

Consolidated Balance Sheet

As of March 31, 2020

MORI TRUST CO., LTD.

(¥ millions)

Account title	Amount	Account title	Amount
(Assets)		(Liabilities)	
Current assets	391,887	Current liabilities	170,455
Cash and deposits	55,186	Notes and accounts payable-trade	18,526
Notes and accounts receivable-trade	14,478	Short-term loans payable	23,619
Short-term investment securities	2,451	Current portion of long-term loans payable	15,714
Real estate for sale	238,970	Accounts payable-other	81,882
Real estate for sale in process	48,821	Income taxes payable	14,775
Real estate for development	618	Accrued expenses	964
Other inventories	2,176	Advances received	11,266
Other	29,205	Deposits received	2,394
Allowance for doubtful accounts	(22)	Provision for bonuses	886
		Other	424
Noncurrent assets	779,478	Noncurrent liabilities	534,707
Property, plant and equipment	728,631	Long-term loans payable	422,570
Buildings and structures, net	245,219	Long-term lease deposited	62,870
Machinery, equipment and vehicles, net	6,664	Long-term guarantee deposited	49,451
Tools, furniture and fixtures, net	2,091	Long-term deposits received	423
Land	468,036	Deferred tax liabilities	18,385
Construction in progress	4,958	Net defined benefit liability	2,453
Other	1,661	Asset Retirement Obligation	5,744
Intangible assets	9,094	Other	684
Leasehold right	3,378		
Goodwill	112	Total liabilities	705,163
Other	5,603		
Investments and other assets	41,752	(Net assets)	
Investment securities	26,712	Shareholders' equity	443,959
Long-term loans receivable	42	Capital stock	30,000
Deferred tax assets	950	Capital surplus	9,755
Net Defined Benefit Asset	852	Retained earnings	404,203
Guarantee deposits	6,506	Valuation and translation adjustment	(3,416)
Other	6,707	Valuation difference on available-for-sale securities	272
Allowance for doubtful accounts	(18)	Deferred hedge gains and losses	(1)
		Foreign currency translation adjustment	(3,946)
		Remeasurements of defined benefit plans	259
		Non-controlling interests	25,659
		Total net assets	466,202
Total assets	1,171,365	Total liabilities and net assets	1,171,365

Note: Figures less than one million yen are rounded down

Consolidated Statements of Income

From April 1, 2019
To March 31, 2020

MORI TRUST CO., LTD.

(¥ millions)

Account title	Amount	
Operating revenue		233,638
Operating cost		156,914
Operating gross profit		76,724
Selling, general and administrative expenses		17,932
Operating Income		58,791
Non-operating income		
Interest and dividends income	512	
Gain on sales of securities	2,273	
Gain on investments in partnership etc.	1,327	
Equity in earnings of affiliates	241	
Other	1,473	5,828
Non-operating expenses		
Interest expenses	2,938	
Loss on valuation of securities	1,065	
Other	428	4,431
Ordinary Income		60,188
Extraordinary income		
Gain on sales of noncurrent assets	125	
Gain on sales of investment securities	2,615	
Other	81	2,822
Extraordinary losses		
Loss on retirement of noncurrent assets	134	
Loss on valuation of investment securities	176	
Other	5	316
Income before income taxes and minority interests		62,695
Income taxes-current		20,357
Income taxes-deferred		(640)
Net income		42,978
Net income attributable to non-controlling interests		2,620
Net income attributable to parent company's shareholders		40,357

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