

都市を託される責任。



May 21, 2015

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 2015

Mori Trust Group recently announced its consolidated business performance for the year ended March 31, 2015(FY 2015).

The Group consists of 21 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, 2014 – March 31, 2015)

Operating revenue for the fiscal year ended March 31, 2015 was a record high of 272.8 billion yen (year-on-year increase of 82%) thanks to revenue increases in all areas of Leasing, Hotel, Real Estate, and Other Businesses. Both operating income and net income increased to 42.3 billion yen (up 26% year on year) and 45.5 billion yen (up 201% year on year) respectively, marking a record high for net income.

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

		FY2014	FY2015	FY2016 (Projection)
1	Operating revenue	149,779	272,868	165,000
	Leasing	62,154	65,093	65,000
	Hotel	19,803	24,963	28,000
	Real estate sales	55,533	169,491	60,000
	Other (Subsidiaries' construction subcontracting, etc.)	12,288	13,320	12,000
2	Operating income	33,769	42,393	40,000
3	Ordinary income	37,037	62,211	37,000
4	Net income *	15,145	45,589	33,000

* From the fiscal year ended March 31, 2016, the name of the account item "Net income" will be changed to "Net income attributable to parent company's shareholders."

Overview of FY 2015 business performance

- Revenue of the Leasing Business increased to 65 billion yen. Key contributors were full-year operation of Kyobashi Trust Tower, which was completed in February 2014, improved occupancy rates of existing buildings, and rent rises.
- Revenue of the Hotel Business increased substantially to 24.9 billion yen. In addition to the contributing factor of full-year operation of Courtyard by Marriott Tokyo Station, which opened in April 2014, and Tokyo Marriott Hotel, which was rebranded and opened in December 2013, the business demonstrated sound occupancy rates and stronger room prices, resulting from robust tourism and business demand among Japanese and overseas visitors.
- Revenue of the Real Estate Sales Business increased significantly to 169.4 billion yen, mainly due to the sale of Meguro Gajoen, which was acquired during the year.
- Revenue of Other Businesses increased to 13.3 billion yen, due to the sound performance of subsidiaries.
- The consolidated financial position of Mori Trust Group as of March 31, 2015 comprised total assets of 969.8 billion yen and net assets of 295.9 billion yen.
- Leased and other real estate owned by our Group, and recorded on the consolidated balance sheet, totaled 531.8 billion yen, market value was 1,033.4 billion yen, and unrealized gains were 501.6 billion yen.

Business Performance Projections for FY 2016

- Revenue from the Leasing Business is projected to be 65 billion yen, which is on a par with the previous year, While high occupancy rates will be maintained and rent rises are expected, due to solid demand for office buildings, the sale of Meguro Gajoen in March 2015 will have an impact.
- Revenue from the Hotel Business is projected to increase to 28 billion yen as full-year operation of Suiran, a Luxury Collection Hotel, Kyoto and the 2nd Laforet Shuzenji Sanshi Suimei are expected in addition to sound occupancy rates and stronger room prices backed by continued strong demand from Japanese and overseas visitors.
- Revenue from the Real Estate Sales Business is projected to be 60 billion yen, with sales of condominiums and offices planned.
- Revenue from Other Businesses is projected to be 12 billion yen.
- As a result, operating revenue is projected to be 165 billion yen with operating income of 40 billion yen and net income attributable to parent company's shareholders of 33 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.

FY 2015 Key Business Topics

Real Estate Business

During the fiscal year ended March 31, 2015, we focused on growth and various projects were carried out aggressively aiming for further expansion in the future. We promoted development plans flexibly, while monitoring the business climate surrounding the management of our Company. In particular, we launched an initiative for a large-scale development in the Toranomon-Akasaka Area, which is positioned as strategically important by the Japanese government, as well as a development plan that looks to the future in collaboration with surrounding developments in the Shinagawa-Mita Area, which is expected to grow rapidly as a new transport hub.

Furthermore, focusing on existing development sites, our Company is engaged in various area management activities aiming to create cosmopolitan and thriving urban lifestyles office workers, residents, and visitors from around the world can enjoy and places where they can interact, as well as improved disaster control capabilities within communities.

