

11-year Financial Data

		FY16/3	FY17/3	FY18/3	FY19/3	FY20/3	FY21/3	FY22/3	FY23/3	FY24/3	FY25/3	FY26/3
Consolidated Statements of Income / Consolidated Balance Sheets / Consolidated Statements of Cash Flows (Millions of yen)	Operating revenue	569,545	569,680	623,762	668,510	676,495	580,660	645,049	654,735	734,715	757,638	942,505
	Operating profit	80,912	77,271	76,660	79,162	81,905	76,333	91,210	99,598	112,114	118,958	138,242
	Business profit* ¹	—	—	—	79,623	82,833	76,448	92,765	105,172	113,665	125,104	147,384
	Ordinary profit	72,679	68,952	68,033	69,323	73,077	65,965	82,557	94,121	98,248	106,740	124,807
	Profit attributable to owners of parent	47,182	47,005	46,029	45,873	48,886	42,198	55,312	64,520	68,164	74,835	82,880
	Total asset	1,485,449	1,593,093	1,673,099	1,759,455	1,801,273	1,921,306	2,040,506	2,110,693	2,251,456	2,686,569	2,811,989
	Current assets	608,779	684,306	717,635	849,528	906,726	1,043,321	1,126,802	1,182,306	1,256,777	1,484,563	1,647,512
	Non-current assets	876,670	908,786	955,464	909,926	894,547	877,985	913,703	928,387	994,678	1,202,005	1,164,476
	Total net assets	456,408	493,813	514,982	541,562	565,120	586,350	621,398	655,737	692,440	751,439	802,729
	Interest-bearing debt	721,900	810,100	877,800	914,000	870,000	1,008,500	1,022,735	1,121,548	1,192,728	1,545,305	1,599,365
	Cash flows from operating activities	13,258	(31,889)	21,498	89,964	56,618	(63,504)	52,793	(42,809)	70,878	(133,793)	44,906
	Cash flows from investing activities	(59,714)	(54,558)	(51,637)	(46,699)	(30,490)	(55,789)	(46,277)	(62,896)	(83,638)	(203,364)	(59,067)
	Cash flows from financing activities	53,637	76,575	43,787	13,723	(66,821)	112,376	(9,619)	65,675	39,921	318,459	15,643
	Capital investment* ²	50,367	61,300	71,665	20,824	20,363	45,665	36,618	44,064	66,013	167,343	69,165
Per Share Data (Yen)* ³	Profit attributable to owners of parent (EPS)	49.28	49.02	48.18	49.20	53.44	46.51	61.56	73.05	78.46	86.77	96.69
	Net assets (BPS)	464.17	501.75	532.94	570.84	606.23	645.96	695.63	751.26	800.56	873.40	938.08
	NAV* ⁴	542	613	667	726	767	807	888	953	1,015	1,135	1,193
	Annual dividends	11.50	13.00	14.00	15.00	16.00	16.50	19.50	24.00	28.00	34.00	40.00
Management Benchmarks	ROA* ⁵ (%)	5.8	5.1	4.7	4.6	4.7	4.1	4.7	5.1	5.2	5.1	5.4
	ROE (%)	11.2	10.1	9.4	8.9	9.1	7.4	9.2	10.1	10.1	10.4	10.7
	Shareholders' equity ratio (%)	29.9	30.2	30.0	29.9	30.5	30.4	30.3	31.0	30.7	27.9	28.5
	Unrealized profit* ⁶ (billions of yen)	110.9	153.9	181.9	206.3	209.6	209.6	247.0	252.5	266.7	323.8	317.2
	D/E ratio (times)	1.6	1.7	1.8	1.7	1.6	1.7	1.7	1.7	1.7	2.1	2.0
	EBITDA (billions of yen)	94.8	93.7	93.9	93.4	101.7	91.8	108.9	118.9	131.1	141.0	157.6
	Debt to EBITDA ratio (times)	7.6	8.6	9.4	9.8	8.6	11.0	9.4	9.4	9.1	11.0	10.1
	Total return ratio (%)	23.3	26.5	50.8	41.4	46.3	45.0	44.3	47.6	46.0	45.9	41.4
Stock Index* ⁷	Dividend payout ratio (%)	23.3	26.5	29.1	30.5	29.9	35.5	31.7	32.9	35.7	39.2	41.4
	Share price (yen)* ³	416.0	354.8	502.4	425.0	351.0	533.0	586.6	586.0	880.0	871.0	1,010.5
	PER (times)	9.9	7.9	10.7	8.5	6.9	12.0	10.2	8.5	11.6	10.3	11.5
	PBR (times)	0.9	0.7	1.0	0.8	0.6	0.9	0.9	0.8	1.1	1.0	1.2

*1 Business profit = operating profit + share of profit (loss) of entities accounted for using equity method + amortization of intangible assets associated with corporate acquisitions + gain on sale of equity in project companies (including SPCs and other companies mainly set up for owning and developing real estate) in the Overseas Segment.

