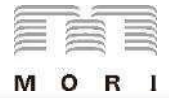


MORI BUILDING CO., LTD.

Interim Financial Report for Fiscal Year Ending March 2025 (FY2024)



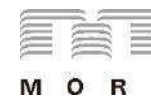
Nov 19, 2024



Azabudai Hills

## Overview of Interim Financial Results for Fiscal Year Ending March 2025 (FY2024)

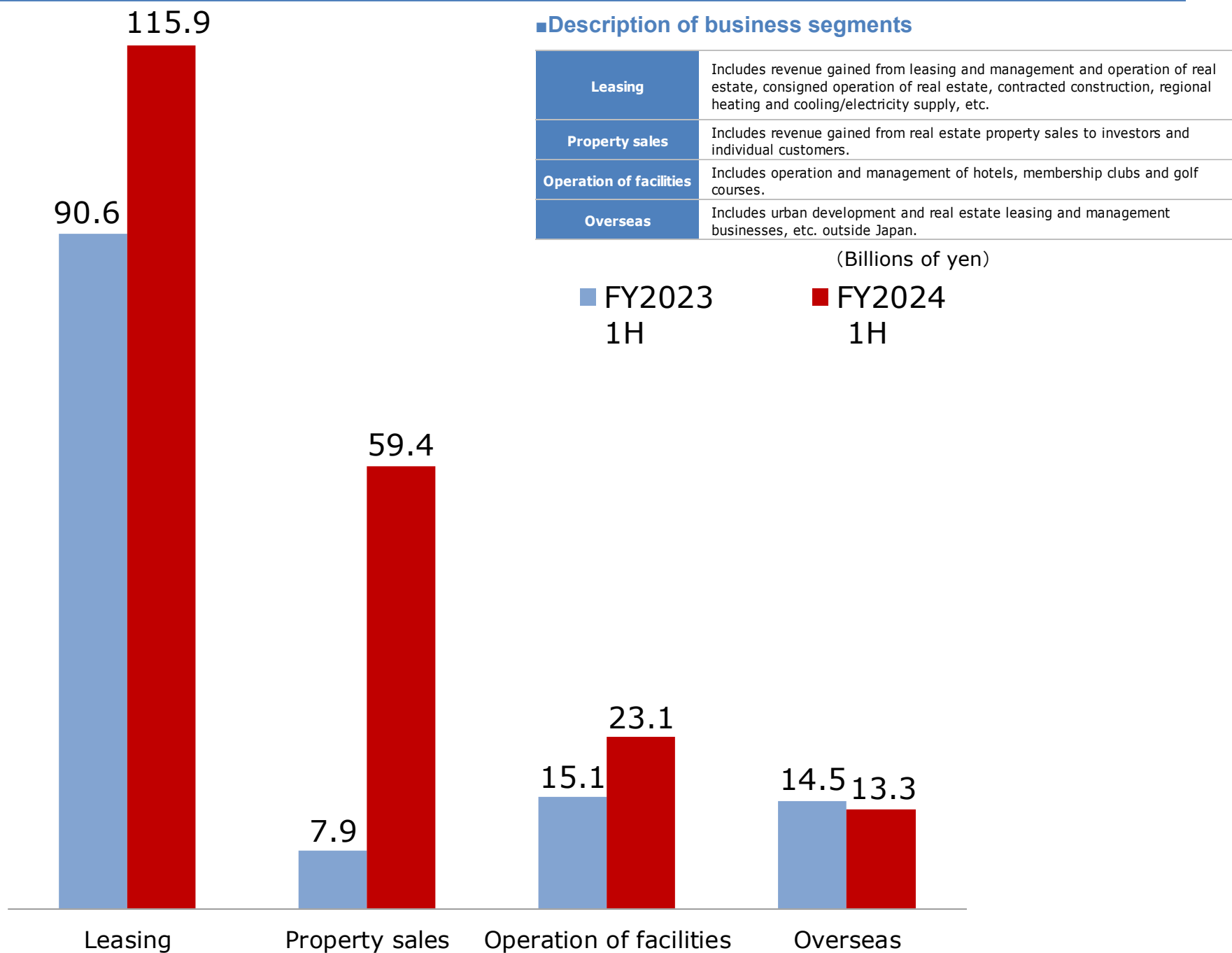
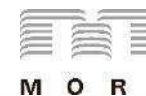
## Summary of Consolidated Income Statement for FY2024 First Half Period



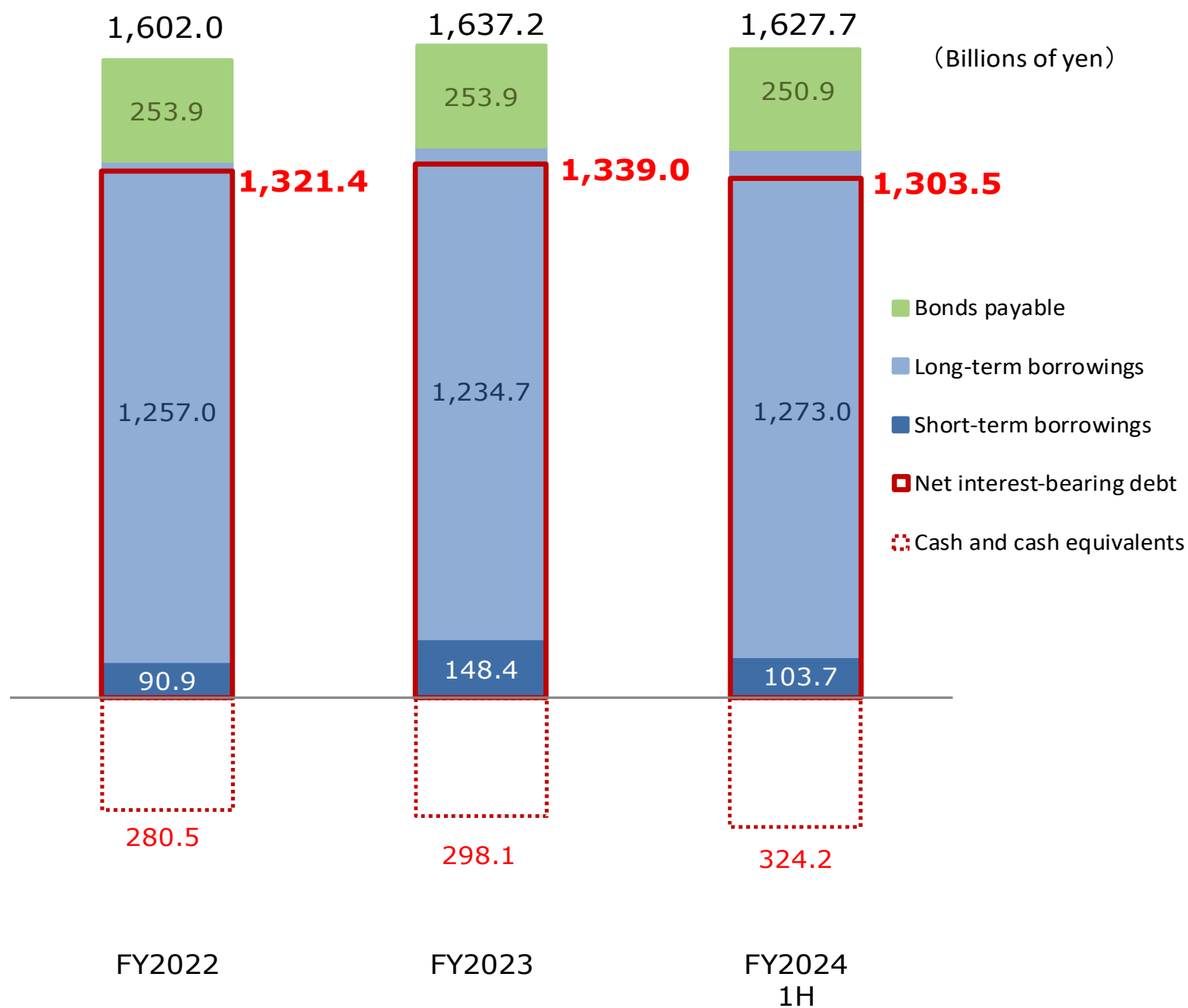
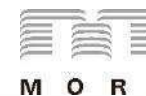
(Billions of yen)

