results and Corporate Information, etc.

単位：百万円/Unit : Millions of yen

■ 連結貸借対照表/Consolidated Balance Sheet

		FY2022	FY2021	増減/Change			FY2022	FY2021	増減/Change
流動資産	Current Assets	2,747,508	2,567,870	+179,637	流動負債	Current Liabilities	1,501,842	1,277,080	+224,762
現金・預金	Cash & Time Deposits	134,355	146,329	-11,973	支払手形及び買掛金	Accounts Payable-Trade	147,985	135,097	+12,888
受取手形、売掛金及び契約資産	Accounts Receivable —Trade and Contract Assets	71,220	61,465	+9,755	短期借入金	Short-Term Debt	624,616	497,191	+127,425
有価証券	Marketable Securities	131	99	+31	コマーシャルペーパー	Commercial Paper	78,000	36,000	+42,000
販売用不動産・前渡金	Real Property for Sale (including Advances Paid for Purchases)	2,163,634	2,051,704	+111,929	短期償還社債	Bond Redeemable Within One Year	100,300	108,407	-8,107
未成工事支出金	Expenditure on Contracts in Progress	9,158	8,157	+1,000	未払法人税等	Income Taxes Payable	41,629	59,591	-17,961
その他の棚卸資産	Other Inventories	10,737	10,419	+317	契約負債	Contract Liabilities	178,190	141,891	+36,298
短期貸付金	Short-Term Loans	16,890	16,949	-59	完成工事補償引当金	Allowance for Completed Project Indemnities	907	744	+163
営業出資金	Equity Investments in Properties for Sale	9,774	9,803	-28	債務保証損失引当金	Allowance for Possible Guarantee Losses	0	0	-0
その他の流動資産	Other	332,336	263,752	+68,583	その他流動負債	Other	330,212	298,155	+32,056
貸倒引当金	Allowance for Doubtful Accounts	-731	-810	+79					
					固定負債	Long-Term Liabilities	4,308,333	4,017,179	+291,154
有形固定資産	Tangible Fixed Assets	4,206,453	3,841,825	+364,628	社債	Corporate Bonds	730,011	702,309	+27,702
建物及び構築物	Buildings and Structures	1,688,214	1,404,643	+283,570	長期借入金	Long-Term Debt	2,515,602	2,323,325	+192,277
機械装置・運搬具	Machinery, Equipment and Vehhicles	68,621	53,579	+15,042	預り敷金・保証金	Deposits from Tenants	456,582	443,919	+12,663
土地	Land	2,170,728	2,047,375	+123,352	役員退職慰労引当金	Allowance for Directors' and Corporate Auditors' Retirement Benefits	799	775	+24
建設仮勘定	Construction in Progress	102,781	252,515	-149,734	退職給付に係る負債	Net Defined Benefit Liability	45,672	49,865	-4,193
その他	Other	176,108	83,711	+92,397	繰延税金負債	Deferred Tax Liabilities	286,734	299,398	-12,664
					再評価に係る繰延税金負債	Deferred Tax Liabilities on Land Revaluation	91,088	91,088	-
無形固定資産	Intangible Fixed Assets	86,676	72,310	+14,366	その他固定負債	Other	181,841	106,497	+75,343
					有利子負債	Interest-Bearing Debt	4,048,531	3,667,234	+381,297
有形・無形固定資産	Tangible and Intangible Fixed Assets	4,293,130	3,914,135	+378,994	うちノンリコース債務	Non-recourse debt	676,851	549,749	+127,102
					余剰敷金・保証金	Surplus lease deposits/guarantee deposits	284,291	273,060	+11,231
					負債計	Total Liabilities	5,810,176	5,294,259	+515,916
投資その他資産	Investments and Other Assets	1,800,757	1,726,006	+74,751	資本金	Common Stock	340,552	340,162	+389
投資有価証券	Investment Securities	1,258,125	1,217,008	+41,116	資本剰余金	Capital Surplus	366,604	372,471	-5,867
長期貸付金	Long-Term Loans	8,938	8,302	+636	利益剰余金	Retained Earnings	1,499,572	1,390,511	+109,060
差入敷金・保証金	Lease Deposits	172,291	170,859	+1,432	自己株式	Treasury Stock	-38,354	-21,582	-16,772
退職給付に係る資産	Net Defined Benefit Asset	64,756	65,082	-325	土地再評価差額金	Reserve on Land Revaluation	194,900	194,159	+741
繰延税金資産	Deferred Income Taxes	25,761	25,574	+187	その他有価証券評価差額金	Net Unrealized Holding Gains on Securities	426,950	471,794	-44,844
その他投資その他資産	Other	272,027	240,243	+31,783	繰延ヘッジ損益	Deferred Gains or Losses on Hedges	16,072	10,303	+5,769
貸倒引当金	Allowance for Doubtful Accounts	-1,143	-1,064	-79	為替換算調整勘定	Foreign Currency Translation Adjustment	67,710	10,430	+57,279
					退職給付に係る調整累計額	Remeasurements of Defined Benefit Plans	26,717	28,222	-1,505
					新株予約権	New Share Subscription Rights	1,291	1,340	-48
					非支配株主持分	Non-Controlling Interests	129,202	115,938	+13,264
					純資産計	Total Net Assets	3,031,220	2,913,752	+117,467
					〔D／Eレシオ〕	[D/E Ratio]	1.40	1.31	+0.09
					〔自己資本比率〕	[Equity Ratio]	32.8%	34.1%	- 1.3pt
資産計	Total Assets	8,841,396	8,208,012	+633,384	負債・純資産計	Total Liabilities and Net Assets	8,841,396	8,208,012	+633,384