Furthermore, we added "gain on sale of equity in project companies in the Overseas Segment" to the definition of business profit from FY2025/3.

*2 Capital investment represents the figures shown for "Purchase of property, plant and equipment and intangible assets" in the Consolidated Statements of Cash Flows.

*3 Figures have been retroactively adjusted based on a stock split (5-for-1) conducted on April 1, 2025 (pre-split figures have been divided by 5).

*4 NAV per share = (shareholders' equity + unrealized gains (after deduction of tax)) / the number of shares issued at the end of period (excluding treasury shares). Unrealized gains (after deduction of tax) = Unrealized gains × (1-effective tax rate)

*5 ROA = business profit / average assets during the fiscal year Before FY17/3: ROA = (operating income + non-operating income) / average assets during the fiscal year

*6 Unrealized profit = fair value of real estate for rent at the end of the fiscal year – balance of real estate for rent at the end of the fiscal year

*7 As of the end of each fiscal year

Segment Data

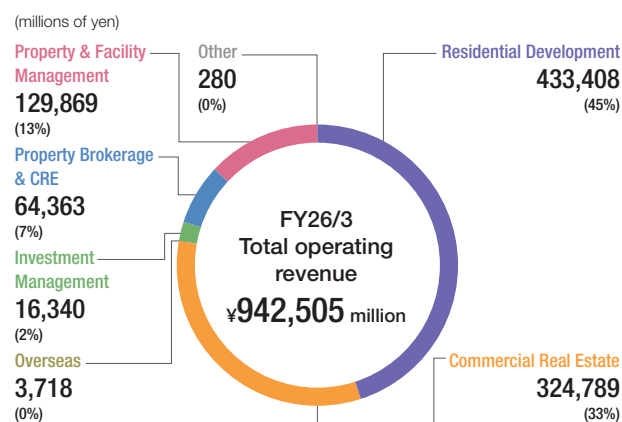
Segment	Operating revenue (millions of yen)		Operating profit (millions of yen)		Business profit** ¹ (millions of yen)		Total assets (millions of yen)		Non-current assets (millions of yen)		ROA (%)** ^{2,3}		Number of employees	
	FY25/3	FY26/3	FY25/3	FY26/3	FY25/3	FY26/3	FY25/3	FY26/3	FY25/3	FY26/3	FY25/3	FY26/3	FY25/3	FY26/3
Residential Development	368,456	433,408	47,894	60,588	48,782	61,736	784,460	824,225	549,326	635,363	6.2	7.5	2,009	2,122
Commercial Real Estate	213,349	324,789	41,326	53,710	41,614	53,987	1,454,584	1,470,334	615,307	675,371	2.9	3.7	1,315	1,369
Overseas	9,401	3,718	1,736	(4,723)	6,620	2,792	296,730	343,962	—	—	2.2	0.8	184	200
Investment Management	15,593	16,340	9,757	10,421	9,856	10,575	59,851	65,494	—	2,590	16.5	16.1	181	179
Property Brokerage & CRE	57,188	64,363	16,575	18,982	16,573	18,994	36,484	37,698	—	—	45.4	50.4	1,925	1,999
Property & Facility Management	113,889	129,869	11,952	13,493	11,941	13,526	53,104	58,262	104	248	22.5	23.2	2,550	2,583
Other	281	280	136	94	136	94	1,295	2,118	11	11	10.5	4.5	19	21
Adjustments (elimination or corporate)	(20,523)	(30,264)	(10,420)	(14,323)	(10,420)	(14,323)	57	9,893	(1,491)	(1,324)	—	—	—	—
Company-wide (shared)	—	—	—	—	—	—	—	—	—	—	—	—	549	570
Total	757,638	942,505	118,958	138,242	125,104	147,384	2,686,569	2,811,989	1,163,257	1,312,260	5.1	5.4	8,732	9,043

*1. Business profit = operating profit + share of profit (loss) of entities accounted for using equity method + amortization expenses of intangible assets associated with corporate acquisitions + gain on sale of equity in project companies (excluding SPCs and other companies mainly set up for owning and developing real estate) in the Overseas Segment.

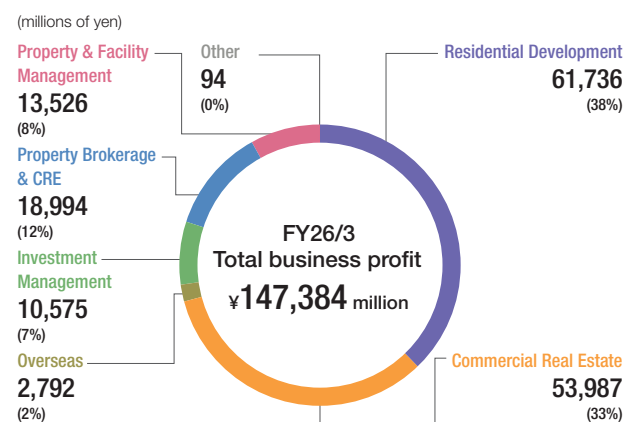
Furthermore, we added "gain on sale of equity in project companies in the Overseas Segment" to the definition of business profit from FY2025/3.

