

Consolidated Balance Sheet

As of March 31, 2021

MORI TRUST CO., LTD.

(¥ millions)

Account title	Amount	Account title	Amount
(Assets)		(Liabilities)	
Current assets	372,126	Current liabilities	128,377
Cash and deposits	59,704	Notes and accounts payable-trade	16,267
Notes and accounts receivable-trade	17,726	Short-term loans payable	58,925
Short-term investment securities	6,361	Current portion of long-term loans payable	12,714
Real estate for sale	208,783	Accounts payable-other	12,029
Real estate for sale in process	58,389	Income taxes payable	15,893
Real estate for development	618	Accrued expenses	953
Other inventories	2,046	Advances received	8,916
Other	18,514	Deposits received	1,344
Allowance for doubtful accounts	(18)	Provision for bonuses	791
		Other	540
Noncurrent assets	779,288	Noncurrent liabilities	543,434
Property, plant and equipment	726,782	Long-term loans payable	403,832
Buildings and structures, net	229,618	Long-term lease deposited	65,395
Machinery, equipment and vehicles, net	6,685	Long-term guarantee deposited	48,643
Tools, furniture and fixtures, net	3,308	Long-term deposits received	435
Land	467,327	Deferred tax liabilities	15,125
Construction in progress	17,243	Net defined benefit liability	2,416
Other	2,598	Asset Retirement Obligation	5,320
Intangible assets	8,337	Other	2,264
Leasehold right	3,378		
Goodwill	211	Total liabilities	671,811
Other	4,747		
Investments and other assets	44,168	(Net assets)	
Investment securities	26,690	Shareholders' equity	460,725
Long-term loans receivable	34	Capital stock	30,000
Deferred tax assets	874	Capital surplus	10,028
Net Defined Benefit Asset	824	Retained earnings	420,697
Guarantee deposits	6,366	Valuation and translation adjustments	(8,298)
Other	9,398	Valuation difference on available-for-sale securities	1,081
Allowance for doubtful accounts	(18)	Deferred hedge gains and losses	(1)
		Foreign currency translation adjustment	(9,582)
		Remeasurements of defined benefit plans	204
		Non-controlling interests	27,176
		Total net assets	479,603
Total assets	1,151,415	Total liabilities and net assets	1,151,415

Note: Figures less than one million yen are rounded down.

Consolidated Statements of Income

From April 1, 2020
To March 31, 2021

MORI TRUST CO., LTD.

(¥ millions)

Account title	Amount	
Operating revenue		251,450
Operating cost		174,515
Operating gross profit		76,935
Selling, general and administrative expenses		18,714
Operating Income		58,221
Non-operating income		
Interest and dividends income	148	
Gain on sales of securities	264	
Gain on investments in partnership etc.	1,501	
Subsidies for employment adjustment	1,567	
Other	1,335	4,816
Non-operating expenses		
Interest expenses	2,755	
Other	388	3,144
Ordinary Income		59,894
Extraordinary income		
Subsidy income	499	
Other	37	537
Extraordinary losses		
Loss on valuation of investment securities	1,570	
Loss from COVID-19 infections	1,354	
Other	354	3,279
Income before income taxes and minority interests		57,152
Income taxes-current		22,953
Income taxes-deferred		(3,401)
Net income		37,601
Net income attributable to non-controlling interests		2,107
Net income attributable to parent company's shareholders		35,493

Note: Figures less than one million yen are rounded down.