



May 16, 2013

MORI TRUST CO., LTD.

Toranomon 2-chome Tower, 2-3-17
 Toranomon Minato-ku, Tokyo,
 105-0001 JAPAN
 TEL: +81-3-5511-2255
 FAX: +81-3-5511-2259

PRESS RELEASE

Financial Report for the Fiscal Year Ended March 2013

Mori Trust Group recently announced its consolidated business performance for the year ended March 31, 2013(FY 2013).

The Group consists of 22 consolidated companies, including MORI TRUST CO., LTD., MORI TRUST BUILDING MANAGEMENT CO., LTD., and MORI TRUST HOTELS & RESORTS CO., LTD., and two equity-method affiliates.

[Mori Trust Group Consolidated Financial Report] (April 1, 2012 – March 31, 2013)

(Figures in millions of yen; figures less than one million yen are rounded down.)

		FY2012	FY2013	FY2014 (Projection)
1	Operating revenue	95,574	92,080	120,000
	Leasing	56,324	58,045	62,000
	Hotel	17,928	19,563	20,000
	Real estate sales	4,827	1,882	28,000
	Other (Subsidiaries' construction subcontracting, etc.)	16,493	12,589	10,000
2	Operating income	20,017	25,265	27,000
3	Ordinary income	22,450	24,920	30,000
4	Net income	16,118	19,256	16,000

Summary of Results

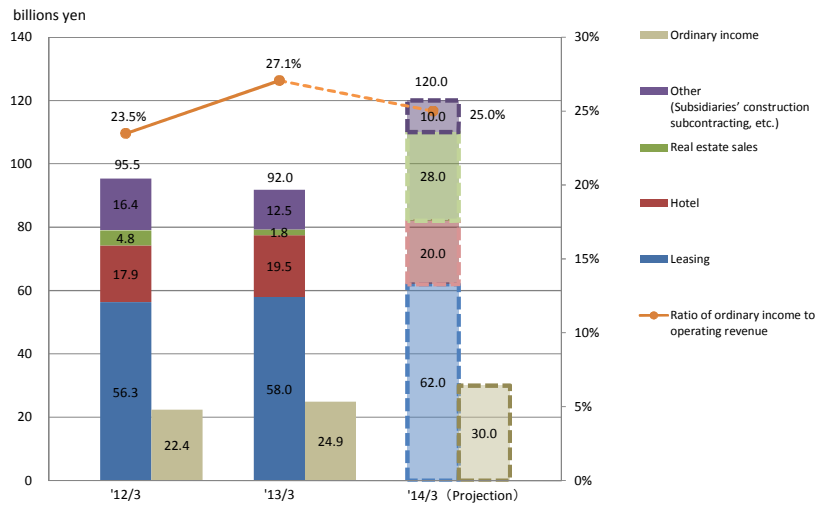
○ In the fiscal year ended March 31, 2013, operating revenue totalled 92.0 billion yen. Despite strong performances in the core leasing and hotel businesses, revenues declined in real estate sales and other businesses such as subsidiaries' construction subcontracting, resulting in a year-on-year decline in overall operating revenue. However, progress in improving operational efficiency and strengthening the company's financial base resulted in increased income at all levels, including operating income of 25.2 billion yen (up 26.2% year-on-year), ordinary income of 24.9 billion yen (up 11.0%), and net income of 19.2 billion yen (up 19.5%).

Revenue and income are both projected to increase in the fiscal year ending March 31, 2014, with operating revenue forecast at 120.0 billion yen and ordinary income at 30.0 billion yen.

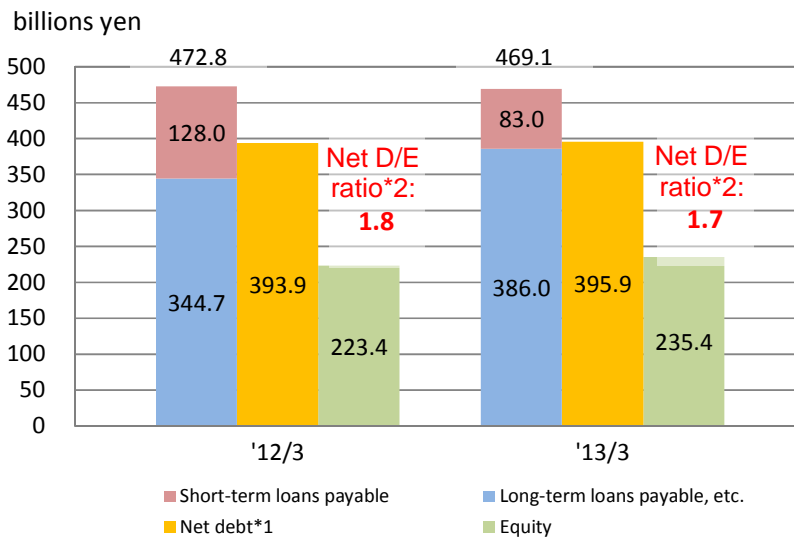
Overview of FY 2013 business performance