*2. Segment ROA = business profit / total assets at the end of the fiscal year

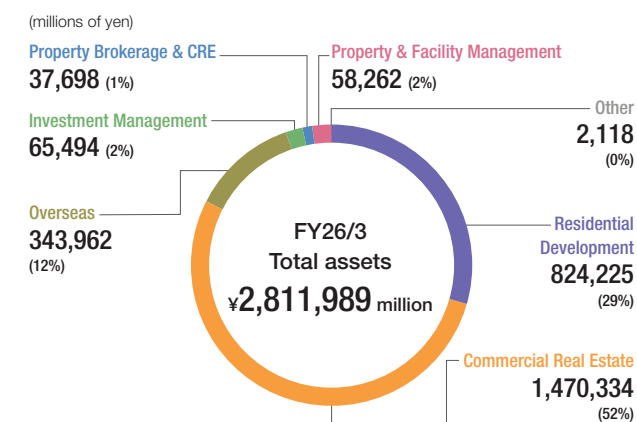
*3. Total ROA = business profit / average assets during the fiscal year



* The total presented in the chart includes adjustments for intersegment transactions (30,264 million yen) and thus differs from a simple sum of segment operating revenue. Composition ratios are calculated based on the simple total of the respective amounts and rounded to the nearest whole number. As a result, they may not add up to 100.0%.



* The total presented in the chart includes adjustments to intersegment business profit or loss (14,323 million yen) and thus differs from a simple sum of segment business profit. Composition ratios are calculated based on the simple total of the respective amounts and rounded to the nearest whole number. As a result, they may not add up to 100.0%.

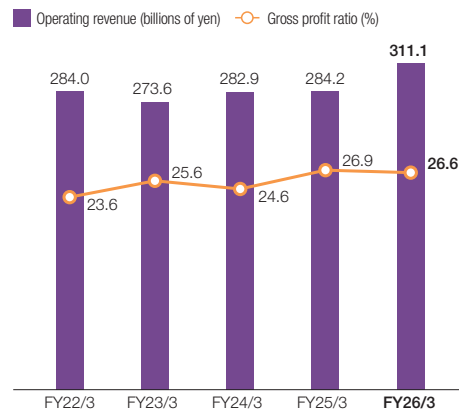


* The total presented in the chart includes intersegment adjustments (9,893 million yen) and thus differs from a simple sum of segment assets. Composition ratios are calculated based on the simple total of the respective amounts and rounded to the nearest whole number. As a result, they may not add up to 100.0%.

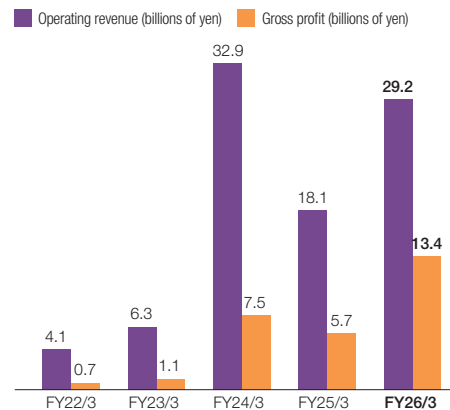
Segment Data

Residential Development Segment

Housing sale: Operating revenue and gross profit ratio

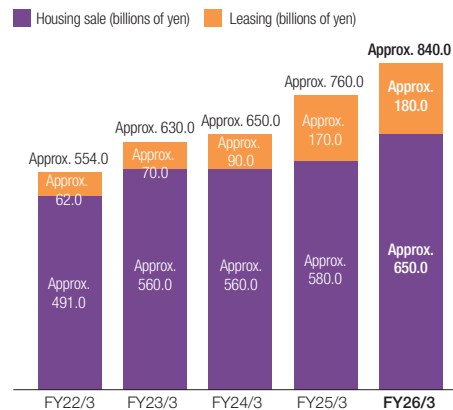


Property sale: Operating revenue and gross profit



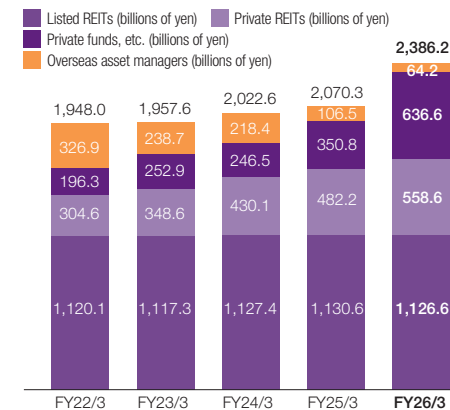
Overseas Segment

Total project cost (Housing sale, leasing)



