

Part 3

Corporate and Financial Information

The Nomura Real Estate Group's Financial and Non-financial Performance

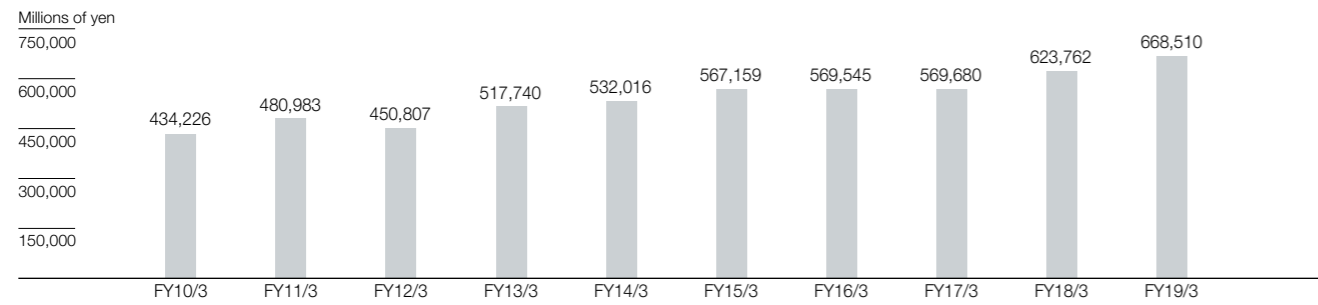
Contents

92	Financial and Non-financial Data
94	10-Year Summary
96	Consolidated Balance Sheets
98	Consolidated Statements of Income / Consolidated Statements of Comprehensive Income
99	Consolidated Statements of Cash Flows
100	Business Unit Information
102	Facilities Situation
106	Environmental and Human Capital Data
108	Group Company Profiles
110	Corporate Information

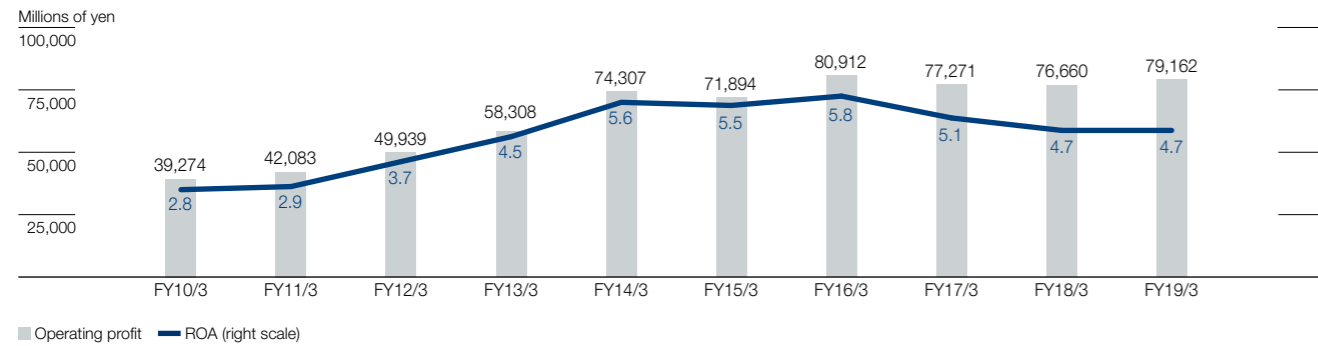
Financial and Non-financial Data

Main Financial Indicators

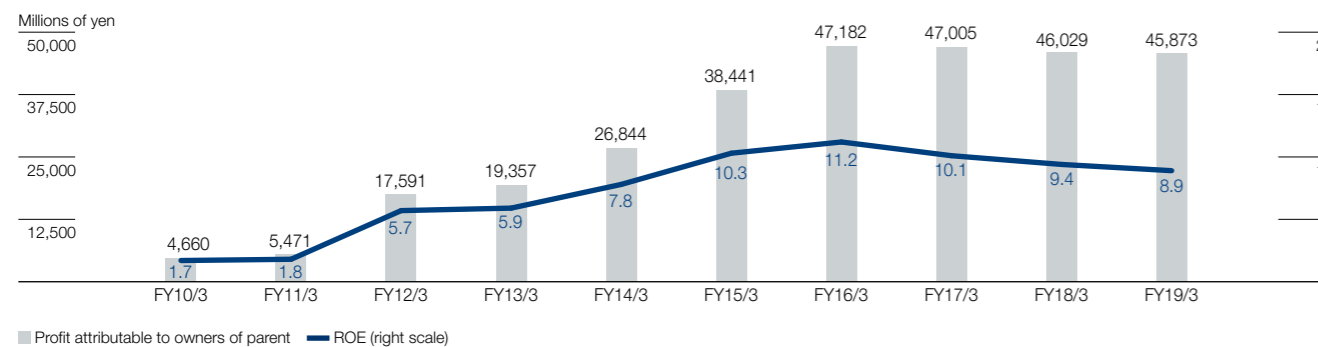
Operating Revenue



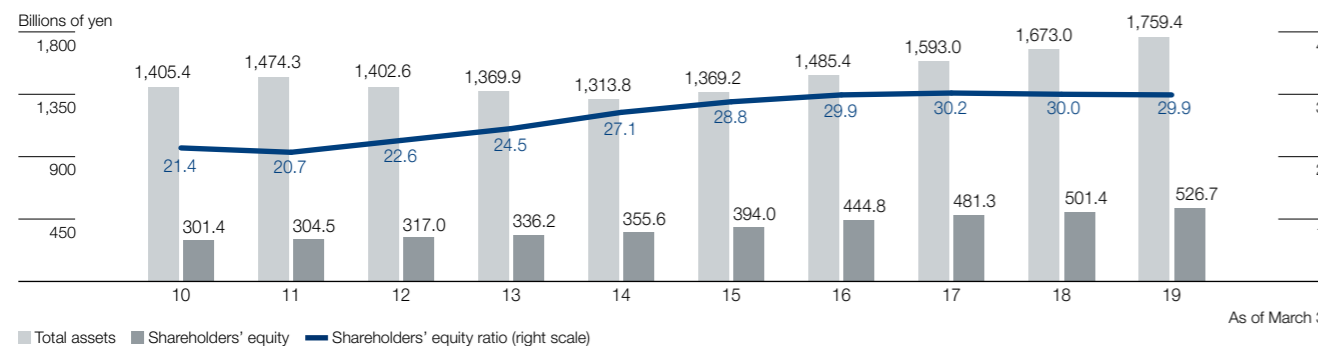
Operating Profit / ROA**



Profit Attributable to Owners of Parent / ROE*2



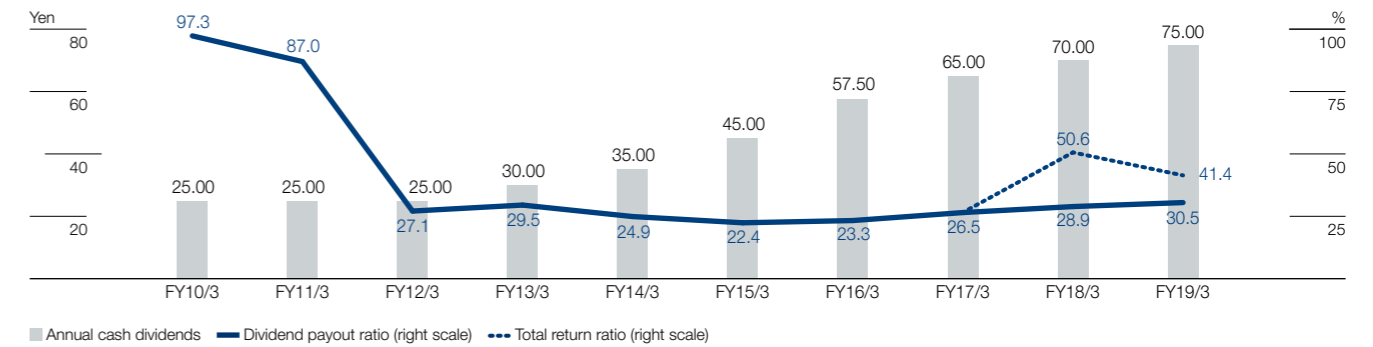
Total Assets / Shareholders' Equity / Shareholders' Equity Ratio



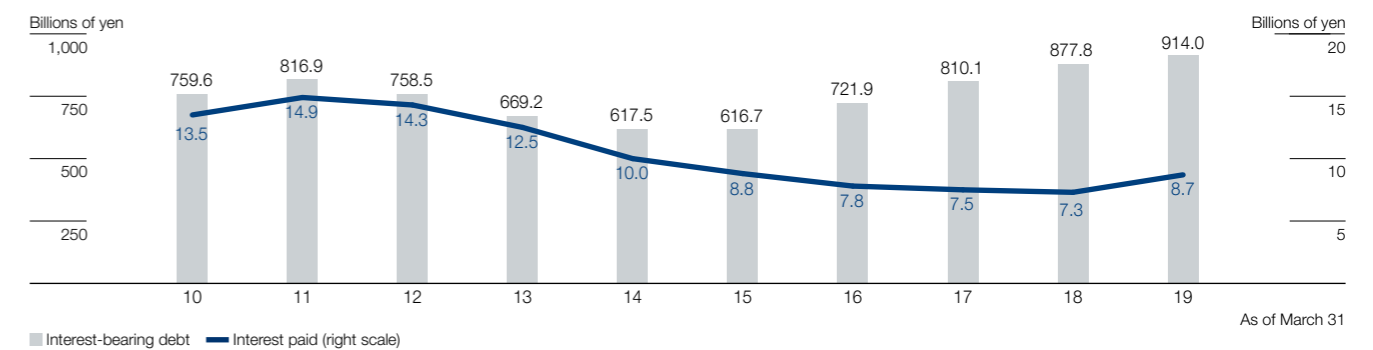
*1 ROA = (Operating profit + Non-operating profit) / Assets (average over the fiscal year)