■ New projects

◇Further promotion of TRANOMON TRUST CITY WORLD GATE —Accredited National Strategic Special Zone.

Since March 2015, the Company has been promoting a re-development plan at the Toranomon Pastoral Hotel site. TRANOMON TRUST CITY WORLD GATE (formally known as the Toranomon 4-chome Project, a tentative name) was accredited by the Prime Minister of Japan as an Architecture Remodeling Project for National Strategic Urban Planning in the Tokyo Metropolitan National Strategic Special Zone. The Project is a large-scale, complex re-development plan on a site area of approximately 16,300 m² with a total floor area of 210,000 m² set amidst lush greenery in a highly international area at the heart of the Roppongi and Toranomon districts, where further development is expected as a transportation hub. The development aims to improve business support facilities that assist industrial development and overseas expansion by leveraging community resources and living support facilities for residents from overseas, and provide a platform for strengthening international industrial competitiveness and economic activities. We will promote implementation of the plan aiming for a development that is conducive to enhancing the convenience and charm of the entire area with its approximately 3,000 m² of green space. The Forest of Fukishiro, tentative name, will provide a tranquil and peaceful urban life and an improved pedestrian-sidewalk network linking surrounding areas, which has been long sought-after by community residents.

< **Development policy for TRANOMON TRUST CITY WORLD GATE** >

(1) Improve urban infrastructure and greening

- Improve the road-pedestrian environment to resolve community concerns.
- Form a pedestrian network in coordination with peripheral development.
- Terrain-specific development of approximately 3,000 m² of green spaces with consideration given to bio-diversity.

(2) Introduce urban functions to strengthen international competitiveness

- Introduce a holistic function for supporting the daily lives of foreign residents.
- Introduce a function for supporting industrial development and overseas expansion.

(3) Strengthen disaster control and improve the urban environment

- Strengthen business continuity function during a disaster and disaster control in the community by coordinating districts.
- Promote initiatives for mitigating environmental impact and greening.



ProjectName	TORANOMON TRUST CITY WORLD GATE (Former name of the plan : (tentative name) Toranomom 4-chome Project)
Address	Toranomom 4-chome and 3-chome, Minato-ku, Tokyo
Site area	Approx. 16,300m ²
Total floor area	Approx. 210,000m ²
Number of floors	36 stories above ground, 4 stories below ground
Primary use	Office, Hotel • Serviced Apartment, Shop, Conference, Life-supporting facilities, Industrial development facilities, Shinto shrines, etc.
Planned term of works	FY2015 – FY2019

◇ **Began distribution of FORETSEINE AKASAKA HINOKIZAKA**

In November 2014, the Company started distribution of high-end condominium residences at FORETSEINE AKASAKA HINOKIZAKA, which is located at the center of the Akasaka-Roppongi area. Maximizing expertise in urban development accumulated by the Mori Trust Group, Foretseine Akasaka Hinokizaka offers high-end residences worthy of this site, which is so rare in the city of Tokyo, based on the concept of “Luxury Courtesy” through designs that draw on Hinokizaka’s history, culture, and traditions, with disaster control and security functions using cutting-the-edge technologies, and refined services that put the comfort of residents first.



Name	FORETSEINE AKASAKA HINOKIZAKA
Address	1917 Akasaka 6-chome, Minato-ku, Tokyo
Site area	2,645.20m ²
Total floor area	12,145.78m ²
Number of floors	7 stories above ground, 2 stories below ground
Total units	54
Start of construction	December 2013
Building completion (schedule)	January 2016

◇ **Promoting Reconstruction Plan for Akasaka Twin Tower**

Akasaka Twin Tower Main and East Tower, completed in March 1983, ceased operations in March 2014, to be reborn as a complex more suited to the needs of today, with demolition starting in April. In April 2015, demolition was completed and the Company is now considering implementing the Project.

◇ **Acquisition and transfer at Meguro Gajoen**

Land and buildings at Meguro Gajoen were acquired in August 2014 and sold in January 2015. While accurately monitoring trends of real estate markets and investors, we will continue business activities that are conducive to vitalizing the real estate markets by leveraging our strengths of a sound financial position and ability to make management decisions quickly.