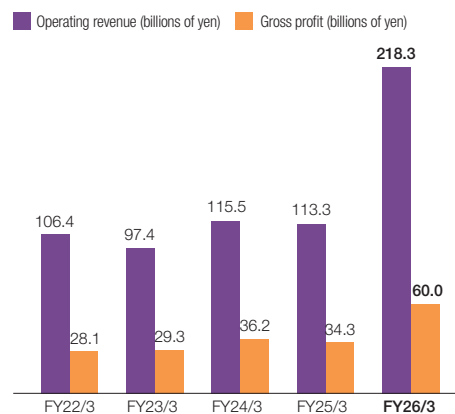
Investment Management Segment

Assets under management



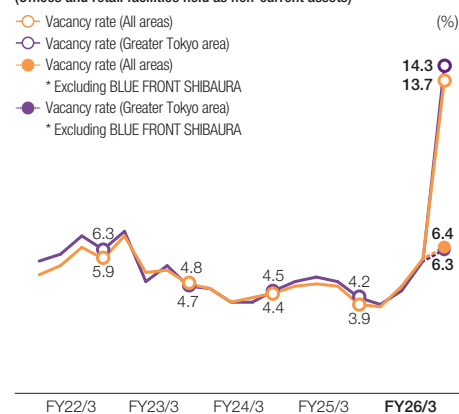
Commercial Real Estate Segment

Property sale: Operating revenue and gross profit



Leasing: Vacancy rate

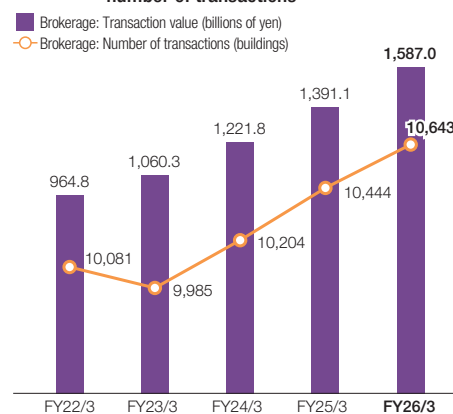
(Offices and retail facilities held as non-current assets)



Notes: 1. From Q4 FY2025/3, the calculation of vacancy rate includes properties completed more than one year earlier.
2. Included in these figures are the impact of reduced leasable floor area resulting from transfers to inventories, rebuilding plans, and other factors.

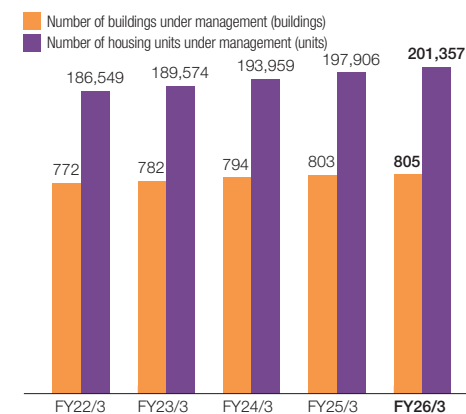
Property Brokerage & CRE Segment

Brokerage: Transaction value and number of transactions



Property & Facility Management Segment

Assets under management



ESG Data

E Environment	FY24/3 ^{*1}	FY25/3 ^{*1}	FY26/3 ^{*1}
Environmental management			
Environmental certification acquisition rate for newly built property for sale (excluding rental housing) ^{*1}	100%	100%	100%
Number of environmental certifications acquired for newly built property for sale (excluding rental housing) ^{*1}	19	7	11
Response to climate change			
Total GHG emissions ^{*2}	2,168,921 t-CO ₂	2,133,748 t-CO ₂	2,739,176 t-CO ₂
Scope 1, 2	51,933 t-CO ₂	65,169 t-CO ₂	65,015 t-CO ₂
Scope 3 (Categories 1–15)	2,116,988 t-CO ₂	2,068,578 t-CO ₂	2,674,160 t-CO ₂
Energy use ^{*3}	270,424 MWh per year	319,720 MWh per year	361,262 MWh per year
Energy use intensity ^{*3}	0.15 MWh/m ² per year	0.14 MWh/m ² per year	0.17 MWh/m ² per year
Solar power generated at Landport logistics facilities	23,837 MWh per year	23,335 MWh per year	23,075 MWh per year
Efficient use of water resources			
Total water use ^{*3}	2,050 thousand m ³ per year	2,044 thousand m ³ per year	2,230 thousand m ³ per year
Water use intensity ^{*3}	0.97 m ³ /m ² per year	0.85 m ³ /m ² per year	1.10 m ³ /m ² per year
Appropriate resource use and pollution prevention			
Total waste discharge ^{*3}	10,861 t per year	6,325 t per year	4,839 t per year
Waste discharge intensity ^{*3}	5.82 kg/m ² per year	3.79 kg/m ² per year	2.91 kg/m ² per year

^{*1} Includes properties scheduled to be acquired during FY2027/3.