	FY2023 1H	FY2024 1H	Change YoY	
			JPY	%
Operating revenue	125.2	208.7	+83.4	+66.6%
Operating income	18.3	52.5	+34.1	+186.2%
Non-operating income/expenses	△1.1	△2.5	△1.4	
Ordinary income	17.2	50.0	+32.7	+190.0%
Extraordinary income/losses	3.4	△1.4	△4.8	
Income before income taxes	20.6	48.5	+27.8	
Profit attributable to owners of parent	13.7	33.5	+19.8	+144.4%

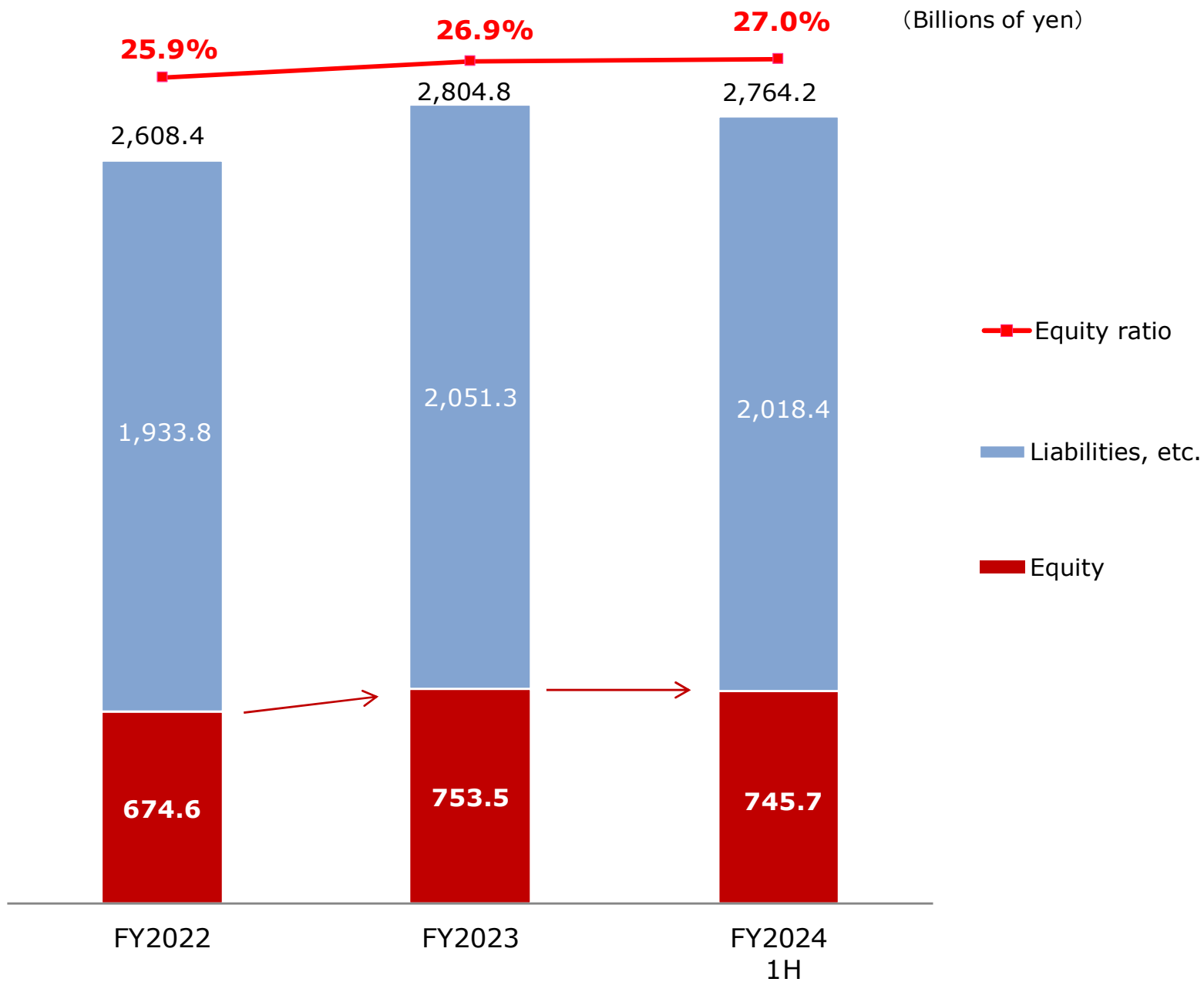
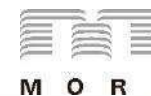
# Interim Financial Results for FY2024 ~Details of Operating Revenue~



# Status of Interest-bearing Debt for FY2024 First Half Period



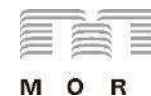
## Status of Equity (Ratio) for FY2024 First Half Period





## Financial Forecasts for Fiscal Year Ending March 2025 (FY2024)

# Financial Forecasts for FY2024



(Billions of yen)