■ **Area management activities in each area**

◇ **Shinagawa area**

Area management activities in Gotenyama Trust City

Surrounded by the natural beauty of sylvan Gotenyama Garden, Gotenyama Trust City is engaged in area management activities in cooperation with Tokyo Marriott Hotel, based on the concept of “Wellness City, a life with gardens, exquisite time to nurture urban life and people,” in order for office workers, residents, and visitors from around the world to enjoy and create new lifestyles and to interact. During the year ended March 2015, celebrating the first anniversary of the rebranding of Gotenyama Trust City, it hosted Iceland Christmas in Gotenyama Trust City and Gotenyama Cheery Blossom Festival.

Examples of area management activities in Gotenyama Trust City



Gotenyama Cherry Blossom Festival



Iceland Christmas in Gotenyama Trust City

◇ **Sendai area**

Area management activities in Sendai Trust City

Since its grand opening in August 2010, we have been engaged in area management activities at Sendai Trust City with a view to reenergizing and enhancing the value of urban districts.

During the year ended March 31, 2015, we continued urban development by hosting the Trust City Garden Café Tohoku - Thailand Festival, *Tanabata* (Star Festival) decorations, Date Gourmet Marche, and many other events, in order to be appreciated not only by local communities but also by visitors to Sendai.

Examples of area management activities in Sendai Trust City



Tohoku - Thailand Festival



Tanabata (Star Festival)decorations

Hotel and Resort Business

With the tourism industry expected to blossom further in the run-up to the Tokyo Olympics in 2020, Mori Trust Group has been pioneering a vision based on 40 years of history and experience with the first corporate membership resort club in Japan, Laforet Club. We have focused on enhancing its charm, successfully attracting overseas luxury hotel brands to Tokyo and Sendai.

During the year ended March 2015, the Company opened an overseas brand hotel, whose operator was entering Japan for the first time, in Kyoto, which is expected to experience a dramatic growth of visitors from overseas, and aggressively promoted new hotel project plans and renovations of existing hotels.

■ New international hotel projects

◇ Grand opening of Suiran, a Luxury Collection Hotel, Kyoto

In March 2015, the Luxury Collection, the premier category brand of Starwood Hotels & Resorts, opened Suiran, a Luxury Collection Hotel, Kyoto, at Arashiyama in Kyoto, as its first property in Japan. Located adjacent to Tenryuji Temple, a UNESCO World Heritage Site, as well as Arashiyama’s visitor attractions—Togetsukyo and Kameyama Park are within walking distance—the hotel is located in a luxury environment exposed to the natural beauty of Arashiyama and the history and culture of Kyoto. Based on the concept of “Opening Future based on Tradition,” Suiran offers a new lifestyle worthy of the Luxury Collection with 39 guest rooms—where the traditional and modern beauty of Kyoto fuses—restaurants, and cafes in renovated historic buildings built more than 100 years ago, as well as a private spa linked to Arashiyama Hot Spring, along with a variety of cuisines in which Japonism and modernism are beautifully harmonized.



Hotel Name	Suiran, a Luxury Collection Hotel, Kyoto
Address	12 Sagatenryuji Susukinobaba-cho Ukyo-ku, Kyoto-shi, Kyoto
Guest room	39 rooms
Starting date	March 2015

◇ Grand opening of Courtyard by Marriott Tokyo Station

Courtyard by Marriott Tokyo Station had its grand opening in April 2014. It is located just four minutes from Tokyo Station and within walking distance of the Ginza commercial area. Guest rooms, designed on the concept of “Ginza-Kyobashi Luxury Apartments,” feature a diversity of individual interiors, are well equipped with Wi-Fi and smartphone-operated locks, and provide comfortable and flexible spaces.