^{*2} Within the boundary of the Company's own emissions (Scopes 1 and 2), the Company's owned properties with total floor area totaling 150 tsubo (around 496 m²) or less were excluded from the scope of calculation.

^{*3} Boundaries for items that are subject to aggregation, such as energy use, total water use, total waste discharge, etc., vary. See the Sustainability Report for more information.

^{*4} Excludes employees seconded from the Group (the Company and its consolidated subsidiaries) to outside the Group, and includes those seconded from outside the Group to the Group.

^{*5} Includes employees seconded from the Group (the Company and its consolidated subsidiaries) to outside the Group. The calculation is based on the number of consolidated employees, excluding those seconded from outside the Group to the Group.

S Social	FY24/3	FY25/3	FY26/3
Employment / Human resources			
Number of employees ^{*4}	7,929	8,732	9,043
Female employee ratio ^{*5}	33.5%	37.8%	36.8%
Number of new graduate hires ^{*5}	338	388	390
Female new graduate hires ratio ^{*5}	46.4%	47.1%	50.5%
Female manager and junior manager ratio ^{*6, 7}	14.7%	18.9%	22.2%
Average years of service ^{*5}	10.8	10.2	10.9
Male ^{*5}	11.9	11.7	12.0
Female ^{*5}	8.5	7.6	8.8
Number of foreign national employees ^{*5, 8}	230	193	189
Rate of employment of persons with disabilities ^{*9}	2.3%	2.3%	2.4%
Health and productivity management			
Average work time in excess of statutory working hours (hours per person/month)	8.67	9.87	10.27
Rate of acquisition of paid leave	69.9%	75.7%	76.3%
Number of work-related injuries resulting in death	0	0	0
Absentee rate ^{*10}	0.43%	0.36%	0.44%

^{*6} Female manager and junior manager ratio = (Number of female managers + Number of female candidates for managerial positions) / (Number of all managers + Number of all candidates for managerial positions)

^{*7} Covers only consolidated subsidiaries in Japan.

^{*8} Number of foreign national employees does not include foreign technical interns.

^{*9} Rate of employment of persons with disabilities for each period is as of June of the following fiscal year. The scope covered includes Group companies that are subject to the Act on Employment Promotion, etc., of Persons with Disabilities.

^{*10} Absentee rate = total work days lost due to absence / (scheduled work days × number of employees)

ESG Data

S Social	FY24/3	FY25/3	FY26/3
Utilizing and improving human resources			
Childcare leave utilization rate ^{*7, 11, 12}	101.2%	103.1%	97.6%
Male ^{*7}	102.9%	102.3%	97.0%
Rate of reinstatement after childcare leave ^{*7}	96.9%	98.8%	99.0%
Male ^{*7}	100%	100%	99.5%
Female ^{*7}	90.0%	96.1%	98.3%
Family care leave takers ^{*7}	7	10	19
Cost of training per employee	¥88,279	¥83,126	¥80,348
Training hours per employee ^{*13, 14}	10.08	11.58	12.17
Others			
Group employee awareness survey response rate	94.4%	96.8%	96.3%
Employee workplace engagement ^{*15}	3.91 points	3.96 points	3.96 points
Average employee compensation ^{*16}	¥10,905,420	¥11,831,488	¥12,482,286
Percentage of implementation of 1-on-1 meetings ^{*17}	82.1%	82.6%	83.2%
Procurement guideline survey implementation rate ^{*18}	56.4%	67.0%	56.4%

G Governance	FY24/3	FY25/3	FY26/3
Number of Board of Directors meetings			
Average attendance rate of all Directors	100%	100%	98.8%
Average attendance rate of Independent External Directors	100%	100%	97.1%
Number of Audit & Supervisory Committee meetings			
Average attendance rate of all Audit & Supervisory Committee Members	100%	100%	98.8%
Average attendance rate of Independent External Directors (Audit & Supervisory Committee Members)	100%	100%	97.8%

*11. From FY2023/3, the method for disclosure has been changed to secure conformity with the calculation formula for information disclosure via securities reports as stipulated under guidelines issued by the Ministry of Health, Labour and Welfare that have made it mandatory to announce the status of childcare leave utilization.

*12 The denominator is the number of female employees who gave birth and the number of male employees whose spouse gave birth in the corresponding fiscal year. The numerator is the number of female and male employees who took birth childcare leave, childcare leave, and leave through the leave system for childcare in the corresponding fiscal year.

*13 Covers only mandatory training and does not include open and selective training or e-learning courses.

*14 The calculation method for training hours was partially changed in FY2024/3.

*15 Figures for FY2023/3 represent "employee workplace engagement" assessed via an awareness survey targeting Nomura Real Estate Group employees (Japan only).

*16 Average of data for Nomura Real Estate Holdings employees.

