

**Mori Building Co., Ltd. Presents its financial reports for FY 2006
(the year ended March 2007)**

We are pleased to present our financial reports for FY 2006 (the year ended March 2007).
Please refer to the attached documents for details.

Consolidated financial highlights

■ An Overview of consolidated business results

	FY 2005	FY 2006	Change	(Unit: million of yen) (%)
Operating revenue	152,763	159,152	6,389	(4.2%)
Operating profit	37,654	42,394	4,740	(12.6%)
Ordinary profit	22,960	28,480	5,520	(24.0%)
Current net profit	11,101	54,751	43,650	(393.2%)

- Operating revenue reached 159.1 billion yen in the current term, reflecting an increase of 6.3 billion yen (4.2%) over the previous term.
Operating profit attained its highest levels to date at 42.3 billion yen, reflecting an increase of 4.7 billion yen (12.6%) over the previous term.
Ordinary profit attained its highest levels to date for the second consecutive year at 28.4 billion yen, reflecting an increase of 5.5 billion yen (24.0%) over the previous year.
Current net profit, which reflected the recording of extraordinary gains on the sale of fixed assets, attained its highest levels to date at 54.7 billion yen, an increase of 43.6 billion yen (393.2%) over the previous year.
- The buildings business recorded revenue of 123.8 billion yen, an increase of 4.9 billion yen over the previous term. This strong performance was due to the high occupancy rates maintained by both office and residential properties, the positive effects of rising rent levels, and the fact that Omotesando Hills, which opened in February 2006, operated throughout this fiscal year.
- The asset development and management business recorded revenue of 3.6 billion yen.
- Reflecting factors such as the capitalization of revenue on the settlement of private-equity funds, the property management business recorded revenue of 7 billion yen, an increase of 3.2 billion yen over the previous year.
- The Grand Hyatt Tokyo maintained high occupancy rates, and the Shishido Kokusai Golf Club and the membership-based club business also performed well, thus helping revenue from facilities operations record revenue of 21.8 billion yen, an increase of 500 million yen over the previous term.
- Existing buildings in Dalian and Shanghai in China performed well, contributing to revenue from overseas businesses of 4.8 billion yen, an increase of 300 million yen over the previous term.

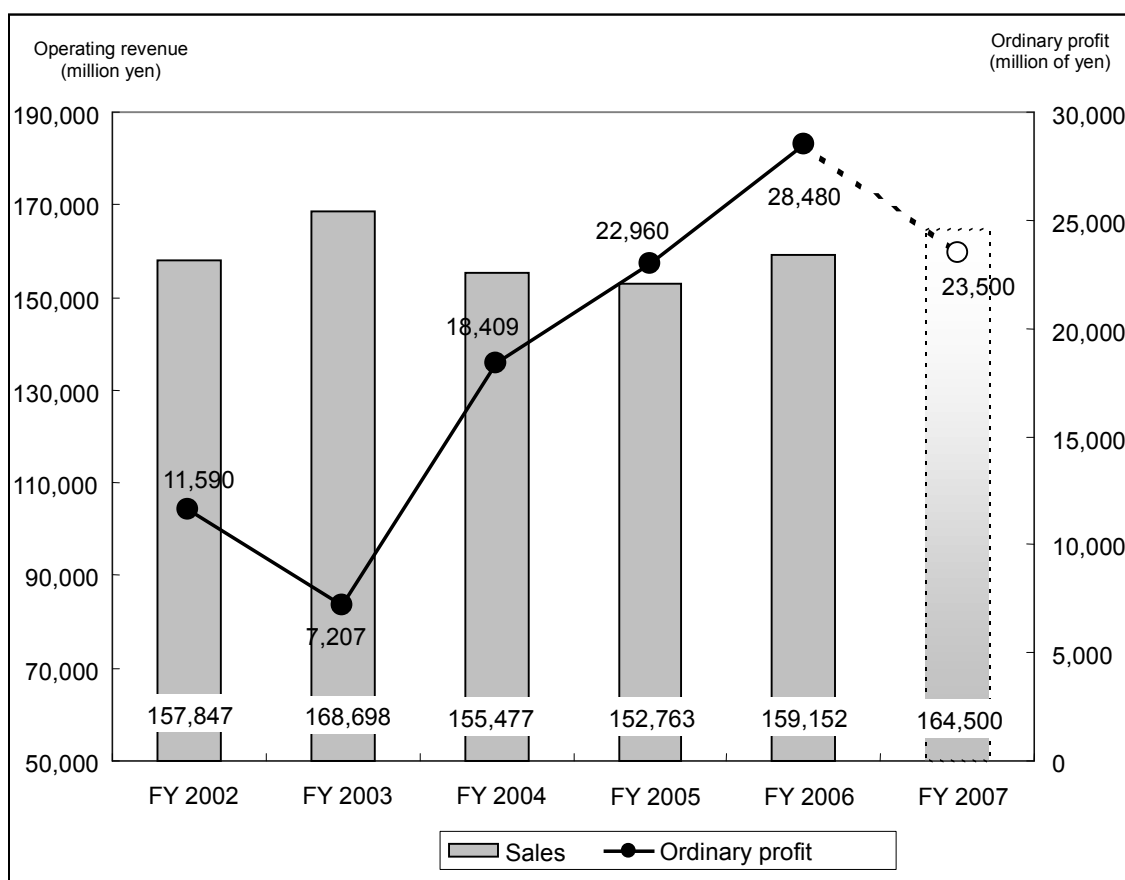
■ An overview of Consolidated business results for the next term (ending March 2008)

	FY 2006	FY 2007	Change	(Units: million of yen) (%)
Operating revenue	159,152	164,500	5,348	(3.4%)
Operating profit*	42,394	38,000	-4,394	(-10.4%)
Ordinary profit	28,480	23,500	-4,980	(-17.5%)
Current net profit	54,751	11,801	-42,951	(-78.4%)

* Change in accounting for depreciation expenses:

For some buildings currently in operation, the depreciation method for building equipment will change from the straight-line method to the declining balance method. As a result of this change, revenue will decrease a 5 billion yen due to increase in operating expenses.

◇ Trends in operating revenue and ordinary profit



<Attached documents>

1. Mori Building Co., Ltd. Report on Financial Results for FY 2005. (Overview of Consolidated/Nonconsolidated Financial Statement, Report on Consolidated Settlement of Accounts, Report on Nonconsolidated Settlement of Accounts)
2. Financial Summary Sheet for FY 2006

Please address inquiries on this press release to:
 Morisawa or Ikki, Public Relations Department, Mori Building Co., Ltd.
 TEL: 03-6406-6606 FAX:03-6406-9306 E-mail:koho@mori.co.jp