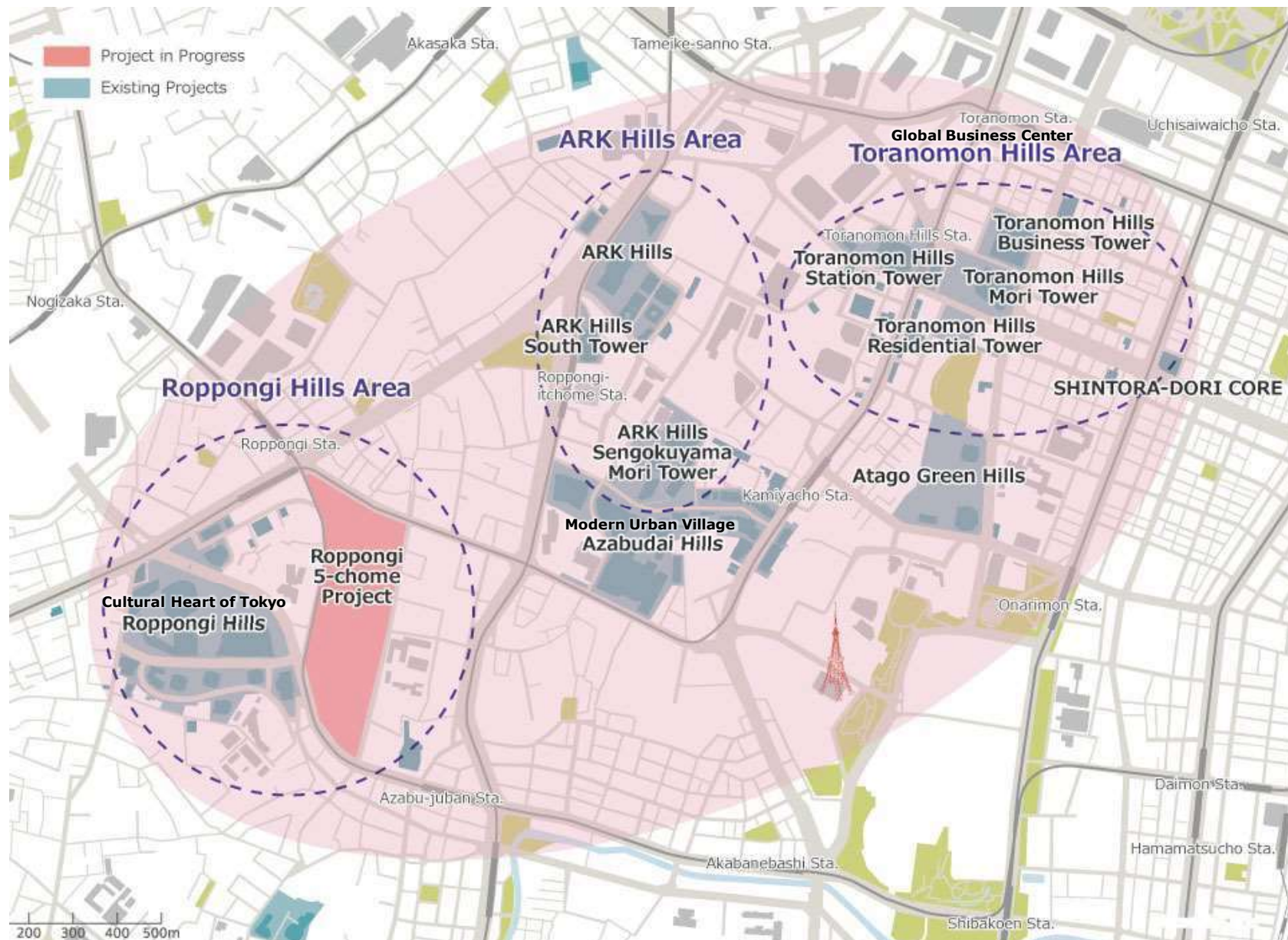
	FY2023	FY2024 Forecast	Change YoY	
			JPY	%
Operating revenue	360.4	377.0	+16.5	+4.6%
Operating income	78.1	79.0	+0.8	+1.0%
Ordinary income	71.7	72.0	+0.2	+0.3%
Profit attributable to owners of parent	58.9	51.0	△7.9	△13.5%



## Ongoing Projects

Note: Forecasts of projects in progress are based on current plans. Completed projects may vary from such plans.

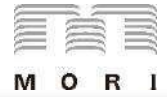
# Ongoing Project





# Azabudai Hills

## One Year Since Opening: Modern Urban Village Embracing Green & Wellness



- This "Hills of the Future" complex, boasting an overwhelming scale and impact, opened on Nov. 24, 2023.
- Azabudai Hills has created a vast open space filled with greenery in the heart of Tokyo. Supported by its "Green" and "Wellness" pillars, it provides an exceptionally verdant environment where diverse people can come together in harmony with nature to form a community and genuinely enjoy life together.
- In the Central Green, events are held to take advantage of the rich greenery, such as the AT THE GREEN to allow visitors to enjoy each season's greenery, workshops in the vegetable garden, and a running program in collaboration with NIKE to promote community building.
- In addition, a one-of-a-kind luxury street unique to Japan will feature 10 top-class luxury brands, opening sequentially.



Wellness Programs



An array of luxury brands



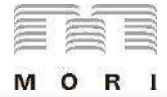
Summer Garden



Workshop in vegetable garden



# MORI Building DIGITAL ART MUSEUM:EPSON teamLab Borderless Surpasses One Million Visitors



- MORI Building DIGITAL ART MUSEUM: EPSON teamLab Borderless, a joint venture between Mori Building and teamLab, opened on February 9, 2024.
- In August, the museum was named one of the "World's Greatest Places 2024" by TIME magazine, chosen for its quality and originality. In just six months since opening, it became a hot topic around the world.
- On September 30, it welcomed its one millionth visitor, just eight months after opening.
- The Azabudai Hills Gallery, the "cultural communication" hub of Azabudai Hills located in Garden Plaza A, embodies the concept of making the entire complex a museum. Equipped with museum-quality facilities and equipment, the gallery showcases diverse cultural genres, including art, fashion and entertainment.

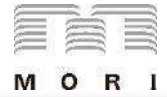


©teamLab

Family that included the millionth visitor, with their commemorative present

TIME magazine selected the museum the "World's Greatest Places 2024"

## Azabudai Hills Azabudai Hills Market



- The vast 4,000m<sup>2</sup> Azabudai Hills Market opened in the basement under the Central Green on March 31, 2024.
- A total of 34 leading specialty stores in Japan have come together to create a next-generation market worthy of global recognition. Rather than simply selling products, these top establishments emphasize the enjoyment and richness of food, including through workshops and other learning and discovery events.
- Going forward, a series of collaborations with tenant stores, known as the Azabudai Hills Market Lab, will offer food education for children, as well as wellness and environmental programs.