Hotel Name	Courtyard by Marriott Tokyo Station
Address	1-3 Kyobashi 2-chome Chuo-ku, Tokyo (KYOBASHI TRUST TOWER 1-4F)
Guest room	150 rooms
Starting date	April 2014

■ Existing hotel projects

◇ Renovation of Laforet Hotels & Resorts facilities

Born as the 2nd Laforet Shuzenji Sanshi Suimei with open-air hot spring baths attached to all 16 rooms

In December 2014, Resort Hotel Laforet Shuzenji launched the 2nd Laforet Shuzenji Sanshi Suimei with open-air hot spring baths attached to 16 rooms, which is popular for views of the majestic Mount Fuji from all rooms. Based on the concept of “One Rank Higher Quality,” Sanshi Suimei (scenic beauty) opened in August 2012 with open-air hot spring baths attached to all 16 rooms, pioneering a new style of “Japonism tranquility,” and has been well-received by numerous guests. With the opening of the 2nd Sanshi Suimei, a total of 32 rooms in two buildings will be available.



Two barbecue restaurants launched

In August 2014, two new barbecue restaurants opened—Barbecue Terrace, operated by Resort Hotel Laforet Biwako based on the concept of a “stylish barbecue experience,” and Barbecue Garden, operated by Resort Hotel Laforet Yamanakako based on the concept of “Yamanashi Style French Barbecue.” As with the barbecue restaurant operated by Resort Hotel Laforet Shuzenji, which was renovated in 2013, both restaurants use Weber Grills to offer a genuine barbecue experience in the resort.



■ New hotel projects

◇ Acquisition of land and buildings of a hot spring inn in the Hakone Gora District

In October 2014, we acquired the land and buildings of a hot spring inn, Hakone Gora Hot Spring Seihokaku Terumoto*.

The Hakone Gora District has flourished since the Meiji Era as a hot spring resort with views of Mount Fuji, located a short distance from Tokyo and popular among tourists from overseas with future growth in demand expected. Adjacent to Laforet Club Hakone Gora Yunosumika, the site with an area exceeding 10,000 m² offers great potential due to its proximity to Nakagora Station on the Hakone Mountain Cable Car line.

We are planning to re-build luxury accommodation aiming to open around 2018 with a view to attracting an international brand.

*: The inn closed in November 2014.

◇ **Acquisition of first refusal right as a hotel business operator to redevelop the Nara Prefecture-run pool site**

The Redevelopment Project of Prefecture-run Pool Site led by the Nara Government aims to strengthen Nara Prefecture's function as a stop-over tourist destination with approximately 31,000 m² of prefecture-operated pool sites at Sanjo Oji, Nara-city, by improving the functions of the facility complex serving international hotels, conventions, public transportation, meals and product sales, and NHK Broadcasting Station.

Mori Trust acquired first refusal right in December 2014 as a business provider to develop and attract international hotels. Currently, we are considering a concrete plan with the aim of opening in 2020.

■ **MICE (Meeting, Incentive Travel, Convention and Exhibition/Event) and tourism promotion projects**

◇ **Tourist information projects at TIC TOKYO**

Tourist Information Center (TIC) TOKYO, opened in December 2014 by Mori Trust Hotels & Resorts Co., Ltd. and located in Marunouchi Trust City in front of Tokyo Station, acquired Category Three, the highest ranking under the foreign Tourist Information Center system accredited by the Japan National Tourism Organization (JNTO). As a new initiative, the information service provided by a concierge targeting overseas tourists visiting Izu City Tourist Information Center (Izu, Shizuoka Prefecture) and TIC TOKYO began operation in February 2015 using voice and videophones via the Internet. Through this service, tourists from overseas who visit TIC TOKYO to obtain information on the Izu Area are able to communicate directly with the local tourist information center.

Taking the initiative as a first step, we plan to develop similar forms of cooperation with tourist information centers across the country.

Investment Business

Leveraging its diverse strengths, Mori Trust Group has been carrying out investment activities in a wide range of areas, targeting assets as well as corporate and business systems that are beneficial to society and deliver value to urban centers in general.

In the future, we aim to achieve further growth of the Group, through aggressive investments and partnerships inside and outside Japan, by developing the assets and corporate portfolios of the Group in tune with the times.

◇ **Matters related to REIT**

Mori Trust cooperated in rebuilding the portfolios of MORI TRUST Sogo Reit, Inc. and acquired Mita MT Building from the investment corporation in December 2014. In February 2015, Mori Trust acquired 800 shares, 10.0% of the outstanding shares, of an asset management company, Mori Trust Asset Management Co., Ltd. from PARCO Co., Ltd., increasing the retention ratio to 75.0%.