- Leasing business accounted for 58.0 billion yen of operating revenue. The start of operations at Kyobashi OM Building and improved occupancy rates at existing buildings were key contributors to a year-on-year increase in revenue.
- Hotel business revenue increased to 19.5 billion yen. A recovery in demand from domestic and international tourists resulted in higher occupancy rates and sales for hotels operated by Mori Trust Hotels & Resorts Co., Ltd., as well as for the Group as a whole.
- Real estate sales business posted 1.8 billion yen in revenue, primarily as a result of condominium sales in the Tokyo and Sendai areas.
- Revenue from other business was 12.5 billion yen, reflecting lower revenue from subsidiaries' construction subcontracting due to continued high occupancy in existing office buildings.
- Ordinary income increased to 24.9 billion yen (up 11.0% year-on-year). This was largely driven by higher operating income of 25.2 billion yen resulting from successful efforts to institute improvements in business efficiency and other areas, combined with a reduction in interest expenses.
- Net income increased to 19.2 billion yen (up 19.5%), primarily due to the negative goodwill resulting from Nihon Eslead Corporation's conversion from an equity-method affiliate to a consolidated subsidiary.
- The financial position for Mori Trust Group as of March 31, 2013 comprised consolidated total assets of 869.1 billion yen and net assets of 251.4 billion yen. The equity ratio after exclusion of minority interests showed a steady increase to 27.1%, and the net D/E ratio was 1.7.

Ordinary income / Operating revenue (Mori Trust consolidated results)



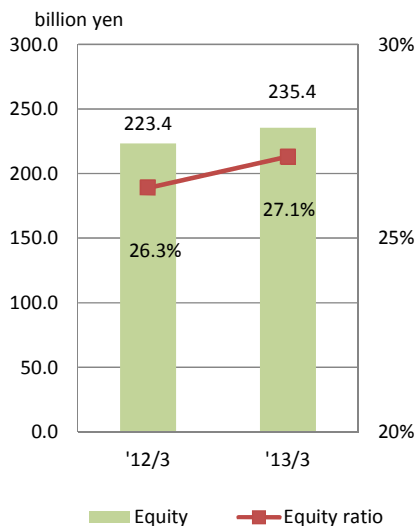
Net debt (Mori Trust consolidated results)



*1 Net debt = Debt - (Cash and deposits + Cash equivalents)

*2 Net D/E ratio = Net debt / Equity

Equity ratio (Mori Trust consolidated results)



Business Performance Projections for FY 2014

- Leasing business revenue is projected to rise to 62.0 billion yen in the fiscal year ending March 31, 2014, reflecting the fact that high occupancy rates in existing office buildings are expected to continue. Hotel business revenue is forecast to increase to 20.0 billion yen, factoring in new developments such as the planned rebranding of Hotel Laforet Tokyo as Tokyo Marriott Hotel, along with higher occupancy rates and sales due to growing demand from domestic and international tourists. Revenue from real estate sales business is projected to rise to 28.0 billion yen, as condominium sales by new subsidiary Nihon Eslead Corporation will be included from the fiscal year ending March 31, 2014. Revenue from other business including subsidiaries' construction subcontracting is forecast at 10.0 billion yen.

Operating revenue is expected to be 120.0 billion yen, based on higher sales in the three businesses of leasing, hotels, and real estate sales.

Steady growth in income is also forecast, with operating income expected to rise to 27.0 billion yen, and ordinary income to 30.0 billion yen.

Projections contained in this document have been made on the basis of information available when it was released. Due to various unforeseeable factors, actual performance may differ from such projections.

■ Investment and Rental Properties

The consolidated balance sheet amount and fair value of investment and rental properties owned by Mori Trust Group are set out below.

Consolidated balance sheet amount: 527.8 billion yen

Fair value: 1,000.9 billion yen

Unrealized profit: 473.0 billion yen

FY 2013 Key Business Topics

Real Estate Business

◇ Projects in Tokyo's Kyobashi Area

• **Kyobashi Trust Tower under Construction**

Mori Trust Group is currently in the process of constructing Kyobashi Trust Tower, a large complex comprising offices, a hotel, and stores. This disaster-resistant, environmentally friendly development is due for completion at the end of February 2014. The complex is designed to cater not only to weekday office workers, but also to weekend and holiday hotel guests, with the aim of attracting a new influx of people to the Kyobashi area.

