


Consolidated Financial Results for the Three Months from April 1 to June 30, 2015 & Business Overview



Outline of Consolidated Financial Results for 1Q of FY ending March 31, 2016

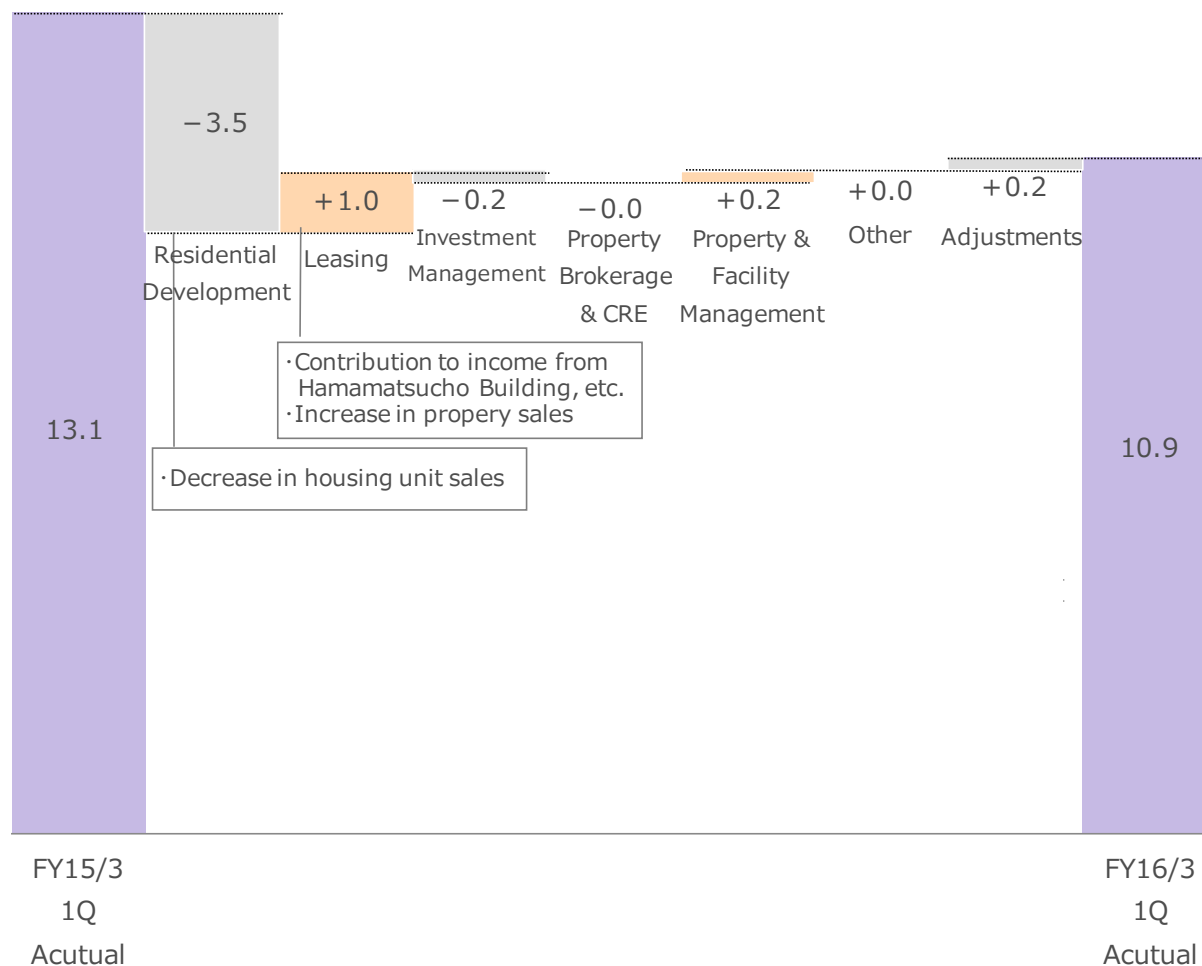
(Billions of yen) *Figures rounded down to the nearest 100 million yen	FY15/3 1Q Actual ①	FY16/3 1Q Actual ②	Changes ②－①	Key Factors
Operating revenue	113.6	101.8	－11.7	<Operating revenue & Operating income> • Decrease in housing unit sales
Operating gross profit	33.9	31.4	－2.4	
Selling, general and administrative expenses	20.7	20.5	－0.1	
Operating income	13.1	10.9	－2.2	
Non-operating income	0.2	0.1	－0.0	
Non-operating expenses	2.4	2.6	+0.2	
Ordinary income	10.9	8.4	－2.5	
Extraordinary income	0.2	—	－0.2	
Extraordinary losses	—	0.2	+0.2	
Income taxes	4.4	2.9	－1.4	
Profit attributable to non-controlling interests	0.7	0.7	－0.0	
Profit attributable to owners of parent	6.0	4.4	－1.5	
Profit per share (yen)	31.52	23.37	－8.15	
Cash dividends per share (yen)	—	—	—	
Net cash provided by (used in) operating activities	－30.6	－41.6	－10.9	
Net cash provided by (used in) investment activities	－6.6	－15.3	－8.6	
Net cash provided by (used in) financing activities	5.7	45.0	+39.3	
Cash and cash equivalents at end of period	36.3	38.4	+2.1	
(Billions of yen)	Mar 31, 2015 ①	Jun 30, 2015 ②	Changes ②－①	Key Factors
Total assets	1,369.2	1,371.4	+2.2	
Total interest-bearing debt	616.7	671.1	+54.4	
Shareholders' equity	394.0	393.2	－0.8	
Shareholders' equity ratio	28.8%	28.7%	－0.1P	
Debt/equity ratio	1.6	1.7	+0.1	

Segment Outline of Financial Results for 1Q of FY ending March 31, 2016

- Both operating revenue and income decreased due to a decrease in housing unit sales.

(Billions of yen)	FY15/3 1Q Actual ①	FY16/3 1Q Actual ②	Changes ② - ①
Operating revenue	113.6	101.8	-11.7
Residential Development	66.9	52.5	-14.3
Leasing	22.0	22.6	+0.5
Investment Management	2.2	1.7	-0.5
Property Brokerage & CRE	6.0	6.5	+0.5
Property & Facility Management	18.5	20.6	+2.0
Other	0.2	0.1	-0.0
Adjustments	-2.4	-2.4	-0.0
Operating income	13.1	10.9	-2.2
Residential Development	5.8	2.2	-3.5
Leasing	5.7	6.8	+1.0
Investment Management	1.1	0.9	-0.2
Property Brokerage & CRE	0.9	0.9	-0.0
Property & Facility Management	0.5	0.7	+0.2
Other	-0.1	-0.0	+0.0
Adjustments	-0.9	-0.7	+0.2

