

Mori Building presents its financial reports for FY 2005 (the year ended March 2006)

We are pleased to present our financial reports completed for FY 2005 (the year ended March 2006).
For more details, please refer to the Attachments.

Consolidated financial highlights

■ An overview of consolidated business results

	(Unit: millions of yen)			
	FY 2004 (Ended 03/2005)	FY 2005 (Ended 03/2006)	Change	(%)
Operating revenue	155,477	152,763	-2,714	(-1.7%)
Operating profit	33,912	37,654	3,742	(11.0%)
Ordinary profit	18,409	22,960	4,551	(24.7%)
Current net profit	5,625	11,101	5,476	(97.3%)

Record-high ordinary profit

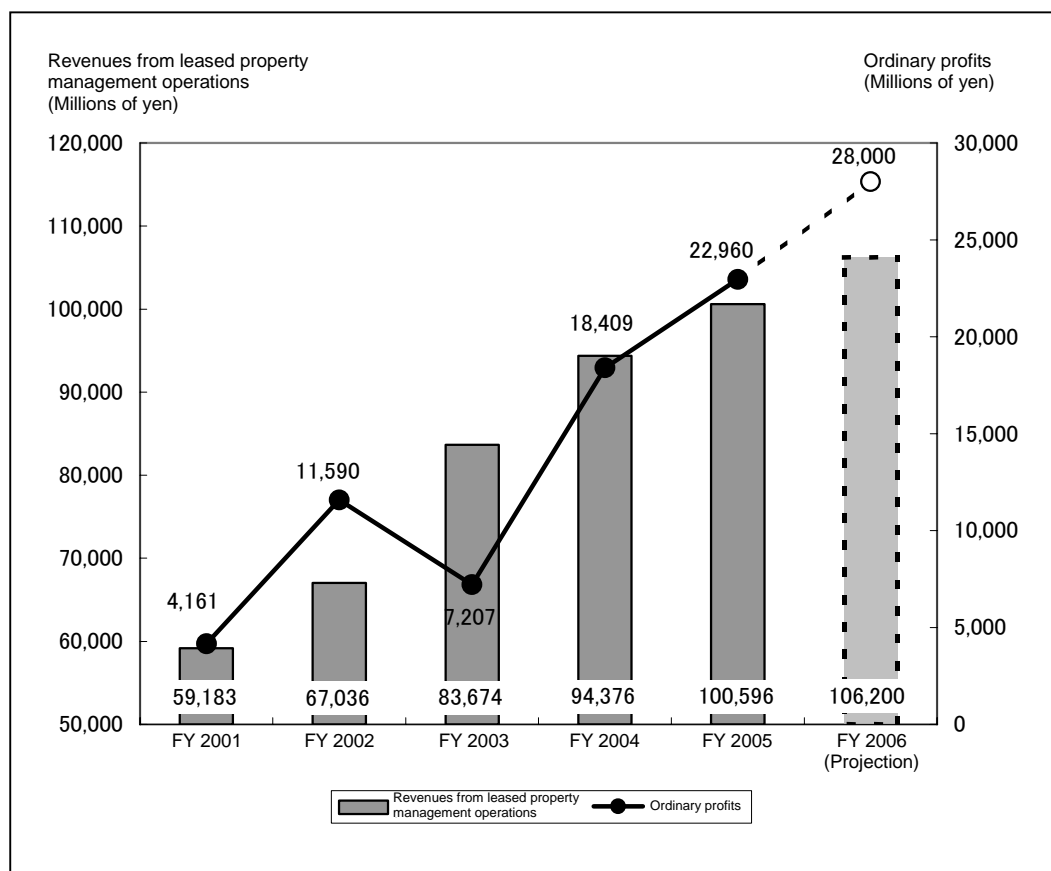
- In the current term, operating revenue reached 152.7 billion yen (previous term: 155.4 billion yen). Operating profit stood at 37.6 billion yen, an increase of 3.7 billion yen over the previous term, primarily due to increasing revenues from leased property management operations. Ordinary profit attained its highest levels to date at 22.9 billion yen, an increase of 4.5 billion yen (24.7%) over the previous term.
- Current net profit has jumped to 11.1 billion yen, an increase of 5.4 billion yen (97.3%) over the previous term, in which extraordinary losses were recorded due to the accelerated introduction of asset impairment accounting.
- Revenue from leased property management operations reached 100.5 billion yen, an increase of 6.2 billion yen over the previous term, primarily due to strong demand at Roppongi Hills and Ark Hills, our flagship properties. At our commercial facilities, revenue growth at Roppongi Hills and the opening of Omotesando Hills (commercial and residential units; Shibuya-ku, Tokyo), as well as the full-year operation of "Holland Hills" (office, residential, and commercial outlet units; Minato-ku, Tokyo), which was completed in the previous term, contributed greatly to the favorable revenue results in this category.
- Revenue from property sales reached 7.9 billion yen.
- Revenue from contracted works and design/supervision operations stood at 8.6 billion yen, thanks in part to tenant improvement works at Omotesando Hills and commissioned design/supervision operations, despite reduced opportunities for tenant improvement work orders due to robust occupancy ratios in the existing buildings.
- Revenue from hotel operations reached 15.0 billion yen, an increase of 0.6 billion yen over the previous term, thanks to the continued high occupancy rates at the Grand Hyatt Tokyo.
- Revenue from service operations maintained its previous level of 5.4 billion yen, with steady performance for observatory, art galleries, tours, educational courses, etc. due to the steady number of visitors to Roppongi Hills.
- Revenue from related operations was recorded at 14.9 billion yen, although this figure was affected by certain changes in accounting categories.

■ An overview of consolidated business results for the next term

(Unit: millions of yen)

	FY 2005 (Ended 03/2006)	FY 2006 (Ending 03/2007)	Change	(%)
Operating revenue	152,763	169,000	16,237	(10.6%)
Operating profit	37,654	42,000	4,346	(11.5%)
Ordinary profit	22,960	28,000	5,040	(21.9%)
Current net profit	11,101	14,000	2,899	(26.1%)

◇ Records of revenues from leased property management operations and ordinary profit



<Attachments>

Attachment 1: Mori Building Co., Ltd., Report on Financial Results for FY 2005 (the year ended March 2006)

(Consolidated Financial Statement, Non-consolidated Financial Statement)

Attachment 2: Financial Summary Sheet for FY 2005 (the year ended March 2006)

<For detailed information>

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