Features of Kyobashi Trust Tower

- A large complex providing amenities including high-spec office spaces, an approximately 150-room hotel focused on providing accommodation combined with relaxing, hospitable service, and two restaurants with terraces facing onto Chuo-dori Street.
- Excellent accessibility by public transport: 1-minute walk from Kyobashi Station on the Tokyo Metro Ginza Line; and 4-minute walk from JR Tokyo Station.
- In addition to offering approximately 1.5 times the earthquake resistance of most high-rise buildings, the complex is equipped with disaster resistance capabilities, including emergency generators that can supply up to around 80% of regular power demand and thus enable continuation of business for around one week throughout the building including tenant spaces in the event of power cuts.
- Environmental performance garnering the highest AAA rating in Tokyo Metropolitan Government's Energy Performance Certification Program.



Name	KYOBASHI TRUST TOWER
Address (parcel number)	1-8 Kyobashi 2-chome, Chuo-ku, Tokyo
Site area	4,403.86 m ²
Total floor area	Approx. 52,000m ²
Number of floors	21 stories above ground, 3 stories below ground
Primary use	Office (5-21F), Hotel (2-4F), Shop (1F), Parking (B1F-B3F)
Start of construction	November 2011
Building completion(schedule)	The end of February 2014

• **Kyobashi OM Building Completed**

Kyobashi OM Building, which boasts the industry’s highest levels of disaster resistance and environmental performance, was completed with full occupancy on September 28, 2012.

Features of Kyobashi OM Building

- Incorporates the latest systems for saving, generating, and storing energy.*
 * Saving: Use of LED lighting in all areas, etc.; Generating: Wall-mounted solar panels, etc.; Storing: Use of storage cells, etc.
- Currently implementing a project subsidized by Japan’s Ministry of the Environment to test a “minimum bCP (building Continuity Plan).”
 * A plan for responding to power blackouts in central Tokyo, where office buildings are concentrated, using the minimum amount of energy necessary to maintain safety.
- The building’s earthquake resistance will enable it to continue functioning even after an earthquake measuring upper-6 on the 7-point Japanese scale. It is also built for post-disaster response with emergency generators that can supply power to tenants for up to 48 hours and an emergency well to supply water after an earthquake.



Name	KYOBASHI OM BUILDING
Address	19-8 Kyobashi 1-chome, Chuo-ku, Tokyo
Site area	1,347.20 m ²
Total floor area	9,638.88 m ²
Number of floors	8 stories above ground, 1 story below ground
Primary use	Office (2-8F), Shop (1F), Parking(1F-B1F)
Start of construction	August 2011
Building completion	September 2012

◇ **Project in Tokyo’s Toranomon Area**

• **MORI TRUST GARDEN TORA4 Opened**

On April 24, 2013, Mori Trust Group opened MORI TRUST GARDEN TORA4 on a site covering some 10,000 m² in Tokyo’s Toranomon district. The outdoor park incorporates six experience-based attractions (a man-shaped herb-garden, a beer garden, a café, a futsal court, vegetable plots for rent, and a mobile cinema).

About MORI TRSUT GARDEN TORA4

- An outdoor commercial complex open for a limited period (April 24, 2013 to January 2014, on present planning), as a temporary use of the site earmarked for the Toranomon 4-chome Project (tentative name), prior to the project’s commencement.
- The complex, based on the concept of a community garden, will host events during the above period enabling visitors to experience new ways of enjoying Toranomon and discovering the unexpected. In so doing, it will play a community-building role and showcase alternative lifestyles.

- The plan is to take advantage of the international character of the Toranomom area and use the information and experience gained from this project when developing future mixed-use facilities after the temporary use of this particular site is over.



Name	MORI TRUST GARDEN TORA4
Address (parcel number)	1-1 Toranomom 4-chome, Minato-ku, Tokyo
Site area	Approx. 10,000m ²
Basic design	akihisa hirata architecture office
Attractions	HERBMAN PROJECT in TORANOMON KIRIN ICHIBAN GARDEN PR cafe mobcast FUTSAL STADIUM supported by SFIDA mori tora farm Garden Theater in TORANOMON 4-chome
Open	April 24, 2013

◇ Project in Tokyo's Marunouchi Area

• Marunouchi Trust City Awarded Highest “Platinum” Level of DBJ Green Building Certification

In April 2012, Marunouchi Trust City, a complex Mori Trust developed next to Tokyo Station consisting of Marunouchi Trust Tower Main and Marunouchi Trust Tower North, was awarded the highest “platinum” level of DBJ Green Building Certification* in recognition of the top-class environmental and social awareness exercised in its operation.

*Based on a comprehensive evaluation system that includes consideration of social needs in addition to environmental performance, the Development Bank of Japan Inc. identifies and certifies Green Buildings, which are essential in today's real estate market. The DBJ grants certification at four levels: platinum, gold, silver, and bronze.