Azabudai Hills Market



Workshop at Azabudai Hills Market Lab



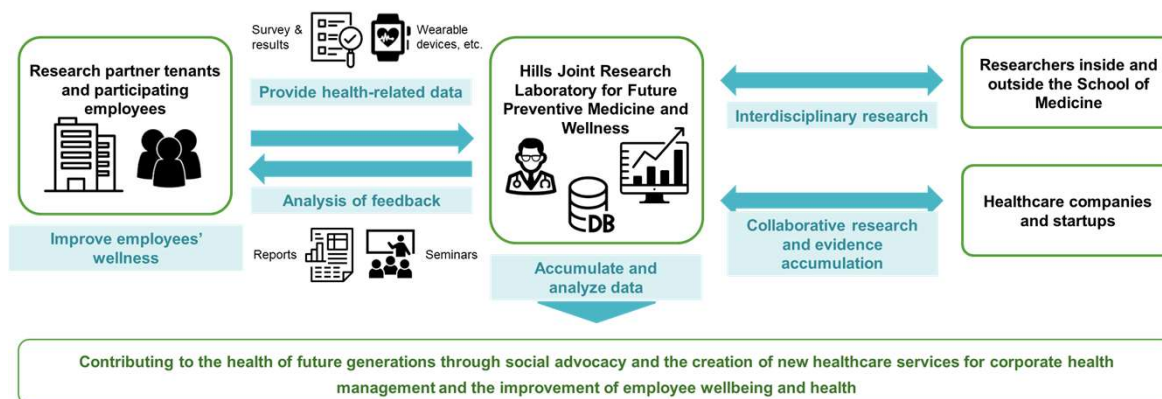
# Test Programs for Workers — Wellness Collaborations with Keio University and METI

## Joint Research with Keio University

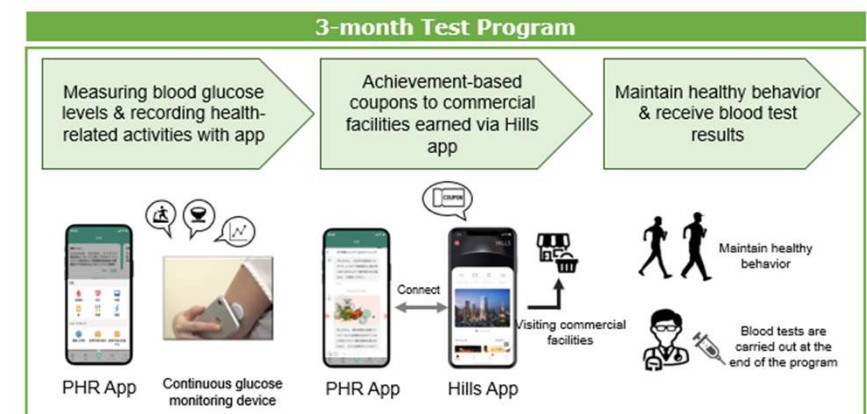
- The Hills Joint Research Laboratory for Future Preventive Medicine, established by Keio University and Mori Building, is conducting a study of employees at 24 companies in Azabudai Hills to improve their wellness, including physical and mental health.
- Based on the results, wellness-enhancing services and environments will be implemented in Azabudai Hills to promote individual wellness and collective health management in companies. The research results are expected to contribute to health management and preventive medicine for future generations.
- From the next fiscal year, the scope of the study will be expanded, and various data will be collected over time from up to 10,000 employees in central Tokyo.

## Joint Program with Ministry of Economy, Trade and Industry (METI)

- Mori Building was commissioned by METI to conduct a demonstration of using personal health records in daily life in fiscal 2024.
- The study was conducted from September to December 2024 among employees of tenant companies in Azabudai Hills to test the effectiveness of using personal health and medical information to encourage people to modify their behavior and visit commercial facilities.

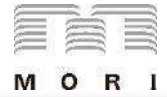


Joint Research with Keio University



Joint Program with METI

# Toranomon Hills Station Tower One Year Since Opening



- Toranomon Hills Station Tower's opening on October 6, 2023 completed the expansion and evolution of Toranomon Hills.
- The Station Tower features the Station Atrium plaza and the 20-meter-wide "T-Deck" pedestrian walkway over Sakurada-dori Avenue, both of which help to make the subway station a lively and dynamic area.
- Now covering 7.5 hectares and 800,000m<sup>2</sup> of floor area, Toranomon Hills integrates diverse urban functions and both road and rail infrastructure as a new international hub and global business center, enhancing Tokyo's magnetism with a scale and impact comparable to that of groundbreaking Roppongi Hills.
- The Station Atrium, a new space for fostering communication, has become a venue for business-pitch events and the Hills Breakfast talk event, which had been held for many years at Roppongi Hills.



Toranomon Hills (November 13, 2023)



Toranomon Hills WINE & DINE event



Toranomon Hills Yoga



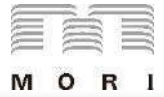
Toranomon Hills during Golden Week



Seminar at Station Atrium



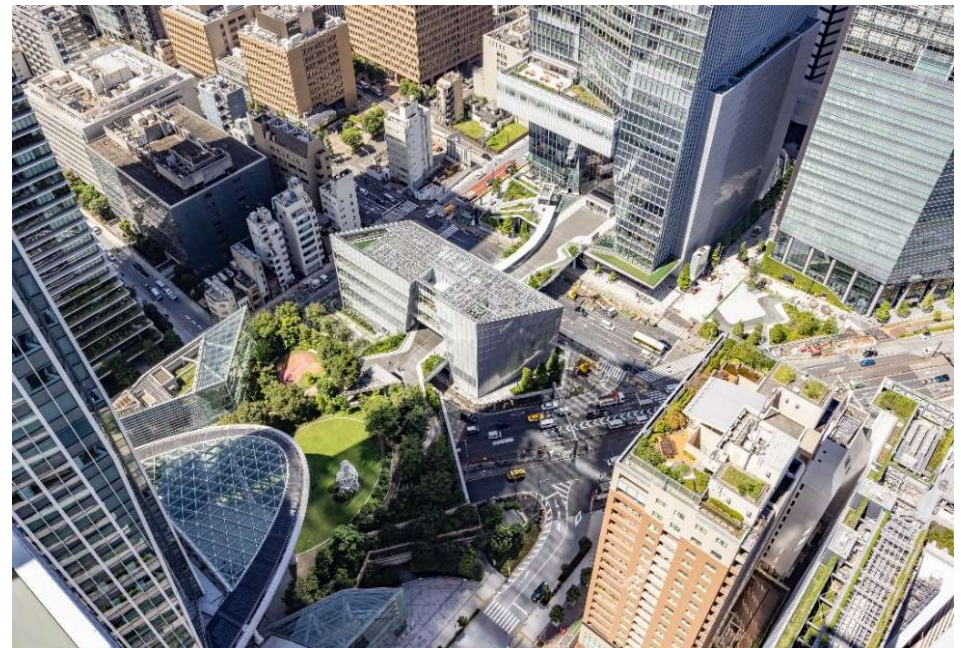
# Glass Rock at Toranomon Hills Completed and Enhanced Accessibility



