

2007年3月期中間決算短信(連結) 補足資料

September-2006 Fact Sheets

(For 1st Half of Fiscal Year Ending March 31, 2007)

野村不動産ホールディングス株式会社



NOMURA REAL ESTATE HOLDINGS

	2005/03	2006/03		2007/03	
	FY	中間 1st Half 2005/09	FY	中間 1st Half 2006/09	通期予想 FY (F)
売上高 Revenue from operations	345,894	130,696	350,319	158,789	365,000
売上総利益 Gross profit	87,530	37,388	97,550	52,789	-
(粗利益率 Gross margin ratio)	25.3%	28.6%	27.8%	33.3%	-
販売費・一般管理費 Selling, general and administrative expenses	51,788	23,496	53,283	25,396	-
(売上高販管費率 SGAE ratio on revenue)	15.0%	18.0%	15.2%	16.0%	-
営業利益 Operating income	35,741	13,891	44,267	27,393	52,000
(売上高営業利益率 Operating margin)	10.3%	10.6%	12.6%	17.3%	14.2%
営業外収益 Non-operating income	1,092	509	815	515	-
受取利息・配当金 Interest and dividend income	74	31	129	224	-
その他 Other	1,017	477	685	290	-
営業外費用 Non-operating expenses	4,655	2,845	7,704	3,480	-
支払利息 Interest expenses	3,584	2,207	4,844	3,206	-
その他 Other	1,071	638	2,859	273	-
経常利益 Ordinary profit	32,179	11,555	37,378	24,428	45,000
(売上高経常利益率 Ordinary profit ratio on revenue)	9.3%	8.8%	10.7%	15.4%	12.3%
特別利益 Extraordinary profit	1,457	-	765	-	-
特別損失 Extraordinary losses	17,278	15,027	18,423	-	-
たな卸資産評価損 Inventory write-down	5,071	-	-	-	-
事業撤退損失 Loss on liquidation of subsidiaries	8,384	352	1,177	-	-
減損損失 Loss on impairment	-	4,438	4,438	-	-
転貸事業損失 Loss related to subleasing business	-	10,236	9,784	-	-
その他 Other	3,822	-	3,023	-	-
税金等調整前当期純利益 Pretax income	16,358	3,472	19,720	24,428	-
当期純利益 Net income	6,474	169	12,717	14,065	25,000

	2005/03	2006/03		2007/03	
	FY	中間 1st Half 2005/09	FY	中間 1st Half 2006/09	通期予想 FY (F)
総資産 Total assets	580,130	587,264	689,287	741,622	-
純資産 Shareholders' equity	46,853	47,631	61,720	74,775	-
自己資本比率 Shareholders' equity ratio	8.0%	8.1%	8.8%	9.9%	-
有利子負債 Interest-bearing debt	300,247	371,082	413,038	498,230	-

設備投資額 Capital investment	23,843	7,501	11,817	4,629	-
減価償却費 Depreciation	4,599	2,244	5,406	2,233	-

営業活動によるキャッシュフロー Cash flows from operating activities	24,629	86,928	99,830	79,425	-
投資活動によるキャッシュフロー Cash flows from investing activities	20,462	12,025	17,995	18,355	-
財務活動によるキャッシュフロー Cash flows from financing activities	63,444	70,811	113,818	84,686	-
現金及び現金同等物期末残高 Cash and cash equivalents	48,222	20,080	44,215	31,121	-

	2005/03 FY	2006/03		2007/03	
		中間 1st Half 2005/09	FY	中間 1st Half 2006/09	通期予想 FY (F)
売上高 Revenue from operation					
住宅事業 Residential development business	251,925	65,659	222,517	86,034	206,000
住宅分譲 Sales of housing	229,369	54,028	193,810	72,730	-
住宅管理 Management of housing	13,849	7,382	15,469	8,561	-
その他 Other	8,707	4,249	13,238	4,743	-
ビル事業 Building business	45,826	23,289	48,288	24,370	50,000
建物賃貸(自社所有) Leasing (owned)	14,864	7,548	15,000	7,532	-
建物賃貸(サブリース) Leasing (subleasing)	10,452	5,238	10,133	4,288	-
運営管理・施設管理 Management	12,028	6,596	13,556	7,980	-
その他 Other	8,482	3,907	9,599	4,570	-
資産運用開発事業 Investment management & development business	7,719	22,008	37,272	24,165	66,000
収益不動産開発 Property development	2,477	11,226	19,593	21,194	-
資産運用 Investment management	5,241	10,781	17,678	2,970	-
仲介・販売受託事業 Property brokerage & consignment sales business	19,641	11,214	22,874	19,885	34,000
売買仲介 Property brokerage	11,444	5,525	12,889	7,676	-
販売受託 Consignment sales	2,174	434	2,092	498	-
その他 Other	6,023	5,255	7,893	11,711	-
その他の事業 Other business	27,716	12,721	27,057	7,051	14,500
フィットネスクラブ Fitness club	9,674	5,806	11,993	6,391	-
その他 Other	18,042	6,915	15,064	660	-
消去又は全社 Eliminations or corporate	6,934	4,197	7,690	2,716	5,500
連結合計 Total	345,894	130,696	350,319	158,789	365,000