為替変動による増減を含む。当期の為替影響は+2,555億円/Includes changes due to exchange rate fluctuations. Foreign exchange impact for the period: +255.5 billion yen

2023年3月期決算概要：連結BS概要

Summary of FY2022 Financial Results : Consolidated Balance Sheet Summary

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

		FY2022	FY2021	増減/Change
三井不動産レジデンシャル	Mitsui Fudosan Residential	739,095	699,528	+39,567
三井不動産	Mitsui Fudosan	609,575	627,886	-18,311
三井不動産アメリカグループ	Mitsui Fudosan America Group	602,381	541,255	+61,125
SPC合計	SPCs Total	109,963	119,421	-9,457
英国三井不動産グループ	Mitsui Fudosan UK Group	91,647	48,088	+43,558
その他・消去等	Other and Elimination	10,971	15,524	-4,552
合計	Total	2,163,634	2,051,704	+111,929

	期首残高 Balance at Beginning of 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 End of Period
FY2022	2,051,704	469,724	- 440,581	82,787	2,163,634
FY2021	1,930,528	524,784	- 465,971	62,363	2,051,704

(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1,184億円〕/Reference: Costs Associated with Land Acquisition by Mitsui Fudosan Residential (¥118.4 billion for the year under review)

有形・無形固定資産

Tangible and Intangible Fixed Assets

単位：百万円/Unit : Millions of yen

		FY2022	FY2021	増減/Change
三井不動産	Mitsui Fudosan	2,688,891	2,556,290	+132,600
三井不動産アメリカグループ	Mitsui Fudosan America Group	686,229	559,961	+126,268
東京ドームグループ	Tokyo Dome Group	279,542	280,752	-1,209
SPC合計	SPCs Total	154,307	127,234	+27,073
台湾三井不動産グループ	Mitsui Fudosan Taiwan Group	126,985	47,217	+79,767
三井不動産レジデンシャル	Mitsui Fudosan Residential	88,179	94,019	-5,839
英国三井不動産グループ	Mitsui Fudosan UK Group	51,671	51,198	+472
その他・消去等	Other and Elimination	217,322	197,461	+19,861
合計	Total	4,293,130	3,914,135	+378,994

(再評価差額を含む/Incl. Differences from Re-Appraisals)

	期首残高 Balance at Beginning of Period	新規投資 ^{*2} New Investments ^{*2}	減価償却 Depreciation	その他 Other	期末残高 Balance at End of Period
FY2022	3,914,135	386,592	-125,298	117,700	4,293,130
FY2021	3,796,800	272,389	-111,500	-43,553	3,914,135

有利子負債

Interest-Bearing Debt

単位：百万円/Unit : Millions of yen

		FY2022	FY2021	増減/Change
三井不動産	Mitsui Fudosan	3,008,292	2,802,748	+205,544
三井不動産アメリカグループ	Mitsui Fudosan America Group	1,149,328	921,051	+228,276
三井不動産レジデンシャル	Mitsui Fudosan Residential	620,000	638,400	-18,400
SPC合計	SPCs Total	161,610	186,970	-25,360
東京ドームグループ	Tokyo Dome Group	123,500	129,500	-6,000
台湾三井不動産グループ	Mitsui Fudosan Taiwan Group	73,633	52,958	+20,674
英国三井不動産グループ	Mitsui Fudosan UK Group	70,770	25,459	+45,311
三井不動産アジアグループ	Mitsui Fudosan Asia Group	65,379	103,848	-38,468
子会社貸付金	Loans to Subsidiaries	- 1,395,039	- 1,297,902	-97,136
その他・消去等	Other and Elimination	171,056	104,200	+66,855
合計	Total	4,048,531	3,667,234	+381,297
(うちノンリコース債務)	(Non-recourse Debt of Total)	676,851	549,749	+127,102