- The Glass Rock building in Toranomon Hills was completed on August 29 and the official opening is scheduled in the spring of 2025.
- Located between Mori Tower and Station Tower, this four-story complex with three underground floors and a total floor area of approximately 8,800m<sup>2</sup> is integrated with the expansive T-Deck pedestrian walkway on its second floor.
- Glass Rock is directly connected to the Station Atrium in front of Toranomon Hills Station on the Tokyo Metro Hibiya Line, and T-Deck runs directly through the building, helping to improve circulation in the Toranomon Hills area.
- The building will house seven stores, the opening of which will expand total retail space in Toranomon Hills to around 170 establishments and 26,000 m<sup>2</sup>, adding to the area's vibrancy.



Glass Rock, a 4-story complex (plus 3 levels below ground) with a total floor area of 8,800 m<sup>2</sup>

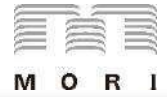


Glass Rock, located between Mori Tower and Station Tower, greatly improves accessibility in the area.



# Toranomon Hills Station Tower

## TOKYO NODE: Unique Interactive Facility for New Initiatives



- The top floors of Toranomon Hills Station Tower (45th to 49th floors and a section of the 8th floor) is home to TOKYO NODE, a 10,000m<sup>2</sup> interactive communication facility designed to connect Tokyo with the world as a nexus for disseminating new experiences, values, content and information created through collaborations that transcend domains such as business, art, entertainment, technology and fashion.
- The 8th floor is home to TOKYO NODE LAB, a research and development team of companies and creators dedicated to creating new urban experiences. Numerous projects are underway, including the OPEN LAB festival for presenting research outcomes.
- The 49th-floor rooftop, 250 meters above ground, features a sky garden, an infinity pool and two restaurants curated by world-class chefs. The French restaurant "apothéose" earned a star in the Michelin Guide Tokyo 2025 in its first year of operation.
- The exhibition "Perfume Disco-Graphy: 25 Years of History and Miracles," was held from August 9 to October 14 to celebrate the 25th anniversary of the artist Perfume.



TOKYO NODE LAB announced its R&D results during the OPEN LAB festival (Oct. 4-14)

Perfume Disco-Graphy independently organized experiential exhibition (Aug. 9-Oct. 14)

- Office and retail areas of Azabudai Hills Mori JP Tower and Toranomom Hills Station Tower received Platinum-level WELL certifications, the highest rank under WELL Core, the world's first building standard for the impact that buildings have on human health and wellness.
- Also, Azabudai Hills and Toranomom Hills both received top Platinum-level LEED ND precertifications from the U.S. Green Building Council (USGBC), based on which they aim to receive final certifications.
- In addition, Mori JP Tower in Azabudai Hills and Toranomom Hills Station Tower both received top Platinum-level BD+C (CS) precertification for efficiency and are expected to be certified as environmentally friendly office spaces and retail facilities. Worldwide, there are few other cases of LEED ND and LEED BD+C (CS) certifications both being obtained.

WELL = WELL Building Standard

LEED = Leadership in Energy & Environmental Design, ND=Neighborhood Development, and BD+C (CS)=Building Design and Construction/Core and Shell Development



Azabudai Hills with greenery



Oval Plaza at Toranomom Hills Mori Tower



WELL is the world's first performance-based system for measuring, certifying and monitoring features of the built environment that impact human health and wellbeing through air, water, nourishment, light, fitness, comfort and mind. WELL is managed by the U.S. Green Building Council (USGBC).

Mori JP Tower in Azabudai Hills is **Japan's largest certified property** (as of its certification date) and the Toranomom Hills Station Tower is Japan's second-largest certified property.



LEED is one of the most widely used green-building rating systems that evaluates and certifies buildings and cities worldwide for environmental performance in terms of water and energy efficiency, indoor environments and sustainable materials. LEED is also managed by the USGBC.

The Azabudai Hills became **Tokyo's first project to attain Platinum-level precertification in the ND category** and the Toranomom Hills Area Project quickly followed as the second such project. It is rare for complexes in urban business areas to receive Platinum-level precertification worldwide.

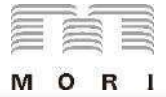


# Project Approval of Roppongi 5-chome Project Urban Planning

- An urban planning proposal for the Roppongi 5-chome Project, a redevelopment project being jointly undertaken with Sumitomo Realty & Development Co., Ltd., was submitted to the local government in July 2023 and formally approved in April 2024.
- The project, one of the largest redevelopments in Japan, encompasses 10 hectares, a total floor area of 1,080,000m<sup>2</sup>, a 66-story, about 330-meter-high super high-rise tower, and offices, residences, hotels, commercial facilities and cultural facilities.
- An artificial surface covering the vast site was created and then covered with lush greenery to form a rooftop garden, named the Forest in the Heart of the City, measuring some 16,000m<sup>2</sup>.



# Japan Innovation Campus: Hub for entrepreneurship development programs in Silicon Valley, USA



- The Japan Innovation Campus opened as a business base in Silicon Valley (Palo Alto), USA in November 2023, commissioned by the Ministry of Economy, Trade and Industry (METI) as part of a project designed to stimulate overseas entrepreneurship and establish business bases. The campus is managed by Mori Building in recognition of its achievements with the ARCH incubation center in the Toranomon Hills Business Tower.
- As a nexus of Japan's global startup ecosystem, the Japan Innovation Campus is equipped with offices and co-working spaces for Japanese startups and entrepreneurs who are trying to expand overseas, as well as various exchange programs for open innovation with local companies.
- The contract has been extended through FY2027, with the number of participating companies expected to expand to approximately 100 through a second round of applications. A basic agreement has been signed with the Japan External Trade Organization (JETRO) to establish and currently working to strengthen a collaborative framework for supporting startups.



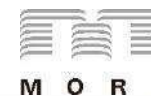
Outside of Japan Innovation Campus



Japan Center Showcase



# Awards for Sustainability Activities



- Mori Building received the 32nd Global Environment Awards' top honor, the Grand Prize, for longstanding efforts to create environmentally friendly multi-use complexes.
- Toranomon Hills Business Tower received the 62nd Encouragement Prize in the Technical Category of the Society Award and Azabudai Hills earned the 1st Commissioning Award, both from The Society of Heating, Air-Conditioning and Sanitary Engineers of Japan.
- Azabudai Hills won the Circulation Path Sewerage Award Grand Prix in the MLIT Minister's Award 2024.