We will promote cooperation within the Group through the provision of information on property transactions and real estate as a sponsor of the investment corporation.

Environmental initiatives

Based on our management philosophy, “A Responsibility for Shaping the City,” Mori Trust Group is actively involved in disaster readiness and environmental initiatives, taking both “hard” approaches, developing properties equipped with the latest technologies, and “soft” approaches, working with the surrounding areas and tenants.

Through ongoing initiatives helping to shape cities that are safe, secure, and sustainable, we are aiming to develop urban areas that are internationally competitive.

◇ Construction of the 2nd Phase Mori Trust Energy Park Izumizaki and completion and operation of the Mori Trust Energy Park Biwako

In the mega solar business (large-scale solar power generation), which targets the introduction and promotion of renewable energy and community and social contributions, we launched the 2nd Phase Mori Trust Energy Park Izumizaki, located at Izumizaki-mura, Nishi Shirakawa-gun, Fukushima.

Mori Trust Energy Park Biwako, located at Moriyama in Shiga Prefecture, completed its construction and started operation in December 2014. The 1st Phase Mori Trust Energy Park Izumizaki started operation in August 2013 and the latest project is our second.

Leveraging the management resources and expertise of Group companies, we will continue initiatives that are conducive to sustainable development in urban and rural areas.



Mori Trust Energy Park Biwako

Mori Trust Group: Total Floor Area Leased or Managed

Number of rental/managed facilities (as of March 31, 2015)

- Rental buildings: Approx. 1,280,000m² (96 buildings)
- Hotel & Resort facilities: 32 hotels (Number of rooms: Approx. 7,200)

(Laforet Hotels & Resorts (12, including Tokyo Marriott Hotel); Laforet & Matsuo Golf Club;
 CONRAD TOKYO; Suiran, a Luxury Collection Hotel, Kyoto; The Westin Sendai;
 Courtyard by Marriott Tokyo Station; MAMPEI HOTEL;
 RIHGA ROYAL HOTELS & ASSOCIATE HOTELS (11, Capital & business tie-up partner);
 Shangri-La Hotel, Tokyo (lease); Hotel Sunroute Plaza Shinjuku (lease))

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 property management, interior decorating, and technical consulting, etc.

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

Location Motoyaminamimachi, 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 100 million 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 Motoyaminamimachi, 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 CO., LTD.

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
 Chair Kazuhiko Oiwa
 President Kazuo Asano
 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 Hiroshi Nakazawa
 Established May 17, 2006
 Capital 90 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 Yasutaka Kidouchi
 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 Kouji Maeda
 Established May 8, 2007
 Capital 10 million yen
 Business sectors Real Estate Transaction, Asset Management
 and Real Estate Rental Businesses

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

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

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 Toranomon, Minato-ku, Tokyo
 President Hitoshi Suzuki
 Established October 1945
 Capital Approx. 1.072 billion 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

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

(as of March 31, 2015)

Mori Trust Group: Summary of Equity-Method Affiliates

THE ROYAL HOTEL, LIMITED (Code : 9713)
 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. (Code : 8961)
 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, 2015)

Consolidated Financial Statements

Consolidated Balance Sheets (as of March 31, 2015 and 2014)

MORI TRUST CO., LTD. and its consolidated subsidiaries

(¥ millions)