為替変動による増減を含む。当期の為替影響は+1,329億円

Includes changes due to exchange rate fluctuations. Foreign exchange impact for the period: +132.9 billion yen

*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

*1 New Investments includes increases in real property for sale gained through investments in subsidiaries

*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

*2 New Investments includes capital expenditure and increases in tangible and intangible fixed assets gained through investments in subsidiaries

為替/Exchange rate

当期 132.70円/ドル (2022年12月31日時点) 前期 115.02円/ドル (2021年12月31日時点)

当期 160.00円/ポンド (2022年12月31日時点) 前期 155.24円/ポンド (2021年12月31日時点)

¥132.70:US\$1 as of December 31, 2022, ¥115.02:US\$1 as of December 31, 2021;

¥160.00:£1 as of December 31, 2022, ¥155.24:£1 as of December 31, 2021

有形・無形固定資産 主な内訳/Tangible and Intangible Fixed Assets Main breakdown

三井不動産における「東京ミッドタウン八重洲」、SPCにおける「ららぽーと福岡」、

三井不動産アメリカグループにおける「50ハドソンヤード」への新規投資、および在外子会社における為替影響等。

New investments in “TOKYO MIDDTOWN YAESU” by Mitsui Fudosan, “LaLaport FUKUOKA” by SPC, and “50 Hudson Yards ” by Mitsui Fudosan America Group, as well as foreign exchange effects in overseas subsidiaries.

2023年3月期決算概要：連結BS概要
Summary of FY2022 Financial Results : Consolidated Balance Sheet Summary

賃貸等不動産
Rental Properties

単位：百万円/Unit : Millions of yen

		FY2022	FY2021	増減/Change
連結貸借対照表計上額	Amount on Consolidated Balance Sheet	3,433,199	3,106,548	+326,650
時価	Market Value	6,695,820	6,136,879	+558,941
差額	Change	3,262,621	3,030,331	+232,290

連結株主資本等変動計算書
Consolidated Statements of Changes in Net Assets

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 Other Total	純資産計 Total Net Assets
当期首残高	Current First Residual High	340,162	372,471	1,390,511	- 21,582	2,081,563	832,189	2,913,752
会計方針の変更による累積的影響額	Cumulative effect of a change in accounting policy			174		174		174
会計方針の変更を反映した当期首残高	Balance at beginning of current period reflecting change in accounting policy	340,162	372,471	1,390,685	- 21,582	2,081,737	832,189	2,913,926
譲渡制限付株式報酬	Restricted Stock Awards	389	389			779		779
配当金	Dividends			- 59,867		- 59,867		- 59,867
親会社株主に帰属する当期純利益	Profit (Loss) Attributable to Owners of Parent			196,998		196,998		196,998
土地再評価差額金取崩額	Reversal of revaluation reserve for land			- 57		- 57		- 57
自己株式の取得	Share Repurchase				- 45,010	- 45,010		- 45,010
自己株式の処分	Disposal of Treasury Stock		- 20		71	50		50
自己株式の消却	Cancellation of Treasury Stock		- 28,166		28,166	-		-
非支配株主との取引に係る親会社の持分変動	Changes in Parent Company's Interests in Transactions with Noncontrolling Shareholders		8			8		8
非支配株主との資本取引等	Capital Transactions with Noncontrolling Shareholders, etc.		- 6,265			- 6,265		- 6,265
利益剰余金から資本剰余金への振替	Transfer from Retained Earnings to Capital Surplus		28,187	- 28,187		-		-
株主資本項目以外の増減（純額）	Net Increase (Decrease) Other than Stockholders' Equity Items						30,656	30,656
当期増減	Increase (Decrease) for the Current Period	389	- 5,867	108,886	- 16,772	86,636	30,656	117,293
当期末残高	At the End of the Period Residual High	340,552	366,604	1,499,572	- 38,354	2,168,374	862,846	3,031,220

2023年3月期決算概要：セグメント情報

Summary of FY2022 Financial Results : SEGMENT INFORMATION

5 決算・企業情報等
Financial Results and
Corporate Information, etc.