## **Grand Prize (32nd Global Environment Awards) to Mori Building**

The Fuji Sankei Group established this award program to promote industrial development in harmony with the global environment through joint efforts by corporations, government agencies, and citizens. Toranomon Hills Station Tower and Azabudai Hills, which follow the urban development philosophy that Mori Building first introduced with ARK Hills, received the program's top honor for creating abundant green spaces in central Tokyo and advanced systems for renewable energy and waste.



## **62nd Technical Encouragement Award to Toranomon Hills Business Tower & 1st Commissioning Award to Azabudai Hills**

The Society of Heating, Air-Conditioning and Sanitary Engineers of Japan's annual Society Award recognizes outstanding publications and achievements in facility technology. Toranomon Hills Business Tower was awarded for its air conditioning system, designed for BCP, energy conservation and comfort, and conserving energy through supply-demand coordination and AI technology. Also, the Society's Commissioning Award recognizes excellent initiatives in the field of commissioning, with the aim of improving the quality and energy-saving performance of building equipment systems. Azabudai Hills was awarded for expertly commissioning its planning, design and construction phases in the development of a next-generation electric heat supply energy plant.

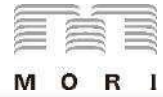


## **Circulation Path Sewerage Award Grand Prix in MLIT Minister's Award 2024 to Azabudai Hills**

This award recognizes and widely promotes exemplary sewer systems that contribute to society by helping to realize sustainable water cycles. The system at Azabudai Hills, Japan's first initiative to utilize heat recovered from sewage pipes as a heat source for district heating and cooling, was awarded the Grand Prix as the most outstanding entry among all submissions this year.



# Awards and Certifications for Design and Engineering



- Toranomon Hills Station Tower received the Planning and Design Award from the City Planning Institute of Japan for outstanding planning, design, construction and management of its integration with a subway station. The project also received the Japan Society of Civil Engineers (JSCE) Award for Engineering Excellence in recognition of its efforts to realize a new type of subway station integrated with urban development. In addition, the tower received the Good Design Award 2024 for a design that stimulates and energizes people by promoting activities and cultural outreach in the area.
- Azabudai Hills Mori JP Tower won the CTBUH Annual Awards 2024, an international architecture award from the Council for Tall Buildings and Urban Habitat, for contributing to the development of high-rise buildings and urban environments, and for achieving top-level sustainability and human wellness.

## **Toranomon Hills Station Tower: Planning and Design Award from City Planning Institute of Japan**

This award recognizes research and achievements that make outstanding contributions to urban planning. The tower was recognized for creating a futuristic model that utilizes a public space as part of a disaster-prevention system, made possible by working with multiple right holders and management companies associated with an extra-busy urban subway station.

## **Toranomon Hills Station Tower: JSCE Award for Engineering**

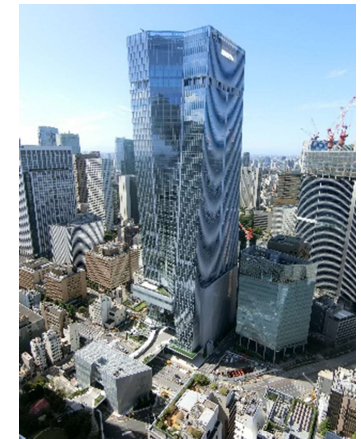
This award recognizes innovative individual technologies or projects in infrastructure planning, design, construction, etc. that contribute significantly to the advancement of civil engineering technology and societal progress. The tower was recognized for developing a new type of subway station that is integrated with urban development.

## **Toranomon Hills Station Tower: Good Design Award**

This award from the Japan Institute of Design Promotion is Japan's only mechanism for the comprehensive evaluation and promotion of design. The tower was highly evaluated for a design that stimulates and energizes people by promoting activities that enliven the atmosphere of the surrounding area and by spreading culture abroad as well as in Japan.

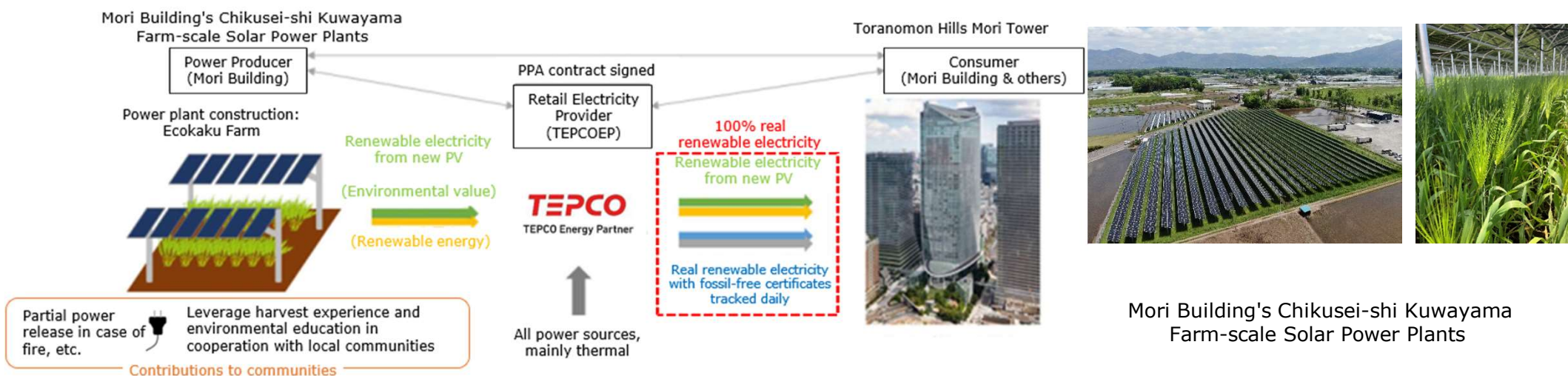
## **Azabudai Hills Mori JP Tower: Two CTBUH Annual Awards 2024**

The project was selected for the Excellence Awards in two categories: Best Tall Building, by Height, 300 meters and above 2024 and Best Tall Building by Region, Asia 2024. It was recognized for its extraordinary contribution to high-rise buildings and urban environments, as well as contributing to extensive, top-level sustainability and human wellness.