Key Factors of Changes by Segment



Outline of Consolidated Balance Sheets as of June 30, 2015

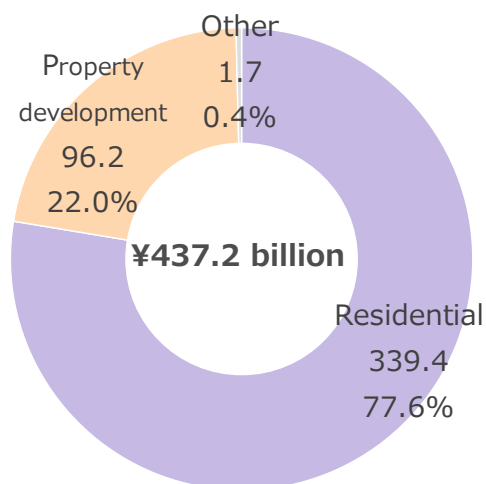
(Billions of yen)	As of Mar 31, 2015 ①	As of Jun 30, 2015 ②	Changes ② – ①	Key Factors
Assets	1,369.2	1,371.4	+2.2	
Current assets	549.3	539.6	-9.6	<Inventories>
(Breakdown)				
Cash and deposits / Short-term investment securities	50.4	38.4	-11.9	Residential 338.5 339.4 +0.9
Notes and accounts receivable-trade	15.0	12.1	-2.8	Property development 89.6 96.2 +6.5
Inventories	429.7	437.2	+7.5	Other business 1.6 1.7 +0.0
Equity investments	6.3	6.2	-0.0	Adjustments -0.0 -0.0 ±0
Other current assets	47.7	45.4	-2.3	Total 429.7 437.2 +7.5
Noncurrent assets	819.9	831.8	+11.9	* Residential...Residential Development Business
Property, plant and equipment	730.0	739.3	+9.2	* Property development...Leasing, Investment Management, and Property Brokerage & CRE Businesses
Intangible assets	10.2	10.2	+0.0	* Other...Property & Facility Management, Other Businesses
Investments and other assets	79.5	82.2	+2.6	<Property, plant and equipment >
(Breakdown)				• Increase associated with the acquisition of Nomura Fudosan Ginza Building (ex-Ginza MTR Building)
Investment securities	40.8	41.3	+0.4	
Lease and guarantee deposits	20.4	20.4	-0.0	
Other noncurrent assets	18.2	20.4	+2.2	
Liabilities	908.1	913.9	+5.7	
Current liabilities	305.1	288.3	-16.8	<Notes and accounts payable-trade>
(Breakdown)				• Payment of accounts payable of construction cost in residential development business
Notes and accounts payable-trade	48.6	34.6	-14.0	<Deposits received>
Short-term loans payable, etc.	154.8	187.2	+32.4	• Increase in deposits received of consignment sales of housing
Deposits received	25.0	11.7	-13.3	
Other current liabilities	76.6	54.7	-21.8	
Noncurrent liabilities	603.0	625.6	+22.6	
(Breakdown)				
Bonds payable	30.0	40.0	+10.0	
Long-term loans payable	431.9	443.9	+12.0	
Lease and guarantee deposits received	60.7	61.2	+0.5	
Other noncurrent liabilities	80.3	80.4	+0.1	
<Total interest-bearing debt>	616.7	671.1	+54.4	
Net assets	461.0	457.4	-3.5	
Total liabilities and net assets	1,369.2	1,371.4	+2.2	
Shareholders' equity ratio	28.8%	28.7%	-0.1P	<Shareholders' equity>
Debt/equity ratio	1.6	1.7	+0.1	• Mar 31, 2015: ¥394.0 billion → Jun 30, 2015: ¥393.2 billion

Outline of Consolidated Balance Sheets as of June 30, 2015

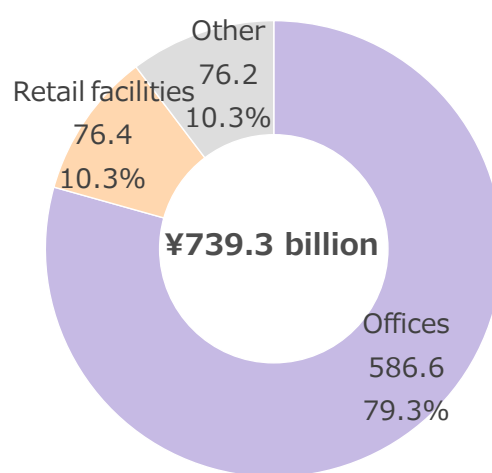
Total Assets : 1,371.4 billion yen

Current assets	539.6	Liabilities	913.9
Cash and deposits / Short-term investment securities	38.4	Interest-bearing debt	671.1
Notes and accounts receivable-trade	12.1	Short-term loans payable, etc.	187.2
Inventories	437.2	Bonds payable	40.0
Residential	339.4	Long-term loans payable	443.9
Property development	96.2	Notes and accounts payable-trade	34.6
Other	1.7	Deposits received	11.7
Adjustments	-0.0	Other current liabilities	54.7
Equity investments	6.2	Lease and guarantee deposits receive	61.2
Other current assets	45.4	Other noncurrent liabilities	80.4
Noncurrent assets	831.8		
Property, plant and equipment	739.3	Net assets	457.4
Offices	586.6	Equity	393.2
Commercial facilities	76.4	Subscription rights to shares	1.4
Other	76.2	Minority interests	62.7
Intangible assets	10.2		
Investments and other assets	82.2		