Area name	MARUNOUCHI TRUST CITY	
Name	Marunouchi Trust Tower Main	Marunouchi Trust Tower North
Address	8-3 Marunouchi 1-chome, Chiyoda-ku, Tokyo	8-1 Marunouchi 1-chome, Chiyoda-ku, Tokyo
Site area	12,026.77 m ²	
Total floor area	180,574.94 m ²	
Number of floors	37 stories above ground, 4 stories below ground	19 stories above ground, 3 stories below ground
Primary use	office (2-26F) hotel (B 1F, 1F, 27-37F) retail (2F)	office (3-19F) retail (1-2F) tourist information center (1F)
Building completion	November 2008	September 2003

◇ **Project in Miyagi's Sendai Area**

▪ **Area Revitalization Initiatives at Sendai Trust City**

Since its grand opening in August 2010, Sendai Trust City has engaged in area revitalization initiatives aimed at bringing new dynamism to the complex and increasing the value of the city.

In FY 2013, as in the previous year, Sendai Trust City implemented a number of projects, including the Miyagi Mirai Project to assist children orphaned by the Great East Japan Earthquake and the Sendai Trust City Second Anniversary Project.

Sendai Trust City is also supporting the city of Sendai as it strives to establish itself as a cosmopolitan city, by attracting international conferences to the Westin Sendai, as well as hosting other events with an international flavor, such as the Tohoku-Thailand Festival and a chance to meet Finland's Santa Claus.

Examples of Sendai Trust City's FY 2013 Area Outreach Initiatives



Miyagi Mirai Project

Involved raising funds to support the future of children orphaned by the earthquake, as well as displaying a monument made of paper cranes representing the good wishes of donors.



Second Anniversary Project

A variety of events and initiatives took place to commemorate the second anniversary of Sendai Trust City's opening.



Tohoku-Thailand Festival

To support the Mutual Cooperation Agreement for Tourism between the city of Sendai and Thailand, Sendai Trust City held a festival offering visitors an opportunity to eat Thai food, along with other specialties, such as foods direct from producers in the Tohoku region, and Zaoseigyu, a new brand of beef produced in the town of Zao in Miyagi Prefecture.



Christmas Event

In addition to installing winter illuminations, Sendai Trust City organized an event enabling Sendai's children to meet a real Santa Claus all the way from Finland.

◇ **Project in Osaka Area**

• **Osaka Branch Opens**

In the aim of strengthening its business capabilities in the Kansai region, Mori Trust opened an Osaka Branch in April 2012. The branch will also build stronger ties with Mori Trust Group companies in the Kansai region.

Hotel and Resort Business

Mori Trust Group’s hotel business has developed in three stages. The first stage entailed establishment of MORI TRUST HOTELS & RESORTS CO., LTD., Ltd. and the launch of Laforet Club; the second stage brought partnerships with long-established Japanese hotels, such as Mampei Hotel and the RIHGA Royal Hotel Group; and the third stage saw the opening of new international brand hotels, such as Conrad Tokyo, Shangri-La Hotel, Tokyo, and the Westin Sendai. Now the Group is combining the know-how acquired during those three stages to take on a range of strategic challenges in the fourth stage.

◇ **40th Anniversary of Mori Kanko Trust—**

Company Name Changed to Mori Trust Hotels & Resorts



In February 2013, MORI KANKO TRUST CO., LTD., the company central to Mori Trust Group’s hotel business, celebrated the 40th anniversary of its founding and changed its name to MORI TRUST HOTELS & RESORTS CO., LTD.

The company will continue to leverage the collective strengths of Mori Trust Group to pursue “facility renovation” involving refurbishment of existing facilities and opening of new hotels, as well as “soft innovation” offering packages and activities that draw on a thorough understanding of our customers’ needs to remain one step ahead of changing trends over time.

◇ **TOKYO · Shinagawa**

Decision Made to Rebrand Hotel Laforet Tokyo as Tokyo Marriott Hotel

On February 7, 2013, Mori Trust Group signed an agreement with MARRIOTT INTERNATIONAL INC. to rebrand its Gotenyama Garden Hotel Laforet Tokyo, located in Tokyo’s Shinagawa Ward, as Tokyo Marriott Hotel.

Shinagawa is one of Tokyo’s key transportation hubs, and as such it needs to offer more of the functions expected of a cosmopolitan urban center. The hotel, scheduled to reopen in December 2013, is intended to contribute to the Shinagawa area in the run-up to the opening of the new Chuo Shinkansen using the maglev system.



※image



Hotel Name	TOKYO MARRIOTT HOTEL
Address	Kitashinagawa Shinagawa-ku, Tokyo
Guest room	Approx. 250 rooms
Starting date (schedule)	December 2013

◇ TOKYO · Kyobashi

Kyobashi Trust Tower Hotel Project

Mori Trust Group is planning to open an approximately 150-room hotel focused on providing accommodation in Kyobashi Trust Tower, which is due for completion at the end of February 2014. The design concept calls for a high-class setting that offers innovative design teamed with an air of hospitality, and the hotel can be used for a wide variety of purposes, from business use during the week to weekend and holiday leisure use.