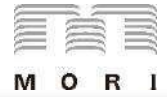
# Developing Farm-scale Solar Power Plants

- As part of pursuing its greenhouse gas emissions-reduction targets, the company joined RE100 in September 2022, obtained SBTi certification for its interim targets in December that year, and completed its switch to renewable energy for 77% of internal demand in Japan by March 2024.
- A basic agreement was signed with Tokyo Electric Power Energy Partner Co., Ltd. to promote decarbonization by providing a stable supply of renewable energy to each property of the company.
- The company is developing farm-scale solar power plants that combine both agriculture and solar power generation, starting with Chikusei City, Ibaraki Prefecture, which began operating in February 2024.
- Renewable energy generated by farm-scale solar power plants will be supplied to Toranomon Hills Mori Tower and other Hills-class properties managed by Mori Building (equivalent to 10-15% of the electricity used by each property).





# Kids' Workshops at Hills-class Properties



- Every summer since 2006, this workshop has put children in the spotlight and transformed entire complexes into places of learning. In collaboration with tenant companies and stores at Roppongi Hills and Toranomon Hills, the complexes serve as stages to provide children with learning experiences.
- The Hills Workshop for Kids 2024 (July 27 - August 18) featured 91 different programs, the participation of around 4,000 people, and the addition of new facilities and stores at Azabudai Hills.



A fun class for parents and children to learn how to make delicious *nukazuke* pickles



Behind-the-scenes tour of the Perfume Exhibition



A chef of the future hones his techniques for making hand-rolled sushi



Experiencing realistic medical care using cutting-edge medical equipment



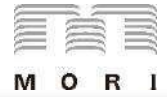
Roppongi Hills Secret Exploration Digest Tour



Studying and having fun during the Tokyo Urban Farming event at the British School in Tokyo



# Events at Roppongi Hills, the "Cultural Heart of the City"



- Roppongi Art Night 2024, the 13<sup>th</sup> edition of this annual art event held from September 27 to 29, presented works by some 30 artists by returning to its roots and focusing on the theme A Festival of the City, Art and the Future.
- From April 24 to September 1, the Mori Art Museum held "Theaster Gates: Afro-Mingei," the first solo exhibition in Japan and the largest in Asia by Theaster Gates, a world-renowned black artist. Also, Mori Art Museum is holding "Louise Bourgeois: I have been to hell and back. And let me tell you, it was wonderful," from Sept. 25 to Jan. 19, 2025, the largest solo exhibition of Louise Bourgeois in Japan, with around 80% of the works on view in Japan for the first time.



Roppongi Art Night 2024: Atelier Sisu "Ephemeral Collection" © Roppongi Art Night Executive Committee



"Theaster Gates Exhibition: Afro-Mingei" Mori Art Museum, Tokyo, 2024 (Photo by Takeru Koroda)



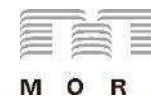
Roppongi Art Night 2024: Watermelon Sisters Descend on Roppongi! © Roppongi Art Night Executive Committee



Center: "Louise Bourgeois: I have been to hell and back. And let me tell you, it was wonderful" Mori Art Museum Tokyo, 2024  
Right : Louise Borgeois: Arch of Hysteria, 1993  
(Photo by Kenta Hasegawa)© The Easton Foundation/Licensed by JASPAR, Tokyo, and VAGA at Artists Rights Society (ARS), New York, 2024.

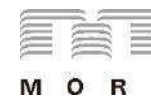


## Major Initiatives in FY2024 H1 (Press releases)



Apr. 5	Mori Building Wins 32th Grand Prize for Global Environmental Award
Apr. 9	Azabudai Hills Hosts "May at the Green—Golden Week at Azabudai Hills"
Apr. 23	Mori Art Museum Opens Theater Gates Exhibition: Afro Mingei
May 10	Toranomon Hills Business Tower Receives 62nd Encouragement Prize in Technical Category in Society Award and Azabudai Hills Earns 1st Commissioning Award from Society of Heating, Air-Conditioning and Sanitary Engineers of Japan
May 23	Toranomon Yokocho Celebrates 4th Anniversary with Torayoko Festival at Toranomon Hills
May 27	Mori Building's Azabudai Hills Mori JP Tower, Toranomon Hills Station Tower and JAKARTA MORI TOWER Earn First WELL Core Platinum Ratings in Their Respective Countries
May 29	Azabudai Hills Gallery Opens Calder: Un effet du japonais Exhibition
Jun. 6	Ark Hills Kicks off Corn & Edamame Festival
Jun. 7	Toranomon Hills Station Tower Receives Planning & Design Award from City Planning Institute of Japan
Jun. 14	Toranomon Hills Station Tower Honored with Engineering Excellence from Japan Society of Civil Engineers
Jun. 17	Roppongi Hills Hosts ICE! ICE! ICE! 2024 Summer Sweets Festival
Jun. 19	Omotesando Hills Presents Summer Shaved Ice Event with Traveling Through Japan Theme
Jun. 24	Hills Workshop for Kids 2024 to Begin!
Jun. 24	Hills Machiiku Project Summer 2024 Program Announced
Jul. 1	Toranomon Hills Summer Experience Events Begin
Jul. 9	Azabudai Hills Hosts "Summer at the Green" for Enjoyable Outdoor Activities
Jul. 25	Azabudai Hills to Host Pokémon and Crafts Exhibition: Great Discoveries of Beauty and Craftsmanship

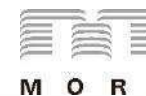
## Major Initiatives in FY2024 H1 (Press releases)



Jul. 25	Roppongi Hills Hosts Roppongi Hills Bon Odori Festival 2024
Aug. 1	Mori Building DIGITAL ART MUSEUM: EPSON teamLab Borderless Named One of World's Greatest Places by TIME
Aug 9	TOKYO NODE to Open "Perfume Disco-Graphy: 25 Years of History and Miracles" on August 9, 2024
Aug. 20	Ark Hills Presents Ark Hills Autumn Festival 2024
Aug. 29	Mori Building Completes Construction of "Glass Rock" Building at Toranomom Hills
Aug. 29	Mori Art Museum Opens MACHINE LOVE: Video Game, AI and Contemporary Art Exhibition
Aug. 29	ARK Hills to Host Music Week 2024
Sept. 3	TOKYO NODE to Host TOKYO NODE OPEN LAB 2024 from October 4 to 14
Sept. 3	Azabudai Hills Wins Grand Prize in Ministry of Land, Infrastructure, Transport and Tourism's Sewerage Circular Pathway Award
Sept.12	TOKYO NODE Launches MUUUSE: MUSIC MUSEUM on November 1
Sept. 17	Contract Signed with Ministry of Economy, Trade, and Industry for PHR-based Daily Life Uses and Feasibility Study
Sept. 24	Mori Art Museum Opens Louise Bourgeois Exhibition: <i>I have been to hell and back. And let me tell you, it was wonderful</i>
Sept. 24	Toranomon Hills Introduces First-ever Toranomom Hills Bar Hopping Event
Sept. 25	Azabudai Hills to Host Green Thumb Market as part of AUTUMN AT THE GREEN event
Sept. 30	Roppongi Hills Christmas 2024 to Open
Sept. 30	Azabudai Hills Mori JP Tower Wins Excellence Awards in Two Categories at CTBUH Annual Awards 2024

