

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

An overview of consolidated profit and loss for FY 2005 (the year ended March 2006)

<Revenue from leased property management operations *1>

- High occupancy ratios at Roppongi Hills and Ark Hills
- Higher rent income from new properties and increased existing rents
- Full-year operation of Holland Hills
- Shanghai HSBC Tower and Dalian Senmao Building
- Greater commercial sales recorded at Roppongi Hills relative to previous term
- Revenue contributions by Omotesando Hills

[Office occupancy ratios]

Beginning of FY 2005 (Ended 03/2006)	End of FY 2005 (Ended 03/2006)	Change
93.2%	97.8%	4.6%

<Revenue from property sales *2>

- Sale of one of Ark Mori Building's floors to Mori Hills REIT, Inc. and other transactions

<Revenue from contracted works and design/supervision operations *3>

- Reduced opportunities for tenant improvement work orders due to high occupancy ratios
- Contribution of tenant improvement works at Omotesando Hills and Ark Yagi Hills
- Design/supervision operations commissioned by redevelopment associations

<Revenue from hotel operations *4>

- Maintaining a record-high occupancy ratio since opening, with average occupancy ratio at 92.6% and average unit sales revenue per room at 39,305 yen.

<Revenue from service operations *5>

- Steady performance for observatory, art galleries, tours, education courses, etc.
- Changes in accounting categories concerning income and expenditures for arena facilities

<Revenue from related operations *6>

- Orders of property management operations accepted from funds and consulting operations from redevelopment associations
- Steadily robust performances for heating supply business, electricity supply business, golf-course business, etc.
- Changes in accounting categories concerning income and expenditures for Town Management operations

[Comparative consolidated profit and loss statement]

(Units: Millions of yen)

Item	FY 2004 (Ended 03/2005)	FY 2005 (Ended 03/2006)	Change		FY 2006 (Ending 03/2007)
			Change	Change ratio	
Operating revenue	155,477	152,763	-2,714	(-1.7%)	169,000
Revenue from leased property management operations	94,376	*1 100,596	6,220	(6.6%)	*7 106,200
Revenue from property sales	15,026	*2 7,999	-7,027	(-46.8%)	*8 13,500
Revenue from contracted works and design/supervision operations	9,207	*3 8,678	-529	(-5.7%)	*9 6,800
Revenue from hotel operations	14,431	*4 15,066	635	(4.4%)	*10 14,800
Revenue from service operations	5,472	*5 5,499	27	(0.5%)	*11 5,700
Revenue from related operations	16,963	*6 14,922	-2,041	(-12.0%)	*12 22,000
Cost of operating revenue	98,114	91,978	-6,136	-	
Sales and general administrative expenses	23,451	23,130	-321	-	
Operating profit	33,912	37,654	3,742	(11.0%)	42,000
Non-operating profit and loss	-15,502	-14,693	809	-	-14,000
Net interest expense	-16,174	-16,330	-156	-	
Equity method profit and loss	-275	-64	211	-	
Others	947	1,701	754	-	
Ordinary profit	18,409	22,960	4,551	(24.7%)	28,000
Extraordinary profit	6,490	6,781	291	-	
Extraordinary loss	11,693	7,653	-4,040	-	
Current net profit before tax adjustment	13,207	22,088	8,881	-	28,000
Corporate Income taxes, etc.	7,148	10,421	3,273	-	
Minority shareholder income	433	564	131	-	
Current net profit	5,625	11,101	5,476	(97.3%)	14,000
Depreciation	19,843	20,520	677	-	

An outlook of consolidated profit and loss for FY 2006 (the year ending March 2007)

<Revenue from leased property management operations *7>

- High occupancy ratios maintained in existing buildings and increases in rents
- Full-year operation of Omotesando Hills

<Revenue from property sales *8>

- Sales of properties to Mori Hills REIT, Inc., and other transactions

<Revenue from contracted works and design/supervision operations *9>

- Reduced opportunities for tenant improvement works orders due to high occupancy ratios in leased buildings

<Revenue from hotel operations *10>

- High occupancy ratios expected to be maintained
- Partial refurbishing scheduled for further revenue growth

<Revenue from service operations *11>

- Steady performance in service operations, primarily at Roppongi Hills

<Revenue from related operations *12>

- Earnings of approximately six billion yen expected from investment management of privately placed funds
- Increased revenues from orders for property management operations by Mori Hills Reit, Inc., etc., and from asset management operations
- Steady performance of heating supply business, electricity supply business, golf-course business, etc.

[Comparisons of interest-bearing liabilities]

(Units: Millions of yen)

	FY 2004 (Ended 03/2005)	FY 2005 (Ended 03/2006)	Change
Mori Building Co., Ltd.	622,625	612,268	-10,357
RFC (*)	172,824	170,646	-2,178
Total for Mori Building Co., Ltd. and RFC	795,449	782,914	-12,535
Consolidated subsidiaries	60,007	54,691	-5,316
Offset	-28,525	-26,219	2,306
Total for Consolidation and RFC	826,931	811,386	-15,545

* RFC: Roppongi Hills Financial Corp.

[Comparison of financial indices]

Index	FY 2004 (Ended 03/2005)	FY 2005 (Ended 03/2006)
Redemption period	21.6 years	18.7 years
Capital adequacy ratio	8.1%	9.6%

* Interest-bearing liabilities / (Ordinary profit + Depreciation expense)

Interest-bearing liabilities include those of RFC.

* Equity capital / Total assets