*2 ROE = Profit attributable to owners of parent / Shareholders' equity (average over the fiscal year)

Annual Cash Dividends / Dividend Payout Ratio / Total Return Ratio

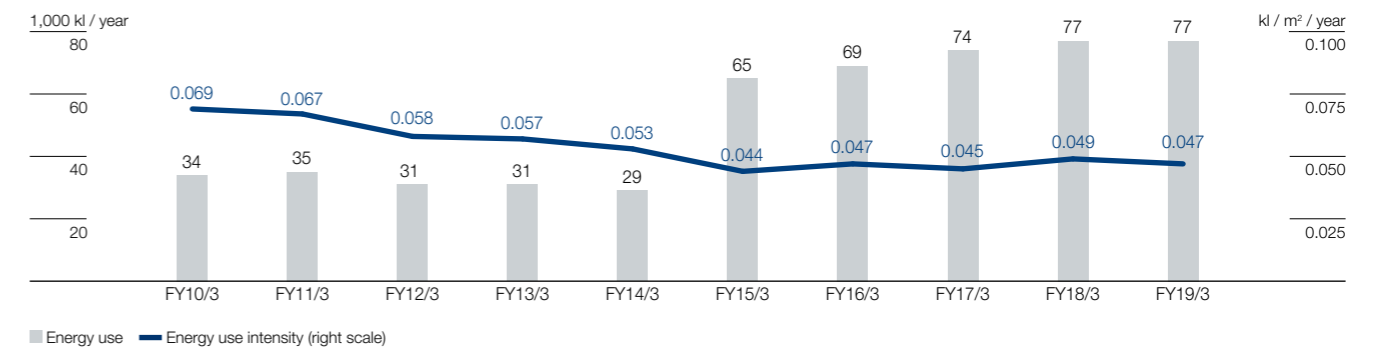


Interest-bearing Debt / Interest Paid

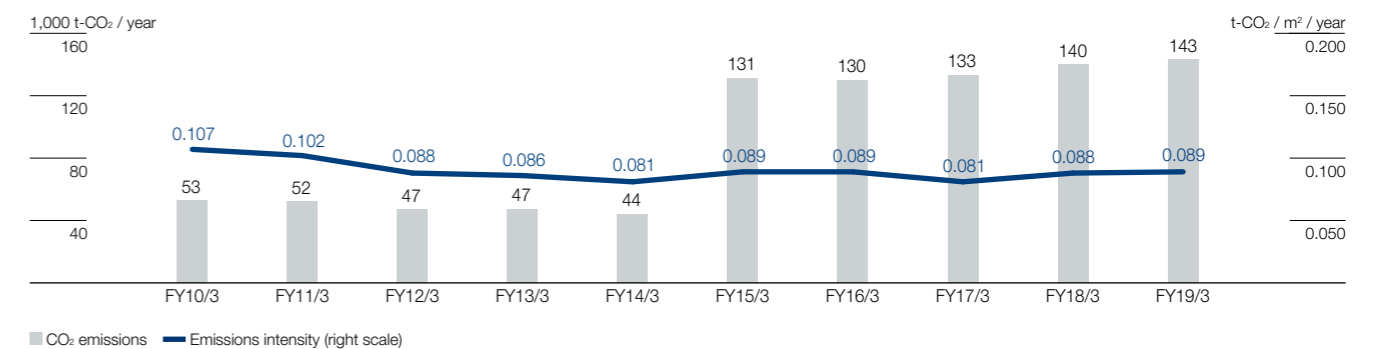


Main Non-financial Data

Oil Converted Energy Use / Intensity*3



CO₂ Emissions / Intensity*4



*3 Up until FY2014/3, data was calculated for the seven buildings (buildings with office space as primary use) in which the Nomura Real Estate Group retains an interest of more than 50,000 m² and which are subject to the Tokyo Metropolitan Ordinance on Environmental Preservation. Data for FY2015/3 was calculated for 143 facilities excluding condominium sales sites, etc. that are subject to notification under the Energy Conservation Act. Under these same conditions, data for FY2016/3 was calculated for 142 facilities, data for FY2017/3 was calculated for 181 facilities, data for FY2018/3 was calculated for 184 facilities, and data for FY2019/3 was calculated for 182 facilities.

*4 CO₂ emissions are calculated using the emissions coefficient designated in the Tokyo Metropolitan Ordinance on Environmental Preservation.

10-Year Summary

	(Millions of yen)											
	FY10/3	FY11/3	FY12/3	FY13/3	FY14/3	FY15/3	FY16/3	FY17/3	FY18/3	FY19/3	FY20/3 (forecast)	
Operating revenue	434,226	480,983	450,807	517,740	532,016	567,159	569,545	569,680	623,762	668,510	739,000	
Operating gross profit	105,576	107,222	114,910	134,571	159,335	162,051	177,973	177,241	182,053	188,712	—	
Operating profit	39,274	42,083	49,939	58,308	74,307	71,894	80,912	77,271	76,660	79,162	79,500	
Ordinary profit	23,967	26,149	34,173	45,806	64,058	63,681	72,679	68,952	68,033	69,323	70,000	
Profit attributable to owners of parent	4,660	5,471	17,591	19,357	26,844	38,441	47,182	47,005	46,029	45,873	46,000	
Cash flows from operating activities	19,266	33,947	43,876	89,295	83,535	23,837	13,258	(31,889)	21,498	89,964	—	
Cash flows from investing activities	(24,571)	(33,730)	7,809	(2,588)	(20,191)	(32,476)	(59,714)	(54,558)	(51,637)	(46,699)	—	
Cash flows from financing activities	13,098	(7,485)	(63,296)	(94,666)	(57,858)	(8,983)	53,637	76,575	43,787	13,723	—	
Capital investment*1	26,796	37,570	14,098	18,963	21,938	38,871	50,367	61,300	71,665	20,824	—	
Depreciation*2	10,758	12,835	13,534	13,513	14,333	15,258	16,026	16,877	18,824	19,201	—	
Per Share Data (Yen):												
Profit attributable to owners of parent	25.69	28.74	92.38	101.61	140.70	201.28	246.42	245.10	240.89	245.99	251.13	
Annual dividends	25.00	25.00	25.00	30.00	35.00	45.00	57.50	65.00	70.00	75.00	80.00	
Balance Sheet Data (As of March 31):												
Total assets	1,405,424	1,474,331	1,402,624	1,369,949	1,313,887	1,369,226	1,485,449	1,593,093	1,673,099	1,759,455	—	
Current assets	709,618	636,925	585,332	535,103	496,978	549,300	608,779	684,306	717,635	849,528	—	
Inventories	458,921	433,386	396,857	369,667	349,167	429,764	496,910	570,888	592,996	636,925	—	
Equity investments	94,889	60,948	41,895	29,578	7,128	6,316	819	2,567	9,612	18,066	—	
Non-current assets	695,805	837,406	817,292	834,845	816,909	819,926	876,670	908,786	955,464	909,926	—	
Total net assets	349,437	357,365	376,486	398,276	418,697	461,031	456,408	493,813	514,982	541,562	—	
Interest-bearing debt	759,636	816,910	758,562	669,268	617,583	616,700	721,900	810,100	877,800	914,000	—	
Management Benchmarks (%):												
ROA*3	2.8	2.9	3.7	4.5	5.6	5.5	5.8	5.1	4.7	4.7	—	
ROE*4	1.7	1.8	5.7	5.9	7.8	10.3	11.2	10.1	9.4	8.9	—	
Operating margin	9.0	8.7	11.1	11.3	14.0	12.7	14.2	13.6	12.3	11.8	10.8	
Dividend payout ratio	97.3	87.0	27.1	29.5	24.9	22.4	23.3	26.5	28.9	30.5	32.1	
Shareholders' equity ratio	21.4	20.7	22.6	24.5	27.1	28.8	29.9	30.2	30.0	29.9	—	
Number of employees (consolidated)	5,195	5,300	5,399	5,581	5,747	6,029	6,233	6,467	6,636	6,980	—	

*1 Capital investment represents the amount shown for "Purchase of property, plant and equipment and intangible assets" in the consolidated statements of cash flows.

*2 Depreciation represents the amount shown for "Depreciation" in the consolidated statements of cash flows.

*3 ROE = Profit attributable to owners of parent / Shareholders' equity (average over the fiscal year)

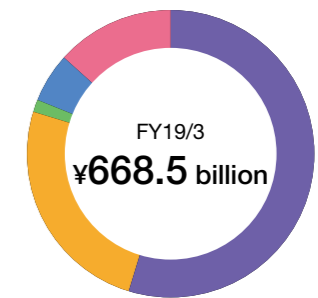
*4 ROA = (Operating profit + Non-operating profit) / Assets (average over the fiscal year)

*5 From FY2019/3, Nomura Real Estate Reform Co., Ltd. has been reclassified from the Residential Development Business Unit to the Property & Facility Management Business Unit.

Due to this change, the full-year results for FY2018/3 reflect the change in classification.

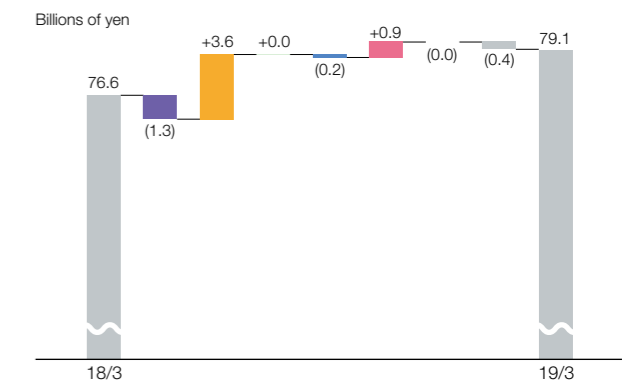
*6 From FY2020/3, the Leasing Business Unit has been renamed the Commercial Real Estate Business Unit.