*17 Figures up to FY2023/3 represent the results of surveys undertaken by the Nomura Real Estate Group (Japan only). Figures for FY2024/3 represent results of the awareness survey for the Nomura Real Estate Group (Japan only).

*18 The denominator is the volume of transactions involving our Group companies, and the numerator is the total volume of transactions with companies that responded to the procurement guideline survey (both calculated on a purchase price basis).

Sustainability Information

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

External Evaluations

Inclusion in ESG indices

The ESG indices adopted by GPIF (Government Pension Investment Fund)

2026 CONSTITUENT MSCI JAPAN EMPOWERING WOMEN INDEX (WIN)

Selected for MSCI Japan
Empowering Women (WIN)
Select Index, a thematic index (1)



FTSE Blossom Japan Index

Selected for FTSE Blossom Japan
Index, a wide-ranging index (1)



FTSE Blossom Japan Sector Relative Index

Selected for FTSE Blossom Japan
Sector Relative Index,
a wide-ranging index (1)



S&P/JPX Carbon Efficient Index

Selected for S&P/JPX Carbon Efficient
Index, a thematic/environmental index
in the ESG indices (1)



MORNINGSTAR GenDi J Japan ex-REIT Gender Diversity Tilt Index TOP CONSTITUENT 2025

Selected for Morningstar Japan
ex-REIT Gender Diversity Tilt Index,
a thematic index (1)



FTSE4Good

Selected as the FTSE4 Good
Index Series, a representative
index for ESG investment (1)



2025 Somo Sustainability Index

Selected as the Somo
Sustainability Index uniquely set
by Somo Asset Management (1)

Commendations on social activities



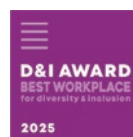
Selected for Health and
Productivity Management
Award 2026, the White 500
(large enterprise category)
(1, 2, 3, 6, 8)



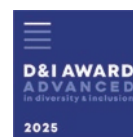
Awarded Gold under the
PRIDE Index
(1, 2, 3, 6, 7, 8)



Awarded "Rainbow" status
under the PRIDE Index (8)



Received "BEST WORKPLACE"
recognition from D&I AWARD 2025
(1, 2, 3, 6, 8)



Received "ADVANCED"
recognition from
D&I AWARD 2025 (7)

Commendations on environmental activities



Received a 4-star rating for real estate (5),
and the level A rating in the disclosure
evaluation (4) of the GRESB, which is an
annual benchmark for considering ESG
in the real estate sector



エコアクション21
認証番号0012949

Acquired and registered Eco-Action 21
(Environmental Management System)
certification (4)*

*Became the first Japanese Real Estate
Investment Trust (J-REIT) to acquire and
register this certification



エコアクション21
認証番号0013469

Acquired and registered Eco-Action 21
(Environmental Management System)
certification (5)*

*Became the first private REIT to acquire
and register this certification

Signatures on initiatives



Signed the United Nations
Global Compact (1)

Signatory of:



Principles for
Responsible
Investment

Signed the Principles for
Responsible Investment (3)



Joined "Renewable
Energy 100%" (1)



Approved by the Science
Based Targets (SBT)
initiative (1, 3)



Agreed to Recommendations
of the Task Force on Climate-
related Financial Disclosures
(TCFD) (1, 3)



Joined the Japan
Climate Initiative (3)



Signed the Financial Action
Principles for the Formation
of a Sustainable Society
(the 21st Century Principles
of Financial Action) (3)



Member of the UK Green
Building Council (GBC)



Joined the "Task Force for
Nature-related Financial
Disclosures" forum (1)



Joined "the 30by30 Alliance
for Nature Reserves" (1)



Agreed to the Declaration of
Biodiversity by Keidanren (1)



Joined the Japan Climate
Leaders Partnership (JCLP) (1)

Selected / Concerned / Award-winning companies

1. Nomura Real Estate Holdings, Inc.
2. Nomura Real Estate Development Co., Ltd.
3. Nomura Real Estate Asset Management Co., Ltd.
4. Nomura Real Estate Master Fund, Inc.
5. Nomura Real Estate Private REIT, Inc.
6. Nomura Real Estate Solutions Co., Ltd.
7. Nomura Real Estate Partners Co., Ltd.
8. Nomura Real Estate Life & Sports Co., Ltd.

Note: The inclusion of Nomura Real Estate Holdings, Inc. in any MSCI index, and the use of MSCI logos, trademarks, service marks or index names herein, do not constitute a sponsorship, endorsement or promotion of Nomura Real Estate Holdings, Inc. by MSCI or any of its affiliates. The MSCI indexes are the exclusive property of MSCI. MSCI and the MSCI index names and logos are trademarks or service marks of MSCI or its affiliates.