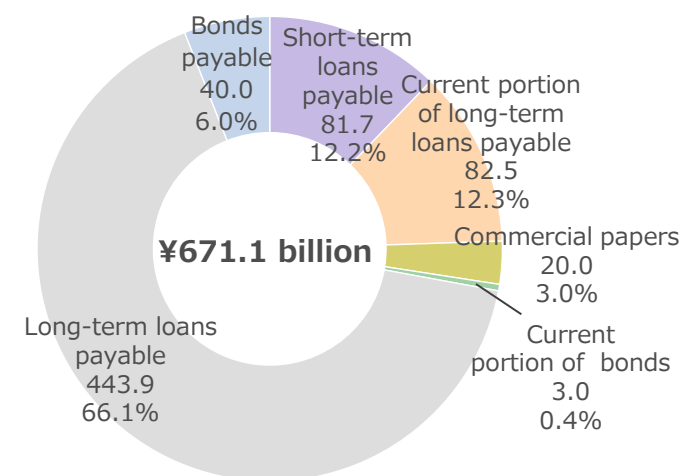
Inventories



Property, plant and equipment



Interest-bearing debt

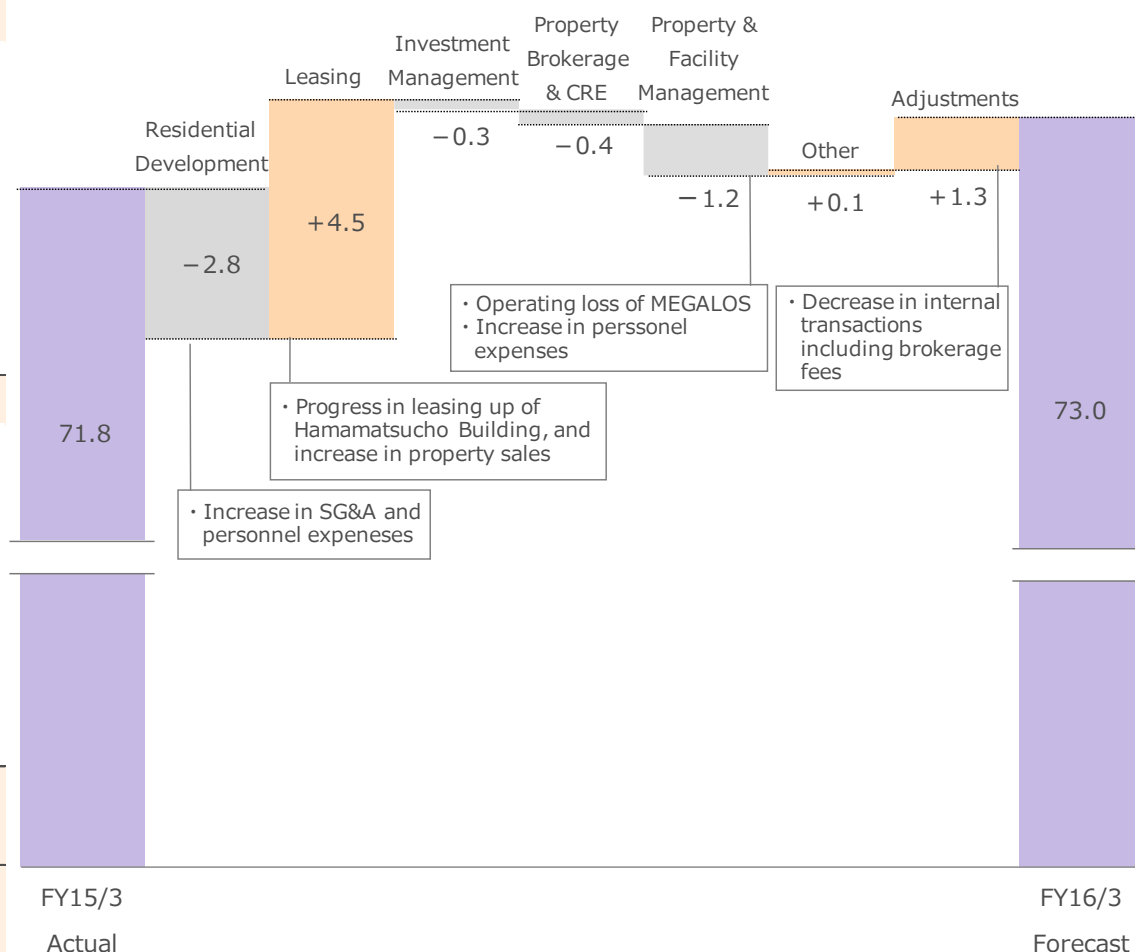


Forecasts for FY ending March 31, 2016 (No changes)

- Both operating revenue and income are expected to increase due to an increase in property sales to the Group's affiliated REITs and progress in leasing up of Hamamatsucho Building.

(Billions of yen)	FY15/3 Actual ①	FY16/3 Forecast ②	Changes ② – ①
Operating revenue	567.1	585.0	+ 17.8
Residential Development	359.3	357.0	– 2.3
Leasing	92.8	108.0	+ 15.1
Investment Management	9.1	8.0	– 1.1
Property Brokerage & CRE	30.2	32.0	+ 1.7
Property & Facility Management	85.8	91.0	+ 5.1
Other	3.0	1.0	– 2.0
Adjustments	– 13.3	– 12.0	+ 1.3
Operating income	71.8	73.0	+ 1.1
Residential Development	33.8	31.0	– 2.8
Leasing	24.4	29.0	+ 4.5
Investment Management	4.8	4.5	– 0.3
Property Brokerage & CRE	8.4	8.0	– 0.4
Property & Facility Management	5.7	4.5	– 1.2
Other	– 0.1	0.0	+ 0.1
Adjustments	– 5.3	– 4.0	+ 1.3
Ordinary income	63.6	64.0	+ 0.3
Net income	38.4	38.0	– 0.4
Net income per share (yen)	201.28	198.83	– 2.45
Cash dividends per share (yen)	45.00	50.00	+ 5.00

Key Factors of Changes by Segment



*Figures after changes in segmentation

【Segment Information: Residential Development Business】

- Both operating revenue and income decreased year on year mainly due to a decrease in housing unit sales.
Gross margin ratio of housing sales was **19.9%**. (down 1.7 points from FY15/3 1Q)

(Billions of yen)	FY15/3 1Q Actual ①	FY16/3 1Q Actual ②	Changes ② – ①	FY15/3 Actual ③	FY16/3 Forecast ④	Changes ④ – ③
Operating revenue	66.9	52.5	–14.3	359.3	357.0	–2.3
Housing sales	64.9	49.5	–15.4	332.9	—	—
Other	2.0	3.0	+1.0	26.3	—	—
Operating income	5.8	2.2	–3.5	33.8	31.0	–2.8

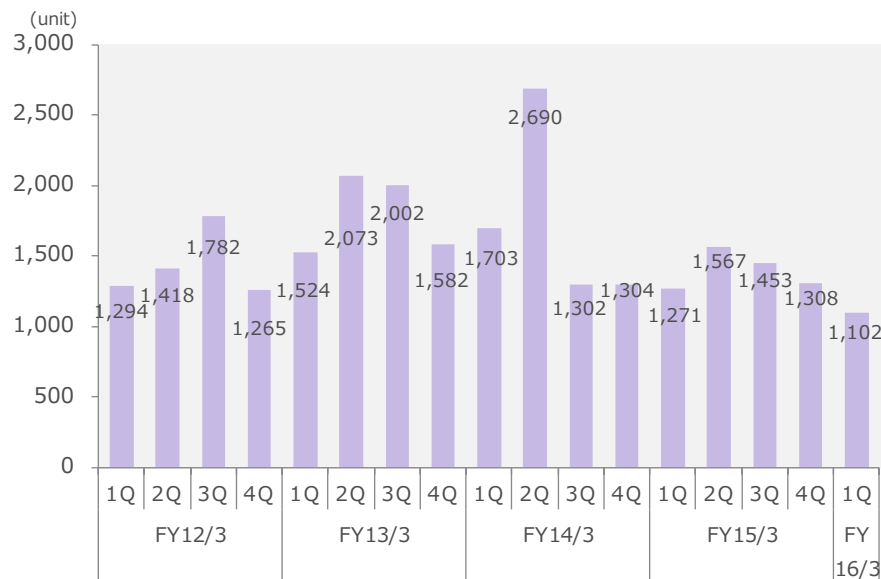
【Housing sales indicators】

Housing sales (unit)	1,312	871	–441	7,021	6,500	–521
Condominiums	1,150	819	–331	6,162	5,650	–512
Detached housing	162	52	–110	859	850	–9
Tokyo metropolitan area	993	817	–176	5,426	5,100	–326
Osaka metropolitan area	179	3	–176	1,009	950	–59
Other area	139	50	–89	585	450	–135
Sold but not recorded housing (unit)	6,148	4,998	–1,150	4,767	—	—
Completed housing inventories (unit)	79	153	+74	89	—	—
Average sales price (million yen)	49.48	56.81	+7.33	47.42	—	—
Gross margin ratio (%)	21.6%	19.9%	–1.7P	21.1%	—	—

【Reference】 Changes in Key Indicators of Residential Development

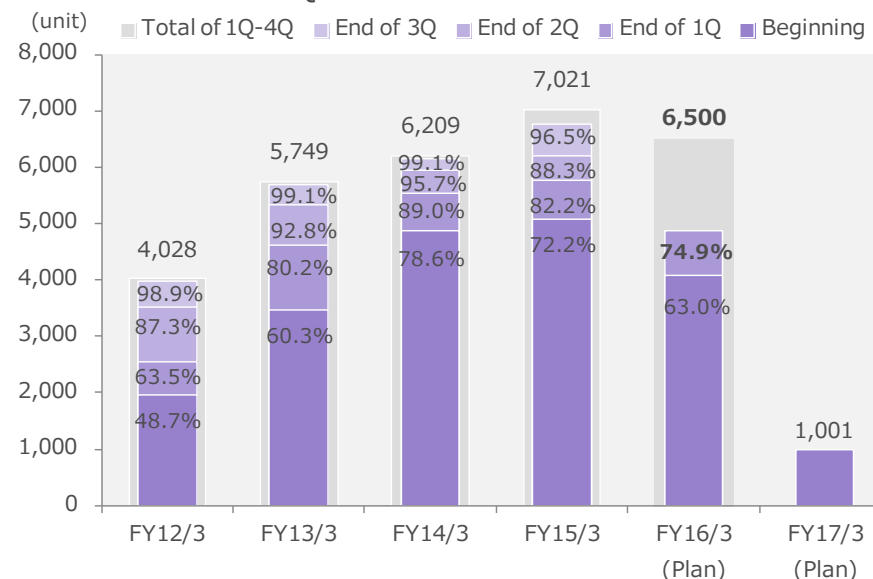
Number of Contracted Housing Units

- 1,102 units were contracted in 1Q.