※image

Hotel Name	To be determined
Address	Kyobashi Chuo-ku, Tokyo (KYOBASHI TRUST TOWER 2-4F)
Guest room	Approx. 150 rooms
Starting date (schedule)	2014

◇ Shuzenji · Ito · Gora

Renovation at Laforet Hotels & Resorts Facilities

On 1 August, 2012, Mori Trust Group opened the Sanshisuimei cottage as part of its renovation of the Laforet Shuzenji. The cottage features open air hot-spring baths, and all its guest rooms afford panoramic views of majestic Mount Fuji.

The following refurbishment and renovation projects have been planned for Laforet Hotels & Resorts hotels during 2012 and 2013.

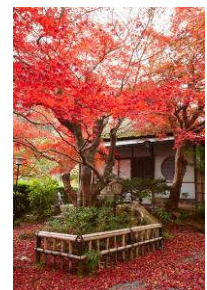


Laforet Shuzenji	Address : 1529 Oodaira, Izu-shi, Shizuoka
	August 1, 2012 : Opening of Sanshisuimei cottage
	Summer, 2013(schedule) : Renovation of barbecue garden
Laforet Ito	Address : 3-1Shishido 2-chome, Ito-shi, Shizuoka
	Summer, 2013(schedule) : Major refurbishment of lobby and hot-spring baths
Laforet Gora	Address : 1320 Gora, Hakonemachi, Ashigarashimogun, Kanagawa
	During the FY 2014(schedule) : Full refurbishment

◇ KYOTO · Arashiyama

Kyoto Arashiyama Project (tentative name)

In December 2011, MORI TRUST CO., LTD. acquired the former site of the Hotel Rantei in Kyoto's Arashiyama district. The site offers an ideal location, facing directly onto the Katsura River with a view of nearby Mount Arashiyama. Mori Trust is currently working on the Kyoto Arashiyama Project (tentative name) to build a new luxury hotel at the site.



※image

Construction is progressing, with the hotel due to open for business during FY 2015. Through this project, Mori Trust plans to contribute to further development of the Arashiyama district. One approach will be to draw in overseas tourists using Mori Trust Group's unique international network, while taking care to maintain the prestige and traditions of this district, which already boasts a long history as a tourist destination.

◇ **OSAKA · Nakanoshima**

New Capital and Business Alliance with Royal Hotel and Nakanoshima West District Redevelopment Project

In September 2011, MORI TRUST CO., LTD. revised the terms of its alliance with THE ROYAL HOTEL, LIMITED, inaugurating a new capital and business alliance. Since then, the two companies have been forging a new collaborative relationship as they strive to expand and develop the Royal Hotel brand, a top hotel brand boasting a long history in Japan's Kansai region.

Meanwhile, Mori Trust and Royal Hotel are also continuing to discuss, and examine options for, the Nakanoshima West District Redevelopment Project, to include future rebuilding of the RIHGA Royal Hotel Osaka.

Investment Business

◇ **Residence**

NIHON ESLEAD CORPORATION (TSE, OSE 1st Section; Code 8877) Becomes Consolidated Subsidiary

In March 2013, MORI TRUST CO., LTD. acquired common stock of NIHON ESLEAD CORPORATION by means of a tender offer, taking a 53.6% holding in Nihon Eslead, and making it into a consolidated subsidiary. Prior to the acquisition, Mori Trust had a 32.3% holding in Nihon Eslead, its equity method affiliate and capital and business alliance partner. By making Nihon Eslead into a consolidated subsidiary, Mori Trust aims to enhance the corporate value of both enterprises.

◇ **Residence**

URBAN LIFE Co., Ltd. (OSE 2nd Section; Code 8851) Private Placement Underwritten and Debts Partially Waived

On December 26, 2012, MORI TRUST CO., LTD. took action to support restructuring by consolidated subsidiary URBAN LIFE Co., Ltd., underwriting Urban Life's private placement of new shares of stock and waiving a portion of its debts.

Disaster Preparedness Initiatives and Support for Tohoku

Ever since the Great East Japan Earthquake, Mori Trust Group has maintained ongoing contributions to tourism, economic revitalization, and recovery in the Tohoku region as a whole. To that end, it is implementing initiatives to support recovery in the areas affected by the disaster and working to bolster disaster preparedness.

◇ **TOKYO · Minato-ku**

Disaster Drills for Kamiyacho Area in Collaboration with Swedish Embassy

The Great East Japan Earthquake spurred a greater need not only for disaster preparedness measures focused on improving BCPs (business continuity plans), but also for measures that can ensure DCPs (district continuity plans) are in place covering wider geographical areas. On March 11, 2013, Mori Trust Group conducted drills based in Shiroyama Trust Tower, one of its flagship buildings, in collaboration with the nearby Swedish Embassy. The drills were held to practice sharing information in the event of a disaster with a view to bolstering the DCP for the Kamiyacho area, where the Group operates.