■ FY2022

単位：百万円/Unit:Millions of Yen

		売上高/Revenue from Operations			セグメント利益 又は損失 (-) Segment Income (loss)	セグメント資産 Segment Assets	減価償却費 Depreciation	減損損失 Impairment Loss	有形無固定資産及び 無形固定資産の増加額 Increase in Tangible and Intangible Fixed Assets
		外部顧客への売上高 Outside Customers	セグメント間の 内部売上高又は振替高 Intersegment	計 Total					
賃貸	Leasing	754,306	22,981	777,288	149,153	4,388,360	80,620	-	346,264
分譲	Property Sales	640,662	138	640,800	145,711	2,452,649	571	-	462
マネジメント	Management	445,924	81,017	526,941	63,383	651,206	10,150	-	13,216
その他	Other	428,209	14,270	442,479	-4,239	716,085	28,995	-	21,740
連結消去及び全社費用	Elimination or Corporate	-	-118,407	-118,407	-48,603	633,094	4,961	-	4,908
連結財務諸表計上額	Consolidated	2,269,103	-	2,269,103	305,405	8,841,396	125,298	-	386,592

■ FY2021

単位：百万円/Unit:Millions of Yen

		売上高/Revenue from Operations			セグメント利益 又は損失 (-) Segment Income (loss)	セグメント資産 Segment Assets	減価償却費 Depreciation	減損損失 Impairment Loss	有形無固定資産及び 無形固定資産の増加額 Increase in Tangible and Intangible Fixed Assets
		外部顧客への売上高 Outside Customers	セグメント間の 内部売上高又は振替高 Intersegment	計 Total					
賃貸	Leasing	668,167	21,850	690,018	129,983	4,022,565	71,106	8,027	222,498
分譲	Property Sales	643,851	85	643,937	138,343	2,278,466	544	-	1,930
マネジメント	Management	429,350	77,531	506,882	57,205	644,599	10,821	541	9,697
その他	Other	359,499	13,930	373,430	-29,641	680,448	23,989	908	33,546
連結消去及び全社費用	Elimination or Corporate	-	-113,398	-113,398	-50,912	581,932	5,039	-	4,715
連結財務諸表計上額	Consolidated	2,100,870	-	2,100,870	244,978	8,208,012	111,500	9,477	272,389

2023年3月期決算概要：連結キャッシュ・フロー計算書

Summary of FY2022 Financial Results : Consolidated Statements of Cash Flows

単位：百万円/Unit : Millions of Yen

		FY2022	FY2021			FY2022	FY2021
税金等調整前当期純利益	Profit before income taxes	295,930	262,403	短期借入れによる収入	Proceeds from Short-Term Debt	1,845,997	1,598,897
減価償却費	Depreciation	125,298	111,500	短期借入金の返済による支出	Repayment of Short-Term Debt	-1,791,248	-1,583,384
減損損失	Impairment loss	-	9,477	長期借入れによる収入	Proceeds from Long-Term Debt	518,036	288,752
受取利息及び受取配当金	Interest and Dividend Income	-8,483	-7,408	長期借入金の返済による支出	Repayment of Long-Term Debt	-340,902	-318,271
支払利息	Interest Expenses	55,457	31,606	社債の発行による収入	Proceeds from Issuance of Bonds	118,840	42,602
持分法による投資損益（-は益）	(Gain) Loss on Equity-Method Investments	-7,325	-2,161	社債の償還による支出	Redemption of Bonds	-114,394	-101,035
段階取得に係る差損益（-は益）	(Gain) Loss on Step Acquisitions	2,171	-	配当金の支払額	Cash Dividends Paid	-59,853	-42,331
投資有価証券売却損益（-は益）	(Gain) Loss on Sales of Investment Securities	-44,077	-51,726	非支配株主からの払込みによる収入	Proceeds from Share Issuance to Non-Controlling Shareholders	8,359	7,871
投資有価証券評価損益（-は益）	Loss (gain) on valuation of investment securities	3,137	-	非支配株主への配当金の支払額	Dividends Paid to Non-Controlling Shareholders	-10,907	-3,509
固定資産売却益	Gain on sale of non-current assets	-	-6,885	非支配株主への払戻による支出	Repayment to Non-Controlling Shareholders	-1,741	-2
固定資産除却損	Loss on retirement of non-current assets	8,194	7,447	非支配株主との資本取引による支出	Payments for Capital Transactions with Non-controlling Shareholders	-6,265	-
新型コロナウイルス感染症による損失	Loss Related to COVID-19	-	4,223	ファイナンス・リース債務の返済による支出	Repayment of Finance Lease Obligations	-10,125	-4,994
売上債権及び契約資産の増減額（-は増加）	(Increase) Decrease in Trade Receivables and Contract Assets	-9,246	-13,692	自己株式の増減額（-は増加）	(Increase) Decrease in Treasury Stocks	-45,008	-30,012
仕入債務の増減額（-は減少）	Increase (Decrease) in Accounts Payable	8,474	8,367	連結の範囲の変更を伴わない子会社株式の取得による支出	Payments from Changes in Ownership Interests in Subsidiaries Not Resulting in Change in Scope of Consolidation	-	-18,288
販売用不動産の増減額（-は増加）	(Increase) Decrease in Real Property for Sale	-169	-26,383	連結の範囲の変更を伴わない子会社株式の売却による収入	Proceeds from Sales of Ownership Interests in Subsidiaries Not Resulting in Change in Scope of Consolidation	663	24,105
その他	Other, net	17,970	58,632	財務活動によるキャッシュ・フロー	Net Cash Provided by (used in) Financing Activities	111,448	-139,600
小計	Subtotal	447,335	385,401	現金及び現金同等物に係る換算差額	Effect of Exchange Rate Changes on Cash and Cash Equivalents	4,997	33,147
利息及び配当金の受取額	Cash Receipts of Interest and Dividend Income	14,234	10,468	現金及び現金同等物の増減額（-は減少）	Net Increase (Decrease) in Cash and Cash Equivalents	-7,880	-45,041
利息の支払額	Cash Payments of Interest Expense	-54,060	-31,441	現金及び現金同等物の期首残高	Cash and Cash Equivalents at Beginning of the Period	142,682	187,723
新型コロナウイルス感染症による損失の支払額	Loss Payments Related to COVID-19	-	-2,871	連結除外に伴う現金及び現金同等物の減少額	Decrease in Cash and Cash Equivalents Due to Exclusion from Consolidation	-2,490	-
法人税等の支払額又は還付額（-は支払）	Income Taxes Paid or Refunded (payment)	-109,800	-90,086	現金及び現金同等物の期末残高	Cash and Cash Equivalents at End of the Period	132,310	142,682
営業活動によるキャッシュ・フロー	Net Cash Provided by (Used in) Operating Activities	297,708	271,469				
有形及び無形固定資産の取得による支出	Purchase of Tangible and Intangible Fixed Assets	-362,744	-241,567				
有形及び無形固定資産の売却による収入	Proceeds from Sale of Tangible and Intangible Fixed Assets	12,242	57,158				
投資有価証券の取得による支出	Purchase of Investment Securities	-94,803	-64,112				
投資有価証券の売却による収入	Proceeds from Sale of Investment Securities	50,599	72,680				
敷金及び保証金の差入による支出	Payments for Lease and Guarantee Deposits	-17,763	-18,202				
敷金及び保証金の回収による収入	Proceeds from Collection of Lease and Guarantee Deposits	16,582	9,554				
預り敷金保証金の返還による支出	Repayment of Deposits from Tenants	-39,826	-38,365				
預り敷金保証金の受入による収入	Proceeds from Deposits from Tenants	51,781	46,002				
貸付けによる支出	Payment of Loan Receivable	-15,949	-18,474				
貸付金の回収による収入	Collection of Loan Receivable	17,954	17,969				
定期預金の預入による支出	Payments into Time Deposits	-1,354	-2,858				
定期預金の払戻による収入	Proceeds from Withdrawal of Time Deposits	3,140	1,277				
連結の範囲の変更を伴う子会社株式の取得による支出	Purchase of shares of subsidiaries resulting in change in scope of consolidation	-6,767	-				
その他	Other, net	-35,126	-31,118				
投資活動によるキャッシュ・フロー	Net Cash Provided by (Used in) Investing Activities	-422,034	-210,057				