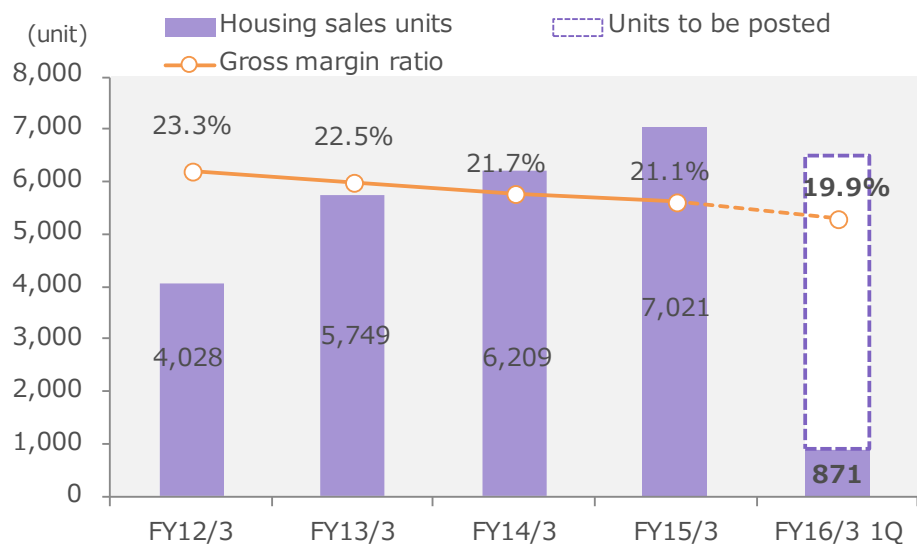
Contract Rates

- 4,868 units (74.9%) have been contracted as of the end of 1Q.



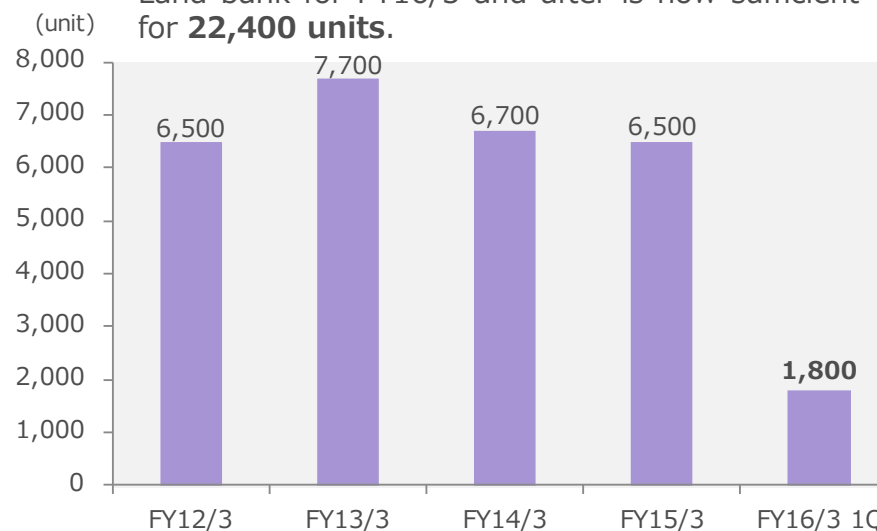
Gross Profit Margin & Number of Housing Units Sold

- Gross margin ratio of 871 units recorded in 1Q is 19.9%.



Land Acquisition

- Lands for 1,800 units were acquired in 1Q. Land bank for FY16/3 and after is now sufficient for 22,400 units.



【Reference】 Major Projects Upcoming

FY16/3	FY17/3	FY18/3	FY19/3~
CAPITAL GATE PLACE (Chuo-ku, Tokyo 238 units *2)	PROUD Sakura-Shinmachi (Setagaya-ku, Tokyo 174 units)	PROUD TOWER Kiba-Koen (Koto-ku, Tokyo 201 units)	Shirokane 1chome East District North Redevelopment Project (Minato-ku, Tokyo 130 units *2)
Tomihisa Cross Comfort Tower (Shinjuku-ku, Tokyo 407 units *2)	PROUD CITY Asagaya (Suginami-ku, Tokyo 313 units *2)	Komagome Project (Kita-ku, Tokyo 105 units)	Roka-Koen Project (Setagaya-ku, Tokyo 154 units *2)
Sakurajosui Gardens (Setagaya-ku, Tokyo 261 units *2)	PROUD CITY Ota-Rokugo (Ota-ku, Tokyo 632 units *1)	Musashino Nakacho 3chome Project (Musashino-shi, Tokyo 333 units *1)	Higashi-Ikebukuro 5chome Redevelopment Project (Toshima-ku, Tokyo 116 units)
PROUD CITY Kaga-Gakuen-dori (Itabashi-ku, Tokyo 363 units *1)	PROUD TOWER Tachikawa (Tachikawa-shi, Tokyo 292 units)	Fuchu South Exit Redevelopment Project (Fuchu-shi, Tokyo 111 units)	Musashi-Koganei South Exit Redevelopment Project (Koganei-shi, Tokyo 610 units)
OHANA Hachioji Oak Court (Hachioji-shi, Tokyo 346 units)	PROUD CITY Miyazakidai (Miyamae-ku, Kawasaki-shi 429 units *1)	Inagi Minamiyama East District Land Readjustment Project (Inagi-shi, Tokyo 498 units (detached house) *1)	Urawa Station West Exit South Redevelopment Project (Urawa-ku, Saitama-shi 175 units *2)
PROUD CITY Tsukaguchi (Amagasaki-shi, Hyogo 720 units *1,2)	PROUD CITY Shiki-Honcho (Shiki-shi, Saitama 402 units)	PROUD TOWER Nagoya-Sakae (Naka-ku, Nagoya-shi 214 units *2)	Tsudanuma Station-Front Project (Narashino-shi, Chiba 187 units *2)

*1 Projects to be posted in several fiscal years *2 Joint-venture projects (The number refers to the Company's share.)

Unit numbers and schedule of projects above are subject to change.



PROUD CITY Miyazakidai



PROUD TOWER Kiba-Koen

【Segment Information: Leasing Business】

Both operating revenue and income increased due a factors including that progress in leasing up of Hamamatsucho Building contributed to income and property sales increased.