Mori Trust Group will continue these efforts, forging links with neighboring businesses in its operating localities to improve the localities' disaster preparedness, thereby helping to boost Tokyo's international competitiveness.

◇ **FUKUSHIMA · Shirakawa**

Start of Mega Solar Project in Shirakawa, Fukushima Prefecture

In June 2012, MORI TRUST CO., LTD. made a decision to enter the mega solar business with an energy generation project on the former site of the Laforet Shirakawa Golf Course. Through this entirely new initiative for the company, Mori Trust aims to support recovery from the earthquake and to address energy supply. This will complement Mori Trust's ongoing efforts on the demand side to reduce the environmental load of its buildings as a real-estate business operator.



The project comprises two phases; construction of the installations is currently under way for the first phase (to provide about 2 MW of output), with operation expected to start around the fall of 2013.

◇ Initiatives to Support Recovery from the Great East Japan Earthquake

・ TOKYO - Chiyoda-ku

TIC Tokyo's Event Space Offered as Venue for Events to Support Tohoku

Tourist Information Center Tokyo (TIC Tokyo) operated by MORI TRUST HOTELS & RESORTS CO., LTD. (located inside the Marunouchi Trust Tower North building in front of Tokyo Station) holds events to support the Tohoku region on a continuous basis. During FY 2013, TIC Tokyo offered its event space free-of-charge to support eight prefectures affected by the earthquake—the six Tohoku prefectures, as well as the prefectures of Ibaraki and Chiba. Eight different organizations used the event space to hold 19 events over a total of 52 days. Mori Trust Hotels & Resorts has decided to continue this initiative in FY 2014 to support the Tohoku region at TIC Tokyo.



・ MIYAGI - Sendai

Participation in Festivals and Events Held in Miyagi Prefecture

MORI TRUST CO., LTD.'s Sendai Branch pursues activities with strong local connections and participates actively in events held within Miyagi Prefecture. Such events include the Sendai Tanabata Festival, the Jozenji Street Jazz Festival, the Sendai International Half Marathon, and the Watari Strawberry Field event, held in the town of Watari.



Mori Trust Group: Total Floor Area Leased or Managed

Number of rental/managed facilities (as of March 31, 2013)

- Rental buildings: Approx. 1,350,000m² (89 buildings)
- Hotel & Resort facilities: 29 hotels (Number of rooms: Approx. 7,000)

(Laforet Hotels & Resorts (13); The Westin Sendai; MAMPEI HOTEL; CONRAD TOKYO; RIHGA Royal Hotels, RIHGA associate hotels (Capital & Business tie-up partner: 11 hotels); Shangri-La Hotel, Tokyo; Hotel Sunroute Plaza Shinjuku)

Mori Trust Group: Summary of Consolidated Companies

MORI TRUST CO., LTD.

Location Toranomon, Minato-ku, Tokyo
 President Akira Mori
 Established June 10, 1970
 Capital 10 billion yen
 Business sectors Real estate development, hotel management and investment business

Toyo Green Building Co., Ltd.

Location Toranomon, Minato-ku, Tokyo
 President Nobuo Konomi
 Established March 1, 1978
 Capital 90 million yen
 Business sectors Condominium management service

MORI TRUST BUILDING MANAGEMENT CO., LTD.

Location Toranomon, Minato-ku, Tokyo
 President Yasutsugu Sakai
 Established April 1, 2002
 Capital 100 million yen
 Business sectors Comprehensive building services for business start-ups, management, and interior decorating, etc. in Mori Trust Co., Ltd. and its affiliates.

URBAN LIFE Co., Ltd. (Code: 8851)

Location Motoyamaminamimachi, Higashinada-ku, Kobe-shi, Hyogo
 President Nobuo Konomi
 Established July 31, 1970
 Capital 3,405 billion yen
 Business sectors Development, planning, sales, and rental of condominiums, office buildings and stores

MORI TRUST HOTELS & RESORTS CO., LTD.

Location Kitashinagawa, Shinagawa-ku, Tokyo
 Chair Nobuyuki Endo
 President Miwako Date
 Established February 7, 1973
 Capital 2 billion yen
 Business sectors Operation of hotel chains & golf courses, Management of tourism information center, Meeting room lease, Innovative R&D

URBAN LIFE JUUTAKUHANBAI Co., Ltd.