## Reference Materials

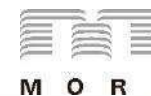
# Consolidated Balance Sheet for FY2024First Half Period



(millions of yen)

Assets				Liabilities			
Account name	FY2023 As of Mar-31,2024	FY2024 As of Sep-30,2024	change	Account name	FY2023 As of Mar-31,2024	FY2024 As of Sep-30,2024	change
<b>Current assets</b>				<b>Current liabilities</b>			
Cash and deposits	298,158	324,201	26,043	Notes and accounts payable - trade	21,213	15,509	△ 5,704
Accounts receivable - trade	31,058	23,450	△ 7,607	Short-term borrowings	148,491	103,772	△ 44,719
Contract assets	1,118	1,865	746	Current portion of bonds payable	23,000	10,000	△ 13,000
Inventories	71,833	50,049	△ 21,784	Income taxes payable	6,893	13,100	6,206
Other	72,858	43,548	△ 29,309	Contract liabilities	13,467	7,507	△ 5,960
Allowance for doubtful accounts	△ 18	△ 17	0	Provision for bonuses	2,003	2,154	150
Total current assets	475,008	443,097	△ 31,911	Other	105,845	83,370	△ 22,474
				Total current liabilities	320,915	235,413	△ 85,501
<b>Fixed assets</b>				<b>Long-term liabilities</b>			
<b>Property, plant and equipment</b>				Bonds payable	230,950	240,950	10,000
Buildings and structures	615,971	605,853	△ 10,117	Long-term borrowings	1,234,774	1,273,043	38,269
Machinery, equipment and vehicles	24,683	24,732	48	Leasehold and guarantee deposits received	102,382	110,254	7,871
Tools, furniture and fixtures	16,478	15,634	△ 843	Long-term deposits received	1,258	1,259	1
Land	662,693	662,081	△ 612	Retirement benefit liability	1,985	2,001	16
Construction in progress	32,137	40,164	8,026	Provision for retirement benefits for directors	1,316	1,338	22
Real estate in progress	56,257	56,260	3	Provision for dismantling cost of fixed assets	2,680	2,677	△ 3
Beneficial interests in real estate trust	564,492	565,708	1,215	Deferred tax liabilities	139,259	136,105	△ 3,153
Other	1,753	1,754	1	Other	3,341	2,949	△ 391
Total Property, plant and equipment	1,974,467	1,972,189	△ 2,277	Total long-term liabilities	1,717,948	1,770,582	52,633
				<b>Total liabilities</b>	<b>2,038,863</b>	<b>2,005,995</b>	<b>△ 32,867</b>
<b>Intangible assets</b>				<b>Net assets</b>			
Leasehold right	59,768	59,617	△ 150	<b>Shareholders' equity</b>			
Goodwill	10,726	9,970	△ 756	Capital stock	89,500	89,500	-
Other	7,074	6,485	△ 589	Capital surplus	32,598	32,598	-
Total intangible assets	77,570	76,074	△ 1,496	Retained earnings	541,854	548,176	6,322
				Treasury stock	△ 11,507	△ 11,507	-
<b>Investments and other assets</b>				Total shareholders' equity	652,445	658,767	6,322
Investment securities	128,241	121,046	△ 7,194	<b>Accumulated other comprehensive income</b>			
Equity investments	22,592	22,591	△ 1	Valuation difference on available-for-sale securities	35,844	31,743	△ 4,100
Long-term loans receivable	75,288	78,269	2,980	Deferred gains or losses hedges	995	1,016	21
Retirement benefit asset	1,014	1,005	△ 8	Foreign currency translation adjustment	64,153	54,090	△ 10,063
Deferred tax assets	1,043	1,097	54	Remeasurements of defined benefit plans	146	132	△ 13
Other	50,640	49,722	△ 917	Total accumulated other comprehensive income	101,139	86,983	△ 14,155
Allowance for doubtful accounts	△ 972	△ 876	95	<b>Non-controlling interests</b>	12,446	12,471	24
Total investments and other assets	277,849	272,857	△ 4,991	<b>Total net assets</b>	<b>766,031</b>	<b>758,222</b>	<b>△ 7,809</b>
Total fixed assets	2,329,886	2,321,121	△ 8,765	<b>Total liabilities and net assets</b>	<b>2,804,895</b>	<b>2,764,218</b>	<b>△ 40,677</b>
<b>Total assets</b>	<b>2,804,895</b>	<b>2,764,218</b>	<b>△ 40,677</b>				

# Consolidated Income Statement for FY2024 First Half Period



(millions of yen)

Account name	FY2023 1H(Apr-Sep)	FY2024 1H(Apr-Sep)	change
<b>Operating revenue</b>	<b>125,269</b>	<b>208,735</b>	<b>83,465</b>
Cost of revenue from operations	91,731	139,107	47,375
Operating gross profit	33,537	69,628	36,090
Selling, general and administrative expenses	15,181	17,085	1,903
<b>Operating income</b>	<b>18,356</b>	<b>52,543</b>	<b>34,186</b>
Interest income	448	694	246
Dividend income	199	227	27
Equity in earnings of affiliates	822	798	△ 24
Other	2,507	1,487	△ 1,020
Non-operating income	3,978	3,208	△ 770
Interest expenses	4,287	4,846	559
Finance charges and fees	698	716	17
Other	104	181	76
Non-operating expenses	5,090	5,744	653
<b>Ordinary income</b>	<b>17,244</b>	<b>50,007</b>	<b>32,762</b>
Gain on sales of fixed assets	2,319	1,616	△ 702
Gain on sale of investment securities	584	-	△ 584
Other	627	52	△ 575
Extraordinary income	3,531	1,669	△ 1,862
Loss on reduction of fixed assets	48	359	311
Building interior demolition costs	-	2,790	2,790
Other	76	6	△ 70
Extraordinary losses	125	3,155	3,030
Income before income taxes	20,650	48,520	27,870
Income taxes - current	5,587	15,982	10,395
Income taxes - deferred	1,013	△ 1,351	△ 2,364
Profit	14,050	33,889	19,839
Profit attributable to non-controlling interests	312	309	△ 2
<b>Profit attributable to owners of parent</b>	<b>13,737</b>	<b>33,579</b>	<b>19,841</b>