Vacancy rate as of the end of 1Q was **4.7%**. (up 0.2 points from the end of FY15/3)

(Billions of yen)	FY15/3 1Q Actual ①	FY16/3 1Q Actual ②	Changes ② – ①	FY15/3 Actual ③	FY16/3 Forecast ④	Changes ④ – ③
Operating revenue	22.0	22.6	+0.5	92.8	108.0	+15.1
Leasing (offices)	11.3	12.1	+0.8	46.5	—	—
Leasing (retail facilities)	2.6	2.5	–0.0	10.3	—	—
Leasing (other)	1.3	1.4	+0.0	5.5	—	—
Property development	0.6	4.8	+4.1	16.0	—	—
Other	6.0	1.6	–4.3	14.4	—	—
Operating income	5.7	6.8	+1.0	24.4	29.0	+4.5
Rentable floor area (sqm)	862,871	936,005	+73,134	928,628	—	—
Offices	756,270	827,827	+71,557	822,049	—	—
Retail facilities	106,601	108,178	+1,577	106,580	—	—
Vacancy rate	4.4%	4.7%	+0.3P	0	—	—

* Leasing (offices) includes subleasing properties

【Reference】 Rent revenue change analysis

Changes

Newly completed buildings

+0.4

Nomura Fudosan Tennozu Building, etc.

Existing buildings

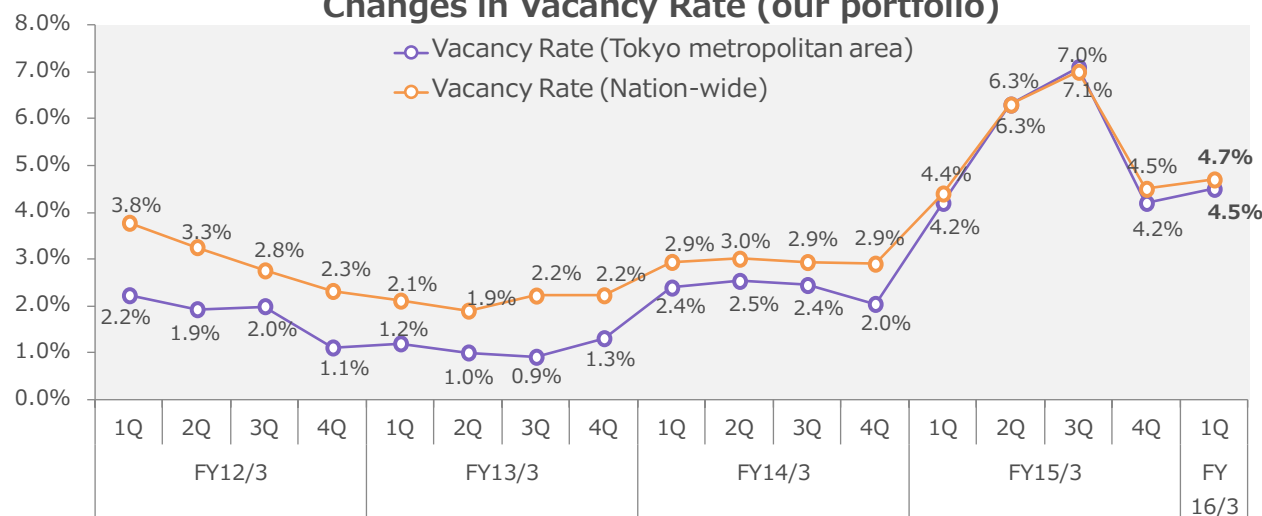
+0.2

Hamamatsucho Building (Toshiba Building), etc.

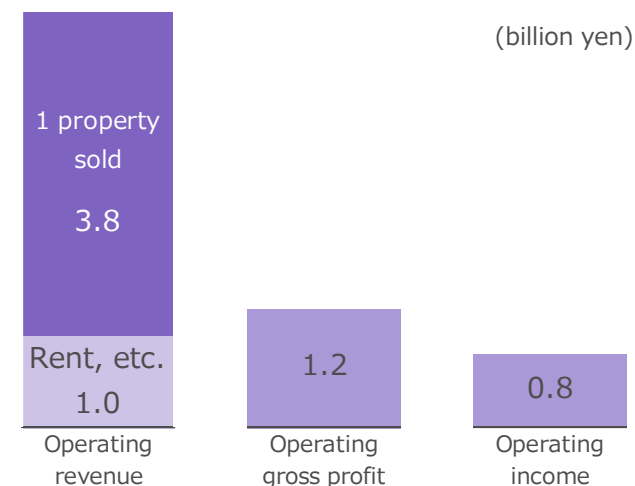
Sold / Termination

–0.0

Changes in Vacancy Rate (our portfolio)



Breakdown of Property Development



【Reference】 The Group's Major Buildings

	Name	Location	Leased floor area *Our share	Completion
1	Yokohama Business Park	Hodogaya-ku, Yokohama-shi, Kanagawa	152,458m ²	1990/1, etc.
2	Hamamatsucho Building (Toshiba Building)	Minato-ku, Tokyo	98,969m ²	1984/3
3	LAZONA Kawasaki Toshiba Building	Saiwai-ku, Kawasaki-shi, Kanagawa	78,609m ²	2013/3
4	LAZONA Kawasaki Plaza	Saiwai-ku, Kawasaki-shi, Kanagawa	46,988m ²	2006/9
5	Shinjuku Nomura Building	Shinjuku-ku, Tokyo	31,467m ²	1978/5
6	Fukagawa GATHARIA Tower N	Koto-ku, Tokyo	27,688m ²	2007/1
7	Nihonbashi Muromachi Nomura Building	Chuo-ku, Tokyo	22,259m ²	2010/9
8	Nomura Fudosan Tennozu Building	Shinagawa-ku, Tokyo	24,242m ²	1996/6
9	Nomura Fudosan Musashikosugi Building N Wing & S Wing	Nakahara-ku, Kawasaki-shi, Kanagawa	20,519m ²	2010/3
10	Umeda Sky Building	Kita-ku, Osaka-shi, Osaka	18,982m ²	1993/3
11	bono Sagamiono Shopping Center	Minami-ku, Sagamihara-shi, Kanagawa	16,205m ²	2013/1



Hamamatsucho Building
(Toshiba Building)



Nihonbashi Muromachi
Nomura Building



Shinjuku Nomura Building



Nomura Fudosan
Musashikosugi Building N Wing



LAZONA Kawasaki
Toshiba Building



Fukagawa
GATHARIA Tower N



LAZONA Kawasaki Plaza



Yokohama Business Park



bono Sagamiono Shopping Center



Umeda Sky Building



Nomura Fudosan
Tennozu Building

【Reference】 Expansion of Property Development Business (1)

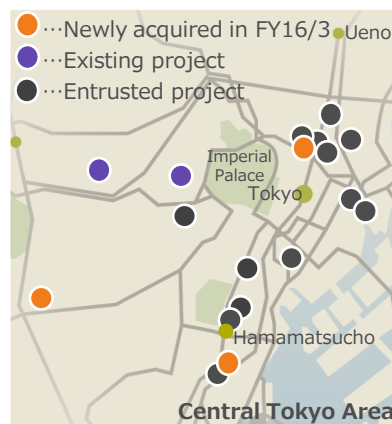
Office “PMO”