Location Motoyamaminamimachi, Higashinada-ku, Kobe-shi, Hyogo
 President Kenkichi Takatsu
 Established July 29, 1982
 Capital 300 million yen
 Business sectors Planning and sales of condominiums, dealing, brokerage of leasing and operations of real estate

MAMPEI HOTEL

Location Toranomon, Minato-ku, Tokyo
 Chair Miwako Date
 President Yasutaka Yanai
 Established 1894
 Capital 100 million yen
 Business sectors Ownership and operation of the Mampei Hotel

NIHON ESLEAD CORPORATION (Code: 8877)

Location Fukushima, Fukushima-ku, Osaka-shi
 President Sugio Aramaki
 Established May 8, 1992
 Capital 1,983 million yen
 Business sectors Sale of condominiums, Real estate replacement business, Real estate rental business, etc

MT&Hilton Hotel Co., Ltd.

Location Toranomon, Minato-ku, Tokyo
 President Kazuhiko Oiwa
 Established October 22, 2004
 Capital 20 million yen
 Business sectors Management of the Conrad Tokyo

ESLEAD KANRI CORPORATION

Location Fukushima, Fukushima-ku, Osaka-shi
 President Sugio Aramaki
 Established May 20, 1996
 Capital 10 million yen
 Business sectors Condominium Management and Rental Management Businesses

MT GOLF DEVELOPMENT CO., LTD.

Location Toranomon, Minato-ku, Tokyo
 President Toshio Komatsu
 Established November 19, 2004
 Capital 100 million yen
 Business sectors Ownership and operation of Laforet & Matsuo Golf Club

SOUDEN CORPORATION

Location Fukushima, Fukushima-ku, Osaka-shi
 President Sugio Aramaki
 Established May 17, 2006
 Capital 30 million yen
 Business sectors Electricity Management Business

FORETSEINE CO., LTD.

Location Toranomon, Minato-ku, Tokyo
 President Nobuo Konomi
 Established March 31, 2011
 (date of foundation since incorporation-type company split)
 Capital 100 million yen
 Business sectors Planning and development of urban type condominium for sales and rental management

E·L CONSTRUCTION CORPORATION

Location Fukushima, Fukushima-ku, Osaka-shi
 President Sugio Aramaki
 Established June 14, 2006
 Capital 55 million yen
 Business sectors General Contract and Renovation Businesses

ESLEAD JYUTAKU RYUTU CO. LTD
 Location Fukushima, Fukushima-ku, Osaka-shi
 President Yasuyuki Okumura
 Established May 8, 2007
 Capital 10 million yen
 Business sectors Real Estate Transaction, Asset Management
 and Real Estate Rental Businesses

Toyo Housing Management, Inc.
 Location Roppongi, Minato-ku, Tokyo
 President Nobuo Konomi
 Established November 27, 1979
 Capital 10 million yen
 Business sectors Leasing management and operations of real estate

MTL Fund No.1 Investment Limited Partnership
 General Partner MT Labo Capital Co., Ltd.
 Established August 31, 2007

MORI TRUST Asset Management Co., Ltd.
 Location Akasaka, Minato-ku, Tokyo
 President Satoshi Horino
 Established February 28, 2000
 Capital 400 million yen
 Business sectors Operation of real estate investment trusts

MT Advanced Technology Co., Ltd.
 Location Toranomon, Minato-ku, Tokyo
 President Masaki Murata
 Established February 27, 2009
 Capital 450 million yen
 Business sectors ICT Consulting Services & ICT Solutions Offering

Shiroyama Heating & Cooling Supply Co., Ltd.
 Location Toranomon, Minato-ku, Tokyo
 President Masahide Kasahara
 Established November 6, 1989
 Capital 300 million yen
 Business sectors Local heating and cooling services
 in the Shiroyama Garden and adjacent area

MT GENEX CORPORATION (Code: 9820)
 Location Shinbashi, Minato-ku, Tokyo
 President Hitoshi Suzuki
 Established October 1945
 Capital Approx. 1,072 million yen
 Business sectors Facelift of building and housing, and
 parking operation management, etc.

AZMAX CORP.
 Location Nihonbashi, Chuo-ku, Tokyo
 President Masayoshi Takahashi
 Established August 11, 1947
 Capital 499 million yen
 Business sectors Manufacturing and selling cold drawn special steel shapes

(as of March 31, 2013)

Mori Trust Group: Summary of Equity-Method Affiliates

THE ROYAL HOTEL, LIMITED
 Location Nakanoshima, kita-ku, Osaka-shi, Osaka
 Established February 10, 1932
 Business sectors Hotel management centered on lodgment,
 banquet and restaurant, and hotel
 incidental business

MORI TRUST Sogo Reit, Inc.
 Location Akasaka, Minato-ku, Tokyo
 Established October 2, 2001
 Business sectors Investment in real estate and asset-backed
 securities investing primarily in real estate

(as of March 31, 2013)

Consolidated Financial Statements

Consolidated Balance Sheets (as of March 31, 2013 and 2012)