Composition of Operating Revenue*5, 6



Millions of yen	17/3	18/3	19/3
Residential Development Business Unit	329,787	355,445	362,761
Commercial Real Estate Business Unit	115,009	134,941	167,628
Investment Management Business Unit	9,662	9,378	9,641
Property Brokerage & CRE Business Unit	34,820	35,703	37,298
Property & Facility Management Business Unit	95,764	104,581	107,802
Other Business Unit	106	107	94

Operating Profit Factor Analysis*5, 6



Main Factors

Residential Development Business Unit	Decrease in fees from joint venture projects
Commercial Real Estate Business Unit	Increase in property sales
Investment Management Business Unit	Increase in asset management fees due to expansion of AUM
Property Brokerage & CRE Business Unit	Increase in business expenses from new branch openings
Property & Facility Management Business Unit	Increase in number of building under management

□ Other Business Unit ■ Adjustments

Consolidated Balance Sheets

Assets	Millions of yen	
	FY18/3	FY19/3
Current assets		
Cash and deposits	52,347	81,351
Notes and accounts receivable—trade	17,308	26,601
Securities	9,000	37,000
Real estate for sale	102,884	161,224
Real estate for sale in process	261,278	290,398
Land held for development	228,326	184,650
Equity investments	9,612	18,066
Other	36,917	50,274
Allowance for doubtful accounts	(39)	(39)
Total current assets	717,635	849,528
Non-current assets		
Property, plant and equipment		
Buildings and structures	403,011	394,979
Accumulated depreciation	(163,985)	(171,594)
Buildings and structures, net	239,026	223,385
Land	592,550	544,226
Other	26,576	29,885
Accumulated depreciation	(9,778)	(10,464)
Other, net	16,797	19,421
Total property, plant and equipment	848,374	787,033
Intangible assets	12,364	18,104
Investments and other assets		
Investment securities	42,362	50,522
Leasehold and guarantee deposits	23,131	25,448
Deferred tax assets	20,843	20,863
Other	8,387	7,956
Allowance for doubtful accounts	(0)	(0)
Total investments and other assets	94,725	104,789
Total non-current assets	955,464	909,926
Total assets	1,673,099	1,759,455

Liabilities	Millions of yen	
	FY18/3	FY19/3
Current liabilities		
Notes and accounts payable—trade	41,696	53,927
Short-term borrowings	102,300	79,500
Income taxes payable	14,993	13,318
Deposits received	18,807	26,915
Provision for bonuses	7,679	8,176
Provision for bonuses for directors (and other officers)	590	495
Provision for loss on business liquidation	36	26
Other	48,073	49,513
Total current liabilities	234,176	231,873
Non-current liabilities		
Bonds payable	140,000	140,000
Long-term borrowings	635,500	694,500
Leasehold and guarantee deposits received	60,241	59,249
Deferred tax liabilities	59,828	61,563
Deferred tax liabilities for land revaluation	3,900	3,900
Provision for loss on subleasing business	102	15
Retirement benefit liability	18,375	18,175
Provision for share-based remuneration	—	719
Other	5,991	7,895
Total non-current liabilities	923,940	986,019
Total liabilities	1,158,116	1,217,893
Net assets		
Shareholders' equity		
Share capital	117,072	117,293
Capital surplus	110,316	110,537
Retained earnings	275,299	307,570
Treasury shares	(10,004)	(18,787)
Total shareholders' equity	492,683	516,613
Accumulated other comprehensive income		
Valuation difference on available-for-sale securities	4,516	6,718
Deferred gains or losses on hedges	262	(259)
Revaluation reserve for land	7,860	7,860
Foreign currency translation adjustment	(225)	(677)
Remeasurements of defined benefit plans	(3,605)	(3,507)
Total accumulated other comprehensive income	8,807	10,134
Share acquisition rights	2,424	2,346
Non-controlling interests	11,067	12,467
Total net assets	514,982	541,562
Total liabilities and net assets	1,673,099	1,759,455

Consolidated Statements of Income / Consolidated Statements of Comprehensive Income

(Consolidated Statements of Income)	Millions of yen	
	FY18/3	FY19/3
Operating revenue	623,762	668,510
Operating cost	441,708	479,797
Operating gross profit	182,053	188,712
Selling, general and administrative expenses	105,393	109,549
Operating profit	76,660	79,162
Non-operating income		
Interest income	45	44
Dividend income	75	69
Share of profit of entities accounted for using equity method	25	167
Gain on donation of non-current assets	—	54
Interest on refund	162	—
Gain on transfer of right to request purchase of shares	112	—
Other	351	409
Total non-operating income	773	746
Non-operating expenses		
Interest expenses	7,334	8,753
Other	2,065	1,831
Total non-operating expenses	9,400	10,584
Ordinary profit	68,033	69,323
Extraordinary income		
Gain on sales of non-current assets	3,311	—
Gain on sales of investment securities	455	—
Total extraordinary income	3,766	—
Extraordinary losses		
Impairment loss	3,614	1,989
Loss on building reconstruction	462	835
Loss on transfer of non-current assets	—	1,091
Total extraordinary losses	4,077	3,916
Profit before income taxes	67,722	65,407
Income taxes—current	23,811	23,263
Income taxes—deferred	(2,755)	(4,385)
Total income taxes	21,055	18,877
Profit	46,666	46,529
Profit attributable to non-controlling interests	636	655
Profit attributable to owners of parent	46,029	45,873

(Consolidated Statements of Comprehensive Income)	Millions of yen	
	FY18/3	FY19/3
Profit	46,666	46,529
Other comprehensive income		
Valuation difference on available-for-sale securities	(3,430)	2,201
Deferred gains or losses on hedges	142	(521)
Revaluation reserve for land	(0)	(0)
Foreign currency translation adjustment	(33)	(216)
Remeasurements of defined benefit plans, net of tax	523	98
Share of other comprehensive income of entities accounted for using equity method	(254)	(296)
Total other comprehensive income	(3,052)	1,265
Comprehensive income	43,613	47,795
(Breakdown)		
Comprehensive income attributable to owners of parent	42,976	47,201
Comprehensive income attributable to non-controlling interests	636	594

Consolidated Statements of Cash Flows

	Millions of yen	
	FY18/3	FY19/3
Cash flows from operating activities		
Profit before income taxes	67,722	65,407
Depreciation	18,824	19,201
Impairment loss	3,614	1,989
Loss (gain) on sales of non-current assets	(3,311)	—
Loss (gain) on sales of investment securities	(455)	—
Share of loss (profit) of entities accounted for using equity method	(25)	(167)
Increase (decrease) in allowance for doubtful accounts	1	0
Increase (decrease) in provision for loss on business liquidation	(11)	(9)
Increase (decrease) in provision for loss on subleasing business	(155)	(87)
Increase (decrease) in retirement benefit liability	(555)	(291)
Interest and dividend income	(121)	(114)
Interest expenses	7,334	8,753
Decrease (increase) in notes and accounts receivable—trade	(769)	(8,922)
Decrease (increase) in inventories	(28,943)	32,938
Decrease (increase) in equity investments	(7,044)	(8,454)
Increase (decrease) in notes and accounts payable—trade	6,084	11,781
Increase (decrease) in deposits received	(10,652)	8,102
Other, net	4,566	(8,105)
Subtotal	56,103	122,023
Interest and dividend income received	94	257
Interest expenses paid	(9,425)	(8,181)
Income taxes paid	(25,274)	(24,134)
Net cash provided by (used in) operating activities	21,498	89,964
Cash flows from investing activities		
Purchase of investment securities	(4,439)	(4,971)
Proceeds from sales and liquidation of investment securities	3,491	143
Purchase of shares of subsidiaries resulting in change in scope of consolidation	—	(21,544)
Proceeds from sales of shares of subsidiaries resulting in change in scope of consolidation	—	520
Purchase of property, plant and equipment and intangible assets	(71,665)	(20,824)
Proceeds from sales of property, plant and equipment and intangible assets	19,589	0
Payments of leasehold and guarantee deposits	(1,148)	(649)
Proceeds from refund of leasehold and guarantee deposits	1,240	951
Repayments of lease and guarantee deposits received	(3,153)	(3,859)
Proceeds from lease and guarantee deposits received	4,189	3,219
Other, net	258	314
Net cash provided by (used in) investing activities	(51,637)	(46,699)
Cash flows from financing activities		
Net increase (decrease) in short-term loans payable	(11,500)	(8,000)
Repayments of finance lease obligations	(149)	(160)
Proceeds from long-term loans payable	80,000	112,500
Repayments of long-term loans payable	(60,800)	(68,300)
Proceeds from issuance of bonds	69,360	—
Redemption of bonds	(10,000)	—
Proceeds from issuance of common shares	391	122
Purchase of treasury shares	(10,048)	(8,790)
Cash dividends paid	(13,435)	(13,602)
Dividends paid to non-controlling interests	(31)	(44)
Net cash provided by (used in) financing activities	43,787	13,723
Effect of exchange rate change on cash and cash equivalents	0	(5)
Net increase (decrease) in cash and cash equivalents	13,648	56,983
Cash and cash equivalents at beginning of period	47,699	61,347
Cash and cash equivalents at end of period	61,347	118,330