2024年3月期決算概要：連結業績予想（2023年5月10日公表）
FY2023 : Consolidated Earnings Forecasts (Announced May 10, 2023)

単位：百万円/Unit : Millions of yen

		FY2023 予想/Forecast	FY2022 実績/Results	増減 Change
営業収益 Revenues from Operations		2,300,000	2,269,103	+30,896
賃貸	Leasing	780,000	755,238	+24,761
分譲	Property Sales	600,000	641,672	-41,672
マネジメント	Management	450,000	445,924	+4,075
施設営業	Facility Operations	180,000	144,577	+35,422
その他	Other	290,000	281,690	+8,309
賃貸	Leasing	162,000	149,795	+12,204
分譲	Property Sales	146,000	145,868	+131
マネジメント	Management	60,000	63,383	-3,383
施設営業	Facility Operations	14,000	- 3,690	+17,690
その他	Other	2,000	- 904	+2,904
全社費用・消去	Elimination or Corporate	- 54,000	- 49,047	-4,952
営業利益 Operating Income		330,000	305,405	+24,594
営業外損益	Non-operating Income/Expenses	- 85,000	- 40,046	-44,953
純金利負担	Interest Income/Expense, in Net	- 80,000	- 53,970	-26,029
その他	Other, in Net	- 5,000	13,923	-18,923
経常利益 Ordinary Income		245,000	265,358	-20,358
特別損益	Extraordinary Gains/Losses	65,000	30,572	+34,427
税前当期純利益		310,000	295,930	+14,069
法人税等	Income Taxes	- 96,000	- 92,556	-3,443
当期純利益		214,000	203,374	+10,625
非支配株主に帰属する 当期純利益	Profit Attributable to Non-Controlling Interests	- 4,000	- 6,375	+2,375
親会社株主に帰属する当期純利益 Profit Attributable to Owners of the Parent		210,000	196,998	+13,001