List of Group Companies (As of July 28, 2026)

Company name	Established	Overview of Businesses	Website
Nomura Real Estate Holdings	2004	Management of the operation of Group businesses through holding stocks and management instruction	https://www.nomura-re-hd.co.jp/english/
Nomura Real Estate Development	1957	Condominium sales, detached housing sales, investment and development, building leasing business, architectural design, asset management, etc.	https://www.nomura-re.co.jp/english/
Nomura Real Estate Asset Management	2003	Investment management business, type II financial instruments business, investment advisory and agency, real estate trading, etc.	https://www.nre-am.co.jp/english/
Nomura Real Estate Solutions	2000	Real estate brokerage for individuals and corporations, insurance agency, real estate information website operation, bank agency	https://www.nomura-solutions.co.jp/english/
Nomura Real Estate Partners	1977	Facility management for buildings and condominiums, architectural and interior design, property management, cleaning, insurance agency, renovation, and data center management	https://www.nomura-pt.co.jp/ (Japanese only)
Nomura Real Estate Life & Sports	1989	Planning and management of sports clubs and consulting, sale and rental of sports items, etc.	https://megalos.co.jp/corporate/ (Japanese only)
Nomura Real Estate Heating and Cooling Supply	1987	Supply of heating / solar power sales business	–
Nomura Real Estate Retail Properties	1968	Project management of retail facilities, property management of retail facilities	https://www.nomura-rp.co.jp/ (Japanese only)
Nomura Real Estate Wellness	2015	Development planning and management of senior housing and related services	https://www.nomura-re-wn.co.jp/ (Japanese only)
Nomura Real Estate Hotels	2017	Planning, operation, and management of hotels	https://www.nomura-hotels.co.jp/ (Japanese only)
UDS	2009	Planning, designing, and operation of places related to community development	https://uds-net.co.jp/en/
OKINAWA UDS	2016	Hotel operation and planning	https://okinawa-uds.co.jp/ (Japanese only)
PRIME X	2006	Digital advertising, creative services, cloud services, digital transformation	https://www.prime-x.co.jp/ (Japanese only)
First Living Assistance	2017	Emergency response, inspection, and repair services for homes and buildings	http://www.f-la.co.jp/ (Japanese only)
ZEN PLAZA	1995	Ownership and operation business of the ZEN PLAZA office building	https://zenplaza.com.vn/
NOMURA REAL ESTATE ASIA	2015	Exploring real estate development opportunities, market research, and building relationships with partner companies in Southeast Asia	–
NOMURA REAL ESTATE HONG KONG	2016	Support services for overseas investors looking to invest in Japanese real estate, building relationships with local corporations and investors, exploring business opportunities	https://www.nomu.com/hongkong/
NOMURA REAL ESTATE (THAILAND)	2019	Investment in local business, market surveys, identification of new projects and partner corporations, building business relationships with and monitoring of local partner companies, and provision of support for Group companies and businesses	–
NOMURA REAL ESTATE UK	2020	Development, sale, and operation of real estate for investors in the United Kingdom	–
Nomura Real Estate US	2022	Development, sale, and operation of real estate for investors in the United States	–
NOMURA REAL ESTATE VIETNAM	2019	Local market surveys to identify new projects and partner corporations, building business relationships with and monitoring of local partner companies, and provision of support for Group companies and businesses	https://nomura-re-vn.com/
NOMURA REAL ESTATE CONSULTING (SHANGHAI)	2021	Consulting services for real estate, information consulting services, construction project management services	–

* Some Group companies have been merged and renamed since their founding.

Corporate Information (As of March 31, 2026)

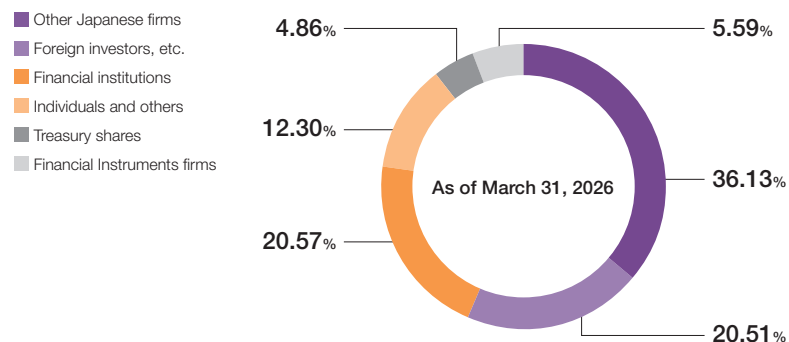
Corporate data

Corporate name:	Nomura Real Estate Holdings, Inc.
Representative:	Satoshi Arai, President and Representative Director
Head office:	1-1-1 Shibaura, Minato-ku, Tokyo 105-8340, Japan Note: The head office moved to the above address on August 27, 2025.
Date of establishment:	June 1, 2004
Number of employees:	9,043 (consolidated)
Fiscal year:	From April 1 to March 31
General meeting of shareholders:	June