PMO Ginza 8chome



PMO Shibakoen



Name	Location	Completion	Status
PMO Tamachi	Shiba, Minato-ku	2014/2	Operation
PMO Ginza 8chome	Ginza, Chuo-ku	2014/4	Operation
PMO Shibakoen	Shibakoen, Minato-ku	2014/7	Operation
PMO Nihonbashi-Kayabacho	Nihonbashi-Kayabacho, Chuo-ku	2014/8	Operation
PMO Shibadaimon	Shibadaimon, Minato-ku	2014/9	Operation
PMO Hirakawacho Project	Hirakawacho, Chiyoda-ku	2015/12 (plan)	Construction
PMO Nihonbashi-Mitsukoshimae Project	Nihonbashi-Honcho, Chuo-ku	2016/5 (plan)	Construction
PMO Nihonbashi Edo-dori Project*	Nihonbashi-Kodenmacho, Chuo-ku	2016/6 (plan)	Construction
PMO Nihonbashi-Kabutocho Project	Nihonbashi-Kabutocho, Chuo-ku	2016/10 (plan)	Construction
PMO Hanzomon Project (Entrusted)	Kojimachi, Chiyoda-ku	2017/2 (plan)	Construction
PMO Nishi-Shinbashi Project	Nishi-Shinbashi, Minato-ku	2017/3 (plan)	Construction
PMO Shinjuku-Gyoen Project (Entrusted)	Shinjuku, Shinjuku-ku	2018/2 (plan)	Construction
PMO Nihonbashi-Honcho II Project	Nihonbashi-Honcho, Chuo-ku	2016/11 (plan)	Construction
PMO Iwamotocho II Project	Kanda-Sudacho, Chiyoda-ku	2016/12 (plan)	Construction
PMO Uchi-Kanda Project	Uchi-Kanda, Chiyoda-ku	2018/2 (plan)	Construction
PMO Shibuya 1chome Project	Shibuya, Shibuya-ku	2017/6 (plan)	Construction
PMO Tamachi II Project	Shiba, Minato-ku	2018/1 (plan)	Planning
Chiyoda-ku Project	Chiyoda-ku	2018 (plan)	Planning

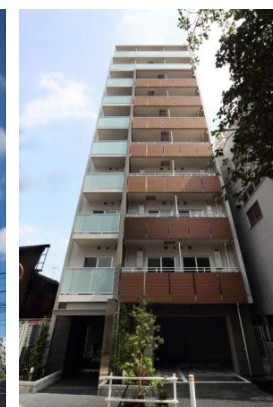
*JV project

Property acquired in FY16/3

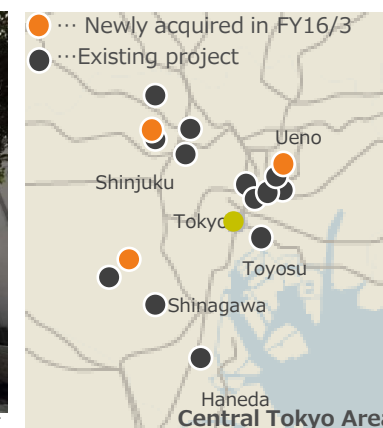
Residential “PROUD FLAT”



PROUD FLAT
Hatchobori



PROUD FLAT
Itabashi-Honcho



Name	Location	No. of units	Completion	Status
PROUD FLAT Tsurumi I	Yokohama-shi, Kanagawa	200 units	2009/3	Sold
PROUD FLAT Sangenjaya II	Setagaya-ku, Tokyo	70 units	2014/1	Operation
PROUD FLAT Hatchobori	Chuo-ku, Tokyo	33 units	2014/6	Operation
PROUD FLAT Itabashi-Honcho	Itabashi-ku, Tokyo	41 units	2014/7	Operation
PROUD FLAT Omori III	Shinagawa-ku, Tokyo	49 units	2014/11	Operation
PROUD FLAT Kinshicho	Sumida-ku, Tokyo	36 units	2015/1	Operation
PROUD FLAT Higashi-Nakano	Nakano-ku, Tokyo	49 units	2015/2	Operation
PROUD FLAT Kagurazaka III	Shinjuku-ku, Tokyo	35 units	2015/4	Operation
PROUD FLAT Higashi-Kanda	Chiyoda-ku, Tokyo	38 units	2015/5	Operation
PROUD FLAT Mitsukoshimae	Chuo-ku, Tokyo	40 units	2015/7	Operation
PROUD FLAT Gakugeidaigaku II	Meguro-ku, Tokyo	36 units	2015/9 (plan)	Construction
Chitose 2chome Project (Entrusted)	Sumida-ku, Tokyo	47 units	2015/10 (plan)	Construction
PROUD FLAT Sugamo II	Toshima-ku, Tokyo	33 units	2015/12 (plan)	Construction
PROUD FLAT Ochanomizu	Chiyoda-ku, Tokyo	75 units	2016/5 (plan)	Construction
PROUD FLAT Yoyogi-Hachiman	Shibuya-ku, Tokyo	30 units	2016/1 (plan)	Construction
PROUD FLAT Noborito	Kawasaki-shi,	79 units	2016/5 (plan)	Construction
Nakaochiai 1chome Project	Shinjuku-ku, Tokyo	37 units	2016/12 (plan)	Planning
Asakusabashi 3chome Project	Taito-ku, Tokyo	38 units	2017/2 (plan)	Planning

Property acquired in FY16/3

【Reference】 Expansion of Property Development Business (2)

Retail Facilities “GEMS”



GEMS Kanda



GEMS Ichigaya



Nomura Fudosan
Kichijoji Building



- ... Newly acquired in FY16/3
- ... Existing project



Name	Location	Completion	Status
Nomura Fudosan Kichijoji Building	Kichijoji-Honcho, Musashino-shi	2014/7	Operation
GEMS Ichigaya	Rokubanchō, Chiyoda-ku	2014/10	Operation
GEMS Shibadaimon Project	Shibadaimon, Minato-ku	2016/2 (plan)	Construction
GEMS Kanda Project	Kajicho, Chiyoda-ku	2016/6 (plan)	Construction
GEMS Ebisu Project	Ebisu, Shibuya-ku	2017/8 (plan)	Planning
GEMS Tamachi Project	Shiba, Minato-ku	2018 (plan)	Planning
GEMS Nishi-Shinjuku Project	Shinjuku-ku (Nishi-Shinjuku area)	2018 (plan)	Planning
GEMS Jingu-Mae Project	Jingu-Mae, Shibuya-ku	2017/8 (plan)	Planning

Property acquired in FY16/3

Logistics Facilities “Landport”



Landport
Iwatsuki



- ... Newly acquired in FY16/3
- ... Existing project



Name	Location	Completion	Status
Landport Kashiwa-Shonan II Project	Kashiwa-shi, Chiba	2016/4 (plan)	Construction
Landport Hachioji II Project	Hachioji-shi, Tokyo	2016/8 (plan)	Construction
Landport Kashiwa-Shonan I Project	Kashiwa-shi, Chiba	2016/1 (plan)	Construction
Landport Iwatsuki Project	Saitama-shi, Saitama	2016/5 (plan)	Construction
Landport Takatsuki Project	Takatsuki-shi, Osaka	2017/6 (plan)	Construction
Landport Komaki Project*	Komaki-shi, Aichi	2017/1 (plan)	Planning