Business Unit Information

Operating Revenue

Millions of yen						
	FY16/3 ¹	FY17/3	FY18/3 ²	FY19/3	FY19/3 ^{4,5}	FY20/3 (forecast)
Residential Development	334,514	329,787	355,445	362,761	375,373	365,000
Housing sales (Japan)	318,795	308,960	336,819	342,055	342,055	—
Rental housing (sales) ^{4,4}	—	—	—	—	11,740	—
Rental housing (leasing revenue) ^{4,4}	—	—	—	—	495	—
Senior ^{4,4}	—	—	—	—	377	—
Other	15,719	20,827	18,626	20,705	20,701	—
Commercial Real Estate ³	110,226	115,009	134,941	167,628	171,612	242,000
Leasing (offices)	49,594	51,981	53,312	53,975	53,975	—
Leasing (retail facilities)	10,873	11,649	12,686	13,817	13,817	—
Leasing (other)	5,882	5,954	7,193	7,946	7,974	—
Property for sales (sales)	33,260	35,350	43,301	77,090	65,350	—
Property for sales (leasing)	3,320	4,054	4,724	5,031	4,533	—
Fitness ⁵	—	—	—	—	16,647	—
Other	7,295	6,018	13,722	9,766	9,312	—
Investment Management	10,973	9,662	9,378	9,641	9,641	12,000
Property Brokerage & CRE	35,373	34,820	35,703	37,298	37,298	41,000
Brokerage fee (retail)	16,572	20,038	20,791	21,618	21,618	—
Brokerage fee (wholesale)	11,456	10,244	10,845	11,517	11,517	—
Other	7,345	4,536	4,065	4,162	4,162	—
Property & Facility Management	91,552	95,764	104,581	107,802	91,374	92,000
Property & facility management	47,952	48,301	50,386	51,222	51,524	—
Construction ordered	24,636	26,857	31,604	32,083	32,371	—
Fitness club & elderly care	14,995	15,523	16,064	17,025	—	—
Other	3,967	5,081	6,526	7,469	7,478	—
Other	1,353	106	107	94	94	0
Adjustments (eliminations or corporate)	(14,449)	(15,470)	(16,396)	(16,717)	(16,885)	(13,000)
Total	569,545	569,680	623,762	668,510	668,510	739,000

Operating Profit

Millions of yen						
	FY16/3	FY17/3	FY18/3	FY19/3	FY19/3	FY20/3 (forecast)
Residential Development	31,909	27,787	24,523	23,180	25,069	—
Commercial Real Estate ³	31,719	32,567	35,232	38,858	37,600	—
Investment Management	7,376	6,016	5,911	5,943	5,943	—
Property Brokerage & CRE	9,900	9,124	8,452	8,170	8,170	—
Property & Facility Management	5,693	6,939	7,078	8,067	7,434	—
Other	(152)	(30)	(10)	(43)	(43)	—
Adjustments (eliminations or corporate)	(5,535)	(5,132)	(4,527)	(5,013)	(5,013)	—
Total	80,912	77,271	76,660	79,162	79,162	79,500

Business Profit⁶

Millions of yen						
	FY16/3	FY17/3	FY18/3	FY19/3	FY19/3	FY20/3 (forecast)
Residential Development	—	—	—	—	25,032	23,500
Commercial Real Estate ³	—	—	—	—	38,043	38,500
Investment Management	—	—	—	—	5,969	7,000
Property Brokerage & CRE	—	—	—	—	8,170	9,000
Property & Facility Management	—	—	—	—	7,464	7,500
Other	—	—	—	—	(43)	0
Adjustments (eliminations or corporate)	—	—	—	—	(5,013)	(5,500)
Total	—	—	—	—	79,623	80,000

Assets

Millions of yen					
	FY16/3 ¹	FY17/3	FY18/3 ²	FY19/3	FY19/3 ^{4,5}
Residential Development	414,812	450,698	448,412	415,826	463,277
Commercial Real Estate ³	918,710	993,985	1,060,815	1,110,951	1,086,064
Investment Management	36,692	35,649	34,840	42,463	42,463
Property Brokerage & CRE	32,047	22,873	17,181	28,228	28,228
Property & Facility Management	55,695	56,529	62,781	64,984	42,294
Other	1,565	929	921	929	929
Adjustments (eliminations or corporate)	25,926	32,427	48,147	96,071	96,197
Total	1,485,449	1,593,093	1,673,099	1,759,455	1,759,455

Inventories

Millions of yen					
	FY16/3	FY17/3	FY18/3	FY19/3	FY19/3
Residential Development	377,849	403,232	401,030	345,255	391,508
Commercial Real Estate ³	118,277	166,997	187,299	285,164	245,575
Investment Management	—	—	—	—	—
Property Brokerage & CRE	—	—	—	—	—
Property & Facility Management	271	964	5,091	7,061	397
Other	638	13	13	11	11
Adjustments (eliminations or corporate)	(126)	(319)	(437)	(567)	(567)
Total	496,910	570,888	592,996	636,925	636,925

Return on Assets (ROA)⁷

	FY16/3	FY17/3	FY18/3	FY19/3	FY19/3
Residential Development	8.0	6.4	5.5	5.4	5.5
Commercial Real Estate ³	3.6	3.4	3.4	3.6	3.5
Investment Management	19.1	16.6	16.8	15.4	15.4
Property Brokerage & CRE	36.2	33.2	42.2	36.0	36.0
Property & Facility Management	10.8	12.4	11.9	12.6	14.2
Other	—	—	—	—	—
Total⁸	5.8	5.1	4.7	4.7	4.7

Key Results

	FY16/3	FY17/3	FY18/3	FY19/3	FY20/3 (forecast)
Residential Development					
Condominium sales (units)	5,363	4,885	5,258	5,243	4,600
Detached housing sales (units)	643	682	607	647	500
Gross margin ratio of housing sales (%)	21.9	21.7	19.1	19.1	—
Completed housing inventories (released for sale) (units)	134	252	239	229	—
Completed housing inventories (unreleased) (units)	215	402	218	47	—
Commercial Real Estate ³					
Vacancy rate (offices, retail facilities) (%)	2.2	0.8	0.7	4.7	—
Members of MEGALOS	144,263	140,743	139,836	145,065	—
Investment Management					
Outstanding assets under management (millions of yen)	1,074,481	1,260,064	1,285,903	1,669,476	—
Property Brokerage & CRE					
Brokerage: Number of transactions	7,710	8,272	8,561	8,922	—
Brokerage: Total transaction value (millions of yen)	713,574	745,147	800,739	767,324	—
Property & Facility Management					
Buildings under management	705	702	723	732	—
Condominiums under management (units)	163,036	168,999	173,705	177,582	—

¹ From FY2017/3, the classification of Yokohama Business Park Heating & Cooling Supply Co., Ltd. (present: Nomura Real Estate Heating and Cooling Supply Co., Ltd.) has been changed from the Leasing Business Unit to the Property & Facility Management Business Unit. Due to this change, the full-year results for FY2016/3 reflect the change in classification.

² From FY2019/3, Nomura Real Estate Reform Co., Ltd. has been reclassified from the Residential Development Business Unit to the Property & Facility Management Business Unit. Due to this change, the full-year results for FY2018/3 reflect the change in classification.

³ From FY2020/3, the Leasing Business Unit has been renamed the Commercial Real Estate Business Unit.

⁴ From FY2020/3, the rental housing business and the senior business have been reclassified from the Commercial Real Estate Business Unit and the Property & Facility Management Business Unit to the Residential Development Business Unit. Due to this change, the full-year results for FY2019/3 reflect the changes in classification.

⁵ From the FY2020/3, the fitness business has been reclassified from the Property & Facility Management Business Unit to the Commercial Real Estate Business Unit. Due to this change, the full-year results for FY2019/3 reflect the change in classification.

⁶ Business profit = operating profit + share of profit (loss) of entities accounted for using equity method + amortization of intangible assets associated with corporate acquisitions

⁷ ROE = Profit attributable to owners of parent / Shareholders' equity (average over the fiscal year)

⁸ ROA = (Operating profit + Non-operating profit) / Assets (average over the fiscal year)

Facilities Situation

1. Facilities Situation

In FY2019/3, we invested a total amount of ¥19,776 million, including for the acquisition of NOHGA HOTEL UENO (Taito-ku, Tokyo).

Business Unit (Millions of yen)	FY18/3	FY19/3	Change
Residential Development	645	537	(107)
Commercial Real Estate*	69,151	15,880	(53,270)
Investment Management	26	10	(15)
Property Brokerage and CRE	527	488	(38)
Property and Facility Management	2,110	1,692	(418)
Other	2	19	16
Subtotal	72,464	18,628	(53,835)
Adjustments	1,111	1,148	37
Total	73,575	19,776	(53,798)

* From FY2020/3, the Leasing Business Unit has been renamed the Commercial Real Estate Business Unit.

The following facilities were completed in FY2019/3.

Company Name	Property Name (Location)	Business Unit	Major Use	Construction Size, Details of Facility, etc.	Area (m ²)	Completion	Acquisition Price (Millions of yen)
NREG TOSHIBA BUILDING, etc.	NOHGA HOTEL UENO (Taito-ku, Tokyo)	Commercial Real Estate	Hotel	Steel-framed construction, 10 floors above ground	Building: 4,868 Land: 966	October 2018	3,153

The following properties were acquired in FY2019/3.

Company Name	Property Name (Location)	Business Unit	Major Use	Construction Size, Details of Facility, etc.	Area (m ²)	Acquisition Price (Millions of yen)
Nomura Real Estate Development Co., Ltd.	Kyoto Kiyomizu-Gojo Project* (tentative name) (Higashiyama-ku, Kyoto-shi, Kyoto)	Commercial Real Estate	Land slated for building construction	—	Land: 1,382	3,631

* Land area is multiplied by our share ratio.

The following non-current asset was reclassified as land held for development and others in FY2019/3.