	2015	2014
Assets		
I . Current assets		
1 Cash and deposits	85,980	25,136
2 Notes and accounts receivable-trade	4,819	14,073
3 Short-term investment securities	52,488	55,028
4 Real estate for sale	46,388	61,740
5 Real estate for sale in process	152,513	148,278
6 Real estate for development	618	618
7 Other inventories	1,445	1,734
8 Deferred tax assets	6,869	21,128
9 Other	2,764	3,035
Allowance for doubtful accounts	(98)	(117)
Total current assets	353,789	330,657
II . Noncurrent assets		
1 Property, plant and equipment		
(1) Buildings and structures, net	133,826	133,477
(2) Machinery, equipment and vehicles, net	2,894	2,585
(3) Tools, furniture and fixtures, net	1,239	1,104
(4) Land	434,879	402,061
(5) Construction in progress	987	1,516
(6) Other, net	1,873	1,832
Total property, plant and equipment	575,700	542,576
2 Intangible assets		
(1) Leasehold right	3,258	3,258
(2) Goodwill	168	251
(3) Other	422	282
Total intangible assets	3,849	3,791
3 Investments and other assets		
(1) Investment securities	25,546	30,971
(2) Investments in unconsolidated subsidiaries and affiliates	4,166	277
(3) Long-term loans receivable	173	211
(4) Deferred tax assets	281	376
(5) Guarantee deposits	3,834	4,230
(6) Other	2,558	2,486
Allowance for doubtful accounts	(89)	(135)
Total investments and other assets	36,471	38,419
Total noncurrent assets	616,021	584,787
Total assets	969,810	915,445

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

(¥ millions)

	2015	2014
Liabilities		
I . Current liabilities		
1 Notes and accounts payable-trade	9,278	9,263
2 Short-term loans payable	60,422	64,220
3 Current portion of long-term loans payable	83,992	88,640
4 Accounts payable-other	11,302	6,631
5 Income taxes payable	16,532	12,502
6 Accrued expenses	913	811
7 Advances received	6,801	5,522
8 Deposits received	2,044	2,398
9 Provision for bonuses	554	503
10 Other	145	1,335
Total current liabilities	191,987	191,829
II . Noncurrent liabilities		
1 Long-term loans payable	364,505	350,544
2 Long-term lease deposited	49,961	48,780
3 Long-term guarantee deposited	52,059	53,171
4 Long-term deposits received	312	311
5 Deferred tax liabilities	10,492	10,086
6 Net defined benefit liability	2,571	2,557
7 Asset Retirement Obligation	1,043	-
8 Other	897	1,031
Total noncurrent liabilities	481,844	466,484
Total liabilities	673,832	658,313
Net assets		
I . Shareholders' equity		
1 Capital stock	10,000	10,000
2 Retained earnings	263,518	227,799
Total shareholders' equity	273,518	237,799
II . Valuation and translation adjustments		
1 Valuation difference on available-for-sale securities	4,708	2,470
2 Revaluation reserve for land	14	37
3 Remeasurements of defined benefit plans	(187)	(130)
Total valuation and translation adjustments	4,535	2,377
III . Minority interests	17,923	16,954
Total net assets	295,978	257,132
Total liabilities and net assets	969,810	915,445

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

Consolidated Statements of Income (For the years ended March 31, 2015 and 2014)

(¥ millions)

	2015	2014
I . Operating revenue	272,868	149,779
II . Operating cost	217,033	103,003
Operating gross profit	55,834	46,776
III . Selling, general and administrative expenses	13,441	13,006
Operating income	42,393	33,769
IV . Non-operating income		
1 Interest and dividends income	997	1,294
2 Gain on sales of securities	8,172	–
3 Gain on valuation of securities	3,008	1,776
4 Foreign exchange gain	10,542	2,835
5 Other	2,312	1,630
Total non-operating income	25,033	7,536
V . Non-operating expenses		
1 Interest expenses	4,013	4,104
2 Equity in losses of affiliates	1,083	–
2 Other	118	164
Total non-operating expenses	5,215	4,268
Ordinary income	62,211	37,037
VI . Extraordinary income		
1 Gain on sales of noncurrent assets	6,106	8,202
2 Other	241	14
Total extraordinary income	6,348	8,217
VII . Extraordinary loss		
1 Loss on retirement of noncurrent assets	1,734	5,687
2 Loss on sales of investment securities	4,727	–
3 Other	21	1,041
Total extraordinary losses	6,484	6,728
Income before income taxes and minority interests	62,075	38,525
Income taxes–current	23,807	16,747
Income taxes for prior periods	(22,541)	22,533
Income taxes–deferred	13,880	(17,062)
Income before minority interests	46,928	16,306
Minority interests in income (loss)	1,338	1,160
Net income	45,589	15,145

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.