セグメント変更

2023年4月より下記の通りセグメント変更を行っています。
・従来の「賃貸」「分譲」「マネジメント」「その他」の4区分から「賃貸」「分譲」「マネジメント」「施設営業」「その他」の5区分へと変更。
・「その他」セグメントに含まれていた施設営業事業、東京ドーム事業を「施設営業」セグメントに集約。

業績予想

- 賃貸
当期竣工の「東京ミッドタウン八重洲」「50ハドソンヤード」「ららぽーと堺」の収益寄与や、商業施設の施設売上回復等による増収・増益を見込む。
- 分譲
国内住宅分譲における営業利益率向上および分譲戸数増、投資家向け分譲における継続的な資産入替によりセグメント全体では減収・増益を見込む。
- マネジメント
当期に引き続き個人向け仲介事業やリパーク（貸し駐車場事業）が堅調に推移する一方、グループ各社のDX関連費、人件費増等を織込み、増収・減益を見込む。
- 施設営業
ホテル・リゾートにおける国内外の旅行需要の取込みや、東京ドーム事業の集客および飲食・物販需要の回復等を織込み、セグメント全体では増収・増益および黒字回復を見込む。
- その他
新築請負事業の国内外の受注回復を織込み、セグメント全体として増収・増益および黒字回復を見込む。

株主還元

次期1株当たり配当金は当期から6円増加の年68円（中間34円、期末34円）を予定。

Change in Segments

Mitsui Fudosan has undertaken a change in its business segments effective from April 2023. Brief details are as follows.
The previous four “Leasing,” “Property Sales,” “Management,” and “Other” segments have been reclassified into the five “Leasing,” “Property Sales,” “Management,” “Facility Operations,” and “Other” segments.
The “Facility Operations” and “Tokyo Dome” categories included in the “Other” segment have been consolidated into the “Facility Operations” segment.

Earnings Forecast

- Leasing
Both revenue and earnings are projected to increase owing to a variety of factors including contributions from “TOKYO MIDDTOWN YAESU,” “50 Hudson Yards,” and “LaLaport SAKAI,” completed during the fiscal year under review, and the recovery in facility sales at retail facilities.
- Property Sales
Overall earnings are forecast to rise against a decline in revenue owing to an improvement in operating margins and increase in the number of units sold in the “Property Sales to Individuals (Domestic)” category and the ongoing replacement of assets in the “Property Sales to Investors” category.
- Management
Revenue is expected to increase and earnings decrease. In similar fashion to the fiscal year under review, this largely reflects continued firm trends in the brokerage for individuals and “Repark” (car park leasing) businesses and in contrast increases in DX-related and personnel expenses at each Group company.
- Facility Operations
Overall revenue and earnings are projected to increase and the segment to return to the black. This takes into account successful efforts to capture domestic and overseas travel demand in the hotel and resorts category and factors in the Group’s ability to attract customers in its TOKYO DOME business as well as a recovery in food, beverage, and merchandise demand.
- Other
Overall revenue and earnings are projected to increase and the segment to return to the black. This reflects a recovery in domestic and overseas orders in the New Construction under Consignment business.

Shareholder Returns

The annual dividend per share for the fiscal year ending March 31, 2024 is forecast to increase ¥68 compared with the fiscal year under review, to ¥6 (interim dividend per share of ¥34 and fiscal year end dividend per share of ¥34).

2024年3月期決算概要：連結業績予想（2023年5月10日公表）
FY2023 : Consolidated Earnings Forecasts (Announced May 10, 2023)

■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 Property Sales to Individuals (Domestic)		FY2023 予想/Forecast	FY2022 実績/Results	増減/Change
営業収益 Revenues from Operations	中高層分譲 Condominium Sales	310,000	270,530	+39,469
	戸建分譲 Detached Housing Sales	275,000	235,638	+39,361
	戸建分譲 Detached Housing Sales	35,000	34,892	+107
営業利益 Operating Income		50,000	39,368	+10,631
営業利益率 OP Margin		16.1%	14.6%	+1.5pt
投資家向け・海外住宅分譲等 Property Sales to Investors and Individuals (Overseas), etc.				
営業収益 Revenues from Operations		290,000	371,142	- 81,142
	営業利益 Operating Income	96,000	106,499	-10,499
合計 Total				
営業収益 Revenues from Operations		600,000	641,672	- 41,672
	営業利益 Operating Income	146,000	145,868	+131

■国内住宅分譲戸数

Property Sales to Individuals (Domestic Units)

(戸/Units)

		FY2023 予想/Forecast	FY2022 実績/Results	増減/Change
中高層	Condominiums	3,350	3,196	+154
戸建	Detached Housing	450	420	+30
合計	Total	3,800	3,616	+184