Company Name	Property Name (Location)	Business Unit	Major Use	Construction Size, Details of Facility, etc.	Area (m ²)	Acquisition Price (Millions of yen)
Nomura Real Estate Development, etc.	Nihonkouku Tamachi Building (Minato-ku, Tokyo) and 6 other buildings	Commercial Real Estate	Office	Steel-framed reinforced concrete construction, 1 floor below ground, 7 floors above ground	Building: 17,531 Land: 4,134	77,033

* The property name, business unit, major use, construction size, details of facility, etc., and area (m²) shown are those of the Nihonkouku Tamachi Building.

As a result of the acquisition of shares of Ryubundo Co., Ltd. in FY2019/3, the following facility was classified as a major facility.

Company Name	Property Name (Location)	Business Unit	Major Use	Construction Size, Details of Facility, etc.	Area (m ²)	Acquisition Price (Millions of yen)
Ryubundo Co., Ltd., etc.	HOTEL NIWA TOKYO (Chiyoda-ku, Tokyo)	Commercial Real Estate	Hotel	Steel-framed construction (partially steel-framed reinforced concrete construction), 16 floors above ground, 2 other buildings	Building: 9,280 Land: 1,710	19,782

As a result of the sale of shares of Toranomon Real Estate Co., Ltd. in FY2019/3, the following facility is no longer classified as a major facility.

Company Name	Property Name (Location)	Business Unit	Major Use	Construction Size, Details of Facility, etc.	Area (m ²)	Acquisition Price (Millions of yen)
Toranomon Real Estate Co., Ltd.	Bansui Building (Minato-ku, Tokyo)	Commercial Real Estate	Office	Reinforced concrete construction (partially steel-framed reinforced concrete construction), 1 floor below ground, 7 floors above ground	Building: 3,289 Land: 555	5,892

2. Major Facilities and Equipment

Major facilities and equipment by business unit for the Nomura Real Estate Group are as follows.

1) Commercial Real Estate Business Unit*

Company Name	Property Name (Location)	Major Use	Construction Size, Details of Facility, etc.	Total Floor Area (m ²)	Completion of Construction or (Date of acquisition)	Land Area (m ²)	Book Value (Millions of yen)			
							Facility	Land	Other	Total
NREG TOSHIBA BUILDING Co., Ltd.	Hamamatsucho Building / Toshiba Building (Minato-ku, Tokyo)	Office	Steel-framed reinforced concrete construction (partially steel-framed reinforced concrete construction), 3 floors below ground, 39 floors above ground	158,732	March 1984	33,921	13,464	129,809	228	143,502
Nomura Real Estate Development Co., Ltd.	Yokohama Business Park** (Hodogaya-ku, Yokohama-shi, Kanagawa)	Office	Steel-framed construction (partially steel-framed reinforced concrete construction), 2 floors below ground, 21 floors above ground, 11 other buildings	245,200	Mainly February 1990	70,817	28,976	14,584	960	44,521
NREG TOSHIBA BUILDING Co., Ltd.	LAZONA Kawasaki Toshiba Building (Saiwai-ku, Kawasaki-shi, Kanagawa)	Office	Steel-framed construction, 15 floors above ground	98,428	March 2013	9,764	14,079	22,245	438	36,762
Nomura Real Estate Development Co., Ltd.	Nihonbashi Muromachi Nomura Building (Chuo-ku, Tokyo)	Office	Steel-framed construction (partially reinforced concrete and steel-framed reinforced concrete construction), 5 floors below ground, 21 floors above ground	44,989	September 2010	2,737	13,571	19,227	330	33,130
Nomura Real Estate Development Co., Ltd.	Yokohama Nomura Building** (Nishi-ku, Yokohama-shi, Kanagawa)	Office	Steel-framed construction, 17 floors above ground, 1 other building	58,755	January 2017	6,721	18,831	8,809	503	28,144
Nomura Real Estate Development Co., Ltd.	Nomura Fudosan Ginza Building** (Chuo-ku, Tokyo)	Office	Steel-framed reinforced concrete construction (partially reinforced concrete and steel-framed construction), 5 floors below ground, 17 floors above ground	26,748	March 1982	3,184	1,691	22,677	10	24,380
Nomura Real Estate Development Co., Ltd.	Nomura Fudosan Nihonbashi Honcho Building (Chuo-ku, Tokyo)	Office	Steel-framed reinforced concrete construction, 3 floors below ground, 8 floors above ground	29,430	April 1961	3,196	1,918	21,116	—	23,035
Nomura Real Estate Development Co., Ltd.	Shinjuku Nomura Building** ^{2,3} (Shinjuku-ku, Tokyo)	Office	Steel-framed reinforced concrete construction (partially reinforced concrete and steel-framed construction), 5 floors below ground, 50 floors above ground	58,512	May 1978	4,639	5,920	16,303	279	22,504
Nomura Real Estate Development Co., Ltd.	Landport Takatsuki (Takatsuki-shi, Osaka)	Logistics facility	Reinforced concrete construction (partially steel-framed construction), 5 floors above ground, 1 other building	70,529	June 2017	35,276	9,879	10,247	341	20,468
Ryubundo Co., Ltd., etc.	HOTEL NIWA TOKYO (Chiyoda-ku, Tokyo)	Hotel	Steel-framed construction (partially steel-framed reinforced concrete construction), 16 floors above ground, 2 other buildings	1,710	March 2009	9,280	3,229	16,418	120	19,768
Midosuji Mirai Development, LLC	Midosuji Nomura Building** (Chuo-ku, Osaka-shi, Osaka)	Office	Steel-framed construction (partially reinforced concrete construction), 2 floors below ground, 14 floors above ground	20,420	February 2009	1,939	3,519	15,707	21	19,248
Nomura Real Estate Development Co., Ltd.	Morisai Tsudanuma** (Narashino-shi, Chiba)	Retail facility	Steel-framed reinforced concrete construction (partially reinforced concrete construction), 3 floors below ground, 12 floors above ground, 1 other building	97,699	Mainly October 1978	19,194	1,781	16,037	30	17,849
Nomura Real Estate Development Co., Ltd.	Kameido 6-chome Project (tentative name)** ^{2,4} (Koto-ku, Tokyo)	Land slated for building construction	—	—	(December 2017)	24,822	—	17,497	—	17,497
Nomura Real Estate Development Co., Ltd.	Nomura Fudosan Shibadaimon Building (Minato-ku, Tokyo)	Office	Steel-framed construction (partially steel-framed reinforced concrete construction), 2 floors below ground, 11 floors above ground	15,700	April 2010	2,447	3,555	10,650	72	14,278
Nomura Real Estate Development Co., Ltd.	Otemachi Nomura Building** ^{2,3} (Chiyoda-ku, Tokyo)	Office	Steel-framed construction (partially steel-framed reinforced concrete construction), 5 floors below ground, 27 floors above ground	9,815	February 1994	749	1,290	12,584	7	13,881
NREG TOSHIBA BUILDING Co., Ltd.	LAZONA Kawasaki Plaza** ^{3,5} (Saiwai-ku, Kawasaki-shi, Kanagawa)	Retail facility	Steel-framed reinforced concrete construction (partially reinforced concrete and steel-framed construction), 1 floor below ground, 6 floors above ground	98,254	September 2006	72,013	13,142	—	442	13,585
NREG TOSHIBA BUILDING Co., Ltd.	Toshiba Hamamatsucho Building (Minato-ku, Tokyo)	Office	Steel-framed reinforced concrete construction, 8 floors above ground	13,482	July 1974	2,907	389	10,956	2	11,349
Nomura Real Estate Development Co., Ltd.	Dai-ni Edobashi Building** (Chuo-ku, Tokyo)	Office	Steel-framed reinforced concrete construction, 3 floors below ground, 9 floors above ground	13,359	November 1973	1,376	486	10,553	1	11,041
Nomura Real Estate Development Co., Ltd.	bono Sagami Shopping Center** (Minami-ku, Sagami-hara-shi, Kanagawa)	Retail facility	Reinforced concrete construction (partially steel-framed construction), 1 floor below ground, 11 floors above ground	43,059	January 2013	5,797	5,458	4,649	315	10,422
Nomura Real Estate Development Co., Ltd.	Minamigyotoku SC** (Ichikawa-shi, Chiba)	Retail facility	Steel-framed construction (partially reinforced concrete construction), 2 floors below ground, 2 floors above ground	35,612	April 2000	16,503	4,873	4,942	10	9,826

* From FY2020/3, the Leasing Business Unit has been renamed the Commercial Real Estate Business Unit.