MORI TRUST CO., LTD. and its consolidated subsidiaries

(¥ millions)

	2013	2012
Assets		
I. Current assets		
1 Cash and deposits	39,517	20,138
2 Notes and accounts receivable-trade	3,513	4,551
3 Short-term investment securities	58,522	71,931
4 Real estate for sale	17,068	9,604
5 Real estate for sale in process	127,613	110,009
6 Real estate for development	4,665	13,765
7 Other inventories	2,012	2,490
8 Deferred tax assets	2,218	1,452
9 Other	14,215	2,954
Allowance for doubtful accounts	(147)	(563)
Total current assets	269,199	236,334
II. Noncurrent assets		
1 Property, plant and equipment		
(1) Buildings and structures, net	148,158	153,379
(2) Machinery, equipment and vehicles, net	2,225	1,796
(3) Tools, furniture and fixtures, net	1,006	1,107
(4) Land	413,461	411,285
(5) Golf courses	1,489	1,489
(6) Construction in progress	1,136	962
(7) Other, net	231	16
Total property, plant and equipment	567,710	570,037
2 Intangible assets		
(1) Leasehold right	3,258	6,306
(2) Goodwill	334	79
(3) Other	318	355
Total intangible assets	3,911	6,741
3 Investments and other assets		
(1) Investment securities	21,871	20,322
(2) Investments in unconsolidated subsidiaries and affiliates	277	8,914
(3) Long-term loans receivable	275	213
(4) Deferred tax assets	432	414
(5) Guarantee deposits	3,368	4,572
(6) Other	2,229	1,961
Allowance for doubtful accounts	(155)	(51)
Total investments and other assets	28,299	36,348
Total noncurrent assets	599,921	613,127
Total assets	869,120	849,461

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

(¥ millions)

	2013	2012
Liabilities		
I . Current liabilities		
1 Notes and accounts payable-trade	9,514	6,297
2 Short-term loans payable	83,058	128,060
3 Current portion of long-term loans payable	99,079	120,759
4 Accounts payable-other	2,489	2,542
5 Income taxes payable	6,413	8,930
6 Accrued expenses	737	758
7 Advances received	6,144	5,369
8 Deposits received	739	902
9 Provision for bonuses	510	365
10 Other	542	491
Total current liabilities	209,229	274,477
II . Noncurrent liabilities		
1 Long-term loans payable	286,856	224,014
2 Long-term lease deposited	52,565	54,813
3 Long-term guarantee deposited	56,606	59,175
4 Long-term deposits received	324	318
5 Deferred tax liabilities	8,550	7,403
6 Provision for retirement benefits	2,627	2,582
7 Other	946	247
Total noncurrent liabilities	408,478	348,555
Total liabilities	617,707	623,033
Net assets		
I . Shareholders' equity		
1 Capital stock	10,000	10,000
2 Retained earnings	222,668	213,427
Total shareholders' equity	232,668	223,427
II . Valuation and translation adjustments		
1 Valuation difference on available-for-sale securities	2,725	25
2 Revaluation reserve for land, net of taxes	37	37
Total valuation and translation adjustments	2,762	62
III . Minority interests	15,980	2,937
Total net assets	251,412	226,428
Total liabilities and net assets	869,120	849,461

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

Consolidated Statements of Income (For the years ended March 31, 2013 and 2012)

	(¥ millions)	
	2013	2012
I . Operating revenue	92,080	95,574
II . Operating cost	58,522	66,309
Operating gross profit	33,558	29,264
III . Selling, general and administrative expenses	8,293	9,246
Operating income	25,265	20,017
IV . Non-operating income		
1 Interest and dividends income	1,333	214
2 Gain on valuation of securities	1,901	-
3 Other	975	6,726
Total non-operating income	4,210	6,940
V . Non-operating expenses		
1 Interest expenses	3,851	4,140
2 Other	703	366
Total non-operating expenses	4,555	4,507
Ordinary income	24,920	22,450
VI . Extraordinary income		
1 Gain on sales of noncurrent assets	4,796	-
2 Gain on bargain purchase	5,885	-
3 Other	833	4,887
Total extraordinary income	11,515	4,887
VII . Extraordinary loss		
1 Loss on step acquisitions	3,343	-
2 Business restructuring expenses	3,584	-
3 Other	97	290
Total extraordinary losses	7,025	290
Income before income taxes and minority interests	29,410	27,048
Income taxes-current	8,883	12,355
Income taxes-deferred	1,164	(1,798)
Total income taxes	10,047	10,556
Income before minority interests	19,362	16,491
Minority interests in income (loss)	105	372
Net income	19,256	16,118

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

Note: This translation may be used only for reference purposes. This English version is not an official translation of the original Japanese document. In cases where any differences occur between the English version and the original Japanese version, the Japanese version shall prevail.