■有形・無形固定資産

Tangible and Intangible Fixed Assets

単位：百万円/Unit：Millions of yen

		FY2023 予想/Forecast	FY2022 実績/Results	増減/Change
新規投資	New Investments	260,000	386,592	-126,592
減価償却費	Depreciation	130,000	125,298	+4,701

■販売用不動産・前渡金

Real Property for Sale・Advances Paid for Purchases

		FY2023 予想/Forecast	FY2022 実績/Results	増減/Change
新規投資	New Investments	620,000	469,724	150,275
原価回収	Recovery of Costs	400,000	440,581	-40,581

■有利子負債

Interest-Bearing Debt

		FY2023 予想 期末残高 Forecast Balance at end of period	FY2022 実績 期末残高 Actual Balance at end of period	増減/Change
有利子負債	Interest-Bearing Debt	4,450,000	4,048,531	+401,468

Contingent Liabilities

In response to concerns regarding the faulty installation of foundation piles at a condominium complex located in Yokohama and sold by Mitsui Fudosan Residential Co., Ltd., a consolidated subsidiary of Mitsui Fudosan, the company received a report confirming that a portion of the piling used in construction failed to reach the necessary depth and required bearing layer from Sumitomo Mitsui Construction Co., Ltd., the building contractor, on April 11, 2016. Furthermore, Mitsui Fudosan Residential received a notice from the City of Yokohama that the subject condominium complex violated the Building Standards Law and a request that the company take all responsible measures to address and correct the situation in line with discussions with condominium owners on August 26, 2016.

In outlining its stance toward corrective measures including the reconstruction of the condominium complex impacted by faulty installation as well as compensation, Mitsui Fudosan Residential executed an agreement with the condominium association on May 8, 2016, confirming that the company would shoulder all expenses. Later, on September 19, 2016, the condominium association resolved that it would seek the complete reconstruction of the entire condominium complex in accordance with the Act on Building Unit Ownership, etc. This reconstruction was completed on February 25, 2021.

According to the report issued by Sumitomo Mitsui Construction, which noted that construction records had been diverted and modified in connection with the installation of foundation piles and that certain foundation piles failed to reach the necessary depth and required bearing layer, the condominium complex was deemed to be in violation of the Building Standards Law. As a result, and in accordance with the aforementioned agreement, Mitsui Fudosan Residential has decided to seek damages including reconstruction costs as well as expenses relating to the temporary housing of residents during the period of construction under such remedies as tort liability and warranties against defects from Sumitomo Mitsui Construction, as well as Hitachi High-Technologies Corporation and Asahi Kasei Construction Materials Corporation, who installed the foundation piles. On November 28, 2017, Mitsui Fudosan Residential filed a lawsuit against the above three companies for damages in accordance with this reimbursement policy. The amount claimed is approximately ¥50.5 billion as of the end of the fiscal year under review.

Meanwhile, the amount of expenses incurred provisionally paid by Mitsui Fudosan Residential up to the end of the fiscal year under review has been posted under current assets on the Company's consolidated balance sheet.

Depending on the flow of future events, any incidence of expenditure may impact the consolidated results of the Mitsui Fudosan Group. At this stage, however, the Company is unable to provide a reasonable estimate of any such impact.

Change in Accounting Policies

Application of the Accounting Standard for Fair Value Measurement

The Company has applied the Implementation Guidance on Accounting Standard for Fair Value Measurement (ASBJ Guidance No. 31 issued on June 17, 2021) effective from the start of the fiscal year under review and has decided to apply the new accounting policy set forth by the Implementation Guidance on Accounting Standard for Fair Value Measurement into the future in accordance with the transitional procedures stipulated in paragraph 27-2 of the Implementation Guidance on Accounting Standard for Fair Value Measurement. Meanwhile, the impact of this change on the consolidated finance statements under review is immaterial.

Application of Accounting Standards Codification (ASC) No. 842, "Leases," issued by the US Financial Accounting Standards Board (FASB)

Certain overseas subsidiaries that adopt generally accepted accounting principles in the U.S. (US GAAP) have applied ASC No. 842, "Leases," effective from the consolidated fiscal year under review. In accordance with the application of the standard, the Company has in principle decided to record leasing transactions of the lessee of these subsidiaries, for all leases in assets and liabilities in the consolidated balance sheet. In applying the standard, these subsidiaries have adopted a method that recognizes the cumulative effect on the date of initial application, which is permitted as a transitional treatment. The effect of this change on consolidated financial statements is immaterial.

当社企業データ：財務データ（過去11年）
Company Data : FinancialData (Last 11 Years)

決算・企業情報等
Financial Results and
Corporate Information, etc.