Company Name	Property Name (Location)	Major Use	Construction Size, Details of Facility, etc.	Total Floor Area (m ²)	Completion of Construction or (Date of acquisition)	Land Area (m ²)	Book Value (Millions of yen)			
							Facility	Land	Other	Total
Nomura Real Estate Development Co., Ltd.	TOKYO TORANOMON GLOBAL SQUARE (tentative name)* (Minato-ku, Tokyo)	Land slated for building construction	—	—	(October 2018)	2,782	—	9,369	—	9,369
NREG TOSHIBA BUILDING Co., Ltd.	Fuchu Toshiba Building (Fuchu-shi, Tokyo)	Office	Steel-framed reinforced concrete construction (partially reinforced concrete construction), 1 floor below ground, 8 floors above ground, 1 other building	32,299	April 1993	8,290	3,497	5,247	13	8,758
NREG TOSHIBA BUILDING Co., Ltd.	Shinyokohama Toshiba Building (Kohoku-ku, Yokohama-shi, Kanagawa)	Training facility	Reinforced concrete construction, 1 floor below ground, 4 floors above ground, 4 other buildings	28,822	Mainly June 1969	15,829	3,067	5,660	30	8,758
Nomura Real Estate Development Co., Ltd.	Nomura Fudosan Sendai Aoba-dori Building (Aoba-ku, Sendai-shi, Miyagi)	Office	Steel-framed construction, 1 floor below ground, 10 floors above ground	12,026	April 2017	1,595	4,012	3,306	89	7,407
Nomura Real Estate Development Co., Ltd.	Wako Building (Minato-ku, Tokyo)	Office	Steel-framed reinforced concrete construction, 1 floor below ground, 8 floors above ground	3,171	April 1971	621	536	6,786	—	7,323
NREG TOSHIBA BUILDING Co., Ltd.	NREG Kawasaki Logistics Center (Kawasaki-ku, Kawasaki-shi, Kanagawa)	Logistics facility	Reinforced concrete construction (partially steel-framed construction), 5 floors above ground	49,046	March 2014	27,866	3,634	3,109	400	7,145
NREG TOSHIBA BUILDING Co., Ltd.	Umeda Sky Building*3 (Kita-ku, Osaka-shi, Osaka)	Office	Steel-framed construction (partially steel-framed reinforced concrete and reinforced concrete construction), 2 floors below ground, 40 floors above ground	43,093	March 1993	8,325	2,417	4,585	99	7,102
Nomura Real Estate Development Co., Ltd.	Kanda Nishikicho 1-chome Project (tentative name) (Chiyoda-ku, Tokyo)	Land slated for building construction	—	—	(September 2017)	886	—	7,049	—	7,049
NREG TOSHIBA BUILDING Co., Ltd.	Toshiba Osaka Building (Chuo-ku, Osaka-shi, Osaka)	Office	Steel-framed reinforced concrete construction, 4 floors below ground, 10 floors above ground	15,220	October 1965	1,307	959	5,989	4	6,954
NREG TOSHIBA BUILDING Co., Ltd.	NREG Midosuji Building / Nomura Fudosan Midosuji Building (Chuo-ku, Osaka-shi, Osaka)	Office	Steel-framed reinforced concrete construction, 2 floors below ground, 10 floors above ground	21,007	April 1974	2,366	535	5,768	32	6,336
Nomura Real Estate Development Co., Ltd.	Nomura Fudosan Ichigaya Building (Chiyoda-ku, Tokyo)	Office	Steel-framed reinforced concrete construction, 2 floors below ground, 9 floors above ground	6,753	January 1982	1,220	2,871	3,182	2	6,056
Nomura Real Estate Development Co., Ltd.	Toranomon Central Building (Minato-ku, Tokyo)	Office	Steel-framed construction (partially reinforced concrete and steel-framed reinforced concrete construction), 3 floors below ground, 10 floors above ground	4,431	August 1977	548	709	4,999	0	5,709
NREG TOSHIBA BUILDING Co., Ltd.	Creare Toshiba Fuchu (Fuchu-shi, Tokyo)	Residential	Reinforced concrete construction (partially steel-framed reinforced concrete construction), 10 floors above ground	26,352	January 1992	20,590	4,080	1,516	36	5,633
NREG TOSHIBA BUILDING Co., Ltd.	Tsurumi Toshiba Building (Tsurumi-ku, Yokohama-shi, Kanagawa)	Office	Steel-framed reinforced concrete construction, 1 floor below ground, 10 floors above ground	20,648	March 1991	3,501	2,360	3,073	18	5,452
Nomura Real Estate Development Co., Ltd.	Fukuoka Tenjin Center Building*2,*3 (Chuo-ku, Fukuoka-shi, Fukuoka)	Office	Steel-framed reinforced concrete construction, 3 floors below ground, 19 floors above ground	25,103	April 1976	2,256	856	4,413	30	5,301
Nomura Real Estate Development Co., Ltd.	PMO Nihonbashi Muromachi*3 (Chuo-ku, Tokyo)	Office	Steel-framed construction (partially steel-framed reinforced concrete construction), 1 floor below ground, 9 floors above ground	5,333	January 2013	701	974	3,716	12	4,703
Nomura Real Estate Development Co., Ltd.	Nomura Fudosan Tameike Building (Minato-ku, Tokyo)	Office	Steel-framed reinforced concrete construction, 1 floor below ground, 9 floors above ground	6,478	July 1959	690	179	4,393	—	4,572
Nomura Real Estate Development Co., Ltd.	Soto-Kanda 3-chome Project (tentative name) (Chiyoda-ku, Tokyo)	Land slated for building construction	—	—	(March 2018)	663	—	4,168	—	4,168
NREG TOSHIBA BUILDING Co., Ltd.	Toshiba Fukuoka Building (Chuo-ku, Fukuoka-shi, Fukuoka)	Office	Steel-framed construction (partially steel-framed reinforced concrete construction), 2 floors below ground, 17 floors above ground	23,711	July 1993	4,597	1,860	1,918	26	3,805
NREG TOSHIBA BUILDING Co., Ltd.	Toshiba Maseibashi Building*5 (Chiyoda-ku, Tokyo)	Office	Reinforced concrete construction, 1 floor below ground, 9 floors above ground	5,319	September 1961	681	221	3,551	0	3,773
Nomura Real Estate Development Co., Ltd.	Kyoto Kiyomizu Gojo Project (tentative name) (Higashiyama-ku, Kyoto-shi, Kyoto)	Land slated for building construction	—	—	(September 2018)	1,382	—	3,635	—	3,635
NREG TOSHIBA BUILDING Co., Ltd.	Nomura Fudosan Nishishinjuku Kyodo Building*1 (Shinjuku-ku, Tokyo)	Office	Steel-framed construction (partially steel-framed reinforced concrete and reinforced concrete construction), 1 floor below ground, 8 floors above ground	6,716	October 1993	1,249	915	2,700	2	3,619

Company Name	Property Name (Location)	Major Use	Construction Size, Details of Facility, etc.	Total Floor Area (m ²)	Completion of Construction or (Date of acquisition)	Land Area (m ²)	Book Value (Millions of yen)			
							Facility	Land	Other	Total
NREG TOSHIBA BUILDING Co., Ltd.	Toshiba Sendai Building*3,*5 (Aoba-ku, Sendai-shi, Miyagi)	Hotel	Steel-framed construction (partially reinforced concrete construction), 2 floors below ground, 11 floors above ground	16,179	April 1975	1,731	592	2,817	4	3,413
NREG TOSHIBA BUILDING Co., Ltd., etc.	NOHGA HOTEL UENO (Taito-ku, Tokyo)	Hotel	Steel-framed construction, 10 floors above ground	4,868	October 2018	966	2,109	617	353	3,080

*1 "Facility" represents building accounts, "land" represents land and leasehold interests in land accounts, and "other" represents structures; machinery; tools, appliances, and fixtures; vehicles and delivery equipment; and leased assets accounts. "Total" represents the sum of leasehold interests in land accounts and tangible fixed assets excluding construction in progress.

*2 Includes trust beneficiary right.

*3 Refers to calculated area owned including both total floor area and land area.

*4 "Land area" refers to total area at the planning stage including housing sales business.

*5 Land area includes leased land.

*6 Land area refers to the area on which the redevelopment property will exist.

The following major Commercial Real Estate Business Unit facilities for sublet are rented by the Group and do not appear in the previous table.

Company Name	Property Name (Location)	Rentable Area (m ²)
Nomura Real Estate Development Co., Ltd.	Across Shin Osaka (Yodogawa-ku, Osaka-shi, Osaka)	17,298
Nomura Real Estate Development Co., Ltd.	AKS Building (Chiyoda-ku, Tokyo)	7,516

2) Property and Facility Management Business Unit

Company Name	Property Name (Location)	Major Use	Construction Size, Details of Facility, etc.	Total Floor Area (m ²)	Completion of Construction or (Date of acquisition)	Land Area (m ²)	Book Value (Millions of yen)			
							Facility	Land	Other	Total
Nomura Real Estate Life & Sports Co., Ltd.	MEGALOS Souka and 45 other facilities (Souka-shi, Saitama and others)	Fitness club	Reinforced concrete construction, 3 floors, 1 other building and fitness club	15,321	June 2002	15,430	8,304	—	1,055	9,360

Notes: 1 "Facility" represents building accounts, "land" represents land and leasehold interests in land accounts, and "other" represents structures; machinery; tools, appliances, and fixtures; vehicles and delivery equipment; and leased asset accounts. "Total" represents tangible fixed assets excluding construction in progress.

2 "Total floor area" represents the total owned area of MEGALOS Kashiwa, MEGALOS Chikusa 24, and MEGALOS Saginuma. "Land area" represents the leased land area of these three facilities. "Construction size, details of facility, etc." and "completion of construction or (date of acquisition)" are in reference to MEGALOS Kashiwa.

3. Establishment and Renovation of Facilities

As of FY2019/3, the following facilities were scheduled to be established and renovated.

There is no major expansion or removal of facilities.

1) Establishment of major facilities

Company Name	Property Name (Location)	Business Unit	Major Use	Construction Size, Details of Facility, etc.	Planned Aggregate Investment (Millions of yen)		Sources of Funding	Schedule	
					Total	Amount Paid		Start	Completion
Nomura Real Estate Development Co., Ltd.	TOKYO TORANOMON GLOBAL SQUARE (tentative name) (Minato-ku, Tokyo)	Commercial Real Estate	Office	Steel-framed construction (partially steel-framed reinforced concrete construction), 4 floors below ground, 24 floors above ground	35,361	14,643	Loans payable and own funds	FY18/3	FY21/3
Nomura Real Estate Development Co., Ltd.	Kyoto Kiyomizu-Gojo Project (tentative name) (Higashiyama-ku, Kyoto-shi, Kyoto)	Commercial Real Estate	Hotel	Steel-framed construction, 1 floor below ground, 6 floors above ground	11,929	3,666	Loans payable and own funds	FY20/3	FY22/3
Nomura Real Estate Development Co., Ltd.	Kanda Nishikicho 1-chome Project (tentative name) (Chiyoda-ku, Tokyo)	Commercial Real Estate	Office	Steel-framed construction, 1 floor below ground, 10 floors above ground	11,607	7,079	Loans payable and own funds	FY20/3	FY22/3
Nomura Real Estate Development Co., Ltd.	Soto-Kanda 3-chome Project (tentative name) (Chiyoda-ku, Tokyo)	Commercial Real Estate	Hotel	Steel-framed construction, 10 floors above ground	6,766	4,186	Loans payable and own funds	FY19/3	FY21/3
NREG TOSHIBA BUILDING Co., Ltd.	Ginza 6-chome Project (tentative name) (Chuo-ku, Tokyo)	Commercial Real Estate	Retail facility	Steel-framed concrete construction (partially steel-framed reinforced concrete construction), 3 floors below ground, 11 floors above ground	4,572	2,567	Loans payable and own funds	FY18/3	FY20/3

2) Renovation of major facilities

Company Name	Property Name	Business Unit	Planned Aggregate Investment (Millions of yen)		Construction Period	Note
			Total	Amount Paid		
Nomura Real Estate Development Co., Ltd.	—	Commercial Real Estate	2,800	—	April 2019–March 2020	Renovation of facilities

* Renovation of major facilities and equipment for several existing properties owned by Nomura Real Estate Development Co., Ltd.

