

**Nomura Real Estate Holdings, Inc.**

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Nomura Real Estate Holdings, Inc.

Integrated Report 2017

# New Value, Real Value

Integrated Report 2017



**To respond to customer needs and social challenges, the Nomura Real Estate Group is radically enhancing its technology and know-how as a corporate group that uses business to offer value to society while remaining committed to quality.**

The mission on which the Company was founded was to develop new towns to mitigate the housing shortage in 1957. Not limiting ourselves to only residential development, we have since established a broad range of businesses, including leasing, investment management, property brokerage, property and facility management, and real estate development. Our history has been one of continuously creating value through business while remaining committed to quality and always responding to customer needs and social challenges with honesty. In order to meet the expectations of society, we are radically enhancing our technology and know-how. We will take the willingness to start from scratch and tackle unprecedented and highly difficult challenges, which we have inherited, and turn it into the source of our competitive strength.





The Nomura Real Estate Group strives for:

## Developmental Strength Technological Strength Management Strength

By combining these three strengths, we will continue to pursue value beyond expectations for our customers and society using both tangible and intangible approaches.

By encouraging collaboration between highly competitive businesses, we will be able to create value that would not have been possible for them working alone. At present, real estate is something that loses value over time. That is why we are currently working on creating urban development projects that will gain value over time. Real estate is about more than just buildings. What we strive to offer is a high level of value demonstrative of the power of the Group as a whole to enable people living, working, gathering, and resting to spend their time in a satisfying manner. Our brand of real estate provides a rich array of services that connect people with people and people with their cities.

### Our Group Vision

## New Value, Real Value

Integrating all that is precious to people and communities, we build cities—dynamic stages that connect today with tomorrow’s possibilities—and embrace every moment of life’s pursuits.

We create new value, social value, and, above all, real value.



Additional information can be found on our website.  
[www.nomura-re-hd.co.jp/english](http://www.nomura-re-hd.co.jp/english)

**Integrated report**

Financial and non-financial information, value creation models, business unit overviews, etc.  
[www.nomura-re-hd.co.jp/english/ir/ir\\_library/annualreport.html](http://www.nomura-re-hd.co.jp/english/ir/ir_library/annualreport.html)

**Company information**

Company profile and history, list of corporate officers and organizational chart, corporate governance, list of Group companies, etc.  
[www.nomura-re-hd.co.jp/english/company/](http://www.nomura-re-hd.co.jp/english/company/)

**Investor information**

Management policies, IR library, information for individual investors, FAQs, etc.  
[www.nomura-re-hd.co.jp/english/ir/](http://www.nomura-re-hd.co.jp/english/ir/)

**CSR report**

Social and environmental initiatives, activities that contribute to society, etc.  
[www.nomura-re-hd.co.jp/english/csr/](http://www.nomura-re-hd.co.jp/english/csr/)

Nomura Real Estate Holdings, Inc. has been selected in MSCI ESG indexes.



Printing this logo does not imply any MSCI endorsement or approval of Nomura Real Estate Group products and services. Neither is this an advertisement nor promotion for MSCI.

**Editorial policy**

This report is published in order to foster understanding among shareholders, investors, and other stakeholders about the Nomura Real Estate Group's strategies and measures geared toward the creation of mid- to long-term value. The editing and layout of this report follow the international integrated reporting framework of the International Integrated Reporting Council (IIRC).

**Period covered by the report**

This report mainly covers the period from April 1, 2016 to March 31, 2017. Parts may discuss information from times prior to this period or activities or outlooks for times following this period.

**Guidelines concerning the disclosure of non-financial information**

- Global Reporting Initiative's G4 Sustainability Reporting Standards
- ISO 26000 Guidance on Social Responsibility

**Scope of this report**

Nomura Real Estate Holdings, Inc. and Nomura Real Estate Group companies (19)



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**Eiji Kutsukake**  
President and Representative Director, Group CEO



**Seiichi Miyajima**  
Executive Vice President and Representative Director, Group COO



**Forward-looking statements**

This integrated report contains forward-looking statements about the future plans, strategies, and performance of Nomura Real Estate Holdings, Inc. (the "Company") and its consolidated subsidiaries (the "Group"). These forward-looking statements are not historical facts. Rather, they are estimates, forecasts, and projections based on information currently available to the Company and are subject to a number of risks and uncertainties, which include economic trends, intensification of competition in the real estate industry, the legal and taxation systems, and other regulations. As such, actual results may differ from those projected.