For Immediate Release

MORI BUILDING

Mori Building Announces First Half Earnings for 2026 Fiscal Year (Ending March 2027)

- **During the first half of the fiscal year, leasing revenue from Azabudai Hills increased, and overall, residential sales and hotel revenues performed strongly. As a result, operating revenue, operating income, and ordinary income remained at high levels, second only to the previous year's record highs.**
- **Full-year earnings forecasts are progressing in line with initial expectations and remain unchanged.**

Tokyo, November 17, 2026 – Mori Building, Japan's leading urban landscape developer, announced today its financial results for the first six months (April to September) of the 2026 fiscal year ending March 2027, as follows:

	FY2025 1H	FY2026 1H	Change YoY	Full-year forecast	Progress rate
Operating revenue (sales)	229.0 billion JPY	223.7 billion JPY	-2.3%	437.0 billion JPY	51.2%
Operating income	68.1 billion JPY	65.0 billion JPY	-4.6%	106.5 billion JPY	61.0%
Ordinary income	63.6 billion JPY	58.9 billion JPY	-7.4%	92.0 billion JPY	64.0%
Profit attributable to owners of parent (1H)	43.6 billion JPY	38.8 billion JPY	-11.1%	58.0 billion JPY	66.9%
EBITDA	94.2 billion JPY	93.1 billion JPY	-1.3%	162.0 billion JPY	57.5%

Note: EBITDA is calculated as operating income plus interest and dividend income, equity in earnings of affiliates, depreciation, and amortization of goodwill.

Consolidated results are based on information available on the day of this announcement, as analyzed by Mori Building. Forecasts are subject to inherent risks and uncertainty, so actual results may differ due to changes in various factors.

About Mori Building

Mori Building is an innovative urban developer based in Tokyo. The company is committed to maximizing the magnetic power of cities by creating and nurturing safe, sustainable and cosmopolitan urban centers based on its unique Vertical Garden City concept of high-rise centers for business, education, leisure and residence. The concept is applied in the company's many leading-edge projects, including ARK Hills, Roppongi Hills, Toranomon Hills, and Azabudai Hills in Tokyo and the Shanghai World Financial Center. Mori Building is also engaged in real estate leasing, project management and consultation. Please visit www.mori.co.jp/en

Media Inquiries for International Media

Public Relations, Mori Building Co., Ltd.
Roppongi Hills Mori Tower, P.O. Box 1, 6-10-1 Roppongi, Minato-ku, Tokyo 106-6155, Japan
Tel 03-6406-6606
Fax 03-6406-9306
E-mail koho@mori.co.jp