Environmental and Human Capital Data

Environmental Data

	FY18/3	FY19/3
Green Building Certification acquisition rate for newly constructed buildings (non-residences)	100%	100%
Number of properties that have acquired Biodiversity Certification*1	Four new properties (total: 11)	Two new properties (total: 13)
CO ₂ emissions (Scope 1, 2) of our properties	140,000 t-CO ₂	143,000 t-CO ₂
CO ₂ emissions (Scope 1, 2) per floor area of our properties	0.088 t-CO ₂ / m ²	0.089 t-CO ₂ / m ²
Energy consumption (Scope 1, 2) per floor area of our properties	0.048 kl/m ²	0.047 kl/m ²
Waste discharge per floor area of our properties	4.34 kg/m ²	4.87 kg/m ²

Human Capital Data

	FY18/3	FY19/3
Female employee ratio*2	29.75%	30.76%
Female manager ratio*2	5.45%	5.58%
Female junior manager ratio*3	15.08%	16.07%
Employee turnover rate	3.85%	3.99%
Average work time over legal working hours (hours per person/month)	19.66	14.07
Number of work-related injuries resulting in death	1	0
Checkup and medical examination rate of Nomura Real Estate Development employees	100%	100%
Absentee rate	0.38%	0.37%
Nomura Real Estate Development Employee Satisfaction Survey results: response rate	95.1%	97.4%
Nomura Real Estate Development Employee Satisfaction Survey results: employee satisfaction level (5-point scale)	3.81	4.04
Childcare leave takers	148	178
Rate of reinstatement after childcare leave	92.59%	91.46%
Family care leave takers*4	4	4
Rate of employment of persons with disabilities	1.90%	1.96%
Training hours per employee	12.53 hours	12.65 hours
Training expense per employee	¥59,482	¥79,985

*1 ABINC, ABINC ADVANCE, JHEP, SEGES

*2 As of April 1 of each year

*3 Junior managers are candidates of promotion to manager in the near future

*4 As of June 1 of each year

Additional information can be found on our website.



www.nomura-re-hd.co.jp/english/

Company Information

Corporate overview, corporate officers and organization chart, corporate governance, Group companies, etc.

<https://www.nomura-re-hd.co.jp/english/company/>



Business Overview

The Group's businesses, etc.

www.nomura-re-hd.co.jp/english/service/



Investor Relations

Management policy, IR library, stock information, etc.

www.nomura-re-hd.co.jp/english/ir/



CSR/ESG

CSR information, materiality, CSR Promotion foundation, index for ESG investors, etc.

<https://www.nomura-re-hd.co.jp/english/csr/>



Reports Issued by the Group

■ Integrated Report

www.nomura-re-hd.co.jp/english/ir/ir_library/annualreport.html

■ CSR Report

<https://www.nomura-re-hd.co.jp/english/csr/download/>

Group Company Profiles

Nomura Real Estate Holdings, Inc.



Established
2004

Head Office
1-26-2 Nishi-Shinjuku, Shinjuku-ku, Tokyo

Overview of Businesses
Management of and consulting for the business activities of Group companies through the ownership of shares

Nomura Real Estate Development Co., Ltd.



Established
1957

Head Office
1-26-2 Nishi-Shinjuku, Shinjuku-ku, Tokyo

Overview of Businesses
Condominium sales, detached housing sales, corporate real estate brokerage, investment and development, building leasing, architectural design, asset management, etc.

Nomura Real Estate Asset Management Co., Ltd.



Established
2003

Head Office
8-5-1 Nishi-Shinjuku, Shinjuku-ku, Tokyo

Overview of Businesses
Investment management, type II financial instruments, investment advisory and agency, real estate trading, etc.

Nomura Real Estate Urban Net Co., Ltd.



Established
2000

Head Office
1-26-2 Nishi-Shinjuku, Shinjuku-ku, Tokyo

Overview of Businesses
Resale housing brokerage, real estate brokerage for investment and business purposes, consignment sales of newly built condominiums and detached housing, insurance agency, real estate information website operation

Nomura Real Estate Amenity Service Co., Ltd.



Established
1990

Head Office
8-4-1 Nishi-Shinjuku, Shinjuku-ku, Tokyo

Overview of Businesses
Building and condominium cleaning, sales of consumable goods and beverages

NREG TOSHIBA BUILDING FACILITIES Co., Ltd.

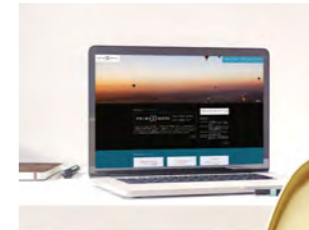


Established
1972

Head Office
1-1-1 Shibaura, Minato-ku, Tokyo

Overview of Businesses
General management of buildings and facilities (equipment management, security, cleaning, office work management), etc.

PRIME X Co., Ltd.



Established
2006

Head Office
6-22-1 Nishi-Shinjuku, Shinjuku-ku, Tokyo

Overview of Businesses
Internet advertising agency

First Living Assistance Co., Ltd.



Established
2017

Head Office
6-26-12 Nishi-Shinjuku, Shinjuku-ku, Tokyo

Overview of Businesses
Home/living assistance service

Nomura Real Estate Partners Co., Ltd.



Established
1977

Head Office
1-26-2 Nishi-Shinjuku, Shinjuku-ku, Tokyo

Overview of Businesses
Facility management of buildings and condominiums, architecture and construction, property management, cleaning, insurance agency, renovation

NREG TOSHIBA BUILDING Co., Ltd.



Established
1972

Head Office
1-1-1 Shibaura, Minato-ku, Tokyo

Overview of Businesses
Ownership, management, trading, leasing, brokerage, agent consulting, and appraisal for real estate; design and construction for residential land development, building development, repair work, etc.

Nomura Real Estate Life & Sports Co., Ltd.



Established
1989

Head Office
1-32-2 Honcho, Nakano-ku, Tokyo

Overview of Businesses
Planning and management of sports clubs and consulting, sales and rental of sports equipment, etc.

Nomura Real Estate Heating and Cooling Supply Co., Ltd.



Established
1987

Head Office
134 Godocho, Hodogaya-ku, Yokohama-shi, Kanagawa

Overview of Businesses
Supply of heating

Lothbury Investment Management Limited



Established
2010

Head Office
155 Bishopsgate, London EC2M 3TQ, UK

Overview of Businesses
Asset management business in the United Kingdom

Tokio Property Services Pte Ltd



Established
1983

Head Office
20 Kramat Lane #03-12 United House, Singapore 228773

Overview of Businesses
Brokerage for trading and leasing of housing, offices, and factories for Japanese corporations based in Singapore

NOMURA REAL ESTATE ASIA PTE. LTD.



Established
2015

Head Office
10 Marina Boulevard, Marina Bay Financial Center Tower 2 #33-6, Singapore 018983

Overview of Businesses
Exploring real estate development opportunities, market research, and building relationships with partner companies in Southeast Asia.

NOMURA REAL ESTATE HONG KONG LIMITED



Established
2016

Head Office
25th floor, C C Wu Building, 302-308 Hennessy Road, Wan Chai, Hong Kong

Overview of Businesses
Support services for investment in real estate in Japan by foreign investors, building relationships with local corporations and investors, and exploring business opportunities

Geo Akamatsu Co., Ltd.



Established
1968

Head Office
8-5-1 Nishi-Shinjuku, Shinjuku-ku, Tokyo

Overview of Businesses
Project management of retail facilities, including commercial development surveys, demand forecasts, market research, business planning, operational planning, and merchandising; property management of retail facilities

Nomura Real Estate Wellness Co., Ltd.



Established
2015

Head Office
1-26-2 Nishi-Shinjuku, Shinjuku-ku, Tokyo

Overview of Businesses
Development planning and management of elderly housing with supportive services

Nomura Real Estate Hotels Co., Ltd.



Established
2017

Head Office
1-26-2 Nishi-Shinjuku, Shinjuku-ku, Tokyo

Overview of Businesses
Planning, operation, and management of hotels

UHM Co., Ltd.



Established
1950

Head Office
1-1-16 Kanda-Misakicho, Chiyoda-ku, Tokyo

Overview of Businesses
Management of hotels and restaurants

NOMURA REAL ESTATE VIETNAM CO., LTD.



Established
2019

Head Office
11th floor, Sun Wah Tower 115 Nguyen Hue Boulevard, HCMC, Vietnam

Overview of Businesses
Local market surveys, identification of new projects and partner corporations, building business relationships with and monitoring of local partner companies, and support for Group companies and businesses

Nomura Real Estate Consulting (Beijing) Co., Ltd.