営業利益 Operating income

住宅事業 Residential development business	23,903	4,456	21,951	9,552	22,000
ビル事業 Building business	6,459	3,602	7,158	4,375	7,500
資産運用開発事業 Investment management & development business	4,606	6,083	14,223	10,729	19,000
仲介・販売受託事業 Property brokerage & consignment sales business	5,010	1,974	5,591	4,324	7,500
その他の事業 Other business	203	29	323	636	1,000
消去又は全社 Eliminations or corporate	4,035	2,195	4,981	2,224	5,000
連結合計 Total	35,741	13,891	44,267	27,393	52,000

【セグメント情報】 [Segment Information 2]

(単位:百万円 Millions of yen, forecasts where noted)

	2005/03 FY	2006/03		2007/03	
		中間 1st Half 2005/09	FY	中間 1st Half 2006/09	通期予想 FY (F)
資産 Assets					
住宅事業 Residential development business	174,413	185,149	197,315	211,230	-
ビル事業 Building business	168,819	162,882	170,010	168,796	-
資産運用開発事業 Investment management & development business	122,770	158,548	217,543	266,048	-
仲介・販売受託事業 Property brokerage & consignment sales business	22,196	24,254	37,466	41,991	-
その他の事業 Other business	43,996	30,623	23,567	24,412	-
全社 Corporate	47,934	25,805	43,383	29,142	-
連結合計 Total	580,130	587,264	689,287	741,622	-

たな卸資産(開発・販売用不動産等) Inventories

住宅事業 Residential development business	153,104	166,484	163,917	188,324	-
ビル事業 Building business	1,622	1,625	9,077	9,083	-
資産運用開発事業 Investment management & development business	84,635	100,347	137,388	137,242	-
仲介・販売受託事業 Property brokerage & consignment sales business	8,912	15,831	23,704	32,221	-
その他の事業 Other business	10,044	10,690	6,604	6,918	-
消去又は全社 Eliminations or corporate	308	402	137	130	-
連結合計 Total	258,010	294,576	340,555	373,660	-

セグメント別ROA Return on Assets (ROA) of each segment

住宅事業 Residential development business	13.7%	-	11.1%	-	-
ビル事業 Building business	3.8%	-	4.2%	-	-
資産運用開発事業 Investment management & development business	3.8%	-	6.5%	-	-
仲介・販売受託事業 Property brokerage & consignment sales business	22.6%	-	14.9%	-	-
その他の事業 Other business	0.5%	-	1.4%	-	-
全社 Total	6.3%	-	6.5%	-	-

セグメント別ROA = セグメント営業利益 / 期末セグメント資産

ROA of each segment = Segment operating income / Segment assets at end-FY

全社ROA = (営業利益 + 営業外収益) / 期末総資産

Total ROA = (Operating income + Non-operating income) / Total assets at end-FY

営業データ Segment operating results	2005/03	2006/03		2007/03	
	FY	中間 1st Half 2005/09	FY	中間 1st Half 2006/09	通期予想 FY (F)
分譲マンション計上戸数(戸) Condominiums sales (unit)	4,629	984	3,656	1,212	3,250
分譲戸建計上戸数(戸) Detached housing sales (unit)	374	230	448	247	500
分譲住宅粗利益率 Gross margin ratio of housing sales	19.2%	21.2%	20.5%	23.0%	-
分譲住宅期末完成在庫戸数(戸) Completed housing inventories (unit)	68	23	64	48	-
賃貸向マンション計上戸数(戸) Rental condominiums sales for investors (unit)	0	0	36	35	250
期末マンション管理戸数(戸) Condominiums under management (unit)	86,385	88,138	92,758	94,352	-
期末空室率 Vacancy rate	3.5%	2.8%	3.5%	3.1%	-
期末運用資産残高(百万円) Outstanding assets under management (millions of yen)	319,713	384,144	460,320	558,073	-
売買仲介件数(件) Brokerage: Number of transactions	3,698	1,905	3,923	2,028	-
売買仲介取扱高(百万円) Brokerage: Total transaction value (millions of yen)	323,389	136,758	347,990	192,089	-
期末メガロス会員数(人) Members of MEGALOS	94,966	116,080	113,973	120,438	-

該当セグメント名

住宅事業 ビル事業 資産運用開発事業 仲介・販売受託事業 その他の事業

Segment information noted:

Residential development business Building business Investment management & development business

Property brokerage & consignment sales business Other business