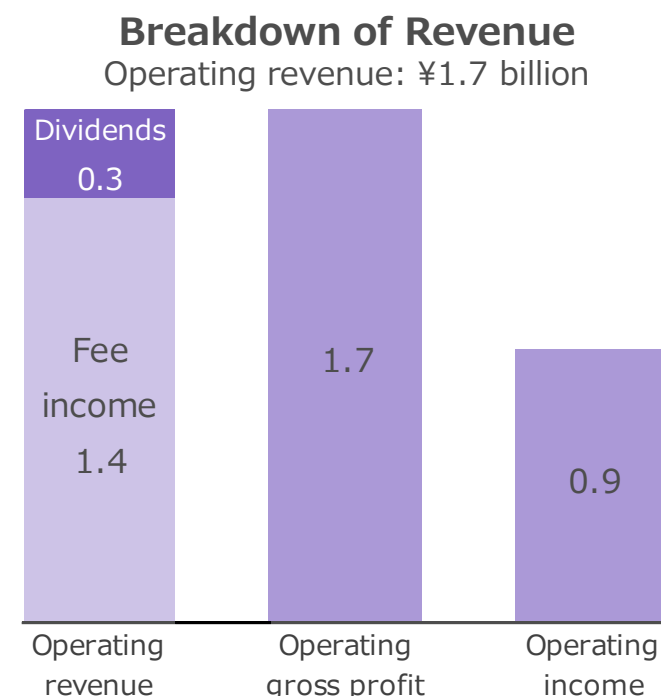
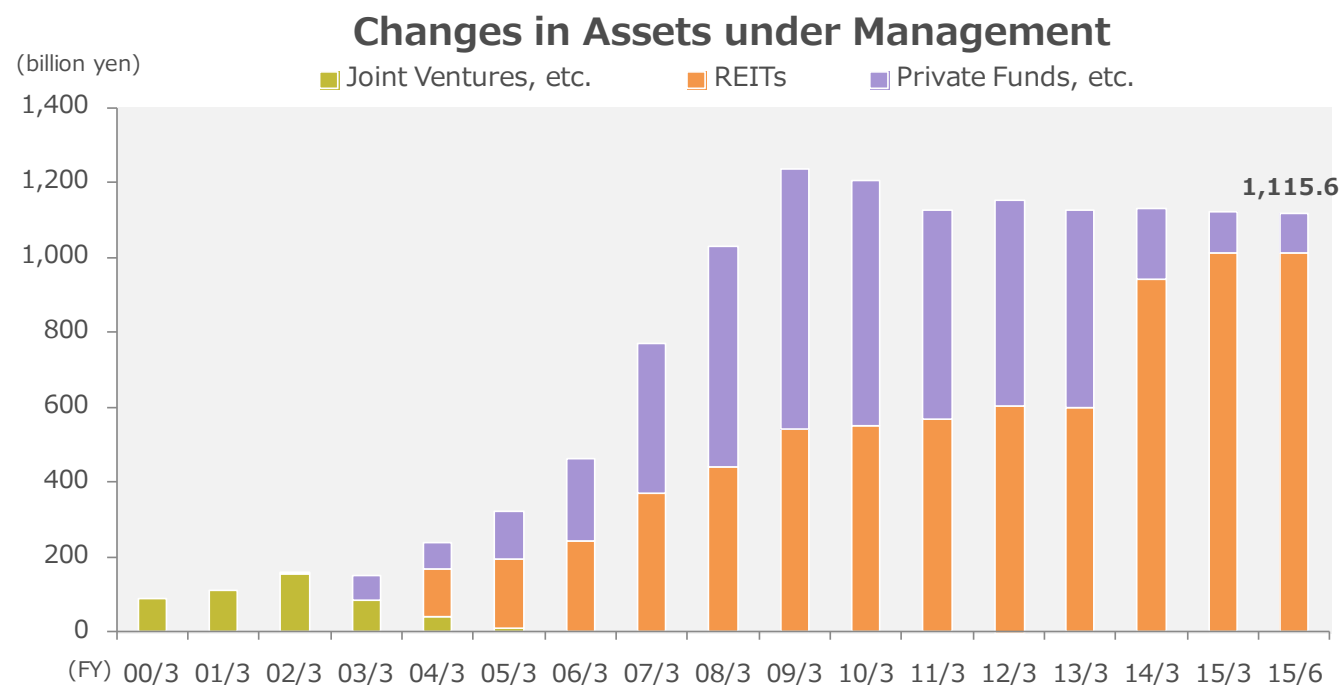
*JV project

Property acquired in FY16/3

【Segment Information: Investment Management Business】

- Both operating revenue and income decreased mainly due to a decrease in income gain associated with the sale of our share of Nomura Fudosan Tennozu Building.

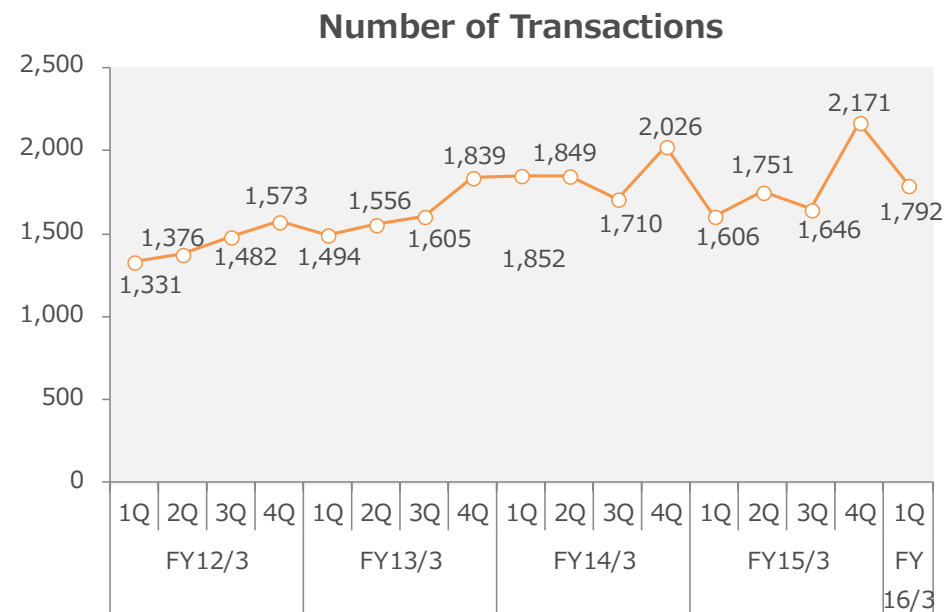
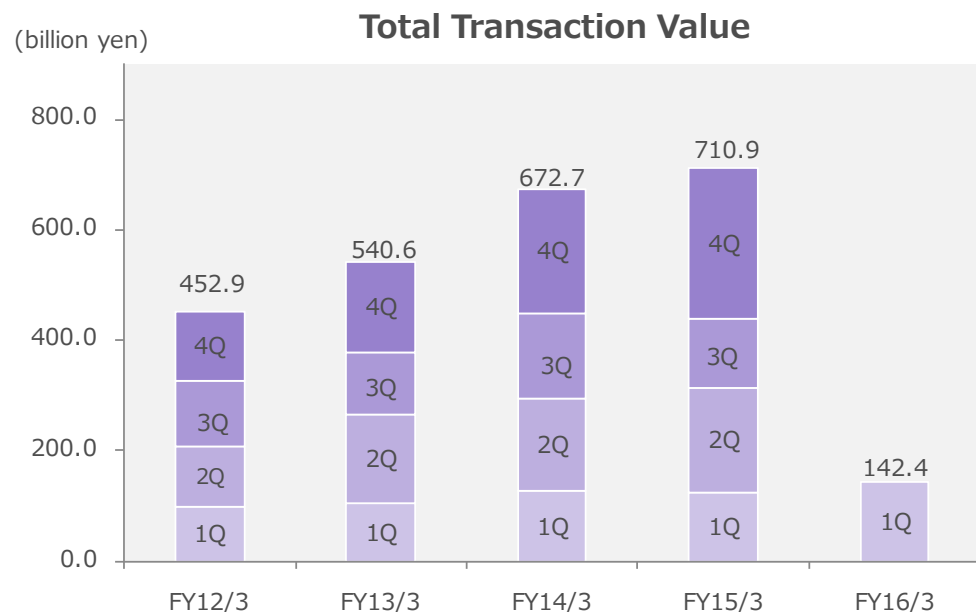
(Billions of yen)	FY15/3 1Q Actual ①	FY16/3 1Q Actual ②	Changes ②－①	FY15/3 Actual ③	FY16/3 Forecast ④	Changes ④－③
Operating revenue	2.2	1.7	－0.5	9.1	8.0	－1.1
Operating income	1.1	0.9	－0.2	4.8	4.5	－0.3
Assets under management	1,114.1	1,115.6	+1.4	1,123.1	—	—
REITs	949.1	1,010.7	+61.5	1,011.0	—	—
Private funds, etc.	164.9	104.8	－60.0	112.1	—	—