Share information

Capital:	¥119,706,220,000
Number of authorized shares:	2,250,000,000 shares
Number of shares issued:	917,927,685 shares (including 44,663,500 treasury shares) *1 Following a 5-for-1 split of common stock conducted on April 1, 2025, the total number of shares issued increased by 733,910,548. *2 The total number of shares issued increased by 539,500 shares due to the exercise of stock options. *3 The number of treasury shares presented above does not include 15,741,288 shares held by the executive compensation BIP (Board Incentive Plan) trust and 3,321,090 shares held by the ESOP (Employee Stock Ownership Plan) trust established to grant stock to employees.
Listed market:	Tokyo Stock Exchange Prime Market
Minimum trading unit:	100 shares
Number of shareholders:	145,710

Composition of shareholdings



Major shareholders (top 10)

Shareholders' name	No. of shares held (in units of 100 shares)	Shareholding ratio
Nomura Holdings, Inc.	3,238,875	37.08%
The Master Trust Bank of Japan, Ltd. (Trust account)	967,236	11.07%
Custody Bank of Japan, Ltd. (Trust account)	570,544	6.53%
JPMorgan Securities Japan Co., Ltd.	251,499	2.87%
Nomura Real Estate Holdings Employee Shareholding Association	160,361	1.83%
The Master Trust Bank of Japan, Ltd. (BIP (Board Incentive Plan) trust account 76272)	157,412	1.80%
Bnym as Agt / Clts Non Treaty Jasdec	116,544	1.33%
State Street Bank and Trust Company 505103	114,777	1.31%
State Street Bank and Trust Company 505001	89,670	1.02%
Stichting Pensioenfonds Zorg en Welzijn	89,429	1.02%

*1 Although the Company holds 44,663,500 treasury shares (excluding shares held by the executive compensation BIP trust and shares held by the ESOP trust for granting stock for employees), it is excluded from the list of major shareholders above.

*2 The shareholding ratio is calculated after deducting the above treasury stock (44,663,500 shares).

Total shareholder return

	FY22/3	FY23/3	FY24/3	FY25/3	FY26/3
Nomura Real Estate Holdings	113.7%	118.1%	178.5%	183.2%	216.9%
TOPIX (Including dividends)	102.0%	107.9%	152.5%	150.2%	202.2%

*1 Total shareholder return is the overall yield for shareholders, taking into account both capital gains and dividends. It is calculated in accordance with the formula prescribed by the Cabinet Office Ordinances.

*2 Total shareholder return is calculated at the end of each fiscal period (starting from FY2022/3) as if the investment was made at the closing stock price as of March 31, 2021.

Editorial Policy

This report is published so as to foster understanding and it serves as a tool for a deeper dialogue among shareholders, investors, and other stakeholders of the Nomura Real Estate Group. It explains the Group's approaches, strategies, and specific measures toward the creation of medium- to long-term value (social value and economic value) by taking the external environment into consideration and linking financial and non-financial information.

In this report, we endeavor to explain the stability of the Group's value creation efforts. To this end, we reveal the Group's current strengths and core, its strategies for realizing high profit growth and high asset and capital efficiency as outlined in the business plan, progress made on these strategies, and its vision.

The editing and layout of this report follow such guidelines as the International Integrated Reporting Framework of the IFRS Foundation and the Guidance for Integrated Corporate Disclosure and Company-Investor Dialogues for Collaborative Value Creation 2.0 of the Ministry of Economy, Trade and Industry. In addition, feedback and requests raised during dialogues with investors have been incorporated.

Referenced guidelines

- Global Reporting Initiative (GRI), GRI Standards
- ISO 26000-Guidance on Social Responsibility
- The IFRS Foundation, Integrated Reporting Framework
- The Ministry of Economy, Trade and Industry, Guidance for Integrated Corporate Disclosure and Company-Investor Dialogues for Collaborative Value Creation 2.0

Period covered by the report

From April 1, 2025 to March 31, 2026 (Fiscal year ended March 31, 2026)
Information on activities or outlooks from times prior to and following this period may also be mentioned.

Scope of the report

Nomura Real Estate Holdings, Inc. and Nomura Real Estate Group companies

Forward-looking statements

This report contains forward-looking statements about the future plans, strategies, and performance of Nomura Real Estate Holdings, Inc. 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, legal and taxation systems, and other regulations. As such, actual results may differ from those projected.

Please visit the Company's website for the latest information on the Integrated Report 2026.

<https://www.nomura-re-hd.co.jp/english/ir/ir-library/integrated-report.html>

Information Disclosure on the Website

Additional information can be found on our website.

Website

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



Financial information

Non-Financial information

Integrated Report

<https://www.nomura-re-hd.co.jp/english/ir/ir-library/integrated-report.html>



Investor relations

<https://www.nomura-re-hd.co.jp/english/ir/>
Management policy
Financial information
IR library
Stock information, etc



Company information

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



Business overview

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



Sustainability

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



Sustainability Report (PDF)

<https://www.nomura-re-hd.co.jp/english/sustainability/download/index.html>