			百万円/Millions of yen										
年度/FY			2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
経営成績 Business Results	営業収益	Revenue from Operations	1,445,644	1,515,252	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
	営業利益	Operating Income	148,184	172,567	186,074	202,482	232,698	245,902	262,147	280,617	203,770	244,978	305,405
	経常利益	Ordinary Income	123,066	144,587	163,373	182,521	219,607	240,341	254,106	258,510	168,865	224,940	265,358
	親会社株主に帰属する当期純利益	Profit Attributable to Owners of Parent	59,451	76,843	100,185	117,722	131,815	155,874	168,661	183,972	129,576	176,986	196,998
財務状態 Financial Situation	総資産	Total Assets	4,390,074	4,548,822	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
	販売用不動産 ^{*1}	Real Property for Sale ^{*1}	915,222	961,449	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
	有形・無形固定資産	Tangible and Intangible Fixed Assets	2,503,977	2,526,139	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
	資本的支出	Capital Expenditure	72,355	148,255	273,487	207,172	173,745	440,752	390,514	379,279	565,266	272,389	386,592
	減価償却費	Depreciation	59,022	56,030	61,242	67,460	71,357	70,167	79,034	91,434	98,196	111,500	125,298
	有利子負債 ^{*2}	Interest-Bearing Debt ^{*2}	2,120,225	2,040,071	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
	自己資本	Shareholders' Equity	1,181,174	1,274,355	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
キャッシュ・フロー Cash Flow	営業活動によるキャッシュ・フロー	Cash Flows from Operating Activities	99,684	189,903	30,343	32,154	227,432	30,143	216,709	87,094	187,862	271,469	297,708
	投資活動によるキャッシュ・フロー	Cash Flows from Investing Activities	-71,132	-44,056	-261,640	-239,719	-201,583	-365,464	-388,895	-532,806	-131,035	-210,057	-422,034
	財務活動によるキャッシュ・フロー	Cash Flows from Financing Activities	-7,944	-123,713	221,508	201,110	15,071	289,150	231,238	467,751	-66,565	-139,600	111,448
	現金及び現金同等物の期末残高	Balance for Cash and Cash Equivalents	101,588	127,337	118,960	109,966	148,546	100,708	157,682	179,472	187,723	142,682	132,310
1株当たり指標 Index per Share	EPS(1株当たり純利益)(円)	EPS (Earnings Per Share) (Yen)	67.6	87.5	103.8	119.1	133.4	157.7	171.3	188.3	134.4	184.4	207.9
	BPS(1株当たり純資産)(円)	BPS (Book-value Per Share) (Yen)	1,344.9	1,451.1	1,894.3	1,945.4	2,008.4	2,231.1	2,384.8	2,480.3	2,656.4	2,942.1	3,107.4
	配当金(円)	Cash Dividends (Yen)	22.00	22.00	25.00	30.00	34.00	40.00	44.00	44.00	44.00	55.00	62.0
	発行済株式数(千株)	Number of Shares Issued (Thousands of Shares)	881,424	881,424	991,424	991,424	991,424	991,424	991,424	979,250	965,281	959,474	948,451
財務指標 Financial Indexes	ROA(%) ^{*3}	ROA(%) ^{*3}	3.66	4.07	4.10	4.14	4.59	4.58	4.44	4.18	2.84	3.31	3.86
	ROE(%) ^{*4}	ROE(%) ^{*4}	5.27	6.26	6.37	6.20	6.75	7.44	7.42	7.74	5.22	6.61	6.92
	D/Eレシオ(倍) ^{*5}	D/E Ratio (Times) ^{*5}	1.80	1.60	1.06	1.16	1.15	1.18	1.24	1.45	1.42	1.31	1.40
	自己資本比率(%)	Equity Ratio (%)	26.9	28.0	36.9	35.8	35.7	35.1	34.4	32.6	33.0	34.1	32.8
	総還元性向(%)	Total Shareholder Return Ratio (%)	32.5	25.1	24.1	25.2	25.5	35.0	35.1	36.9	44.2	46.6	44.9

*1 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/Real property for sale = Real property for sale + real property for sale in progress + land for development + advances paid for purchases

*2 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/Interest-bearing debt = Short-term debt + non-recourse short-term debt
+ commercial paper + bonds redeemable within one year + non-recourse bonds redeemable within one year + corporate bonds + non-recourse bonds + long-term debt + non-recourse long-term debt

*3 ROA＝(営業利益＋営業外収益)/総資産期首期末平均残高/ROA＝(Operating income + non-operating income)/average total assets over the period

*4 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/ROE＝Profit attributable to owners of parent /average shareholders’ equity over the period

*5 D/ELシオ＝有利子負債/自己資本/Debt Equity ratio＝Interest-bearing debt/shareholders’ equity