【Segment Information: Property Brokerage & CRE Business】

- Operating revenue increased due to an increase in commission fee.

(Billions of yen)	FY15/3 1Q Actual ①	FY16/3 1Q Actual ②	Changes ② – ①	FY15/3 Actual ③	FY16/3 Forecast ④	Changes ④ – ③
Operating revenue	6.0	6.5	+0.5	30.2	32.0	+1.7
Property brokerage	4.9	5.8	+0.8	25.8	—	—
Other	1.0	0.7	–0.3	4.3	—	—
Operating income	0.9	0.9	–0.0	8.4	8.0	–0.4
【Brokerage indicators】						
Total transaction value (billion yen)	124.6	142.4	+17.8	710.9	—	—
Number of transactions	1,606	1,792	+186	7,174	—	—
Commission fee (billion yen)	4.9	5.8	+0.8	25.8	—	—
Commission rate (%)	4.0%	4.1%	+0.1P	3.6%	—	—
Number of retail stores	57	65	+8	62	—	—

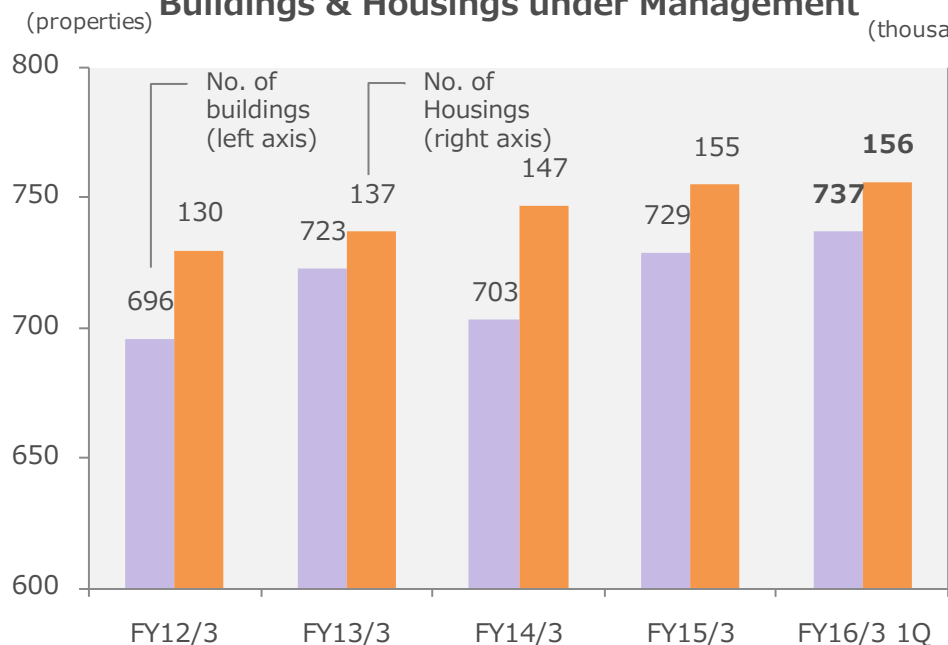


【Segment Information: Property & Facility Management Business】

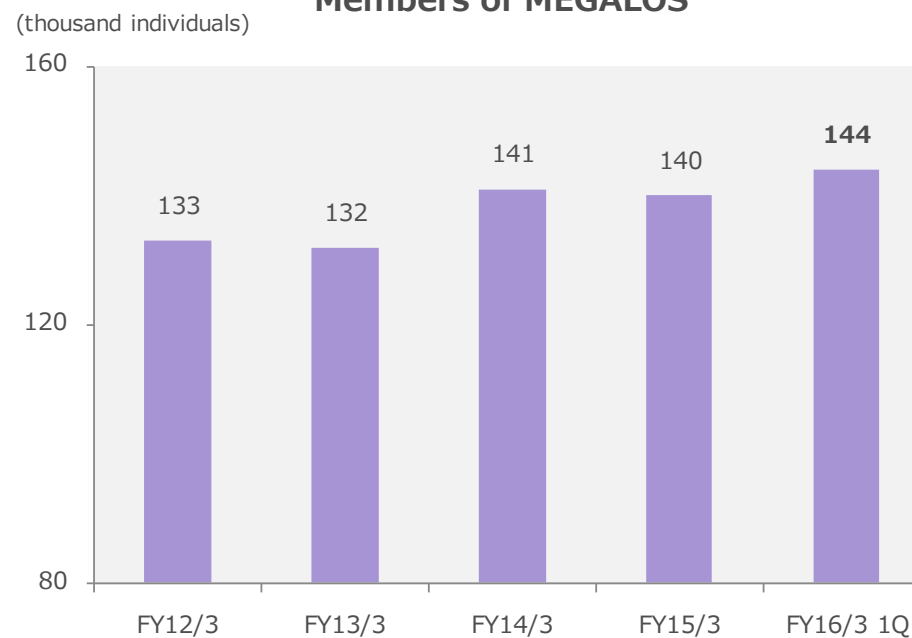
- Both operating revenue and income increased due to an increase in income from construction ordered.

(Billions of yen)	FY15/3 1Q Actual ①	FY16/3 1Q Actual ②	Changes ②－①	FY15/3 Actual ③	FY16/3 Forecast ④	Changes ④－③
Operating revenue	18.5	20.6	+ 2.0	85.8	91.0	+ 5.1
Property & facility management	12.3	12.2	－ 0.0	49.5	—	—
Construction ordered	2.6	4.7	+ 2.0	21.5	—	—
Fitness club	3.5	3.6	+ 0.0	14.7	—	—
Operating income	0.5	0.7	+ 0.2	5.7	4.5	－ 1.2
Buildings under management	715	737	+ 22	729	—	—
Housings under management	149,082	156,640	+ 7,558	155,706	—	—
Members of MEGALOS (individuals)	143,409	144,629	+ 1,220	140,395	—	—
Number of clubs	28	31	+ 3	29	—	—

Buildings & Housings under Management



Members of MEGALOS



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Corporate Communications & Investor Relations Dept.

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