Established
2012

Head Office
Room 708, Beijing Fortune Building, 5 Dong San Huan Bei LO, Chaoyang District Beijing, China

Overview of Businesses
Consulting services for real estate, property and facility management, corporate management consulting services

Note: Certain companies have been consolidated or changed their trade name since being established.

Corporate Information

(As of March 31, 2019)

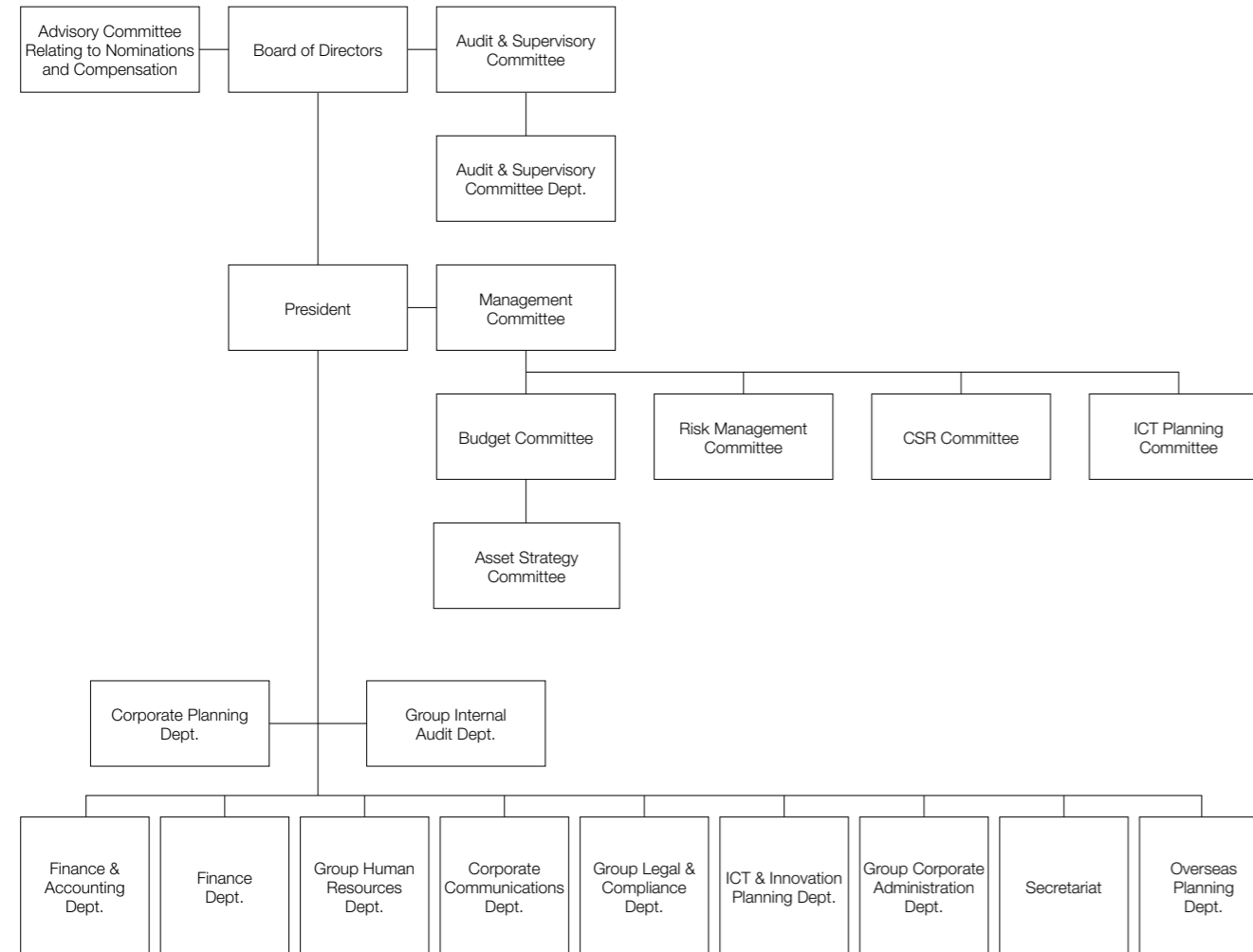
Corporate Data

Corporate Name: Nomura Real Estate Holdings, Inc.
 Representative: Eiji Kutsukake, President and Representative Director
 Head Office: 1-26-2 Nishi-Shinjuku, Shinjuku-ku, Tokyo 163-0566, Japan
 Date of Establishment: June 1, 2004
 Number of Employees: 6,980 (consolidated)
 Fiscal Year: From April 1 to March 31
 General Meeting of Shareholders: June

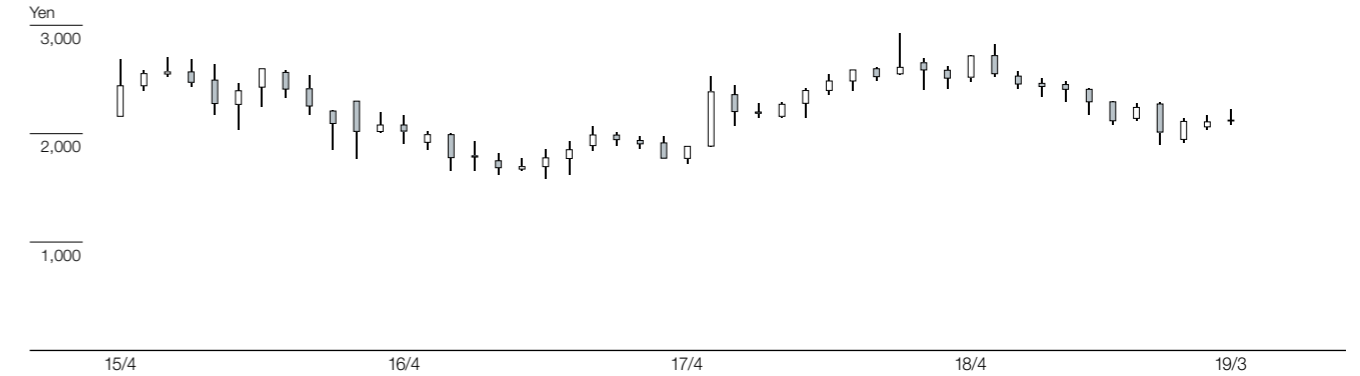
Stock Information

Common Stock: ¥117,293,905,100
 Number of Authorized Shares: 450,000,000
 Number of Shares Issued: 192,373,101 shares (including 6,096,664 treasury shares)
 Market Listing: First Section of the Tokyo Stock Exchange
 Minimum Trading Unit: 100 shares
 Number of Shareholders: 29,476

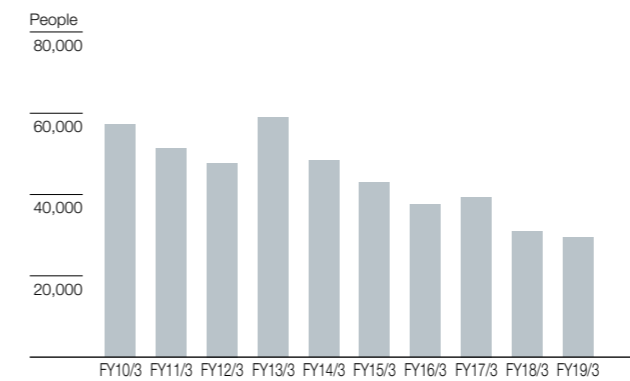
Organizational Chart



Stock Price



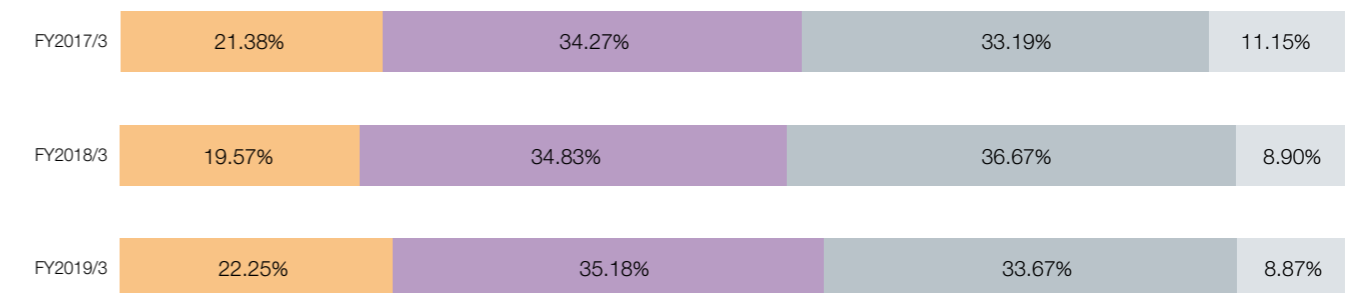
Number of Shareholders



10 Major Shareholders

Name of Shareholder	No. of Shares	Shareholding (%)
Nomura Holdings, Inc.	64,777,500	34.77
Japan Trustee Services Bank, Ltd. (Trust account)	10,571,300	5.67
The Master Trust Bank of Japan, Ltd. (Trust account)	7,325,000	3.93
BNYMSANV AS AGENT / CLIENTS LUX UCITS NON TREATY 1	5,048,900	2.71
Japan Trustee Services Bank, Ltd. (Trust account 9)	3,332,600	1.78
HSBC BANK PLC A/C CLIENTS 1	3,223,954	1.73
Nomura Real Estate Holdings Employee Shareholding Association	2,935,682	1.57
Japan Trustee Services Bank, Ltd. (Trust account 5)	2,572,700	1.38
STATE STREET BANK WEST CLIENT - TREATY 505234	2,386,484	1.28
Trust & Custody Services Bank, Ltd. (Securities investment trust account)	1,965,300	1.05

Composition of Shareholdings



Financial institutions Other Japanese firms Foreign investors, etc. Individuals and others